





Called from

24



1611  
1612  
1613  
1614  
1615  
1616  
1617  
1618  
1619  
1620



34.60 Acres in lot 5 Block 41

Tract "S" Rancho El Cajon

"Kauuffman"  
ENTIRE TRACT.

Beginning at a point in the center of a public highway from whence the Cor. No. 17 of the El Monte Ranch, Map No. 1146 bears N. 71° 55' E. 1151.6 ft; thence along the boundary line between Block 45 and Lot 5, Block 41 of Tract "S" of the Rancho El Cajon Map No. 330 S. 11° 28' W. 997.35 feet; thence S. 30° 00' W. 222.3 ft. to the point of a curve to the right on the Northerly boundary line of the Cuyamaca Water Co.'s flume right of way; said curve has a radius of 80.6 ft. and subtends a chord of S. 75° 06' W. 89.16 feet; thence along said curve 94.38 feet; thence N. 71° 19' W. 186.75 feet to the point of a curve to the left, with a radius of 171.8 feet and subtending a chord of N. 89° 26' W. 106.85 feet thence along said curve 108.64 feet; thence S. 72° 27' W. 184.32 feet; to the point of a curve to the right with a radius of 100.9 feet and subtending a chord of N. 84° 55' W. 77.67 ft. thence along said curve 79.72 feet; thence North 62° 17' W. 59.95 feet to the point of a curve to the left with a radius of 120.2 feet and subtending a chord N. 88° 34' W. 106.48 feet; thence along said curve 110.31 feet; thence S. 65° 08' W. 207.43 feet to the point of a curve to the left with a radius of 201.5 ft. and subtending a chord of S. 53° 58' W. 78.0 feet thence along said curve 78.48 feet; thence S. 42° 49' W. 61.17 feet to the point of a curve to the left with a radius of 181.1 feet and subtending a chord of S. 29° 05' W. 86.0 feet thence along said curve 86.82 feet; thence N. 24° 43' W. 976.1 ft. to the center of the public highway thence along the center of said highway N. 71° 38' 30" E. 1330.3 ft. to the point of a curve to the right with a radius of 500 ft.; thence along said curve 109.80 ft.; thence N. 84° 08' 30" E. 235.61 ft. to the point of a curve to the left, radius 1000 ft.; thence along said curve 183.84 ft; thence N. 73° 36' 30" E. 53.2 ft. to place of beginning. Containing 34.60 acres.

March 20, 1922 W. S. King

34.80 Acres in lot 5 Block 41

Tract "S" Rancho El Cajon

Kauuffman  
v

Beginning at a point in the center of a public highway from whence the Cor. No. 17 of the El Monte Ranch, Map No. 1146 bears N. 70° 50' E. 1164 ft; thence along the boundary line between Block 45 and Lot 5, Block 41 of Tract "S" of the Rancho El Cajon Map No. 330 S. 11° 28' W. 972.4 feet; Thence S. 30° 00' W. 222.3 ft. to the point of a curve to the right on the Northerly boundary line of the Cuyamaca Water Co.'s flume right of way; said curve has a radius of 80.6 ft. and subtends a chord of S. 75° 06' W. 89.16 feet; thence along said curve 94.38 feet; thence N 71° 19' W. 186.75 feet to the point of a curve to the left, with a radius of 171.8 feet and subtending a chord of N. 89° 26' W. 106.85 feet thence along said curve 108.64 feet; thence S. 72° 27' W. 184.32 feet; to the point of a curve to the right with a radius of 100.9 feet and subtending a chord of N. 84° 55' W. 77.67 ft. thence along said curve 79.72 feet; thence N. 62° 17' W. 59.9 feet to the point of a curve to the left with a radius of 120.2 feet and subtending a chord N. 88° 34' W. 106.48 feet, thence along said curve 110.31 feet; thence S. 65° 08' W. 207.43 feet to the point of a curve to the left with a radius of 201.5 ft. and subtending a chord of S. 53° 58' W. 78.0 feet thence along said curve 78.48 feet; thence S. 42° 49' W. 61.17 feet to the point of a curve to the left with a radius of 181.1 feet and subtending a chord of S. 29° 05' W. 86.0 feet thence along said curve 86.82 feet; thence N. 24° 43' W. 977.3 ft. to the center of the public Highway thence along the center of said highway N. 71° 38' E. 1421.0 ft. thence N. 84° 48' E. 483.4 feet to the place of beginning.

Containing 34.80 Acres

March 20, 1922

W. S. King



14.73 Acre Tract

1

Beginning at a point on the center line of the State Public Highway from whence corner No. 17 of the El Monte Rancho, Map No. 1146 bears North  $71^{\circ}55'$  E. 1151.6 feet; thence along the boundary line between Block 45 and Lot 5 of Block 41 of Tract "S" of the Rancho El Cajon, Map No. 330, S.  $11^{\circ}28'$  W. 997.35; thence South  $30^{\circ}00'$  W. 222.3 ft. to the point of a curve to the right on the northerly boundary line of the Cuyamaca Water Company's flume right of way; said curve has a radius of 80.6 feet and subtends a chord of S.  $75^{\circ}06'$  W. 89.16 feet; thence along said curve 94.38 feet; thence N.  $71^{\circ}19'$  W. 186.75 feet to the point of a curve to the left, with a radius of 171.8 feet and subtending a chord of N.  $89^{\circ}26'$  W. 106.85 feet; thence along said curve 108.64 feet; thence N.  $2^{\circ}39'$  W. 569.6 feet; thence N.  $18^{\circ}21'$  W. 400.0 feet to the center line of said State highway; thence along said center line N.  $71^{\circ}38' \frac{30''}{E}$ . 273.0 feet to the point of a curve to the right with a radius of 500 feet; thence along said curve 109.08 feet; thence N.  $84^{\circ}08'30''$  E. 235.61 feet to the point of a curve to the right with a radius of 1000 feet; thence along said curve 183.84 feet; thence N.  $73^{\circ}36'30''$  E. 53.2 feet to the place of beginning. Containing 14.73 acres.

10.60 Acre Tract

II

Beginning at a point on the center line of the State Public Highway from whence Cor. No. 17 of the El Monte Rancho, Map No. 1146, bears N.  $74^{\circ}19'$  E. 2001.0 feet; thence S.  $18^{\circ}21'$  E. 400.0 feet; thence S.  $2^{\circ}39'$  E. 569.6 feet to the northerly boundary line of the Cuyamaca Water Company's flume right of way; thence along said right of way S.  $72^{\circ}27'$  W. 184.32 feet to the point of a curve to the right with a radius of 100.9 feet and subtending a chord of N.  $84^{\circ}55'$  W. 77.67 feet; thence along said curve 79.72 feet; thence N.  $62^{\circ}17'$  W. 59.95 feet to the point of a curve to the left with a radius of 120.2 feet and subtending a chord of N.  $75^{\circ}26'$  W. 54.72 feet; thence along said curve 55.15 feet; thence N.  $25^{\circ}21'$  W. 848.3 feet to the center line of said State Highway; thence along said center line N.  $71^{\circ}38'30''$  E. 600 feet to the place of beginning, being part of Lot 5, Block 41, Tract "S" Rancho El Cajon. Containing 10.60 acres.

(Kauffman)

*File Kauffman*



II

All that portion of Block 41 of the Subdivision of the "S" Tract of the Rancho El Cajon, according to the Map thereof in Book 170, page 71 of Deeds, Records of said San Diego County, described as follows:

Commencing at a point in the center of the road that forms the Northerly boundary line of Blocks 41 and 45 of said Subdivision as shown on said Map, from whence corner No. 17 of the El Monte Rancho, as shown on the Map thereof No. 1146 in the office of the Recorder of said San Diego County, bears North 74 degrees 19' East 2001 feet; thence South 18 degrees 21' East 400.0 feet; thence South 2 degrees 39' East 569.6 feet to the Northerly boundary line of the Cuyamaca Water Company's flume right of way; thence along said right of way South 72 degrees 27' West 184.32 feet to the point of a curve to the right with a radius of 100.9 feet and subtending a chord of North 84 degrees 55' west 77.67 feet; thence along said curve 79.72 feet; thence North 62 degrees 17' West 59.95 feet to the point of a curve to the left with a radius of 120.2 feet and subtending a chord of North 75 degrees 26' West 54.72 feet; thence along said curve 55.15 feet; thence North 25 degrees 21' West 848.3 feet to the center line of said road; thence along said center line North 71 degrees 38' 30" East 600 feet to the place of beginning, containing 10.60 acres, more or less.

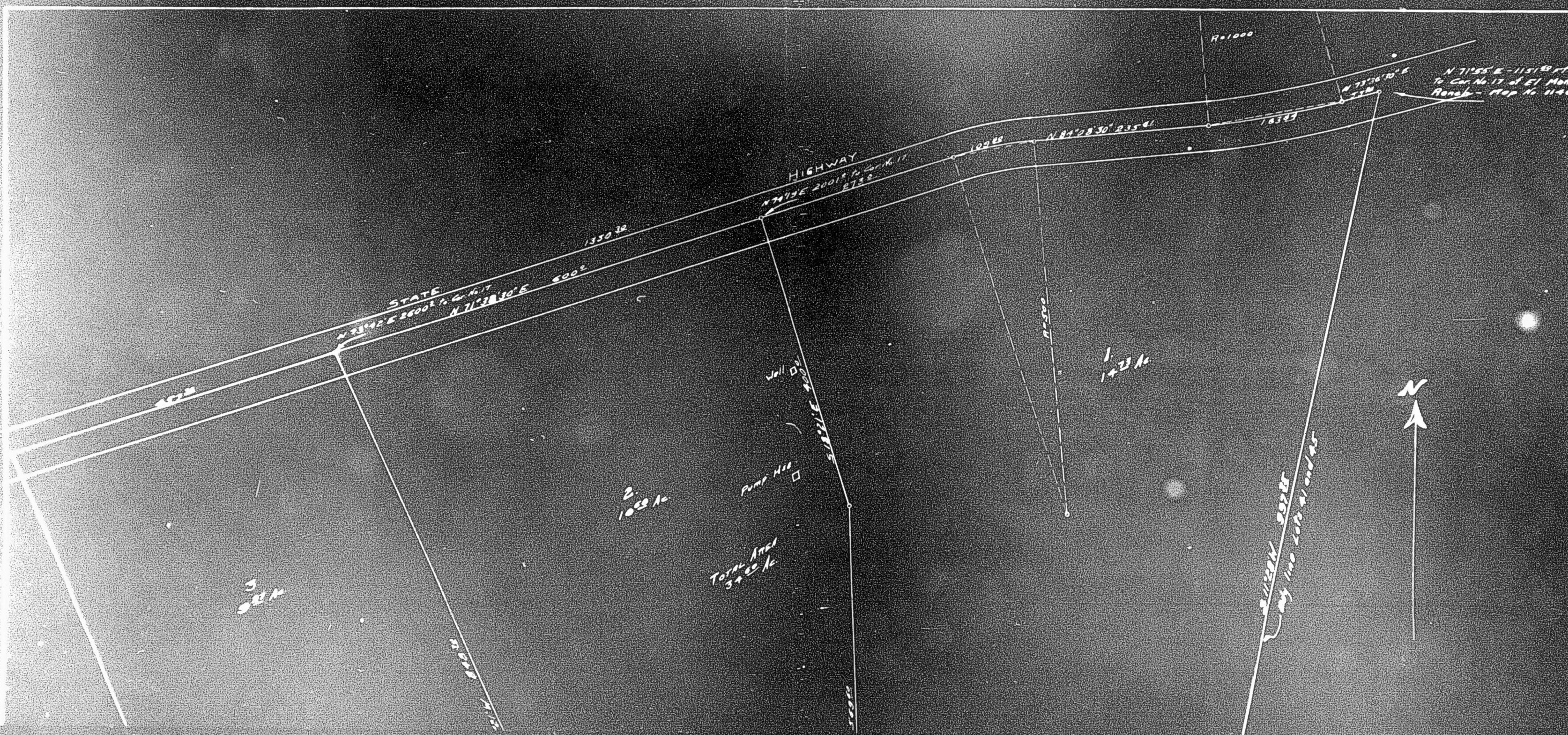
This description written by Mr. Strait of S. T. G. Co.

