

Ed Fletcher Company

FLETCHER BUILDING
920 EIGHTH ST.
SAN DIEGO, CALIFORNIA

AGENTS
FINE HILLS
DEL MAR
GROSSMONT

July 31, 1918.

Mr. Robert Olson,
Saddlerock Grill,
San Diego, Cal.

Dear Sir:

In connection with contract of this date for sale by me to you of Lot B, Los Coches Subdivision No. 2, San Diego County, Cal., I assure you that a certain clause in said contract is not intended to and will not in any way prevent you from developing water upon and pumping from well developed by you upon said Lot B. The clause in question reads as follows in said contract:

"The right to pump by means of pumps and machinery located upon any portion of the said "S" Tract, Rancho El Cajon, other than those portions herein described (being the said property subject to sale and purchase under the terms of this contract), any and all waters running or percolating in or under said herein described premises, the waters to be so pumped to be used for domestic and irrigating purposes upon the said "S" Tract and upon no other piece of land."

I assure you that my understanding is that this clause can in no way be construed as giving me right to develop water upon said Lot B and pump same, and I again emphasize that it can not be so construed as to prevent you from developing and pumping water upon your lands from this said Lot B which you are purchasing from me under terms of said contract.

Yours truly,

E. F./S. R. H.

Los Cochinos Subd. N^o 2.
Bdy on the Road.

Course	Dist.	N	S	E	W
S27°45'E	956.6		846.6	445.4	
S50°36'W	322.3		204.6		249.1
N87°11'W	1447.9	711			1446.2
S76°59'W	812.6		183.0		791.7
S69°54'W	392.1		134.9		368.7
S53°54'W	177.1		104.3		143.1
S44°52'W	345.0		244.5		243.4
S47°03'W	400.0		272.5		292.8
N52°57'W	911.2	549.2			722.0
N31°47'E	433.8	368.7		228.5	
N60°17'E	427.4	211.9		371.2	
N54°40'E	209.6	121.2		171.0	
N68°31'E	414.3	151.7		385.5	
N64°06'E	932.0	407.1		838.4	
N85°56'E	808.3	57.3		806.3	
S84°24'E	732.0		71.4	728.5	
N73°36'E	278.8	78.7		267.5	
N21°46'E	47.4	44.0		17.6	

10035.6
19685

12 26

Error = 2 1/2 in 10,000 = 1:4000

Do Not Destroy

Los Cochinos Subd. N^o 2.

Lot A.

Course	Dist.	N	S	E	W
N31°47'E	433.8	368.7		228.5	
S43°58'E	34.0		24.5	23.6	
S51°02'E	987.4		620.9	767.7	
S47°03'W	400.0		272.5		292.8
N52°57'W	911.2	549.2			722.0
		917.9	917.9	1019.8	1019.8

Lot B.

N51°02'W	987.4	620.9			767.7
N60°17'E	427.4	211.9		371.2	
N54°40'E	209.6	121.2		171.0	
S41°15'E	887.3		667.1	585.1	
S44°52'W	345.0		244.5		243.4
N43°58'W	34.0	24.5			23.6
		912.6	911.6	1034.3	1034.7

Lot C.

N41°15'W	887.3	667.1			585.1
N54°40'E	114.0	65.9		9.30	
N68°31'E	335.9	123.0		312.6	
S31°22'E	403.2		344.3	209.9	
S47°49'E	476.7		320.1	353.2	
S69°54'W	255.9		87.9		240.3
S53°54'W	177.1		104.3		143.1
		856.0	856.6	968.7	968.5

Lot D.

N47°49'W	476.7	320.1			353.2
N31°22'W	403.2	344.3			209.9
N68°31'E	78.4	28.7		7.30	
N64°06'E	322.0	140.7		289.7	257.7
S38°05'E	588.3		463.1	362.9	
S67°33'E	263.3		100.6	243.3	
S39°44'E	173.7		133.6	111.0	
S76°59'W	399.1		89.9		388.9
S69°54'W	136.2		46.8		127.9
		833.8	834.0	1079.9	1079.9

10/15/00

Los Cochinos Subd No 2.

Lot E.

Course	Dist	N	S	E	W
N39°44'W	173.7	133.6			111.0
N67°33'W	263.3	100.6			243.3
N38°05'W	588.3	463.1			362.9
N64°06'E	6100.5	266.5		548.7	
S14°59'E	33.6		32.5	8.7	
S25°37'E	966.6		871.6	417.9	
S76°59'W	266.5		60.0		259.7
		963.8	964.1	1975.3	976.9

0.3

1.6

Lot F.

N25°37'W	966.6	871.6			417.9
N85°56'E	658.3	46.7		656.6	
S9°11'E	941.4		929.3	150.2	
N87°11'W	237.2	11.7			236.9
S76°59'W	147.0		33.1		143.2
N14°59'E	33.6	32.5	1.1		8.7
		962.5	962.4	806.8	806.7

0.1

0.1

Lot G.

N9°11'W	941.4	929.3			150.2
N85°56'E	150.0	10.6		149.6	
S84°24'E	412.7		40.3	410.7	
S6°22'E	930.6		924.9	10.32	
N87°11'W	514.0	25.3			51.34
		965.2	965.2	663.5	663.6

0.2

0.1

Lot H.

