

San Diego, California  
October 12, 1921.

Colonel Fletcher,

Dear Sir:

As per your instructions, I have surveyed and examined the various parcels of land along the San Luis Rey River which the Title Company reported as land on which the riparian right has not been acquired. The object of this survey and examination was to determine whether or not these lands were riparian.

The following plats with their accompanying descriptions will show you:

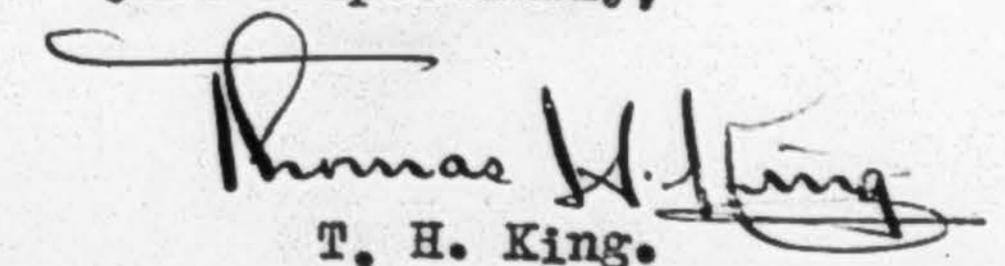
First - whether or not the land goes to the present river channel.

Second - whether or not the land extends below the high water mark of the river.

Third - the character of the soil, that is, is it of a water bearing variety or a red granite soil which is supposedly non-riparian.

I will take up the various parcels in the order in which they are met in ascending the river from Oceanside.

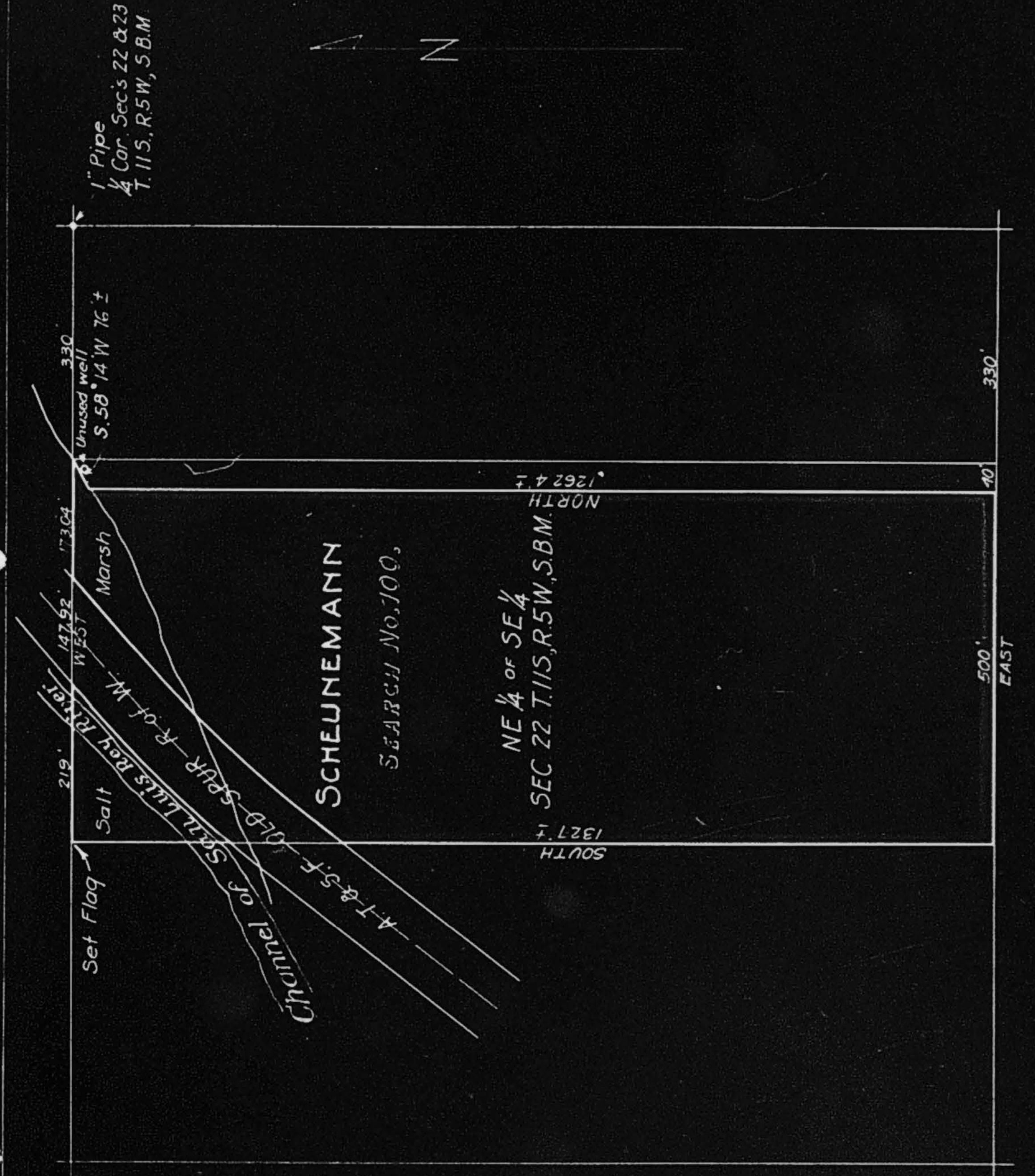
Yours respectfully,

  
T. H. King.

THK:ME

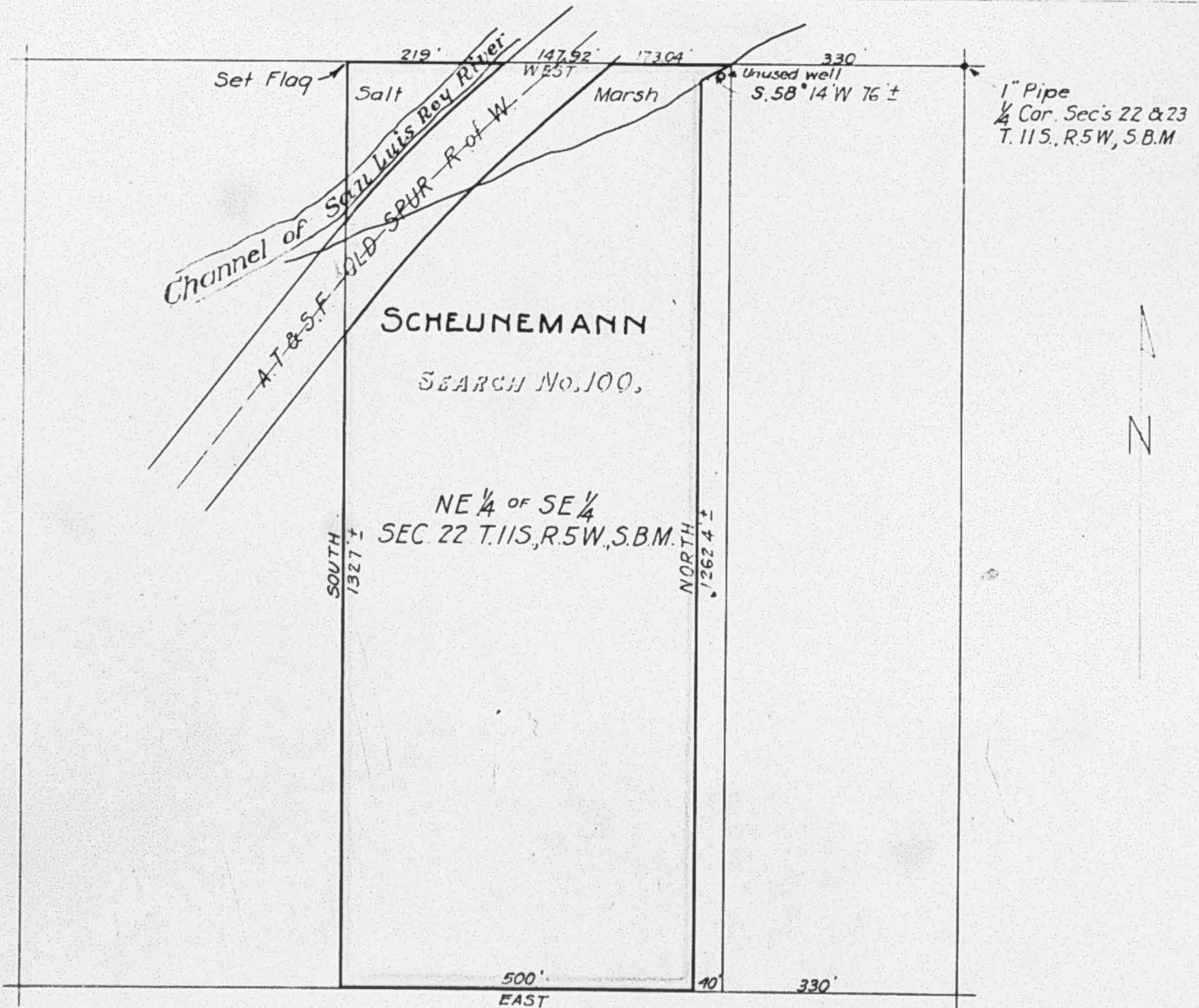
PARCEL 100

Parcel 100 is in the name of Gust Scheunemann, acquired by him December 1st, 1920. This land lies just East of the City of Oceanside and extends across the river channel. There is marsh growth in the bottom land. The parcel extends up on top of the bluff to the south of the river. There is no well on this property although there is an unused well very close to the Northeast corner on the adjoining property. No information is obtainable that this property has ever been subdivided. It is evidently riparian.