9.27 Acre Tract.

III

Beginning at a point on the center line of the State Highway from whence Cor. No. 17 of the El Monte Ranch, Map No. 1146, bears N. 73° 42' E. 2600.3 feet; thence S. 25° 21' E. 848.3 feet to a curve to the left on the Northerly boundary line of the Cuyamaca Water Company's flume right of way; said curve has a radius of 120.2 feet and subtends a chord of S. 78° 16' W. 54.72 feet; thence along said curve 55.16 feet; thence S. 65° 08' W. 207.43 feet to the point of a curve to the left with a radius of 201.5 feet and subtending a chord of S. 53° 58' W. 78.0 feet; thence along said curve 78.48 feet; thence S. 42° 49' W. 61.17 feet to the point of a curve to the left with a radius of 181.10 feet and subtending a chord of S. 29° 05' W. 86.0 feet; thence along said curve 86.82 feet; thence N. 24° 43' W. 976.10 feet to the center line of the said State Highway; thence along said center line N. 71° 38' 30" E. 457.3 feet to the place of beginning, being a portion of Lot 5 of Block 41 of Tract "S" of the Rancho El Cajon and containing 9.27 acres.





N 71° 55' E - 1151.89 ft.  
To Cor. No. 17 of El Monte  
Ranch - Map No. 1146

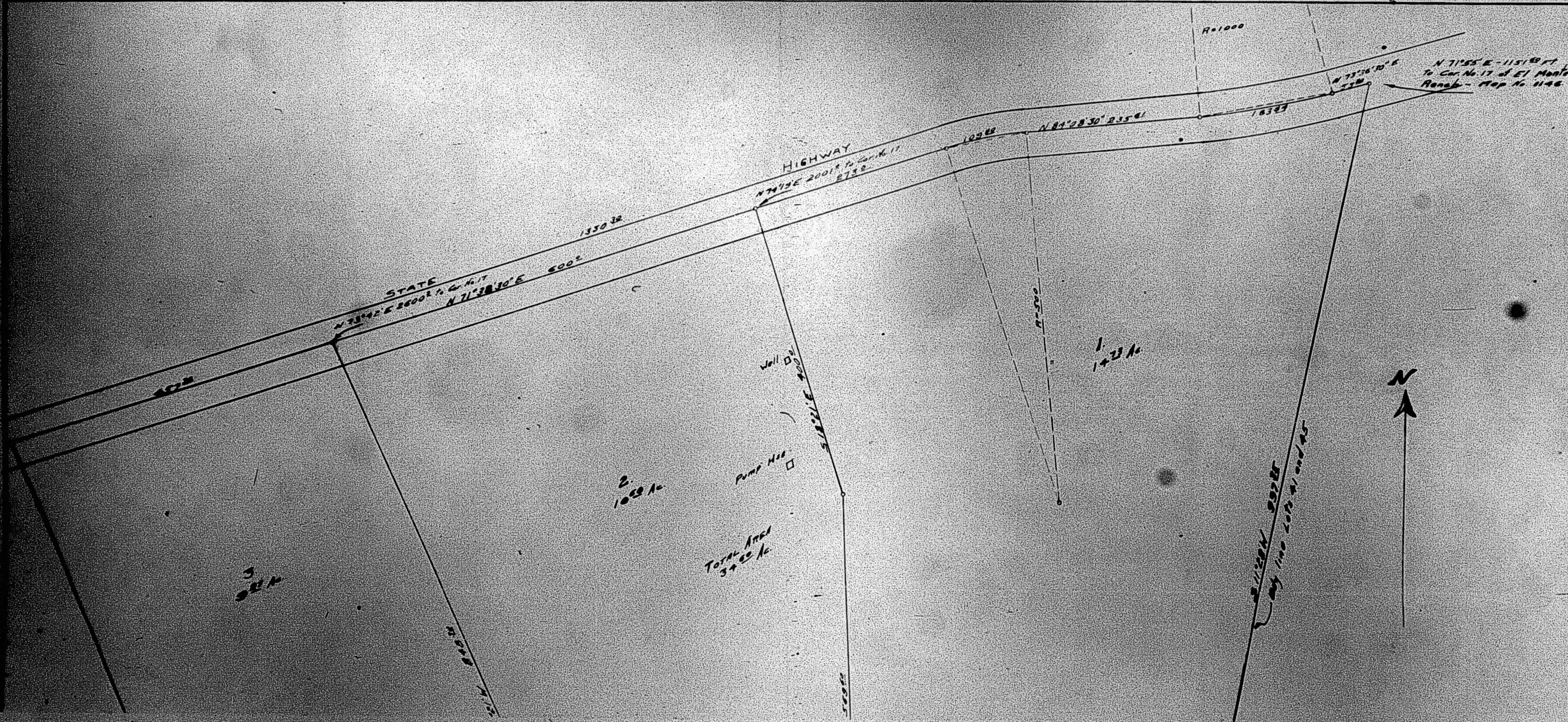
STATE  
N 71° 32' 30" E 500'  
N 71° 32' 30" E 500'

HIGHWAY  
N 74° 13' E 2001' to Cor. No. 17  
E 73'

TOTAL AREA  
34.00 Ac

any line 400 ft. or over





R=1000

N 71°55' E - 1151.80 ft  
To Cor. No. 17 of El Monte  
Ranch - Map No. 1146

N 73°36' 30" E  
1638.7

N 84°28' 30" E 235.61

HIGHWAY  
N 74°15' E 2001.4 to Cor. No. 17  
273.9

1350.32

STATE  
N 73°42' E 2600.2 to Cor. No. 17  
N 71°38' 30" E 600.2

1  
1423 Ac

Well

Pump Hse

2.  
1069 Ac

TOTAL AREA  
3469 Ac



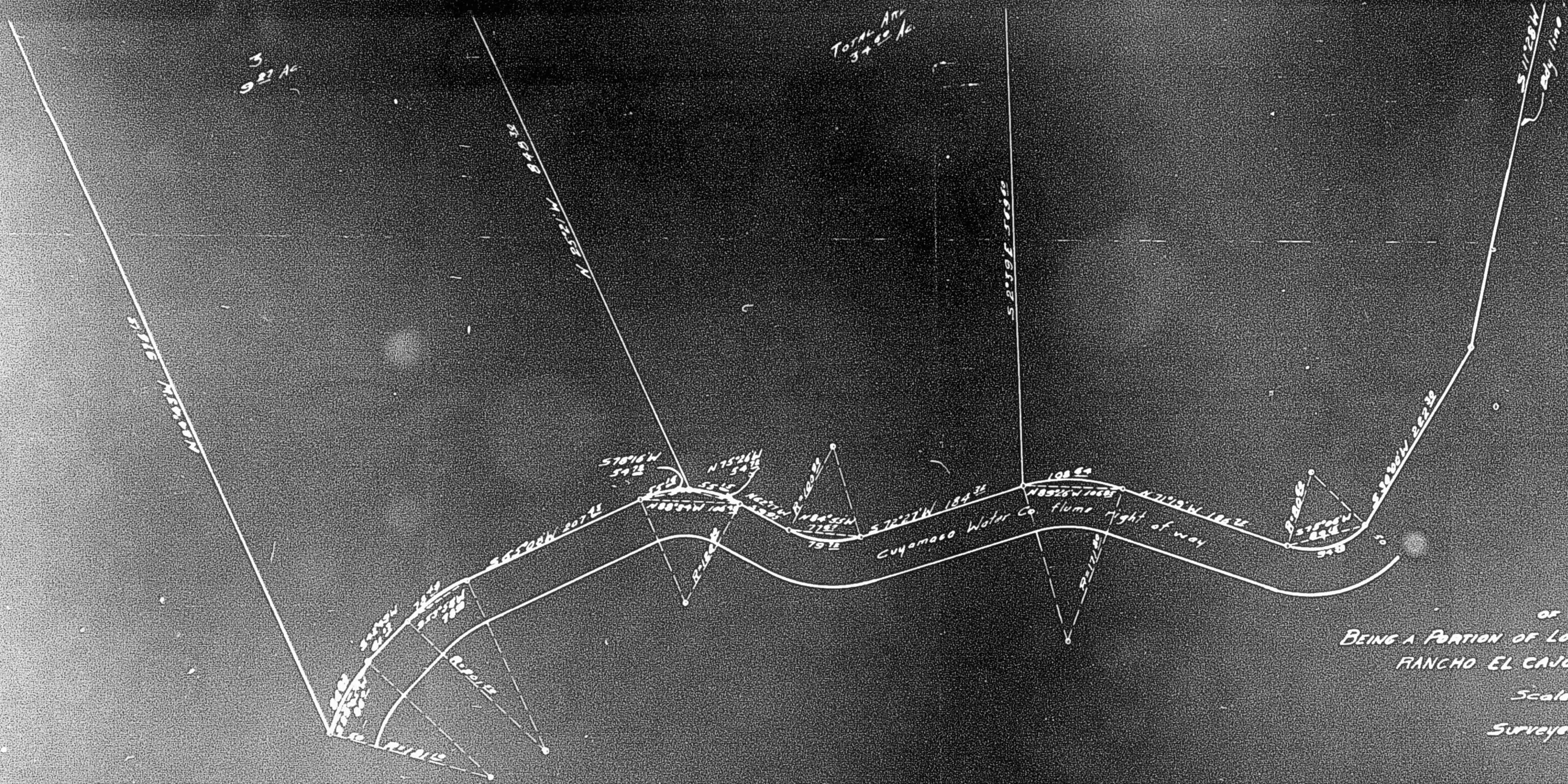
81120 ft 992 ft  
any line 40 ft, 41 and 45

3  
924

5400 ft  
N 15°

5000



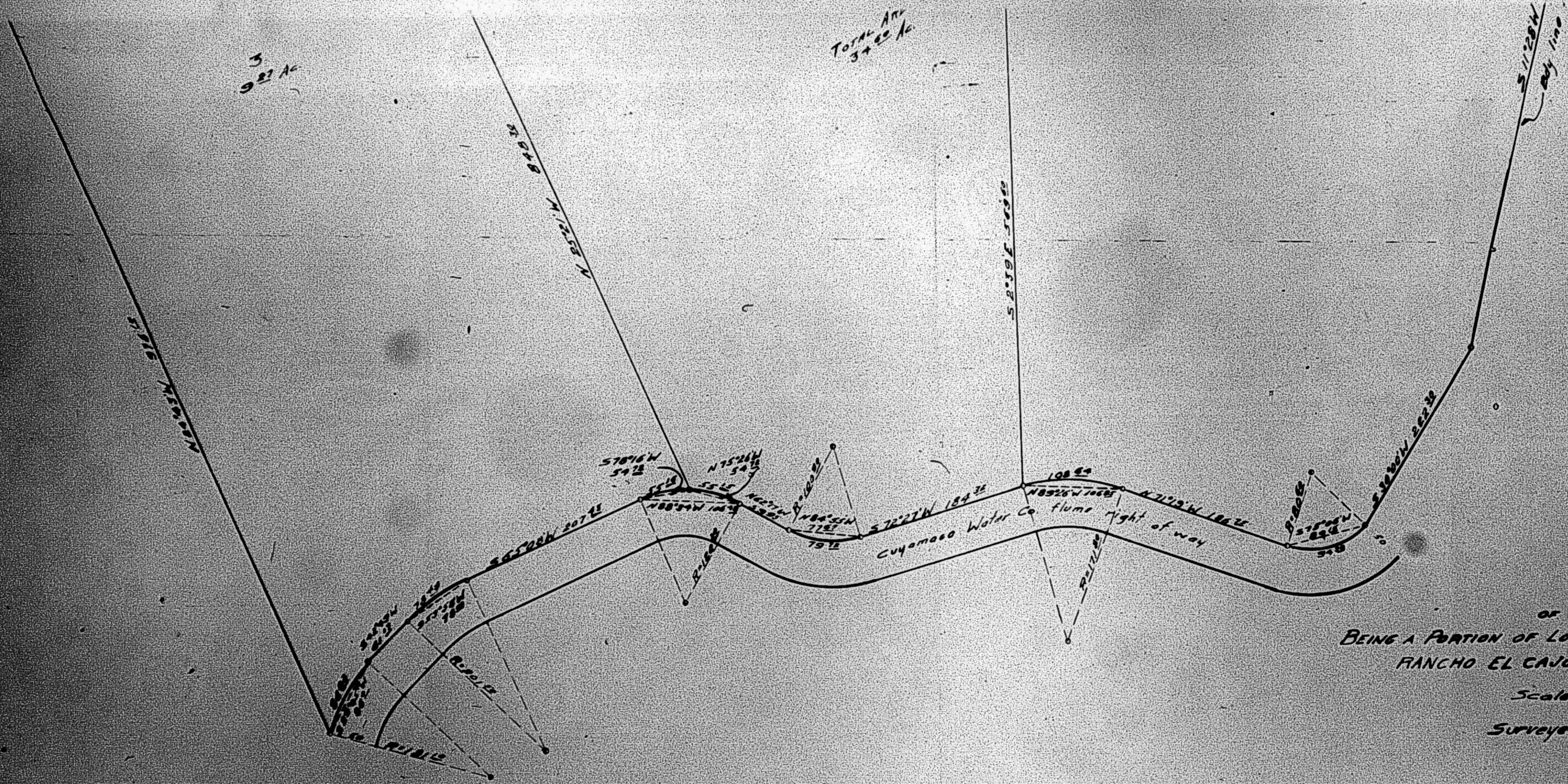


TOTAL AC  
34

**MAP**  
 OF RAUFFMAN LANDS  
 BEING A PORTION OF LOT 5, BLOCK 41 OF TRACT 5  
 RANCHO EL CAJON per MAP N 330  
 Scale 1"=100 FT  
 Surveyed Dec 1922 by W. S. KING CE

867 T-3





**MAP**  
 OF RAUFFMAN LANDS  
 BEING A PORTION OF LOT 5, BLOCK 41 OF TRACT "S"  
 RANCHO EL CAJON per MAP N 330  
 Scale 1"=100 FT  
 Surveyed Dec 1922 by W.S. KING CE



February 7, 1916.

