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All that portion of the Southeast Quarter of the Southwest Quarter of Section 25, Township 14 South, Range 2 West, S.B.M., in the County of San Diego, State of California, described as follows:

Beginning at the point of intersection of the South line of said Section 25 with the Northeasterly line of Mission Road 1-A as shown on Sheet 13 of Map of said Mission Road 1-A, San Diego County Highway Commission, Records of the County Surveyor of said San Diego County, said point being distant North 89° 42' East, 26.62 feet, along said Section line, from Station 318 plus 97.72 on the center line of said Mission Road; thence North 89° 42' East along said South line of said Section, 162.65 feet; thence North 0° 41' East, 146.87 feet to a point on a curve whose center bears North 0° 41' East, 50 feet from the aforesaid point, thence Westerly & Northerly along said curve, 95.99 feet; thence South 85° 52' 42" West, 126.66 feet; thence South 38° 53' West, 130.0 feet to a point on said Northeasterly line of said Mission Road; thence South 41° 35' East along said Northeasterly line, being parallel with and distant 20 feet at right angles Northeasterly from the center line of said Road, as shown on the above mentioned Map of said Road, 154.59 feet to the point of beginning.

Bank of America National Trust and Savings Association,
Trust No. BA-421

You are hereby authorized and instructed to deed the above described property to the Meadowbrook Mutual Water Company, and to deliver said deed without consideration to the Trust, said deed to include the following reservations: Reserving any and all water rights and/or riparian rights appertaining to said land 40 percent to the ^{Ed Fletcher} ~~Morse~~ _{Co} ~~Construction Company~~, ^a and corporation, and 60 percent to the First National Bank of Pomona, excepting that the Meadowbrook Mutual Water Company shall have the right to pump such water as may be available for domestic purposes as needed. The consideration being that the "Poway Grove", ^{17 2/3 / 10 7 7 7, 1.2 57 /} the legal description being as follows, shall receive its proportionate share of water as all other lands are served from said system, subject to all rules and regulations of said system, ^X and you are hereby instructed

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to incorporate this condition in the deed.

Legal description of Poway Grove

Commencing at a point on the West line of said Section 23, which bears North $0^{\circ} 27' 30''$ West 2181.11 feet from the Southwest corner of said section; thence continuing North $0^{\circ} 27' 30''$ West along said West line of said Section 351.75 feet; thence South $89^{\circ} 22' 30''$ East 246.05 feet to a point on the center line of the pavement of Mission Road 1-A according to the map of said Mission Road 1-A, Sheet 14, San Diego County Highway Commission on file in the office of the County Surveyor of said San Diego County; thence South $5^{\circ} 18'$ West 7.92 feet along said center line of said pavement; thence continuing Southerly along said center line being along the arc of a curve to the left having a radius of 1000 feet and a chord which bears South $3^{\circ} 56' 30''$ East, a distance of 322.60 feet to the end of said curve; thence continuing along said center line South $13^{\circ} 11'$ East 24.32 feet; thence North $89^{\circ} 22' 30''$ West 270.13 feet to the point of commencement.

Commencing at a point on the West line of said Section 23, which bears North $0^{\circ} 27' 30''$ West 1426.88 feet from the Southwest corner of said section; thence continuing North $0^{\circ} 27' 30''$ West along said west line of said section 754.23 feet; thence South $89^{\circ} 22' 30''$ East 270.13 feet to a point on the center line of the pavement of Mission Road 1-A, according to the map of said Mission Road 1-A, Sheets 14 and 15 San Diego County Highway Commission, on file in the office of said County Surveyor of said San Diego County; thence South $15^{\circ} 11'$ East along the center line of said pavement 113.02 feet; thence continuing Southerly along said center line being along the arc of a curve to the right having a radius of 700 feet and a chord which bears South $1^{\circ} 43'$ East a distance of 280.18 feet to the end of said curve; thence continuing along said center line South $9^{\circ} 45'$ West 154.10 feet; thence continuing Southerly along said center line being along the arc of a curve to the left having a radius of 750 feet and a chord which bears South $1^{\circ} 38'$ East a distance of 212.49 feet; thence leaving said center line of said pavement North $89^{\circ} 50' 15''$ West 266.05 feet to the point of commencement.

All in the Northwest Quarter of the Southwest Quarter, Section 23, Township 14 South, Range 2 West, S.B. M., San Diego County, California.

Dated this 27th day of March, 1933.

