

Southern Title Guaranty Company

CAPITAL STOCK (PAID UP) \$250,000.00

1113 D STREET, UNION BUILDING

San Diego, California, July 12, 1912.

To The Commissioner of the General Land Office,
Washington, D. C.

Dear Sir:

The undersigned, being the owner of the North half of the Southeast Quarter of Section Twenty-three (23), Township Twelve (12) South of Range 1 East, S. B. M. in San Diego County California, does hereby respectfully represent that the Patent issued to James H. Johnston for said land is erroneous, in that the description in said Patent reads the "West half of the Southeast Quarter of Section Twenty-three" instead of the North half of the Southeast Quarter of said Section, and asks that said Patent be cancelled and a new one furnished, correctly describing the property.

All of which is respectfully submitted,

Volcan Land & Water Co.
by H. H. Plenshaw. Pres
by Ed Fletcher

January 5, 1918.

Mr. John T. Gaffey,
California Club,
Los Angeles, Calif.

My dear Mr. Gaffey:

Enclosed herewith find copy
of riparian right agreement which is necessary
in the construction of Warners Dam. I am forwarding
this on the instructions of Mr. Henshaw.

There is no longer any necessity of having
any riparian right conveyance made direct to me,
so I suggest you insert the name of Wm. G. Henshaw
instead.

Why don't you come down and see us, and let
us show you a couple of big concrete dams that
Mr. Henshaw is having constructed in this county?
I will give you a good time.

Wishing you success,

Yours very truly,

F-S

FOREBAY OUTLET.

LOT 2

LOT 2.

Los Coy

R. 3 E.

R. 4 E., S. B. M.

Sec. 25.

San Jose

Cor. 7c 23 del Valle.

LOT 3

LOT 3

LOT 4

LOT 4.

PLAT.

SHOWING LANDS OF ED FLETCHER
ADD CENTER LINE TRAVERSE OF CONSTR-
UCTED 8" CONCRETE PIPE FROM POINT
OF DIVERSION TO FOREBAY,
SAN DIEGO COUNTY, CALIFORNIA.
SURVEYED SEPT. 1919.

SCALE 300' = 1"

LOT A.
13.24 ACRES.

CONCRETE PIPE

ROAD.

VERDE

CREEK

CANADA

W D

F L E T

To Warner Springs

To San Felipe

NORTH
Declin 14.55'

N. 46° 48' W. 78.2
N. 64° 42' W. 100.4
N. 38° 50' W. 197.7

N. 9° 53' E. 80.0
N. 10° 23' W. 91.8
PIPE IN ROCK MOUND.

N. 22° 23' E. 147.5
N. 33° 56' W. 118.8
N. 75° 42' W. 63.9
N. 77° 47' W. 185.1

N. 17° 07' W. 115.1
N. 16° 06' W. 54.1
N. 33° 12' E. 138.9
N. 1° 13' E. 95.0
N. 34° 03' W. 72.2
N. 53° 15' W. 63.6

N. 23° 51' W. 47.0
N. 0° 23' E. 73.6
N. 57° 07' W. 80.0
N. 68° 41' W. 88.7
N. 37° 34' W. 67.9
N. 60° 36' W. 82.4
S. 60° 10' W. 28.8
N. 40° 02' W. 57.6
N. 85° 52' W. 83.2
N. 78° 11' W. 87.9
S. 77° 07' W. 61.4
S. 77° 33' W. 84.1

S. 16° 09' W. 39.4
S. 44° 28' W. 65.7
S. 70° 42' W. 53.0
N. 61° 48' W. 81.8
N. 17° 12' W. 705.5
S. 10° 18' E. 78.3
S. 75° 36' W. 78.7
S. 16° 09' W. 39.4
S. 44° 28' W. 65.7
S. 70° 42' W. 53.0
N. 61° 48' W. 81.8
N. 17° 12' W. 705.5

S. 16° 09' W. 39.4
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S. 10° 18' E. 78.3
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S. 70° 42' W. 53.0
N. 61° 48' W. 81.8
N. 17° 12' W. 705.5

S. 46° 50' W. 82.5
S. 77° 20' W. 87.9
S. 57° 00' W. 136.2
S. 39° 38' W. 263.0
N. 57° 04' W. 676.5

S. 46° 50' W. 82.5
S. 77° 20' W. 87.9
S. 57° 00' W. 136.2
S. 39° 38' W. 263.0
N. 57° 04' W. 676.5

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S. 57° 00' W. 136.2
S. 39° 38' W. 263.0
N. 57° 04' W. 676.5

S. 46° 50' W. 82.5
S. 77° 20' W. 87.9
S. 57° 00' W. 136.2
S. 39° 38' W. 263.0
N. 57° 04' W. 676.5

S. 19° 12' E. 123.8
S. 48° 01' W. 185.2

S. 19° 12' E. 123.8
S. 48° 01' W. 185.2

S. 19° 12' E. 123.8
S. 48° 01' W. 185.2

S. 19° 12' E. 123.8
S. 48° 01' W. 185.2

S. 19° 12' E. 123.8
S. 48° 01' W. 185.2

S. 19° 12' E. 123.8
S. 48° 01' W. 185.2

S. 19° 12' E. 123.8
S. 48° 01' W. 185.2

S. 19° 12' E. 123.8
S. 48° 01' W. 185.2

S. 19° 12' E. 123.8
S. 48° 01' W. 185.2

S. 66° 49' E. 348.8
N. 34° 09' E. 347.8

S. 66° 49' E. 348.8
N. 34° 09' E. 347.8

S. 66° 49' E. 348.8
N. 34° 09' E. 347.8

S. 66° 49' E. 348.8
N. 34° 09' E. 347.8

S. 66° 49' E. 348.8
N. 34° 09' E. 347.8

S. 66° 49' E. 348.8
N. 34° 09' E. 347.8

S. 66° 49' E. 348.8
N. 34° 09' E. 347.8

S. 66° 49' E. 348.8
N. 34° 09' E. 347.8

FOREBAY OUTLET.