Mr. Adam Nick,  
San Diego, California.

Dear Sir:

Referring to your purchase of a portion of Lot 56 of the "S" Tract, will say that it is my intention to encourage the idea of the development of water from the Los Coches Creek on my forty foot strip thru lot 51, by means of pumping. Said water to be used on lots 51, 55 and 56 of the "S" Tract, and you shall be entitled - after the water development takes place - to your portion, acre for acre, of any water developed, each party in interest to pay their portion of the water development. If you put in your own pumping plant for this purpose I will make a satisfactory arrangement with you until such time as the other parties who have purchased property may desire their share of the water, and no doubt satisfactory arrangements can be made thereafter.

Yours very truly,

EF:B

*Not sent*

February 14, 1916.

Mr. Adam Nick,  
San Diego, Calif.

Dear Sir:

Referring to your purchase of a portion of Lot 56 of the "S" Tract Rancho El Cajon deeded to you by Mrs Fletcher and myself under date of February 7th, 1916, will say that providing you will put down a well - at least 35 feet in depth - on said property, and should you fail to strike water for irrigating said land you shall then be entitled to develop water and install a pumping plant on my strip of land reserved thru said Lot 51 of Said "S" Tract Rancho El Cajon, San Diego County, California.

It is my intention to use said strip of land for the development of water from Los Coches Creek, and it is mutually agreed upon between us that said water is to be distributed, pro-rate acre for acre, for the irrigation of lots 51, 55 and 56 on said "S" Tract Rancho El Cajon.

It is on this condition that I give you permission to develop water on said strip of land ~~on said strip of land~~ on lot 51 of the "S" Tract Rancho El Cajon, as mentioned above.

I will give you free right of way thru my property for pipe line to carry water to your land, and I will make no charge for any water developed by you.

In consideration of this agreement it is understood and agreed that whenever I develop water on said strip of land thru lot 51 of the "S" Tract Rancho El Cajon, as mentioned above, and same is ready for distribution on lots 51, 55 and 56 of the "S" Tract Rancho El Cajon you will then have the privilege of either



Mr. Nick

-2-

entering into an arrangement with me to participate in the arrangement and distribution of said water so developed, as your interests may appear, or to continue to pump, indefinitely, your portion of the water as it may be divided among all parties in interest on said Lots 51, 55 and 56 of the "S" Tract Rancho El Cajon as per the conditions heretofore specified.

Yours very truly,

EF: B

Mr. Ed Fletcher

San Diego, Calif.

Dear Sir:

The above proposition is satisfactory and accepted  
by me.

---

*This letter  
never used*

March 30, 1916.

Union Title Company,

San Diego, Calif.

Gentlemen:

I paid you about \$1000. for a base search on the "S" Tract, and I am now subdividing this property into ten acre tracts. I sold this property - order #67813 - for \$650.00. I consider this an overcharge. You have also told me that you charged one-half of one per cent on your insurance policies and here is a case where you are taking over two per cent besides the pay for the base search. Kindly send me a corrected bill.

Yours very truly,

EF:B



May 27, 1916.

Southern Title Guaranty Co.,  
San Diego, Calif.  
Gentlemen:

I have 5000 acres, with a Union Title Co. certificate, the "S" Tract, which I am cutting up into ten and twenty-acre tracts. What will you charge for certificates of title from time to time, if I give you all the business?

Yours very truly,

F-S

Sept. 19, 1916.

Mr. V. L. Sanford,  
Continental Life Ins. Co.,  
Salt Lake City, Utah.

My dear Mr. Sanford:

Referring to that portion of Lots 48 and 49 of the "S" Tract, approximately 310 acres, on which I desire to make a loan of \$7500, will say:

Practically all of this land will be put into crop this year. It is part of a large tract which I have owned for a number of years. The North boundary line of this tract is a concrete road sixteen feet in width, a portion of the State and National highway, and built by the California Highway Commission. This concrete road is already built to the city limits of San Diego, excepting through the towns of El Cajon, La Mesa and East San Diego. These towns will soon construct a concrete highway, so that we shall have a continuous concrete road to San Diego City. These three towns have obligated themselves to the California Highway Commission to build the road through their respective city limits.

This land is especially adapted for the growing of oranges, lemons and deciduous fruits, and winter vegetables, and is an ideal tract for subdivision. I shall cut it up into ten-acre tracts. The land adjoining this on the county highway I have already subdivided and have sold fifteen or twenty tracts, approximately 300 acres, and am having no difficulty now in selling at \$150 an acre. I would not sell the 300 acres in question today, as a whole, under \$30,000, and in subdivision expect to realize \$40,000 at least for it.

This land has the advantage of having two sources of water supply -- one being the Cuyamaca Water Co's. system, which runs through the property, and the other source of supply being by means of wells. There are probably twenty-five wells within a radius of a mile of this property that are developing 300 to 400 miner's inches of water. The electric power line runs through the property and all pumping plants are operated by electricity in that section.

From the Cuyamaca Water Co. the present rental rates, as established by the State Railroad Commission, is approximately 1 1/2 cents a thousand gallons, while water as being developed from the wells, including operation, interest on the investment and



depreciation on the plant costs approximately \$4 a thousand gallons. I am the manager and part owner of the Guyamaca Water Co. We irrigate 3700 acres of land, and the duty of water under our entire system is a miner's inch of water to eleven acres. A miner's inch of water is approximately 13,000 gallons of water a day continuous flow. Within a radius of a mile there are at least 20 or 30 ranches and homes.

This settlement is within two or three miles of Lakeside, the proposed terminus of the present Guyamaca Railroad and within four miles of the City of El Cajon, where the railroad is again reached at this point. But the farmers are all using their Ford auto trucks for transportation to the city all over the paved highways at the present time.

The nature of the soil is a loam of red disintegrated granite, which is the best quality of soil we have in San Diego County. Last year our cultivated land bore us a ton of baled oat hay an acre; the average crop being a ton and a half, but we had no late rains and the grain was put in late is the reason it did not do better this spring.

However, this land is too valuable for a farming proposition, and will be cut up into ten-acre tracts for orchards and suburban homes. We have sold at least seven or eight ten-acre tracts within the last few months, and four new houses have been built within the last four months on the property that I purchased, of which this is a piece.

The average rainfall of San Diego is approximately 10 inches. The average rainfall of this tract of land is between 15 and 20 inches, as it is surrounded by high hills and mountains. Twenty-five miles further east the average rainfall is 37 inches. The elevation above sea-level of this property is 600 to 700 feet.

I want your company to have plenty of security and if they want it, the additional 54-acre tract in Lot 48 I am perfectly willing to include as well. The value of said 54-acre tract is between 7000 and \$8000.

All fruits and vegetables, including deciduous fruits, grow to perfection here, without irrigation, excepting oranges and lemons, which will have to be irrigated at least four or five times a year to get the best results.

Yours very truly,

THIS AGREEMENT, Made and entered into this 5th day of January, 1917, by and between Louis A. Silva and Ed Fletcher, both of the County of San Diego, State of California,

WITNESSETH:

That Louis A. Silve buys and Ed Fletcher sells that portion of Lot 52 of the "S" Tract, Rancho El Cajon, County of San Diego, State of California, containing 22.18 acres, as per map attached hereto, upon the following terms and conditions, to wit:

Price of said land to be \$740, and the terms of payment to be as follows: \$300 down, the receipt of which is hereby acknowledged; \$220 on or before January 5, 1918, and the balance of \$220 on or before January 5, 1919, at which time a good and sufficient grant deed is to be furnished, when the final payment is made. All deferred payments to bear six (6) per cent interest net, payable annually.

Time is the essence of this agreement, and if any and all payments of principal or interest are not made as agreed then this agreement becomes null and void, and all payments made shall be considered as liquidated damage, and neither party shall have cause of action at law against the other.

Said Fletcher reserves the perpetual right to install a well and pumping plant at or near the bed of the creek on said property together with a right of way for the pipeline, and ingress and egress to operate said pumping plant, and pump any and all water desired by said Fletcher onto any lands located in the "S" Tract, Rancho El Cajon, San Diego County, California.

By mutual agreement, the contract dated January 1, 1912, by and between said Ed Fletcher and Louis A. Silva, and recorded on June 18, 1912, in Book 566 of Deeds, Page 103, Records of San Diego County, California, is hereby canceled.



Office

June 26, 1924.

Mary:

We, Pray and Fletcher, have sold to Guy M. Cary 2½ acres of the "S" Tract as per contract attached. We have received \$500 on account and have endorsed the check over to L. T. Olmstead. This \$500 is to apply on the construction of the house built on the Fletcher-Pray tract ~~init~~ by Mr. Olmstead, the total cost of which is \$1762 as per statement herewith attached.

Mr. Pray is giving a check for \$400 to Mr. Olmstead now. I want you to do the same, making a total payment to Mr. Olmstead of \$1300 upon his house, which amount is to be charged to the Fletcher-Pray contract, Pray having a half interest in the \$500 check that we received from Mr. Cary, and Pray putting up his \$400 and I putting up my \$400, leaving a balance of \$462 we must pay Mr. Olmstead a little later on.

E. F.

*Handwritten signature and date: 6/24*

February Twenty-seventh

1 9 3 4

Mr. B. A. Cornelius  
El Cajon  
California

My dear Mr. Cornelius:

Confirming our verbal conversation yesterday will say that it is o.k. for you to continue using the short stretch of road and bridge which you constructed on our property adjoining yours at Suncrest until you have had a reasonable length of time to construct a new bridge and road on your own property.

If this is your understanding kindly acknowledge below and return to me in the enclosed self addressed envelope.

Yours very truly,

EFjr:ASK

Col. Ed Fletcher:

Providing you will allow me to continue temporarily to use the road and bridge as now constructed to gain access to my property at Suncrest by traversing over a small portion of your Lots 48 and 49 of the "S" Tract, Rancho El Cajon, I agree that it is merely a temporary entrance and that by using same I have not or will not obtain permanent entrance thereby and stop the use thereof at any time on 30 days written notice. However, I would appreciate it if I could use the present entrance until such time as you might deem it necessary to construct a fence along the property line.

Yours very truly,



"S" TRACT

February 20, 1939

Mr. and Mrs. F.C. Foster  
Escondido, California

My dear Mr. and Mrs. Foster:

I am mighty sorry to hear you are under the weather and hope that you and the good wife will be out and around again soon.

Enclosed find check for \$50.00. for January and February payments. It is a tough situation to get money nowadays but will do our best to carry on.

With kindest regards,

Sincerely yours,

EF/jv  
Encl.

June 28, 1940

Mr. Frank Foster  
Escondido, California

My dear Mr. Foster:

I was glad to be of assistance and have Charlie re-finance you to take care of the Escondido note that you might pay up the note you owe the Bank.