MORSE CONSTRUCTION COMPANY

By E. H. Lett president

Pomona
All that portion of the Southeast Quarter of the Southwest Quarter of Section 23, Township 14 South, Range 2 West, S.B.M., in the County of San Diego, State of California, described as follows:

Beginning at the point of intersection of the South line of said Section 23 with the Northeasterly line of Mission Road 1-A as shown on Sheet 13 of Map of said Mission Road 1-A, San Diego County Highway Commission, Records of the County Surveyor of said San Diego County, said point being distant North $89^{\circ} 42'$ East, 26.62 feet, along said Section line, from Station 318 plus 97.72 on the center line of said Mission Road; thence North $89^{\circ} 42'$ East along said South line of said Section, 162.65 feet; thence North $0^{\circ} 41'$ East, 146.87 feet to a point on a curve whose center bears North $0^{\circ} 41'$ East, 50 feet from the aforesaid point, thence Westerly and Northerly along said curve, 95.99 feet; thence South $85^{\circ} 52' 42''$ West, 126.66 feet; thence South $88^{\circ} 53'$ West, 130.0 feet to a point on said Northeasterly line of said Mission Road; thence South $41^{\circ} 35'$ East along said Northeasterly line, being parallel with and distant 20 feet at right angles Northeasterly from the center line of said Road, as shown on the above mentioned Map of said Road, 134.59 feet to the point of beginning.

Bank of America National Trust and Savings Association,
Trust No. Ba-421

You are hereby authorized and instructed to deed the above described property to the Meadowbrook Mutual Water Company, and to deliver said deed without consideration to the Trust, said deed to include the following reservations: Reserving any and all water rights and/or riparian rights appertaining to said land forty (40) percent to the Ed Fletcher Co. a corporation, and sixty (60) percent to the First National Bank of Pomona, excepting that the Meadowbrook Mutual Water Company shall have the right to pump such water as may be available for domestic purposes as needed. The consideration being that the "Pony Grove", the legal description being as follows, shall receive its

Mr Fletcher

The undersigned, having requested that water be temporarily supplied to them out of your wells, and being about to receive water from you, hereby expressly stipulate and agree as follows:

That you are not engaged in the business of selling water in this community at Poway; that you have no intention to make a dedication of water in the amount used by us, or in any amount, but such water as we receive is for our temporary accommodation and such use, no matter how long continued, shall not ripen into a right against you of any kind either by way of contract, by way of easement, or by way of public use; that you may discontinue delivery to us at any time without notice.

Recognizing that you will be put to additional expense by reason of connecting with our lines and pumping water thereto, we agree to pay to you, so long as you continue to accommodate us in this manner, the sum of \$ per month, to defray your expenses.

To be signed by
Poway water users.

| | |
|--|---------------------------------------|
| Southwest Quarter of Southeast Quarter | Section 13, Township 14 S., R. 2 West |
| Northeast Quarter of Southeast Quarter | " 23 " |
| Northwest Quarter of Southeast Quarter | " 23 " |
| Southwest Quarter of Southeast Quarter | " 23 " |
| Southeast Quarter of Southeast Quarter | " 23 " |
| Northeast Quarter of Southwest Quarter | " 23 " |
| Northwest Quarter of Southwest Quarter | " 23 " |
| Southwest Quarter of Southwest Quarter | " 23 " |
| Southeast Quarter of Southwest Quarter | " 23 " |
| Northwest Quarter of Northeast Quarter | Section 24, Township 14 S., R 2 West |
| Southwest Quarter of Northeast Quarter | " 24 " |
| Northwest Quarter of Southeast Quarter | " 24 " |

FIRST NATIONAL BANK OF POMONA



| | | | |
|--|-------------|-----------------|----------|
| Southwest Quarter of Southeast Quarter | Section 14, | Township 14 S., | R 2 West |
| Southeast Quarter of Southwest Quarter | " | " | " |
| Southeast Quarter of Northeast Quarter | " | 22 | " |
| Northeast Quarter of Northeast Quarter | " | 23 | " |
| Northwest Quarter of Northeast Quarter | " | 23 | " |
| Southwest Quarter of Northeast Quarter | " | 23 | " |
| Northeast Quarter of Northwest Quarter | " | 23 | " |
| Southwest Quarter of Northwest Quarter | " | 23 | " |
| Southeast Quarter of Northwest Quarter | " | 23 | " |
| Northeast Quarter of Northwest Quarter | " | 24 | " |
| Northwest Quarter of Northwest Quarter | " | 24 | " |
| Southwest Quarter of Northwest Quarter | " | 24 | " |
| Southeast Quarter of Northwest Quarter | " | 24 | " |

The First National Bank of Pomona.