LOT 2.

LOT 2.

Los Coy

Sec. 25.

San Jose

NORTH
Decl'n 14°55'

Cut No 23
del Valle

del Valle

R. 3 E.
R. 4 E., S. B. M.

T. 10 S.

LOT 3

LOT 3

LOT 4

LOT 4.

PLAT.

SHOWING LANDS OF ED FLETCHER
ADD CENTER LINE TRAVERSE OF CONSTRUCTED 8" CONCRETE PIPE FROM POINT OF DIVERSION TO FOREBAY.
SAN DIEGO COUNTY, CALIFORNIA.
SURVEYED SEPT. 1919.

SCALE 300' = 1"

LOT A.
13.24 ACRES.

CONCRETE PIPE

ROAD

VERDE CREEK

CANADA

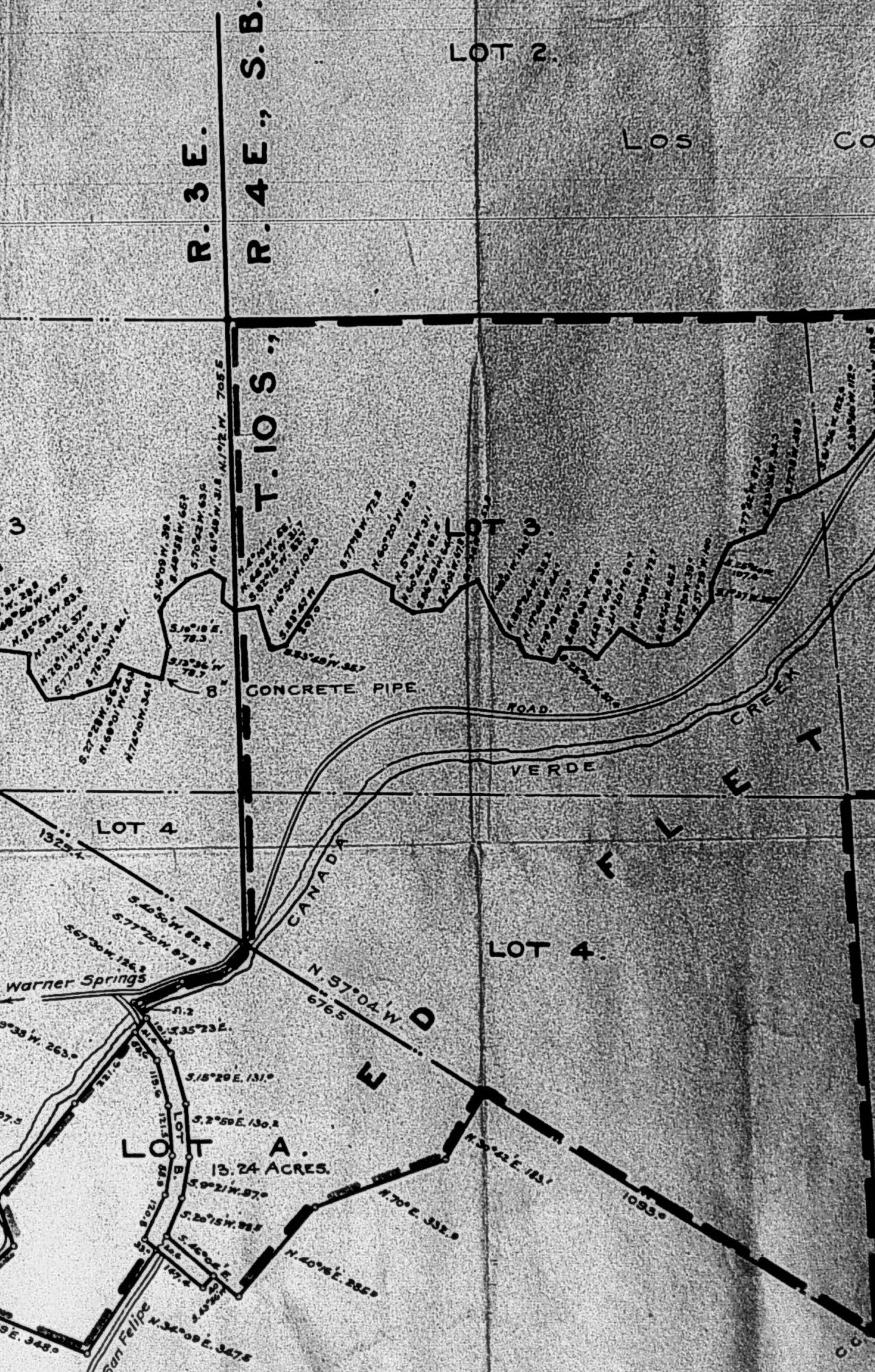
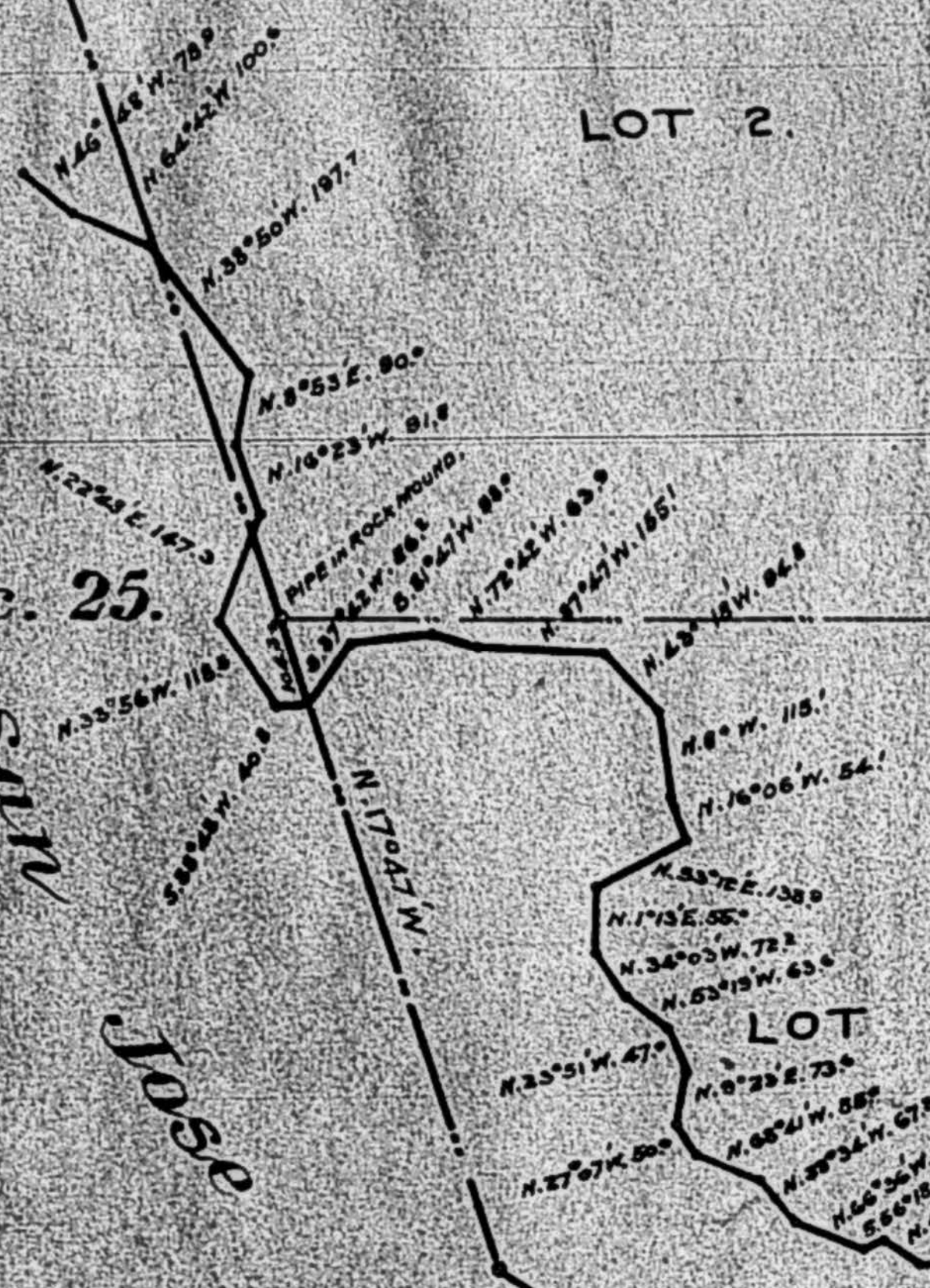
W D