I will also be glad to give you an extra \$25.00 a month as long as your mother is with you. All the above in accordance with your offer regarding the "S" tract settlement.

With kind regards,

Sincerely yours,

EF/jv



It is further understood and agreed that until such time as proper roads are dedicated to San Diego County, giving outlet to Lot 50 of "S" Tract to the state highway, that there will be reserved easements for rights of way 20 feet wide along the easterly, southerly and northerly lines of the property herein described for road purposes and to be dedicated to the County of San Diego within 5 years from date unless the land that is being purchased is subdivided and county roads have been dedicated that give reasonable access to the state highway for the balance of Lot 50, in which case the reservation for road purposes above granted is cancelled.

*What reservation  
in deed?  
To be acknowledged  
To be accepted by  
Harris*

*File Harris  
Part on  
Harris deed  
1945*

December 18, 1946

Wansley Crandall and Reuter  
Bank of America Building  
San Diego, California

Attention: Mr. George Reuter

Gentlemen:

Answering your inquiry regarding the unsold lands in the "S" Tract, Rancho El Cajon, will say there is between 2500 and 2600 acres of land still remaining in our ownership that has practically no value and of very little use even for a cattle range owing to its rising from 1000 to 3000 feet elevation.

Part of the land lies South of U.S. #80, and part of it North of U.S. #80, although most of it is South. The land is practically valueless, not to exceed \$3.00 or \$4.00 an acre, and as I recollect it is only assessed at \$1.00 or \$2.00 an acre.

Very sincerely yours,

EF:mg



August 22, 1927.

Mr. Briggs C. Keck,  
Del Mar, California.



COPY

April 18, 1944

4-17-44  
(22)

San Diego County Planning Commission  
San Diego, California.

Gentlemen:

Enclosed is copy of Notice of Intention to vacate and abandon a portion of the unnamed road lying Northerly of Lots 49 and 50 and Southerly of Lot 58 in the "S" Tract, Rancho El Cajon; a portion of the County Road known as C.H.C. Route 8, Division 1; and a portion of the 66 foot State Highway according to Layouts 224 and 422 thereof, which was relinquished to the County of San Diego by a resolution of the State Highway Commission on July 13, 1934.

The Board of Supervisors also referred the matter of this proposed vacation to the County Planning Commission with the request that a report therein be submitted to the Board prior to the date of the hearing, i.e., May 8, 1944, at 11:00 a.m.

Very truly yours,

J. B. MC LEES, County Clerk  
and ex officio Clerk of the  
Board of Supervisors

By M. Nadland  
Deputy

vr

Enc. 1

cc: Ed Fletcher Company  
1020 Ninth Ave.  
San Diego, Calif.

*P.S. Notice is also being published 3 times in  
The Daily Transcript and posted along the  
route proposed to be vacated. M.N.*

In the Matter of Vacation and Abandonment of a Portion of the Unnamed Road Lying Northerly of Lots 49 and 50 and Southerly of Lot 58 in the "S" Tract, Rancho El Cajon; a Portion of the County Road Known as C.H.C. Route 8, Division 1; and a Portion of the 66-Foot State Highway According to Lay-Outs 224 and 422 thereof, which was Relinquished to the County of San Diego by a Resolution of the State Highway Commission on July 13, 1934.....

On motion of Supervisor Howell, seconded by Supervisor Faddis, the following resolution is adopted by the Board of Supervisors:

WHEREAS, the Board of Supervisors of the County of San Diego adopted a resolution on April 17, 1944, declaring its intention to vacate and abandon

A portion of the unnamed road lying northerly of Lots 49 and 50 and southerly of Lot 58 in the "S" Tract, Rancho El Cajon; a portion of the County Road known as C.H.C. Route 8, Division 1; and a portion of the 66 foot State Highway according to Lay-outs 224 and 422 thereof, which was relinquished to the County of San Diego by a Resolution of the State Highway Commission on July 13, 1934, a copy of said resolution being filed in Book 317, page 176, of Official Records of San Diego County; said portions of the above-mentioned roads to be vacated being between lines drawn normal to the center line and through Station 377+00 and Station 406+00 of the 100-foot State Highway, as shown on Miscellaneous Map No. 119 thereof, on file in the office of the Recorder of said County; EXCEPTING THEREFROM those portions thereof lying within said 100-foot State Highway

and the Board set the matter for hearing and submitted same to the County Planning Commission; and

WHEREAS, the matter came on for hearing before the Board of Supervisors this 29th day of May, 1944, and it appears from the affidavits of publication and posting on file in said proceedings that due and proper notice of the time and place fixed for the hearing on said resolution of intention to vacate and abandon said portions of County highways has been given as required by law; and

WHEREAS, it appears, further, that no written protests or objections to said proposed vacation have been filed, and no oral protests or objections have been made; and

WHEREAS, the County Planning Commission in its report filed in the office of the Clerk of the Board of Supervisors on May 29, 1944 (Document No. 35346), recommended that said portions of County highways be vacated and abandoned;



NOW, THEREFORE, the Board of Supervisors hereby finds that due and proper notice of the hearing on the resolution of intention to vacate said portions of County Highways has been given as required by law; and

That said portion of County highways hereinafter described is unnecessary for present or prospective public use;

IT IS THEREFORE RESOLVED AND ORDERED that those certain portions of County highways described as:

A portion of the unnamed road lying northerly of Lots 49 and 50 and southerly of Lot 58 in the "S" Tract, Rancho El Cajon; a portion of the County Road known as C.H.C. Route 8, Division 1; and a portion of the 66 foot State Highway according to Lay-outs 224 and 422 thereof, which was relinquished to the County of San Diego by a Resolution of the State Highway Commission on July 13, 1934, a copy of said resolution being filed in Book 317, page 176, of Official Records of San Diego County; said portions of the above-mentioned roads to be vacated being between lines drawn normal to the center line and through Station 377+00 and Station 406+00 of the 100-foot State Highway, as shown on Miscellaneous Map No. 119 thereof, on file in the office of the Recorder of said County; EXCEPTING THEREFROM those portions thereof lying within said 100-foot State Highway

be and the same are hereby vacated and abandoned.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Diego, State of California, this 29th day of May, 1944, by the following vote, to wit:

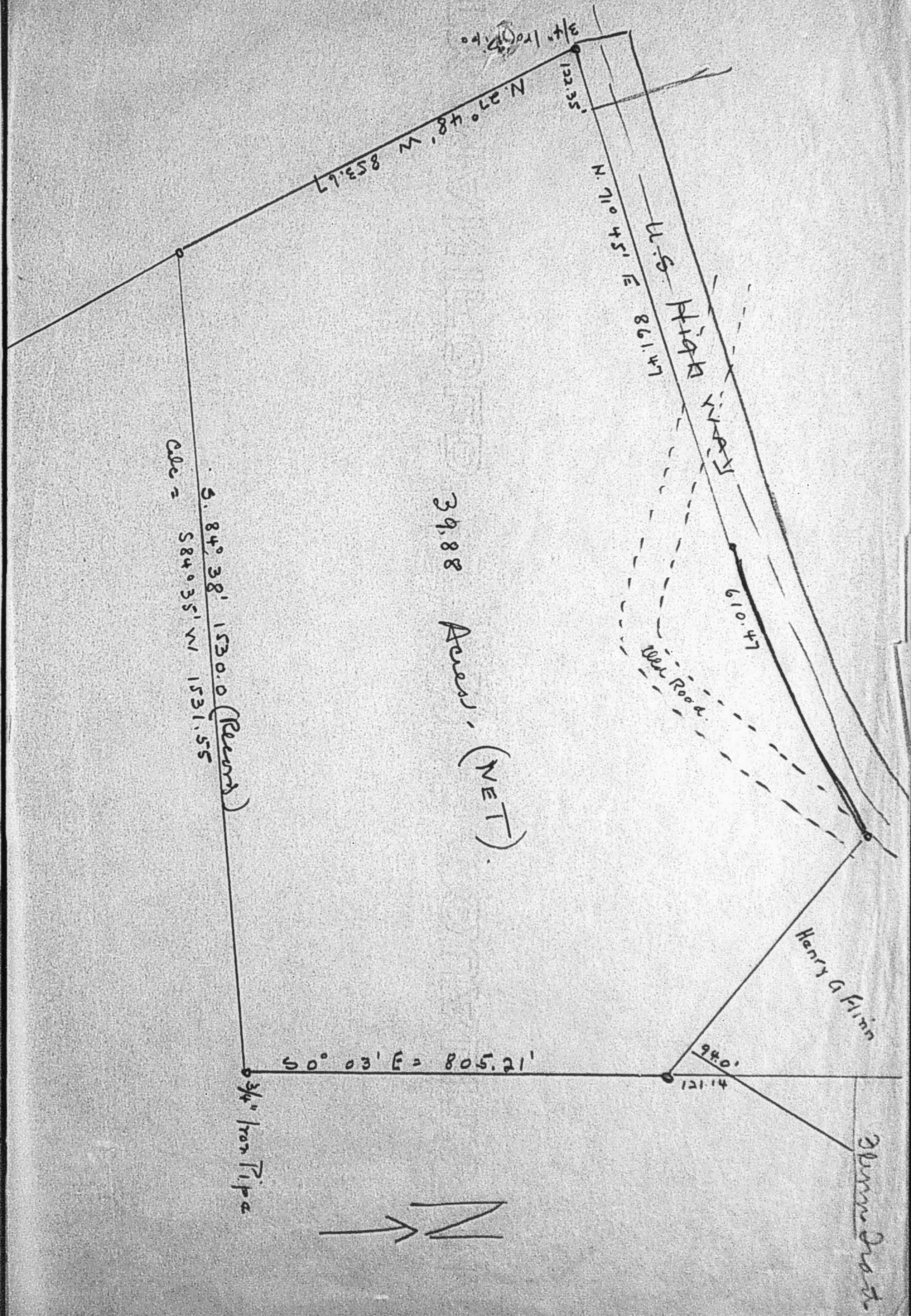
- AYES: Supervisors Bird, Faddis, Warner and Howell
- NOES: Supervisors None
- ABSENT: Supervisor Bellon

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } SS

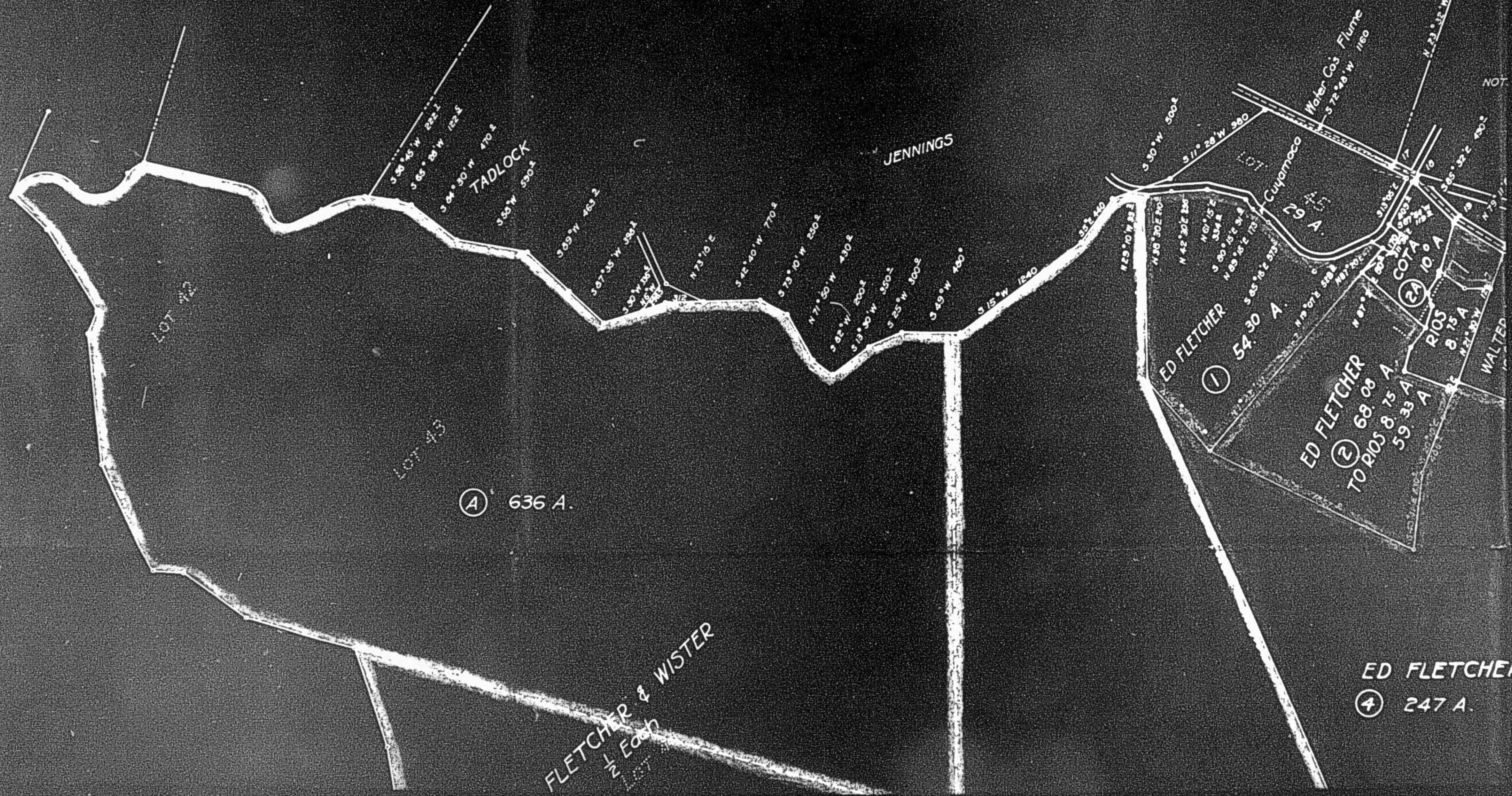
I, J. B. MC LEES, County Clerk of the County of San Diego, State of California, and ex officio Clerk of the Board of Supervisors of said County, hereby certify that I have compared the foregoing copy with the original resolution passed and adopted by said Board, at a regular meeting thereof, at the time and by the vote therein stated, which original resolution is now on file in my office; that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the Seal of said Board of Supervisors, this 29th day of May, 1944,