PARCEL 100

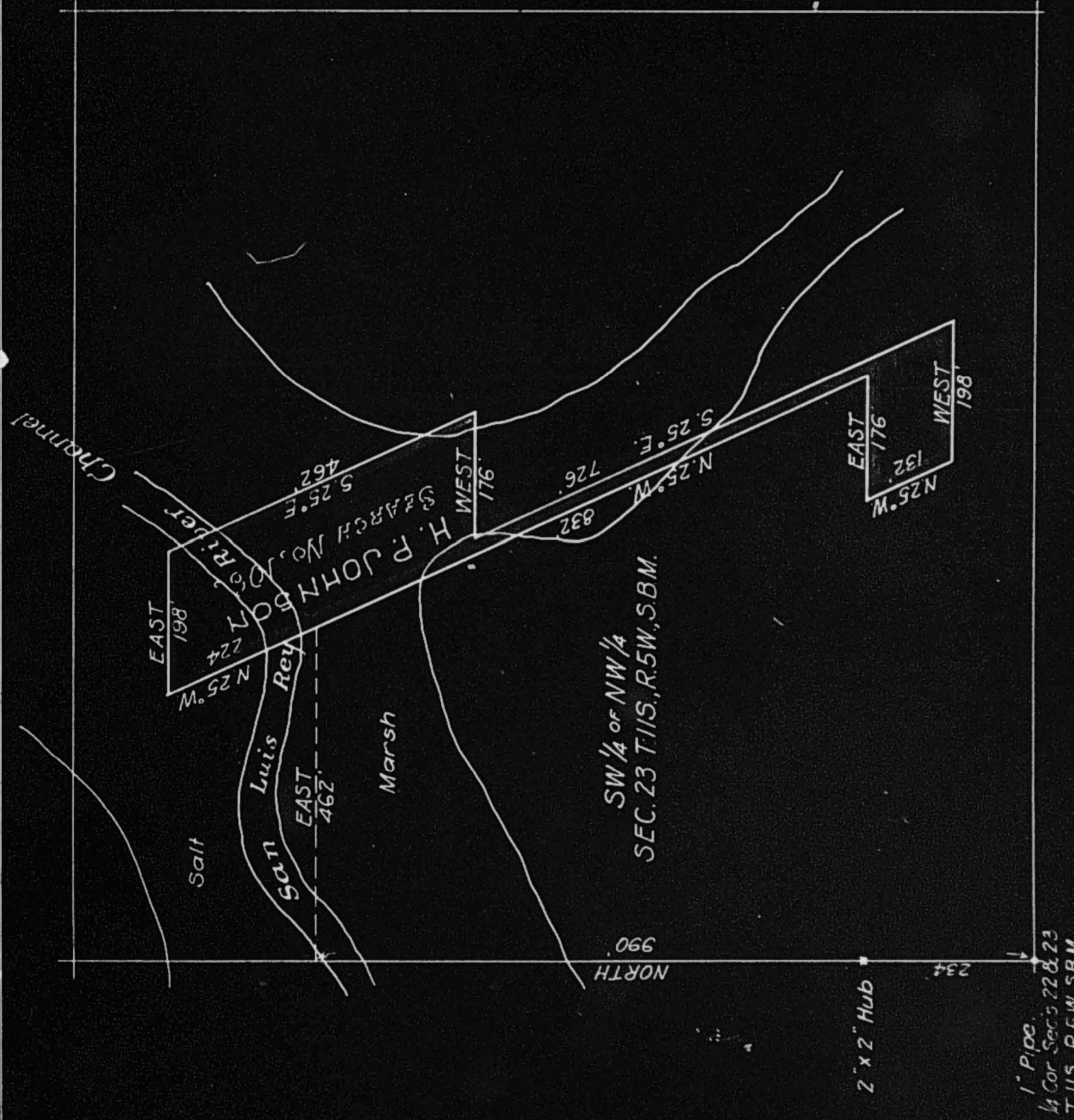
Parcel 100 is in the name of Gust Scheunemann, acquired by him December 1st, 1920. This land lies just East of the City of Oceanside and extends across the river channel. There is marsh growth in the bottom land. The parcel extends up on top of the bluff to the south of the river. There is no well on this property although there is an unused well very close to the Northeast corner on the adjoining property. No information is obtainable that this property has ever been subdivided. It is evidently riparian.



MAP OF SEARCH No. 100  
 SAN LUIS REY RIPARIAN SURVEY  
 SCALE 1" = 200' SEPT. 1921  
 T. H. KING CH'F ENGR.

PARCEL 106

Parcel 106 is in the name of H. P. Johnson, acquired by him April 16th, 1913. This land lies just east of the City of Oceanside. The parcel is irregular in shape and extends across the present river channel. There is marsh growth in the bottom land. A strip or neck of the parcel extends up on top of the bluff. There is no well on the property. The land is evidently riparian.

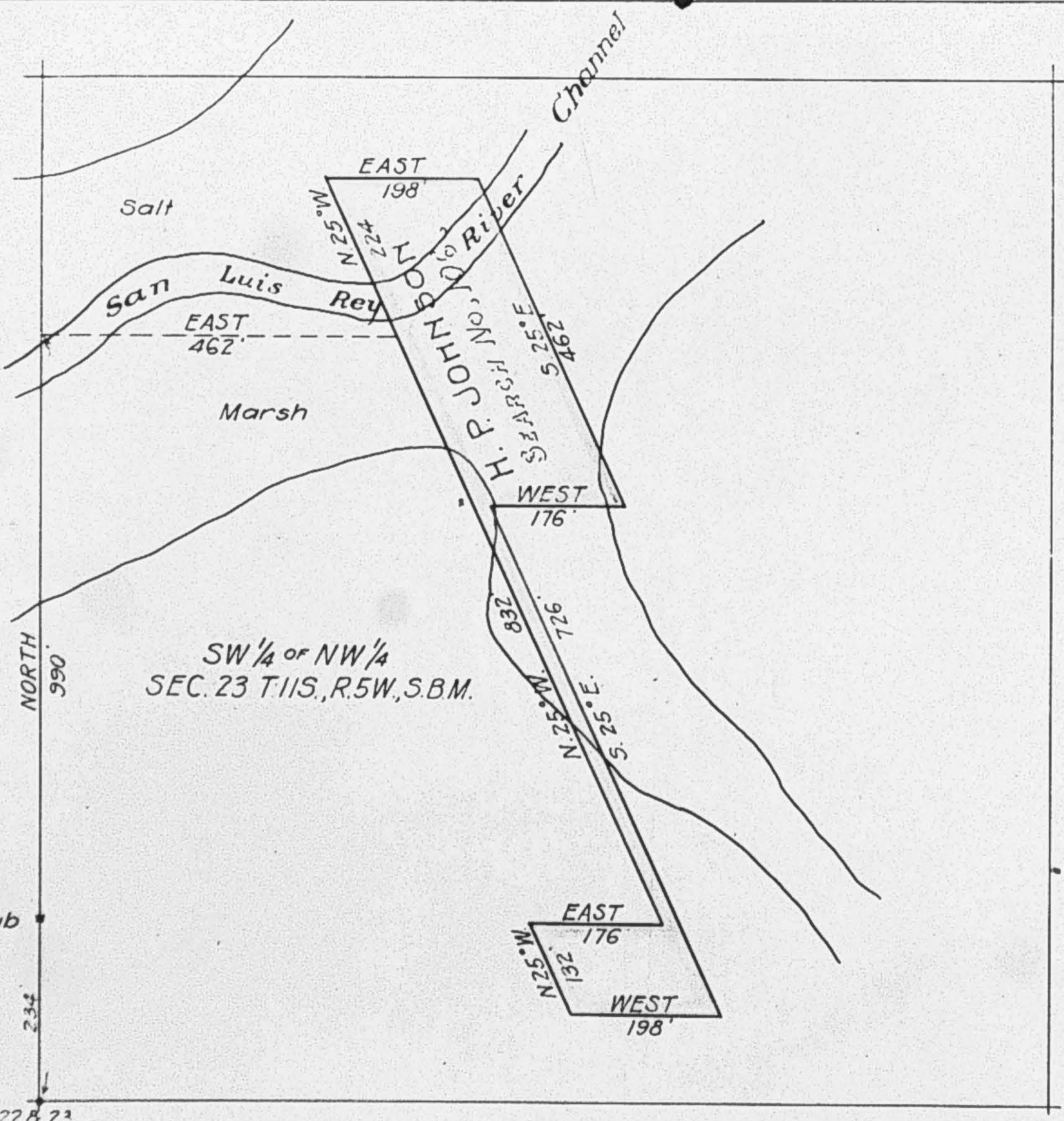


MAP OF SEARCH No. 106  
 SAN LUIS REY RIPARIAN SURVEY  
 SCALE 1" = 200' SEPT. 1921.  
 T. H. KING CH.F. ENGR.

1" Pipe  
 1/4 Cor. Sec. 22 & 23  
 T. 115, R. 5W, S. 23M

PARCEL 106

Parcel 106 is in the name of H. P. Johnson, acquired by him April 16th, 1913. This land lies just east of the City of Oceanside. The parcel is irregular in shape and extends across the present river channel. There is marsh growth in the bottom land. A strip or neck of the parcel extends up on top of the bluff. There is no well on the property. The land is evidently riparian.



1" Pipe  
 1/4 Cor. Sec's 22 & 23  
 T.11S., R.5W. S.B.M.

