

SURVEY NOTES OF SOUTH AND EAST BOUNDARY

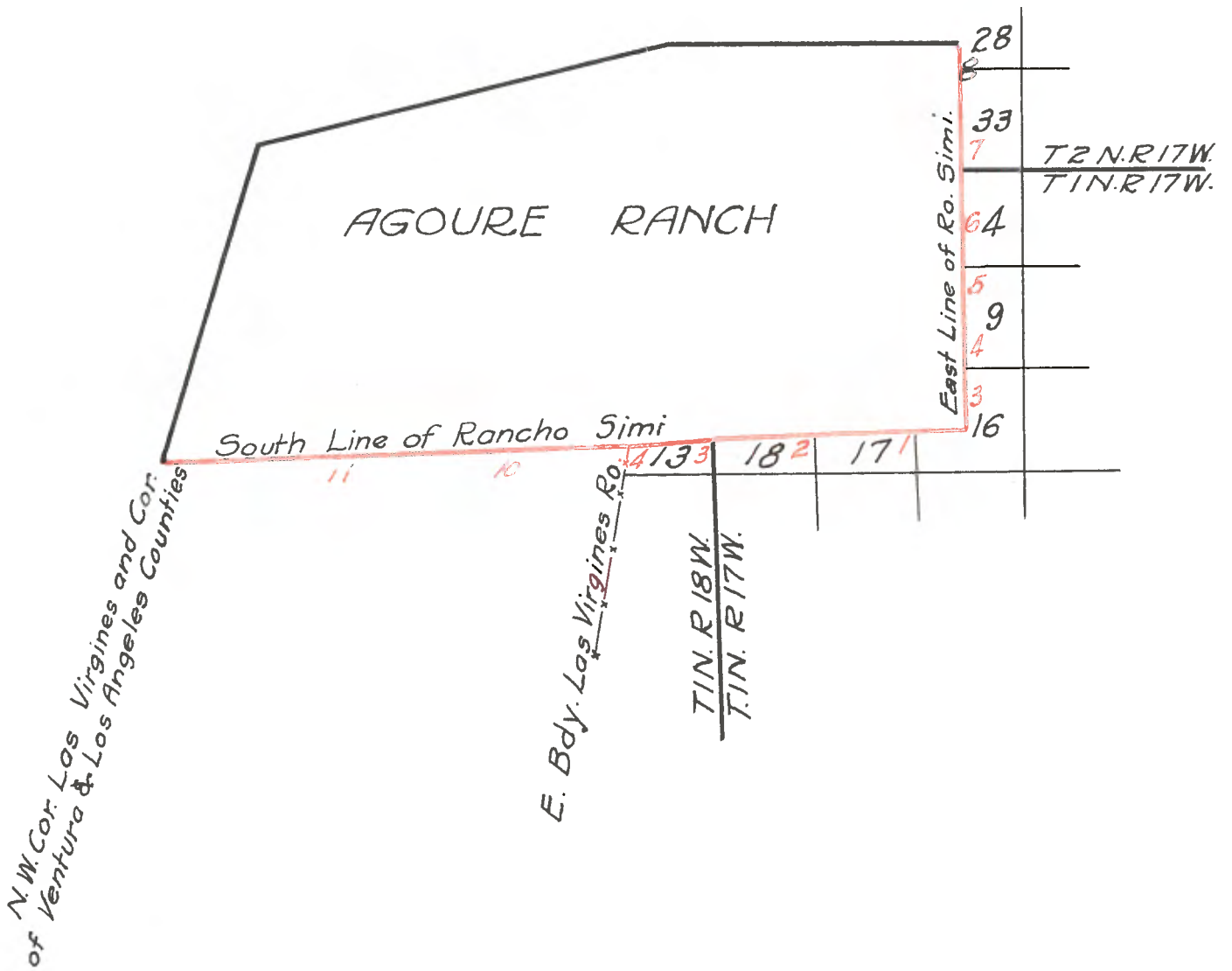
OF "AGOURE RANCH"

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

Nly and ascend to a large mound of stones on the Sly 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.

F
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. Ely; 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. Ely. and ascend.

G
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"

H
1475.0

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

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.

I
3035.0
3065.0
4395.0

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

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 L 100 feet, cross stream way coursing S.S.W. over narrow valley, and thence ascend
 672.0 L Brow of high divide East of "Macolla Canon"; 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.
 730.0 M Set I.p.-p.c. 26d. and r.m.s.o.; called "M"; chained +384 feet, over mesa sloping slightly to the West; at
 1114.0 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
 2015.0 O 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 Virgines Canyon (See U.S. Geol. Survey) Continue over even bottom land; the 2 mile post and stone officially described 4/160 has disappeared at
 2900.0 P Set I.p.-p.c. 40d., r.m.s.o.p. called "P" 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
 4040.0 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. Descending easy slope of this broad spur from the Mt. to the W.N.W. at
 4457.0 R Set I.p.-p.c., 26d. r.m.s.o.p. called "R" 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 SEly 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 re-tracement 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 bdys., but they have been adopted as boundary points lest any attempts to make "corrections" should raise "suspicions" 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. ¼ 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
152.5

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, (1856-7). 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 Comars. disappeared by the intentions and dispositions of the occupants of the country and adverse interests?

10. Referring again to the Case No. 2895, 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. 1855, made the survey and descriptions which were incorporated into the final decree of the subdivisions, Brunson, Judge, March 22, 1856. 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. Lest 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."