

April 27, 1944

Mr. George Dose
Solana Beach
California

My dear Mr. Dose:

We are advised by the Southern Title & Trust Company that your lease to Standard Oil Company, dated March 6, 1943, and recorded June 22, 1943 includes a portion of Lot 6 which belongs to us, is the East 5 feet of the West 10 feet of South 30 feet of Lot 6. We are enclosing herewith a quitclaim deed and will you please get this quitclaim deed executed by the Standard Oil Company or a release which can be recorded to clear the title to this portion of Lot 6.

We will appreciate your promptness in this matter.

Yours very truly,

ED FLETCHER COMPANY

By

KLM

May 20, 1944

Mr. George Dose
Solana Beach
California.

My dear Mr. Dose:

We wrote you on April 27th regarding a cloud on yhe title to our property at Solana Beach and asking you to help us get it removed. We have not heard from you and would appreciate it if you will let us know immediately what steps you have taken and if you have received the quitclaim deed from the Standard Oil Company.

Thanking you for a prompt reply, we are

Yours sincerely,

ED FLETCHER COMPANY

By

KLM

George Dose

Solana Beach, California

Ed Fletcher Co.

5/23/44

Gentlemen,

In response to yours of April 27th
& May 20th would appreciate it if you
would send me a diagram showing
the property in question so that I
can identify it on the ground.

Yours truly
Geo. Dose

May 24, 1944

Mr. George Dose
Solana Beach
California

My dear Mr. Dose:

Answering your letter of May 23d, enclosed
find sketch showing portion of Block 16 Solana Beach, and we
have marked the 5 feet of our property in black lines that you
have leased to the Standard Oil Company thru error.

We checked with the title company and find
that in the lease the legal description reads

Lots 4, 5 and East 20 feet of Lot 6, Block 16

while the records show that you own Lots 4, 5 and East 15 feet of Lot 6.

It would appear that you have also clouded the title to 5 feet of the
North 70 feet of the West 10 feet of Lot 6 belonging to someone else,
so we would suggest that you have the Standard Oil Company give a
quitclaim deed or release to the East five feet of the west 10 feet
of Lot 6, Block 16.

As we have sold this property and need this release
to close the order, and would appreciate your prompt attention to the
matter, as it has been nearly a month since we first took the matter up
with you.

Thanking you, we are

Yours very truly,

ED FLETCHER COMPANY

By

KLM

June 2, 1944

Mr. George Dose
Solana Beach
California

My dear Mr. Dose;

We had a talk with the title company this morning, after talking with Mr. Curtis, and Mr. Sears of the title company advised that it will require a quitclaim deed from you to clear the title to the 5 feet. We are enclosing a quitclaim deed for your signature and will appreciate it if you will execute it promptly and return it. It would be well to have your wife sign as well.

You only own the East 15 feet of Lot 6, Block 16 of Solana Beach, and have clouded the title to the extra five feet by describing it as you have in your lease to Standard Stations. The discrepancy which Mr. Yeager thinks exists appears to be only an error in number of feet shown on the subdivision map, and this property was sold by lot number and not by footage. However, in any event, if any correction needs to be made it would have to be by other method than the one suggested by Mr. Yeager.

We would appreciate your signing this deed so we may close our escrow. If you desire you might get this confirmed by Mr. Sears of the Southern Title & Trust Company, referring to Number 146618.

Yours sincerely,

ED FLETCHER COMPANY

By

KLM

P. S. Your deed must be acknowledged before a Notary Public.

George Dose

Solana Beach, California

June 9, 1944,
Solana Beach, California

Ed Fletcher Company

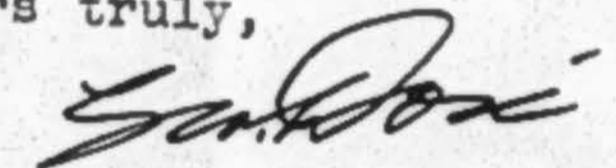
Gentlemen:

In response to yours of the 2nd regarding my property in block 16 at Solana Beach, I would suggest that you have a licensed surveyor make a survey of the property in question so that this matter can be cleared up to our mutual satisfaction.

There seems to be a discrepancy somewhere and until this is cleared up I naturally hesitate to sign the quit claim deed enclosed, because if it should happen that I sign away the west five feet of the building it would be undesirable to say the least.

When I bought the property, I bought the building and the ground it stood on, at least so I thought and I hope this turns out to be a fact, in any event a resurvey should help to straighten this matter out.

Yours truly,



encl.
G.D./rs

June 13, 1944

Mr. George Dose
Solana Beach

Dear Mr. Dose:

Answering your letter of June 9th, our records all show that the garage buildings are situated upon the property which we conveyed to the Bank of America, ie Lots 4, 5 and East 15 feet of Lot 6, which you bought. Subsequently thru the advice of your engineer, Mr. Yeager, you clouded the title to our property when you made the lease to the Standard Oil Company, as well as the land on which the adjoining building stands.