MAP OF SEARCH No. 106  
 SAN LUIS REY RIPARIAN SURVEY  
 SCALE 1" = 200' SEPT. 1921.  
 T. H. KING CH'F. ENGR.

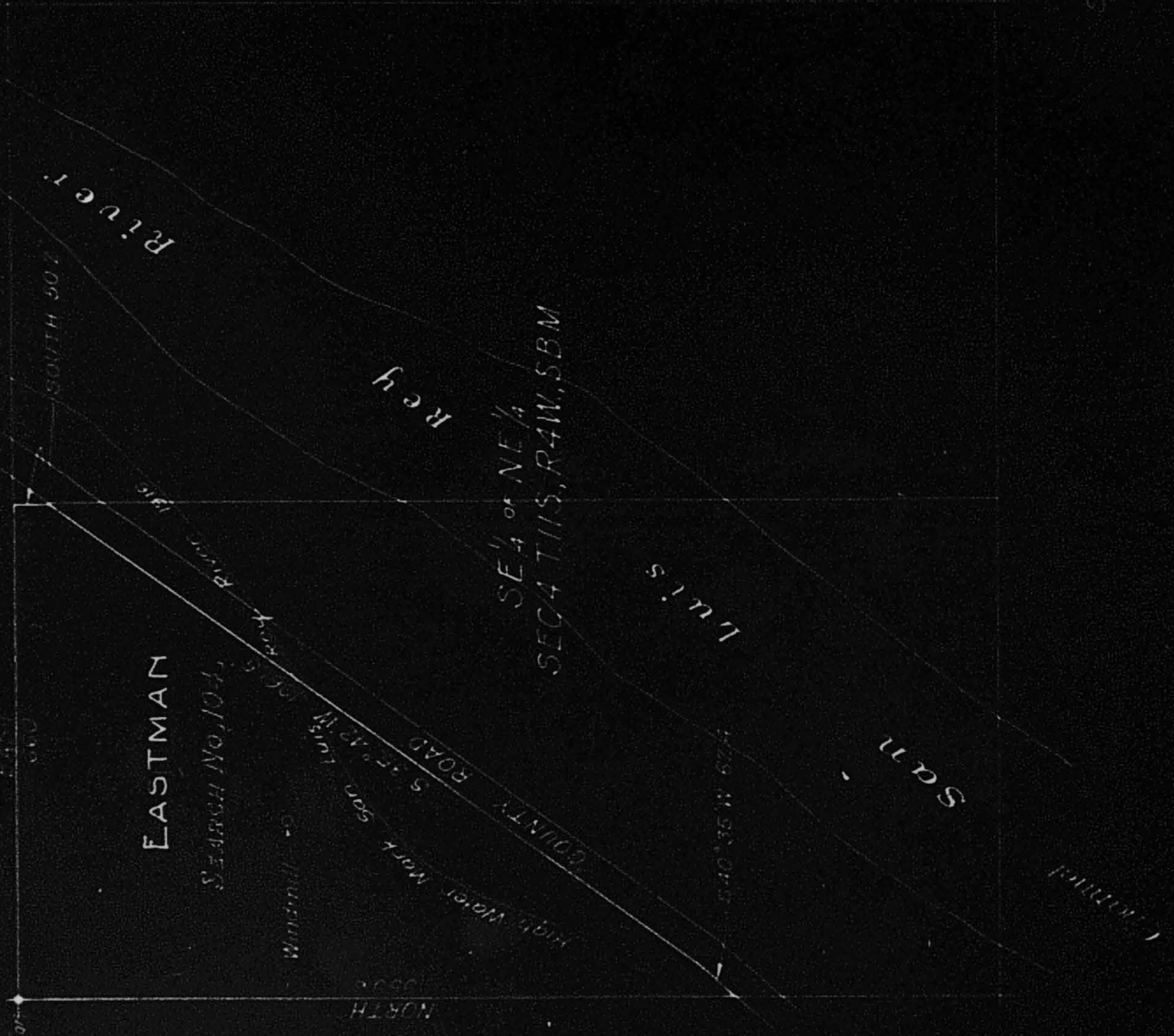
PARCEL 107

Parcel 107 is in the name of Shelby R. Dunn and Beatrice Dunn, husband and wife as joint tenants. This parcel is entirely on top of the bluff and lies just east of Parcel 106 near Oceanside. There is no well on the property.

In as much as this property is evidently not riparian I have prepared no plat showing its boundaries.

PARCEL 104

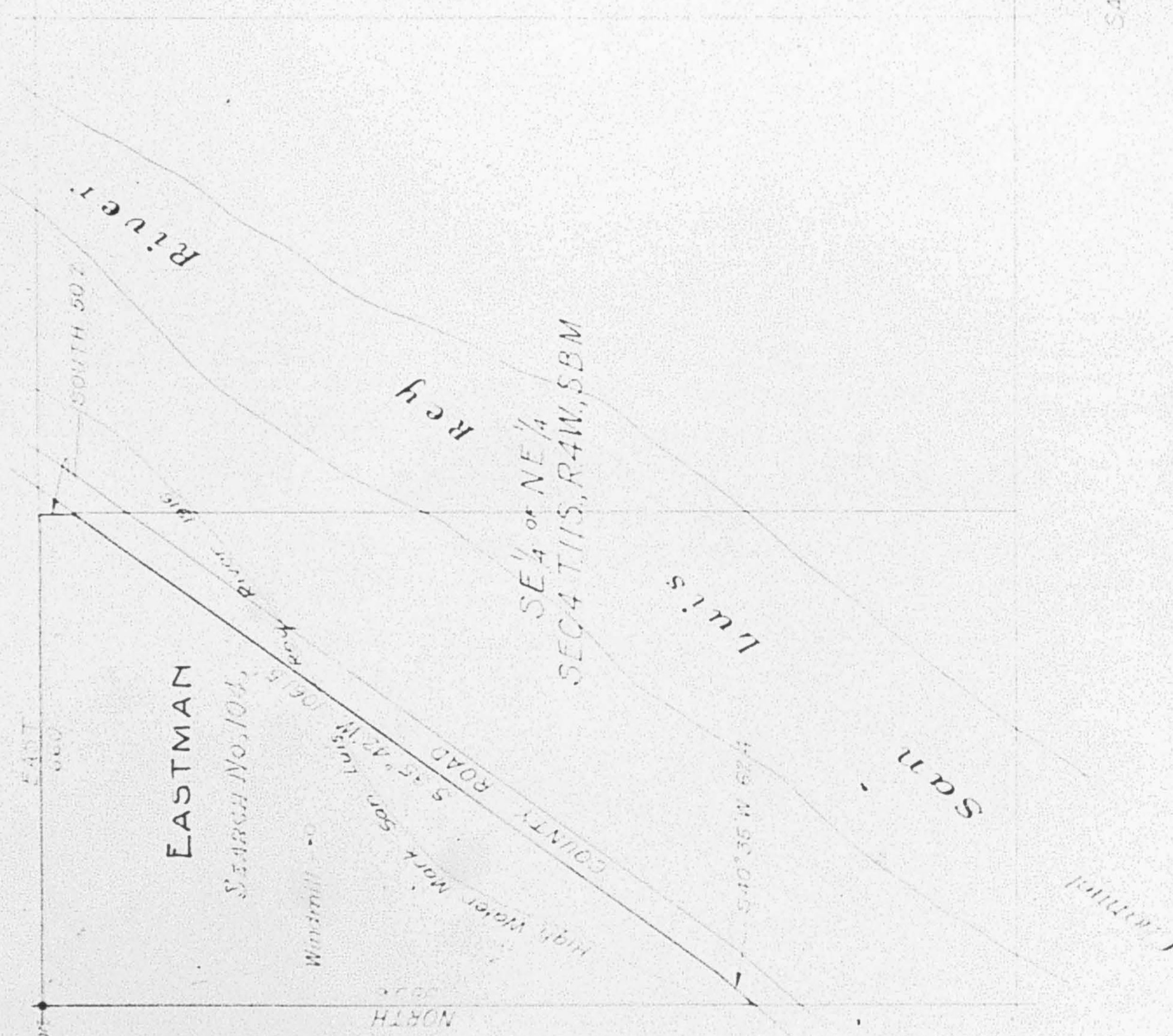
Parcel 104 is in the name of Benjamin C. Eastman, acquired in two deeds, one of October 31st, 1911 and one of November 14th, 1911. It lies about a half mile west of the Rancho Guajome. This parcel does not extend to the normal bank of the river but was partially inundated in 1916. It consists of bottom land of sandy silt. There is one windmill in operation at present. The location of the road was not changed after the flood of 1916. The property is entirely north of the road but owing to the character of the soil and the fact that it was inundated by flood waters, in my opinion should be considered riparian land.



MAP OF SEARCH No 104  
 SANDUSKY RIVER RIPARIAN SURVEY  
 SCALE 1" = 200 FEET  
 DRAWING CHAS. F. YRGER

PARCEL 105

Parcel 105 is in the name of Augustus McWhirter, deceased, subject to the administration of his estate. This parcel is within the same forty acres as 104 and lies just across the road from 104 and is between the road and the present river channel. It is bottom land mostly of sandy character. There is no well at present on the property. It is, however, evidently riparian land.



