

SURVEY NOTES OF SOUTH AND EAST BOUNDARY

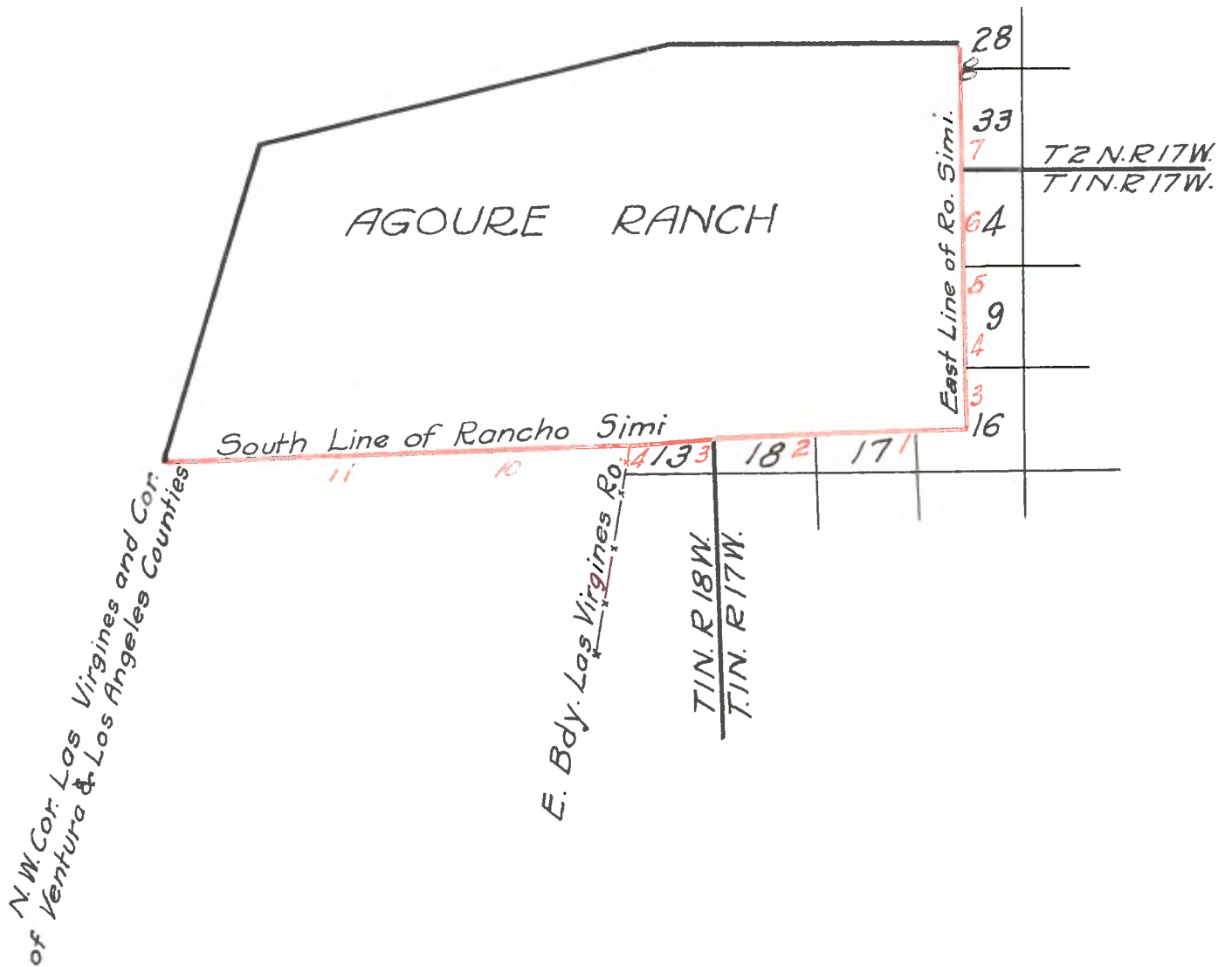
OF "AGOURE RANCH"

Located in the Rancho "Simi"

by

C. A. Ensign

See L. S. 8-33



FEET = Tract "P", Ro. Simi

Beginning at the large stone, "Station 8", of the official Resurveys of the East and South boundaries of the Rancho Simi, (which station is designated "SS" on Maps, and in Field Notes), said Stone being the South East corner of "Tract P" of the Subdivision of said Rancho Simi, surveyed by Stow and Powers in 1857-8; which Tract "P", is also identically known as the

AGOURE RANCH

Said corner "SS" is more fully described at the beginning of the foregoing Field Notes of the East boundary of said Tract "P", and which also is called Station "A" of the descriptions for this survey of the South Boundary: (See Notes, prefacing the description of the East Boundary); Re-running thence

N. 89° 05' W.

with a fence, thru plow fields; and along the official North boundary of Section 16, in T.1 N., R.17 W.; being also described as the S. boundary of said Rancho Simi as "officially retraced".

B
332.25

Set 2 strands of wire in a plug of Cement 24 ins. deep, 2 feet S. of Westgate post, at a private roadway to Calabasas P.O.; under a mound of stones; called "B";

C
1523.0

continuing with old fence, and over a valley with drainage to northward and to summit of N. slope of a prairie hill, at

Set I. p.P.O. 20d., in stiff black adobe ground, and r.m.s.o.p.; called "C". Cross the hill, descend and over valley with arroyo coursing

D
2503.5

N.Wly and ascend to a large mound of stones on the S.Wly slope of a large hill extending to the "Mesa Ranch", or plow fields to the N.; Set I.p.p.c. 24 d. at the E. face of the stone firmly set in the ground marked CC for "Closing Corner" between fractional sections 16, and 17, said township; raised a new mound of stones; called "D"; thence

S. 89° 54' W.

E
100.0

along the wire fence, and the official N. boundary of said fractional Section 17, on the S. slope of the hill, to a cross fence running Nly; (descend) to Stone marked 1/40 = 40 chains = 1/2 mile official distance South boundary of Rancho Simi; total distance 2734.5 ft.

231.0

Set I.p.-p.c. at W. face of the "line" stone, and r.m.s.o.; called "E" thence

N. 89° 12' W.

Continuing with the wire fence, and along the said N.bdy. of fractional Section 17; descend into valley from N.W., which continues S.S.Wly; our course touches a row of eucalyptus trees in the bottom land, planted by settler on Section 17; at about 525 feet across arroyo coursing S.Wly. and ascend.

F.
755.0

Set I.p.-p.c. 32d. and r.m.s.o.p. on top of point of spur hill sloping N.E. called "F"

G.

Cross another valley and again ascend to summit in a N. slope of spur ridge;

1475.0

Set I.p.-p.c. 30d. and r.m.s.o.p.; called G; thence over a valley coursing S.S.W. and ascend to top of long spur ridge also bearing S.S.W.

H.

3035.0

Set I.p.-p.c. 24d. and r.m.s.o.p., called "H" and being about 30 feet W. of point 6 feet S. of a live oak 20 ins. diameter at top of the ridge;

3065.0

descend, cross another long valley, bearing S.Wly and ascend to brow of ridge at 4395 ft. bearing S.S.W.; at

4395.0

Feet

4419.0 I Set I.p.-p.c. 14d. to bedrock, (sandstone) and r.m.s.o.p. on summit of spur at 10 feet N. of present fence; called "I", from which a hub and picket in a mound of stones on a "Rock Peak", on the SWly point of a bench of a mountain, bears N. 12°16' E. 817 ft. distant; descend a steep slope, +635 feet, and at

5030.0 J To stone marked "CC" for Closing Corner to fractional Sections 17 and 18 in a mound of stones under said fence now at the line, with a cross fence running South.
Set I.p.-p.c. 24d. at S. face of the CC stone and r.m.s.o. called "J" Dist. in Sec. 17 is 5261 ft.; total distance in Rancho bdy. 7764.5 ft. Continued thence N. 89° 12' W.

On North boundary of fractional Section 18, official surveys, along fence
Descending, at 210.5 ft.

210.5 K To stone marked 3/120, for three half miles = 120 chs. in S. bdy. of Rancho Simi, from S 8; total dist. found = 7975 ft.
Set I.p.-p.c. 24d. at the S. face of the marked stone, and r.m.s.o.p. called "K"
Thence N. 89° 34' W.

Continuing with a fence along N. bdy. of said fractional Sec. 18, at about

100 100 feet, cross stream way coursing S.S.W. over narrow valley, and thence ascend

L Brow of high divide East of "Macolla Canon";

672.0 Set I.p.-p.c. 26d. on East slope visible from Station "K" (= 3/120) r.m.s.o.p.
Called "L"; thence chain over top, or rounded summit of the divide, or ridge, bearing Sly, to its W. brow, +58 ft.