If you have a steel tape available you could measure from the Postoffice building, the Northwest corner of Lot 9, Block 16, and if your building is 85 feet East of that corner then the building is located upon the property which we originally deeded to the Bank of America, and now stands of record in your name.

We wonder if you know that when the highway was widened the State took five feet on which the sidewalk was built and an additional 5 feet of the lot, taking off 10 feet altogether.

Will you please let us know immediately the results of your measuring of the land from the West corner, which according to the engineer of the title company should decide the question without your having a survey made. We thank you for your cooperation, as we are sure you want it settled as much as we do, and know you did not want to intentionally cloud our title to our land.

Yours sincerely,

ED FLETCHER COMPANY

By

KLM

Am 295

George Dose

Solana Beach, California

June 23, 1944

Ed Fletcher Company.

Gentlemen:

In response to yours of the 13th I beg to advise I have looked up the original surveys on Solana Beach on file with the County Surveyor and I find that in Block 16, lot 4 showed a 30 ft. frontage and lots 5 to 9 incl. showed 25 ft. frontage each, making 155 ft. frontage on the plaza.

Lots 3 and 10 however showed a depth of 80 ft. each that is running east and west making 160 ft., a discrepancy of 5 ft. compared to lots 4 to 9 inclusive.

The county surveyor suggested that perhaps lot 9 also should show a 30 ft. frontage which would result in the situation shown in Diagram "B".

The State Highway Department advised me that they took only 10 ft. when the highway was widened and the extra 6ft. 3 inches was evidently due to a building line.

If the intention was to give lot 4 a frontage on the Plaza of 35 ft., then diagram "A" of the attached would apply and everything would be lovely, but how am I to know this?

I believe your company originally laid out this property and there certainly should be some way to straighten this out through your original records.