W

D

To Warner Springs

To San Felipe



OS

COYOTES

INDIAN

RESERVATION

To Eagle Nest

Sec. 30.

NE 1/4 of SW 1/4

N 1/4 of SE 1/4

PATCHER

60

DRAWING No 807
FILE No T 2

OS

COYOTES

INDIAN

RESERVATION

To Eagle Nest

Sec. 30.

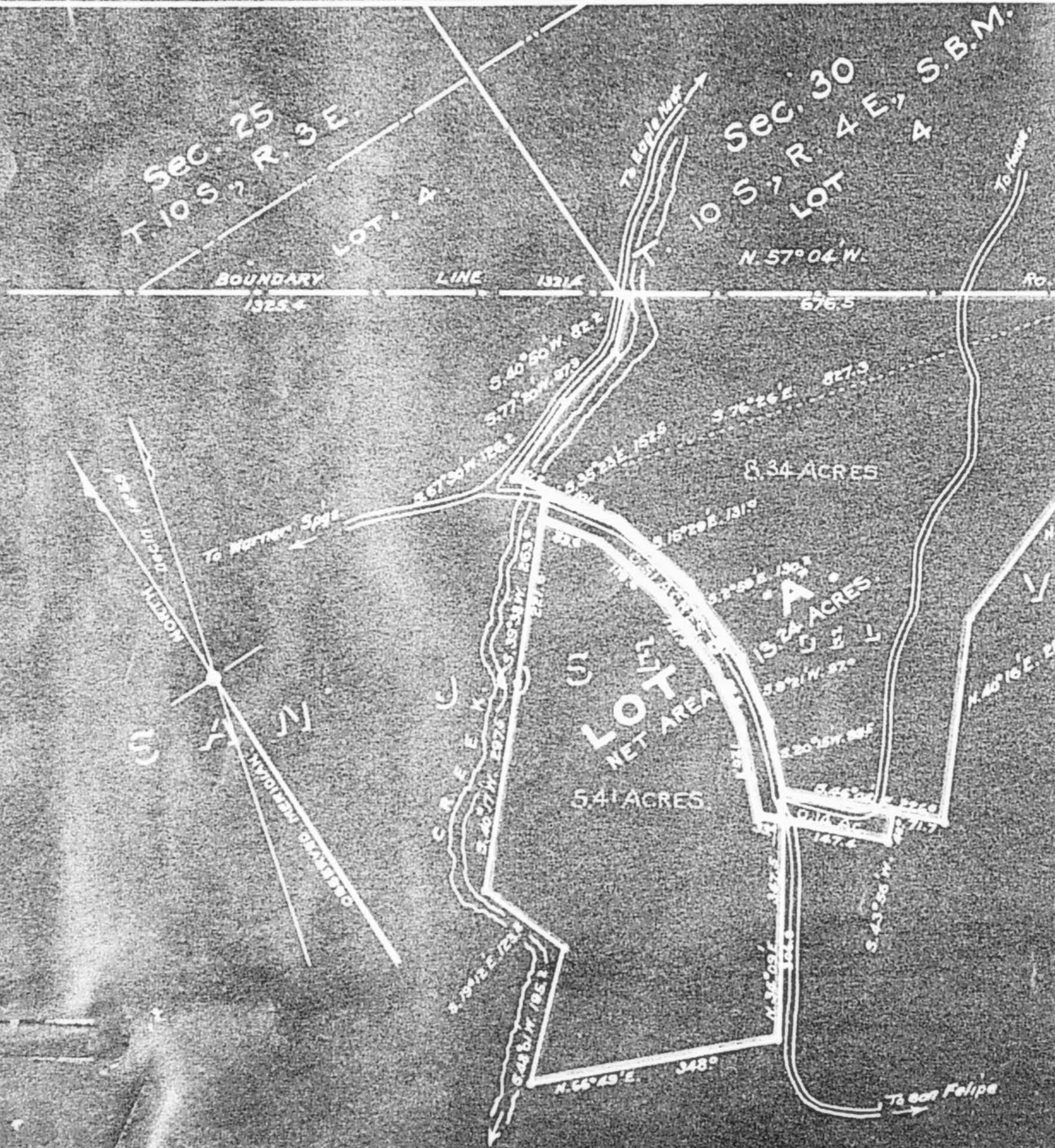
NE 1/4 SW 1/4

NW 1/4 of SE 1/4

ATCHER

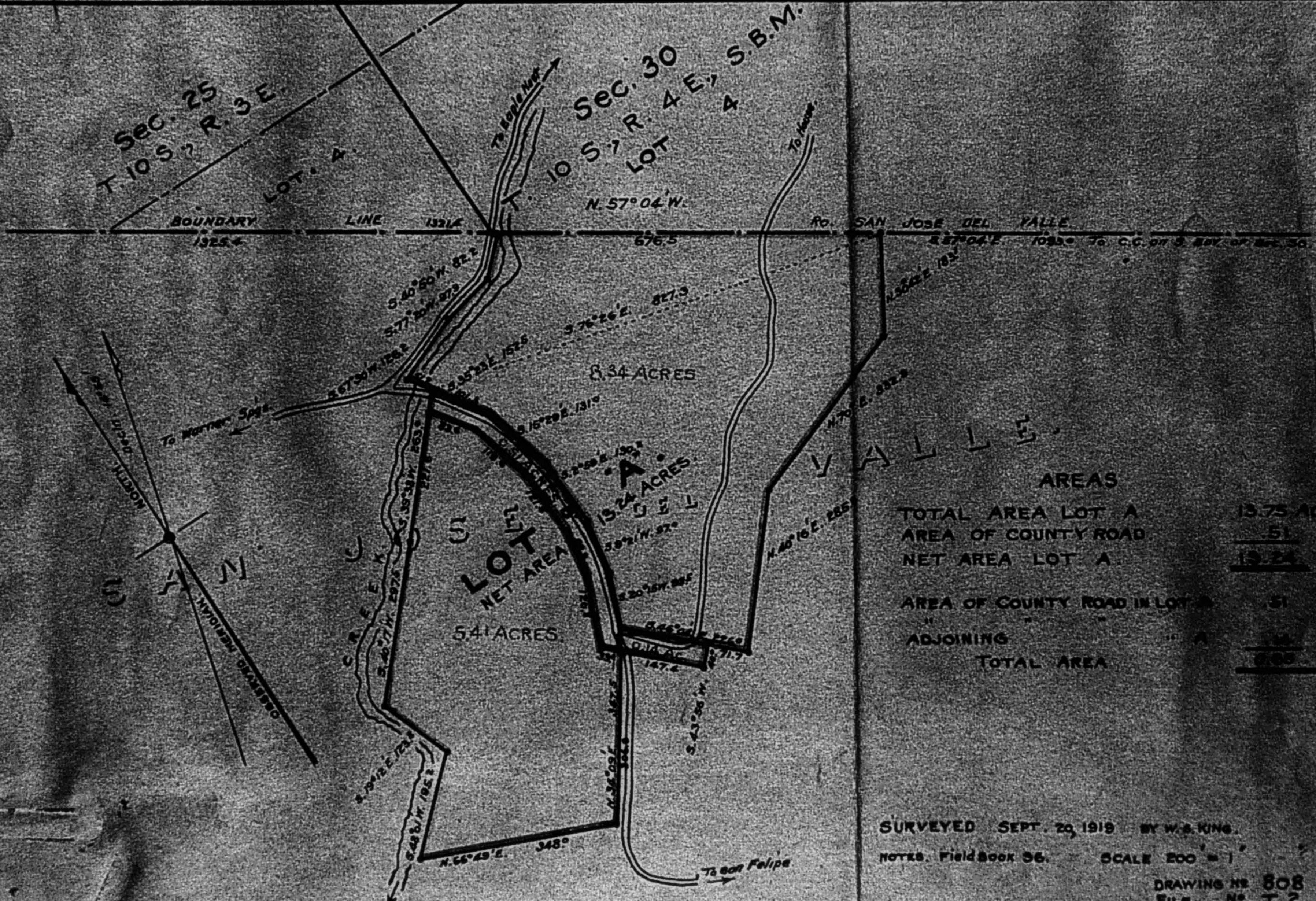
60°

DRAWING N° 807
FILE N° T 2



AREAS	
TOTAL AREA LOT A	13.75 ACRES
AREA OF COUNTY ROAD	.51
NET AREA LOT A	<u>13.24</u>
AREA OF COUNTY ROAD IN LOT B	.51
ADJOINING " " A	.51
TOTAL AREA	<u>14.26</u>

SURVEYED SEPT. 29, 1919 BY W. S. KING.
 NOTES: Field Book 36. SCALE 200' = 1"
 DRAWING NO. 808
 FILE NE T. 2.



AREAS	
TOTAL AREA LOT A	13.75 ACRES
AREA OF COUNTY ROAD	.51
NET AREA LOT A	13.24
AREA OF COUNTY ROAD IN LOT B	.51
ADJOINING " " A	.51
TOTAL AREA	14.76

SURVEYED SEPT. 29, 1919 BY W. S. KING.
 NOTES: Fieldbook 36. SCALE 200' = 1"
 DRAWING NO. 808
 FILE NO. T. 2.

Enc. blue print.
Sec 30. Los Coyotes Res.

