

THE CITY OF SAN DIEGO

SAN DIEGO 1, CALIFORNIA

OFFICE OF
THE CITY MANAGER

February 14, 1952

Col. Ed Fletcher
1020 9th Avenue
SAN DIEGO 1, California

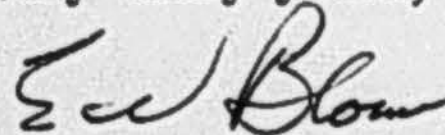
Dear Colonel Fletcher:

I am returning herewith our letter to you dated December 24, 1951, together with a map showing the possibility of access to Lots 17 to 22 inclusive, of Fleischer's Addition. In accordance with your request, we have indicated on the map in yellow, the westerly property line of Sixth Street Extension and have shown by cross-hatching, the line upon which access rights were also obtained.

You will note provision has been made for a 30' outer highway which has an access point 40' in width near the south side of the small canyon about 200 feet north of Lincoln Avenue.

It does appear that it might be feasible to provide an entrance at this point for north-bound traffic on Sixth Street in the manner suggested by you in the field. I would like to mention, however, that the six lots in question apparently have no direct access to this proposed outer highway and I am still firmly convinced that an engineering study would indicate that the most feasible means of access would be from the west by improvement of a portion of Arbor Drive and Sixth Avenue.

Very truly yours,



E. W. Blom
Assistant City Manager

EWB:em
Encls.

46-1425

STATE D/W OFFICE
935 6TH
BILL WILLIAMS
F-1240
1249



CITY OF SAN DIEGO
INTER-DEPARTMENTAL COMMUNICATION

DATE July 22, 1953

FROM City Engineer
 TO City Planning Commission
 SUBJECT Street Closing - Por. 6th Avenue adjacent to Lots 15 thru 22, Fleischer's Addition

NO. _____
 FORM 160

Sixth Avenue is entirely unimproved between Arbor Drive and Montecito Way, except for a power pole (#4160) set to serve property in Block 2, Fifth Street Addition, and said street extends from a deep canyon extending easterly in line with Arbor Drive to another canyon in line with Montecito Way. Sixth Street was closed (Res. 43632, 11-21-27) southerly from the south line of Montecito Way, as shown on Closing Plat #331.

Between Arbor Drive and Montecito Way there is an undeveloped hog back extending easterly approximately on Lots 18, 19 and 20 of Fleischer's Addition, which has access on the easterly side of 6th Avenue, and in Blk. 2, Fifth Street Addition there is a house approximately on Lots 17, 18 and 19 which fronts on 6th Avenue, but has access to 5th Avenue.

It would be possible, by making a fill of perhaps 30 feet at Arbor Drive and 6th Avenue, to extend the improvements easterly on Arbor Drive to the easterly line of Sixth Avenue, and to improve 6th Avenue southerly from Arbor Drive to give access to the high ground adjacent to 6th Ave. In any case, closing the easterly half of 6th Avenue adjacent to Lots 15 thru 22 would be objectionable in that it would close a portion of the intersection of 6th Avenue and Arbor Drive and would leave a 27.5 foot strip of 6th Avenue unclosed.

It is my impression that if any closing is made, 6th Avenue should be closed for its full width between the southerly line of Arbor Drive and the southerly line of Montecito Way, but before said closing is made, suitable arrangements, satisfactory to the City and the property owners in Block 2, Fifth Street Addition, should be made for dedicating and improving a street to give access to the undeveloped property bet. Arbor Dr. and Montecito Way.

It is my recommendation that the petition to close the easterly half of Sixth Ave. adjacent to Lots 22 through 15, Fleischer's Addition, be denied.

RAH:jes

A. K. Fogg
 City Engineer

Harris

9-25-22

2000.00, 8000 + 4. 62

70.00, 4000 + 2 7.00 + 1.00

2,620.00 + 6000.00 + 8.00

420.00 + 1.00 + 2.00 + 1.00 + 1.00

1.00 + 1.00 + 1.00 + 1.00 + 1.00

2,100.00 + 1.00 + 1.00 + 1.00 + 1.00

Jones co 1.00 to 10.000

220.00/30.000

200/30,000
200
10000

Fletcher - Jones
mt

Sept. 30, 1922.