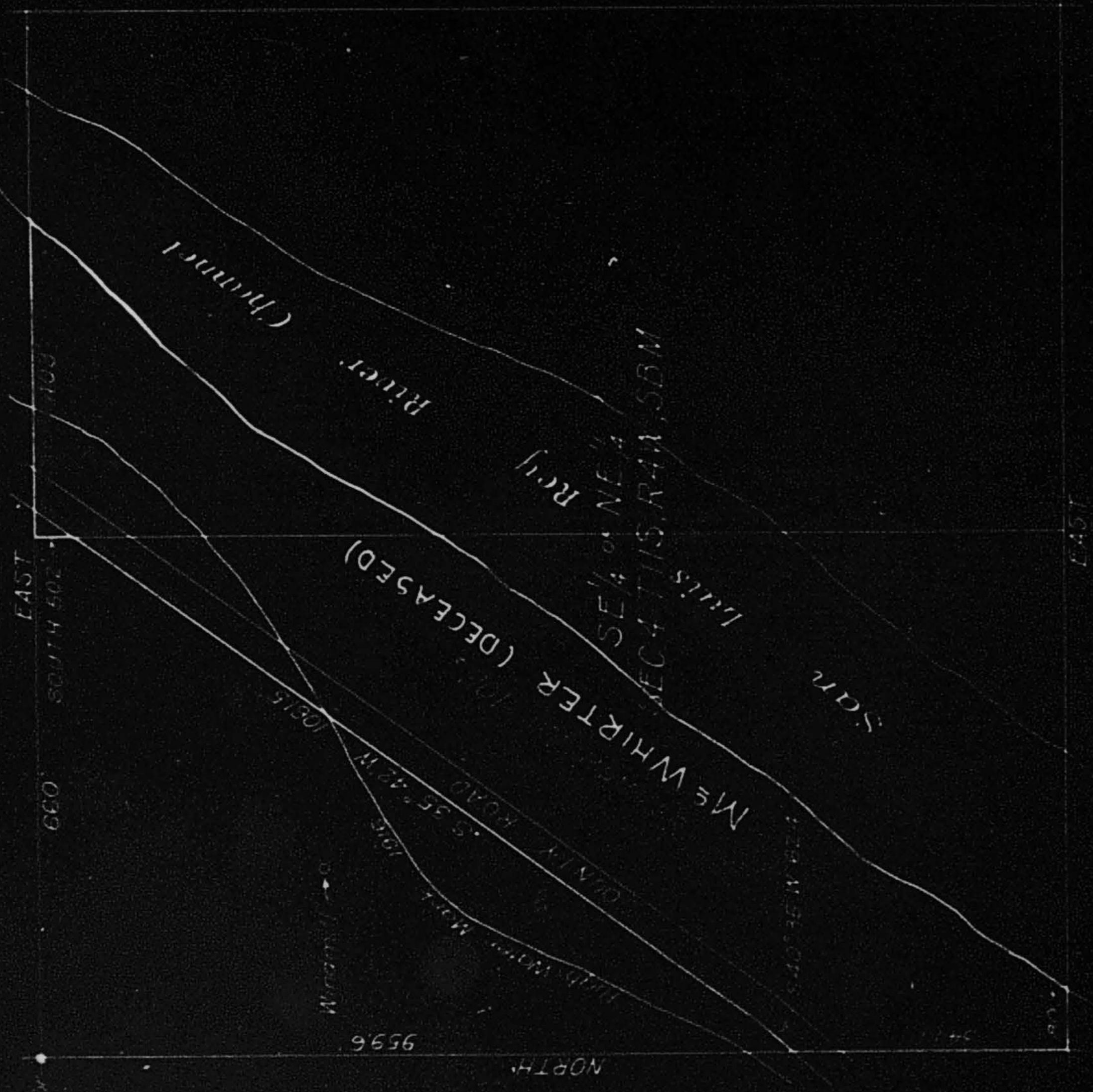
MAP OF SEARCH No 104  
 SAN LUIS REY RIPARIAN SURVEY  
 37457-200 5/20/92  
 TRUCKING CHIEF ENGR

PARCEL 105

Parcel 105 is in the name of Augustus McWhirter, deceased, subject to the administration of his estate. This parcel is within the same forty acres as 104 and lies just across the road from 104 and is between the road and the present river channel. It is bottom land mostly of sandy character. There is no well at present on the property. It is, however, evidently riparian land.



SEARCH NO. 115  
RIPARIAN SURVEY  
1930  
H. H. KING CHIEF ENGR.



PARCEL 146

Parcel 146 is in the name of William R. McClurg as trustee under the will of Frank B. McClurg, deceased, subject to the life estate of Lottie E. McClurg. This parcel is the forty acres just north of Parcel 104 and is about a half mile west of the Rancho Guajome. This parcel extends into the present river channel and at that point the land is mostly sandy, the balance is rolling ground of red sandy loam. There is one windmill on the property in operation at present. This parcel is evidently riparian.



W. L. McCLURG, TRUSTEE.

NE 1/4 NE 1/4 (071)  
SECTION 10, RANGE 58N

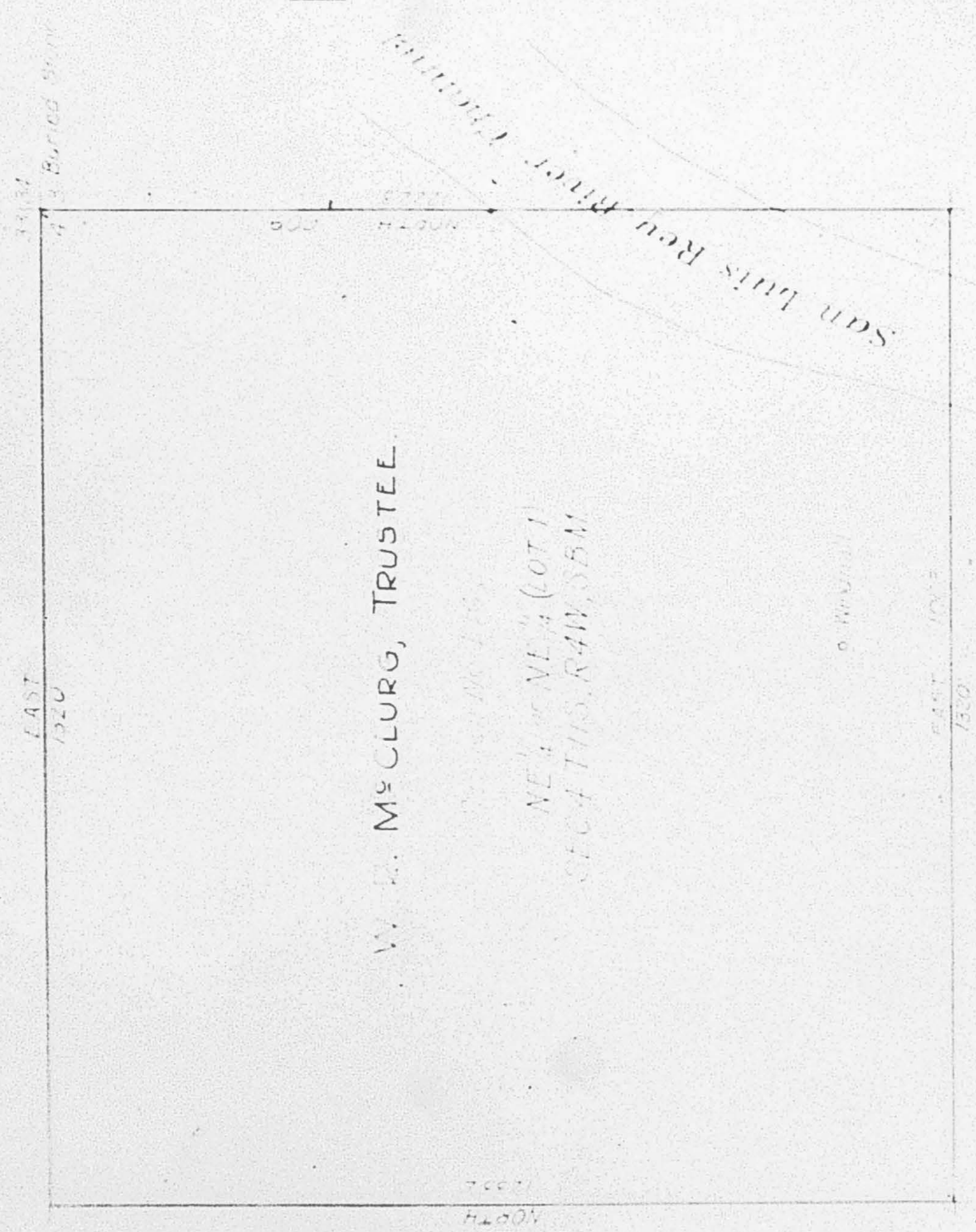
San Luis Rey River (Intermittent)

EAST  
1920

NORTH  
1920

PARCEL 144

Parcel 144 is in the name of L. C. Smith, acquired April 30th, 1913. This parcel is south of the river about two and a half miles east of the Rancho Guajome. This parcel is entirely south of the road and does not reach to the highwater mark of the 1916 flood. There is no well on the property. The soil is of a red loamy nature. The land is evidently non-riparian.



PARCEL 144

Parcel 144 is in the name of L. C. Smith, acquired April 30th, 1913. This parcel is south of the river about two and a half miles east of the Rancho Guajome. This parcel is entirely south of the road and does not reach to the highwater mark of the 1916 flood. There is no well on the property. The soil is of a red loamy nature. The land is evidently non-riparian.



C. L. SMITH

Rancho No. 11

NE 1/4 of NW 1/4 LOT 109

SECTION 13, T. 33 N., R. 33 W., S. 11 N.