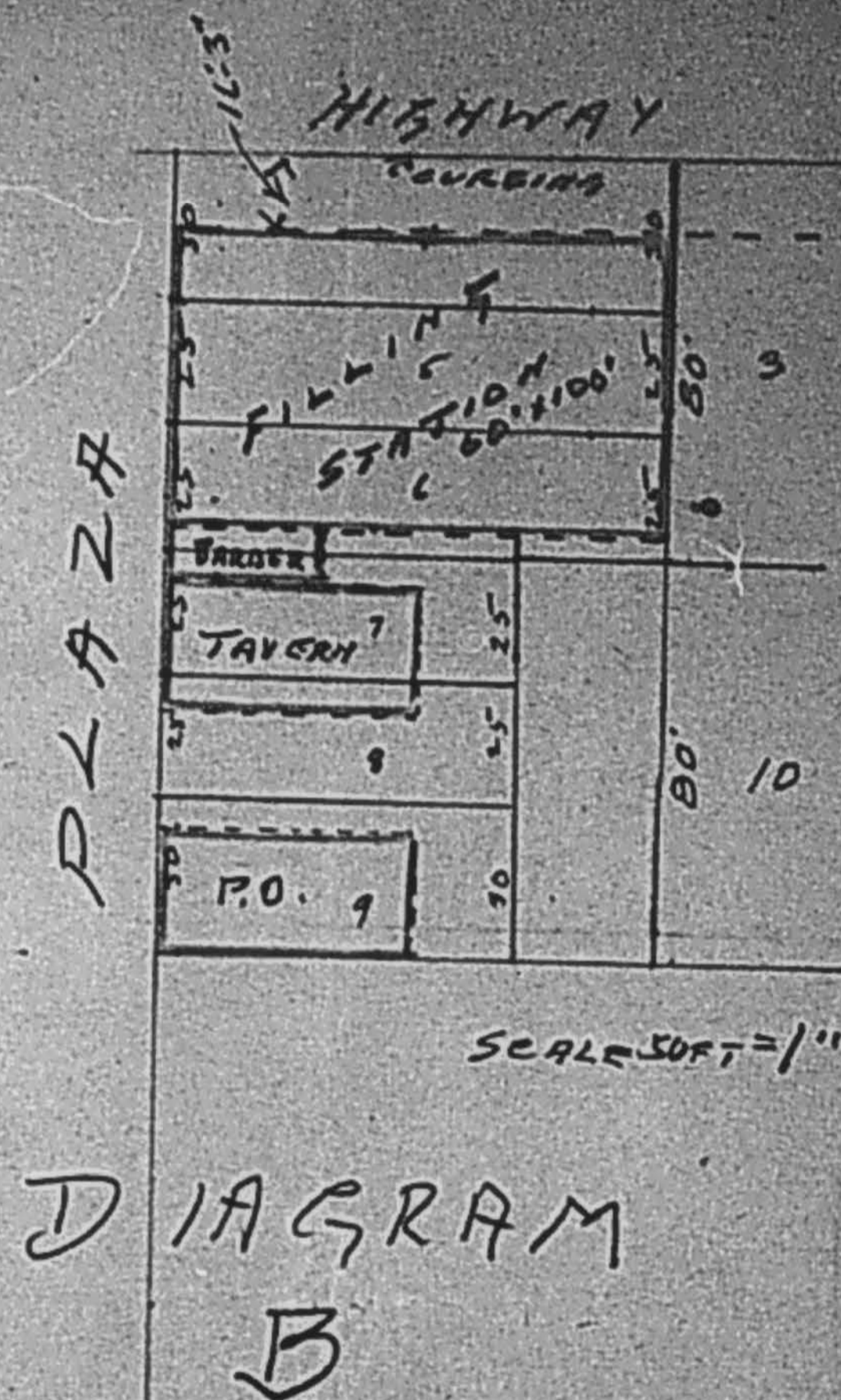
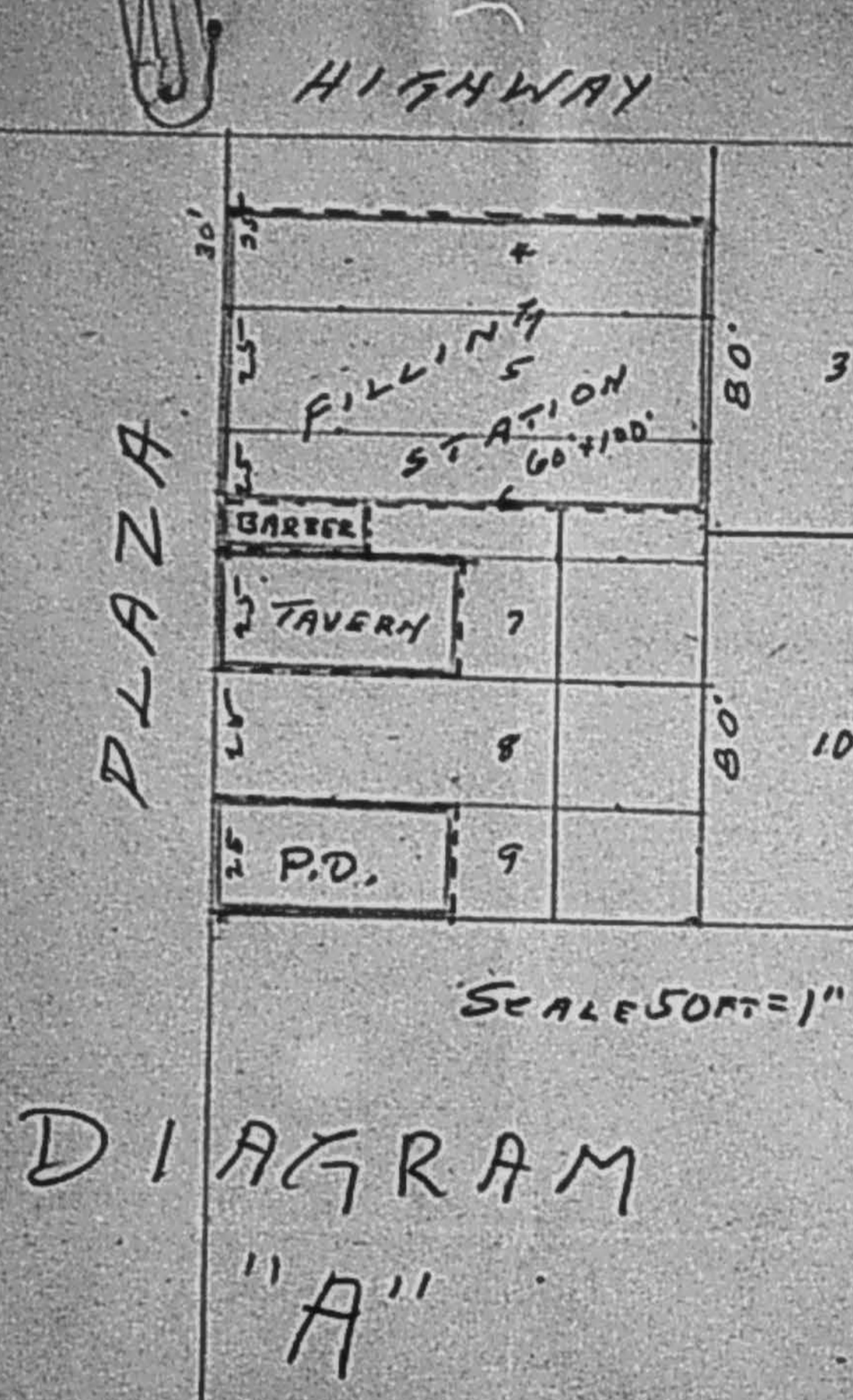
I might add the same situation prevails on the north side of the Plaza involving the Bank of America property.