Received Certificates of Title of the Southern
Title Guaranty Company, No. 48578 and 48577.

Haines & Haines

By

Charlotte Meier

April 4, 1955

Col. Ed. Fletcher
Ed. Fletcher Co.,
1020 Ninth Ave.,
San Diego 1, Calif.

Dear Col. Fletcher:

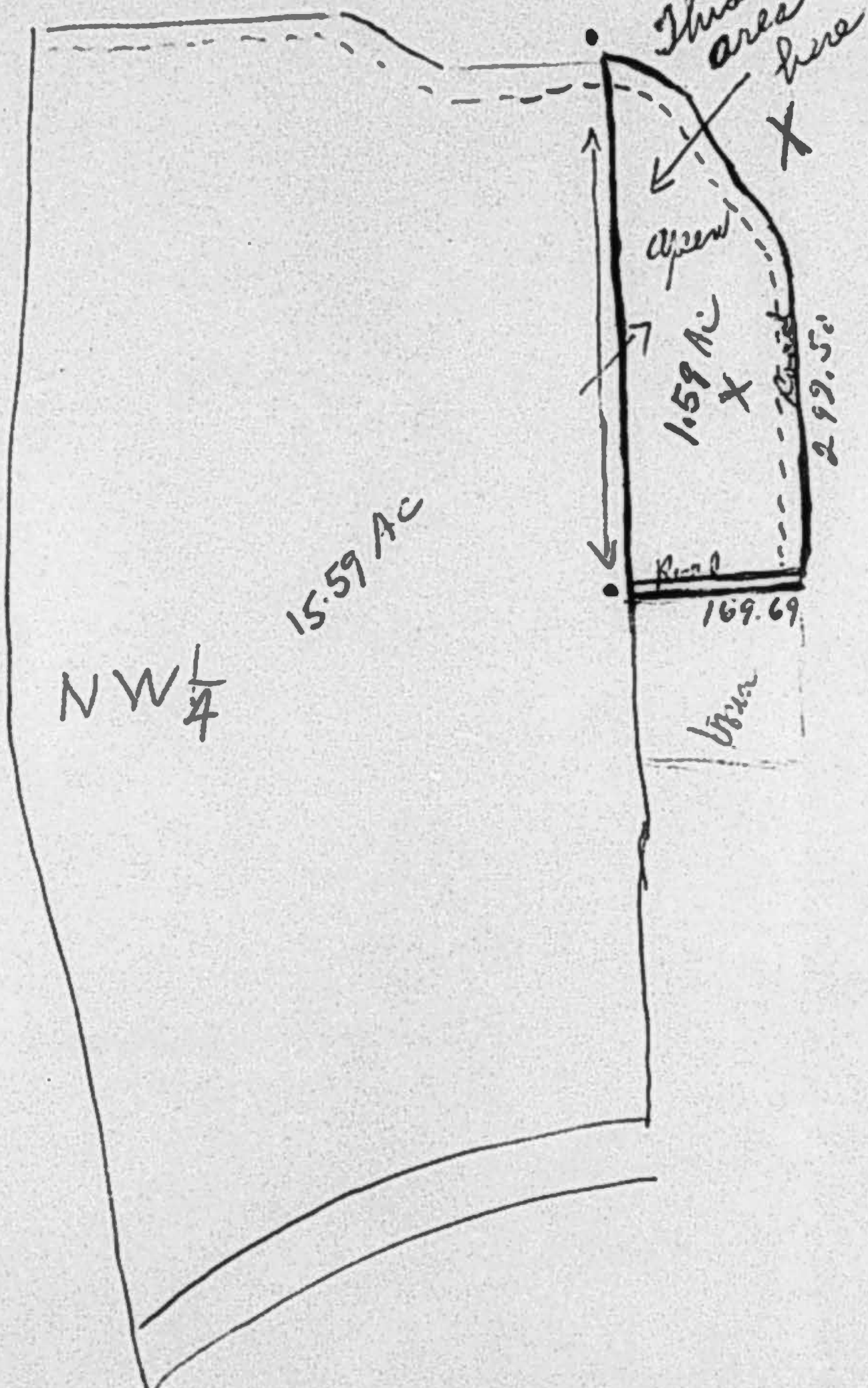
Thank you very much for sending the map. We were able to journey up yesterday and look over the area. The portion in which we would be most interested is outlined on the sheet enclosed with the map.