195

5-243

DEPARTMENT OF THE INTERIOR
UNITED STATES INDIAN IRRIGATION SERVICE

SUPERVISING ENGINEER
528 FEDERAL BUILDING
LOS ANGELES, CALIF.

Oct. 7, 1919

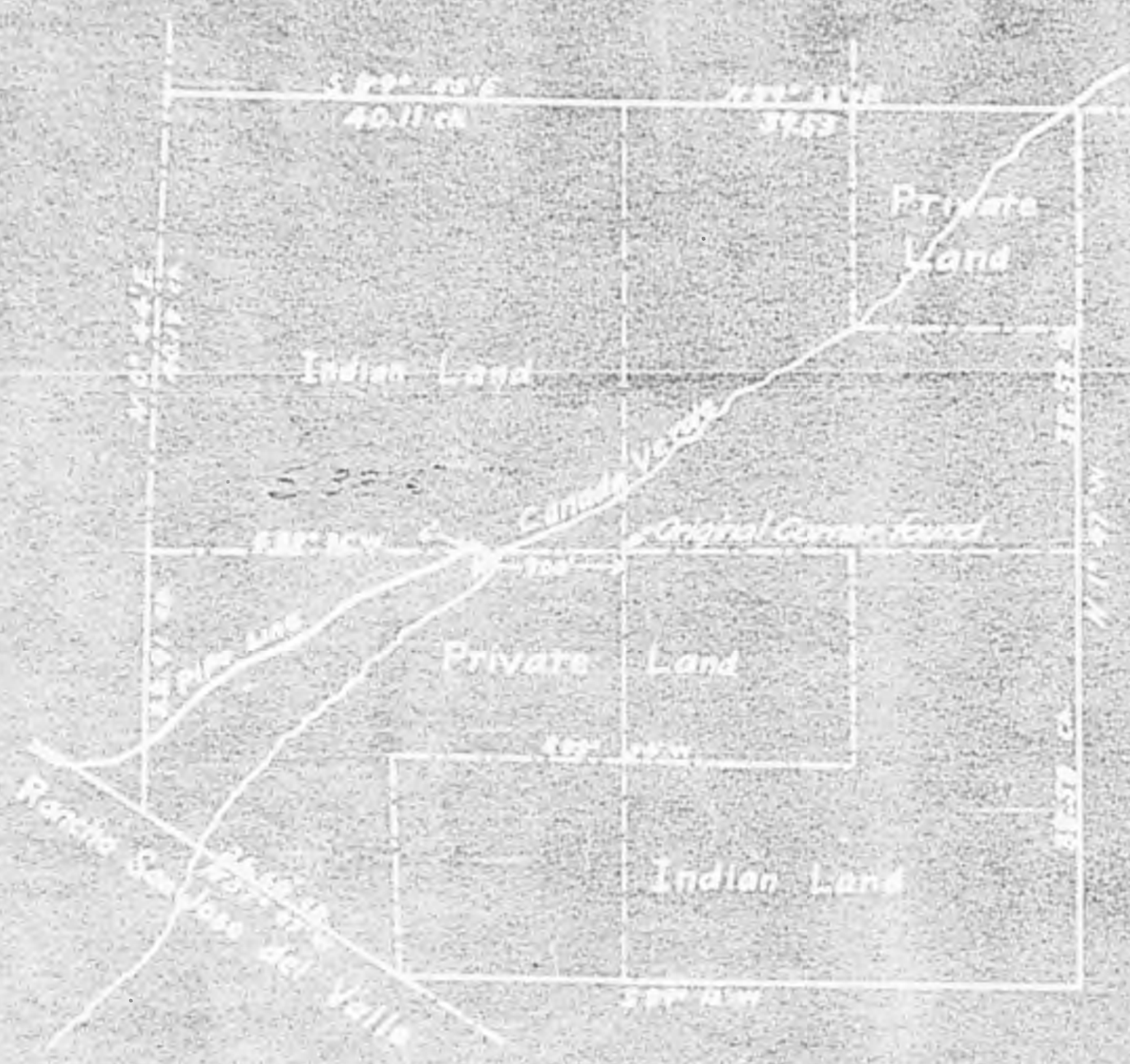
Mr. T. H. King,
Engineer,
San Diego, Cal.

Dear Sir:-

Upon returning to the office the other day I found your letter of Sept. 6th. relative to the pipe line on the Los Coyotes Reservation. I am enclosing herewith a blueprint showing such figures as I have regarding its location. The length of pipe on the reservation is approximately 50 feet.