1040  
11 87 00

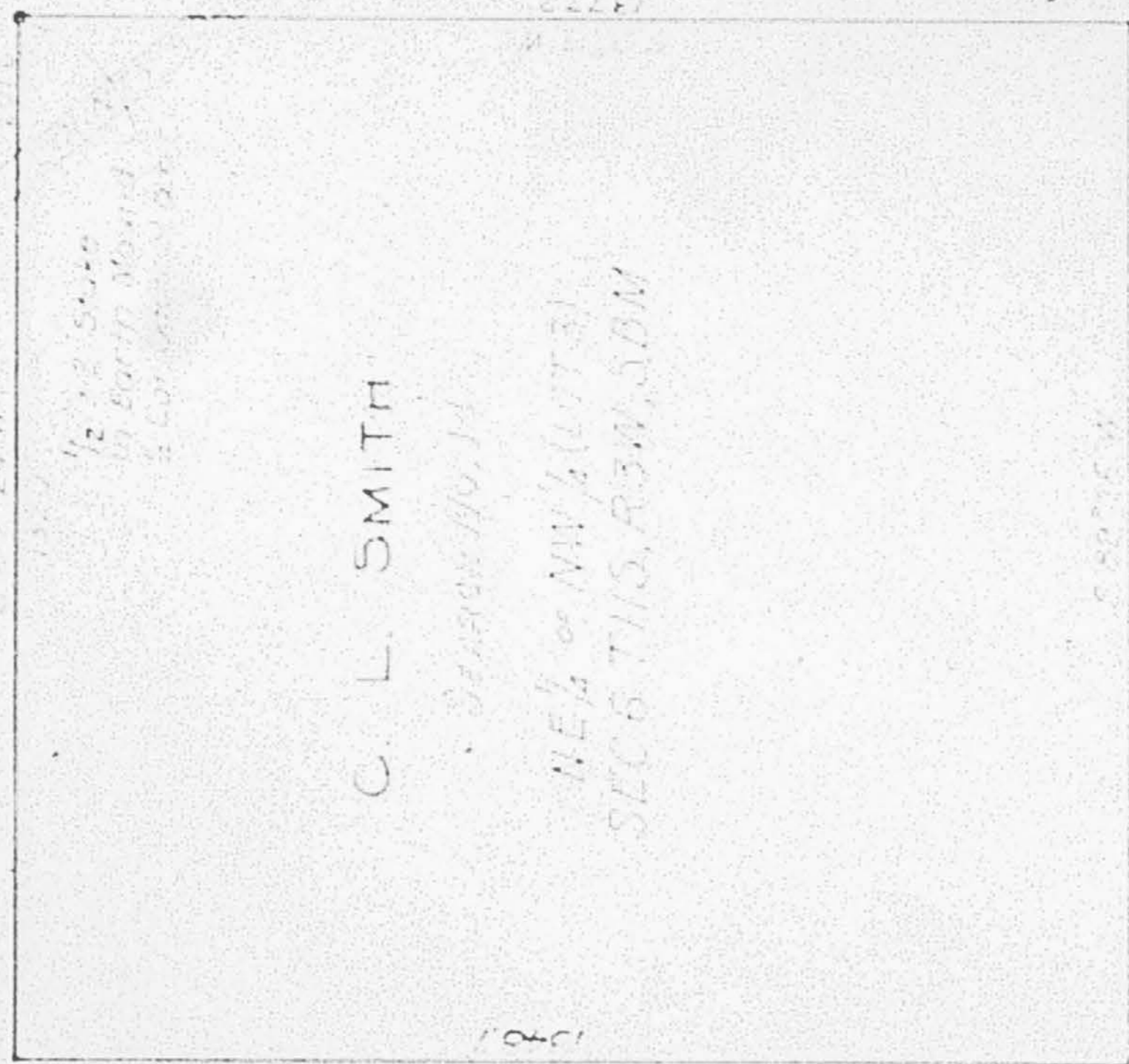
11 87 00  
1040

Scull Lairs Ford River  
11 87 00

PARCEL 150

Parcel 150 is in the name of William Milne as to an undivided one half, Catherine Milne as to an undivided one quarter, Geo. O. Milne as to an undivided one eighth, Charles W. Milne as to an undivided one eighth. This property consists of lots 108 and 109 of the Rancho Monserate and lies at the Southerly boundary of the said Rancho.

The Southeast corner of Lot 109 extends across the road and into the river bottom. It does not reach to the present river channel. The soil at this point is mostly sandy with thick growth of willows. There is a windmill on Lot 109 and the land is evidently riparian.



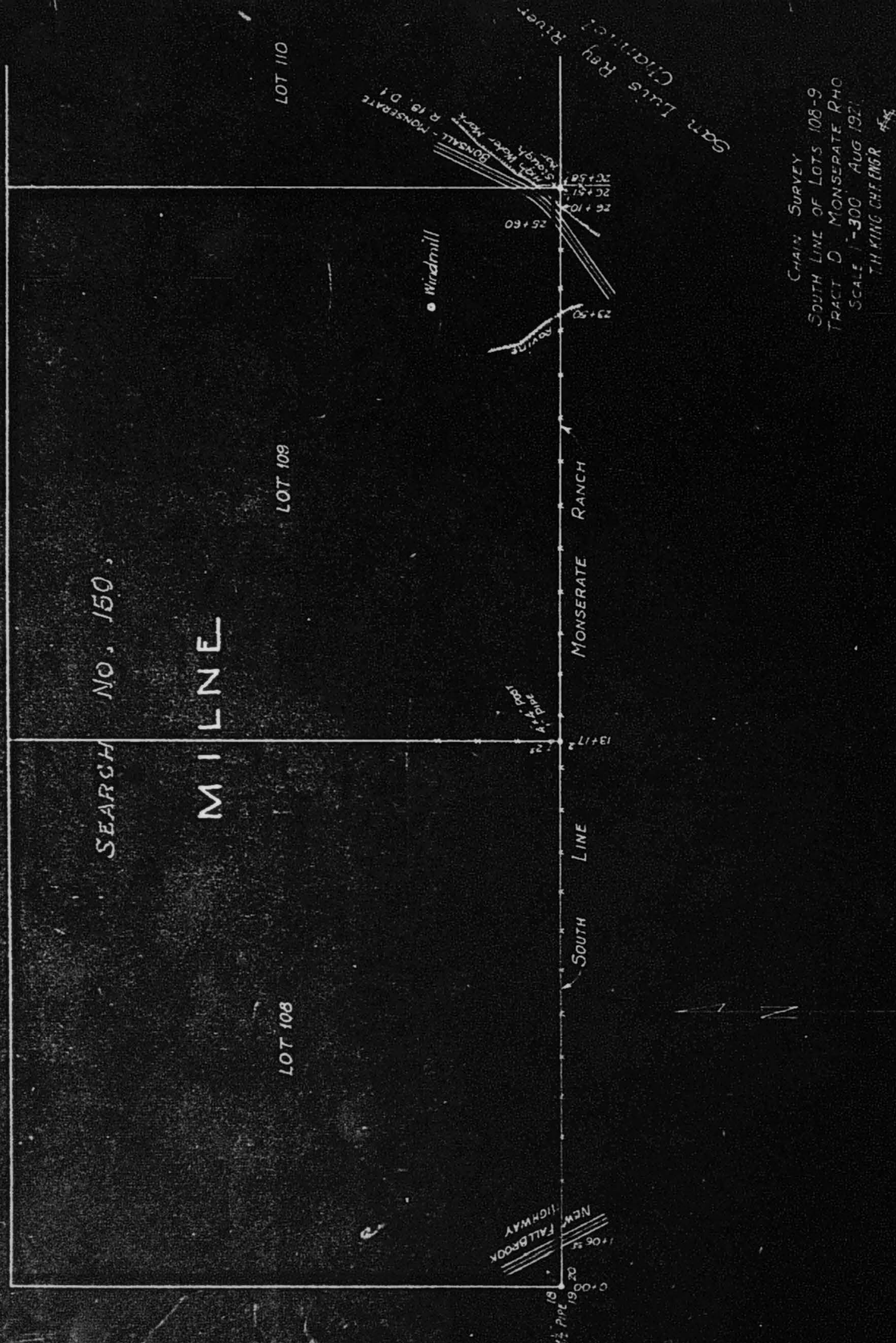
MAP OF CARROLL COUNTY  
SAN JUAN COUNTY, ILLINOIS  
1877

PARCEL 150

Parcel 150 is in the name of William Milne as to an undivided one half, Catherine Milne as to an undivided one quarter, Geo. O. Milne as to an undivided one eighth, Charles W. Milne as to an undivided one eighth. This property consists of lots 108 and 109 of the Rancho Monserate and lies at the Southerly boundary of the said Rancho.