I shall come in to your office later in the week to discuss the matter further with you.

Very truly yours,

Mrs. J. E. Smith

N 89° 29' W



NW 1/4

15.59 AC

This area here

Open

1.59 AC

Road

169.69

Open

292.50

SUBURBAN PROPERTY
FLETCHER HILLS • GROSSMONT
HELIX • FLINN SPRINGS

Ed Fletcher Company

MOUNTAIN SITES
PINE HILLS • CUYAMACA
LAKE HENSHAW • POWAY

REALTORS
OWNER • DEVELOPER
SAN DIEGO, CALIFORNIA

1020-9TH AVENUE

BELMONT 3-6204

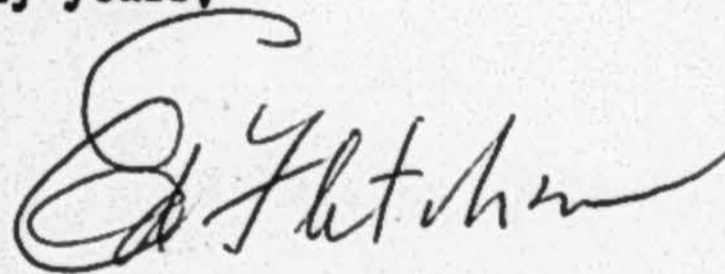
July 13, 1955

Dr. Willis H. Miller
Director of Planning
Civic Center
San Diego, California

Friend Miller:

Enclosed find letter from L. A. Manly with map which is explanatory. We own the 40 acres outlined in red. If there are any maps filed and it can be done, whichever is the logical route, will you see that we get a decent outlet and oblige.

Very sincerely yours,



Ed Fletcher

EF:rmc

Enc.

San Diego, California
June 13, 1955

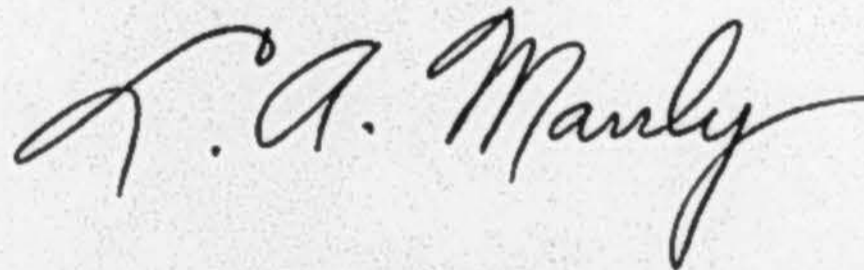
Ed Fletcher Company
1020 Ninth Avenue
San Diego, California

Gentlemen:

Confirming my conversation with you today, the road from Avocado Boulevard, which I have laid out, known as Horizon Hills Road is on my property and it will cost approximately \$10,000 to build and I feel that you should pay one-half of the cost of it; also I feel that you should pay for all of the road, as I have laid it out, from Horizon Hills Road to your north line--an estimate of the cost of that is between \$2500.00 to \$3000.00, paved to county specifications.

In addition, I want to call your attention to the installation of water lines. I will pay for one-half the cost of the water line from where the main line crosses Horizon Hills Road to a point within approximately 300 feet of your north line--you to share one-half of the cost of this line to this point and all of the cost of the line from that point on.

