

OFFICE OF
COUNTY SURVEYOR

Feb. 14, 1936

For map see C.S. B-1215

Mr. Alfred Jones,
County Surveyor,
Los Angeles County.

Subject: Rancho Azusa Duarte - Investigation of
LeCouvreur's Original Field Notes J.N. 7161

Dear Sir:

Pursuant to your request of February 5, 1936, I have investigated the contents of the attached LeCouvreur field books covering his subdivision of a portion of the Rancho Azusa Duarte. Am assuming these books are the property of the County Surveyor so have numbered them L-40 and L-41 respectively, in order of their sequence. These numbers are a continuation of the system previously adopted for numbering the LeCouvreur books on file in the main office.

Am also attaching a small scale index map of the Azusa Ranchos on which I have shown by symbol the lines run, also the corners found and set by LeCouvreur in making the survey for the subdivision. A study of these notes indicates that they will add considerable strength to the conclusions already drawn by the County Surveyor should occasion demand.

It is particularly interesting to note that only four old government corners were found on this survey, viz: (1) Station 1, (2) Station 17, (3) the corner to Sections 34, 35, 2 and 3 on the Base Line in Range 11 West, and (4) the corner to Townships 10 and 11 West on the Base Line. All of the work of establishment was based on these four corners, together with the record of Hancock's Patent Survey. It is also interesting to note that only a small portion of courses 3 and 4 were actually run on the ground. It is also very evident that courses 8 to 15 inclusive were not run, neither were the north and south boundaries of Lot 1, Sec. 28 of the subdivision. The record of these last mentioned boundaries of said Lot 1 were given considerable weight in fixing course 8, in the judgment of Judge Bishop in the case of Bradbury vs. Carroll.

You will, no doubt, recall that in computing the length of the south boundary of Lot 1, Sec. 28 by traversing over LeCouvreur and Hancock measurements from the southwest corner of said Lot 1 westerly and southerly to the ranch boundary; thence easterly, northerly and northeasterly along the ranch boundary to Station 9, the resultant computed length for the south boundary of said Lot 1, Sec. 28 is some 230 feet shorter than the distance reported on the LeCouvreur subdivision map. The length of said south line of Lot 1 computed in the above manner ties in very well to course 9 as recently established by the County Surveyor. Also LeCouvreur's method of retracement and establishment accounts for the offset in the east and west boundaries of Sec. 6 of the subdivision at the northeast and southwest corners thereof.

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This verifies the judgment of the County Surveyor in the reestablishment of these lines in connection with the old Maine Avenue and Arrow Highway Surveys. Had LeCouvreur recovered and used either of the old corners at the northeast and southwest corners of said Sec. 6 the judgment of the County Surveyor in making the above mentioned offsets would probably have been in error.

It appears that where possible LeCouvreur established bearing trees to further perpetuate his subdivision lines and corners. Whether the existence today of any of these trees would affect the location of any adopted corners of long standing remains problematical. I presume that lines of occupation to old existing corners whether original or not, would outweigh establishment from bearing trees if introduced at this late date.

Owing to the fact that the LeCouvreur notes in books L-40 and L-41 appear to be complete in every detail, I believe the most convenient way to convey the procedure and progress of his survey and retracements is to list the steps chronologically as follows:

June 18, 1872

Survey was begun at old corner to Secs. 2, 3, 34 and 35 on the Base Line in Range 11 West and retraced east along Base Line, setting posts marking the southerly corners of Lots 8 to 10, Sec. 35, Lots 12 to 14, Sec. 36 and every 20 chains across the southerly boundary of Sec. 31, including the Southeast corner of Sec. 31 (L-40:12-16)

An old monument was recovered and adopted for the Township corner and the southeast corner of Sec. 31 was set east 80 chains therefrom. (L-40:14-16)

June 19, 1872

Rewrote notes across the south line of Secs. 35, 36 and 31, incorporating the found monument at the Township corner. (L-40:17-18)

Ran random line from old corner found at Sta. 17 on ranch boundary northeasterly to make tie with old corner at Sta. 1, setting posts at the various intersecting lot lines along the way. (L-40:24-27)

