

REPORT
ON
THE COMMON BOUNDARY BETWEEN THE
CITIES OF LOS ANGELES AND GLENDALE
MADE IN ACCORDANCE WITH PROVISIONS
OF
SECTION 27559 OF THE GOVERNMENT CODE

John A. Lambie, County Engineer
County of Los Angeles

For map accompanying this report
See C.S. B-2735, Sheets 1 and 2

by
E. T. Harvey, Deputy County Engineer
May, 1961
Job Number 0500.06

9457

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INTRODUCTION

In August of 1957 the existence of certain discrepancies in the location of the Los Angeles-Glendale City boundary was brought to the attention of the County Engineer by the City Engineer, City of Glendale. It appears, from the information furnished by him, that in 1949, the County Assessor's maps in the vicinity of Kellogg Avenue were revised in such a way as to place a portion of the Glendale Steam Plant property into the City of Los Angeles. The first he learned of it was in 1954 when Glendale received notice that a portion of the Steam Plant property was about to be sold for payment of delinquent taxes. We understand that since 1954 Glendale has paid the taxes under protest in anticipation that a re-evaluation of the situation would result in a further readjustment of the boundary.

At this location the city boundary is, by call, supposed to be coincident with the common boundary between the Ranchos San Rafael and Los Felis. However, there appears to be two locations to be considered viz. a location resulting from the partition of the Rancho San Rafael by Frank Lecouvreur in 1871, and a survey of the boundary of Griffith Park by the Los Angeles City Engineer in the year 1897, often referred to as the Dockweiler Survey. At Kellogg Avenue, the Dockweiler line is some 115 feet northeasterly of Lecouvreur's location.

Prior to 1949 it appears from the record, that the city boundary was delineated along the Lecouvreur line in the Assessor Book and that in 1949 the boundary was revised to follow the so-called Dockweiler line. Upon investigation by the County Engineer regarding the change, it appears that there is no one now employed by the County Engineer who is familiar with why the change was made. Acting in accordance with provisions of Section 27559 of the Government Code, the County Engineer has made certain surveys, investigations and maps, in order to resolve the situation and concludes with submitting the following report:

Limits of Investigation and Survey

Examination of the patent surveys of the Ranchos Los Felis and San Rafael disclosed Corner L.F.6, -S.R.54 to have been a substantially sized post on the San Bernardino Base Line. Its location is in the present channel of the Los Angeles River, a short distance southerly of Los Feliz Boulevard. These records also disclosed Corner L.F.21 -S.R.69 to be a large Oak tree located near an old lime kiln which is in

the Travel Town section of Griffith Park. Neither of the patent surveys claimed to have set any monuments at the corners intervening between L.F.6. -S.R.54 and L.F.21 -S.R.69. Since later records indicated that both of these corners had been perpetuated, it was concluded to conduct our studies between these limits.

OFFICIAL SURVEY OF THE SAN BERNARDINO BASE LINE (F.D.9049)

In 1852 Henry Washington, a U. S. Deputy Surveyor, made the official survey of the San Bernardino Base line through Range 13 West (F.D.9049). This survey is mentioned because a point on it (Cor. L.F.6 -S.R.54) was later established in the official surveys of the Ranchos Los Felis and San Rafael. According to the field notes of his survey, the 1/4 corner between Sec. 32, T. 1 N., R. 13 W. and Sec. 5, T. 1 S., R. 13 W. fell in a pond which caused him to "Set a Sycamore stake and Elder 1/4 Sec. Post in a mound of earth" 50 links west of the 1/4 corner for a witness corner. (F.D.9049-4) A half mile west, at the corner to Sections 1-6-31-36 on the base line, he set a "Charred Sycamore stake and Elder post on the top of a hill - - - from which an Evergreen Red Oak 17 inches in diameter bore N 57°30' E 74 links". (F.D.9049-4) A search was made for this corner without success. It appears that this corner and bearing tree were destroyed during construction of the Coolidge Golf Course.

OFFICIAL SURVEY OF THE RANCHO LOS FELIS (FD9447)

In April, 1866, George Hansen, U. S. Deputy Surveyor, made the official patent survey of the Rancho Los Felis. (FD9447) In running the easterly boundary, he set Corner No. 6 on the San Bernardino Base Line 20.50 chains east of the corner of Sections 31 and 32, T. 1 N., R. 13 W. and 5 and 6, T. 1 S., R. 13 W. From this corner he traversed northerly and westerly along the bed of the Los Angeles River to Corner No. 21 which was an Oak tree on steep bluff on the south side of the river. (FD9447-8) He thence ran N. 85 1/4° W. 16.39 chains "to a dry oak 2 feet in diameter, Station 22, which was pointed out to be the land mark near the Lime Kiln". (FD9447-9) No mention is made in Hansen's field notes regarding the setting of any monuments between Corners 6 and 21 of the Rancho Los Felis.