Very truly yours,



PS: I would like to suggest also that if you wish to bring natural gas to your property across your north line that we share equally in the initial cost of the installation from Avocado Boulevard up Horizon Hills Road from the point in my property where the road turns south from Horizon Hills Road to your property and thence from this intersection to a point about three hundred feet from your line, you to pay the entire cost from there on. It is my understanding that any money expended for a gas line is in the nature of a deposit only and that the entire cost will be re-funded as service connections are made.

SOLANA

(B-3)

3.72 AC

PARK

200'

(B-6)

7.59 AC

LOT 1

6.40 NT

5.80 AC

DEEDED TO
SOLANA BEACH
SANITATION
DISTRICT
10-29-48

400'

S 70° 21' 30" E

28.80 AC ±

NE 1/4 OF NE 1/4

Open

"O"
6.20

570 ± stadia

423.60 chains

1.00 acres ±

LOT 2

US STATE

6.90

(B-2)

HIGHWAY

(B-7)

10.74 AC ±

5.049 ACRES ±
SWAMP LAND

APPROXIMATE POSITION

1/2" I. Pipe

Sold

GRASS

W
C
A
D

6.90

B-2

7.58 AC

E

HIGHWAY 101

B-7

10.14 AC

S.F.

APPROXIMATE

Solo

382 ACRES GRASS

98.00 84.26 189.35 97.28 9' 57 AC 1.27 AC 3.30 AC 345

8.40 AC

C-3

9.5 AC LIEO

LOT 3

F

389.13

R.F.R.

POR 3

4.00 AC

92' FROM NW COR OF SALONA BEACH VISTA

027

ACRES GROSS

POR 3

SEC. 34
SEC. 35
Sold

4.00 AC.

NW 1/4 of SW 1/4

SW 1/4 OF NW 1/4
S 89°-29'E
476.44

Open
15.59 AC.
Ed FLETCHER Co

SEABRIGHT ROAD

ROAD

N 2°

760.17
S 89°-40'-30"E

115.0'
115.0'
3086.1'

Sold

Sold

59865'

2632 ± (LS MAP #375)

N 0°-22'-30" W

S 0°-2'-30" E
167.69

House

MAP OF SURVEY
POR OF SEC 34 & 35
T13 S, R 4 W. S.B.M.
SEC 33 Lots 1-2-3



SCALE
1" = 200'

La Mesa, Lemon Grove & Spring Valley Irrigation District

OFFICERS - DIRECTORS

JOSEPH LEVIKOW, LA MESA NO. 1

R. M. LEVY, LA MESA NO. 2
PRESIDENT

HARRY C. GRIFFEN, LEMON GROVE NO. 3

BOB RUNDELL, SPRING VALLEY NO. 4

JOHN B. SCHRADER, EL CAJON NO. 5
VICE PRESIDENT

MARGARET C. PENRY, SECRETARY

JAMES L. SQUIRE (ASSESSOR
COLLECTOR
TREASURER

Phone HOpkins 6-0585

P. O. Box 518 4769 Spring Street
La Mesa, California

November 14, 1954

M. J. SHELTON, GEN. MGR. AND
CHIEF ENGINEER

BYRON M. MILLER, BUSINESS MANAGER

W. H. JENNINGS, ATTORNEY
PHONE HO 9-4191

F. L. DELL, SUPERINTENDENT

A. W. GROSSE, CHIEF ACCOUNTANT

CARL MEHL, DEPUTY COLLECTOR

MARIAN B. RASMUSSEN, CHIEF CLERK

C. G. WATTERS, JR. ASST.
TO CHIEF ENGINEER

Ed Fletcher Company
1020 Ninth Avenue
San Diego, California

Gentlemen:

Enclosed are two right of way documents which we wish you to execute and return to us. Copies of each are also enclosed for your files.

We are presenting duplicates of these documents to Mr. and Mrs. Bohn for their signatures.

One right of way covers the alignment of the present roadway which you have bulldozed over your property in Block 8 of Villa Caro Heights and which we use for access to our tank and flume right of way and is strictly for our ingress and egress; the other right of way is for our El Cajon feeder line and covers the alignment of that pipeline, across said Block 8.

