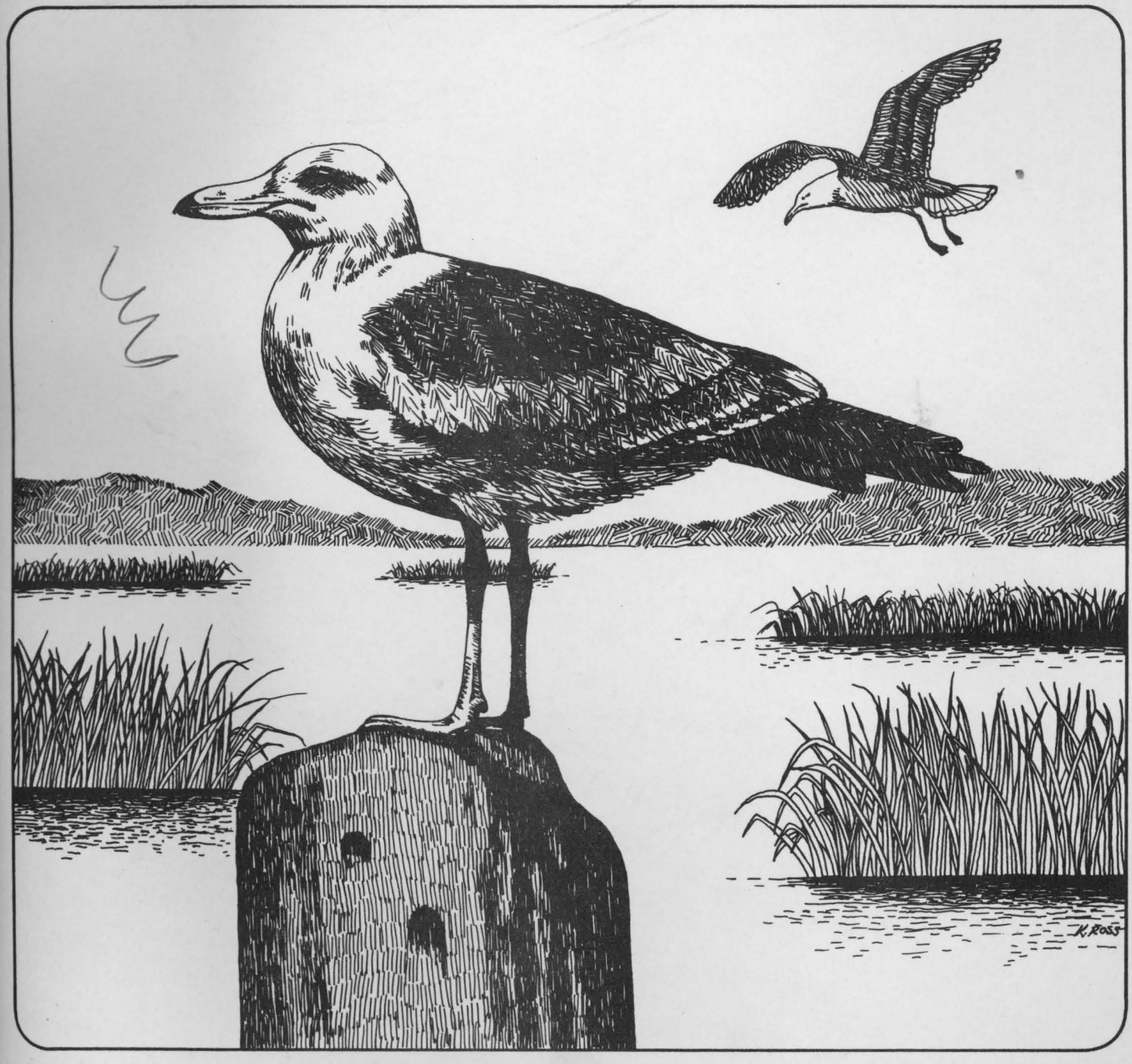
SAN DIEGO LAGOONS

Title and Boundary Information



Compiled by the staff of the

California State Lands Commission

FEBRUARY 1, 1985

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NOTE: This draft material has been prepared for staff use only and must not be distributed to other than State Lands Commission staff or staff of the Land Law Section of the State Attorney General's Office until authorized by the State Lands Commission.

The purpose of this booklet is to provide staff with a quick desk reference to some facts about each lagoon. It is intended to be updated or revised as new and additional information is obtained.

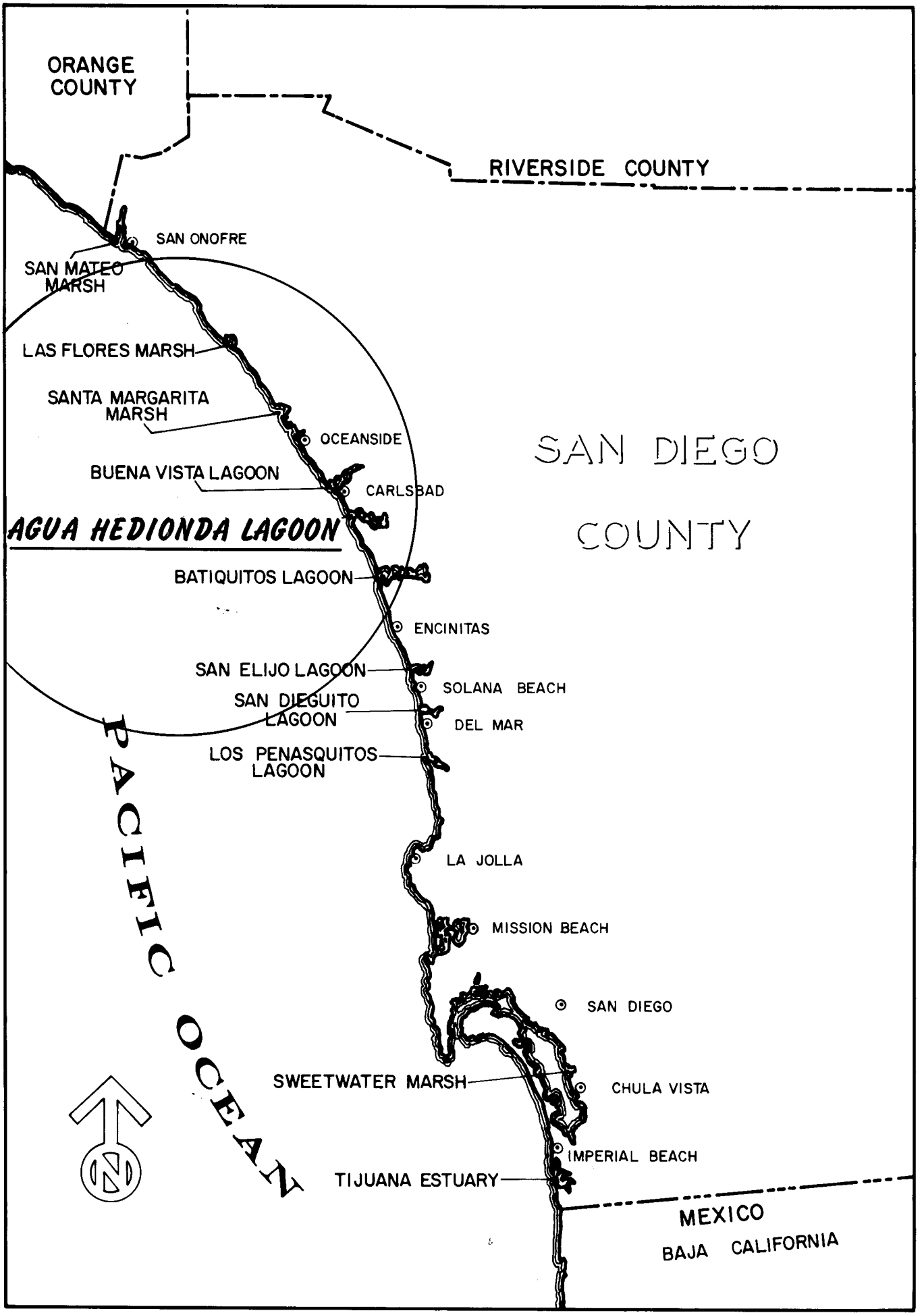
STATEMENT ON TIDE AND SUBMERGED LANDS

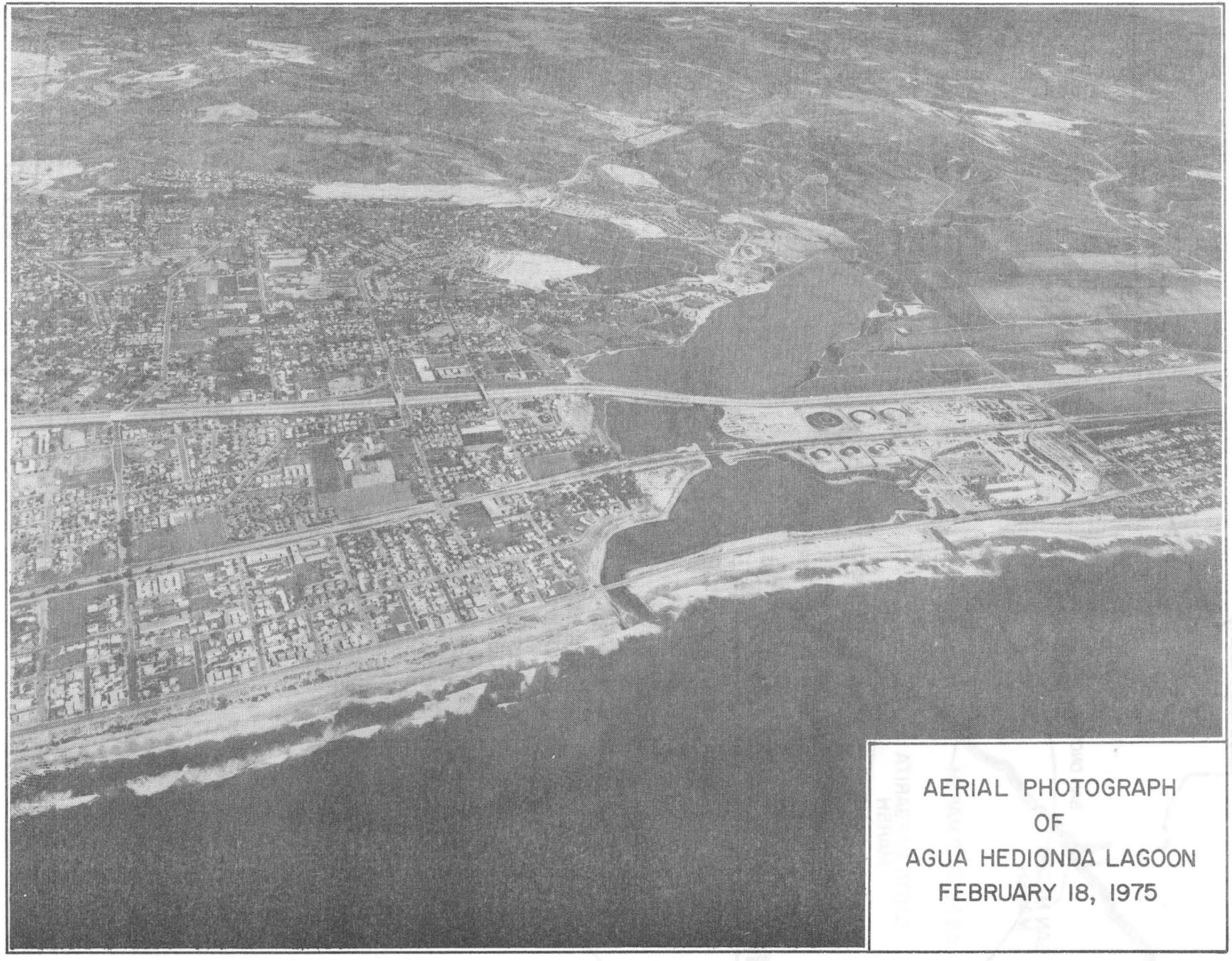
The State of California was admitted to the Union on September 9, 1850, on an equal footing with all other states. Because of the equal footing doctrine, California received all the title-related interests in and to the tidelands and inland waters which were previously held by the United States. These interests consisted generally of both the underlying fee title, (jus privatum) and also a public trust (jus publicum).

During the 19th century, laws were enacted by the State Legislature generally providing for the sale to private owners of certain wetlands. Included under this category were swamp and overflowed, salt marsh, and tidelands. During the period most such wetlands were sold, inadequate data on tidal measurements existed so as to enable prospective purchasers to identify with certainty whether desired lands were either swamp and overflowed, tidelands, or submerged lands. As a consequence, lands were sometimes sold under an erroneous categorization as to the true character of the wetland.

Recognizing this as a problem, the State Legislature, in 1872, passed an act for the relief of certain purchasers of State-owned wetlands. Because of the limited application of this curative statute, however, some serious title questions remain as to the nature and extent of the interest acquired by individuals purportedly purchasing State-owned wetlands.

In other situations, areas of tide and submerged lands were sometimes included within the exterior boundaries of lands confirmed to persons holding title under grants from the Mexican government prior to 1846. In these situations, case law is presently insufficient to identify with confidence the extent of the State's interest vis-a-vis the private ownership rights acquired from the Mexican sovereign. For the purpose of this discussion, title holdings within the pueblo lands of a city are deemed to be of the same nature as those in grants to individuals.