Rewrote notes along course 17 connecting line to fit monument found at Sta. 1. (L-40:28-30)

June 20, 1872

Commenced at old Township corner on Base Line between Ranges 10

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and 11 West and ran south on range line for 80 chains and set the corner to Secs. 1 and 6. (L-40:32-37)

Thence ran east for 15 chains and set post for Sta. 16 on the Ranch line. (L-40:37)

Ran course 16 in a northwesterly direction setting posts at intersecting lot lines and tying to Sta. 17 previously found. (L-40:37-41)

June 21, 1872

Commenced at old Township corner on Base Line between Ranges 10 and 11 West and ran north for 80 chains and set the corner to Secs. 25, 36, T. 1 N., R. 11 W. on range line. (L-40:43-45)

Thence ran west 80 chains and set the corner to Secs. 25, 26, 35 and 36, T. 1 N., R. 11 W. (L-40:46-47)

June 22, 1872

Ran west between Secs. 26 and 35 to intersect the west ranch boundary. (L-40:48)

Then continued west to point for $\frac{1}{4}$ corner between Secs. 26 and 35. (L-40:49)

Ran south through center of Sec. 35 and made tie to corner on Base Line. (L-40:49-50)

Ran west between Lots 13 and 7, Sec. 35 and made tie to west ranch line. (L-40:52)

Commenced at the corner to Secs. 25, 36, 30 and 31 on range line and ran east for 80 chains and set the corner to Secs. 29, 30, 31 and 32. (L-40:54-55)

Then ran south 20 chains between Secs. 31 and 32 and set post.

June 23, 1872 - Sunday

June 24, 1872 - No work. (L-40:57)

June 25, 1872

Continued south on line between Secs. 31 and 32 to the southeast corner of Sec. 31 where tie was made to monument previously set. (L-40:58-59)

Then from corner to Secs. 29, 30, 31 and 32 ran east for 80 chains and set corner to Secs. 28, 29, 32 and 33. (L-40:60-61)

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From the corner to Secs. 28, 29, 32 and 33 ran north 80 chains and set the corner to Secs. 20, 21, 28 and 29. (L-40:62-64)

June 26, 1872

Commenced at the corner to Secs. 25, 30, 31 and 36 on range line and ran north 80 chains and set corner to Secs. 19, 24, 25 and 30. (L-40:65-67)

Continued north 20 chains and set the northeast corner of Lot 5, Sec. 24. (L-40:67)

Returned to the corner to Secs. 19, 24, 25 and 30 on the range line and ran west to an intersection with west ranch boundary. (L-40:68-70)

Then from corner to Secs. 25, 26, 35 and 36 ran north to an intersection with the west ranch boundary. (L-40:70-72)

Then ran northeasterly along the west rancho boundary to the northwesterly corner of Lot 4, Sec. 25. (L-40:72)

Computed corrections to measurements previously taken along and abutting west ranch boundary to distribute errors of closure. (L-40:72-75)

June 27, 1872

Commenced at the corner to Lots 3, 4, 12 and 13 on line between Secs. 25 and 26 and ran west 20 chains to set corner to Lots 3, 4 and 12, Sec. 26. (L-40:76)

Then ran south to tie to the corner of Lots 1, 2, 4 and 12 on line between Secs. 26 and 35. (L-40:76)

Ran west line of Lot 3, Sec. 26. (L-40:76)

From the northwest corner of Lot 3, Sec. 26 ran west to tie with west rancho line. (L-40:78)

Started at southeast corner of Lot 3, Sec. 24 and ran north 20 chains to establish the northeast corner of said Lot 3. (L-40:79)

From the northeast corner of Lot 3, Sec. 24 ran east 40 chains to establish the northeast corner of Lot 5, Sec. 24. (L-40:79-82)

From the northeast corner of Lot 5, Sec. 24 ran north to an intersection with the north rancho boundary. (L-40:82) (Note: The intersection point just mentioned is computed in L-40:80-81)

From the corner to Lots 1, 2, 3 and 4, Sec. 24 ran west to intersect west rancho boundary. (L-40:84)

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From the corner to Lots 1, 2, 3 and 4, Sec. 24 ran north to intersect north rancho boundary.