M Set I.p.-p.c. 26d. and r.m.s.o.; called "M"; chained +384 feet,

730.0 over mesa sloping slightly to the West; at

N Set I.p.-p.c. 18d., and r.m.s.o.p.; called "N"; descending warped slopes into valley bearing S.W. and soon merges into Macolla Canon; and onto a low spur or toe of a mountain to the N.E.; at

1114.0 Set I.p.-p.c. 24d., r.m.s.o.p. called "O"; descending into bottom of Macolla Canon, at about +560 cross dry bed of the creek Course S.; This valley is also known as Las Virgenes Canyon (See U.S. Geol. Survey) Continue over even bottom land; the 2 mile post and stone officially described 4/160 has disappeared at

O Set I.p.-p.c. 40d., r.m.s.o.p. called "P"

2015.0 at about +10 feet ascend steep slope of mountain; at +257' (=3157') set a hub bounded with stones on a nose or ridge rising to a broad Mt. top at the N.W.; and running thence at the N. side of gulch and over a sag in the N. brow of same +290' (=3447') to top of a break in the Mt. side; thence ascend arched top of Mt. to its summit; at

Q Set I.p.-p.c., 24d., r.m.s.o.p. called "Q"; from which the picket and hub on said "Rock peak" observed from Station "I", bears N. 81°30' E. = (8°56'). Deflection from back sight in line.

4040.0 Descending easy slope of this broad spur from the Mt. to the W.N.W. at

R Set I.p.-p.c., 26d. r.m.s.o.p. called "R"

4457.0 Descend into a branch gully coursing South, a little above a junction of a branch of Macolla Arroyo and over the branch to an old mound of stones; found thereat, the top of old oak stake marked for closing corner of the Range line between fractional Townships 1 N., Rs. 17 and 18 W., and found rotted bottom of old stake in the old mound at

Feet

- 5026.5
8 Set I.p.-p.c. 24d. in center of old stake bottom and r.m.s.o.p.; to perpetuate the said C.C. as officially planted to be in the S. bdy. Rancho Simi; called "S". This corner is situated on the "toe" of a ridge coming down from the large high "Red Rock Mt." rising to the N.W.; and at about 60 feet N. of a deep narrow gulch, coursing S.E. around the point of the hill to junction of gulch mentioned. Distance thru Sec. 18 is found to be 5237 ft. The total distance in the Rancho bdy. is 13001.5 feet.
- Note; 1. By the situation of the next corner, the 2½ mile stone (2½ N.), in a mound of stone, a Station in the official retracement of the Rancho boundary, this C.C. is quite a little too far North; that is, in running the township range line the Rancho bdy. was over passed. Nearly all the sectional "C.C.'s" (Closing Corners) have been planted within the line of retracement of Rancho bdy., but they have been adopted as boundary points lest any attempts to make "corrections" should raise "suspensions" that the lines of the Government had been surreptitiously tampered with by us. The sectional areas have been computed on the closing distance given by the U.S. Land Department.
- Note 2. It may be noted historically that the Range line between Ts. 1 N. and Rs. 17 and 18 W. was regularly run by U.S. Deputy Surveyor Hancock in 1857, and approved, extending to within 15 chs. S. of the N.E. corner of T. 1 N., R. 18 W., far within the Rancho Simi, the S. bdy. of which was not then noted, not having been located till 1861. Hancock returned to the Cor. established then as Cor. to Secs. 1, 6, 7 and 12 and ran offset to the N. bdy. of the T. 1 N., R. 18 W., west several miles distant within the Rancho. We have not discovered that any survey connections have been made to these lines. Nor have we been furnished with the notes of Deputy Glover's resurvey of part of this line closing on the Simi, which would show how much if any of the Hancock's range line be identified. Whatever the facts, it would not modify our use of the "CC" identified as the government's final survey as above described.
- Thence S. 83° 52' W.
- Along the North bdy. of fractional Section 13 of T. 1 N., R. 18 W., taking course by sighting a large rock marked "2½ M" (for 2½ miles = 200 chains) in the South boundary of the Rancho Simi, set firmly in the ground and bounded by stones; a cor. and marks quite similar to Glover & Reilley's S. ½ mile cors. which is taken by us to be set for the official retracement of said bdy. tho' not described by Deputy Glover in the Copy of descriptive notes received by us from the U.S.S.G.O.; descending at about 130 feet, cross arroyo coming down from the N.W. and now bending to course E.S.E., in a deepening channel between hills; and ascend to said two and half mile stone; at
- T
258.0 Set I.p.-p.c.-24d. at N. face of said mile stone; r.m.s.o.p. called "T" from which a pronged oak tree diam. bears S. 77° 20' E. - feet distant and an Oak diam. bears N. 42° 40' W. -- feet distant. The total distance in the S. bdy. of the Rancho is 13259.5 feet.
- Thence S. 85° 21' W.
- UU
182.5 Continuing along the N. bdy. of said fractional Sec. 13; ascending at Set I.p.-p.c.-24d., r.m.s.o.p. on slope; called "UU", ascending arching slope of high spur of Red Rock Mt. at
- U
296.75 Set I.p.-p.c.-24d., r.m.s.o.p. on East slope; called "U", continue ascent at
- V
383.50 Set I.p.-p.c.-24d., r.m.s.o.p. on summit of high ridge bearing E. of S.; called "V". Cross over a deep V bottom gulch between ridges at

W
1270.00 Set I.p.-p.c.-24d., r.m.s.o.p. at East brow of Mt. ridge, extension of Red Rock Mountain to the South; called "W"; at

X
1376.0 Set I.p.c.-25d., r.m.s.o.p. at West brow of same ridge; called "X"; Descending the rolling broken side of Mt. into "Canada Largo", now known as "Cheesebro Canon"; at

Y
2645. Set I.p.-p.c. 30d. at west face of a rock marked 3 M. for 3 miles in the retracement of South boundary of Rancho Simi, evidently planted for the official surveys of the Public Lands, which rock is firmly in the ground, with remains of stone mound alongside, on steep ridge or short spur of Red Rock Mt. descending to the S.W.; r.m.s.o. Called this Station "Y".
The total distance in the South boundary of the Rancho is 15904.5 ft.

Note: This 3 mile stone is not described in the Field Notes we have of Glover's Survey.

Thence S. 86° 41' W.

Continuing in the N. boundary of said fractional Sect. 13, along a post and wire fence, with plowed land at the left; descending the hill into bottom of Cheesebro Canon to a stone marked L.V. 14 for Station 14, of the survey of the Rancho Las Virgenes, being the N.E. corner thereof; firmly planted in the ground and bounded by stones at the corner of the cross fence running to the South between Cultivated fields; being also the N.W. corner of said fractional Sec. 13.

Z
342. Set I.p.p.c. 20d. at East face of the marked stone, called "Z".

Distance in fractional Sec. 3745 ft., or 56.74 chains, total distance in the boundary of Rancho Simi 16746.5 ft. or 254.16 chains.

Notes:- 1. While at the field work here we considered this stone L.V. 14 to be the "Official corner" of the Rancho Las Virgenes as planted, or "adopted" as such by U. S. Dept. Sur. Minto, for his final survey for the Patent; and tho his statements seem to deny this now it is still evident to us that whatever its origin it will for all time to come be held as the immovable N.E. corner of said Rancho, not because of the concessions of Simi owners as stated by the notes at the beginning of this survey, but by reason of the lapses and acts which have caused the Stone L.V. 14 to supersede the more proper corner.

2. When lately asked if he adopted courses at this corner from other surveys which has preceded this, Mr. Minto replies; "All courses were determined by direct solar observations with a solar transit. If my course differed from that of earlier surveys, I gave it as I found it, and gave .. what I considered the "cause of what I treated as an error". For the North boundary of the Las Virgenes, Mr. Minto gives his course West for the course of the West boundary down the Lindero, "S. 7°30' W.", the same as given in the Patent for the co-boundary of El Conejo; whereas we find the included angle of the present lines at the N.W. corner of Las Virgenes (L.V. 15-being S7) to be 105°04' & instead of 107°30' as given by him. So, if Mr. Minto's courses were consistent, then his point for the Station 14, would have been at least 191 feet S. of the present L.V. 14 Stone very nearly as found by our random or trial run E. from S. 7 (S.W. Cor. Simi) according to the West boundary of the Simi by the patent course by U.S. Dep. Sur. J. E. Terrell, (1861) as elsewhere noted, viz., S. 7°30' W. (See Note 1, page 1).