J. B. MCLEES, County Clerk  
and ex officio Clerk of the  
Board of Supervisors  
By J. Wilson Deputy







(A) 636 A.

FLETCHER & WISTER  
1/2 Each

ED FLETCHER  
(4) 247 A.

TADLOCK

JENNINGS

CUYAMOCO

Water Co's Flume

ED FLETCHER  
(1) 54.30 A.

ED FLETCHER  
(2) 68.08 A.  
TO RIOS 8.75 A.  
59.33 A.

RIOS 8.75 A.

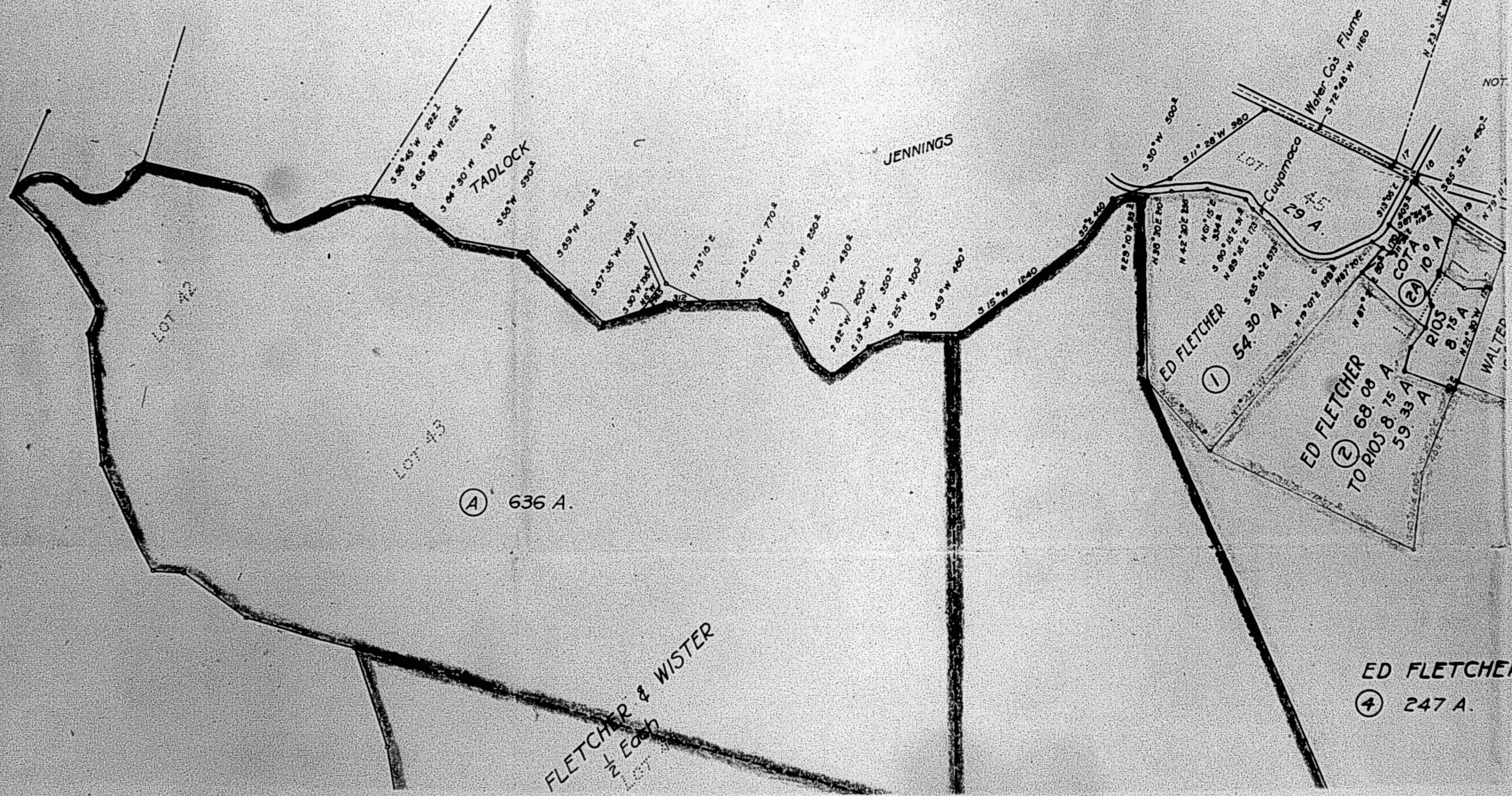
WALTERS

LOT 72

LOT 73

NOT





S 30° 45' W 222.1  
 S 85° 00' W 122.5  
 S 04° 30' W 470.2  
**TADLOCK**  
 S 55° W 590.2

**JENNINGS**

S 30° W 500.2  
 S 11° 28' W 980  
**CUYOMOCO**

Water Co's Flume  
 S 72° 20' W 1180

LOT 43  
 (A) 636 A.

ED FLETCHER  
 (1) 54.30 A.

ED FLETCHER  
 TO RIOJOS  
 (2) 68.08 A.  
 59.33 A.

ED FLETCHER  
 (4) 247 A.