Thanking you for your consideration in this matter, we are

Yours very truly,

LA MESA, LEMON GROVE & SPRING
VALLEY IRRIGATION DISTRICT

Neil H. Evans
Neil H. Evans
Right of Way Representative

*Mr. Fletcher, you said
to take it up with you
after Christmas*

Katherine -



NHE/ap
Encl.

What is this

GRANT OF RIGHT OF WAY

ED FLETCHER COMPANY, a corporation, formerly Grossmont Park Company, and ERNEST BOHN and MARY ELLEN BOHN for and in consideration of the sum of ONE DOLLAR (\$1.00) and of other good and valuable consideration to them in hand paid, receipt whereof is hereby acknowledged,

DO HEREBY GRANT to the LA MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT, a political subdivision situate wholly in the County of San Diego, State of California, a right of way for ingress and egress for the personnel, vehicles and equipment of said Irrigation District to serve its works and installations within said Block 8 and within its 50 foot wide right of way acquired by it as successor in interest of the San Diego Flume Company.

Said right of way being situate wholly within the County of San Diego, State of California, and more particularly described as follows:

A strip of land 25 feet wide in Block 8 of Villa Caro Heights, in the County of San Diego, State of California, according to Map thereof No. 1345 filed in the office of the County Recorder of San Diego ^{County} on July 3, 1911, being 12.5 feet each side of a center line described as follows;

Beginning at a point on the East line of Block 7 of said Villa Caro Heights distant therealong South 2°24' West 20.38 feet from the most Easterly corner thereof; being the corner common to Blocks "A", "C" and 7 of said Villa Caro Heights; thence, from said point, North 81°08' East, along the North line of said Block 8, 12.75 feet to the TRUE POINT OF BEGINNING of the center line herein described; thence South 2°24' West, parallel to the common line between said Blocks 7 and 8 and distant therefrom 12.5 feet at right angles, 166.12 feet; thence South 74°36' West, parallel with the common line between said Blocks 7 and 8 and distant therefrom 12.5 feet at right angles, 150.07 feet to the beginning of a tangent curve concave Southeasterly, having a radius of 320.06 feet and a central angle of 27°26'; thence along the arc of said curve 153.25 feet to the end thereof, and a point of compound curvature; said compound curve having a radius of 93.62 feet and a central angle of 44°55'; thence along the arc of said curve 73.39 feet to the end thereof; thence tangent to said curve South 2°15' West 30.18 feet to the beginning of a tangent curve concave Northeasterly, having a radius of 31.99 feet and a central angle of 107°20'; thence along the arc of said curve 59.93 feet to the end thereof; thence tangent to said curve North 74°55' East 168.99 feet to a tangent curve concave Southwesterly, having a radius of 14.92 feet and a central angle of 89°01'; thence along the arc of said curve 23.18 feet to the end thereof; thence tangent to said curve South 16°04' East 126.14 feet to a point on the Northerly line of the 50 foot right of way of the San Diego Flume Company, distant thereon South 66°38' West 5.19 feet from the Westerly terminus of a tangent curve in said Northerly line, concave Southeasterly with a radius of 326.93 feet and a central angle of 5°38', as shown on said Map No. 1345, said point being the end of the center line herein described; the side lines of said 25 foot wide strip being lengthened or shortened to terminate in the Northerly and Southerly lines of said Block 8.

TO HAVE AND TO HOLD the above granted and described right of way unto said LA MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT, forever as a right of way for ingress and egress.

