

CITY OF IRWINDALE

MAP OF

POSSESSARY AND AGREEMENT LINES

IN A

PORTION OF THE N. E. 1/4, SECTION 9

T. 1 S. - R. 10 W., S. B. M.

(IN THE CITY OF IRWINDALE)

FILED

AT REQUEST OF OFFICER
CITY OF IRWINDALE
MAR. 6, 1963
58
2 P.M.

IN BOOK 4
AT PAGE 58
OF OFFICIAL MAPS
LOS ANGELES COUNTY, CALIF.
RAY E. LEE
COUNTY RECORDER
BY *John* Deputy

Free

JOHN A. LAMBIE - COUNTY ENGINEER

SURVEYED SEPT. - OCT. 1958

PREPARED PURSUANT TO SEC. 27559
(GOVERNMENT CODE)

For report on boundary lines see F. D. 9455. For survey on
determination of possessary and agreement lines see C.S.B-2650-1 & 2.

Bearings are based on the bearing of Arrow Highway
shown on C.S.B-2112.

ORIGIN AND PURPOSE OF THIS MAP

All descriptions of land parcels within the area of this map (the W 1/4 of the NE 1/4 of Section 9, Township 1 South, Range 10 West, S.B.M.) have been by metes and bounds. The original U.S. Government Survey upon which boundaries and land titles in this area are based was made in 1865 and is commonly known as the Hancock Survey. Measurements of this survey have since been found to be inaccurate in many respects.

In 1890, H.F. Stafford, Los Angeles County Surveyor, made a survey of a portion of the area in order to locate Puente and Azusa Bridge Road, which is now known as Irwindale Avenue. At that time he was unable to find any section monuments fixing the northwest and southwest quarter section corners. He, therefore, refixed these corners and set markers.

In 1909, I.B. Noble, Los Angeles County Surveyor, made a re-tracement survey of Puente and Azusa Bridge Road (now Irwindale Avenue) and found that the quarter section corners had again disappeared. He again fixed the northwest and southwest corners of this quarter section. Of primary interest in the 1909 survey is the fact that it disclosed the existence of a number of possessory line fences extending easterly from Irwindale Avenue in the northeast quarter of Section 9. How these fence lines were established is not at all clear, but it is apparent that they were located and erected at some time between the 1890 and 1909 surveys. Most of these fences or other evidences of possession are in the same location today as they were in 1909. Almost none of these fences coincide with any paper title boundary lines and in some cases the discrepancies are as much as 80 feet.

Some of the metes and bounds descriptions in deeds and other instruments of title used the northwest corner of the quarter section as a starting point; some of them used the southwest corner of the quarter section as a starting point; in view of the inaccuracies of measurement in the Hancock Survey, this has led to some overlapping of paper titles and to the leaving of gaps in other instances.

The County Assessor has been attempting to assess the land on the basis of record title, notwithstanding the fact that record title lines are ambiguous and impossible of precise ascertainment. This has led to an unsatisfactory situation in which in some instances improvements assessed against one parcel of land may actually be situated on the adjacent parcel as its boundaries may be established by record title.

The true locations of boundary lines between parcels of land have been ambiguous, uncertain and impossible of ascertainment. As a result, errors have multiplied and confusion has increased. Among the serious results has been that it is well nigh impossible to procure bank loans on property in this area or to get policies of title insurance from reputable title companies, and this means that most of the parcels in this area are almost unmarketable for practical purposes.

These conditions led to a movement by the property owners, by the City of Irwindale, by the County Assessor, and others, to try to bring order out of chaos. It was the consensus of opinion of all interested persons that a possessory boundary line map of this area indicating the actual physical possession of the several parcels of land by the respective owners thereof and identification of parcels by lot numbers, and an adjustment of titles so that each possessor should have record title to the land he occupied, would be the best solution. As a result, the area was carefully surveyed under the direction of E.T. Mankey, Deputy County Engineer, and the result is this map. The 77 parcels shown and numbered hereon are delineated in accordance with actual occupancy and not with any attempt to show the record title boundary lines.

RESOLUTION NO. 63-11-356

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE APPROVING A SUBDIVISION MAP OF A PORTION OF THE CITY OF IRWINDALE AND AUTHORIZING AND DIRECTING THE RECORDATION OF SUCH MAP.