June 28, 1872

Commenced at Sta. 1 and ran courses 1 and 2 by patent record setting posts for Stations 2 and 3 respectively. (L-40:86)

Then ran from Sta. 3 southeasterly along the rancho boundary to a tie with the northeast corner of Lot 2, Sec. 24 previously set. (L-40:88) (Note: L-40:88 shows a computed tie across the north boundary of Lot 1, Sec. 24)

From the northwest corner of Lot 5, Sec. 30 ran east 40 chains and set the northeast corner of Lot 6, Sec. 30. (L-40:90)

June 28, 1872

Then ran south from the northeast corner of Lot 6, Sec. 30 for 60 chains to a tie with the southeast corner of Lot 14, Sec. 30. (L-40:92-93)

From southeast corner of Lot 6, Sec. 30 ran east 20 chains and set the southeast corner of Lot 7, Sec. 30. (L-40:95)

June 29, 1872

From the southeast corner of Lot 7, Sec. 30 ran east 20 chains to set the southeast corner of Lot 8, Sec. 30. (L-40:96)

From the southeast corner of Lot 8, Sec. 30 ran south 40 chains to tie to the southeast corner of Lot 16, Sec. 30. (L-40:96-97)

From the southeast corner of Lot 8, Sec. 30 ran east 80 chains to establish the southeast corner of Lot 8, Sec. 29. (L-40:98-99)

From the southeast corner of Lot 8, Sec. 29 ran east 20 chains and set the southeast corner of Lot 4, Sec. 28. (L-40:100)

June 30, 1872 - Sunday

July 1, 1872

Commenced at the corner to Secs. 20, 21, 28 and 29 previously established and retraced by random and meander line courses 6 and 7 of the rancho. (L-40:108-113)

Not finding either Stas. 7 or 8 of the rancho, they were established and monumented by computed position based on patent record. The northerly corners of Lots 2 and 3, Secs. 21 and 28 were also set at this time at calculated positions. (L-40:115-116)

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From the northwest corner of Lot 2, Sec. 21 and 28 ran south and set the southwest corner of said Lot 2. (L-40:117)

From the southwest corner of above mentioned Lot 2 ran south and made tie to the southeast corner of Lot 4 previously set. (L-40:117-118)

From the southeast corner of Lot 3, Sec. 28 ran east 20 chains and set the southwest corner of Lot 1, Sec. 28. (L-40:118-119)

July 2, 1872

Commenced at the southwest corner of Lot 1, Sec. 28 and ran north 20 chains and set the northwest corner of said Lot 1. (L-40:120)

From the northwest corner of Lot 1, Sec. 28 ran east 13.50 chains and set post for line point between Lot 1, Sec. 21 and Lot 1, Sec. 28. (L-40:120-121)

Commenced at the northeast corner of Lot 1, Sec. 29 ran westerly along rancho boundary and set Sta. 6, Sta. 5 and the northwest corner of Lot 1, Sec. 29. (L-40:122)

From the northeast corner of Lot 10, Sec. 29 ran south and made tie to the southeast corner of Lot 15, Sec. 29. (L-40:124-125)

From the northeast corner of Lot 10 ran north and made tie to the northwest corner of Lot 1, Sec. 29 as previously established. (L-40:125-126)

From the northwest corner of Lot 1, Sec. 29 ran westerly along rancho boundary and set the northwest corner of Lot 2, Sec. 29. (L-40:126-127)

July 3, 1872

Commenced at the southeast corner of Lot 8, Sec. 30 and ran north 40 chains and set the northeast corner of Lot 1, Sec. 30. (L-40:128)

Meandered from the northeast corner of Lot 1, Sec. 30 in a northeasterly direction to a point in the north line of Lot 4, Sec. 29. (L-40:129)

Ran portion of north boundary of Lot 4, Sec. 29. (L-40:130)

From the corner to Lots 6, 7, 10 and 11, Sec. 29 ran north 20 chains and set the northwest corner of Lot 7. (L-40:131)

Made tie easterly across the north line of Lot 7, Sec. 29 to the northeasterly corner thereof. (L-40:131)

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From the northwest corner of Lot 7, Sec. 29 made tie to course 4 of the rancho boundary. (L-40:131-132)