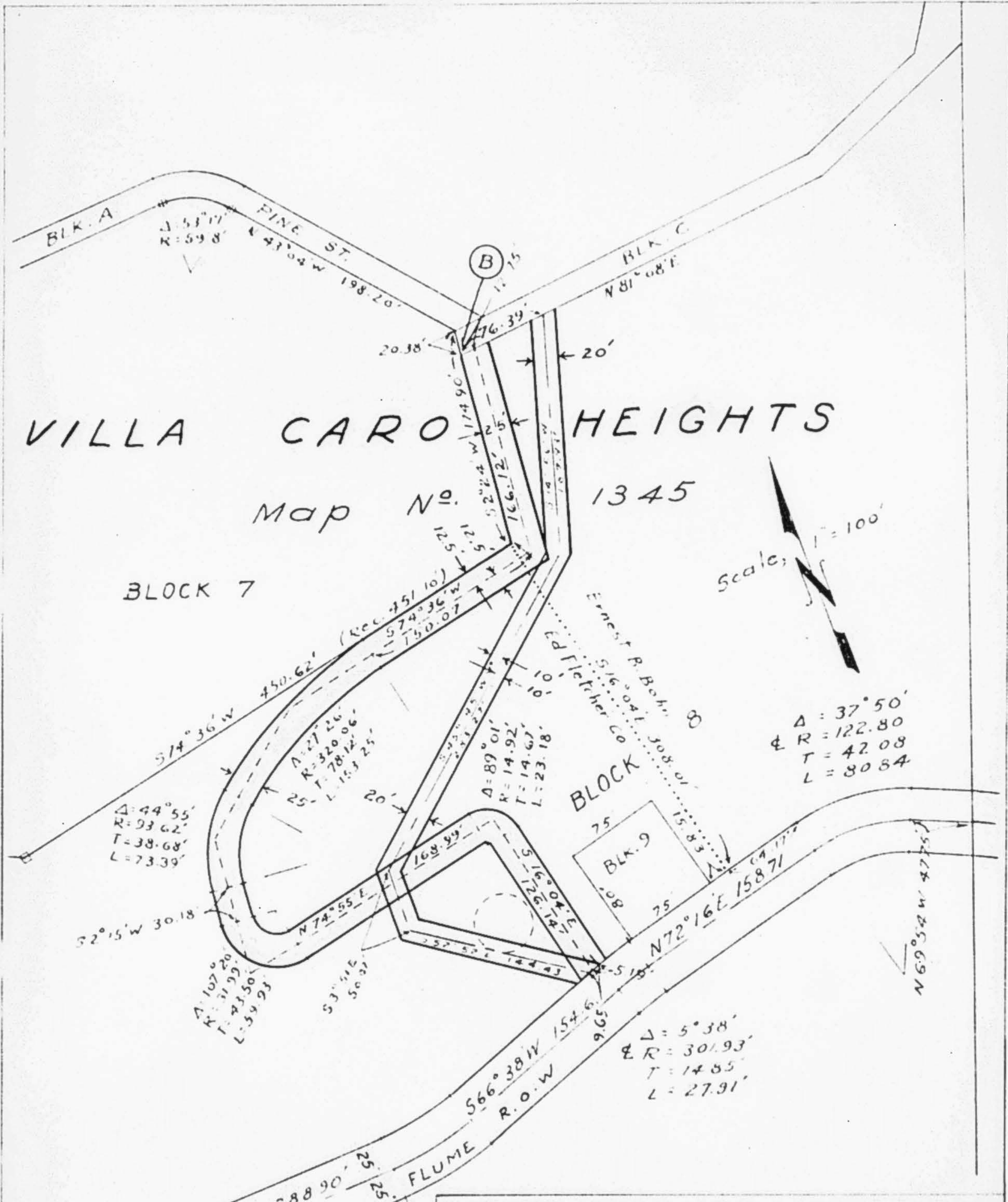
IN WITNESS WHEREOF, said ED FLETCHER COMPANY has caused this Grant of Right of Way to be signed by its Proper Officials and its corporate seal to be affixed hereto, and ERNEST BOHN and MARY ELLEN BOHN have set their hands this

_____ day of _____, 19____.

ED FLETCHER COMPANY

ERNEST BOHN

MARY ELLEN BOHN



LA MESA, LEMON GROVE & SPRING VALLEY
IRRIGATION DISTRICT

SKETCH OF PIPELINE RIGHT OF WAY &
RIGHT OF WAY FOR INGRESS & EGRESS
OVER PORTIONS OF BLOCK 8 OF VILLA CARO
HEIGHTS ACCORDING TO MAP NO. 1345.