THE CITY COUNCIL OF THE CITY OF IRWINDALE DOES HEREBY RESOLVE:

WHEREAS, the City of Irwindale is currently engaged in a possessory boundary line project for the purpose of establishing and correcting the boundary lines to a portion of the land within such City, as hereinafter indicated; and

WHEREAS, a map has been prepared by the County Engineer of the County of Los Angeles which correctly sets forth and delineates the several parcels of real property, both municipally owned and privately owned, located within the area of such project; and

WHEREAS, it is necessary for the success of said project that said map be recorded in accordance with the provisions of Sections 11652 - 11658 of the Business and Professions Code of California;

NOW THEREFORE, BE IT RESOLVED:

That said map, which has been prepared by the County Engineer of the County of Los Angeles, and which consists of three sheets bound together, and which is based upon, but is a modification of, County Surveyor's Map No. B-2760 duly filed in the Office of the County Engineer of said County, and which covers the area bound on the north by Arrow Highway and on the east by Ellen Drive, and which is a portion of the westerly one-half of the northeasterly quarter of Section 9, Township 1 South, Range 10 West, S.B.M., in the County of Los Angeles, State of California, be and the same hereby is approved as the official map of said portion of the City of Irwindale; and the City Manager of the City of Irwindale is hereby authorized and directed to cause the said map to be recorded in the Office of the County Recorder of said County, pursuant to the Code sections cited above.

Adopted and approved this 18th day of February, 1963.

ATTEST: *Lee B. Young*
City Clerk

Richard H. Diaz
Richard H. Diaz, Mayor of the City of Irwindale, Calif.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF IRWINDALE)

I, Lee B. Young, City Clerk of the City of Irwindale, Do hereby certify that the foregoing resolution was duly adopted by the City Council of said City and was approved by the Mayor of said City at a regular meeting held on the 18th day of February, 1963, by the following vote of the Council:
AYES: COUNCILMEN: Breceda, Miranda, Martinez, Sulzer & Diaz.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: None.

Lee B. Young
Lee B. Young, Clerk of the Council of the City of Irwindale, Calif.

The foregoing resolution was, on the 18th day of February 1963, adopted by the City Council of the City of Irwindale, County of Los Angeles, State of California.

APPROVED AS TO FORM
By *Jamieson Robinson*
CHIEF TITLE ENGINEER OF
TITLE INSURANCE & TRUST CO.
3-6-1963

ATTEST: *Lloyd G. Veldman*
LOYD G. VELDMAN
City Manager of the City of Irwindale
County of Los Angeles, State of California