3. Wm. P. Reynolds, one of the Commissioners and the surveyor, in an early re-survey and partition of the Ro. El Conejo, Case No. 1971 in the Dist. Ct. of Los Angeles Co., gives the course 7, E. line of the Conejo, Co-boundary Las Virgenes and the Simi, as N. 8°06' E., instead of Patent Course. Reynolds' course of this line of the Simi, seems to have been recognized by Stow & Powers for the Recorded Subdivisions of the Rancho Simi, (1886-7). These surveyors did not retrace the S. boundary of the Simi, but compiled it from the records. We find and identify S. 7 as described both by Reynolds & by Stow & Powers. (We have already noticed that Terrell did not describe a corner here specifically). (See Note 2, page 32 and P.S.p. 33).

4. Relative to the fixing of the present Co. boundary between the Ranchos Simi & Las Virgenes, reference is also made to Case No. 2898, Sup. Court of Los Angeles County. It is shown by documents in the Case that there was much difficulty had in adjusting or identifying the location of the part of the grant of the former California government, which has become the present Rancho Las Virgenes, not in respect to its N. boundary as abutting the Simi, but as to include area called "Lot Triunfo". At least four different surveys were made by authority of the General Land Department of the U.S. which incidentally may have to do with the bdy. we have in question.

5. Wm. P. Reynolds, Dec. 1873, made a survey, not accepted. His location of the Claim (part only of the Mexican Grants) lay next to the Ro. Ex Miss. San Fernando. It is presumed that in locating the N. boundary of his plot, he identified S. 7 and thence ran E. calling the Lindero lines N. 8°06' E. as in the partition of the El Conejo. But evidences of this line on the ground have disappeared. The original Field Notes returned to & filed in the U.S. General's Office, were destroyed by the San Francisco fire, there having been no copies made for the Records at Washington the evidence of the "rejected" surveys, it is understood, are wholly obliterated except so far as the authors of the Notes may have retained them. Reynold's course for the Lindero lines would make his E. course nearly identical to the present N. bdy. line of the Las Virgenes.

6. John Goldsworthy as U.S. Dep. Surveyor made two surveys for the Rancho Las Virgenes the last one Aug. 1876. They were also set aside. In his surveys subsequent to the Patent of the Rancho he records the Lindero boundary of the Las Virgenes as S. 8° 00' W., closely agreeing with Reynolds.

7. Wm. Minto made the U.S. final survey Feb. 1879. It was contested and settlers believed rejected. He appears, however, to have amended the E. boundary in his course 13, June 1882. We conjecture to correct the area. To do this we conclude by the description of the line that he did not return to the field but defined his amended line by points, not marked on the ground, but given at offset distances from the marked stones set for his prior line for that boundary; beginning both lines at the Station or Corner No. 13 well established by a marked stone and witness trees. His entry of the amended line closes thus "158.26 chs. to S. bdy." Ro. Simi Station from which a witness post 4x4 marked L.V. 14 in a stone mound 18 ins. high bears E. 8.00 chs. dist. He makes no description of an actual corner built here. His several offsets along the line are proportional for their distances so as to form a triangle with apex in Sta. 13 and a base on Simi boundary of 8.00 chs. This survey was approved 1883 and used for the Patent.

8. We hold that the bearing S. 7° 30' W. given for his course No. 6 of W. boundary of Ro. Simi patent survey by the U.S. Dep. Sur. J. E. Terrell whether or not astronomically correct in the absence of all monuments or objects fixed & described by him legally governs the course from S. 7 E. for the South bdy. of the Simi and as identical, the N. bdy. of the Las Virgenes. (See Note 1, p. 1 of Random run). By his field notes Mr. Minto's courses coincide with these lines. But the post and mound witness to his corner 14 has entirely disappeared and by the force of Surveys with the Meridian of Reynolds & Goldsworthy's bearings of the Lindero lines the present L.V. 14, described by us, has superseded it and for so long a time it matters little now that we cannot identify Minto's corner or its witness as visible. Had the encroachment on the Simi land been of recent date, there might be opportunity or propriety in attempting to restore the Terrell boundary. We will here jot down further facts that bar recovery to that line.

9. Reference is had to the descriptive notes of Wright and Stow, the Commissioners, who traced out a boundary between the Counties of Los Angeles & Ventura in 1881 and while as it seems the final survey of Ro. Las Virgenes (Minto's) was pending which show that on reaching Simi Sta. 7, in the E. bdy. of Rancho El Conejo on a course from the N.W. corner of the Ro. Topanga Malibu where they had found a variation of 14° 45' E. in order now to follow a line already run and marked for bdy. between Simi and Las Virgenes which they were constrained to call East course they changed their notation of the variation to 14° 30' E. and in effect changed their Meridian on this line 15 min. When they made the next course at so called S. 8 (Simi) they restored their former Meridian at least resumed the Va. 14° 45' E. We have found no sure evidences of their line on the ground unless we accept the reestablished Cor. S. 8 by U.S. Dep. Surveyor Glover (1893) to be identical with the old County corner as he avers. If Glover S. 8 restores theirs then it appears the commissioners had made more northing in their course for East than would the course by Reynolds or Goldsworthy; the latter would have about agreed with the commissioners variation 14° 45' E. while their Va. 14° 30' is 15 min. more North. The authority for the line the commissioners found to follow as East from S. 7 does not yet appear. However, as we find the true astronomical Meridian it is more nearly a due East course than Reynolds tho' as we have declared not the relative East course for the S. bdy. of the Simi according to the U.S. Survey and Patent (See notes at page ()). As the County line appeared by the Commissioners returns to have been marked by large stone mounds it is quite remarkable some of them are not now discoverable. Even mounds of loose stone at the summits of ridges of quite a little slope in pasture lands left to themselves are quite permanent. Has the work of the Comrs. disappeared by the intentions and dispositions of the occupants of the country and adverse interests?

10. Referring again to the Case No. 2898, Sup. Court, Los Angeles County, it appears that about as soon as the Patent of the Las Virgenes could be secured, or perhaps assured, a Court partition was sought and John Goldsworthy was now duly appointed as Surveyor for the Commissioners for the partition, and in Oct. and Dec. 1885, made the survey and descriptions which were incorporated into the final decree of the subdivisions, Brunson, Judge, March 22, 1886. By this survey the West Bdy. of the Las Virgenes (L.V. 15 to L.V. 16) is given as S. 8°00' W., very nearly agreeing with Reynolds bearing here. We believe these corners have been permanent-constant. Running from the L.V. 15 (S. 7) on his East course the due distance, he comes to a stone he describes as already marked "L.V. 14" which we also now find as given in our descriptive notes. We infer from his phraseology that he found all the corners on the Exterior lines of the Ro. described by him, already in place and marked. We note that Mr. Minto's distance on this W. boundary is 302.60 chs. while Mr. Goldsworthy declares it to be 303.05 chs. mainly a difference by chainman, over very hilly ground. The pertinent facts then are that this corner and the North boundary which it governs was recognized by a court of jurisdiction against the adoption of which as such corner, no objection was interposed, and the possessions of the several allotments of the decree which were affected by the North boundary were taken accordingly, and for nearly 30 years have been descriptively so held and we judge for portions of the way, fully occupied to such line.

11. We have already set forth that the bearings used by Minto as running from S. 7 and that of Goldsworthy from the same place East to locate the N. bdy. of the Las Virgenes, would for their N.E. corners differ in latitude nearly 197 feet. This is an encroachment on the Simi of about 45 acres extent. Last we be charged that in a desire to conclude or close our claim that Minto's course retraced the Terrell boundary of the Simi, with suppressing evidence that tends to show that Goldsworthy's and Minto's N.bdy. lines were identical, we will disclose the results of their Courses 13 of the Las Virgenes. Minto first surveyed (for patent) N. 3°07' E. 158.26 chs. to a station. We estimate nearly 3.00 chs. S. of the L.V. 14 of the partition Survey (=161.16 chs.) Goldsworthy on coming to the L.V. 14 runs S. 3°17' W. only 158.32 chains to reach the said "Station 13". We had thought in the outset that Mr. Minto probably had adopted bearings already given to lines by surveyors who had preceded him unofficially, or, as "not accepted", as had the County line Commissioners. Mr. Minto who is the only one of the surveyors who attempted to locate the Las Virgenes who is still living; on being inquired of lately very decidedly replies that his courses were ascertained independently and given as found; as quoted ante.

It may be observed here that on the W. bdy. (Lindero), Goldsworthy differs 30 min. in course, while on Course 13 he differs, but 10 min., and disagrees with others of Minto's courses, with similar variances. We suspect Goldsworthy of taking bearings by needle readings.