ORANGE COUNTY
RIVERSIDE COUNTY
SAN ONOFRE
SAN MATEO MARSH
LAS FLORES MARSH
SANTA MARGARITA MARSH
OCEANSIDE
BUENA VISTA LAGOON
CARLSBAD
AGUA HEDIONDA LAGOON
SAN DIEGO COUNTY
BATIQUITOS LAGOON
ENCINITAS
SAN ELIJO LAGOON
SOLANA BEACH
SAN DIEGUITO LAGOON
DEL MAR
LOS PENASQUITOS LAGOON
PACIFIC OCEAN
LA JOLLA
MISSION BEACH
SAN DIEGO
SWEETWATER MARSH
CHULA VISTA
IMPERIAL BEACH
TIJUANA ESTUARY
MEXICO
BAJA CALIFORNIA



AERIAL PHOTOGRAPH
OF
AGUA HEDIONDA LAGOON
FEBRUARY 18, 1975

AGUA HEDIONDA LAGOON

1. Purported acquisition by the State of California reflected by documents in the public record:

   None.

2. Purported disposition by the State of California reflected by documents in the public record:

   None.

3. Comments:

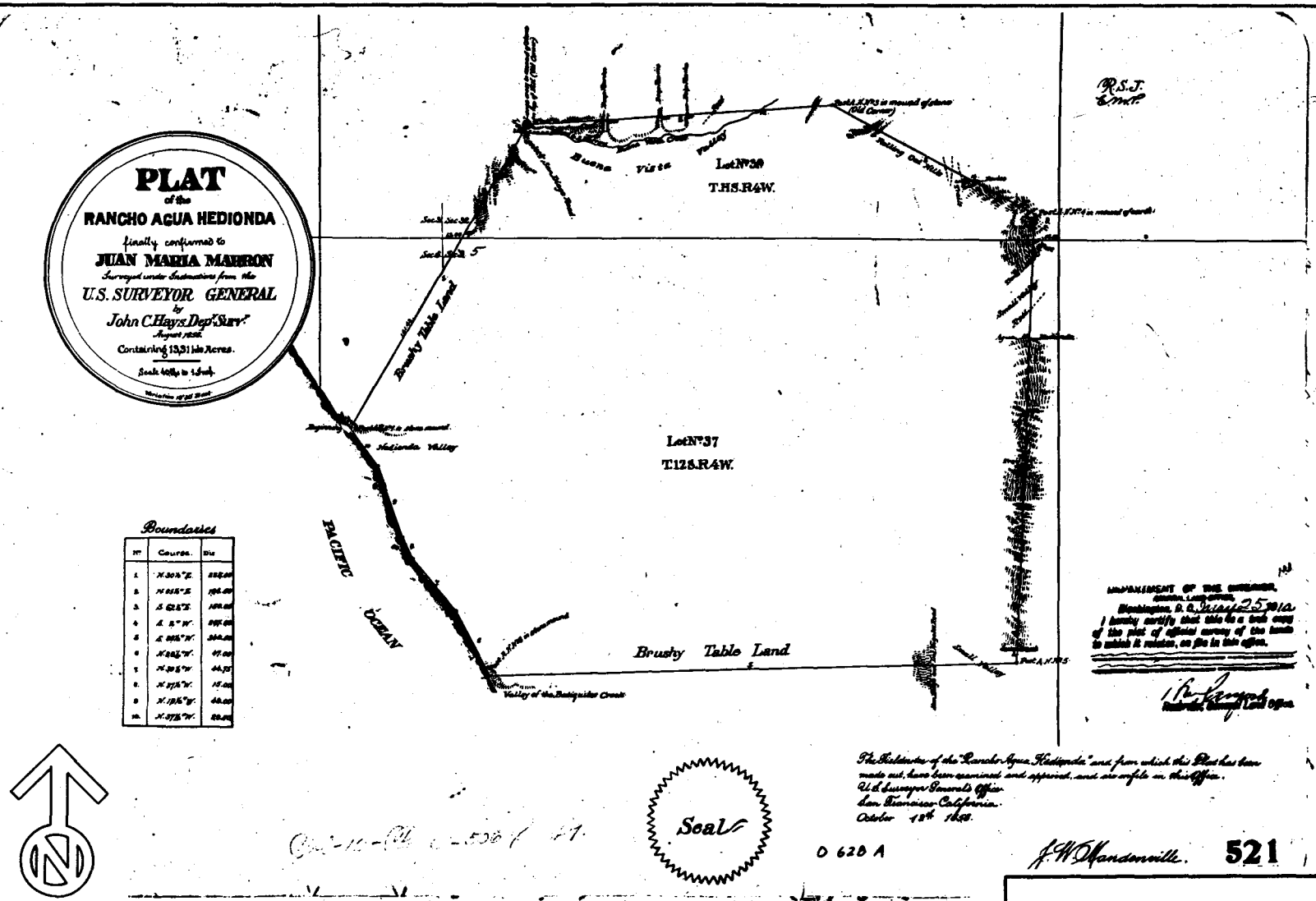
   The lagoon, in its natural condition, appeared to contain tide and submerged lands; however, see statement concerning status of such lands when they are located within the exterior boundaries of ranchos (page 2).

   Agua Hedionda Lagoon is located within the exterior boundaries of Rancho Agua Hedionda, which was confirmed to Juan Maria Marron on December 12, 1872.

   The plat indicates Rancho Agua Hedionda contained 13,311.01 acres. There is no description of the lagoon in the field notes for the survey of Rancho Agua Hedionda, nor is there any information that the lagoon was meandered at the time of the survey in August 1858, by John C. Hays, Deputy Surveyor.

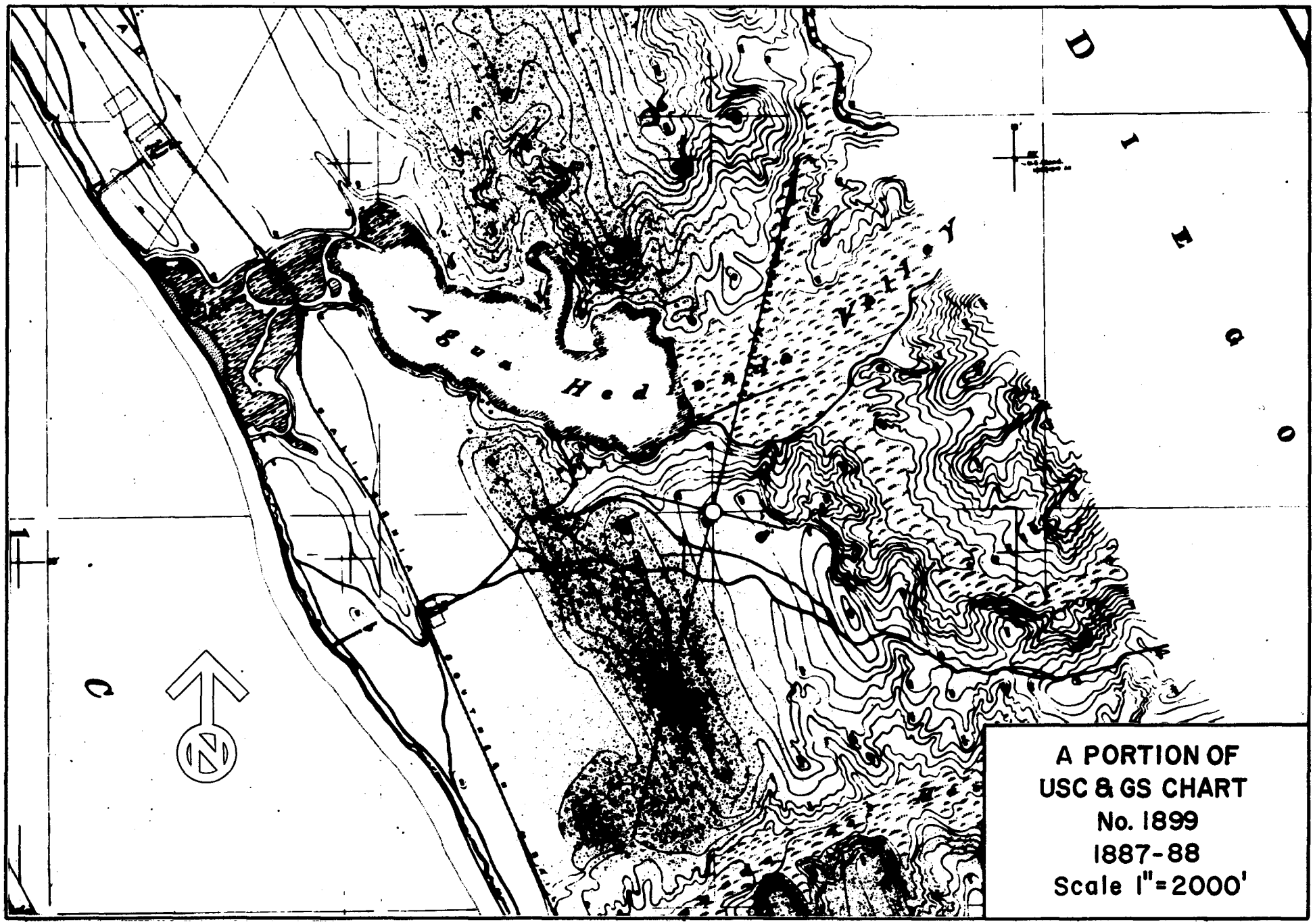
This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