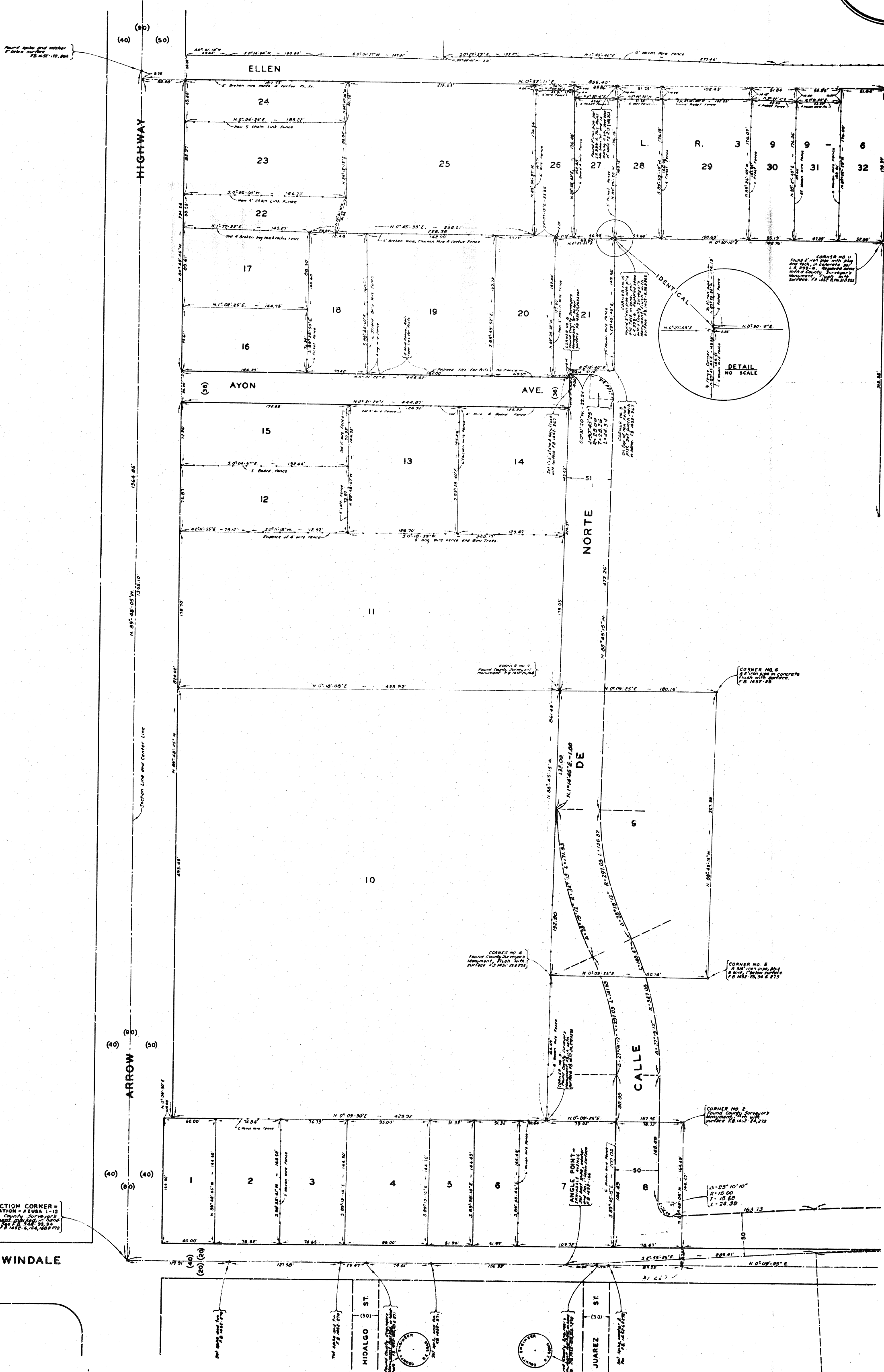
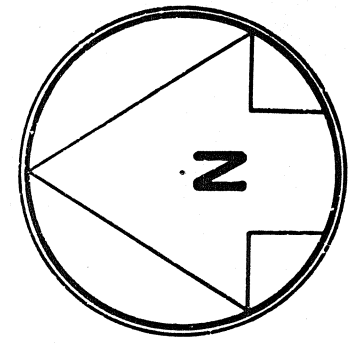
4918 P. 2

FILED
 AT REQUEST OF
 CITY OF IRWINDALE
 MAR. 10, 1963
 58 P.M.
 IN BOOK 4
 AT PAGE 59
 OF OFFICIAL MAPS
 LOS ANGELES COUNTY, CALIF.
 BY RADE LEE
 COUNTY RECORDER
 Deputy

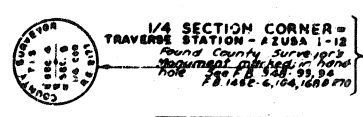
CITY OF IRWINDALE

MAP OF POSSESSARY AND AGREEMENT LINES

SCALE: 1" = 80'



8167



IRWINDALE

HIDALGO ST
 JUAREZ ST

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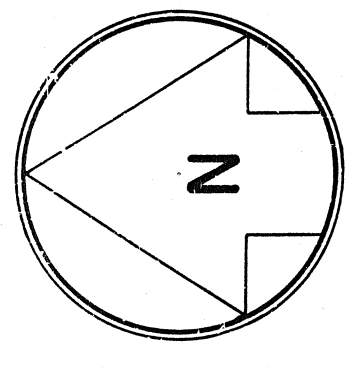
4918 Pg. 3

