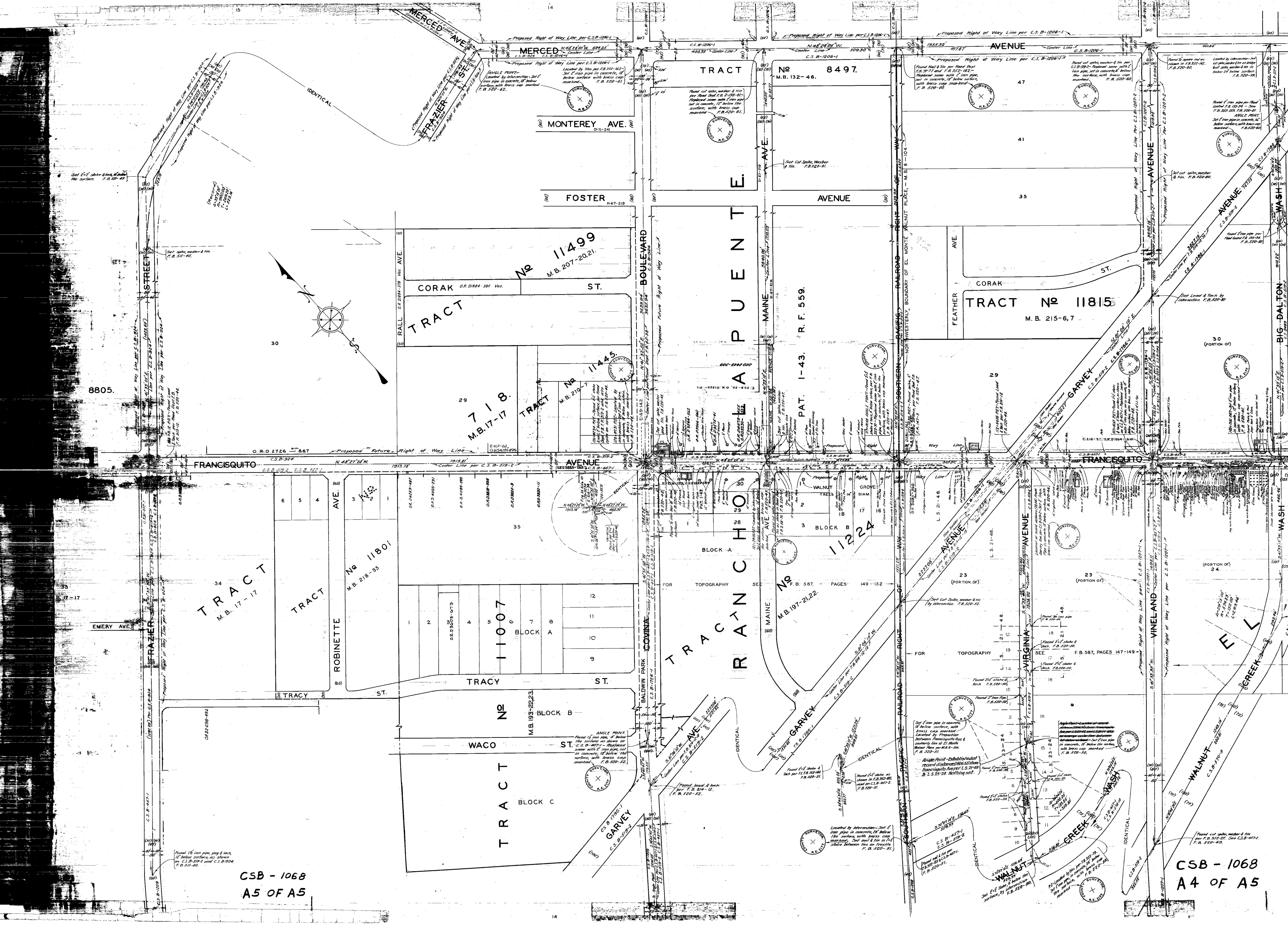
MERCED AVE.
FRAZIER ST.
MONTEREY AVE.
FOSTER
AVENUE
TRACT № 8497. M.B. 132-46.
TRACT № 11499 M.B. 207-20,21.
CORAK ST.
RALL AVE.
BOULEVARD
MAINE AVE.
R.F. 559. PAT. 1-43.
LA PUENTE
RANCHO LA PUENTE
SOUTHERN PACIFIC RAILROAD RIGHT OF WAY
WALNUT PLACE, M.B. 6-104
NORTHWESTERLY BOUNDARY OF EL MONTE
FEATHER AVE.
TRACT № 11815 M.B. 215-6,7
BIG DALTON WASH
GARVEY AVENUE
FRANCISQUITO AVENUE
Proposed Future Right of Way Line
FRAZIER STREET
TRACT № 11445. M.B. 210-7
TRACT 718. M.B. 17-17
TRACT M.B. 17-17
8805.
EMERY AVE.
TRACT № 11801 M.B. 218-35
ROBINETTE AVE.
TRACT № 11007 M.B. 193-22,23
BLOCK A
BLOCK B
BLOCK C
TRACY ST.
WACO ST.
BALDWIN PARK COVINA
TRACT № 11224 M.B. 197-21,22.
BLOCK A
BLOCK 3
WALNUT GROVE
FOR TOPOGRAPHY SEE F.B. 587, PAGES 149-152
FOR TOPOGRAPHY SEE F.B. 587, PAGES 147-149
VIRGINIA AVENUE
VINELAND AVENUE
WALNUT CREEK WASH
WALNUT
EL
IDENTICAL
COUNTY SURVEYOR R.E. 2117
ANGLE POINT
Angle Point - Established at record distance (1806.53) from Francisquito Ave. per L.S. 21-48 & L.S. 23-24. Nothing set.
N. 48°28'05" W.
N. 48°27'20" W.
L.S. 21-48
L.S. 23-24
30
29
35
47
41
23 (PORTION OF)
24 (PORTION OF)
30 (PORTION OF)
34
N
S
14
15
13