FLETCHER & WISTER  
 1/2 Each

NOT

WALTER



# MAP

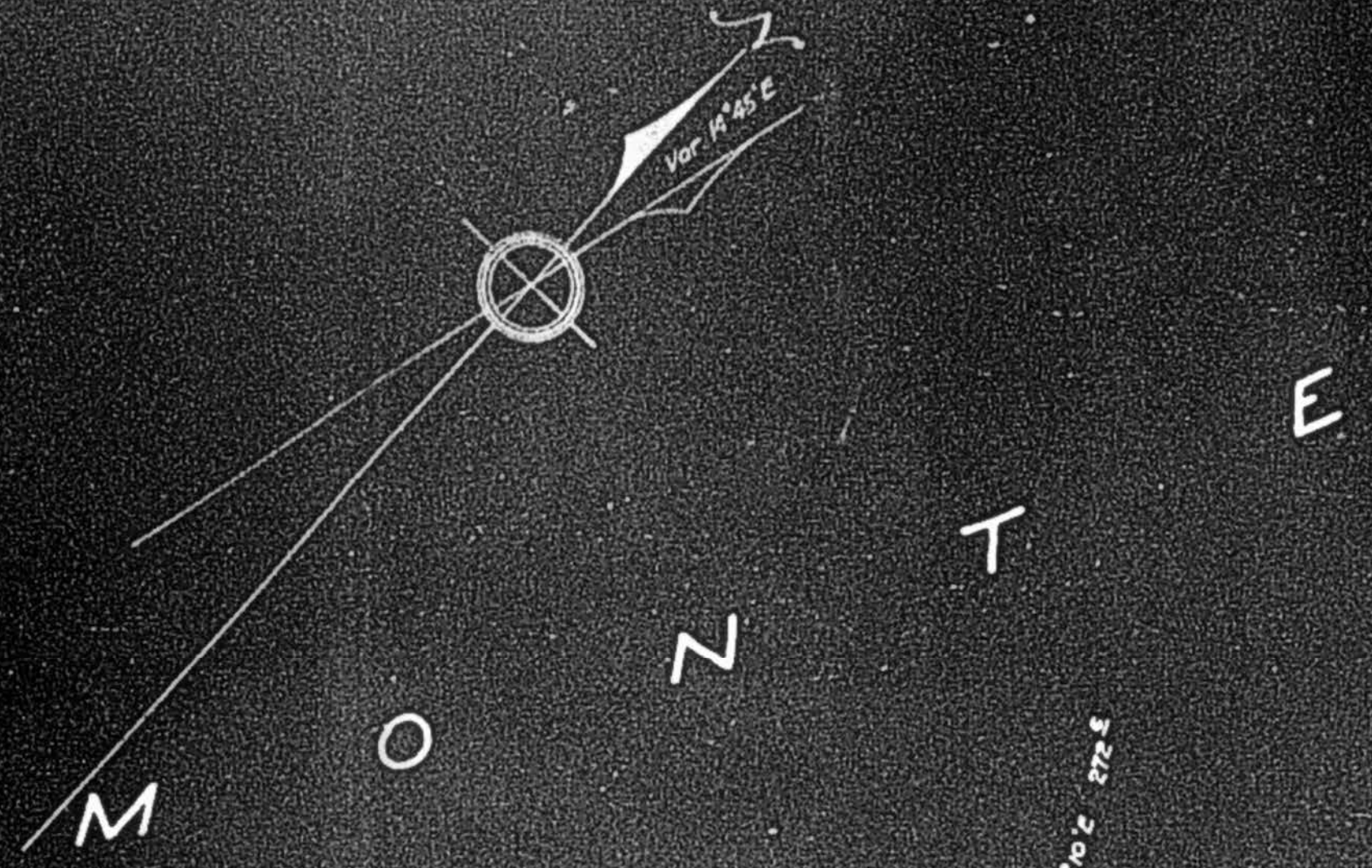
OF A

PORTION OF TRACT "S" OF THE RANCHO EL CAJON SHOWING PROPERTIES  
OF ED FLETCHER AND OWEN WISTER

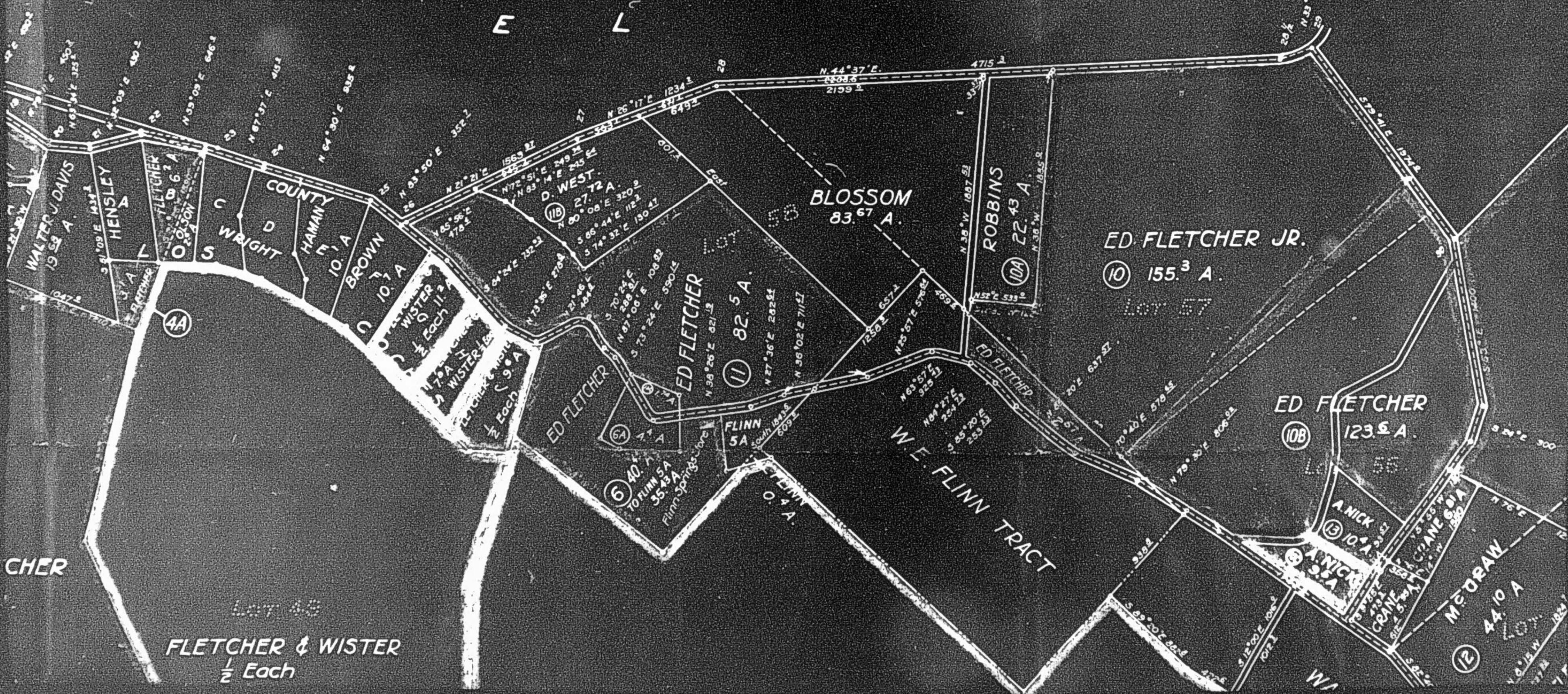
Compiled from various Surveys and other data

Scale lin. = 800ft.

By WILL S. KING C.E.



NOTE: Courses on County Blvd east of El Monte Cor. No. 26 are on center line from P.I. to P.I. For curve data see other maps.





# MAP

OF A

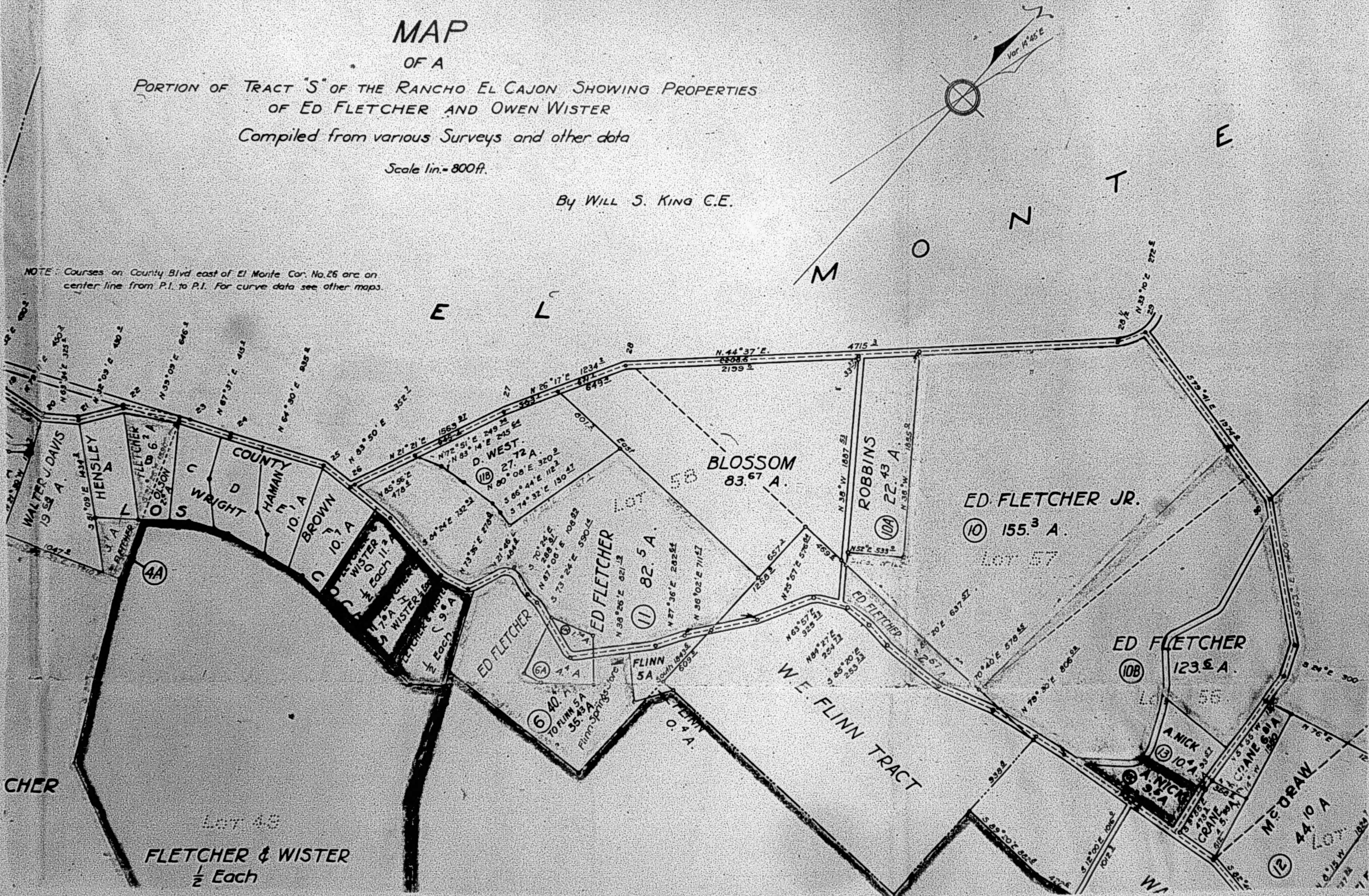
PORTION OF TRACT "S" OF THE RANCHO EL CAJON SHOWING PROPERTIES  
OF ED FLETCHER AND OWEN WISTER

Compiled from various Surveys and other data

Scale lin. = 800 ft.

By WILL S. KING C.E.

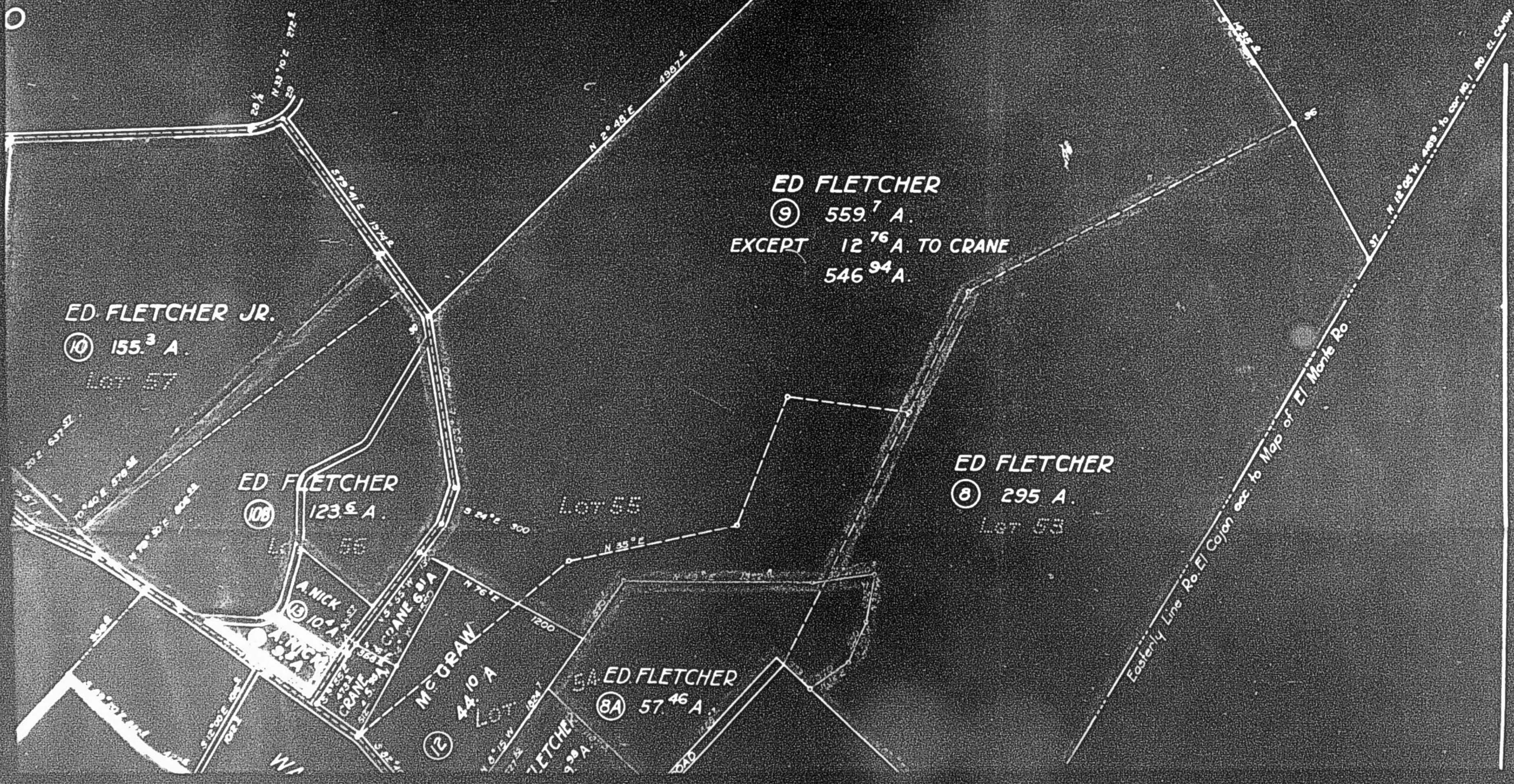
NOTE: Courses on County Blvd east of El Monte Cor. No. 26 are on center line from P.I. to P.I. For curve data see other maps.





O R A N C H

O N T E



ED FLETCHER JR.