FILED

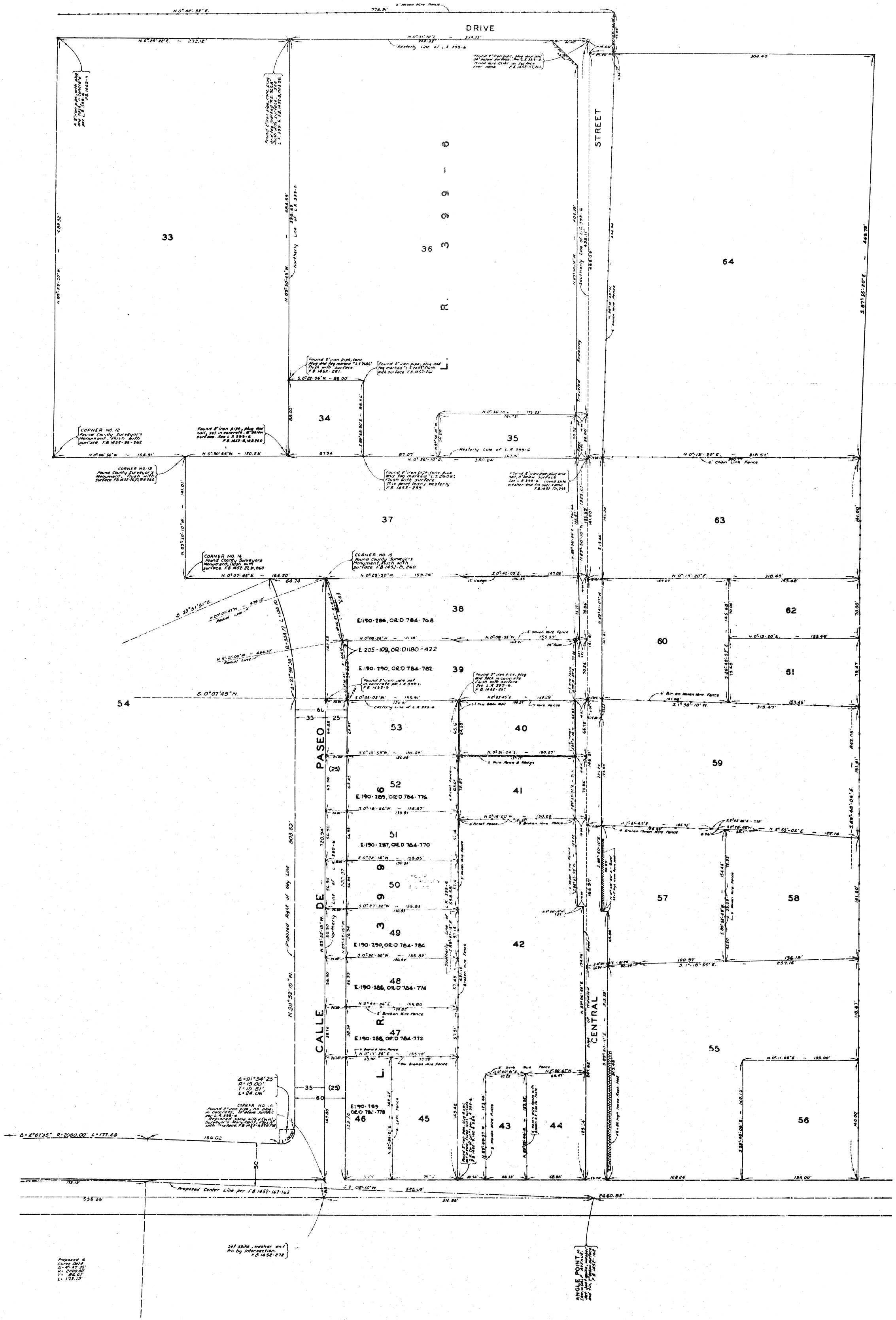
AT REQUEST OF CITY OF IRWINDALE
MAR. 5, 1963
9:28 P.M.

CITY OF IRWINDALE MAP OF POSSESSARY AND AGREEMENT LINES

SCALE: 1" = 80'



IN BOOK 4
AT PAGE 60
OF OFFICIAL MAPS
LOS ANGELES COUNTY, CALIF.
RAY E. LEE
COUNTY ENGINEER
BY [Signature]



Proposed
Corner
Elevations
1. 100.00
2. 100.00
3. 100.00
4. 100.00

201 2004, neither
file by information
7/14/52-178

ANGLE POINT
ELEVATION
100.00
100.00
100.00

1918 Pg. 4

SHEET 4 OF 4 SHEETS

Pg 4

Pg 61

FILED

AT REQUEST OF CITY OF IRWINDALE
MAR. 6, 1963

8 30 P.M.

IN BOOK 4
AT PAGE 61
OF OFFICIAL MAPS
LOS ANGELES COUNTY, CALIF.