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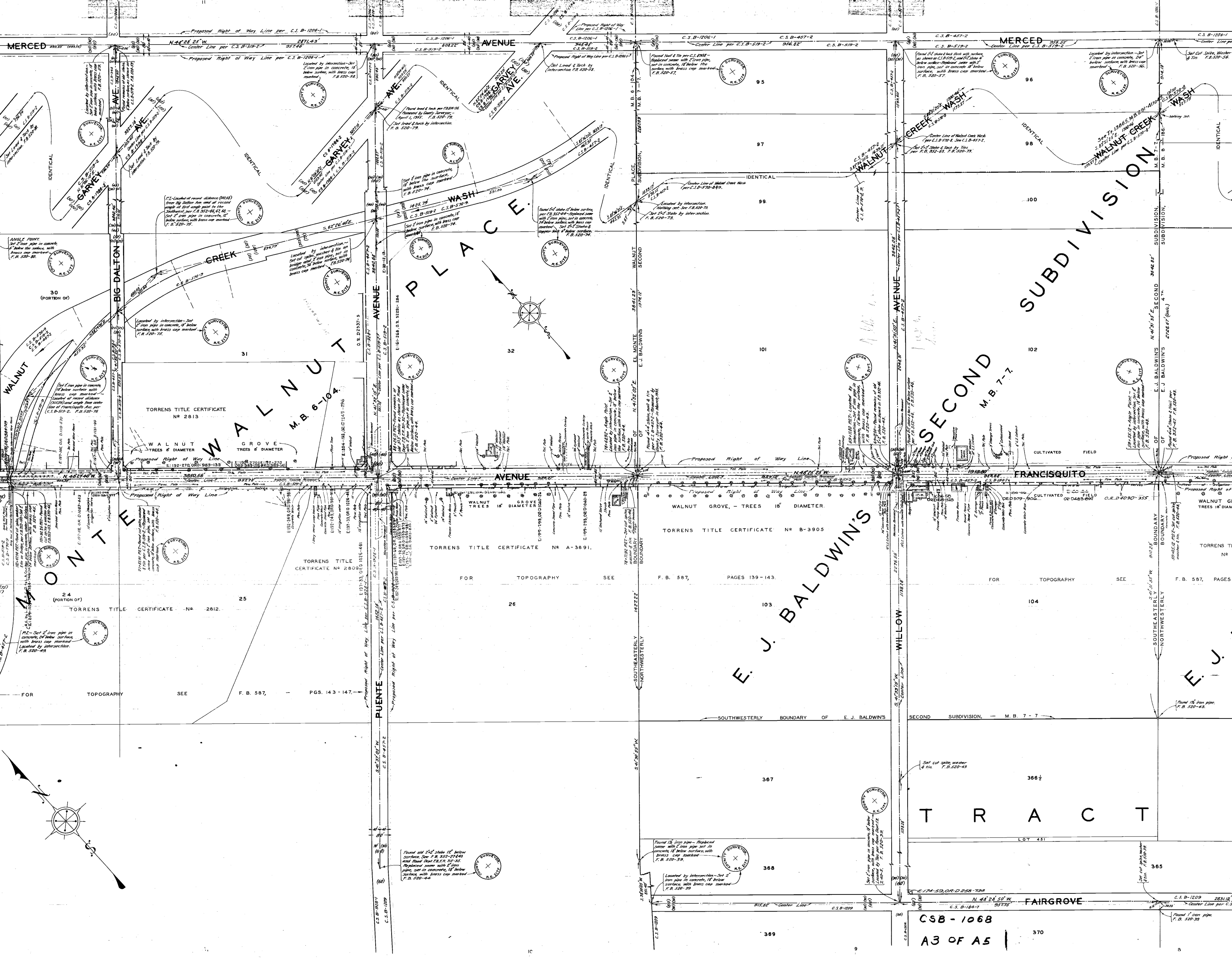
A4 OF A5