⑩ 155.3 A.  
Lot 57

ED FLETCHER  
⑩ 123.6 A.  
Lot 55

A. NICK CRANE  
⑩ 10.4 A.  
Lot 58

MCGRAW  
⑩ 44.10 A.  
Lot 59

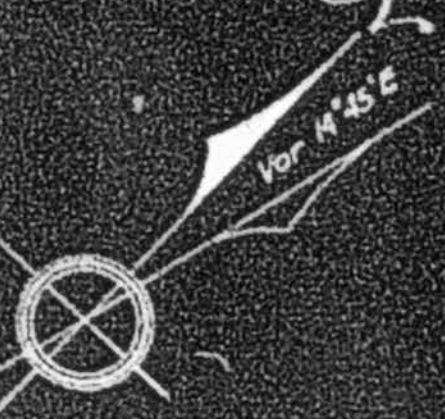
ED FLETCHER  
⑩ 57.46 A.  
Lot 60

ED FLETCHER

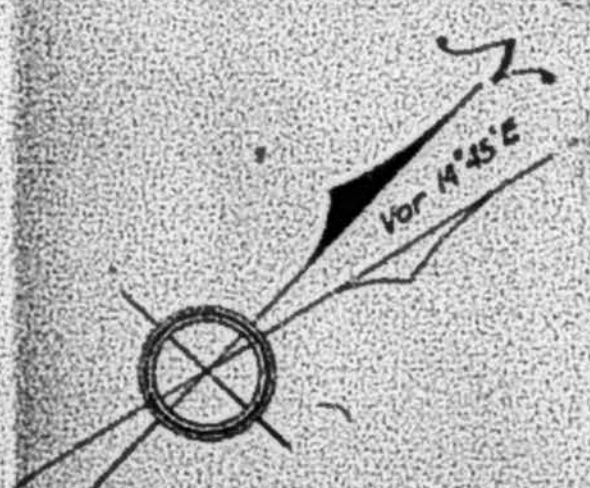
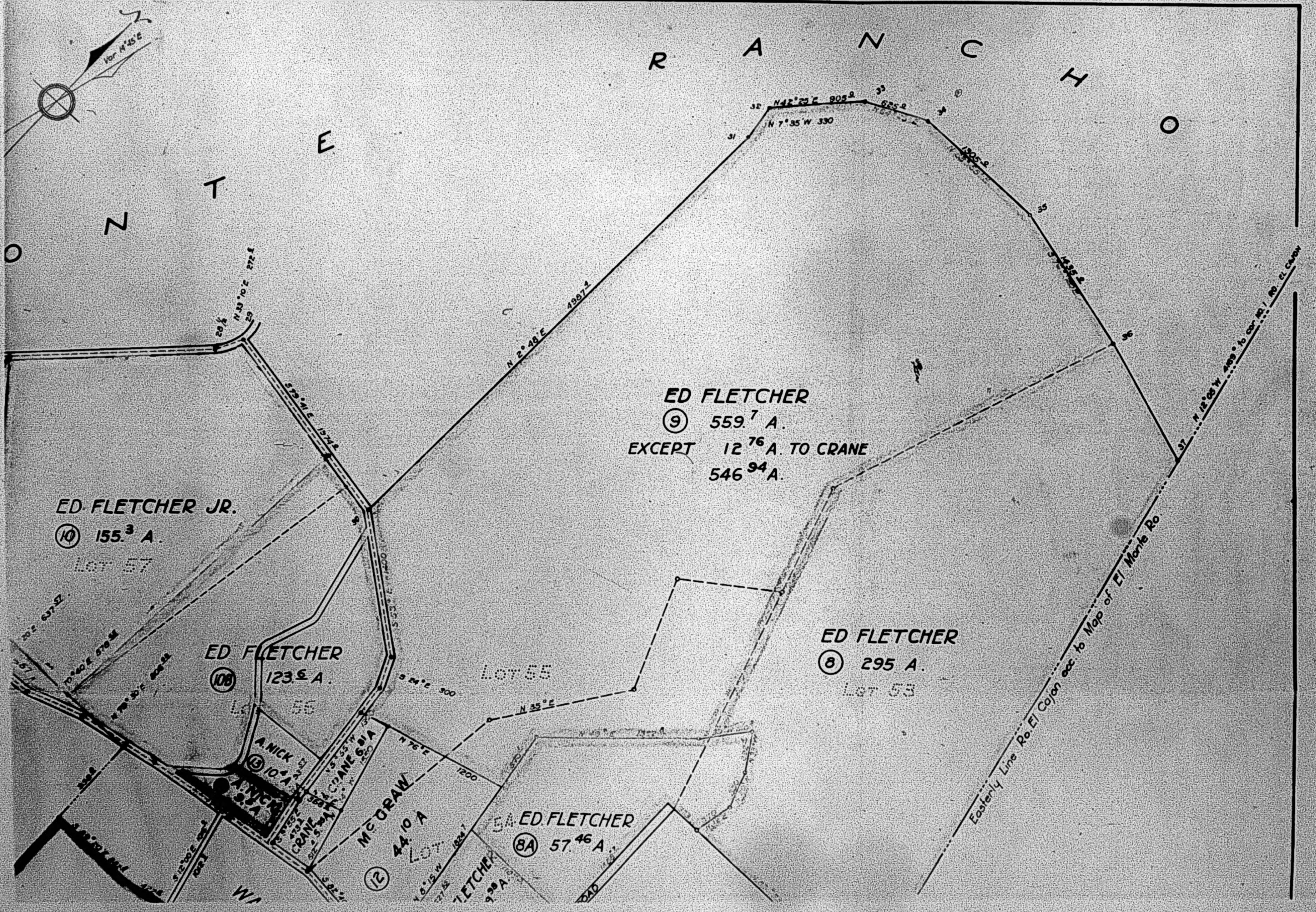
⑨ 559.7 A.  
EXCEPT 12.76 A. TO CRANE  
546.94 A.

ED FLETCHER  
⑩ 295 A.  
Lot 53

Easterly Line Ro. El Cajon ecc. to Map of El Monte Ro







O Z T E R A N C H O

ED FLETCHER JR.

⑩ 155.<sup>3</sup> A.  
Lot 57

ED FLETCHER  
⑩ 123.<sup>6</sup> A.  
Lot 55

A. NICK  
⑬ 10.<sup>1</sup> A.

CRANE  
⑭ 5.<sup>1</sup> A.

MCGRAW  
⑫ 44.<sup>10</sup> A.  
Lot 54

ED FLETCHER  
⑧A 57.<sup>46</sup> A.

ED FLETCHER

⑨ 559.<sup>7</sup> A.  
EXCEPT 12.<sup>76</sup> A. TO CRANE  
546.<sup>94</sup> A.

ED FLETCHER

⑧ 295 A.  
Lot 53

Easterly Line Ro. El Cajon see to Map of El Monte Ro



FLETCHER & WISTER  
 $\frac{1}{2}$  Each

ED FLETCHER  
④ 247 A.

FLETCHER & WISTER  
 $\frac{1}{2}$  Each

LOT 48

② 455 A

③ 663 A.  
EXCEPT 1.8 A. TO CORNELIUS  
661<sup>2</sup> A.

④ 40 A.  
16 A.      24 A.

Sec 34  
c. 35



FLETCHER & WISTER  
 $\frac{1}{2}$  Each

ED FLETCHER  
④ 247 A.

FLETCHER & WISTER  
 $\frac{1}{2}$  Each

LOT 48

② 455 A

③ 663 A.  
EXCEPT 1.8 A. TO CORNELIUS  
661<sup>2</sup> A.

③ 40 A.  
16 A      24 A

Sec. 34  
Sec. 35



FLETCHER  
247 A.

Lot 49

FLETCHER & WISTER  
 $\frac{1}{2}$  Each

(5) 488 A  
EXCEPT 5<sup>4</sup>A TO CORNELIUS  
482<sup>6</sup>A

(6) 40<sup>4</sup>A  
TO FLINN 5A  
35<sup>4</sup>A  
Flinn Springs

0<sup>4</sup>A

FLINN TRACT

55

A NICK  
10<sup>4</sup>A

(8) A NICK  
9<sup>5</sup>A

(13) 10<sup>4</sup>A

A NICK  
9<sup>5</sup>A

CRANE  
5<sup>4</sup>A

CRANE  
5<sup>4</sup>A

CRANE  
5<sup>4</sup>A

CRANE  
5<sup>4</sup>A

CRANE  
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5<sup>4</sup>A

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5<sup>4</sup>A

CRANE  
5<sup>4</sup>A

CRANE  
5<sup>4</sup>A

CRANE  
5<sup>4</sup>A

CRANE  
5<sup>4</sup>A

McGRAN  
44<sup>1</sup>A

(12)

WAHL TRACT

BOL

Lot 50

FLETCHER & WISTER  
 $\frac{1}{2}$  Each

(7) 600 A.  
EXCEPT 0<sup>4</sup>A TO FLINN  
599<sup>6</sup>A.

FLETCHER & WISTER  
 $\frac{1}{2}$  Each  
511<sup>4</sup>A.

Lot 51

CORNELIUS

CORNELIUS

1<sup>8</sup>A 5<sup>4</sup>A South of Highway No. El Cajon  
N 41° 44' E 1770 915.1

Sec 34  
C 35

Sec 26  
Sec 35



FLETCHER  
247 A.

Lot 49

FLETCHER & WISTER  
 $\frac{1}{2}$  Each

(5) 488 A  
EXCEPT 5<sup>4</sup>A TO CORNELIUS  
482<sup>6</sup>A

(6) 40 A  
TO FLINN 5A  
35<sup>4</sup>A  
Flinn Springs

FLENN  
0.4 A.

FLINN TRACT

55

A. NICK  
10<sup>4</sup>A  
A. NICK  
9.5 A

MC GRAY  
44<sup>1</sup>A

(2)

WAHL TRACT

BOU

Lot 50

FLETCHER & WISTER  
 $\frac{1}{2}$  Each

(7) 600 A.  
EXCEPT 0.4 A. TO FLINN  
599<sup>6</sup>A.

FLETCHER & WISTER  
 $\frac{1}{2}$  Each  
511<sup>4</sup>A.