Yours truly

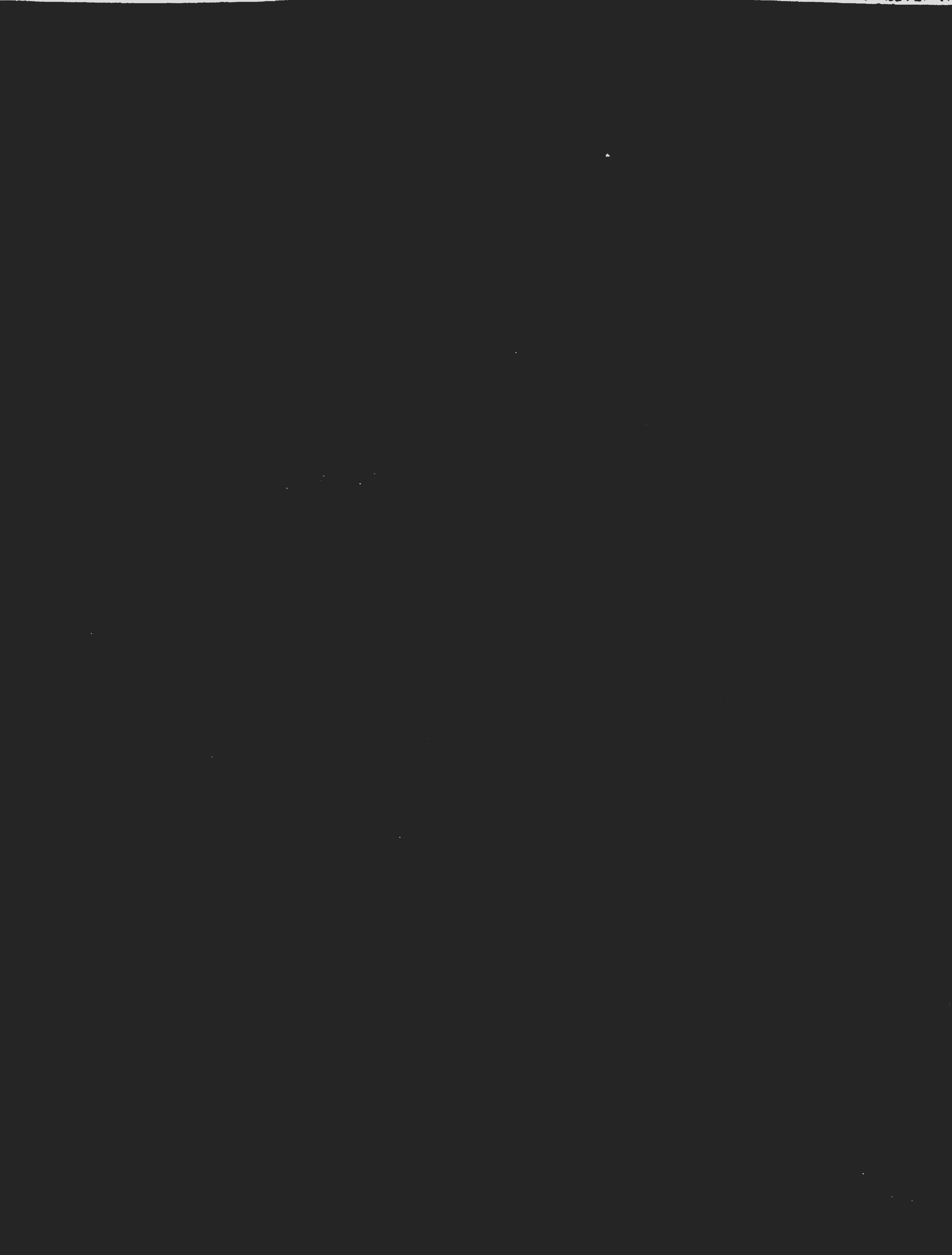
T. H. Palmer
Assistant Engineer.



SKETCH OF
 SEC. 30, T10 S, R 4 E, S.B.M.
 LOS COYOTES INDIAN RESERVATION
 CALIFORNIA
 SCALE 4" = 1 MILE

U.S. GEOLOGICAL SURVEY
 WASHINGTON, D.C.

2-12-205



Sec. 25
T. 10 S., R. 3 W.
LOT A

Sec. 30
T. 10 S., R. 4 E., S.B.M.
LOT A

BOUNDARY LINE 1884
Ro. SAN JOSE DEL VALLE
To C.C. of E. Bay of San Jo.