MERCED AVENUE
N.48°28'25"W.
Center Line per C.S. B-519-2
Proposed Right of Way Line per C.S. B-1206-1
GARVEY AVE.
BIG DALTON
AVENUE
PUENTE
WALNUT CREEK WASH
IDENTICAL
MONTE WALNUT PLACE.
M.B. 6-104.
EL MONTE WALNUT PLACE SUBDIVISION, M.B. 7-104
E. J. BALDWIN'S SECOND SUBDIVISION
M.B. 7-7.
E. J. BALDWIN'S SECOND SUBDIVISION, M.B. 7-7
WILLOW AVENUE
FRANCISQUITO AVENUE
FAIRGROVE
TRACT
LOT 451
WALNUT GROVE, TREES 8" DIAMETER
WALNUT GROVE, - TREES 18" DIAMETER.
CULTIVATED FIELD
TORRENS TITLE CERTIFICATE Nº 2813
TORRENS TITLE CERTIFICATE Nº 2809
TORRENS TITLE CERTIFICATE Nº 2812.
TORRENS TITLE CERTIFICATE Nº A-3691.
TORRENS TITLE CERTIFICATE Nº B-3905
FOR TOPOGRAPHY SEE F. B. 587, PGS. 143-147.
FOR TOPOGRAPHY SEE F. B. 587, PAGES 139-143.
SOUTHWESTERLY BOUNDARY OF E. J. BALDWIN'S SECOND SUBDIVISION, - M.B. 7-7
SOUTHEASTERLY BOUNDARY
NORTHWESTERLY BOUNDARY
COUNTY SURVEYOR R.E. 2172
24 (PORTION OF)
25
26
30 (PORTION OF)
31
32
95
96
97
98
99
100
101
102
103
104
365
366½
367
368
369
370
3850.56'
3641.23
3642.06
2871.43
S.62°26'40"E.
N.41°32'05"E.
N.41°31'50"E.
S.41°32'15"W.
S.41°30'55"W.
N.48°28'50"W.
C.S. B-1209
C.S. B-457-2
C.S. B-570-9
Set 2" iron pipe in concrete, 18" below surface, with brass cap marked F.B. 520-74.
Located by intersection - Set 2" iron pipe in concrete, 18" below surface, with brass cap marked F.B. 520-75.
Found 1½" iron pipe - Replaced same with 2" iron pipe set in concrete, 18" below surface, with brass cap marked F.B. 520-39.
Found old 2"x2" stake 18" below surface. See F.B. 352-37&40 and Flood Dept. F.B. FR. 311-35. Replaced same with 2" iron pipe, set in concrete, 18" below surface, with brass cap marked F.B. 520-44
Set cut spike, washer & tin. F.B. 520-43
Found 1½" iron pipe. F.B. 520-43.
Found 1" iron pipe. F.B. 520-39
ANGLE POINT. Set 2" iron pipe in concrete, 18" below the surface, with brass cap marked F.B. 520-80.
P.I. - Set 2" iron pipe in concrete, 24" below surface, with brass cap marked Located by intersection. F.B. 520-49.
N