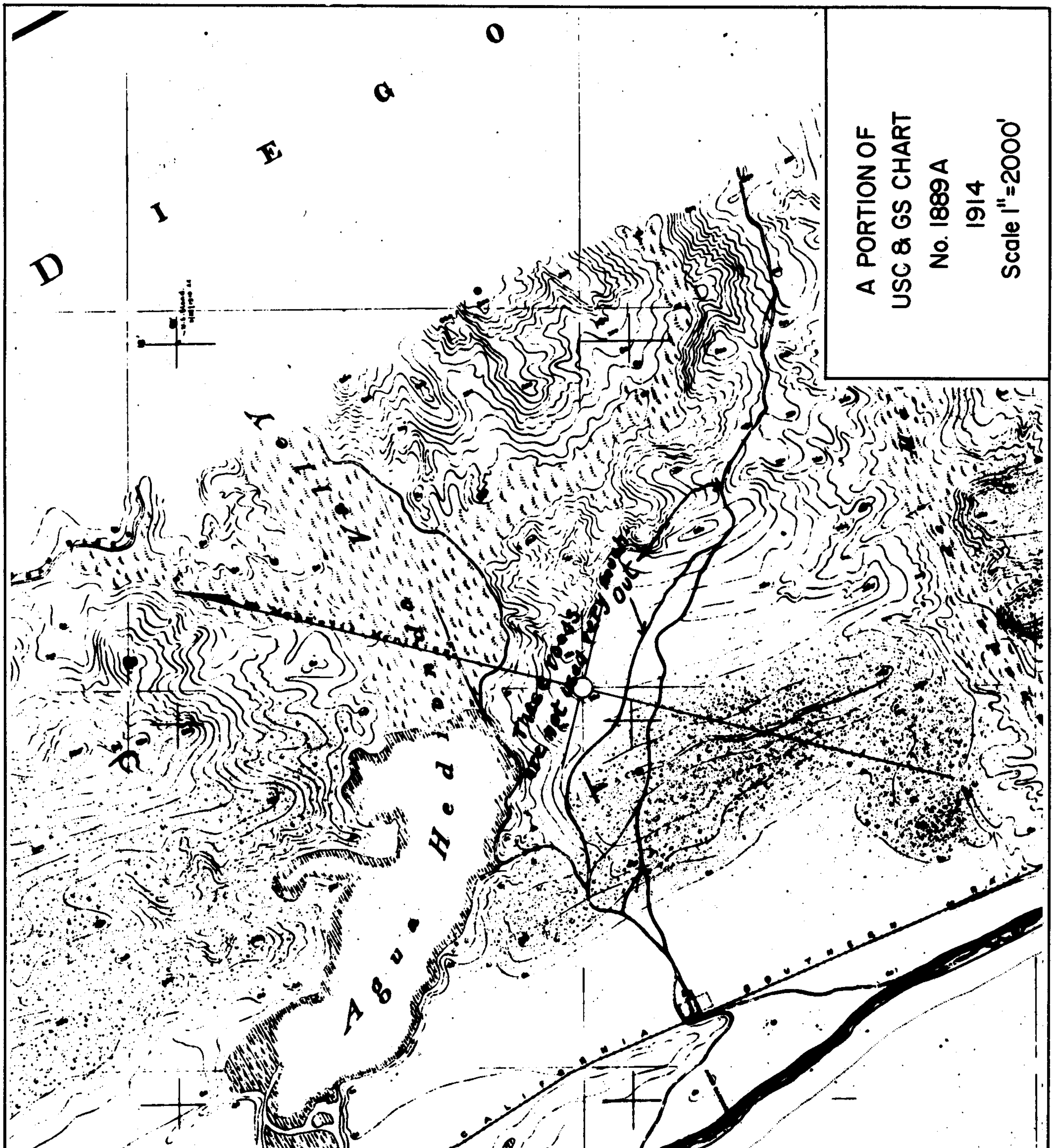
February 1, 1985

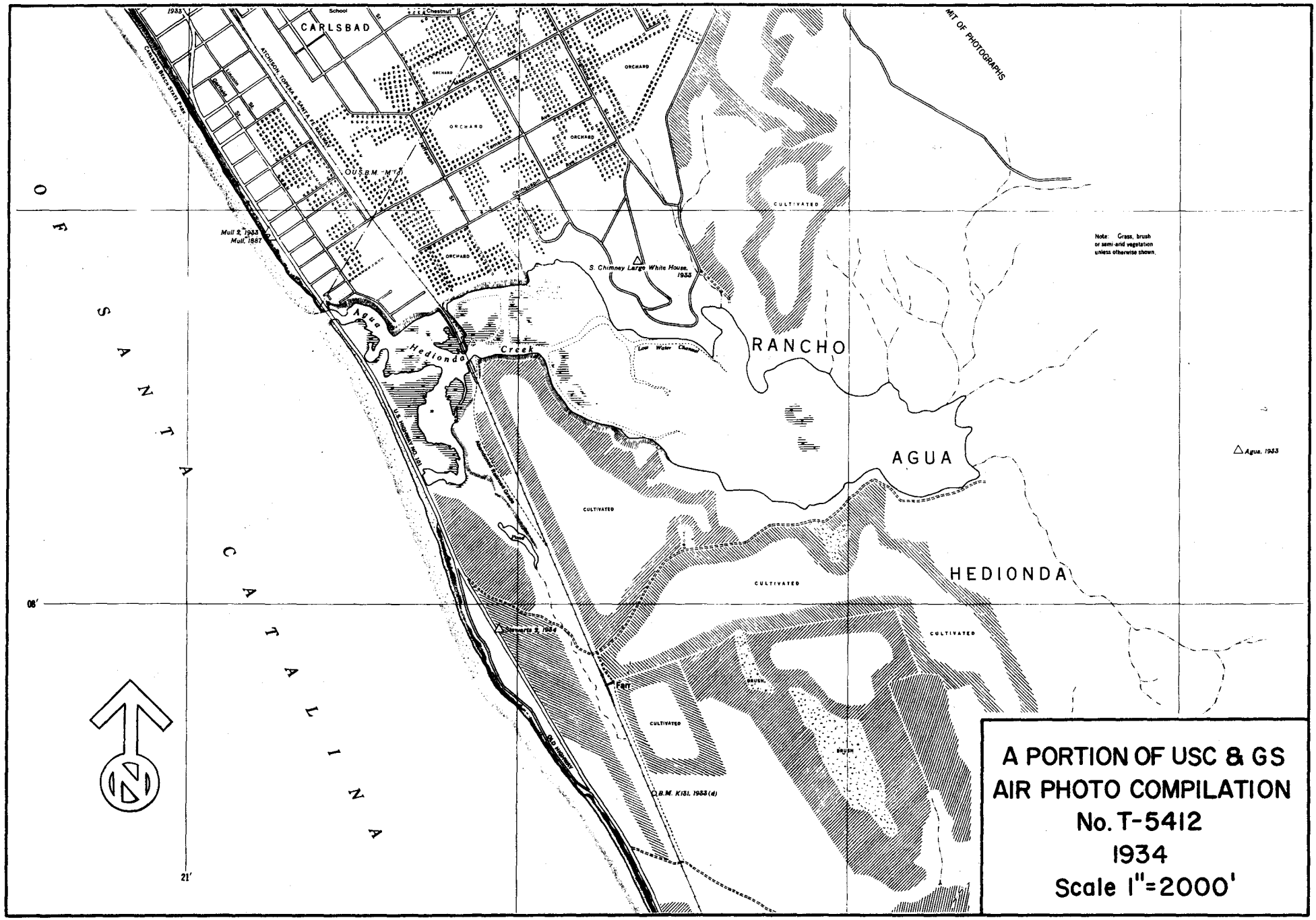


1858

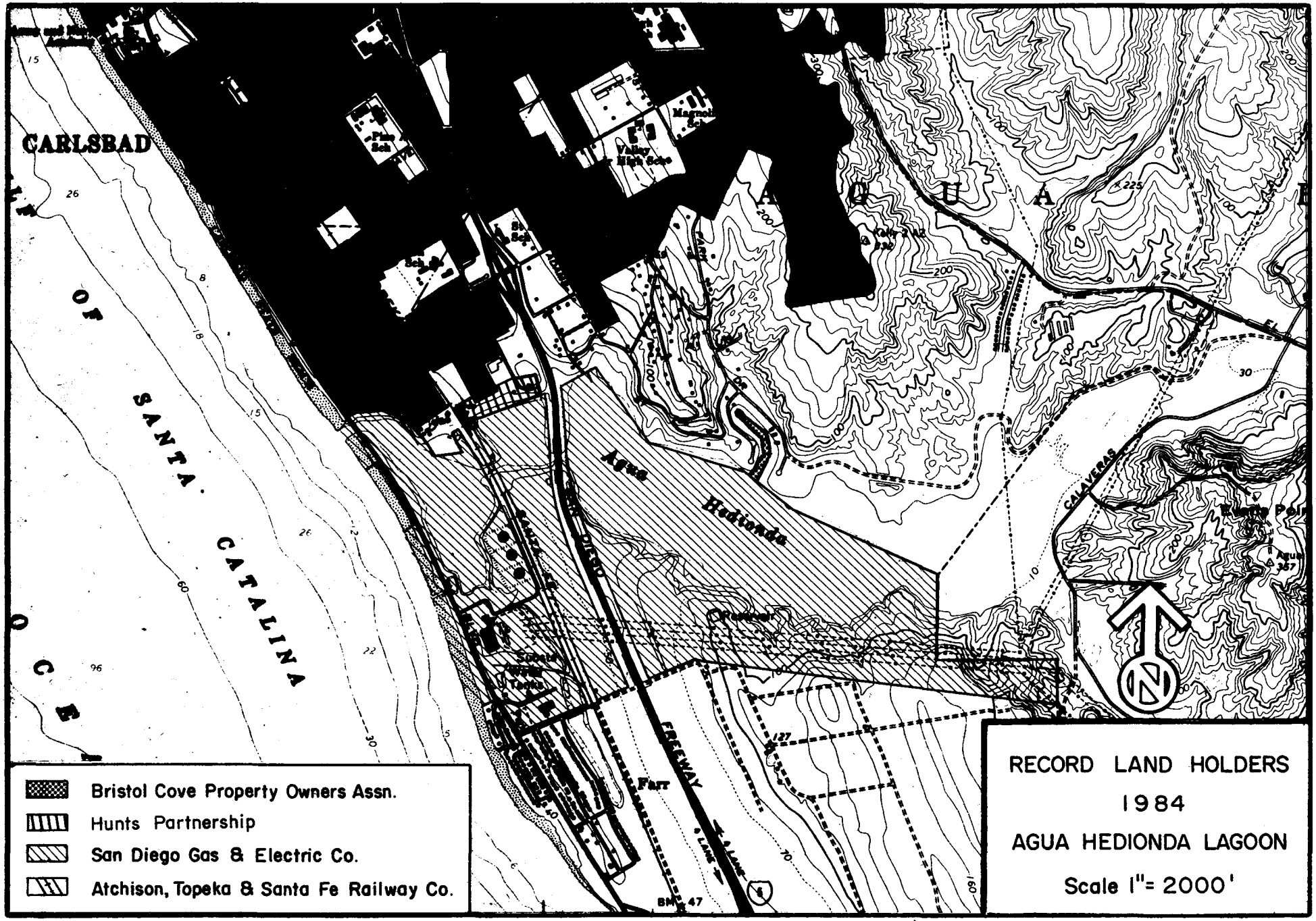
PLAT OF THE RANCHO AGUA HEDIONDA

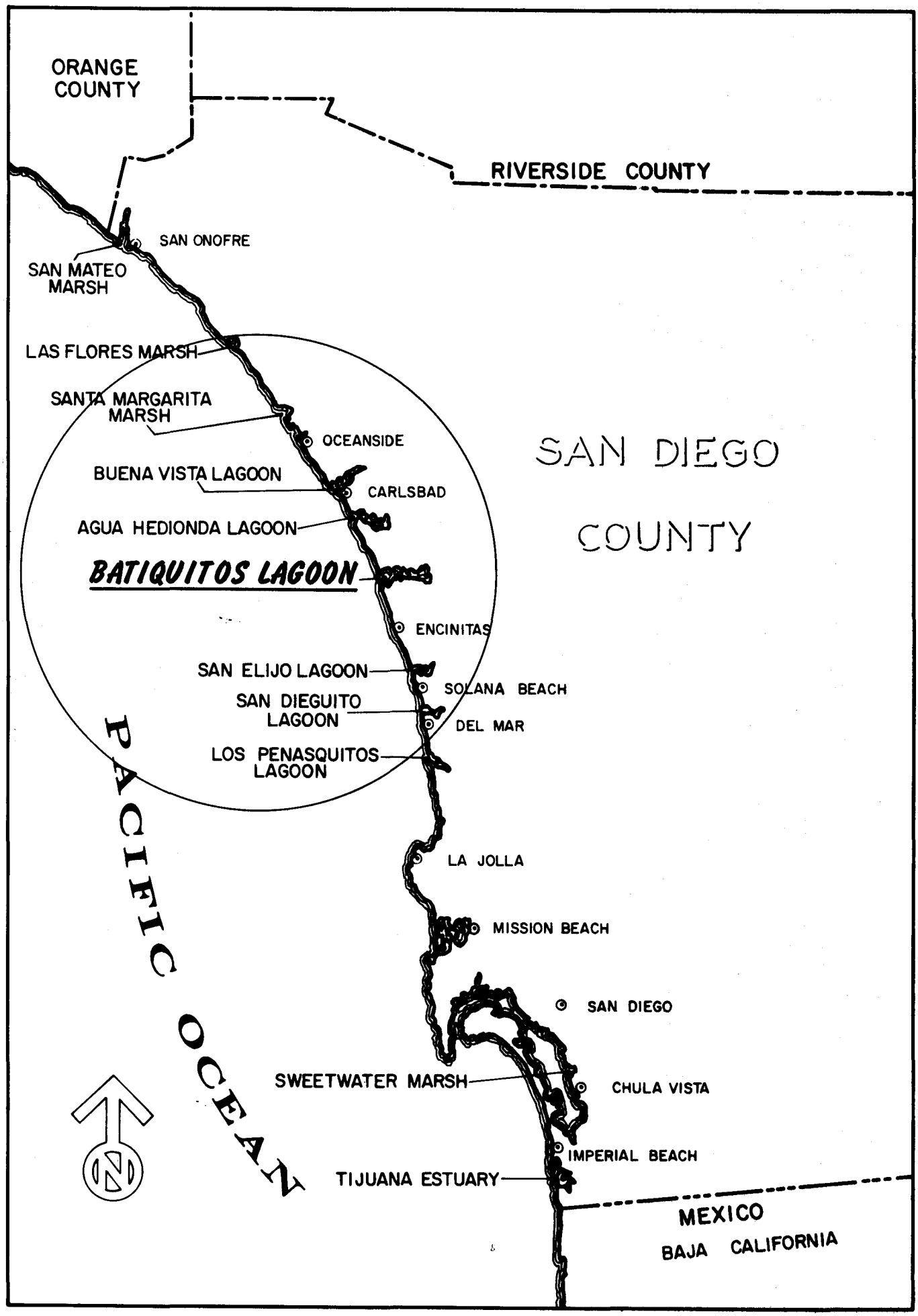

A PORTION OF
USC & GS CHART
No. 1899
1887-88
Scale 1"=2000'


A PORTION OF
USC & GS CHART
No. 1889 A
1914
Scale 1"=2000'
Bridge


CARLSBAD
School
"Chestnut"
ORCHARD
ATCHISON, TOPEKA & SANTA FE RAILWAY
CARLSBAD BEACH STATE PARK
Lincoln
Carlsbad
Magnolia
Jefferson
Tamarack
Chinquapin
Highland
U.S.B.M. M'T'd
Mull 2, 1933
Mull, 1887
Agua Hedionda Creek
S. Chimney Large White House, 1933
Low Water Channel
RANCHO
AGUA
HEDIONDA
CULTIVATED
BRUSH
Note: Grass, brush or semi-arid vegetation unless otherwise shown.
Agua, 1933
Stewarts 2, 1934
Farr
B.M. K131, 1933 (d)
OLD HIGHWAY
U.S. HIGHWAY NO. 101
OF SANTA CATALINA
08'
21'
MIT OF PHOTOGRAPHS
A PORTION OF USC & GS
AIR PHOTO COMPILATION
No. T-5412
1934
Scale 1"=2000'

A PORTION OF
SAN LUIS REY QUAD
USGS
1968
Scale 1"= 2000'
CARLSBAD
Agua Hedionda
FREEWAY
SAN DIEGO
SANTA FE
CATALINA
OCEAN


CARLSBAD
OF SANTA CATALINA
Agua Hedionda
CALAVERAS
FREEWAY
Bristol Cove Property Owners Assn.
Hunts Partnership
San Diego Gas & Electric Co.
Atchison, Topeka & Santa Fe Railway Co.
RECORD LAND HOLDERS
1984
AGUA HEDIONDA LAGOON
Scale 1"= 2000'


ORANGE COUNTY
RIVERSIDE COUNTY
SAN ONOFRE
SAN MATEO MARSH
LAS FLORES MARSH
SANTA MARGARITA MARSH
OCEANSIDE
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DEL MAR
LOS PENASQUITOS LAGOON
SAN DIEGO COUNTY
PACIFIC OCEAN
LA JOLLA
MISSION BEACH
SAN DIEGO
SWEETWATER MARSH
CHULA VISTA
IMPERIAL BEACH
TIJUANA ESTUARY
MEXICO
BAJA CALIFORNIA
N

AERIAL PHOTOGRAPH
OF A PORTION OF
BATIQUITOS LAGOON
FEBRUARY 18, 1975

BATIQUITOS LAGOON

1. Purported acquisition by the State of California reflected by documents in the public record:

   T12S, R4W, SBM.

   Lots 11 through 20 of Section 33 (223.47 acres) acquired by S & O Patent No. 130, Los Angeles, approved November 23, 1905.

   Lots 9 through 15 of Section 34 (191.47 acres) acquired by S & O Patent No. 130, Los Angeles, approved November 23, 1905.