Again, we are a little surprised that the stone mounds that Mr. Minto describes in his notes of his North bdy. of the Las Virgenes, have so completely disappeared unless we shift the line to coincide with Goldsworthy's but there is no identification of points along this line to justify a belief that it was the line of Minto also although there are a number of mounds and other marks. Miguel Leonis who was allotted upwards of 5/6 of this boundary was quite jealous of his lines, and probably removed all marks but those to which he could claim by the Courts award.

12. We now turn to a further consideration of the more recent lines of the "official survey" of Deputy James R. Glover, which have led us over to this corner L.V. 14. We are surprised that he could not have noted it as his closing point; and the omission of such note testifies to the character of his work, either indifference or incompetence.

The completed field notes of Mr. Glover's retacement of part of the S. bdy. of the Ro. Simi supplied us from the U.S.G.O. is given following -

"From Station No. 8 I run W. on a random line along boundary. Var. 14°30' E. 244.35 chs. to a point 3.66 chs. S. of post set for corner of Rancho Las Virgenes on Rancho Simi boundary, marked L.V. on S. and S. on N. faces with a stone mound which I rebuild around same, Sept. 1895."

"Thence S. 89°09' E. on a true line along boundary. Var. 14°30' E. Ascend
 30.70 Top of broken ridge bears N. & S. and descend.
 52.31 Cross canon 15 lks. wide course S. ascend.
 59.85 Top of ridge brs. N. & S. and descend.
 82.35 cross road brs. N. & S.
 84.35 Set a post 4 ft. long 4 ins. square with marked stone 12 ins. in
 ground for corner on line marked 4-160 on E. and S. on N. faces
 and raised a stone mound around same; pits impracticable.
 85.35 Cross wash 20 lks. wide, course S. and ascend."

X X X X X X X X X X X

This "Wash" is the arroyo, or "creek" of Macolla Canon.
 We did not find the corner mentioned at 84.35 chs. but the situation between
 road and creek bed is rightly given, but as this is on good upland farming
 ground, the pits should have been practicable, and serviceable to show the
 corner. But what has concerned us more is that on his return line he omits
 to note at 4.35 chs. the stone we find marked 3.M and likewise at 44.35 chs.
 the stone in a mound of stones marked 2½ M. It may be noted that the align-
 ment of these stones is not good. It is also observed that he claims to have
 found a post marked in a mound of stones rebuilt by him at 244.35 from S.8
 marked L.V. and S. This is not now to be found. If such post was found there
 are several reasons for suspecting he came upon Minto's Witness to his final
 corner L.V.14, and used it as the corner. As described by Minto, it had not
 witness marks on it. If we take the 4.35 chs. W. of the 3 M. stone as Glover's
 terminal point, and add 8.00 chs. for distance W. from witness corner to Minto's
 FINAL corner, we have it in about the same longitude as Goldsworthy's L.V.14
 Stone. Only as we expect to find Minto's Cor. S. of L.V. 14 about 3.00 chs.
 there will be question as to the latitude of the 3 M. stone which is even
 North of that of L.V.14 stone. It has happened that the writer being at the
 U.S.S.Go. San Francisco subsequent to receiving the foregoing notes of
 Glover's work but before completing our field work, found the following "Sup-
 plementary Field Notes of a portion of the resurvey of Rancho Las Virgenes
 in T.1 N., R.18 W., etc., in which it is shown that in Aug. 1897 at L.V.13
 he says: "I made a very careful reexamination of the line N. 3°04' E. to the
 intersection of the Simi grant in T.1 N., R.18 W. and I find that the Cor.
 which I previously took to be the intersection was one set by a private sur-
 veyor and was not in proper position, being too far S. I find therefore the
 distance is 158.78 chs. So many corners have been set along this Las
 Virgenes grant line by local and county surveyors that it has been very con-
 fusing. I am satisfied, however, that I am correct in this. At the time
 of making the transcript of this item I had the impression that the copy of
 notes which I already had would have incorporated the results of his return
 to the field. In the above he shows the distance found very nearly the
 same as both Minto and Goldsworthy have given it. (158.78). He does not
 explicitly say at this place and time what he did about it. If this cor. was
 wrong and he set it N. to its proper position, what would he do about the
 line he had run from Sta. 8 W., and first corrected back in 1895. And if
 the post he had accepted first was out of place what does he now find to
 assure him he has exactly reached the Simi bdy? - the distance? over a line
 more or less hilly I suppose, on which Minto and Goldsworthy seem to vary
 quite a little in measurement!

13. At the same time we looked into the U.S.S.G.O. and discovered the Sup-
 plementary work; we found also the U.S.Gen's. plot of the fractional T.1 N.,
 R.18 W. showing the Limestone L.V.14 as the terminal of the last course
 (Glover) N. 3°04' W., 158.78, (of which Glover gives no intimation) and find
 delineated at 8.00 Ely. in line Lot 39 (Simi) Post L.V. A S. and the course
 of this line as N. bdy. of fractional Sec.13, public land Subdiv., is still
 given S. 89°09' E., as Glover found for his first "true line" We now have
 Minto N. 3°7' E. 158.26; Goldsworthy N.3°17' E. 158.32; Glover N. 3°04' E.
 158.78. Shall we conclude that Minto's distance did carry him to the Court's
 L.V. 14? and that there was a slip in his noting his course W. therefrom?
 We hardly think so.

But nevertheless, the Court and General Land Office have succeeded in making the L.V.14 stone, the sure thing for the N.E. cor. of the Las Virgenes, as we have already noted.

Concluding as we did early in the work that the only tenable boundary for the Agoure Ranch as adjoining the Las Virgenes, is the line we have now thoroughly marked as given in Field Notes and plat, this full report may seem unnecessary, and waste of time. The writer in his relation to the work necessarily annotated the Records quite fully, and while the references were at hand, it had seemed it might be well that the procedures and historical facts relating to the East and South boundaries of the Simi be jotted down for some possible future interest and occasion again to review the causes for the irregularities of the lines it is now purposed to so surely perpetuate and save the time required to make searches de novo.

Thence N. $89^{\circ}33'$ W.

Along N. boundary of Ro. Las Virgenes, as now held by possession; over valley, plow land, 135 ft. cross arroyo course Sly; continue over bottom land and ascend steep side of a broad spur hill, bearing about south at

913. Set I.p.p.c., 24d. in S. edge of small mound of stone under wire fence for boundary line at top of hill; r.m.s.o.p. called AA.
 975.0 Continue about 60 ft. to W.brow hill top; descend and cross ravine sloping S.S. W. at
- 1694 Set I.p.p.c. 36d.r.m.s.o.p., on a lower ridge spur bearing S.W.; called BB
 BB thence cross ravine sloping to S.W. and ascend to near the end of a high spur ridge bearing W.S.W.;
- 3394 Set I.p.p.c., 24d., r.m.s.o.p. called CC; and descend into Palo Quemoda Canada also known as Posita Canon bearing E. of S. and thru Oak openings
 5084.5 Set I.p.p.c. 30d., r.m.s.o.p. on W. side Canada bottom at 6 ft. S. of DD
 DD fence 30 ft. Ely of gate; called DD, also marked a large oak in the Canada with a spike in a blaze on E. side; ascend high hill.
- 6674 Set I.p.p.c. 42d. r.m.s.o.p. on main ridge on W. side of the Canada at EE
 EE 0.55 ft. N. of line point called EE; from which the flag at Centinela Peak bears N. $21^{\circ}13'$ W. (angle $68^{\circ}19'$)
Note: The alignment of this monument being check by the governing stations "AA" and "TT" which are mutually visible, show the EE station to have been swerved to the N. about 0.55 ft. = 6.5 ins. in planting it. Descend along the S. side of a valley in the hill sides into the Canada del Amargo, also known as Medea Valley at
- 8714 Set I.p.p.c., 24d., r.m.s.o.p. at cross fence running N.; being about FF
 FF 375 ft. N. of its junction with the present fence standing as the partition of Rancho; on the Ely. bank of the arroyo 30 ft. distant, course W.S.W.; called FF, from which the flag at Centinela Peak bears N. $10^{\circ}43'$ W. (angle $78^{\circ}49'$)
- 11069.5 Continue over barley field of even bottom lands, at GG
 GG Set I.p.p.c. 24d., r.m.s.o.p. at a field fence running northward at the W. side of the private roadway from the Ranch house southerly to the highway from Conejo to Calabasas, (L.A. & Ventura Rd.;) at about 100 ft. N. from gateway in said old partition fence; called "GG"
 Continue +400 ft. cross said random partition fence which runs obliquely with the true boundary of the ranches across the valley of the Amargo Descend bluff about 15 ft. to low bottom of the creek, (Amargo +141 ft. = L.V.bdy. 11610 ft. enter wash of the creek; hence thru willows +150 ft. = L.V.bdy. 11860,) leave wash at upland bank about 4 ft. high and over smooth grain fields at about +100 ft. to point 38.75 ft. S. of Live Oak tree 36 ins. diameter; (the old line fence runs to the oak tree.)
- 11960 Cross fence Nly and Sly at W. side of bottom land (plow field)
 12815 Ascend across spur hills bearing Sly. at
- 13620.0 Set I.p.p.c. 24d., r.m.s.o.p. at E. edge of narrow ridge, or spur descending to S. E., called HH
 HH Over a ravine sloping to S.E. and to top of a rocky spur ridge; at
- 14435.0 Set I.p.p.c., 24d. in a ledge of shattered rock bearing W. of S. r.m.s.o.p. at a point about 14 ft. E. of bottom of an old mound in this course II
 II probably an old line point, station called II, from which the remains of a large prone petrified tree bears N. 26° E. about 300 ft. distant, (lying in the crest of the ridge at the surface of the ground, was apparently sycamore wood. This spur ascends Nly. to a considerable Mt., which is connected by a winding ridge bearing Wly and Swly to the broad mountain directly in the line we are retracing. Pine specimens of petrified wood are found as float on the N.W. side of the Mt. also