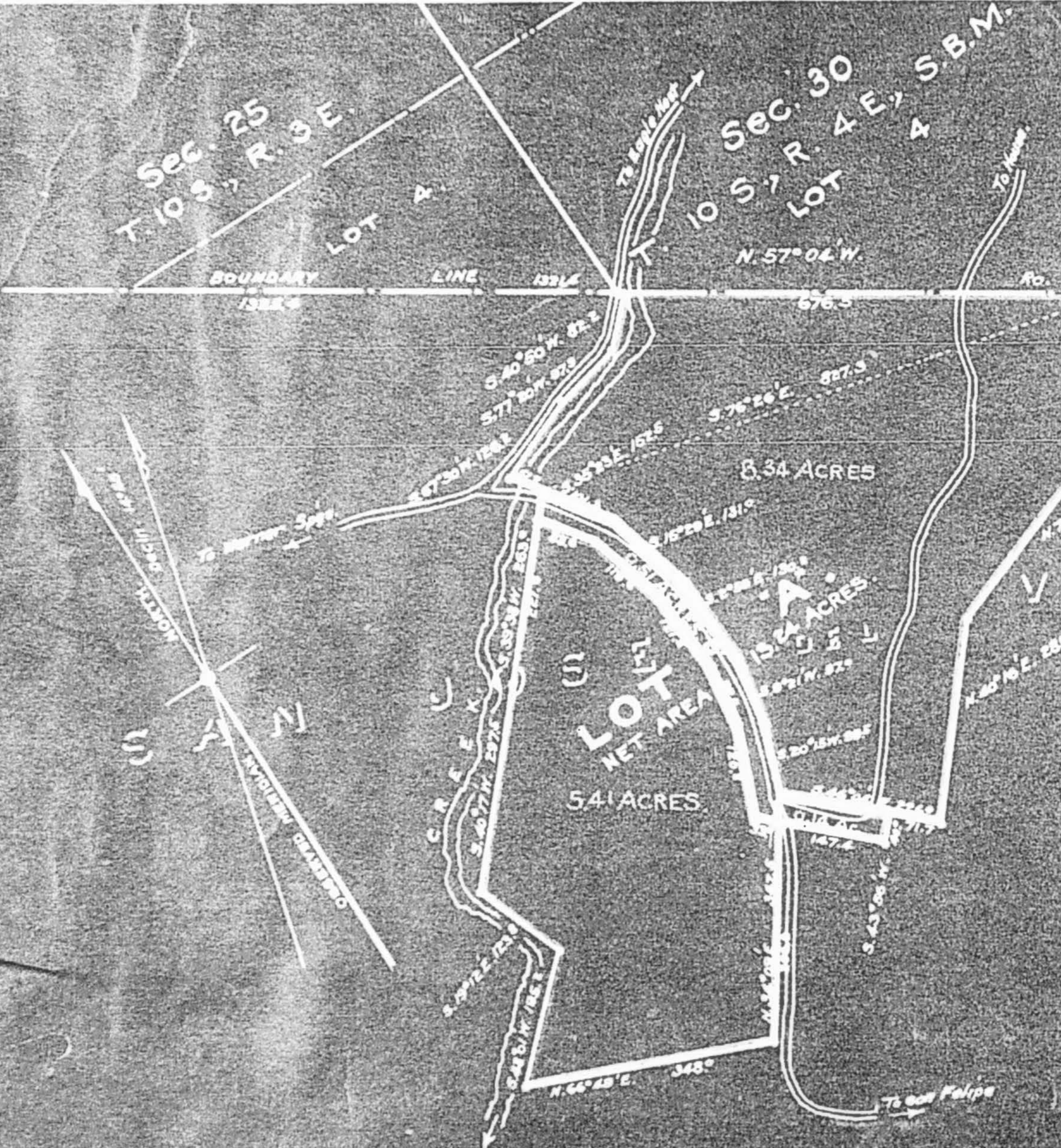
CRREEK
NORTH
CHARRER MEMORIAL

LOT A
NET AREA
5.34 ACRES

VALLE

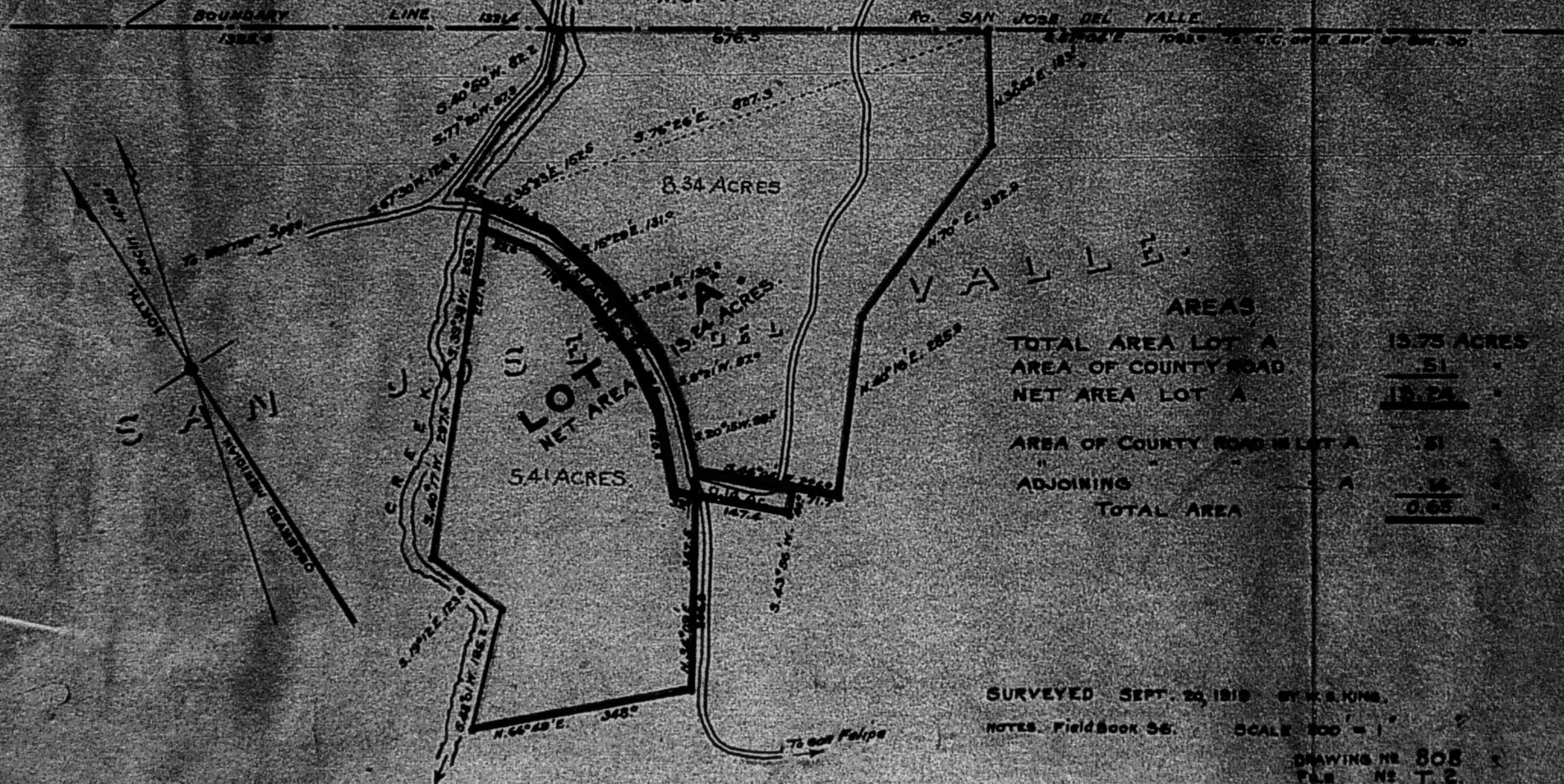
AREAS	
TOTAL AREA LOT A	15.75 ACRES
AREA OF COUNTY ROAD	.51 "
NET AREA LOT A	<u>15.24 "</u>
AREA OF COUNTY ROAD IN LOT A	.51 "
ADJOINING " " " " " "	.14 "
TOTAL AREA	<u>0.65 "</u>

SURVEYED SEPT. 20, 1918 BY W. E. KING.
 NOTES. Field Book 56. SCALE 200' = 1"
 DRAWING NO. 805
 PLAN NO. T. 2.



Sec. 25
T. 10 S., R. 3 E.
LOT 4

Sec. 30
T. 10 S., R. 4 E., S.B.M.
LOT 4



AREAS	
TOTAL AREA LOT A	15.73 ACRES
AREA OF COUNTY ROAD	.51
NET AREA LOT A	<u>15.22</u>
AREA OF COUNTY ROAD IN LOT A	.51
ADJOINING	.14
TOTAL AREA	<u>0.65</u>

SURVEYED SEPT. 20, 1919 BY K. E. KING.