   Lots 10 through 17 and SE¼ of NW¼ of Section 35, acquired by S & O Patent No. 130, Los Angeles, approved November 23, 1905.

2. Purported disposition by the State of California reflected by documents in the public record:

Desc.	Patentee	Date	S & O Location
T12S, R4W, SBM			
Section 33			
Lot 17	Nathan A. Eaton	4/19/1887	1686
Lots 13 and 20	Jacob Gruendike and Thomas E. Metcalf	1/14/1887	2203
Lots 11, 12, 14, 15, 16, 18, and 19	Thomas E. Metcalf	8/05/1887	2429
Section 34			
Lots 9 through 15	Thomas E. Metcalf	8/05/1887	2429
Section 35			
Lots 10 thru 17, and SE¼ of SW¼	Thomas E. Metcalf	8/05/1887	2429

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

February 1, 1985

3. Comments:

Batiquitos Lagoon was segregated from surrounding uplands by government meander line.

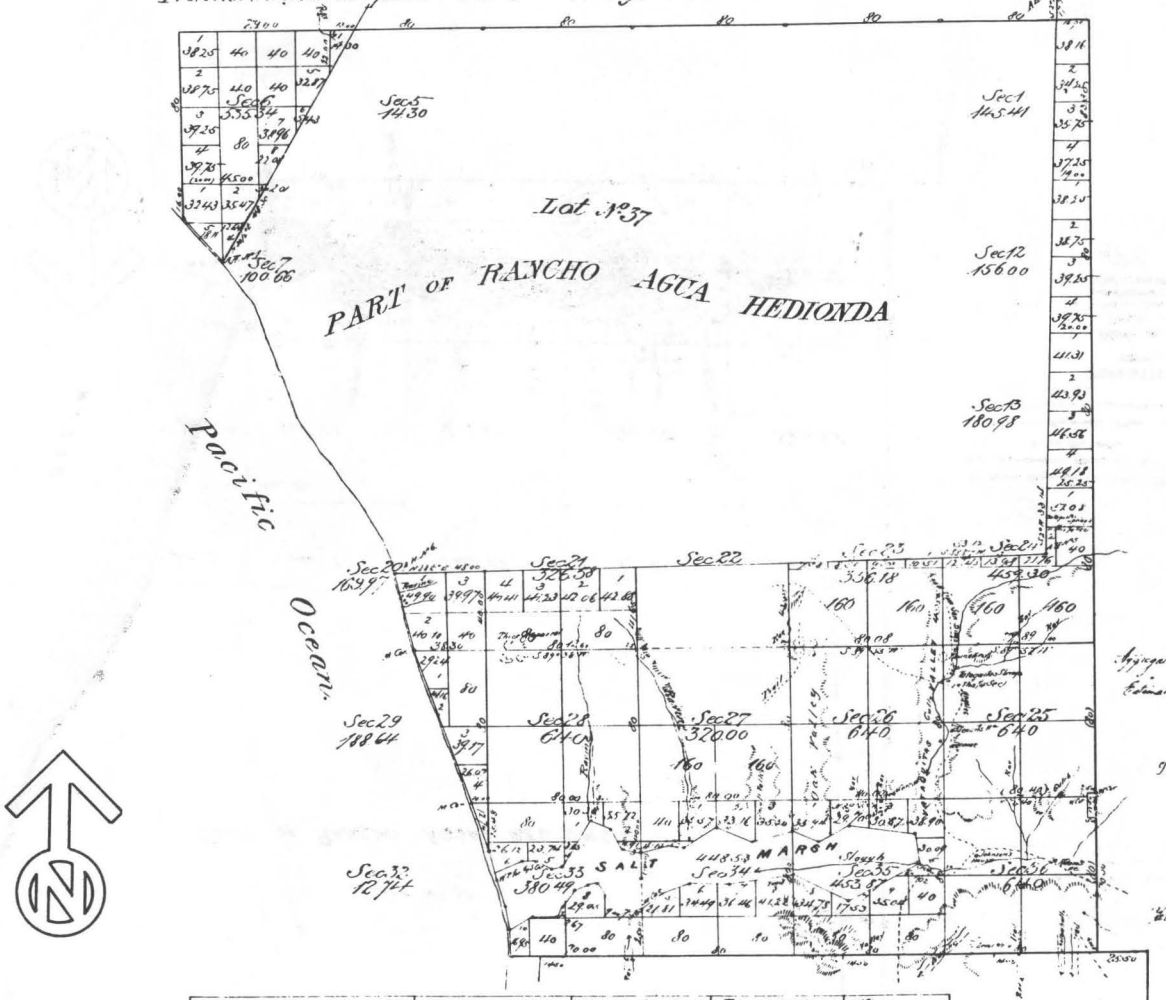
The lagoon, in its natural condition, appeared to contain tide and submerged lands.

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

February 1, 1985

Fractional Township No 2 South, Range No 4 West, San Bernardino Meridian

Rec'd with Surv. Gen. letter of Oct 25 – 1875.



Meanders of Pacific Ocean & Salt Marsh.

Sec	Course	Distance	Sec	Course	Distance
Beginning at Meander Corner between Secs 33 & 34 thence					
34	N. 51° E	12.00	33	S. 32 W	5.00
	. 68½ .	16.00		. 81½ .	13.00
	S. 87 .	21.00		. 67 .	12.90
	N. 83¾ .	35.10		N. 3° E	14.00
3	S. 61½ .	32.00		. 11 W	13.00
	N. 64 .	42.00		. 15½ .	14.00
	. 13¾ W	17.50		. 14½ .	15.00
	. 83 .	35.00		. 55° E	16.00
	S. 60 .	17.00		. 87 .	8.00
	N. 62 .	14.87		S 60½ .	10.00
34	S. 70½ .	22.00		N. 83½ .	5.00
	N. 67 .	24.00		. 32½ .	29.00
	S. 55¾ .	20.00		S. 69 .	10.00
	N. 82 .	9.00		. 30½ .	12.00
	S. 70½ .	14.00		. 72½ .	14.00
33	. 75 .	13.00	32	N. 21¾ W	27.30
	N. 35 .	20.00	29	. 20 .	50.00
	S. 73 .	5.00		. 48 .	34.71
	. 62 .	8.00	20	. 10½ .	40.15
	. 36½ .	11.00	7	. 39½ .	32.85
		386.57			373.01
					386.57
				Aggregate	759.58

= 2 Miles 39 Chains 18 Lks

Aggregate Area of Fractional Land Surveyed 6,808.9 Acres
" " Salt Marsh 707.09 "
Estimated Area of Unsurveyed Public Land 11,740.00 "
Aggregate 19,256.00 "

I accredited for Plans in Register's Office at Los Angeles Cal. Nov 25 1875

DEPARTMENT OF THE INTERIOR,
GENERAL LAND OFFICE,
Washington, D. C. Dec. 4, 1877.

I hereby certify that the plat hereunto annexed is a true and literal exemplification of the township plat of survey to which it purports to relate, now on file in this office.

Commissioner.

Variation used by Wheeler 14° E.

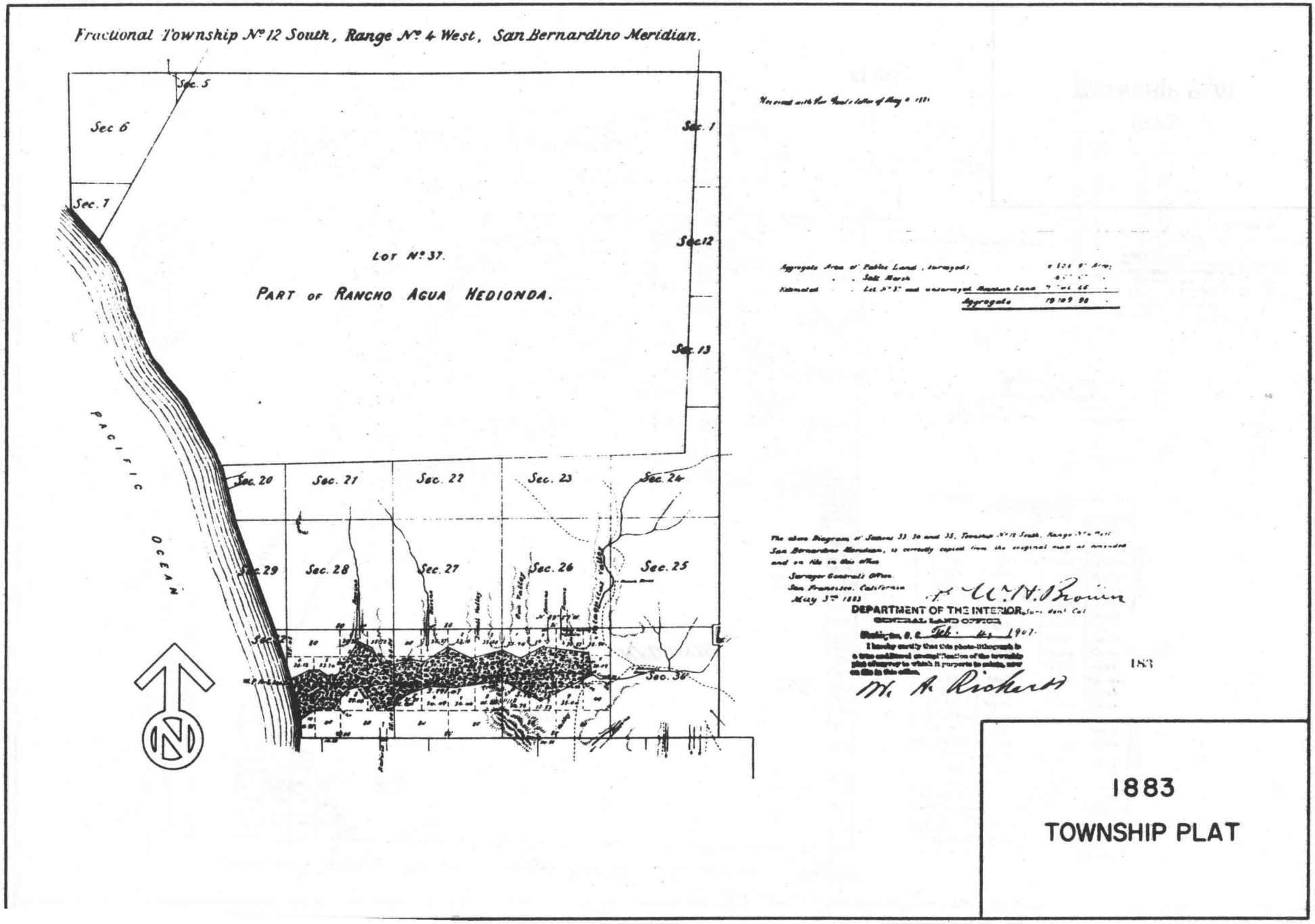
Surveys Designated	By whom surveyed	Date of Contract	Amount of Surveys	When surveyed
Exterior Boundary of Township	James C. Brannan	September 19th 1873		1874
Subdivisional lines	John G. Plage	Contract Extended to July 27th 1877		1875
Meanders	& G. Wheeler			1874
			Chains 453.76	1874
			2. 49. 31.	
			18. 41. 22.	
			9. 39. 56.	

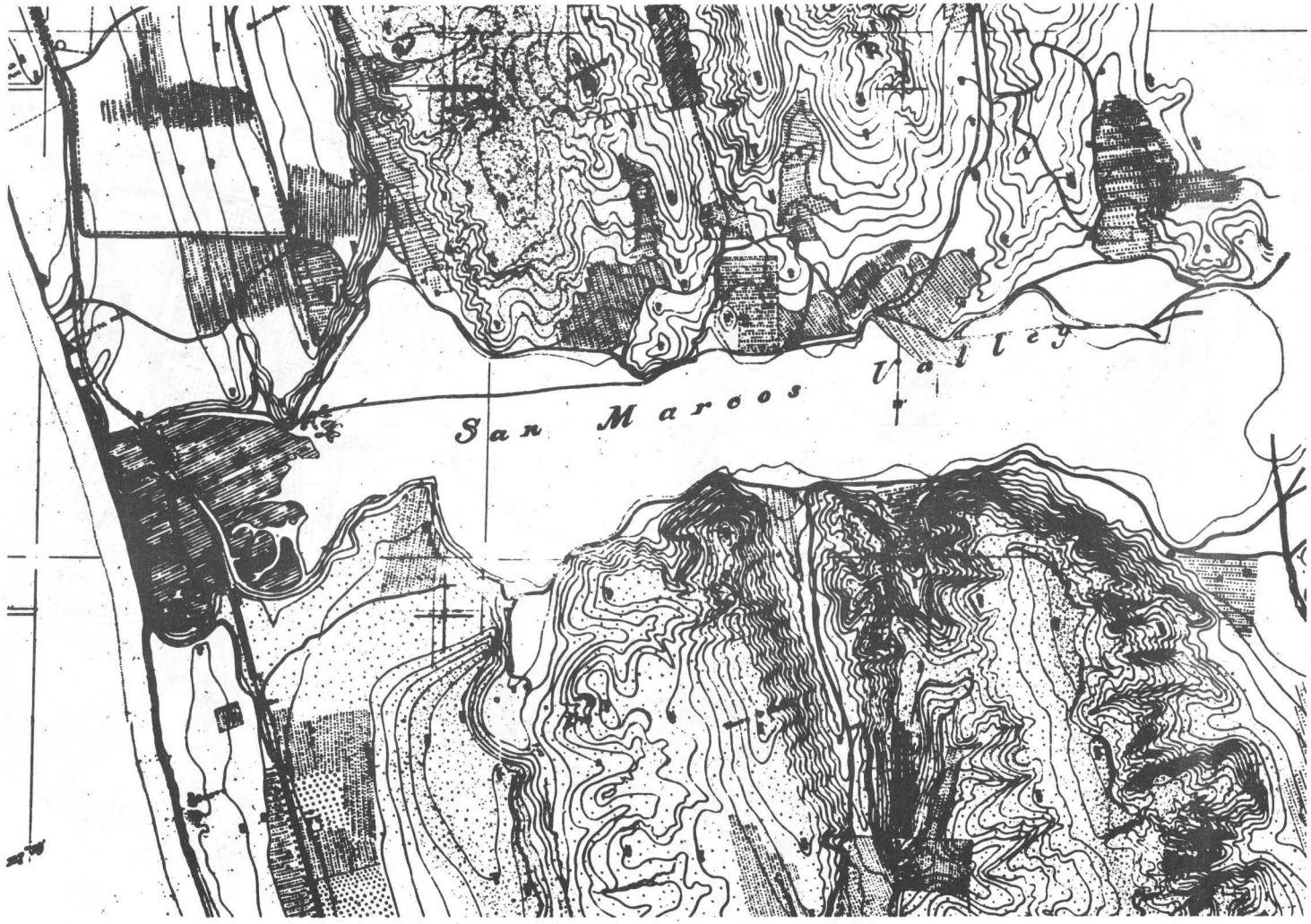
Surveyed under Instructions from the Commissioner of the General Land Office dated Washington D.C. September 19th 1873 and Supplemental Instructions dated Washington D.C. October 20th 1874.