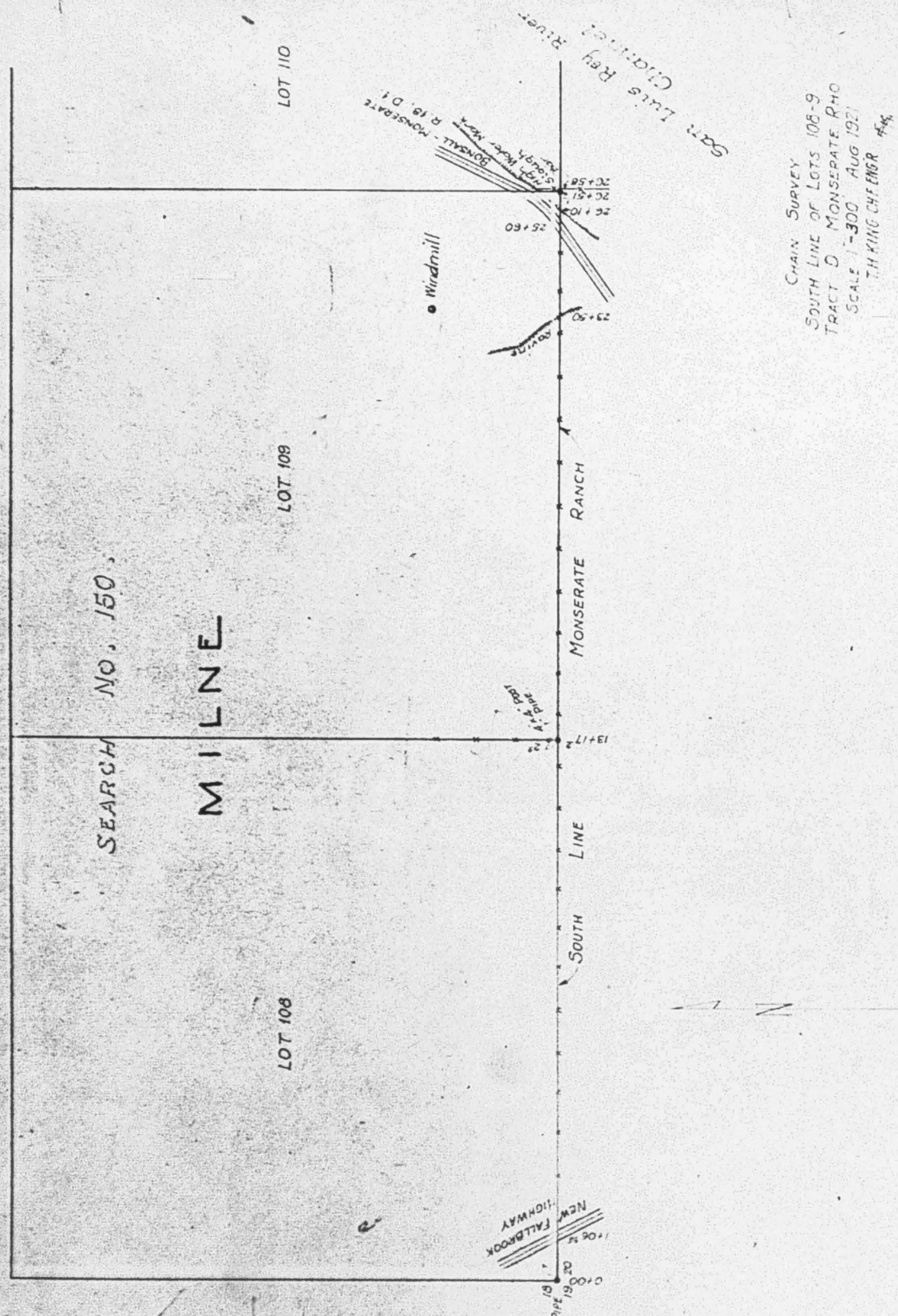
The Southeast corner of Lot 109 extends across the road and into the river bottom. It does not reach to the present river channel. The soil at this point is mostly sandy with thick growth of willows. There is a windmill on Lot 109 and the land is evidently riparian.

COND. 10000  
10000  
150  
SARRETT'S RIVER



PARCEL 125

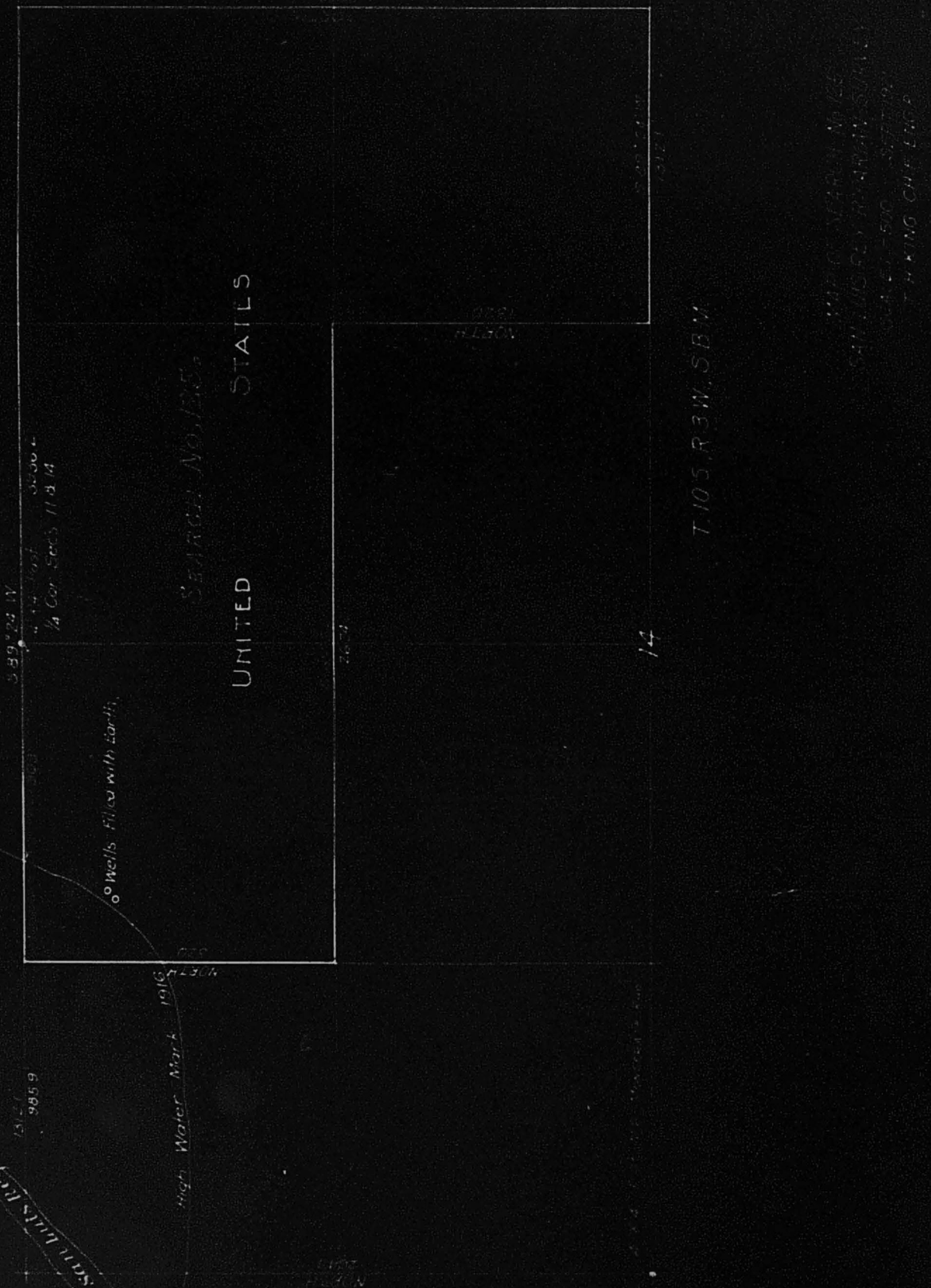
Parcel 125 is U. S. land. This land lies near the southeast corner of the Rancho Monserate. It appears, however, that this land was patented by John H. G. Meyers but the patent has never been recorded. When this patent is recorded the title at present will vest in A. C. Loveland, subject to mortgage to Agnes T. Sweeney, also another mortgage to Agnes Mary Higgins. The northwest corner of this property extends below the 1916 flood mark although it does not reach to the present river channel. The westerly portion is bottom land of sandy loam. There are two wells on the property which are filled with earth and useless. The land, however, is evidently riparian.



PARCEL 125

Parcel 125 is U. S. land. This land lies near the southeast corner of the Rancho Monserate. It appears, however, that this land was patented by John H. G. Meyers but the patent has never been recorded. When this patent is recorded the title at present will vest in A. C. Loveland, subject to morgage to Agnes T. Sweeney, also another morgage to Agnes Mary Higgins. The northwest corner of this property extends below the 1916 flood mark although it does not reach to the present river channel. The westerly portion is bottom land of sandy loam. There are two wells on the property which are filled with earth and useless. The land, however, is evidently riparian.





PARCEL 152

Parcel 152 is in the name of Peter Augustin Grammen, acquired by him September 14th, 1904. This land lies on the south side of the river about one half mile beyond the easterly line of Rancho Monserate. This land does not extend to the present river channel although the majority of it is below the high water mark of 1916. Practically all of that below the high water mark is a river bottom sand covered by a dense growth of willows and cottonwoods. There is a depression on this property in which a wooden rim has been set and where water stands all the time and is used for watering stock. There is no pump on the property. The land is evidently riparian.