N6°22'W	930.6	924.9			103.2
S84°24'E	319.3		31.2	317.8	
S5°24'E	33.6		33.5	3.2	
S14°31'E	911.5		882.4	228.5	
N87°11'W	446.7	22.0			446.2
		946.9	947.1	549.5	549.4

0.2

0.1

Do Not Destroy

Los Cochinos Subd No 2.

Lot J.

Course	Dist	N	S	E	W
N14°31'W	911.5	882.4			228.5
N5°24'W	33.6	33.5			3.2
N73°36'E	278.8	78.7		267.5	
N21°46'E	47.4	44.0		1.76	
S27°45'E	956.6		846.6	445.4	
S50°36'W	322.3		204.6		249.1
N87°11'W	250.0				249.7
		1050.9	1051.2	730.5	731.5

0.3

1.0

Los Cochas Subd No 2.
TRAVERSES.

N.W. Cor. Lot B.

	C. D.	N	S	E	W	
T.	N60°17'E	42.40	2502		3683	
Rad.	S29°43'E	167.00		14504	8278	
Rad.	N43°45'W	167.00	12064		11548	
	N51°02'W	5.33	335		414	
			14501	14504	11961	11962
			003		003	

N.W. Cor Lot F.

T.	N85°56'E	138.30	981		13795	
Rad.	S4°04'E	717.0		71519	5085	
Rad.	N14°47'W	717.0	69327		18296	
	N25°37'W	13.56	1223		587	
			71531	71519	18880	18883
			012		003	

N.W. Cor Lot J.

584°24'E

55°36'W

~~400~~
400

Course	Dist.	N	S	E	W
N31°47'E	70.4	5984		3708	
N58°13'W	240.0	12641			20401
S42°48'E	273.0		20031	18549	
N52°57'W	23.13	1394			1845
	X/	20019	20031	22257	22246
N31-47E	70.4	5984		3708	
N58°13'W	240.0	12641			20401
S41°24'E	240.0		18002	15871	
S52-57E	10.17		613	812	
	X/	18625	18615	19391	20401

Ties to C & P Highway
N.W. Cor.

60-17
54-40
5-37

2-48
04891
33
14673
14673
16140.3

376.6
1.6
378.2

54-40
41-15
95-55
05-55

10363
33
31089
31089
34197

95.6
1.6
3.4
100.6

68-31
54-40
13-51
6-55

114.0
5.6
108.4

12131
33
36393
36393
400323
1.6
5.6

68-31
31-22
99-53
9-53

17423
33
52269
52269
574959

575

335.9
5.75
341.65
4
337.65

68-31
64-06
4-25
2-12

78.4
5.75
72.65
1.3
73.95

610.0
144.65
465.35
7.1
458.25

64-06
38 05
102-11
12-11

21590
33
64770
64770
712470

322
44653
787.35

322.0
1.3
7.1
330.4

NE Cor Highway & Tr.

Course	Dist	N	S	E	W
N21°56'E	10.9	10.11		4.08	
N68°04'W	120.0	44.82			111.31
S63°02'E	120.0		54.42	106.96	
S27°45'E	0.61		0.53	0.28	
		54.93	54.95	111.32	111.31
		002		001	

NE Cor. T & J.

N21-56E	10.9	10.11		4.08	
N68-04W	120.0	44.82			111.31
S54-41E	153.0		88.45	124.85	
N27-45W	37.86	33.50			17.63
		88.43	88.45	128.93	128.94
		002		001	

Los Coches
subd. #2.

Los Coches
subd. #2.

26.57 27xv 56065878

Lot "G" Los Cocheros Sub # 2 from S. side Ref W. Present State H.W.

Sta.	Bearing	Dist	Cosine	Sine	N	S	E	W
	N 86-48 E	167.07	.05567	.99845	9.30		166.81	
	S 84-21 E	250.47	.09830	.99515				
	S 9-15 E	904.37	.98700	.16074				
	N 87-15 W	417.50	.04798	.99885	24.66			513.41
	N 9-15 W	904.37	.98700	.16074	892.64			145.37
	N 85-56 E	144.20	.07092	.99748	10.23			143.84
	S 84-24 E	416.9	.09758	.99523		406.8		414.91
	S 6-22 E	896.8	.99393	.11089		891.26		99.45
	N 87-11 W	514.0	.04914	.99879	25.26			512.38
	N 9-11 W	908.4	.98718	.15959	896.78			144.97
					932.24	931.94	658.20	658.35

Lot "G" Los Cocheros

Sta	B'g	Dist	Cos	Sin	\bar{N}	\bar{S}	\bar{E}	\bar{W}	DMD	P.A.
	N 86° 15' 14" E	167.02	0.5567	99845	9.30		166.81			
	S 82° 21' 14" E	250.47	0.9830	99515		24.62	249.76			
	S 9° 15' E	909.0	98700	16074		897.18	146.11			
	N 87° 15' W	417.50	0.4798	99885	20.03			417.02		
	N 9° 15' W	904.37	98700	16074		892.61		145.37		
						<u>921.94</u>	<u>921.80</u>	<u>562.18</u>	<u>562.39</u>	

Ed Fletcher Papers

1870-1955

MSS.81

Box: 64 Folder: 9

**Business Records - Land Companies - Grossmont
Park Company - Los Coches Subdivision No.2**



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.