183

54 283

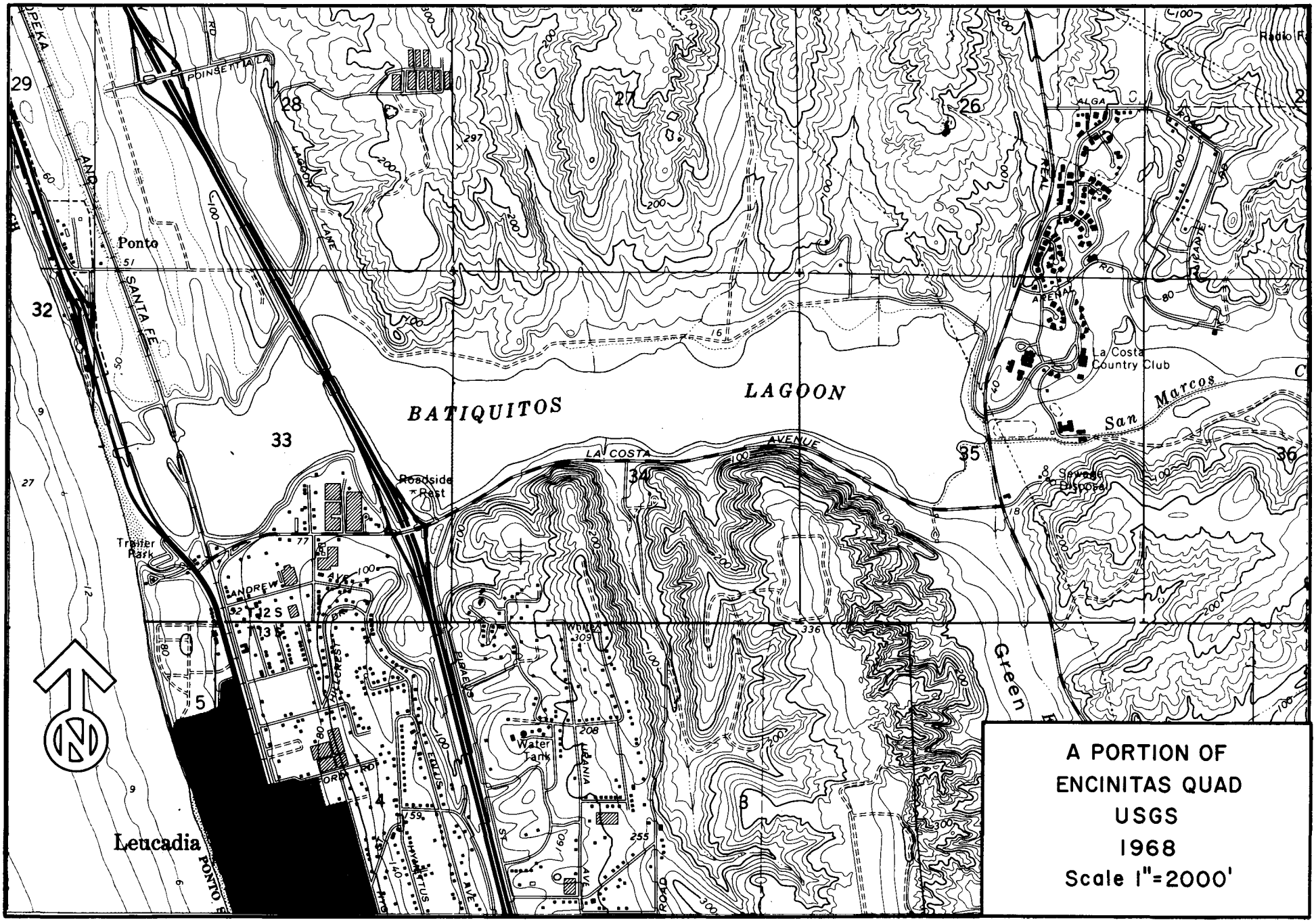
1875
TOWNSHIP PLAT


Fractional Township No. 12 South, Range No. 4 West, San Bernardino Meridian.
Sec. 5
Sec 6
Sec. 7
Sec. 1
Sec. 12
Sec. 13
LOT No. 37.
PART OF RANCHO AGUA HEDIONDA.
PACIFIC OCEAN
Sec. 20
Sec. 21
Sec. 22
Sec. 23
Sec. 24
Sec. 29
Sec. 28
Sec. 27
Sec. 26
Sec. 25
Sec. 36
Aggregate Area of Public Land, surveyed
Salt Marsh
Aggregate
The above Diagram of Sections 33, 34 and 35, Township No. 12 South, Range No. 4 West San Bernardino Meridian, is correctly copied from the original map as amended and on file in this office.
Surveyor General's Office.
San Francisco, California
May 3rd 1883
DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE
Washington, D. C. Feb. 4, 1907.
I hereby certify that this photo-lithograph is a true and literal exemplification of the township plat of survey to which it purports to relate, now on file in this office.
W. A. Richards
183
1883
TOWNSHIP PLAT



A PORTION OF A
COMPOSITE OF USC & GS
TOPOGRAPHIC CHARTS
T-1898 AND T-1899
1887-88
Scale 1"=2000'

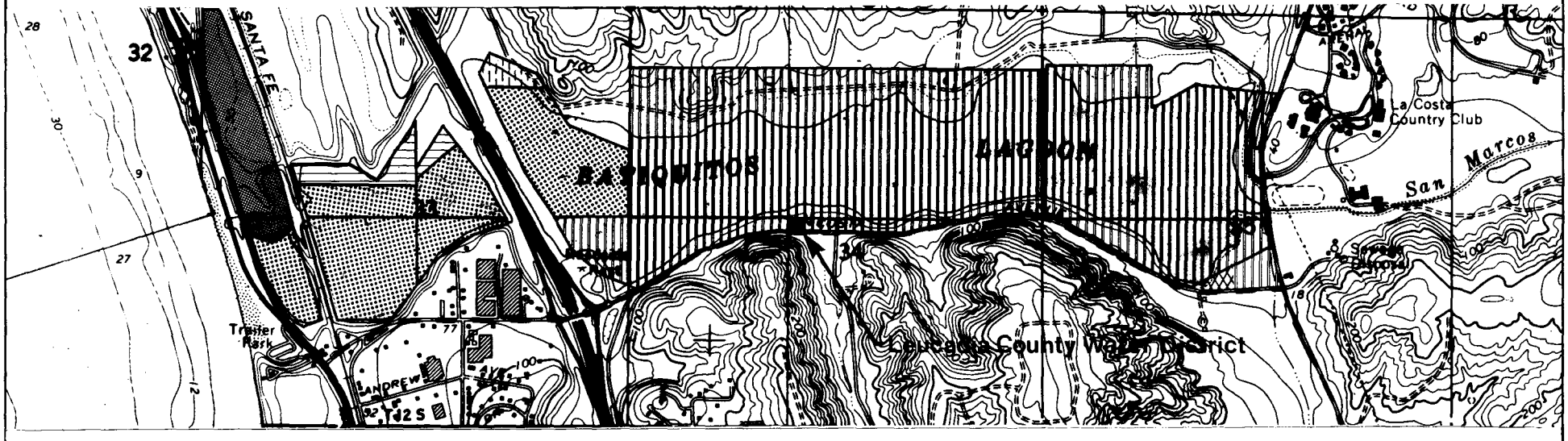
A PORTION OF USC & GS
AIR PHOTO COMPILATION
NO. T-5411
1934
Scale 1"=2000'


BATIQUITOS
LAGOON
Ponto
Leucadia
LA COSTA AVENUE
POINSETTIA LA
SANTA FE
Roadside Rest
Trailer Park
La Costa Country Club
San Marcos
Water Tank
Green
A PORTION OF
ENCINITAS QUAD
USGS
1968
Scale 1"=2000'

BATIQUITOS LAGOON

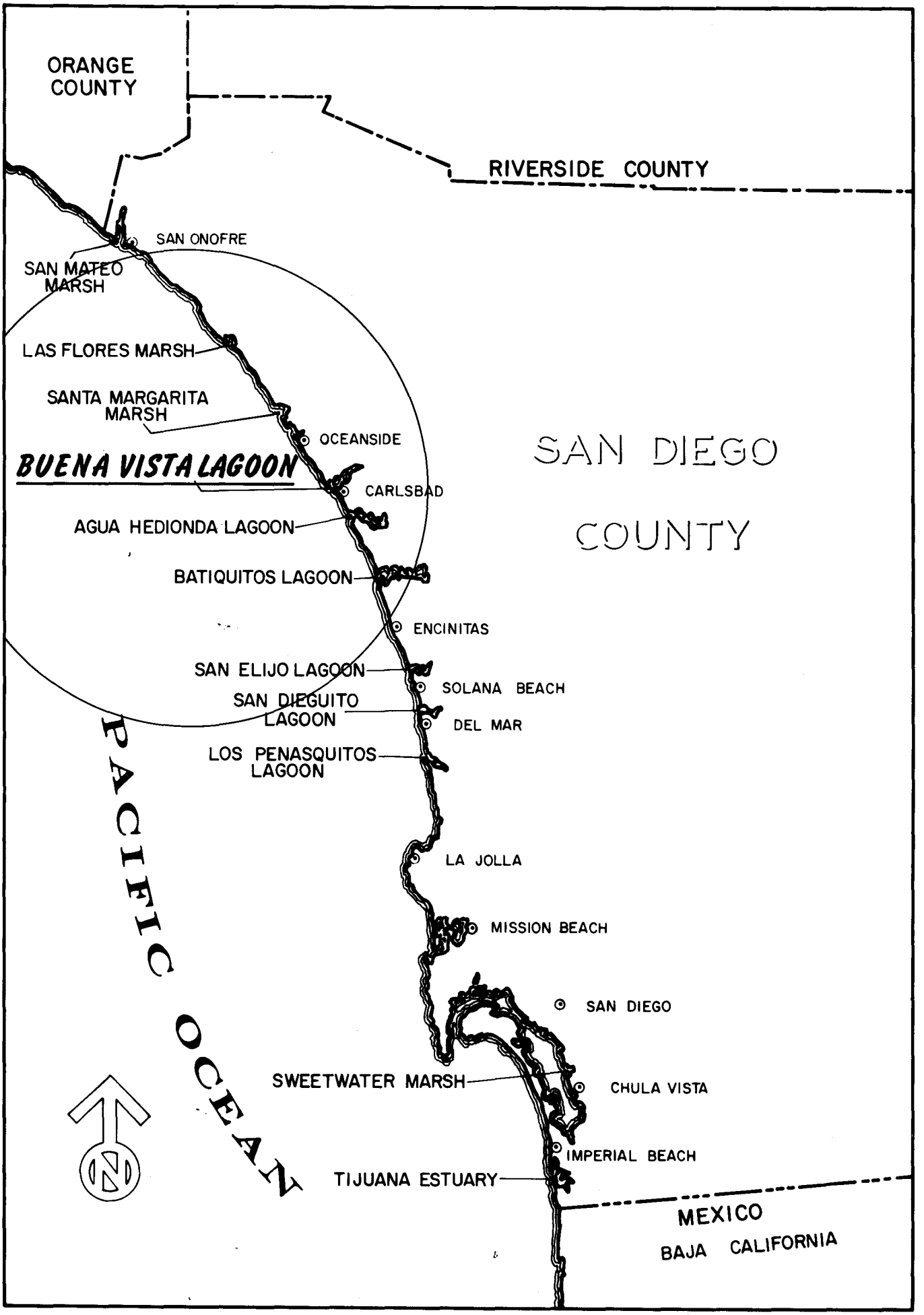
T12S, R4W, SBM

Scale 1" = 2000'



RECORD LAND HOLDERS 1984

- W. H. HUNT
- STATE OF CALIFORNIA
- SEA BLUFF ASSOCIATES
- HSL / GROUP I
- LEUCADIA COUNTY WATER DISTRICT
- WILLIAM C. SAVAGE
- COMMUNITY BANK (CORP.)