- Said partition fence stands 220 ft. N. from II station.
- 15250 Continuing in the boundary line at +25 ft. descend abruptly and cross a deep narrow ravine course Sly to a lower shorter spur +815 ft. thence again descend and cross another ravine, course about S. and ascend E. slope of a broad mountain (+1933), at
- 17183 Set I.p.p.c. 30d. r.m.s.o.p. on the E. brow of arching Mt. top called JJ from which a target at station AA on W. hill of Chesebro Canon can be sighted; also line stations EE, FF, GG and II can be sighted from this point.
- JJ Ascend +82 ft. to summit of divide bearing N. & S. to a stone found firmly planted in the ground marked L.V. for Las Virgenes Rancho. This stone by lettering and otherwise appears to have been set contemporaneously with the stone L.V. 14 at the beginning of this course.
17265. Set I.p.p.c. 30d. at W. side of the stone marked L.V. r.m.s.o.p. called KK; from which the flag on a picket held by a mound of stones on high peak of mountain standing in the Sly. margin of the Santa Susanna ranges facing the Amarga Valley, called "Agoure" Peak or Centinela Peak, now bears N. $33^{\circ}07'$ E. (angle $57^{\circ}21'$)
- KK
- 17365 Continue course slightly descending +100 ft. to picket and hub. (It is believed this point designated for a cement and pipe monument, was omitted)
- LL
- Descend a considerable slope.
- 18309 Set I.p.p.c. 36d. r.m.s.o.p. at the top of the bluff of the mountain descending forward into the Lindero Valley, called MM
- MM Descend steep slope of the bluff to bottom land of the valley and thence over even plow land to old stations S7 of the survey of Rancho Simi, and L.V. 15 of surveys of Ro. Las Virgenes.
- NN We find here a mound of stones holding a large flat stone chisel marked "L.A." for Los Angeles County and "V" for Ventura County, being the common corner of said Cos. as set by aforesaid Commissioners and surveyors Wright and Stow in 1861, under the stone mound below the surface of the ground we also find the rotted bottom of an oak post, the old corner from which the bearing trees described in the field notes of early surveys are found to be practically correct by the bearings and distances. This is clearly the said corner S7, as held and perpetuated since the partition of the Rancho Conejo, by Reynolds, Surveyor, Case No. 1971, District Court of Los Angeles County, and at
- 19827 Set $\frac{1}{2}$ in. iron pipe, 18 ins. long in a plug of cement 4 inches in diam. 40 inches deep thru the bottom of the old post, at the N. face of said stone, marked for the County Corner and rebuilt a mound of stones over and around corner, called NN, being southwest corner Agoure Ranch.
- NN

Notes: 1. We have already questioned in Note 3, at the outset of the record of this survey, whether there is any evidence that Deputy Terrill marked this Sta. 7. We suspect, not because he did not describe it, or give bearing trees, and because a reminiscence of his work shows that he completed the surveys of both the extensive Ranches Conejo and Simi in the month of January 1861. This corner Terrill shows as related by distances from each end of the long course No. 7 of the Conejo. We have not at hand a copy of his field notes of survey K1 Conejo, but do not suppose we should find any reference to S. 7 therein.

2. Notwithstanding the fact that we find Reynolds giving the first description of an actual corner S. 7 we hardly discover good reason for him to replace it, or locate it merely for the retracement of the exterior line of the Conejo Rancho. Did he combine the work for the Conejo with that of the survey of the Rancho Las Virgenes for which he became a Deputy U.S. Surveyor about this time? (1873). On the other hand it would rather seem by the field notes that finding the corner with its witnesses on his boundary line, he felt bound to fully describe it as an incident of the line. It is not at the proportional distances given by Terrill in the line. Terrill's total distance (C. 7) is 365.0 chs.

Reynolds finds but 349.10 chs. but he makes the Simi course 6, the same as Terrill does precisely which would hardly have happened if Terrill had built a corner for S.7 on his own measurement and the identity of this length would hardly have occurred it seems seeing there is so large a difference in the course of the Conejo. Or shall we find the complementary distance of Terrill after locating the S.7 which he gave as a tie, was to run to some other point for C.7, instead of the Station C.7 adopted by Reynolds? It still seems rather that Reynolds became responsible for the location of the Simi Sta. No. 7 upon the record distance for that Rancho. There may have been motive to give the full distance to the Simi line in the question of including the Triunfo in the Las Virgenes, as is shown in the survey of that Rancho. There seems to have been no marks of the north boundary of the Las Virgenes to caution the overlapping of the Simi. And the construction which Reynolds gave patent description in giving the undiminished extent to the Simi, if it was his work, was eminently equitable in this case. However, whatever should have been done matters not as to the corner here seeing it has been so long recognized as the corner S.7 and L.V., 15 of the original surveys.

P.S. Since making the above notes, an examination of the said Case No. 1971, in the District Court of Los Angeles Co., Edwards vs. Pinkhard for the partition of Conejo shows the issue coming on early in the year 1873. The report of the survey of the El Conejo (Harmon and Reynolds, Referees) was filed Feb. 28, 1874, which strengthens the supposition that at the same time Reynolds was making the survey of the Conejo, he was interested and engaged in the survey of the Rancho Las Virgenes, of which it is noted he made returns the same year (1873) to the U.S. Surveyor General. His course for E. & W. is the one which we find now prevails for the N. boundary of the Las Virgenes, as we have stated before, and though it seems most probable that Minto ran a line conformable to Terrill's courses, Reynolds' prestige as a surveyor, and his early survey of the line which he extended to the Rancho San Fernando as it appears, gave an impression of its location to the people of the Las Virgenes, to which they would incline and help to perpetuate with marks and memory of the location as against a subsequent line which swung southward and against them. Minto's work was contested - not in reference to the N. bdy.; however, and it was locally believed to have been rejected by the U.S. authorities, and by the time it was confirmed it is presumed his N.E. corner and line of stone mounds on the N. bdy. has been scattered. And Reynolds' (& Goldsworthy's) older line was resumed. Reynolds was a competent surveyor and the records of his work show that he was thorough, a man of force and evidently of influence in matters of his profession. Goldsworthy likely had adopted Reynolds' line marks for his first survey as U.S. Dep. Sur. as he gave them about the same course. (See note 6, p. ante) and would rather hold the same line for his later work, for his Court Partitions, Surveys (Case Sup. Ct. 2898) not observing perhaps or discarding Minto's field marks, not yet approved as "final" and as against the holders of the Rancho Los Virgenes, especially M. Leonis a large and influential claimant along the Simi Co. boundary not only

W. bdy. Note 1. The West boundary of the Rancho Simi, in the course No. 6, of its official survey for patent being the Co-boundary of the Rancho El Conejo, is found well marked by a division fence for the southerly part of the line in Ro. Simi (in the Canada of the Linder) and more exactly held by the Witness post C.8 for its N. end, and of the mound of rocks for Station No. 7 of said Rancho Simi, (and S.W. cor. of the Rancho) witnessed by trees, for its S. end. Stations well known and more fully described in descriptive notes hereinafter written.