NOTES. Field Book 56. SCALE 100' = 1"

DRAWING NO. 808
PLAN NO. T. 2.

Wm. G. Henshaw and Wife to the County of San Diego, State of California, for Highway purposes:

That portion of the Rancho San Jose del Valle, more particularly described as follows:

Commencing at the closing corner at the intersection of the South Boundary line of Section 30, T. 10 S., R. 4 E., S.B.M., and the Boundary line of the Ro. San Jose del Valle;

Thence along the said Boundary line of said Rancho N. 57°04' W. 1093.0 feet;

Thence N. 76°26' W. 827.3 feet to the place of beginning;

Thence	S.	35°23'	E.	101.3	feet.
	S.	15°29'	E.	131.0	"
	S.	2°59'	E.	130.2	"
	S.	9°21'	W.	97.0	"
	S.	20°15'	W.	98.5	"
	S.	46°04'	E.	154.3	"
	S.	43°56'	W.	40.0	"
	N.	46°04'	W.	180.4	"
	N.	20°15'	E.	120.8	"
	N.	9°21'	E.	88.9	"
	N.	2°59'	W.	121.5	"
	N.	15°29'	W.	119.6	"
	N.	35°23'	W.	83.6	"
	N.	39°38'	E.	41.4	"

To place of beginning containing 0.65 acres.

LANDS ADJOINING HELM RANCH IN SAN JOSE DEL VALLE.

Grant Deed Wm. G. Henshaw and Wife to Ed Fletcher -

PARCEL "A":

Commencing at a point on the boundary line of the Ro. San Jose del Valle whence the closing corner on the South line of Sec. 30, T. 10 S., R. 4 E., S.B.M., bears S. 57°04' E. 1093.0 feet;

Thence along the boundary line of said Ro. San Jose del Valle N. 57°04' W. 676.5 feet to a point on the Easterly side of a road to Eagle's Nest;

Thence along said road -

	S.	40°50'	W.	82.2	feet
Thence	S.	77°20'	W.	97.9	"
"	S.	67°30'	W.	126.2	" to E. side, of Road to San Felipe.

Thence	along	said	road	S.	35°23'	E.	51.2	ft.	to	East	Bank	of	Creek.				
"	"	"	"	creek	S.	39°38'	W.	263.0	"	"	"	"	"				
"	"	"	"	"	S.	40°17'	W.	297.5	"	"	"	"	"				
"	"	"	"	"	S.	19°12'	E.	123.8	"	"	"	"	"				
"	"	"	"	"	S.	48°01'	W.	195.2	"	"	"	"	"				
"	leaving	"	"	"	N.	66°49'	E.	348.0	"	to	West	side	of	road	to	San	Felipe.

"	along	said	road	N.	34°09'	E.	347.5	"
Thence				S.	46°04'	E.	226.0	"
"				N.	40°16'	E.	285.9	"
"				N.	70°	E.	332.9	"
"				N.	30°42'	E.	183.1	"

Excepting therefrom the following described Parcel "B" to be deeded to the County of San Diego for Highway purposes:

Beginning at a point on the Boundary line of Parcel "A", whence the initial point of said Parcel "A" bears S. 76°26' E. 827.3 feet.

Thence	S.	35°23'	E.	101.3	feet.
	S.	15°29'	E.	131.0	"
	S.	2°59'	E.	130.2	"
	S.	9°21'	W.	97.0	"
	S.	20°15'	W.	98.5	"
	S.	34°09'	W.	40.6	"
	N.	46°04'	W.	33.0	"
	N.	20°15'	E.	120.8	"
	N.	9°21'	E.	88.9	"
	N.	2°59'	W.	121.5	"
	N.	15°29'	W.	119.6	"
	N.	35°23'	W.	83.6	"
	N.	39°38'	E.	41.4	"

Total	area	Parcel	"A"	13.75	acres
Less	"	"	"B"	0.51	"
	Net	area	Parcel	"A"	-- 13.24 "

195

DEED DESCRIPTION FOR A PORTION OF WARNER RANCH

NEAR WARNER DAMSITE.

All that portion of Rancho Valle de San Jose lying South of that portion of the County Highway between Stations 147 + 33.69 and 251 + 87.70 as the said Highway is shown and delineated upon the Map of San Diego County Highway Commission, Route 18, Division 5, between La Jolla Amago and Moretti's, containing 194 acres, more or less.

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October 8, 1919.

Mr. H. K. Palmer,
Assistant Engineer,
U. S. Indian Irrigation Service,
528 Federal Building,
Los Angeles, Calif.

Dear Sir:--

In reply to your letter of October 7th:

Not having heard from you in regard to the pipe line on the Los Coyotes Reservation, I had a survey made of both the pipe line and that portion of the boundary of the Reservation and find that the pipe line is not on the Reservation at all.

I enclose herewith a print showing our survey which was very carefully made. The original government corners were found at the center of Section 30 and at the Northeast corner of Lot 3 of Section 30 as well as at the Northwest corner of said Lot 3.

This being the case, I presume it is unnecessary to do anything further.

Thanking you for your trouble in the matter, I am,

Yours very truly,

THK:K
1 Enc.

Engineer.

November 1, 1919.

Mr. P. C. Black,
c/o Henshaw, Black & Goldberg,
Mills Building,
San Francisco, Calif.

Dear Mr. Black:--

When you were in San Diego, there was a good deal said about a map of Warner Ranch which was to be used, as I remember it, in connection with the soil survey, but I do not remember whether you wanted a large contour map or a small map of the same size and kind as was sent to Mr. Henshaw, or whether you decided at the last moment that you did not need any additional map of the Ranch.

Will you kindly let me know what you desire in this matter and if you need a map, I will have prints made immediately.

Yours very truly,

THK:K

Ed Fletcher Papers

1870-1955

MSS.81

Box: 44 Folder: 19

**Business Records - Business Partnerships -
Henshaw, William - Maps and description
of Henshaw property within Warner Dam**



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