ORANGE COUNTY
RIVERSIDE COUNTY
SAN ONOFRE
SAN MATEO MARSH
LAS FLORES MARSH
SANTA MARGARITA MARSH
OCEANSIDE
BUENA VISTA LAGOON
CARLSBAD
AGUA HEDIONDA LAGOON
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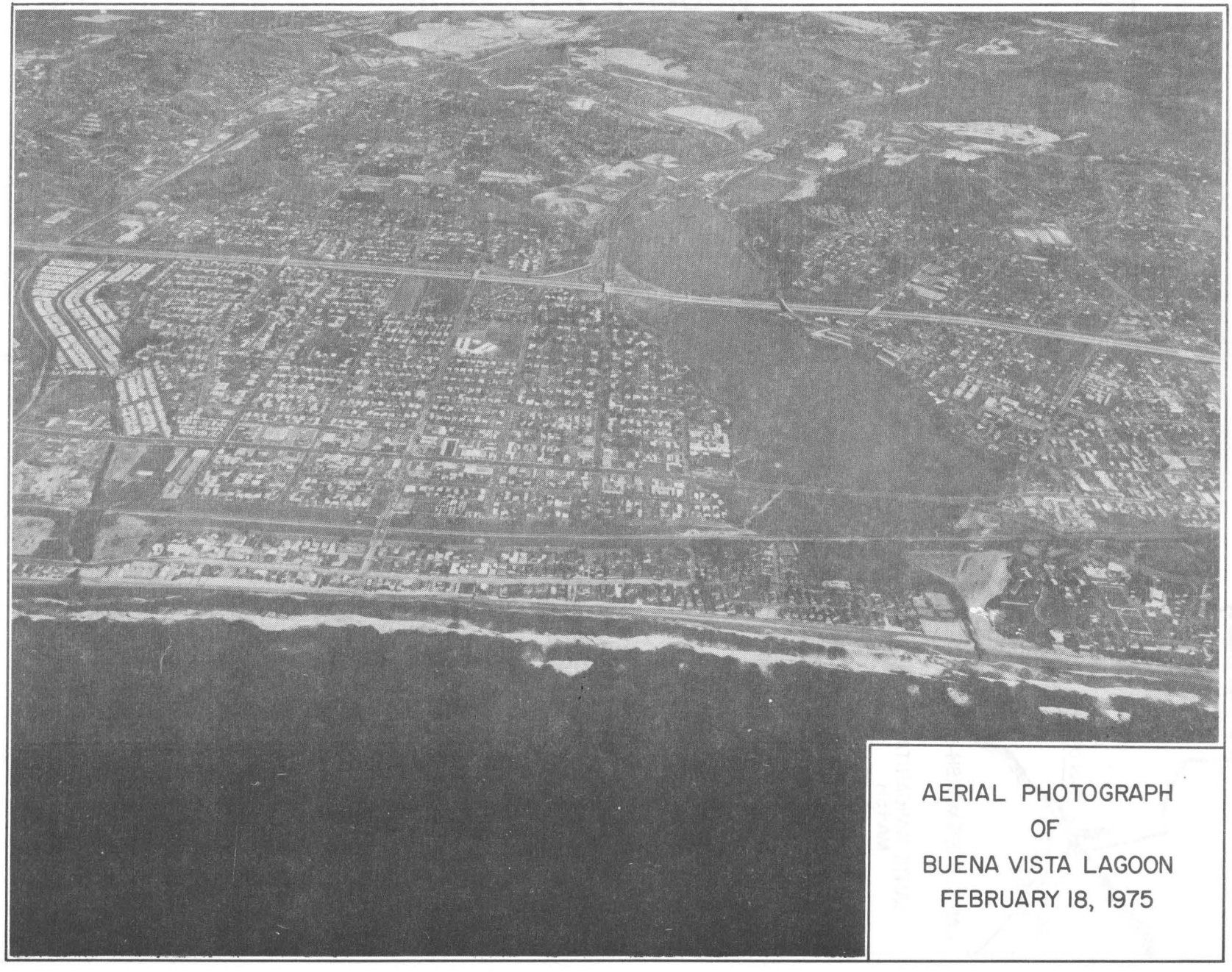
DEL MAR
LOS PENASQUITOS LAGOON
LA JOLLA
MISSION BEACH
SAN DIEGO
SAN DIEGO COUNTY
PACIFIC OCEAN
SWEETWATER MARSH
CHULA VISTA
IMPERIAL BEACH
TIJUANA ESTUARY
MEXICO
BAJA CALIFORNIA
N



AERIAL PHOTOGRAPH
OF
BUENA VISTA LAGOON
FEBRUARY 18, 1975

DRAFT - FOR STAFF USE ONLY

BUENA VISTA LAGOON

1. Purported acquisition by the State of California reflected by documents in the public record:

T11S, R5W, SBM.

All of fractional Section 36 (614.46 acres) was acquired on December 27, 1870, approval date of the United States plat of survey, under the School Land Grant, Act of Congress approved March 3, 1853 (10 Stat. 244).

T11S, R4W, SBM.

Lot 3, Section 31, was acquired as lieu land by Clear List No. 20, Los Angeles, approved November 19, 1891. Lot 2 was acquired as lieu land by Clear List No. 29, Los Angeles, approved October 22, 1910.

T12S, R5W, SBM.

There was no acquisition by the State of California of Section 1.

2. Purported disposition by the State of California reflected by documents in the public record:

Desc.	Patentee	Date	School Land Location
Section 36, T11S, R5W, SBM.			
N½ of NE¼	J. Chauncey Hayes	4/25/1885	LA 1194
NE¼ of NW¼, SW¼ of NW¼ and Lot 1	J. Chauncey Hayes	4/25/1885	LA 1554
E½ of SW¼, S½ of NE¼ and SE¼ of NW¼	J. Chauncey Hayes	4/25/1885	LA 1791
NW¼ of NW¼	J. Chauncey Hayes	5/04/1885	LA 2051
NW¼ of SE¼	James A. Boxley	12/15/1885	LA 2037
Lot 2	J. Chauncey Hayes	3/02/1886	LA 2279

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

February 1, 1985

Desc.	Patentee	Date	School Land Location
Section 36, T11S, R5W, SBM.			
SE¼ of SE¼	E. A. Hammatt	12/16/1887	LA 2518
NE¼ of SE¼	J. Chauncey Hayes	12/23/1887	LA 2645
SW¼ of SE¼	J. Chauncey Hayes	12/23/1887	LA 2346

Desc.	Patentee	Date	Lieu Land Location
Section 31, T11S, R4W, SBM.			
Lot 3	Mathew W. Spencer	6/23/1892	LA 2492
Lot 2	J. Chauncey Hayes	9/07/1917	LA 7386

3. Comments:

Buena Vista Lagoon was not segregated from surrounding uplands by government meander line.

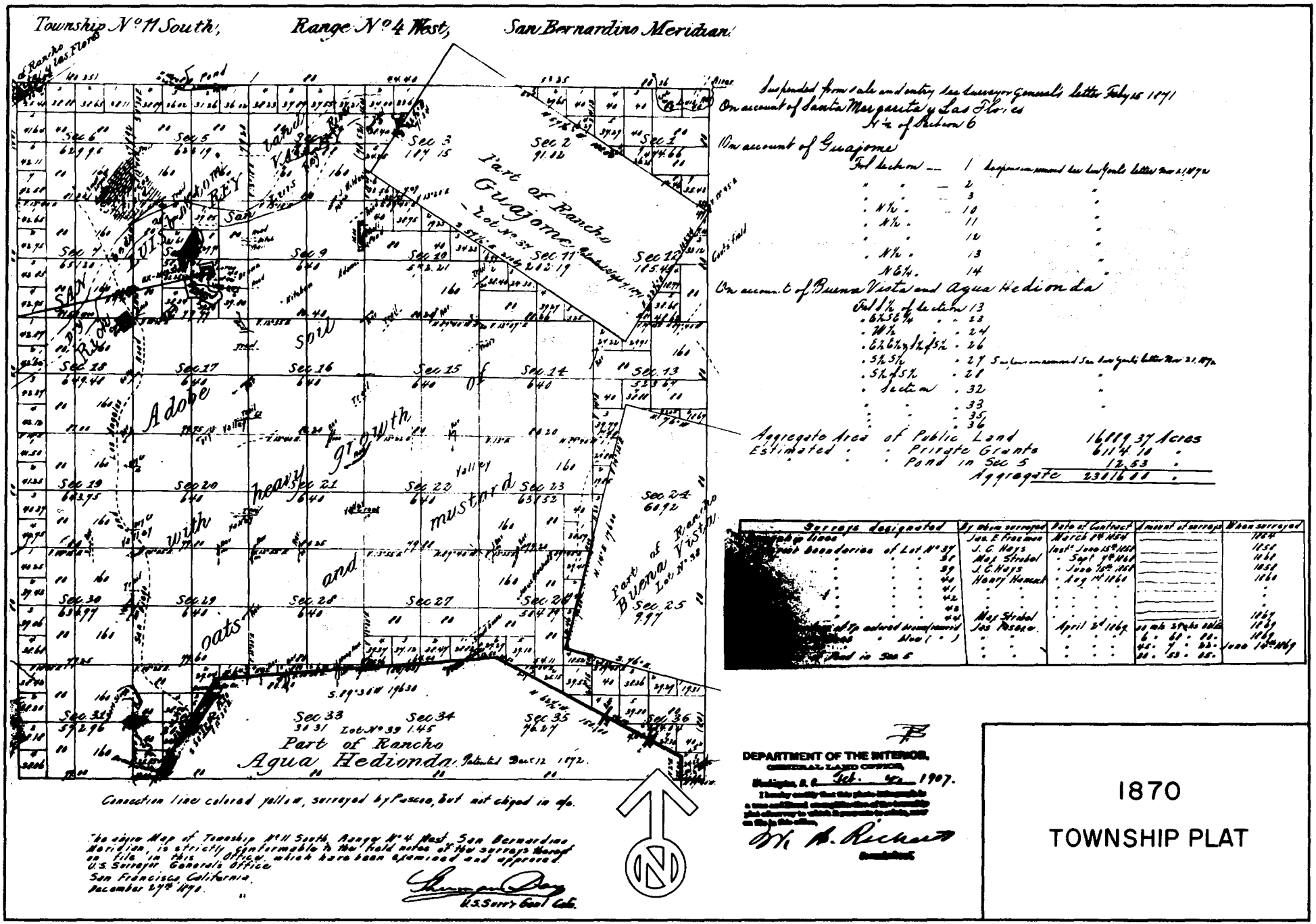
The lagoon, in its natural condition, appeared to contain tide and submerged lands.

On August 25, 1983, the State Lands Commission authorized BLA 232/SLL98, Minute Item No. 41.

BLA 232/SLL98 recorded in San Diego County Official Records March 30, 1984.

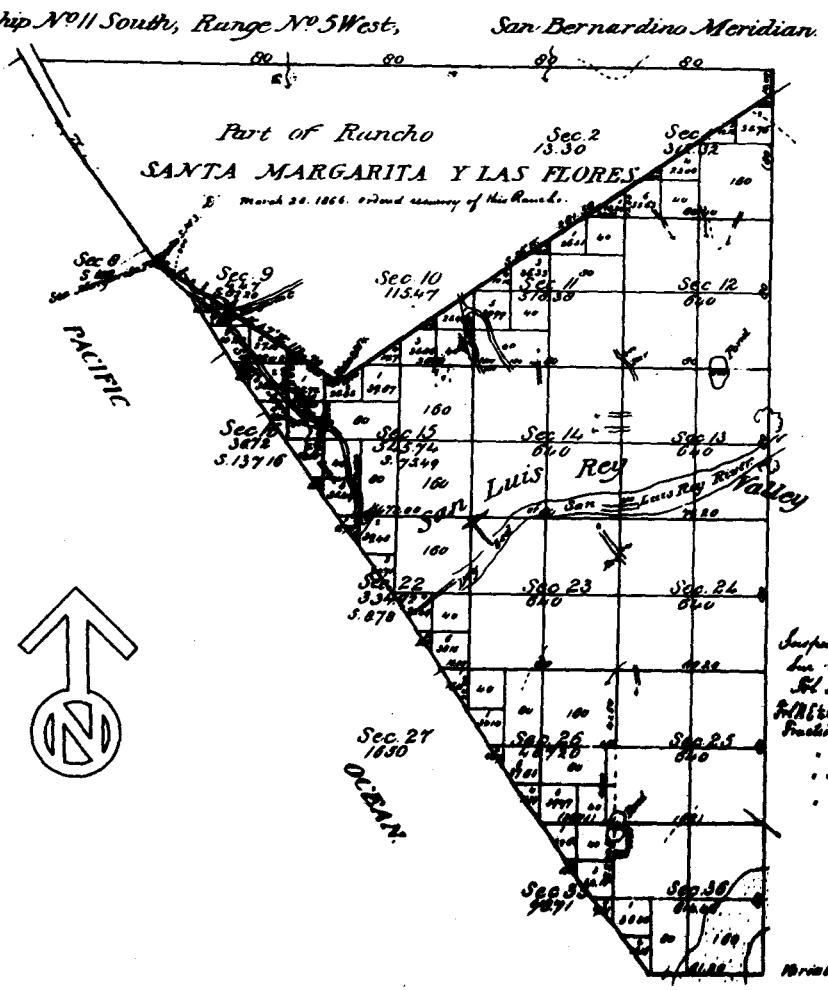
This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

February 1, 1985



Surveys designated	By whom surveyed	Date of Contract	Amount of surveys	When surveyed
Subdivisions	Jas. E. Pascoe	March 7th 1868		1868
Meander boundaries of Lot No 37	J. C. Hays	Last June 15th 1868		1856
" " " 38	Mat. Strobel	Sept 9th 1868		1861
" " " 39	J. C. Hays	June 26th 1868		1859
" " " 40	Henry Hancock	Aug 14th 1861		1860
" " " 41	"	"		"
" " " 42	"	"		"
" " " 43	"	"		"
" " " 44	Mat. Strobel	"		1867
Meander of Ag colored swamp and Lake	Jas Pascoe	April 2d 1869	20 ac 37 rds 100 lks	1869
" " Lake (")	"	"	6 . 60 . 00 .	1869
Road in Sec 6	"	"	45 . 7 . 63 .	June 16th 1869
			80 . 68 . 65 .	