589'24" W  
1/4 Cor. Secs. 11 & 14

SEARCH NO. 122

UNITED STATES

26574

14

T 10 S, R 3 W, S 5 E M

MAP OF SAN JOAQUIN COUNTY  
SAN JOAQUIN COUNTY SURVEY  
SECTION 14, T. 10 S., R. 3 W., S. 5 E.  
T. H. KING, CHIEF ENGINEER

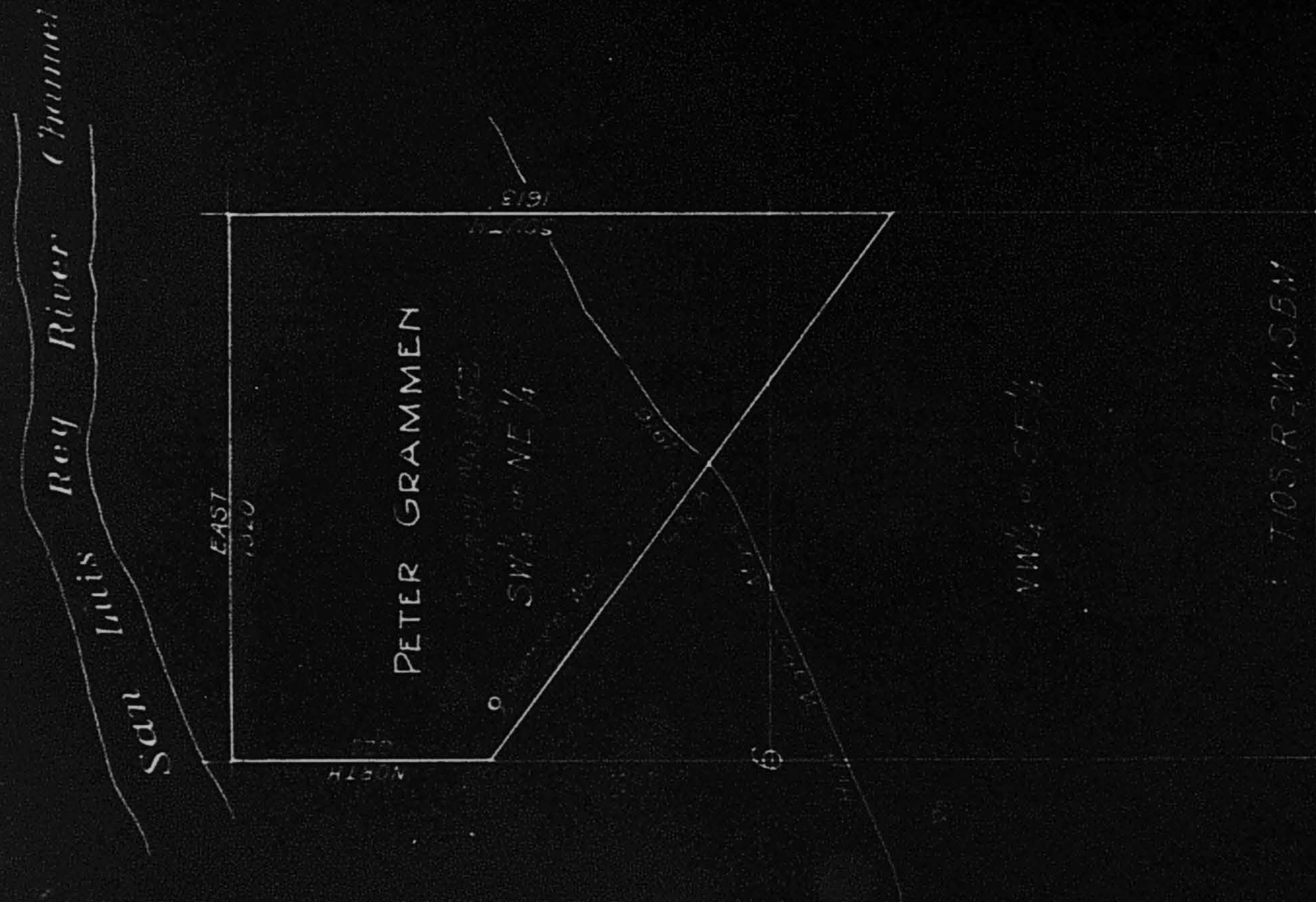
Wells Filled with Earth

High Water Mark 1916

945.9

PARCEL 152

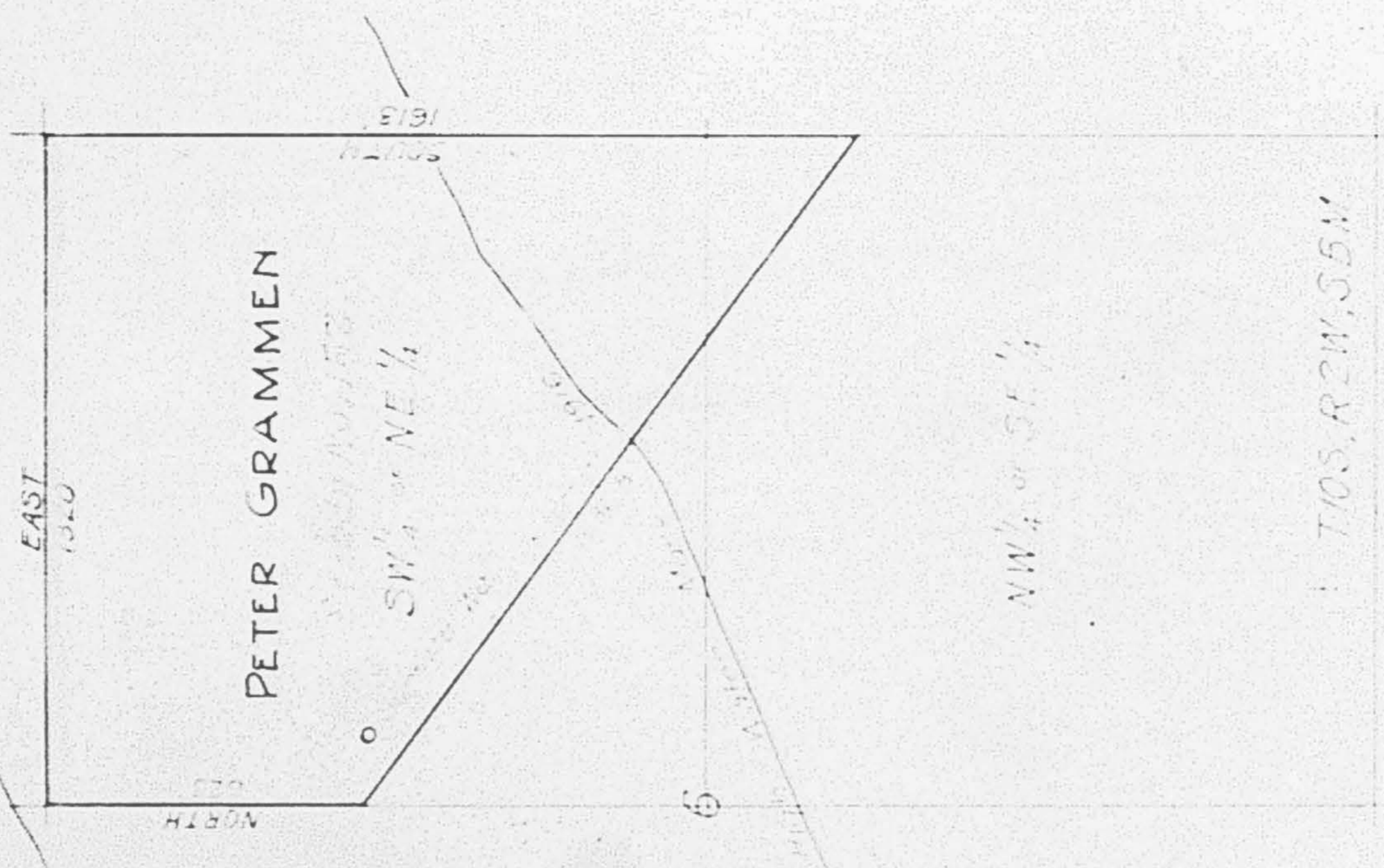
Parcel 152 is in the name of Peter Augustin Grammen, acquired by him September 14th, 1904. This land lies on the south side of the river about one half mile beyond the easterly line of Rancho Monserate. This land does not extend to the present river channel although the majority of it is below the high water mark of 1916. Practically all of that below the high water mark is a river bottom sand covered by a dense growth of willows and cottonwoods. There is a depression on this property in which a wooden rim has been set and where water stands all the time and is used for watering stock. There is no pump on the property. The land is evidently riparian.