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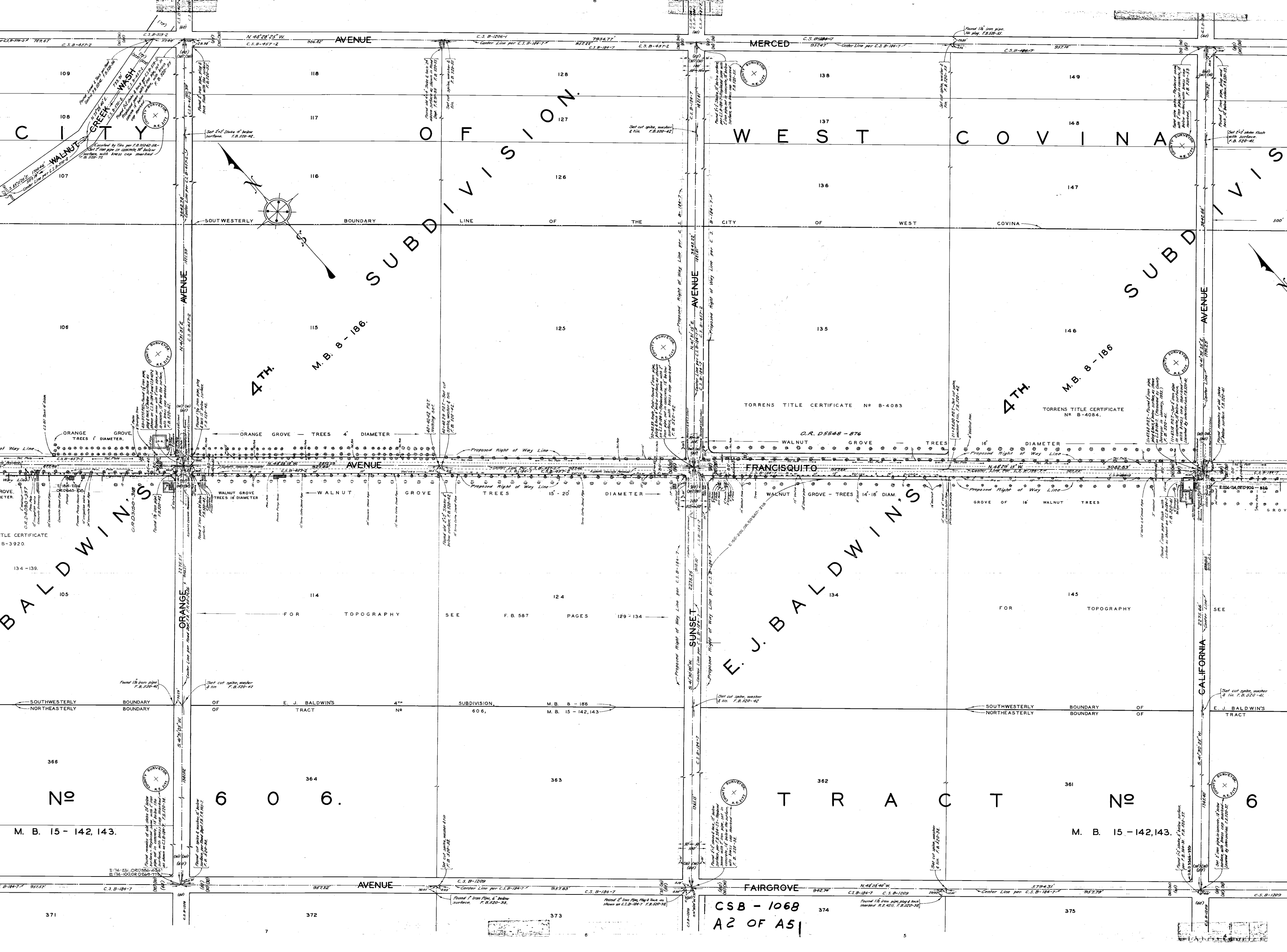