From corner to Lots 5, 6, 11 and 12, Sec. 29 ran north 20 chains and set the northwest corner of Lot 6, Sec. 29. (L-40:132)

Made tie easterly across the north line of Lot 6 to the northeast corner thereof. (L-40:133)

From the northwest corner of Lot 6 ran north to course 4 of the rancho boundary. (L-40:133-and 135)

July 4, 1872

Commenced at the corner to Lots 6, 7, 10 and 11, Sec. 29 and ran south to a tie with the southwest corner of Lot 15, Sec. 29. (L-40:136-137)

From the corner to Lots 5, 6, 11 and 12, Sec. 29 ran south to a tie with the southwest corner of Lot 14. (L-40:138-139)

From corner to Lots 7, 8, 9 and 10, Sec. 30 ran south to a tie with the southwest corner of Lot 16, Sec. 30. (L-40:140-141)

From the southwest corner of Lot 14, Sec. 30 ran north for 40 chains to establish the northwest corner of Lot 11, Sec. 30. (L-40:142-143)

Ran west across the north line of Lot 12, Sec. 30 to a tie with the northwest corner of said Lot 12. (L-40:143)

July 5, 1872

From the corner to Lots 6, 7, 10 and 11, Sec. 30 ran west to a tie with the northwest corner of Lot 11. (L-40:144)

From the corner of Lots 5, 6, 11 and 12, Sec. 30 ran north 40 chains to establish the northwest corner of Lot 3, Sec. 30. (L-40:145)

Ran west across the north line of Lot 4, Sec. 30 to a tie with the northwest corner of said Lot 4. (L-40:146)

From the northeast corner of Lot 4, Sec. 30 ran east 20 chains and set the northeast corner of Lot 3, Sec. 30. (L-40:146)

Ran south along east boundary of Lot 3, Sec. 30 to a tie with the southeast corner of said Lot 3. (L-40:147)

From the northwest corner of Lot 2, Sec. 30 meandered easterly across the north boundary of said Lot 2 and set the northeasterly corner thereof. (L-40:148-149)

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July 6, 1872

Commenced at the corner to Lots 7, 8, 9 and 10, Sec. 30 and ran north to a tie with the northeast corner of Lot 2, Sec. 30. (L-40:150-151)

From Sta. N.B.10 on the boundary of N. Beardslee retraced boundaries of the Beardslee property. (L-40:152-158)

July 7, 1872 - Sunday

Due to difficulties encountered in running the Beardslee lines on July 6, 1872 LeCouvreur went over these boundaries on the ground with Mr. Beardslee who identified certain recognized corners not recovered by LeCouvreur during the previous days run. (L-40:159)

July 8, 1872

Commenced at Sta. N.B.#2 on the Beardslee boundary and completed retracement of the Beardslee lines. (L-40:160-165)

From the northeast corner of Lot 3, Sec. 2 ran south to a tie with course 16 of the rancho boundary. (L-40:170)

From the northwest corner of Sec. 2 ran south to a tie with course 16 of the rancho boundary. (L-40:171)

From the southwest corner of Lot 1, Sec. 2 ran east 20 chains and set the southeast corner of said Lot 1. (L-40:172)

From the southeast corner of Lot 1, Sec. 2 ran north to establish intersection with Beardslee boundary. (L-40:172)

From southeast corner of Lot 1, Sec. 2 ran south to tie with course 16 on rancho boundary. (L-40:173)

From southeast corner of Lot 1, Sec. 2 ran east 20 chains and set the southeast corner of Lot 4, Sec. 1. (L-40:174)

From the southeast corner of Lot 4, Sec. 1 ran north to a tie with the northeast corner thereof. (L-40:174)

July 9, 1872

Commenced at the corner of Lots 3, 4, 5 and 6, Sec. 1 and ran south to a tie with course 16 of the rancho boundary. (L-40:175)

From the southwest corner of Lot 3, Sec. 1 ran east 20 chains and set the southeast corner thereof. (L-40:176)

Retraced northerly along the easterly boundary of Lot 3, Sec. 1 to a tie with the northeast corner of said Lot 3. (L-40:176-177)