RAY E. LEE

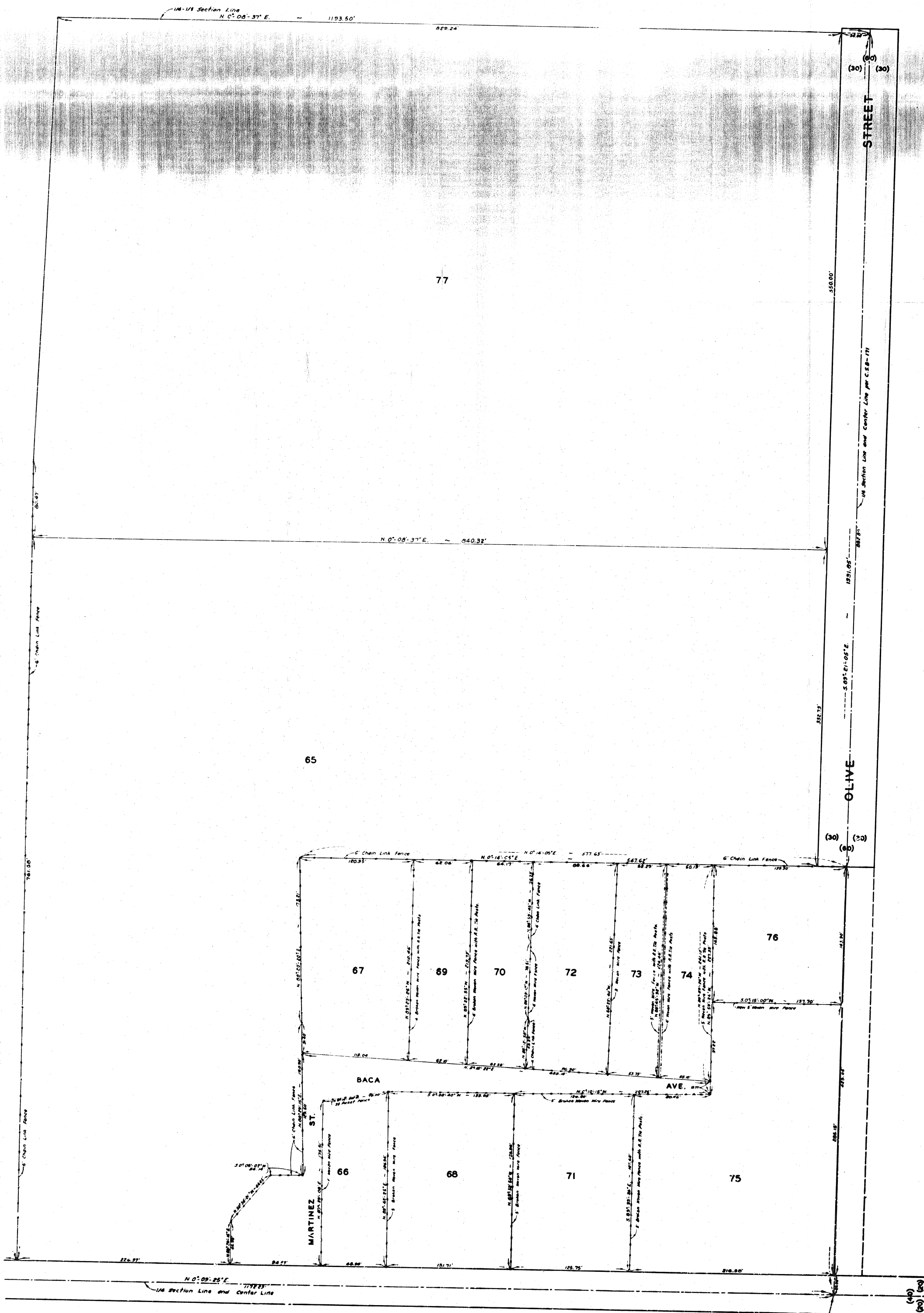
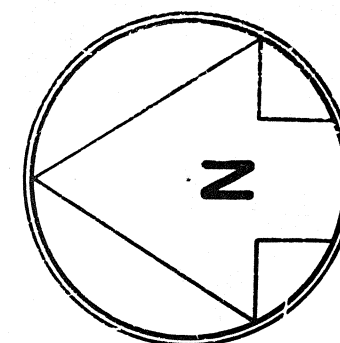
BY *[Signature]*
Deputy

CITY OF IRWINDALE

MAP OF

POSSESSARY AND AGREEMENT LINES

SCALE: 1" = 80'



CENTER SECTION
 SECTION 9, T. 11 N., R. 12 E., S. 4
 PLAT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100