OFFICIAL SURVEY OF THE RANCHO SAN RAFAEL (F.D.9448)

In November 1869, G. H. Thompson, U. S. Deputy Surveyor, made the official patent survey of the Rancho San Rafael. His survey made Corner 54 of the Rancho San Rafael coincident with Corner 6 of the Rancho Los Felis at a point on the San Bernardino Base Line 20.50 chains East of the corner of Sections 1 and 6, T. 1 S. R. 13 W. and 31 and 32, T. 1 N. R. 13 W. (F.D.9448-10) From this point he ran north-erly and westerly along the bed of the Los Angeles River following the Rancho Los Felis boundary to Corner 69 which is identical in descrip-tion with Corner 21 of said Rancho. Thompson's field notes indicate a discrepancy with Hansen's in recording the bearing of Course 58 (Los Felis Course 10). Hansen shows it to be N. 16 1/2° W. 20 chains whereas Thompson shows it to be N. 16 1/2° E. 20 chains. Examination of this course as delineated on the patent maps, would indicate the correct course to be N. 16 1/2° W. Thompson's field notes make no mention of setting any stakes or monuments between Corners 54 and 69.

Partition of the Rancho San Rafael

In the Summer of 1871, Frank Lecouvreur, County Surveyor, made a survey for the partition of the Ranchos La Canada and San Rafael. (C.F.61) His original field notes are on file in this office. At Corner 54 of the San Rafael (Cor. L.F.6) he set a post at 20.50 chains East of the southwest corner of Section 32 T. 1 N. R. 13 W. per the patent notes of the Rancho Los Felis. (Field Book L21-37) This is the first record of a monument ever having been set for marking this ranch corner. At Corner 69.(L.F. 21), he identified a "Sycamore" as monu-menting this position. We are of the opinion that he was in error in his identification of the specie of this tree since all other surveys have called it an Oak. Comparative measurements clearly indicate Lecouvreur's "Sycamore" to be in the same location as the Oak called for in the patent surveys. We can find no place in his records where he actually ran a retracement of the ranch line between Corners 54 and 69 of the Rancho San Rafael. However, he has connecting lines between them in the form of the partition boundaries. We are of the opinion that this portion of the boundary was calculated and adjusted by him on this basis.

From an examination of traverse tablings on pages 37 to 39 of his Field Book 21, it would appear that his method of adjusting between Corners 54 and 69 was to rotate all patent bearings one degree clockwise ex-cepting that for Course 61 which he rotated two degrees counter clock-wise. This method of adjustment closes substantially well between Corners 54 and 69 as physically located on the ground. It is presumed

that this method was acceptable at the time of his survey since the Federal Government did not publish a manual on the restoration of lost corners until March 13, 1883.(I L.D. 339) Furthermore, the Lecouvreur line was adopted in District Court Case No. 1621 as bounding the adjacent partitioned parcels in the Rancho San Rafael and was used in the legal descriptions of these parcels in the judgment.

DOCKWEILER SURVEY OF 1897

In 1897, the firm of Sanders and Quinton made a survey of the boundaries of Griffith Park. Since this survey was made at the request of J. H. Dockweiler, Los Angeles City Engineer, it has generally been referred to as the Dockweiler Survey. A map of this survey is on file in the County Engineer's office under the designation "Filed Map No. 12325".

From an examination of this map, it appears that the Dockweiler Survey commenced at a 4" x 4" Redwood post marked "L.F.6" on the San Bernardino Base Line which was 1287 feet West of an old 2" x 4" Cedar stake marking the southeast corner of the southwest quarter of Section 32 T. 1N. R. 13W. We presume these two monuments were those set by Lecouvreur in his partition of the Rancho San Rafael. From Station 6, the Dockweiler Survey ran northerly and westerly following the Patent courses and distances to Station L.F.20 from which point the boundary was run in a direct line to an Oak tree which was undoubtedly the original tree marking Corner Number 21. The original Hansen Patent Survey made this course S. 42° W. 2178 feet, whereas the Dockweiler Survey made it S. 47° W. 2231 feet. Apparently no attempt was made to distribute and adjust this error between Corners 6 and 21. We are, therefore, of the opinion that this survey does not constitute a true retracement of the Rancho boundary. We are inclined to think that the Dockweiler Survey should have distributed the closing error between Corners L.F.6 and L.F.21.

GRIFFITH PARK GRANT

In March of 1898, G. J. Griffith and Mary Agnes Christina Griffith deeded what is now known as Griffith Park to the City of Los Angeles. The deed was recorded March 5, 1898 in Book 1226, Page 40 of Deeds in the office of the County Recorder. The legal description contained in this instrument is based on the Dockweiler Survey. However, where the boundary follows the Rancho line, a call is given at the end of each course and distance to a station number on the "Los Felis". In running Course 20 the deed reads "thence South 47° 21' West 2231 feet to

an Oak tree (Sta. 21 Los Felis Rancho)" This is the course into which all of the error was thrown in the Dockweiler Survey.