Lot 51

CORNELIUS

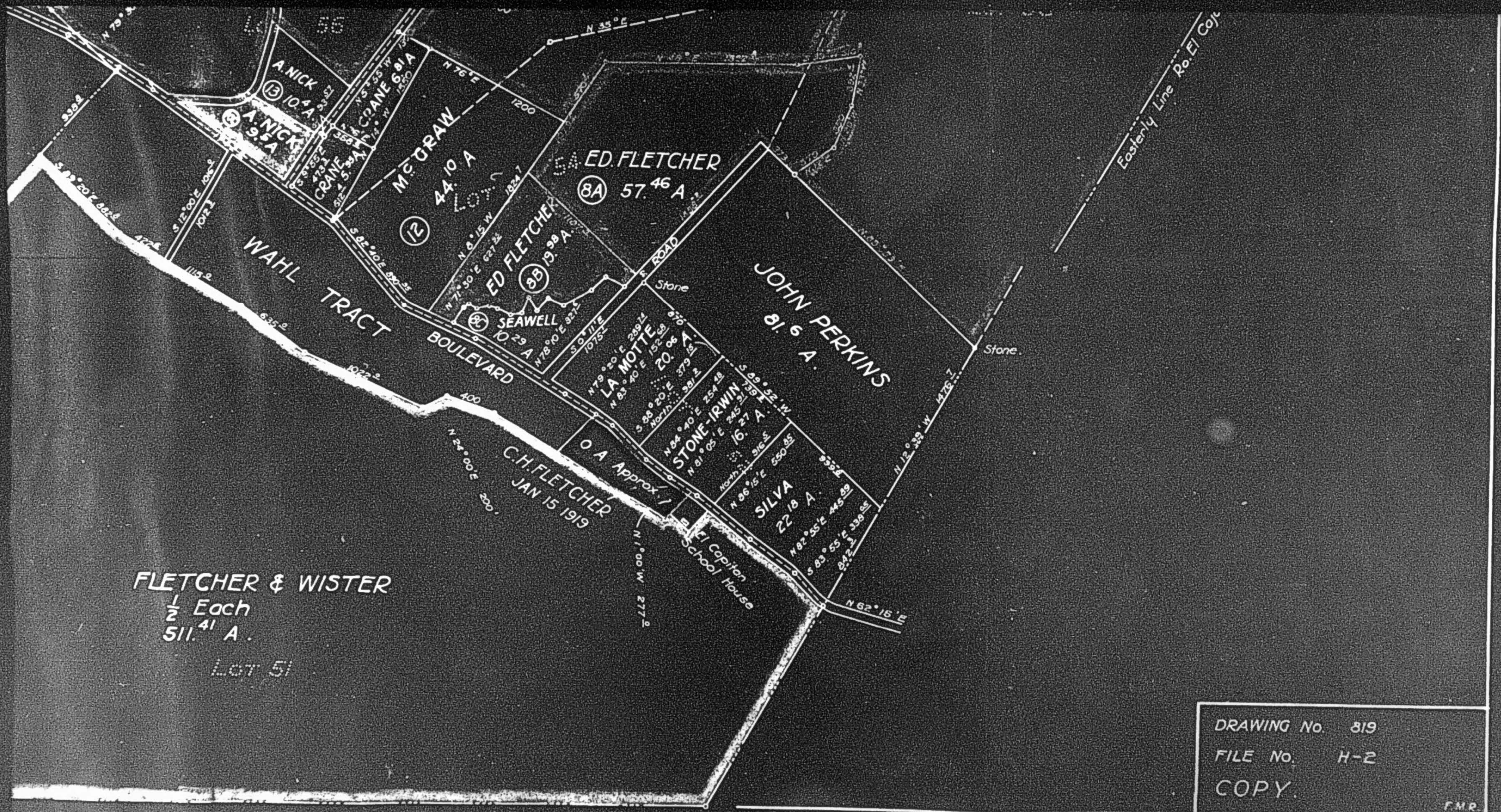
CORNELIUS

1<sup>8</sup>A 5<sup>4</sup>A South of ...  
N 41° 44' E 1770 915

Sec 34  
Sec 35

Sec 26  
Sec 35

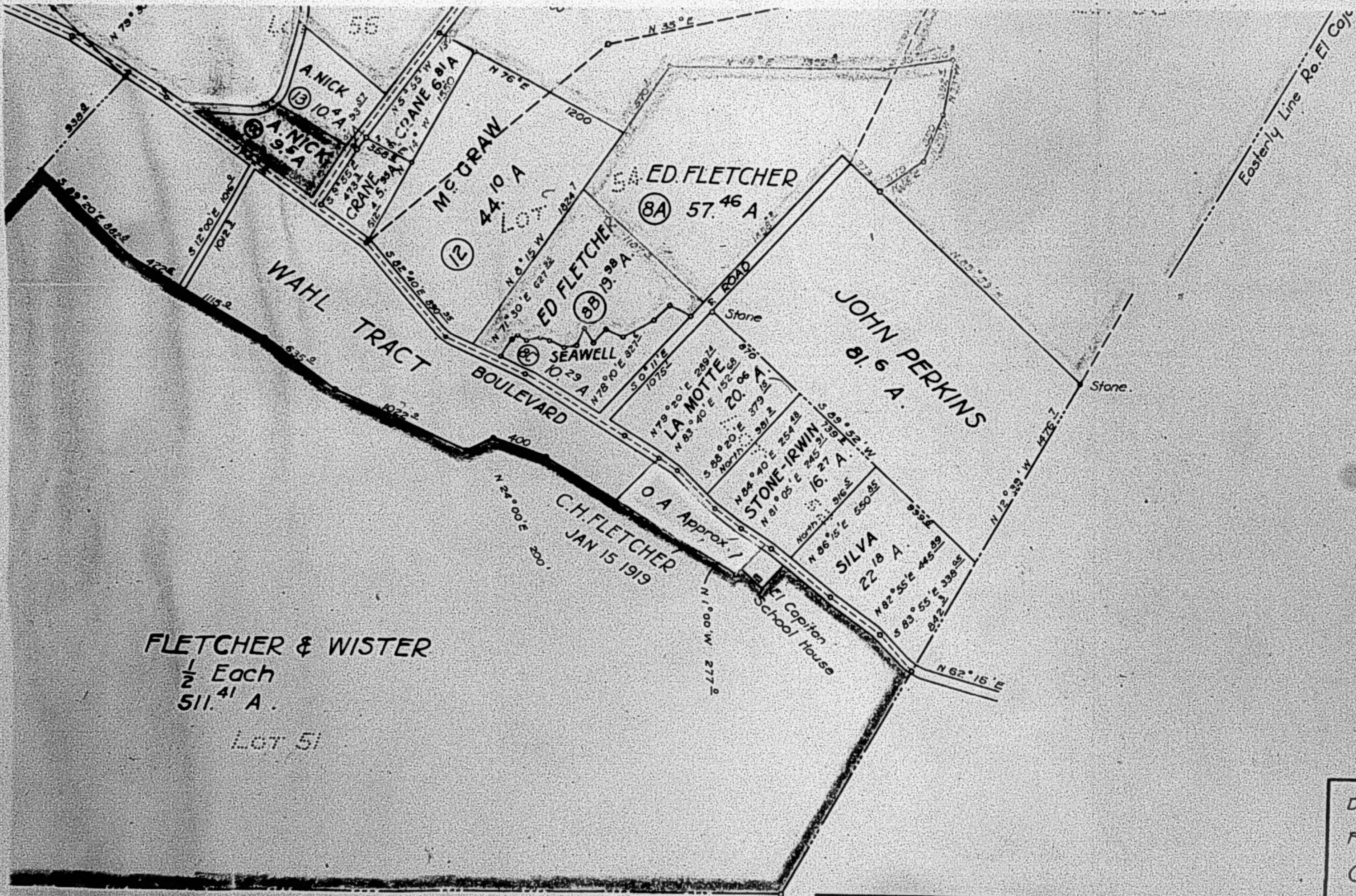




FLETCHER & WISTER  
 1/2 Each  
 511.41 A.  
 Lot 51

DRAWING No. 819  
 FILE No. H-2  
 COPY.  
 F.M.P.





FLETCHER & WISTER  
 1/2 Each  
 511.41 A.  
 Lot 51

DRAWING No. 819  
 FILE No. H-2  
 COPY.



Count 1/230' - 1 Ms In M.F. 25a  
 J. A. Hendricks  
 J. M. Hibbs Lewis Lannoye

Lot 16 Blk 17 "B" Tract - 15 acres		Cufts	Amount
1917			
April		51840	1645
May		41040	1375
June	1/4"	12960	675
July	1/4"	13390	685
Aug	1/4"	13390	685
Sept	1/4"	6170	505
			70 Sept 12/1917
			5570

Count 360' - 1 Ms In M.F. 3a  
 J. A. Hendricks Lewis Lannoye

Lot 16 Blk 17 "B" Tract - 15 acres		Cufts	Amount
1916			
Dec		18000	40
1917			
Jan		53570	540
Feb		48380	540
March		53570	540
April		51840	1645
May		53570	1690
June		43850	1440
			6435

Mrs Georgia F. Whiting M.F. 50  
 Lot 22 part Lot 1 part of "B" Tract

Lot 22 part Lot 1 part of "B" Tract		Cufts	Amount
1915			
March		13372	135
Apr		12960	135
May		13372	135
June		13372	135
July		13372	135
Aug		13372	135
Sept		13372	135
			945 Due
Penalty		1.75	
Interest		1.00	
		2.75	

New Owner  
 E. E. Shubert L.F.D. #1, El Cajon  
 Description - 5 acres on Lot 22  
 Homestead Tract  
 El Cajon



64.35  
 55.70  
 120.05

El Cajon Calif  
 June 16th 1922 -  
 Cuyamaca Water Co -  
 San Diego -  
 Gentlemen  
 you will find inclosed  
 My Tax Receipt.  
 I will give you the no of  
 my place.  
 Kindly let me know by  
 return mail, whether you will  
 turn in the water or not -  
 yours Truly -  
 D. Hutton  
 P.O. Box 25. El Cajon.

JUN 29 1922



June 17, 1923.

1580  
3983  
5563

Mr. D. Hutton,  
R. #2, Box 25,  
El Cajon, California.

Dear Sir:

Answering your letter of June 16, 1922, relative to having the water turned on Lots 16 and 17, Block 17, Subdivision of "S" Tract Rancho El Cajon, containing 55.63 acres, we beg to state that according to our records thirty acres of this property was formerly owned by Louis Lannoye, and it was necessary for this Company to have the water shut off on account of unpaid water bills amounting to \$120.05. This does not include any penalties or turn-on charges, but is the actual amount due this Company for water furnished to this property, and which is a lien against the property. Accordingly, before we can turn on the water, these arrears will have to be paid up.

If, at the time you were buying this property, you had called at this office and investigated the water situation, we would have been very glad to have called your attention to the arrears.

We are returning to you herewith the State and County Tax receipts for the year 1921 which you sent us for the purpose of getting the correct description of the property.

Awaiting your further instructions,  
we are

Yours very truly,

UYAMACA WATER COMPANY

LBM:EF

Secretary.



# ASSESSMENT LIST, COUNTY OF SAN DIEGO, 1921

Site # 57

NAME Arthur M. Sawley

JUN 17 1922

P. O. ADDRESS \_\_\_\_\_

BOOK	PAGE
SCHOOL DISTRICT	

ROAD	SCHOOL DISTRICT	DESCRIPTION OF PROPERTY	SEC. OR LOT	TWP. OR BLK.	RANGE	NUMBER OF ACRES	IMPROVEMENTS	VAL. PER LOT	VALUE OF LAND	VALUE OF IMPROVEMENTS	TAX SALE	
		Sub of "B" Tract No 88 bayer (64 Aq 15 ac)	16	17		39.83			760	100		
		" " " " " " " " (64 R.H. 40 ac)	17	17		15.80			700			
						15.63			1460	100		
		<i>Property owned by Arthur M. Sawley 2 A.D. #2 25 bayer</i>										
TOTAL . . . . .												



# Know All Men by These Presents

That for and in consideration of the sum of One & no/100-----

-----DOLLARS,

the receipt whereof is hereby acknowledged, Olive E. Cary, now Mrs. Olive E. Cary-Gage,

----- hereby acknowledges ----- full  
release and satisfaction of a certain Mortgage made by K. Deasy

-----  
to Olive E. Cary

-----  
dated February 2nd, A.D. 1920, and recorded in the office of the County Recorder of the County of San Diego, State of California, in Book 201 of Mortgages, at page 45 et seq., together with the debt thereby secured.

WITNESS my hand and seal this 2nd day of August 1924.

SIGNED AND EXECUTED IN PRESENCE OF

Olive E. Cary (Seal)  
now

Mrs. Olive E. Cary Gage (Seal)

(Seal)



149438

25168

When Recorded

Mail To Ed F. Leelan

920 8th St City

# Release of Mortgage

INDIVIDUAL

Olive E. Cary Gage

TO

K. Deasy

INDEXED

DATED August 2 1924

RECORDED AT REQUEST OF UNION TITLE INSURANCE CO.

MAY 23 1925

At 9 o'clock A. M.

In Book No. 65 Page 23

Of Sat. of Mtgs.

Records of San Diego County, Calif.

JOHN H. FERRY, County Recorder

By *[Signature]* Deputy

Fee \$ 1.40

UNION TITLE CO. of San Diego.  
UNION TRUST COMPANY OF SAN DIEGO,  
1028 SECOND ST., SAN DIEGO, CAL.

*[Handwritten signature]*  
COUNTY CLERK

STATE OF California

COUNTY OF San Diego

ss.

On this 2nd day of August 1924

before me Rosa Violette

a Notary Public in and for said County and State, personally appeared

Mrs. Olive E. Cary Gage, formerly Olive E. Cary

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal the day and year in this Certificate first above written.

*[Signature: Rosa Violette]*

Notary Public in and for said County and State





Description of property owned by Mrs. Mable Knox

Beginning at intersection of West line of N/W  $\frac{1}{4}$  of N/W  $\frac{1}{4}$  Section 17 - 16 - 1E with grant line of Rancho. thence N.  $47^{\circ} 30'$  E on grant line 498 feet thence S.  $42^{\circ} 9'$  E. 114.8 feet; thence S.  $9^{\circ} 57'$  E. 746 feet; thence S.  $14^{\circ} 40'$  W. 81 feet; thence S.  $52^{\circ} 40'$  W. 119.3 feet; thence S.  $46^{\circ} 40'$  W. 60.6 feet; thence S.  $73^{\circ} 43'$  W. 147 feet; thence N.  $70^{\circ} 43'$  W. 139 feet; thence S.  $78^{\circ} 25'$  W. 116.4 feet M/L to a point in W. line of said N.W  $\frac{1}{4}$  of N.W  $\frac{1}{4}$  of Section 17; thence N. on W. line 881 feet M/L to beginning in N/W  $\frac{1}{4}$  of N/W  $\frac{1}{4}$  containing 11.80 acres

Approximately six acres to be undercultivation if application for 1<sup>st</sup> service is granted.

# S- $16^{\circ} 40'$  W. 102.9 ft thence S.  $7^{\circ} 49'$  E 104.9 thence

El Cajon 754



December 23, 1926.

✓  
Mrs. Lucille Brown,  
Box 761,  
Alexandria, La.

My dear Mrs. Brown:

I must clear the title to Block 33 of El Cajon Heights, consisting of 34 acres. Enclosed herewith find Partial Release of Mortgage which I would appreciate if you would sign and have acknowledged, and send to the Union Title & Insurance Company with instructions to hold same until they have received for your account the sum of \$5100.00 with interest to date of payment. Our agreement entitles you to \$150.00 an acre release price.

You will please also send to the Title Company the two notes of \$2,000 each, due and payable Feb. 8th, 1927 and Feb. 8th, 1928, as these will be paid off in full. The balance of the \$5100, or \$1100.00 will be applied on the note due and payable Feb. 8th, 1929, and you should make an endorsement as to this amount being paid, when you have received the money.

In sending to the Union Title & Insurance Company, please refer to Order No. 174421.

Thanking you for your early attention to this matter, so I may clear up the title to Block 33, I am

Yours very truly,

A stylized, handwritten signature in dark ink, possibly reading 'E. J. King' or similar, with a decorative flourish.



**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 64 Folder: 7**

**Business Records - Land Companies -  
Grossmont Park Company - Rancho El  
Cajon: Kaufman Tract and "S" Tract**



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