Random S. bdy. We identify this West boundary line and from its course, N. $7^{\circ} 30'$ E. as officially given in the Patent survey, run from said Station 7, (S.W. cor.) of Simi, a random line initiated for the correlative course due East by a deflection to the right of $82^{\circ} 30'$ for the South boundary of the Rancho Simi, which we projected as a tangent of the parallel by a series of transit stations, temporarily marked at distant of 301.0 chs., fall 197.2 ft. south of the Station 14 (L.V. 14) (being the N.E. cor. of the Rancho Los Virgenes) and at 553.85 chs. also fall 569.3 ft. South of the established Sta. 8 (being the S.E. cor.) of the Rancho Simi, (S.8) as reestablished for the Public Land Surveys by the U. S. Deputy Surs. Glover & Reilly (1895). The correction offset for Secant point on the Latitude Circle at L.V. 14 is .63 ft. N. per chain, and the like correction at East bdy. (S.8) is 1.03 ft. North. The Azimuth correct from Sta. 7 is $0^{\circ} 34' 10''$ to L.V. 14 and is $0^{\circ} 53' 30''$ to S.8. (See note 5, p. 21).

Random E. bdy. Note. We also ran a preliminary random line for the East bdy. of the Rancho Simi from said Station 8 (S.8) projected through the official closing corner (CC) of section line between Sections 9 & 16, T.1 N., R.17 W., the bearing of which by an observation of the North Star was found to be N. $0^{\circ} 05'$ W.

The various courses of the now broken East boundary of the Rancho are given by deflections and offsets from this random.

Note 3. Owing to the uneven and broken country over which the lines of survey mostly ran, our measurements have been made principally by triangulations, and these were not largely interrelated, or extended as one system.

Much pains have been taken to secure close results but frequently we could only afford triangles which were ill conditioned for precision. Experience has also been repeated that an occasional mis-entry has come in to confuse and now and then there has been omission to take some notes in the field which would have better assured distances and saved time at figuring - as we observe in the writing of our minutes.

Note 4. The important purposes of this survey, however, have been (a) to identify the monuments of the late official surveys along the stations of the Rancho; (b) and to secure the due alignments of the boundary lines formed by them; (c) and to more permanently establish bounds and provide against recurrence of disputes as to rights of possession - by planting permanent line marks, reciprocally visible, by which the range or bearing of any part of the true lines may be readily taken or projected. The failure of distances noted to be exact or correct does not in any wise prevent the keeping of fences at the true Co-boundaries.

This much is observed here to caution against the too confident use of the distances given herein and upon the accompanying map, to find areas without testing them. The misclosures of the long lines of the exteriors of the Ranch by tablings indicate errors but do not locate them.

Note 5. Beginning at said S. 8 for either side the stations and marked line points are numbered alphabetically and consecutively for the East and South sides of the Tract P, which have been re-run in the several courses determined by the monuments found planted for the final official surveys of the sectional sub-divisions of the Public Land, abutting the Rancho Simi, made by Glover and Reilly, U.S. Deputy Surveyors, and approved by the General Land Office.

The designations of the several corners and stations (by letters) have been chiseled on one of the stones laid in the respective mounds built thereat.

Note 6. In adopting the bounds of said official surveys (Glover and Reilly) we do not affirm that they are true and legal retracements of the original patent Survey of the Rancho Simi, for which it appears to us thus far that there were no other monuments established or built for the Stations 8, 9 and 10 thereof than the compiled or rather the computed Field Notes returned to the U.S. Land Department by U. S. Deputy Surveyor J. E. Terrell. It also seems quite uncertain whether Terrell actually set or in any way marked Station 7 Simi, given by him at related distances between two Stations (No. 7 & No. 8) on the boundary line of the Ro. El Conejo, surveyed by him also about the same time. We think that more likely Surveyor Reynolds originated the actual Corner "Simi 7" (See Special notes at L.V. 14 on S. boundary Simi).

Note 7. It is evident that the South and East boundary of the Rancho Simi, were both long tangents or straight lines, rather than the broken and zig-zagging lines as now found officially marked.

We shall omit here demonstrations of the situses of the original legal boundaries of the patent. The problem is now quashed. (a) There has been long indifference by the Rancho proprietors as to where the true boundaries run. (b) The rather fraudulent - at least the inefficient work of the Government's surveyors has been acquiesced in. (c) Possessions have been taken according to the surveys which being official have been supposed by land hunters to be infallibly correct and to be relied on. (d) The problem of showing just where the lines of Terrell's survey should lie upon the ground in the absence of recognizable marks for the successive corners with a liability for invented evidence is quite indeterminate, and such a one for which surveyors and courts would find widely differing solutions.

Note 8. We are able and glad to bear witness here that the holders of Tract P, Rancho Simi, whose original premises have been encroached upon as we have affirmed have promptly and voluntarily waived whatever claims they might be able to make by virtue of the Rancho Patent, beyond or outside the lines run and marked for the Sectional Subdivisions as stated, recognizing that the settlers of the public lands are innocent of any intent to trespass in taking the adverse possessions which they have under the circumstances been well warranted to do. It is worthy of reflection that under all circumstances the gain of all that might be recovered the probably a considerable area of rough hills, would not compensate for the animosities to be engendered for the probable smirchings of character and reputations, nor for the costs and vexations of protracted suits most likely necessary to reach final decisions.

And there are uncertainties in litigations even where there is good belief that the facts are sure. It is noted that the day for rightly and peacefully resisting the encroachments that have now been affected is past. Too much confidence at times has been reposed in the Government procedure and Agents. The error and wrong seems to have begun in the incomplete work of Deputy Terrell, in 1861, whether by evasion of obligation under his contract, or by the sanction or instruction of the General Land Department, is not disclosed to us. If the latter, it was unusual practice, probably upon misrepresentation. The department never so much depended upon the accuracy of Field work and Surveyor's descriptive notes as upon the permanent construction of monuments or corners, required by law and regulations.

A Beginning at (S.S) Station No. 8 of the Patent boundaries of the Rancho Simi, as reestablished by U. S. Deputy Surveyors Glover and Reilly for the final Sectional Subdivisions of the public lands, in T.1 N., R.17 W., which station is the S.E. corner of the Agoure Ranch; said ranch property being identical with the Tract P of the recorded subdivisions of the Rancho Simi, situated in the County of Ventura, State of California. This station or corner is a large limestone rock, firmly planted in the ground on a low hillock at the corner of fences running thence to the N. and to the W. to include said ranch; said rock is marked S.S for Simi No.8 on its S. face, chiseled a + mark on the top end of the stone, called A. Set a section of half inch iron pipe 15 inches long in a plug of cement mortar, 36 in. deep at the S. side of the corner stone, being 0.3 ft. S. of + mark center of corner, and raised a mound of stones over the iron pipe in which stone mound is laid a stone marked "A", for number of the station, in the series of line monuments to be set, running both N. and W. from this station (said S. S).

Note 1. The above description of pipe and cement corner may be abbreviated as follows: Set l.p.-p.c., 36d., and r.m.s.o.l.p. which abbreviating will be used in describing the line points (monuments) and corners given in the descriptive notes following.

Station Feet Note 2. Temporary pickets of laths with targets or streamers of white cloth are set in the tops of the iron pipes, and around which the stone mounds are built. Intermediate hubs have been freely driven on the E., S. and W. boundaries of the Ranch to assist the fence builders to keep their work in the exact alignments.

Running thence N. 0° 04' W.
Sighting the half mile stone "D" in T. 1 N., R.17 W., S. B. M.
being the co-boundary of the Rancho Simi, descending into a valley sloping Eastward, to a cross fence running easterly, being a random division line between N. & S. halves of fract. sec. 16.

B Set wires in plug of cement 24" d. under a mound of stones for a line station called "B"; thence the E. 1/4 sec. cor. of the Sec. 16 brs. N. 88° 00' E. Continued line over plow land +103 ft.

900.0 Set a temporary stake to approximate the S. W. cor. of Lot 2 of said fractional section 16 (being the S.W. cor. of the land of Mrs. Anna G. Leffingwell, whose co-boundary line extends on the lines being now retraced to the (O.G.) closing corners, in the line between townships 1 and 2 N., of said Range 17 W.

1003.0 Continue over level plow field and ascend the westerly point of a hill at the N. E.

C Set l.p.p.c. 18d. r.m.s.o.p. for line point, called C.

1525.0 Descend into and cross narrow valley opening to the S.W. and ascend to a bench lying Easterly and SWly to official 1/4 mile stone marked 1/40 on N. side for 40 chains.

D Set l.p.-p.c. 18d to bedrock at S. face of the half mile stone and r.m.s.o.p. called D.

2645.0

Thence N. 0° 07' W.
Continuing the retracement of the official West boundary of said fractional Sec. 16 and co-boundary of Ro. Simi, ascend to Sly. brow of narrow ridge from E. to W.