Yours truly,

George Dose

incl.
GD/rs

M 8820
Yeager



July 13, 1944

Mr. George Dose
Solana Beach
California

My dear Mr. Dose:

Since talking with you over the telephone we have gone back over the files and talked with the engineer who signed the map, Mr. W. B. Shropshire. He stated Mr. R. Whitmarsh who drew the sales map, copy of which we are enclosing also drew the original map which was filed, and that the mistake was made on the original map in showing the number of feet as 30 feet instead of 35 on the North and South lines of Lot 4. This will clear up the question in your mind as to where the error of five feet occurred, and that it was not on Lot 9 as suggested by the County Surveyor. The size of the lots as laid out on the map also show conclusively that Lot 4 is larger than Lot 9.

The County Surveyor informed us that we can file a corrected map of this Lot 4 in Block 16, of Solana Beach, which Mr. Shropshire will sign stating that it is to correct an error in Lot 4, if desired, but before going to that expense, and loss of time, and as you are satisfied that the garage building is not within 85 feet of the west line, are you not willing to give us a quitclaim deed to the five feet in question, as it has never been a part of the garage property.

Possibly you are not aware that our company built the garage building in the first place and owned it for many years, and that it was laid out on the land as deeded to you, Lots 4, 5 and East 15 feet of Lot 6, Block 16.

Thanking you for your cooperation, we are
Yours sincerely,

ED FLETCHER COMPANY

By

KLM

September 2, 1944

Mr. George Dose
Solana Beach
California

My dear Mr. Dose:

At last we have straightened out the discrepancy in the maps of Block 16 Solana Beach and the Record of Survey is being filed early Tuesday morning and the County Surveyor says you are safe in signing the quitclaim deed.

The Title Company advised however that a quitclaim deed will have to be signed by the Standard Oil people and Mr. Cash told me at one time that they were willing to sign anything that was o.k'd by you.

As this deal has been pending so long we would appreciate it if you would take the matter up with the Standard Oil People.

Yours sincerely,

ED FLETCHER COMPANY

By _____

KLM

Wright

George Dose

Solana Beach, California

9/16/44

Ed Fletcher Co.

Gentlemen, enclosed you will find Quit Claim Deed for the East 5 ft of West 10 ft of South ~~Block~~ part of lot 6 Block 16, Solana Beach.

Would suggest contacting the Standard Oil Co. direct for their signature.

In view of your letter of Sept 2nd last informing me that the error in the map had been corrected in the County Surveyors records, I hope the enclosed deed will assist in your sale of the property.

Yours truly
George Dose

October 10, 1944

Mr. George Dose
Solana Beach
California

My dear Mr. Dose:

We have not yet received the quitclaim deed from the Standard Oil Company. I tried to telephone Mr. McClure the manager at Oceanside but he was away today. If convenient will you please contact him and authorize the Standard Oil people to sign the deed providing they have not already talked to you about it. Our buyer of this property is becoming impatient and we can hardly blame her.

Yours sincerely,

ED FLETCHER COMPANY

By

KLM

ED FLETCHER COMPANY
CUYAMACA WATER COMPANY

Real Estate

1020 NINTH AVENUE • SAN DIEGO 1, CALIFORNIA
TELEPHONE FRANKLIN 6804

October 12, 1944

Mr. George Dose
Solana Beach
California

Dear Mr. Dose:

Enclosed herewith find a new deed which we have prepared for execution at the request of the Title Company. I am sending you the letter from the title company which is explanatory and returning the deed originally signed.

As the title was clouded to the five feet portion we do not own as well as that portion we do own, you might as well clear the whole thing at one time, the same as we are getting from the Standard Oil Company.

Have you been able to contact Mr. McClure.

We will appreciate your cooperation in helping us get this matter closed.

Yours sincerely,

ED FLETCHER COMPANY

By

L. J. Gray

10/14 KLM
Mr Studlos of the
Std Oil called our
me and I explained
the situation to him.
He said Std Oil
would sign
a quit claim
Gohsen

Ed Fletcher Papers

1870-1955

MSS.81

Box: 6 Folder: 31

General Correspondence - Dose, George



Copyright: UC Regents

Use: This work is available from the UC San Diego Libraries. This digital copy of the work is intended to support research, teaching, and private study.

Constraints: This work is protected by the U.S. Copyright Law (Title 17, U.S.C.). Use of this work beyond that allowed by "fair use" requires written permission of the UC Regents. Permission may be obtained from the UC San Diego Libraries department having custody of the work (<http://libraries.ucsd.edu/collections/mscl/>). Responsibility for obtaining permissions and any use and distribution of this work rests exclusively with the user and not the UC San Diego Libraries.