Acct

Lot

| | | | | |
|----|------------------|--------|---------|---------------|
| 5 | SW 1/4 of SE 1/4 | Mussey | Dec. 14 | D. 148. R 2 W |
| 6 | SE 1/4 of SW 1/4 | " | " | " |
| 7 | SE 1/4 of NE 1/4 | " | " 22 | " |
| 8 | NE 1/4 of NE 1/4 | " | " 23 | " |
| 9 | NW 1/4 of NE 1/4 | " | " 23 | " |
| 10 | SW 1/4 of NE 1/4 | all | " 23 | |
| 11 | NE 1/4 of NW 1/4 | Mussey | " 23 | |
| 12 | SW 1/4 of NW 1/4 | " | " 23 | |
| 13 | SE 1/4 of NW 1/4 | " | " 23 | |
| 24 | NE 1/4 of NW 1/4 | all | " 24 | |
| 25 | NW 1/4 of NW 1/4 | " | " 24 | |
| 26 | SW 1/4 of NW 1/4 | " | " 24 | |
| 27 | SE 1/4 of NW 1/4 | " | " 24 | |

20
Eg Fletcher Co.

Arb.

| Lot | | | | |
|-----|--|--------|---------|--------------|
| 3 | SW ¹ / ₄ of NE ¹ / ₄ . | (all) | Sec. 13 | D. 145 R, 2W |
| 14 | NE ¹ / ₄ of SE ¹ / ₄ | (all) | Sec. 23 | |
| 15 | NW ¹ / ₄ of SE ¹ / ₄ | 40 | " | |
| 16 | SW ¹ / ₄ of NE ¹ / ₄ | 40 | " | |
| 17 | SE ¹ / ₄ of NE ¹ / ₄ | 40. | " | |
| 18 | NE ¹ / ₄ of SW ¹ / ₄ | uncoll | " | |
| 19 | NW ¹ / ₄ of SW ¹ / ₄ | " | " | |
| 20 | SW ¹ / ₄ of SW ¹ / ₄ | " | " | |
| 21 | SE ¹ / ₄ of NW ¹ / ₄ | " | " | |
| 22 | NW ¹ / ₄ of NE ¹ / ₄ | 40 | Sec. 24 | |
| 23 | SW ¹ / ₄ of NE ¹ / ₄ | 40 | " | |
| 28 | NW ¹ / ₄ of SW ¹ / ₄ | 40 | | |

The First National Bank of Pomona

The unsold portion of Lot 5 of the Poway Ranch; ✓
The unsold portions of Lots 6, 7, 8 and 9; ✓
All of Lot 10; ✓
The unsold portions of Lots 11, 12 and 13 ✓
All of Lots 24, 25, 26 and 27, - making a total of not less
than 376 acres.

Ed Fletcher Company

| | | |
|-------------------------|---------|-----------|
| All of Lot 3 ✓ | | 40 acres; |
| All of Lot 14 ✓ | | 40 " |
| All of Lot 15 ✓ | | 40 " |
| All of Lot 16 ✓ | | 40 " |
| All of Lot 17 ✓ | | 40 " |
| Unsold portion Lot 18 ✓ | approx. | 35 " |
| Unsold portion Lot 19 ✓ | " | 5 " |
| Unsold portion Lot 20 ✓ | " | 15 " |
| Unsold portion Lot 21 ✓ | " | 40 " |
| All of Lot 22 | | 40 " |
| All of Lot 23 | | 40 " |
| All of Lot 28 | | 40 " |

Except that ~~portion~~
conveyed to _____
by deed recorded in book
of page _____ blank data

RED LOTS

| | |
|----|-------------------|
| 5 | 2 Ac Creek bottom |
| 6 | 30 ac |
| 7 | 30 ac |
| 8 | 20 ac |
| 9 | 10 ac |
| 10 | 40 ac |
| 11 | 25 ac |
| 12 | 24 ac |
| 13 | 35 ac |
| 24 | 40 ac |
| 25 | 40 ac |
| 26 | 40 ac |
| 27 | 40 ac |

326

YELLOW LOTS

| | |
|----|-------|
| 3 | 40 ac |
| 14 | 40 ac |
| 15 | 40 ac |
| 16 | 40 ac |
| 17 | 40 ac |
| 18 | 35 ac |
| 19 | 5 ac |
| 20 | 15 ac |
| 21 | 40 ac |
| 22 | 40 ac |
| 23 | 40 ac |
| 28 | 40 ac |