121 = E Set l.p. - c. 24 d. and r.m.s.o.p. called E; thence over the head of a hillside valley with curving rim just at left hand; valley descends E.N.E. to sawed 4" by 4" Redwood post marked for the OG. (closing corner) of the official survey between fractional Secs. 9 & 16, at the intersection of a cross fence from the E. with the N. & S. fence of this body.

469.5 = F Set l.p.-p.c.24d. at E. face of the corner post, r.m.s.o.p., called "F" from which a sawed Redwood post 4"x 4" marked for the $\frac{1}{4}$ corner between said Secs. 9 & 16, stands on the steep down hill slope 229 ft. distant. The total distance in E. bdy. of the Ranch is 3117.5 ft.

Thence N. 0° 05' W.

Retracing the official W. boundary of fractional Sec. 9 of said township (being the co-boundary of the Rancho Simi), cross a broad ridge or spur of hill sloping Eastward and descend into a deep narrow canon, coursing E. S. Easterly at 364. ft.

364.0 Set a stake 3 ft. W. of oak tree 24 ins. diam. in bottom of a canon just S. of arroyo.

From the arroyo ascend steep bluff to mesa land at 685 ft.

Feet (685.0) Set a piece of iron pipe bounded by stones at S. E. corner of a grain-field for a line point; thence along the plow field at left hand and ascend an easy slope to summit of high ridge bears E. & W. N.W.

Set l.p., p.c.24d. and r.m.s.o.p., called G

G 1990.0 Descend steep, bellied slope, with hills to left hand; +167.5 ft. to the official 1 mile stone marked 2/80 for 80.00 chains (two half miles) in retracement of W. bdy. of said fractional Sec. 9, for E. Rancho Simi.

H 2157.5 Set l.p., p.c.30d. at N. side of the official mile stone and r.m.s.o.p., called "H"

Total distance 5275.0 ft. E. bdy. Ro. Simi.

Thence N. 0° 05' W.

Continuing the retracement of the official W. boundary of said fractional Sec. 9 and co-boundary of Rancho Simi in steep descent at about +350 ft. cross arroyo from Wly. hills, descends easterly; still descending over broken ground into deep valley (about +350 ft.) leading Ely; whence ascend steep slope to summit of this course on W. side of high hill or Mt. about midway of top to bottom.

I 1307.0 Set l.p.p.c. 30d. and r.m.s.o.p., called I

(The foot of this hill sloping W. stands in a deep narrow canon formed by another mountain rising to the W., with its arroyo running Northward; in this canon also lies a cattle trail from the Mesa Ranch barn to Moore Canon. This trail forks in the canon with a line of it running Wly and over a mountain pass some distance W. of the Rancho bdy. and thence on down into the valley and Canada of the El Escorpion)

Descend in said Wly. slope of mountain and of the high ridge running Wly. from it to the official $1\frac{1}{2}$ mile stone marked 120 on N. face for 120.00 chains in retracement of said Rancho bdy. for W. line of said fractional Sec. 9.

J 2626.0 Set l.p.-p.c., 40d., at N. face of marked stone and r.m.s.o.p., called J

Total distance is 7901.0 ft. in E. bdy. Ro. Simi.

Thence N. 0° 04' W.

In retracement of official W. boundary of said fractional Sec. 9 and co-boundary of Rancho Simi over the broken rocky E. side of canon (slopes W.) to a sandstone marked O.C. on W. = (3 grooves) on S. and = (5 grooves) on S. faces with a mound of stones alongside 5 ft. E., being the Official Closing Corner of the line between Secs. 4 and 9 in said Township (1 N., R. 17 W.), from which the sandstone marked $\frac{1}{4}$ on its N. face planted firmly in the ground at a N. & S. fence bears E. 258 ft. distant.

K
526.5

Set I.p.p.c.16d. to bedrock at N. face of said C.C.stone and r.m.s.o.p. called K, the said random N. $0^{\circ} 5'$ W. from the S. δ falls 2.5 ft. E. of this corner.

The distance in W. bdy. said Sec. 9 is 5310.0 ft.

The total distance in E. bdy. Ro. Simi is 5427.5 feet.

Note 1. Our random line N. $0^{\circ} 05'$ W. from S. δ falling 2.5 E. of last corner as stated, being projected forward, is temporarily marked over ridge and descending into Moore Canon and across valley. At due distance from last half mile stone and in all that vicinity we gave diligent search for the official two mile stone described in Field Notes from U.S. Sur. General as a large sandstone marked 4/160 with a mound of stones alongside, without finding such, or any other corner. We repeated our searches at the time of permanently marking the official lines with no better success.

2. Prolonging the said random course, ascend the extreme pinnacle of rock which is called "the Nose" which surmounts the high abrupt rock cliff just W. of a notch in the cliff or palisades of the face of the mountain.

Thence we continue our course across the palisade mountain, to point 5317 feet N. of said Station J, (3/120 stone) into the valley of the El Escorpion and fall 113 ft. W. of a conglomerate stone marked 5/200 for $2\frac{1}{2}$ miles, evidently the corner noted by Deputy Glover as set at 200.18 chains S. $0^{\circ} 01'$ E. of Station 9 of Rancho Simi, in his true line of the Rancho.

3. It is quite evident, we think, that for the next half mile South from this corner 5/200

Glover faked up his field notes of crossing the mountain and the planting of the 2 mile, 4/160, stone as described by him. There is not any cut in the heavy brush buckthorn and close branchy scrub covering the N. slope up from this "5/200" corner running S. for about 700 ft. to the abrupt rock cliff of the N. wall of the Mt. as is necessary to run his line with a chain.

He notes that the South wall, "Consists of precipitous cliffs impossible to chain," which is no less true of this N. wall which his notes imply were no obstacle to chaining. (See his Official Field Notes).

While the pinnacle of rocks and some other huge boulders might have occasioned a little jog in his random line in passing them directly, one or two small offsets would have passed them. We took the trouble to climb and run over them and he could not have made the jog of 113 ft. and resumed his proper course as we find he did, if he had maintained his line with a good solar instrument across the mountain top even by going around the obstacle to approximate the opposite points.

Feet

4. It rather appears that Deputy Glover having to run the North boundary of said T.1 N., R. 17 W., estimated and ran therein a distance W. intended to bring him back to the meridian of the C. C. between Secs. 4 and 9 found by its westing from cor. to Secs. 3, 4, 9 & 10, established in a sectional range line necessarily traced and marked by the work of said U. S. Deputy M. F. Reilly, to avoid the crossing of the Mt. palisades and probably also no random was alined and measured on the Rancho boundary as a preliminary to the work, at least N. of the mountain. The country along this township line (N.bdy. T. 1 N., R.17 W.being rough and brushy, in some way occasioned failure to make the equal Westing thereat, as was found in the more open country a mile to the S.

5. Glover also conveniently found the old Station No.9 of the survey Rancho Simi, which disagrees quite a little from the situation of the corner No. 9 as reestablished for the county boundary by the survey of the Commissioners Wright & Stow, as evidenced by the topography given by them and the respective distances they make N. of S. δ .

5. (E.Bdy.)

Feet Returning to said Station K (the O.C. bet. Secs. 4 & 9) and there being no evidence discovered for the said 2 mile stone a sandstone marked 4/160 with a mound of stones along side on the ground at or near the distance given, either in the first random as stated, or in the corrected course for the situation of the corner described officially.

We therefore now run thence

N. 1° 18' E.

On the corrected course or direct line to said corner stone marked 5/200 as the true W. boundary of fractional Sec. 4, T.1 N., R.17 W. as established by the corners officially planted by said Deputy Surveyor Glover, for the E. boundary said Rancho Simi.

75.0 To margin or bluff of shattered sandstone and cross a short deep rocky gulch, heads in hillside a short distance E. and opens W. into the Canon leading northward to Moore Canon, referred to at Station "I" and following.

Ascending over stony ground.

330.0 Set I.p.-p.o., 24d. & r.m.o.p. at top of sharp ridge bearing E. & W. terminating a short distance west, at a nose or steep slope into the bottom of the canon - called L.

Descending steep bushy slope into Moore Canon.

(500.0) Set I.p.-p.e. 24d. & r.m.s.o.p. on a small bench in slope at top of a nose or hill ridge descending with the boundary line, called M. Continue descending to bottom land of canon.

(1345.0) Point 32.5 ft. E. of a stone found firmly set in the ground in said former random course (N.0°05'W. from S.8) at a N. & S. fence line; the signification of this stone is unknown to us (The said random course intersects a sycamore tree at the S. bank of the creek of Moore Canon, at 204 ft. from stone to which tree the fences of posts and wire also run).