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From the southeast corner of Lot 9, Sec. 35 ran north 80 chains to tie with the northeast corner of Lot 2, Sec. 35. (L-40:179)

From the southeast corner of Lot 4, Sec. 35 ran west to a tie with the southwest corner of said Lot 4. (L-40:182)

From the southwest corner of Lot 5, Sec. 35 ran east to an intersection with the Beardslee boundary. (L-40:182)

From the northwest corner of Lot 10, Sec. 35 ran east to an intersection with the Beardslee boundary. (L-40:183)

From the northwest corner of Lot 5, Sec. 35 ran east 20 chains and set the northeast corner of said Lot 5. (L-40:184)

Ran north along the east line of Lot 1, Sec. 35 to tie with the northeast corner thereof. (L-40:184)

From the northeast corner of Lot 5, Sec. 35 ran south to an intersection with the Beardslee boundary. (L-40:185)

From the southwest corner of Lot 4, Sec. 36 ran east 40 chains and set the southeast corner of Lot 3, Sec. 36. (L-41:1)

July 10, 1872

Commenced at the southeast corner of Lot 3, Sec. 36 and ran east to a tie with the southeast corner of Lot 1, Sec. 36. (L-41:2)

From the northwest corner of Lot 6, Sec. 36 ran south to an intersection with Beardslee's north line. (L-41:3)

From the northeast corner of Lot 6, Sec. 36 ran south to an intersection with Beardslee's north line. (L-41:8)

From the northeast corner of Lot 8, Sec. 36 ran south 20 chains to a point in the Beardslee property. (L-41:9)

Ran east along the south boundary of Lot 8, Sec. 36 to a tie with the southeast corner thereof. (L-41:9-10)

Ran south along the west boundary of Lots 9 and 14, Sec. 36 to a tie with the southwest corner of said Lot 14. (L-41:10-11)

July 11, 1872

Commencing at the northeast corner of Lot 13, Sec. 36 ran west 20 chains and set the northwesterly corner thereof. (L-41:12)

From the northwest corner of Lot 13, Sec. 36 ran south to a tie with the southwest corner thereof. (L-41:12)

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From the northwest corner of Lot 13, Sec. 36 ran north to an intersection with the Beardslee southwest boundary. (L-41:13)

From the northeast corner of Lot 12, Sec. 36 ran west to an intersection with Beardslee's east line. (L-41:14)

From the southeast corner of Lot 13, Sec. 25 ran north to a tie with the northeast corner of Lot 4, Sec. 25. (L-41:15-18)

From the southeast corner of Lot 14, Sec. 25 ran north to a tie with the northeast corner of Lot 3, Sec. 25. (L-41:19-20)

July 12, 1872

Commenced at the southeast corner of Lot 15, Sec. 25 and ran north to a tie with the northeast corner of Lot 2, Sec. 25. (L-41:21-22)

From the northeast corner of Lot 4, Sec. 31 ran south 40 chains and set the southeast corner of Lot 5, Sec. 31. (L-41:24-25)

From the southeast corner of Lot 5, Sec. 31 ran west to a tie with the southwest corner of said Lot 5. (L-41:25)

July 13, 1872


Commenced at the northeast corner of Lot 3, Sec. 31 and ran south 40 chains and set the southeast corner of Lot 6, Sec. 31. (L-41:26-27)

Made tie westerly across the south line of Lot 6, Sec. 31 to the southwest corner thereof. (L-41:27)

Due to the fact no monuments were recovered along the east boundary of the Duarte Ranch and because of the fact that, generally speaking, LeCouvreur's boundary retracements, such as they were, progressed from west to east, it appears that any shortage or surplus in an east and west direction accumulated within the ranch should be thrown into the easterly tier of subdivision sections, namely Sec. 6, T. 1 S., R. 10 W., and Secs. 32, 33, 28 and 21, T. 1 N., R. 10 W. This procedure is in conformity with the conclusions previously drawn by the County Surveyor in the adjustment of the east boundary of the Rancho Azusa Duarte.

Yours truly,

H. I. COMLY
LOCATING ENGINEER


E. T. Mankey
Ass't Locating Engineer

ETM:S

cc C.E.A.