PARCEL 121

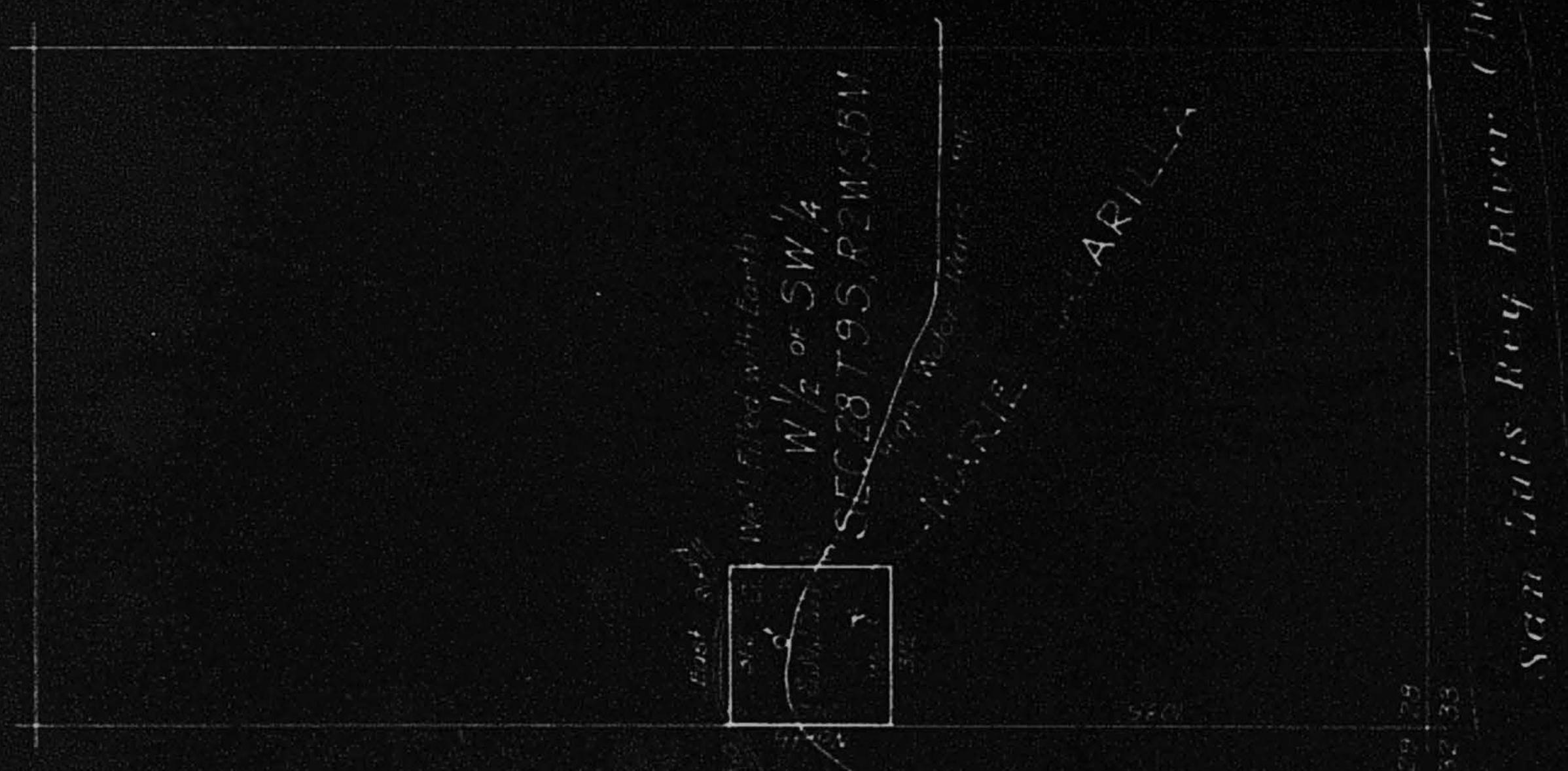
Parcel 121 is in the name of Marie Galarilla, acquired by her March 12th, 1899. This property lies about a mile and a quarter west of the Pala Indian Reservation. It is entirely south of the road. It does not reach to the present river channel but was inundated during the 1916 flood. It is bottom land consisting of black sandy loam saturated with water. There is one well on the property which has been filled in apparently with silt. The land is evidently riparian.

San Luis Rey River Channel



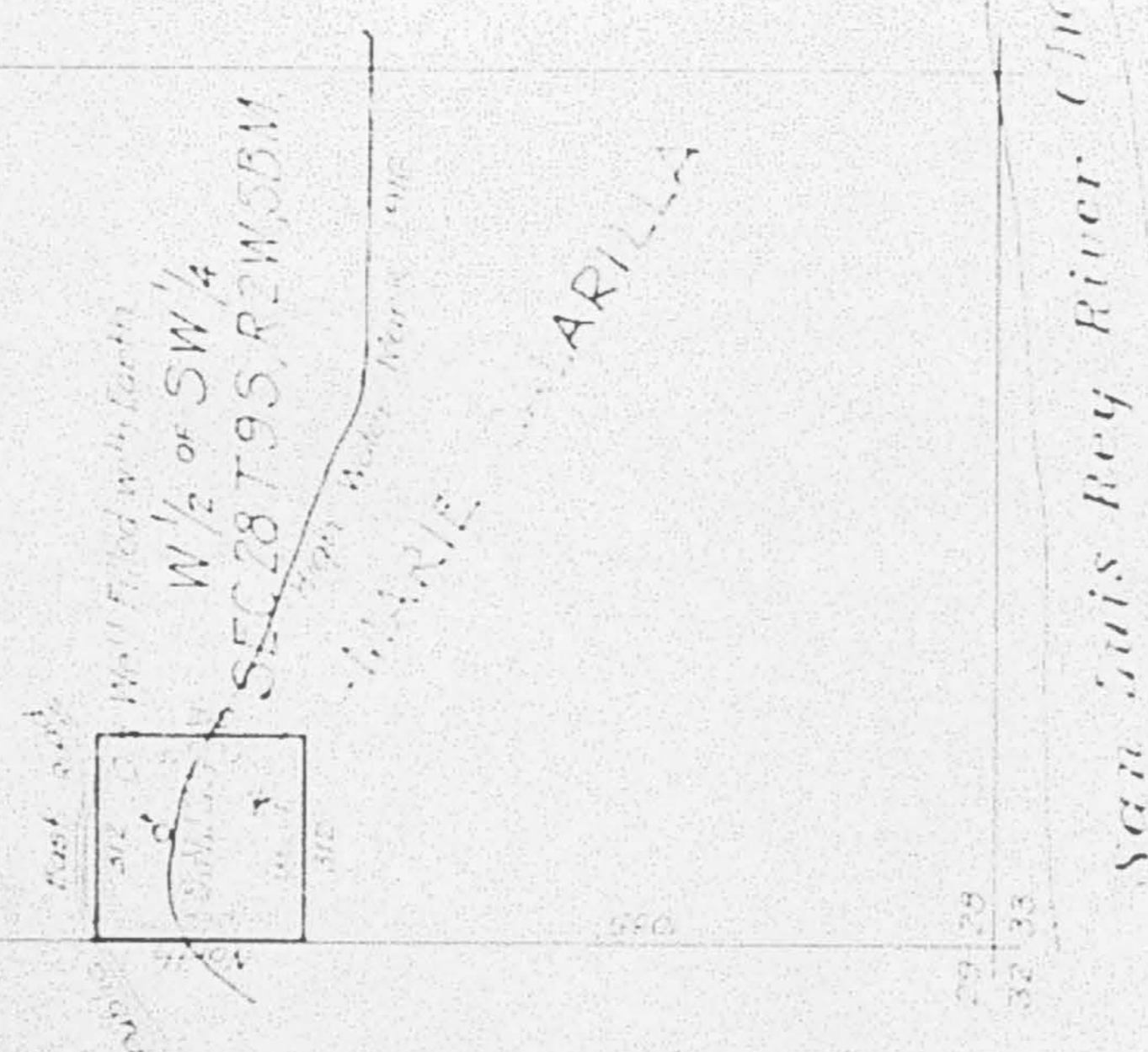
PARCEL 121

Parcel 121 is in the name of Marie Galarilla, acquired by her March 12th, 1899. This property lies about a mile and a quarter west of the Pala Indian Reservation. It is entirely south of the road. It does not reach to the present river channel but was inundated during the 1916 flood. It is bottom land consisting of black sandy loam saturated with water. There is one well on the property which has been filled in apparently with silt. The land is evidently riparian.



PARCEL 131

The title of this land appears to rest in the State of California. There is an unrecorded patent which when recorded will vest the title in Frank Smith and Mrs. James O'Conner, each an undivided half interest. The property is located near the southeasterly corner of the Pala Indian Reservation. The land extends across the present river channel where it is bottom land of sandy loam. The ground rises rapidly, however, and most of the property is mountainside. There is no well on the property. The land is evidently riparian.



MAP OF CALIFORNIA No. 127  
 SAN LUIS REY RIVER SURVEY

PARCEL 131

The title of this land appears to rest in the State of California. There is an unrecorded patent which when recorded will vest the title in Frank Smith and Mrs. James O'Conner, each an undivided half interest. The property is located near the southeasterly corner of the Pala Indian Reservation. The land extends across the present river channel where it is bottom land of sandy loam. The ground rises rapidly, however, and most of the property is mountainside. There is no well on the property. The land is evidently riparian.

8 Mark old with file  
100

FILE  
GIVEN

San Luis Rey River Channel

STATE OF CALIFORNIA  
(TITLE CLOUDED)

SECRET  
R.W.SEM

**PARCEL 124**

There are four parcels marked 124 lying just west of the Rancho Pauma, described as follows:

The Southeast quarter of the Northwest quarter, the Southwest quarter of the Southeast quarter of Section 31, Township 9 South, Range 1 West, S. B. M.; the Northeast quarter of the Northwest quarter of Section 6, Township 10 South, Range 1 West, S.B.M. and fractional Southwest quarter of Northwest quarter of Section 5.

These are U. S. lands. They lie outside of the Forest Reserve and so far as any records available in San Diego show they are open to entry. This can only be determined definitely, however, by applying to the U.S. Land Office in Los Angeles. There was no survey made of these lands as they are evidently riparian.

Rock Hill No. 111  
1/2 Cor

1857  
1858



PARCEL 124

There are four parcels marked 124 lying just west of the Rancho Pauma, described as follows:

The Southeast quarter of the Northwest quarter, the Southwest quarter of the Southeast quarter of Section 31, Township 9 South, Range 1 West, S. B. M.; the Northeast quarter of the Northwest quarter of Section 6, Township 10 South, Range 1 West, S.B.M. and fractional Southwest quarter of Northwest quarter of Section 5.

These are U. S. lands. They lie outside of the Forest Reserve and so far as any records available in San Diego show they are open to entry. This can only be determined definitely, however, by applying to the U.S. Land Office in Los Angeles. There was no survey made of these lands as they are evidently riparian.



**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 39 Folder: 2**

**Business Records - Reports - King, T.H - "Report on  
Survey of Certain Lands along the San Luis Rey River"**



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