The above Map of Township No 11 South, Range No 4 West San Bernardino Meridian, is strictly conformable to the field notes of the surveys thereof on file in this Office which have been examined and approved
U.S. Surveyor Generals Office
San Francisco California
December 27th 1870.
Thompson Day
U.S. Surv'r Gen'l Cal.



Reed with Sur. General's letter of July 15. 1871

Meanders of Pacific Ocean, Beginning at meander post 61.20 chs West of S.E. Cor. of Sec 36, thence N. 89° W.		
36	W. 34½	38.90
35	42	26.30
"	34	38.80
26	37½	19.00
"	34	
27		117.00
22		
"	36½	58.00
21		
15	37	13.30
16	33½	86.00
"	31	72.5
9	33	62.75
"	33	2.01
"	41½	6.15
8	47	11.00

4.38 40 miles Meanders

Aggregate Area of Public Lands.		7063.93 Acres
Estimated " "	Swamp and Overflowed Lands	5006.63 "
" "	Rancho Santa Margarita y las Flores.	362.30 "
	Aggregate	7370.93 "

Suspended from sale and entry &c. See Genl Letter of July 15. 1871. viz}
Fol Sections 1.
Fol Nl's W't Section 11.
Fractional Sections 9.
" " 10.
" N't " 15
" " 16.

See letter & Diag. General January 30 1874 C.

DEPARTMENT OF THE INTERIOR.
GENERAL LAND OFFICE.
Washington, D. C. 2nd ... 18...
I hereby certify that the foregoing is a true copy of the original on file in this office.
And that I am the proper officer to make the same.
W. A. Richards
Commissioner.

Variation on subdivision lines not otherwise noted N. 15° 30' East.

Surveys designated	By whom surveyed	Date of Contract	Amount of Payment	When executed
North & East lines of Tp.	Jas. E. Freeman.	Mar. 6th 1854		1854
Subdivision of Rancho Santa Margarita y las Flores	Alex. Strobel.	Supp. July 13th 1857		1857
East boundary of Tp colored Brown	Jas. Pascoe	April 2nd 1869	4 mls 76 chs 20 lks	June 1869
Meanders of Pacific Ocean			S. 14 00	
			S. 59 40	
			E. 22 31	

No 1

The above map of Fractional Township No 11 South Range No 5 West of San Bernardino, is strictly conformable to the field notes of the Surveys thereof on file in this Office, which have been examined and approved.
U.S. Surveyor General's Office
San Francisco, California
December 27th 1870

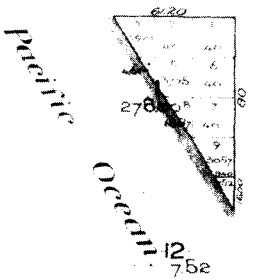
U.S. Surveyor

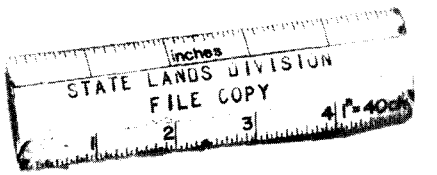
54 265

1870

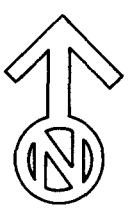
TOWNSHIP PLAT

Township N°12 South, Range N°5 West, San Bernardino Meridian.





Aggregate Area of Public Land 285.62 Acres.



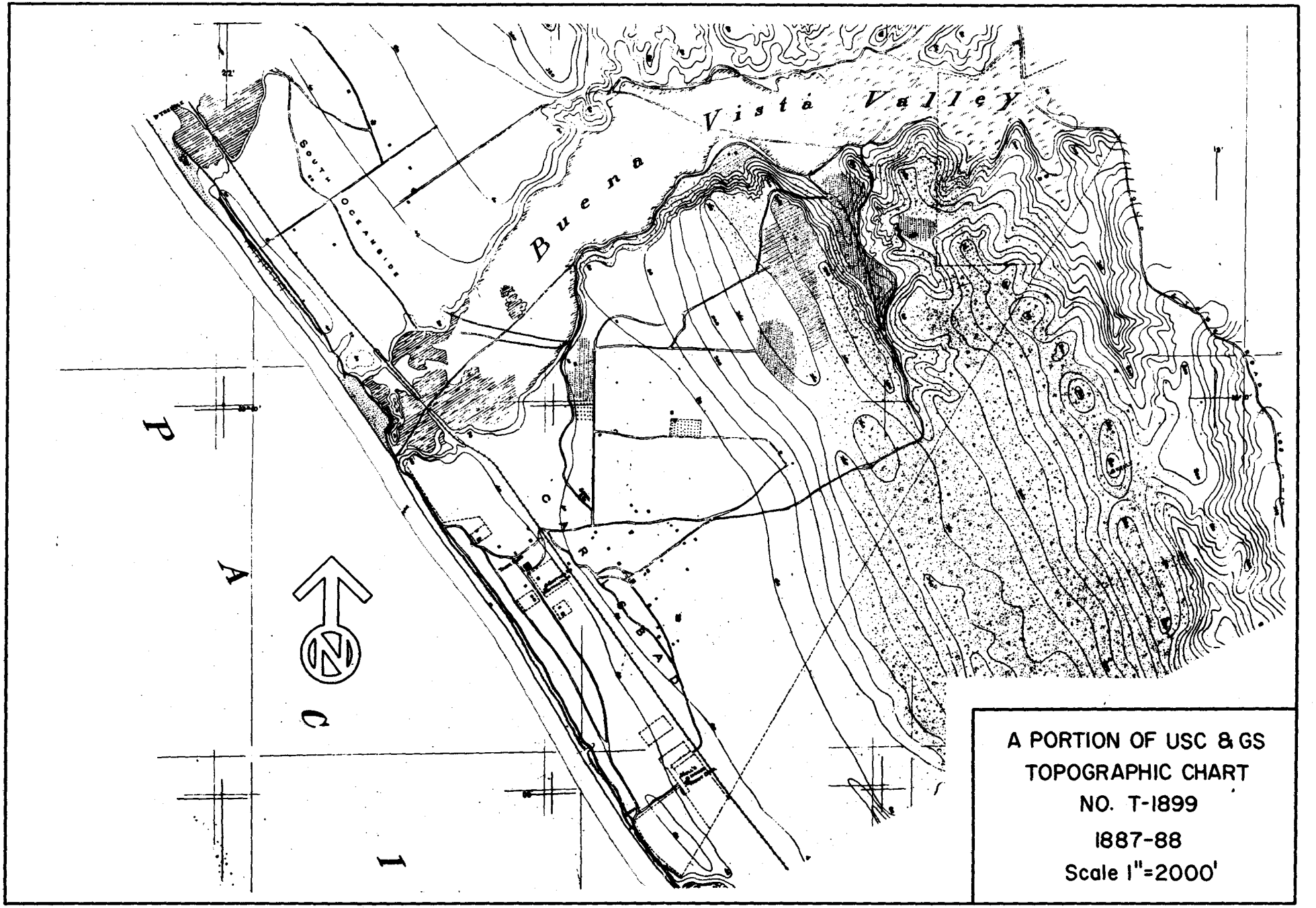
Surveys Designated	By whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	Mean Decln.
Township lines	J. E. Freeman	March 8 1854		1854	
Section " low rate	Chas. J. Fox	March 23 1885	0 Mls. 9 Chs. 40 lks.	1883	
Meander lines	"	"	1 " 34 " 14 "	April 27. 1883	14° East.

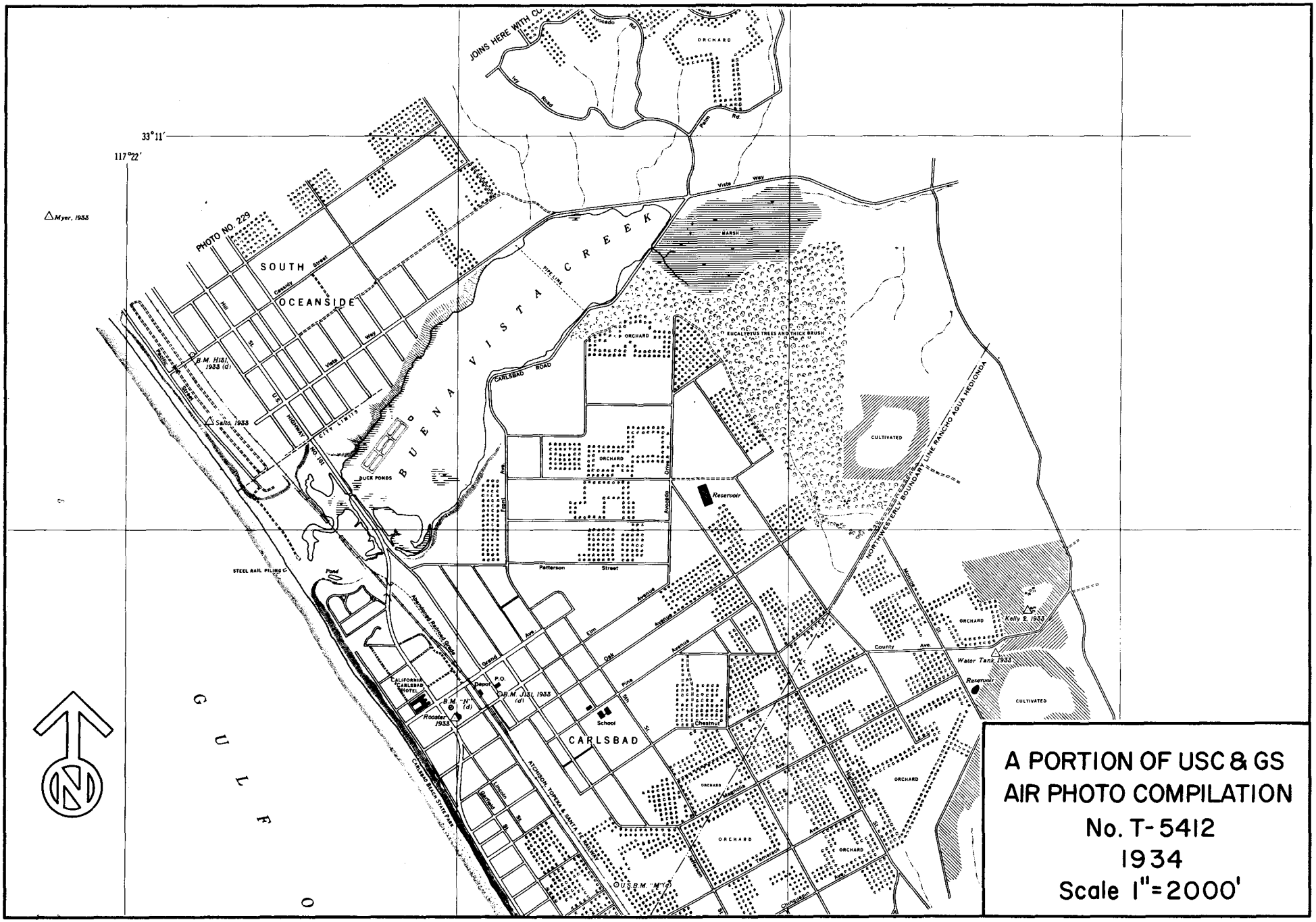
The above Map of Township N°12 South, Range N°5 West, San Bernardino Meridian, is strictly conformable to the field notes of the surveys thereof, on file in this office, which have been examined and approved
Surveyor General's Office,
San Francisco California,
June 22nd 1883