Red tint Indicates Right of Way Granted

DRAWN BY	CHECKED BY	DATE	APPROVED BY
M.N.H.	<i>[Signature]</i>	12-8-54	

GRANT OF RIGHT OF WAY

ED FLETCHER COMPANY, a Corporation, formerly Grossmont Park Company, and ERNEST B. BOHN and MARY ELLEN BOHN, for and in consideration of the sum of ONE DOLLAR (\$1.00) and of other good and valuable consideration to them in hand paid, receipt whereof is hereby acknowledged,

DO HEREBY GRANT to the LA MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT, a political subdivision situate wholly in the County of San Diego, State of California, a right of way for the purpose of laying an underground water pipeline and appurtenant underground structures, together with the right to construct, operate, maintain, repair and replace said underground pipeline and appurtenant underground structures, and right of ingress and egress for such purposes.

Said right of way being situate wholly within the County of San Diego, State of California, and more particularly described as follows:

A strip of land 20 feet wide in Block 8 of Villa Caro Heights, in the County of San Diego, State of California, according to Map thereof No. 1345 filed in the office of the County Recorder of San Diego County on July 3, 1911, being 10 feet each side of a center line described as follows;

Beginning at a point on the East line of Block 7 of said Villa Caro Heights distant therealong South 2°24' West 20.38 feet from the most Easterly corner thereof, being the corner common to Blocks "A", "C" and 7 of said Villa Caro Heights; thence, from said point, North 81°08' East, along the North line of said Block 8, 76.39 feet to the TRUE POINT OF BEGINNING of the center line herein described; thence South 14°56' West 187.93 feet; thence South 45°45' West 283.27 feet; thence South 3°51' East 50.07 feet; thence South 57°52' East 144.43 feet to a point on the Northerly line of the 50 foot right of way of the San Diego Flume Company, distant thereon South 66°38' West 9.65 feet from the Westerly terminus of a tangent curve in said Northerly line, concave Southeasterly with a radius of 326.93 feet and a central angle of 5°38', as shown on said Map No. 1345; said point being the end of the center line herein described; the side lines of said 20 foot wide strip being lengthened or shortened to terminate in the Northerly and Southerly lines of said Block 8.

TO HAVE AND TO HOLD the above granted and described right of way unto said LA, MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT, forever as a right of way for an underground water pipeline and appurtenant underground structures, reserving, however, unto the Grantors the right to use said strip of land for any and all purposes not conflicting with its use for an underground water pipeline and appurtenant underground structures. No permanent building or permanent improvements shall be erected upon said right of way by said Grantors. The Grantors may use the same as a driveway and to the extent of such use may surface or pave the area.