CITY OF WEST COVINA
4TH SUBDIVISION M.B. 8-186
4TH SUBDIVISION M.B. 8-186
E. J. BALDWIN'S
BALDWIN'S
MERCED AVENUE
FRANCISQUITO AVENUE
FAIRGROVE AVENUE
ORANGE AVENUE
SUNSET AVENUE
CALIFORNIA AVENUE
WALNUT CREEK WASH
SOUTWESTERLY BOUNDARY LINE OF THE CITY OF WEST COVINA
SOUTHWESTERLY BOUNDARY OF E. J. BALDWIN'S 4TH SUBDIVISION, M.B. 8-186
NORTHEASTERLY BOUNDARY OF TRACT Nº 606, M.B. 15-142,143
Nº 606. TRACT Nº 6
M. B. 15-142, 143.
M. B. 15-142,143.
TORRENS TITLE CERTIFICATE Nº B-4083
TORRENS TITLE CERTIFICATE Nº B-4084.
TLE CERTIFICATE B-3920.
O.R. D5548-876
ORANGE GROVE TREES 4' DIAMETER
ORANGE GROVE TREES 1' DIAMETER.
WALNUT GROVE TREES 15'-20' DIAMETER
WALNUT GROVE TREES 16' DIAMETER
WALNUT GROVE - TREES 14'-18' DIAM.
GROVE OF 16' WALNUT TREES
FOR TOPOGRAPHY SEE F.B. 587 PAGES 129-134
FOR TOPOGRAPHY SEE
Proposed Right of Way Line
N.45°28'25"W.
N.45°28'40"W.
N.41°31'35"E.
S.41°31'35"W.
N.41°30'25"E.
Center Line per C.S.B-184-7
C.S. B-184-7
C.S. B-457-2
C.S. B-1209
COUNTY SURVEYOR R.E. 2177
105
106
107
108
109
114
115
116
117
118
124
125
126
127
128
134
135
136
137
138
145
146
147
148
149
361
362
363
364
366
371
372
373
374
375
134-139.