In analyzing the Griffith deed to the City, it would appear that it is written in such a way, particularly in the matter of calls, that it would be applicable to any reasonably adjusted line between Corners L.F.6 and L.F.21.

EAST HOLLYWOOD ANNEXATION TO THE CITY OF LOS ANGELES

By an election held February 18, 1910, a tract of land known as the East Hollywood Annexation became a part of the City of Los Angeles. For a considerable distance the boundary of this annexation followed the line of the Griffith deed to the City of Los Angeles. However, no courses or distances are cited. From a point where the legal description joins the Griffith deed it reads as follows: "thence northerly, northeasterly, easterly, southeasterly, easterly and southerly, following the various courses of the westerly, northwesterly, northerly, northeasterly, northerly, and easterly boundary lines of the land conveyed by said deed, to its intersection with the northerly line or the westerly prolongation of the northerly line of a strip of land conveyed by A. J. Haney to G. J. Griffith by deed recorded in Book 155, Page 357, of Deeds, Records of said County;" According to the foregoing, it would appear that to locate this line on the ground would depend upon a reasonable interpretation of the deed from Griffith to the City of Los Angeles.

ASSESSMENTS

According to State laws, it is the duty of the County Surveyor (In the case of Los Angeles County, the County Engineer) to maintain the maps in the County Assessor's Books. Prior to 1949, the Assessor's Books indicated the Los Angeles-Glendale City boundary to follow the Lecouvreur Rancho line from Aviation Drive northerly. For some reason, which cannot now be explained, this portion of the boundary in 1949 was re-delineated to follow the Dockweiler line.

INVESTIGATION BY COUNTY ENGINEER

As a result of a meeting held in the County Engineer's office on August 2, 1957, it was decided that the County Engineer should make such surveys and studies as would be necessary to resolve this matter.

Attending the meeting were:

John A. Lambie, County Engineer
Lyall Pardee, Los Angeles City Engineer
William Martini, Glendale City Engineer
with deputies from his office, the
City Attorney's office and the Public
Service Division
R. F. Flickwir, Deputy County Engineer

Our studies and map have now been completed and filed. See County Surveyor's Map No. B-2735, Sheets 1 and 2.

In making our investigation and analysis, it was found feasible to re-establish the position of Station L.F.6, S.R.54 on the San Bernardino Base Line within a reasonable degree of certainty. This statement also holds true of Corner L.F.21, S.R.68 and Corner L.F.22.

In analyzing the grant boundary between Station L.F.6, S.R.54 and Station L.F.21, S.R.68, threelines were given consideration as follows:

1. A prorated location of the Lecouvreur line.
2. A prorated location of the Dockweiler line and
3. A prorated adjustment of the ranch line based on the Dockweiler Survey which distributed his closing error into the intervening stations by the compass rule.

These three lines are shown on our County Surveyor's Map. However, little consideration was given to the latter location because it had never been used as the basis of boundary surveys, tract boundaries or for assessment purposes; it was merely shown to indicate where it would have been located had the Dockweiler Survey been completed in accordance with provisions of the U. S. Manual of Instructions for the restoration of lost corners. It should be noted however, that from Corner L.F.6 to a point 279.74 feet northeasterly of Corner L.F.10, the line of the Dockweiler Survey was the basis of adjudication in 1913 per decree in Superior Court Case No. B-2264 (F.M.18138). It should be further noted that all of the way between these limits the judgment line encroached into the Los Felis Rancho based on the line established by Lecouvreur.

CONCLUSIONS AND RECOMMENDATIONS

After taking all facts into consideration, we are of the opinion that the Lecouvreur line should be adopted as the common boundary between the Ranchos Los Felis and San Rafael, within the limits of this study, for the following reasons:

1. Lecouvreur, in all probability, used the best means at his disposal for distributing the existing closing error between Corners L.F.6 and 21.
2. The majority of subdivisions adjacent to the ranch boundary were surveyed to the Lecouvreur line.
3. Sufficient original Lecouvreur monuments were recovered by the County Engineer to know that the Lecouvreur line can be located on the ground within a reasonable degree of certainty and that the line so established will fall into close harmony with adjacent subdivisions and monuments.
4. The Lecouvreur line was adjudicated and cited in the partition of the Rancho San Rafael.

We, therefore, recommend that the Lecouvreur line be adopted and that the portion of the City boundary involved be re-established on the Assessor's records accordingly as delineating the boundary between the cities of Los Angeles and Glendale.