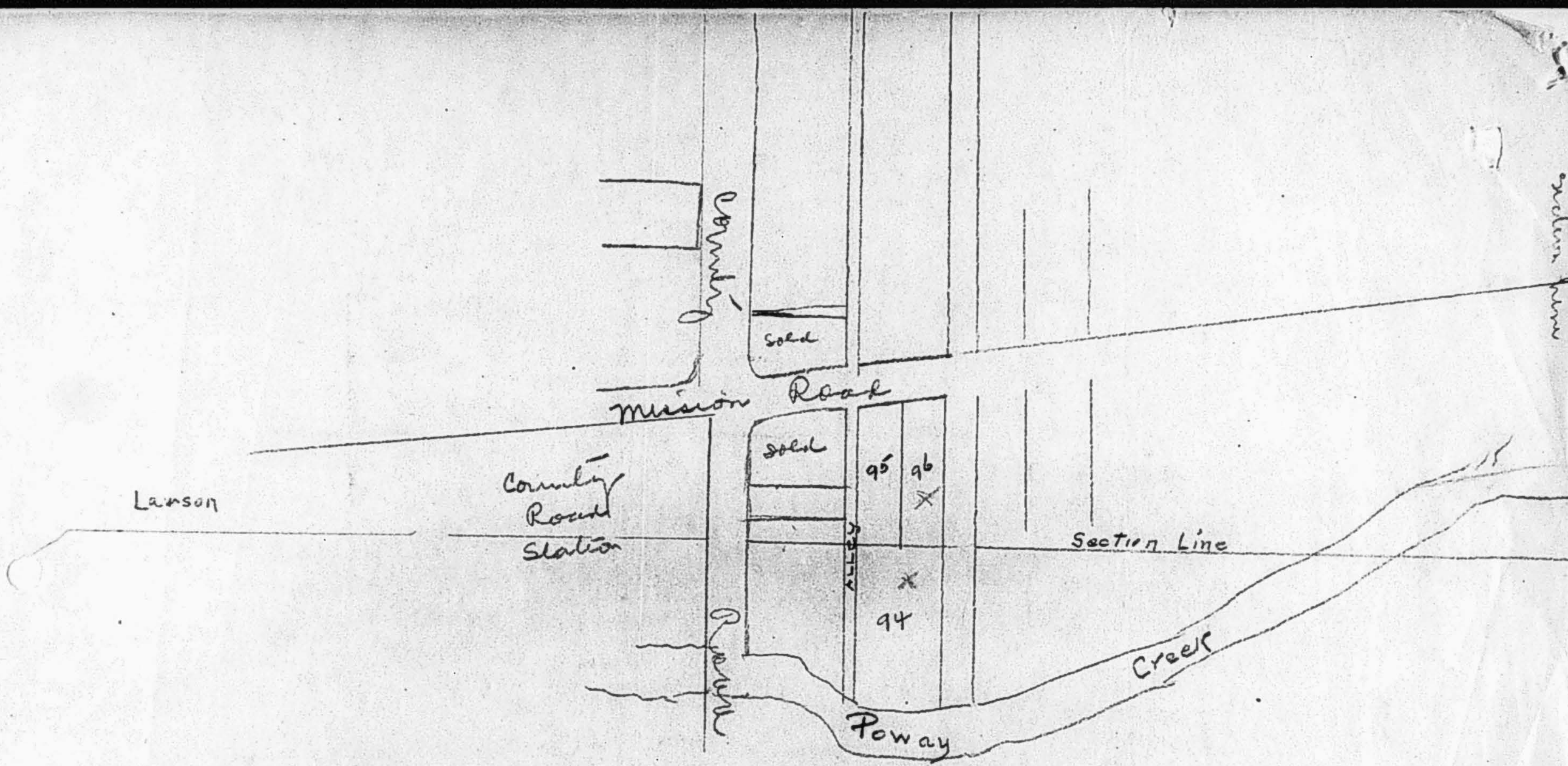
415

5 - 6 - 11 - 9 - 7 - 12 - 13 - 10 - 8 X
O

19 - 18 - 21 - 20 - 16 - 15 - 14 - 17 - 20 - 24
26 - 27 - 22 - 23 - 28 - 3

R of way from
~~then~~ water pipe
roads

each party
of water
1/2 mile per hour
back



Lawson

County Road Station

Mission Road

County

sold

sold

95

96

X

ALLEY

X

94

Section Line

County

Poway

Creek

Section Line

From the papers of Ed Fletcher, the following letters have been removed to the alphabetized correspondence files:

"POWAY LAND - MISCELLANEOUS"

SLOANE, Harrison G.:

- Fletcher to Sloane, 8/14/33
- Sloane to the Bank of America, Los Angeles, 8/15/33
- Bank of America, Los Angeles, to Sloane, 12/14/33
- Bank of Italy to Sloane, 12/14/33

SOUTHERN TRUST & TITLE CO. (E. A. SEARS):

- Fletcher to Sears, (4 letters) 11/9/32, 9/12/33, 8/3/34, 8/10/34
- Sears to Fletcher, (3 letters) 1/5/33, 10/20/33, 8/15/34
- Southern Trust and Title Co. to Fletcher, (3 letters) 1/20/33, 8/6/34, 8/6/34
- Intercompany note regarding E. A. Sears, undated
- Southern Trust and Title Co. to the Bank of America, 8/7/34

Ed Fletcher Papers

1870-1955

MSS.81

Box: 66 Folder: 23

**Business Records - Land Companies - Miscellaneous
land, with various Ed Fletcher companies
- Poway: Legal descriptions, miscellaneous**



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