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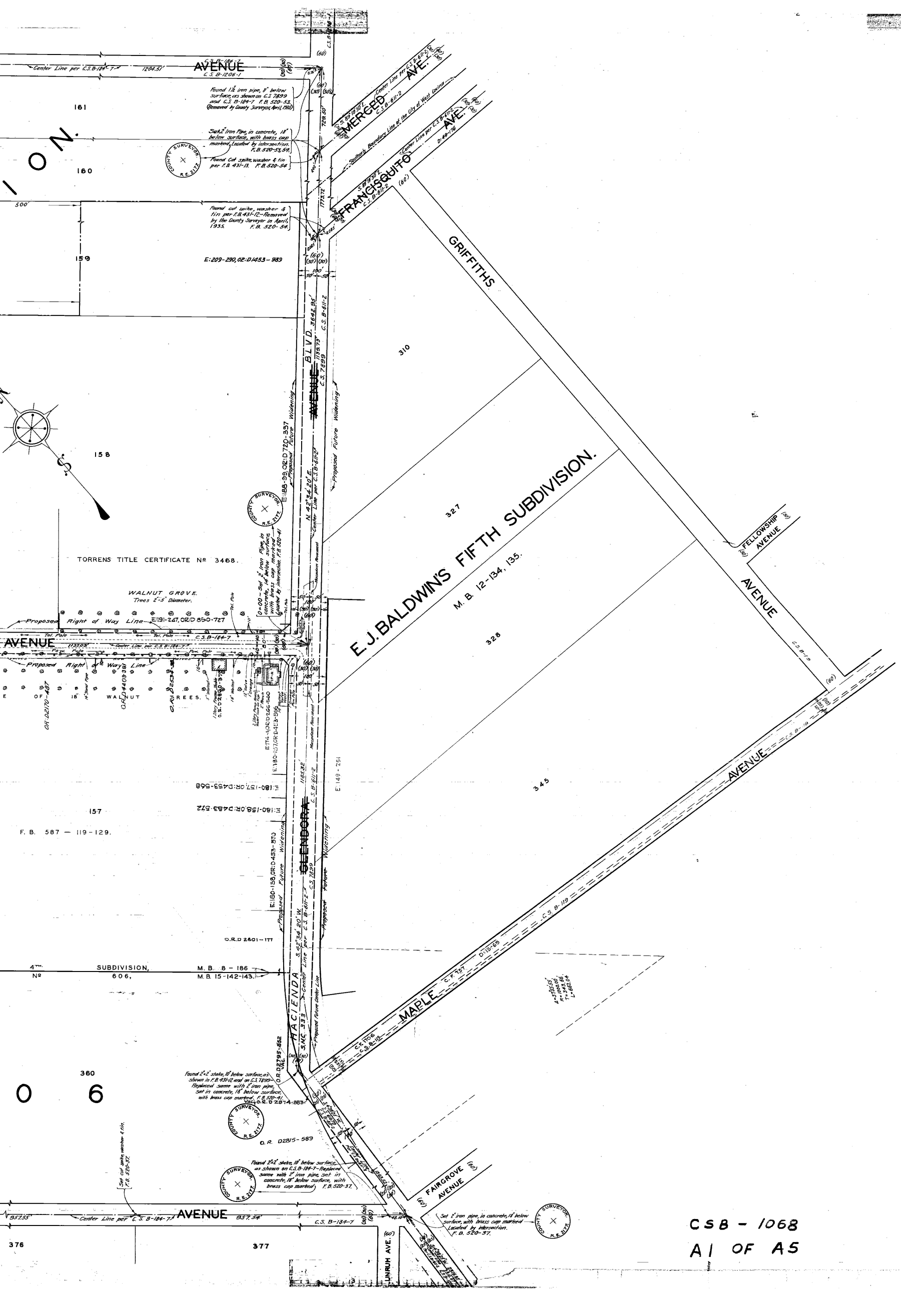
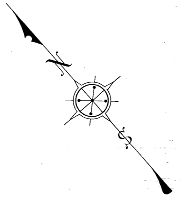