1556.0 Cross creek bed, over same to bottom land gullied with arroyos from N.W.W.

Set I p.p.c.40d. & r.m.s.o.p. on the "toe" of a low ridge bearing E. of S. called N. (distance estimated)

Distance for two mile stone 4/160; all searches around this point and West to beyond our random line fail to find the corner.

2550.0 Begin the ascent of the precipitous rock face of the Mountain cliff bearing Easterly and Westerly.

0
2937.5 Set spike in a small base or cone of cement plastered on a large boulder on the brink of the cliff or top of abrupt wall of rock, called O for a transit station to sight line points or "back sights", on steep slopes we just passed from foot of cliff.

2950.0 Set an iron pipe $\frac{1}{2}$ x 18 ins. in a base built of stones and cement mortar on the rock reef or rim of the mountain in the notch or gap in same, at about 106.5 ft. N. $41^{\circ} 30'$ from the pinnacle or "Nose" in aforesaid random line, called P.

Descend from a narrow rock crest or rim on to the bushy rolling mesa top of the mountain; cross a depression sloping to the Westward say 50 ft. below said crest and ascend easy slope in the line to the summit of a swell or ridge lying Ely and Wly (at about 3500.0 ft.)

Set I p.-p.o.²d. and r.m.s.o.p. called Q; thence descend by gentle slope at

3990.0 Set I.p.p.c. 15d A r.m.s.o.p., called R.

RR Continue in a slight descent, +63 ft. and at

4053.0 Set a large spike in a plug of cement 12 ins. deep to bed rock at point about 20 ft. S. of the precipitous wall or rock palisades of the N. edge of the mountain; raised a mound of stones over the spike;

Called RR (The aforesaid random line passed over a cluster of massive boulders 20 ft. high at about 96 ft. W. of the true line stations R and RR at,
 4075.0 Descend abruptly from the mountain over said precipitous side to a plain gently sloping N. to the El Escorpion Creek covered with heavy brush in which we cut a narrow trail, wherein we have set a line of hubs to mark fence line to said conglomerate rock or pudding stone marked 5/200 for 2½ miles described in official notes as a sandstone 30x18x12 ins. etc.
 S
 4792.5 Set I p.-c. 24d., at N. side of said stone & r.m.s.o.p., called S. Total distance in the E. bdy. Rancho Simi is 13219.0 feet.
 Thence N. 1° 45' E.
 Retracing the remainder of the W. bdy. of fractional Sec. 4, as officially marked by said Deputy Surs. Glover & Reilly for E. bdy. of Rancho Simi; descend in out in dense brush to the conglomerate sandstone marked CC on W. face for closing corner between Twp. 1 & 2 N. in Secs. 4 & 33 in the E. bdy. said Rancho, with a large mound of stones alongside (E)
 T
 360.0 Set I.p.-p.c. 24d. at N. side of CC stone & r.m.s.o.p., called T; from said C.C. conglomerate stone marked for ¼ sec. cor. between Secs. 4 & 33 bears N. 80° 00' E. distant 252 ft. This C.C. stone is the N.W. corner of the land of Mrs. Anna G. Leffingwell. Distance thru section 4 is 5152.0 feet. Total distance in E. bdy. of Rancho Simi is 13579.0 feet.
 Thence N. 0° 10' W.
 Retracing the W. boundary of fractional Section 33 in T. 2 N., R. 17 W., as officially marked by Deputy J.R. Glover being now adopted as East bdy. of Rancho Simi; descend to the barranca and stream bed of the El Escorpion, course Ely. at about
 (194.5) and ascend over rolling broken hills at
 U
 1125.0 Set I.p.-p.c. 24d. & r.m.s.o.p. called U, at summit of ridge of low spur of gravel, bearing S. Ely and continuing over broken country to stone marked 6/240 (6 half miles) on a Sly slope.
 V
 2156.5 Set I.p.-p.c. 36d. at N. side of the mile stone & r.m.s.o.p. called V. Total distance in E. bdy. of Ro. Simi is 15735.5 feet.
 Thence N. 0° 01' E.
 Continuing in the W. bdy. of said fractional Sec. 33 being the E. bdy. of Ro. Simi to the summit of high ridge and rock bluff lying Ely & Wly at
 W
 418.0 Set I.p.-p.c. 6d. to bedrock and cast a collar of cement around the pipe above the ground and r.m.s. around and over the pipe, called W, for line monuments. Continue line thru heavy brush and along foot of slope rising to the W. and covered with large boulder, estimate +500 ft. to saddle between the Mt. to the S.W. and that to the N.E. and ascend over the W. slope of a high peak thru open burnt brush to the summit in this course at Set I.p.-p.c. 24d. and r.m.s.o.p., called X.
 X
 2000.0 Descend steep Mt. slope to valley and its water course bearing Ely. and then S. Ely. a little below the junction of arroyos from N.N.W. and from S. from whence ascend a grassy hill at +150 from the water course to reddish sandstone set firmly in the ground marked 6/280 (instead of 7/280) for the seven ½ miles it is intended to represent.
 XX
 2600.0 Set I.p.p.c. 36d. & r.m.s.o.p. called XX at N. side of the marked stone. Total distance in E. bdy. of Ro. Simi 18335.5 feet.
 Thence N. 0° 21' W.
 Continuing in W. bdy. of Sec. 33 for E. bdy. of Rancho Simi, ascend open hill to a 4x4 redwood post set firmly in the ground under a mound of large stones marked (CC) for closing cor. between Secs. 28 & 33.
 Y
 said T. 2 N., R. 17 W., near top of the hill.

472.5

Set I.p.p.c.36d. at N.face of corner post & r.m.s.o.p., called Y. This GC. post is 128.4 ft. E. of said random line N. 0°5' W. from S.8 (= called "A") = S.E.cor. of the Rancho before described. Distance thru Sect. 33 is 5267 feet. Total distance in E. bdy. Rancho Simi 18374.5 feet.

Thence N. 0°1' W.

In the bearing of a + mark with the figures 8/360 cut on top of large flat top boulder on the high rocky country across Caleras Canon, over which + mark a picket held in a mound of stones is now sighted for the West bdy. of fractional Sec. 28 & adopted for the E. bdy. of Rancho Simi.

Note: After diligent searches we have been unable to discover the 8th half mile (4M) stone which should be on the brushy mesa in our course forward. The corner sighted should have been marked 9/360 for the 9 half miles (360 chs.) it represents.

Ascend and over the high ridge bearing E. & W. to brow of steep slope into Caleras Canon at

YY

60.

YYY

168.0

YYYY

500.0

Set I.p.p.c.40d. & r.m.s.o.p., called YY

Descend steep slopes of an arching ridge at

Set I.p.p.c. 40d. & r.m.s.o.p., called YYY at change of slope.

Continue descent at (total dist. E. bdy. 19308.0 feet)

Set I.p.-p.c.30d. & r.m.s.o.p., called YYYY, a little W. of top of the slope of the ridge which here swerves to East of general line of descent and near a blow out of shell rock (shattered).

Note: This station is the intersection of a line initiated as due E. from the signal, S, on the High Mountain described in the survey of N. boundary of said Tract P - the Agoure Ranch, which signal (S) however is not visible from this ridge (By later observation from this point the S picket on High Mt. which can be sighted on this reference line from the heights of the broken country about 45 chains W., bears S. 89° 49' W.)

Continue to descend along this ridge into the bottom of Caleras Canon, bearing about S. 79° E. and opening into San Fernando Valley And at about 1150.0 ft. cross stream bed; thence over bottom of canon and ascend steeper rocky faulted slope of W. side of Canon at a point about midway its height and intersect the line due E. from High Conical Peak, being the X triangulation station of recorded subdivisions of Rancho Simi) described as Station P of the N. bdy. this re-survey of the Tract P, at the total distance of 1510 ft. in the W.bdy. of Sec. 28.

1150.0

1510.0

Set nail center in cement filled in a hole drilled obliquely 3 ins. deep in face of top ledge or stratum of rock cropping or fracture forming the hillside, called Z, for the N.E. corner of said Tract P, and Agoure Ranch; and raised a mound of stones 2 ft. N. from corner on bench of ledge.

The total distance in Rancho Simi is 20318 ft. = 307.85 chs.

From this cor. a witness corner, called ZZ, an I.p.p.c.12d. with a m.s., 3 ft. base, o.p., on the slope above in the said E. bdy. line of the Rancho stands N. 0°1' W. 51.75 feet distant.

We have made searches for an original corner of the Tracts A and P in this vicinity without discovering it. The descriptive notes of subdivision do not give such corner specifically - we presume that none was built. (See further notes in survey of North Boundary).

S. (E.Bdy.)