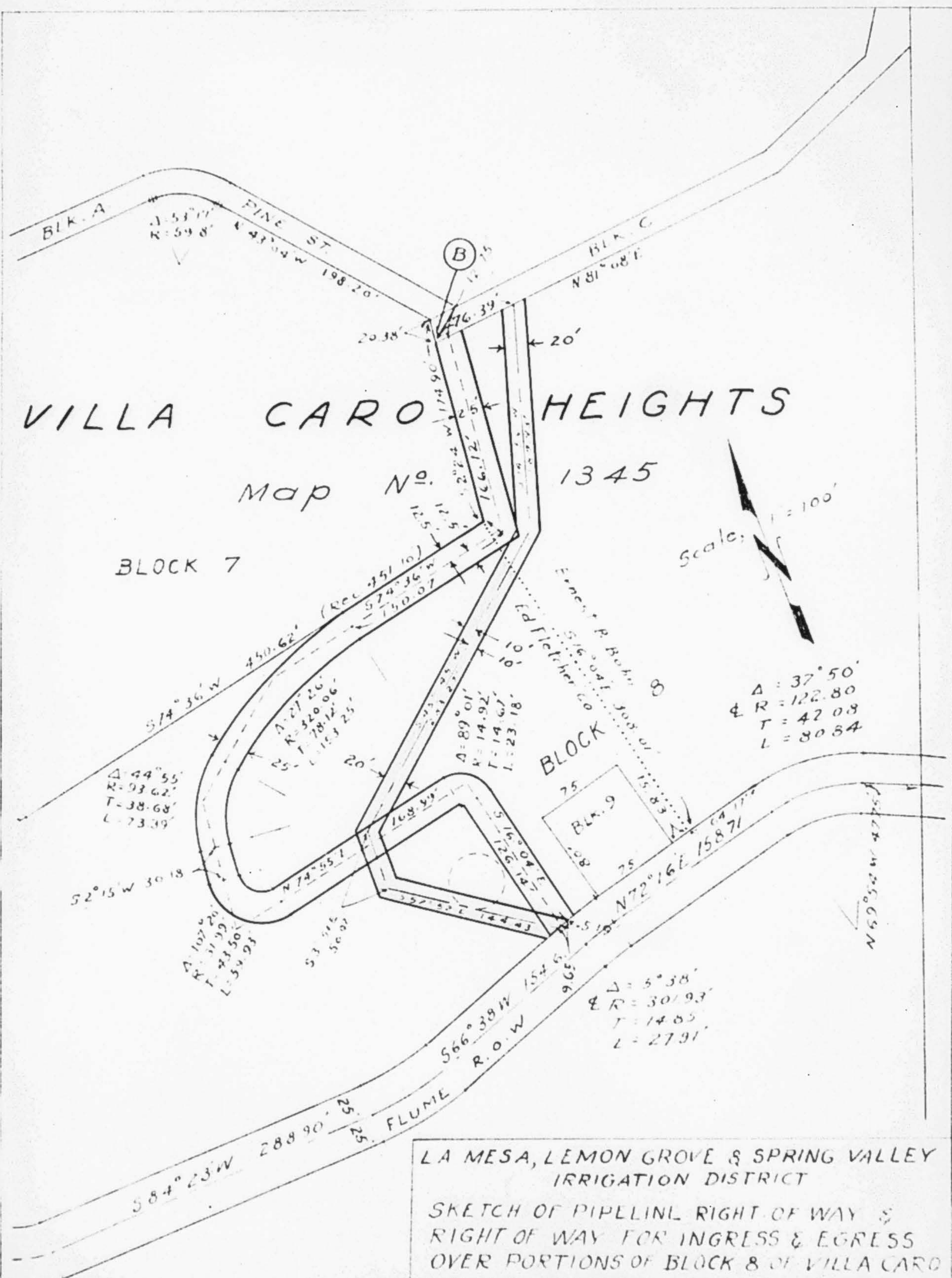
IN WITNESS WHEREOF, said ED FLETCHER COMPANY has caused this Grant of Right of Way to be signed by its Proper Officials and its corporate seal to be affixed hereto, and ERNEST B. BOHN and MARY ELLEN BOHN have set their hands this

_____ day of _____, 19____.

ED FLETCHER COMPANY

ERNEST B. BOHN

MARY ELLEN BOHN



LA MESA, LEMON GROVE & SPRING VALLEY
IRRIGATION DISTRICT

SKETCH OF PIPELINE RIGHT OF WAY &
RIGHT OF WAY FOR INGRESS & EGRESS
OVER PORTIONS OF BLOCK 8 OF VILLA CARO
HEIGHTS ACCORDING TO MAP NO. 1345

Red tint Indicates Right of Way Granted

DRAWN BY	CHECKED BY	DATE	APPROVED BY
MNH	<i>[Signature]</i>	12-8-54	

Ed Fletcher Papers

1870-1955

MSS.81

Box: 66 Folder: 30

**Business Records - Land Companies - Miscellaneous
land, with various Ed Fletcher companies - Land sales**



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