AVENUE
Center Line per C.S.B-184-7
1204.51'
C.S. B-184-7
C.S. B-1206-1
161
160
159
158
157
I O N.
Found 1½" iron pipe, 8" below surface, as shown on C.S. 7899 and C.S. B-184-7 F.B. 520-53. (Removed by County Surveyor, April, 1935)
Set 2" Iron Pipe, in concrete, 18" below surface, with brass cap marked, Located by intersection. F.B. 520-53, 54.
Found Cut spike, washer & tin per F.B. 431-13. F.B. 520-54
Found cut spike, washer & tin per F.B. 431-12 - Removed by the County Surveyor in April, 1935. F.B. 520-54.
COUNTY SURVEYOR R.E. 2177
E:209-290, 02:D1453-989
MERCED AVE.
S. 89°19'50" E.
Center Line per C.S. B-611-2
C.S. B-611-2
Southerly Boundary Line of the City of West Covina
FRANCISQUITO AVE.
S. 89°19'30" E.
Center Line per C.S. B-611-2
D:49-176
729.50'
1773.72
GRIFFITHS AVENUE
BLVD. 3642.95'
C.S. B-611-2
C.S. 7899
AVENUE
GLENDORA
HACIENDA
N. 42°24'20" E.
S. 0°34'20" W.
Proposed Future Widening
Center Line per C.S. B-611-2
310
327
328
345
E. J. BALDWIN'S FIFTH SUBDIVISION.
M. B. 12-134, 135.
FELLOWSHIP AVENUE
TORRENS TITLE CERTIFICATE Nº 3468.
WALNUT GROVE. Trees 2'-5' Diameter.
Proposed Right of Way Line
E:191-247, O.R.D 850-727
Center Line per C.S.B-184-7
1137.05'
WALNUT TREES
0-00 - Set 2" Iron Pipe in concrete, 18" below surface, with brass cap marked, Located by intersection. F.B. 520-41
E:180-157, O.R.D453-568
E:180-158, O.R.D453-572
E:180-159, O.R.D453-573
E 149-251
E:188-39, O.R.D 720-357
F. B. 587 - 119-129.
O.R.D 2801-177
4th Nº SUBDIVISION, 606.
M. B. 8-186
M.B. 15-142-143.
MAPLE AVENUE
C.S. B-119
C.F. 157
D:18-69
360
0 6
Found 2"×2" stake, 18" below surface, as shown in F.B. 431-12 and on C.S. 7899 - Replaced same with 2" iron pipe, set in concrete, 18" below surface, with brass cap marked. F.B. 520-41
O.R. D2874-883
O.R. D2815-589
O.R. D2795-882
Found 2"×2" stake, 18" below surface, as shown on C.S. B-184-7 - Replaced same with 2" iron pipe, set in concrete, 18" below surface, with brass cap marked. F.B. 520-37.
Set cut spike, washer & tin. F.B. 520-37.
FAIRGROVE AVENUE
AVENUE
Center Line per C.S. B-184-7
837.54'
C.S. B-184-7
376
377
UNRUH AVE.
Set 2" iron pipe, in concrete, 18" below surface, with brass cap marked, Located by intersection. F.B. 520-37.



MAP OF

FRANCISQUITO AVENUE

FROM

GLENDORA AVENUE

TO

COVINA BOULEVARD.

COUNTY SURVEYORS MAP Nº B-1068

SCALE:- 1 INCH = 100 FT.

JOB NUMBER 7111.

ALFRED JONES - COUNTY SURVEYOR.

SURVEYED, JAN., 1935, TO JULY, 1935.

SURVEYED UNDER INSTRUCTIONS OF THE BOARD OF SUPERVISORS PER ORDER DATED MARCH 21, 1932.

BEARINGS ARE BASED ON THE BEARING OF MERCED AVE. AS SHOWN ON C.S. B-1206-1.

F. B. 520 -37 TO 48.
F. B. 587 -117 TO 152.

FIELD WORK BY.... R.B. EMMOTT.
OFFICE WORK BY.... J. D. PRICE.
CHECKED BY.... D.M. FINLEY.

INDEX 38-46-47

Angle Point in Virginia Ave re-established using corrected data ...... Oct. '76, M.H.

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