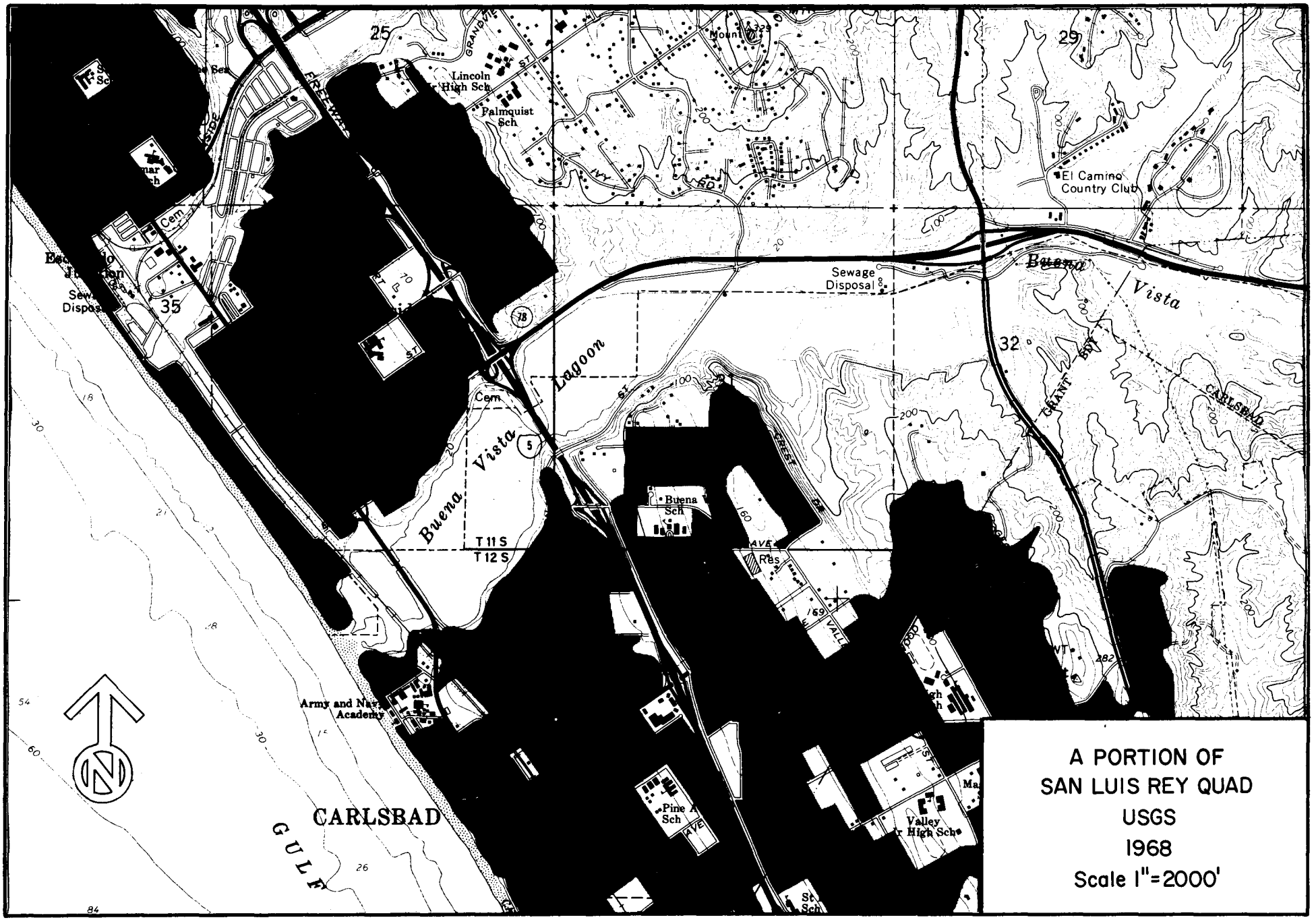
W. H. Brown,
U.S. Surv. Gen'l Cala

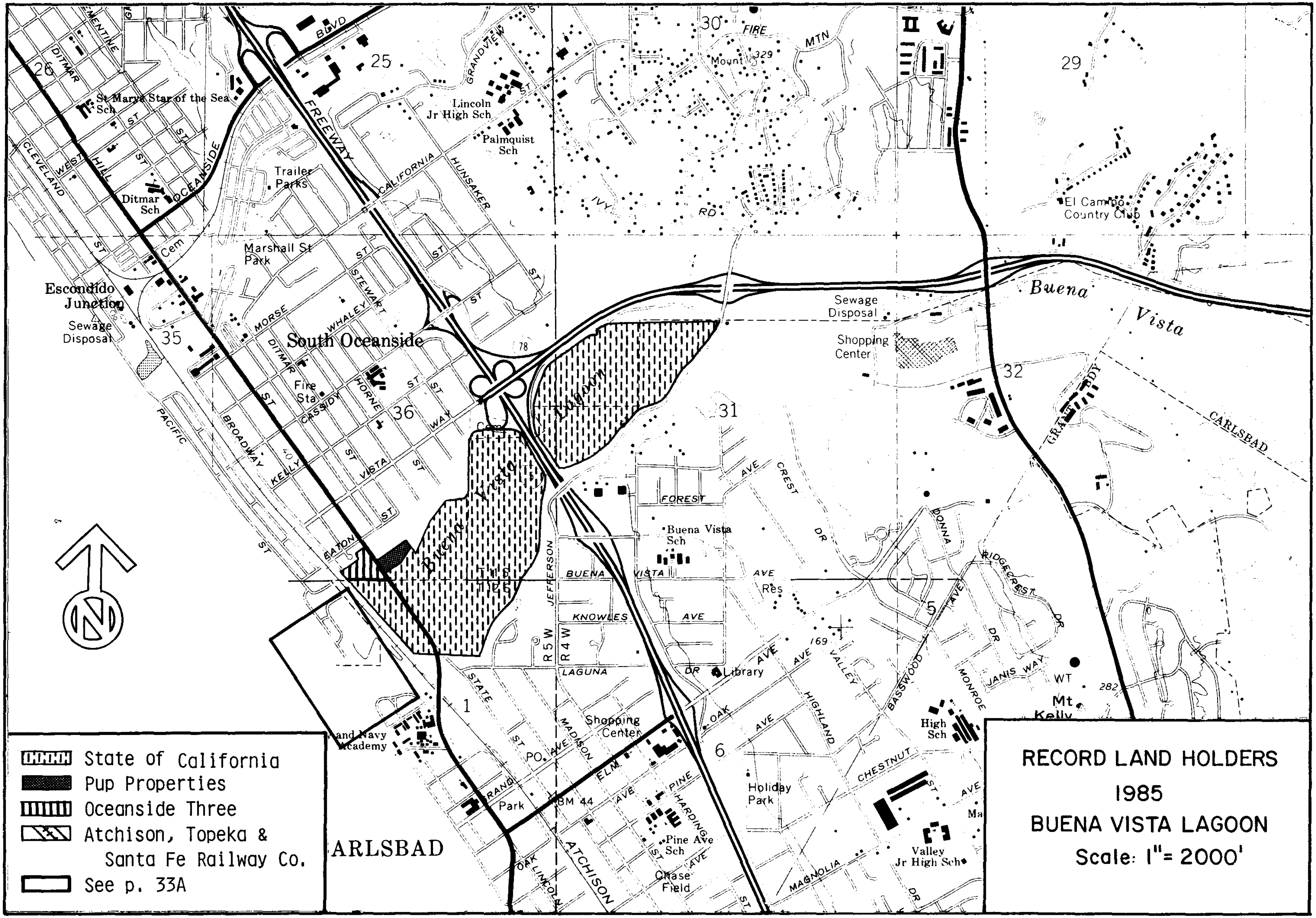
1883

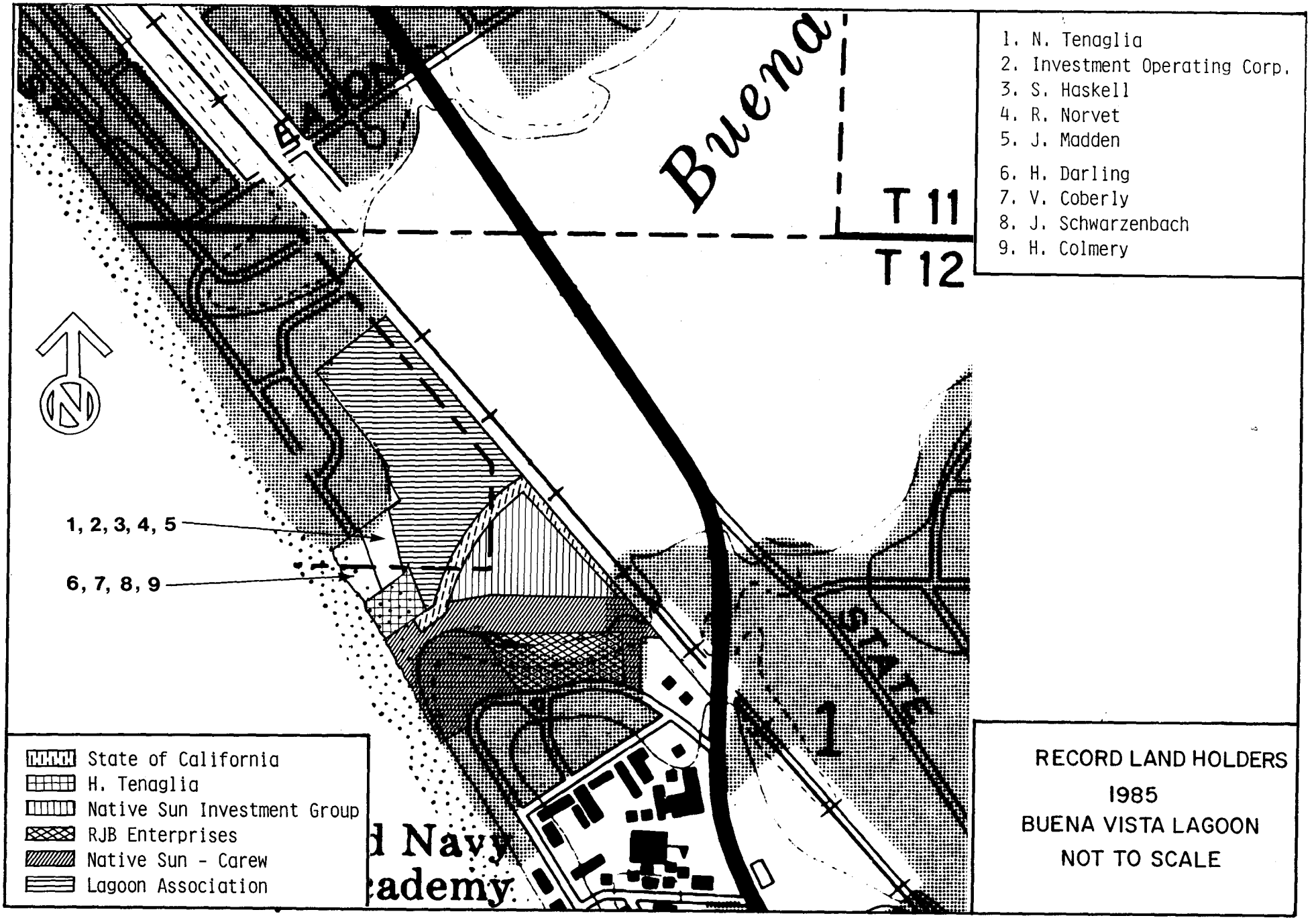
TOWNSHIP PLAT

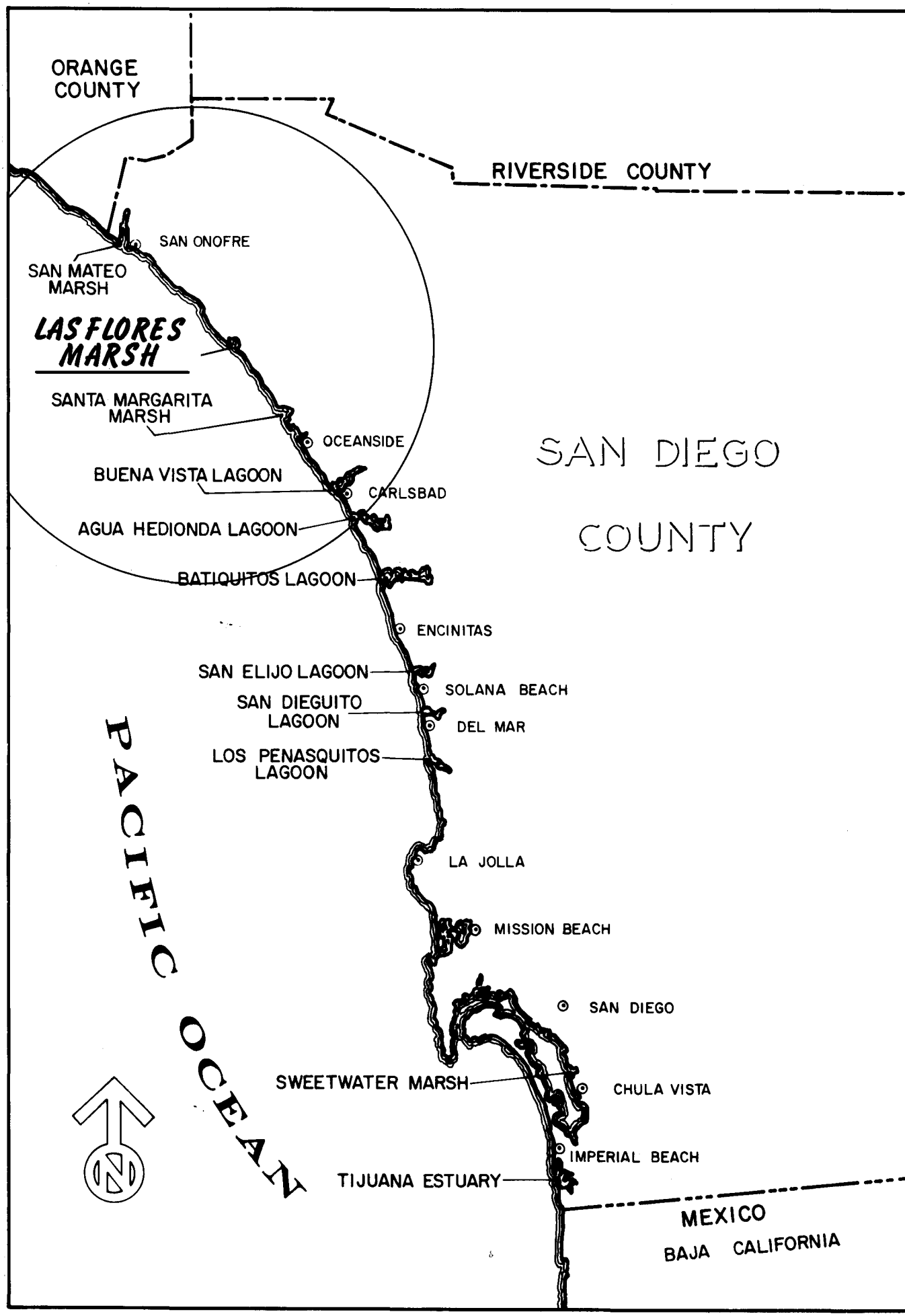

Buena Vista Valley
SOUTH OCEANSIDE
P A C I F I C
A PORTION OF USC & GS
TOPOGRAPHIC CHART
NO. T-1899
1887-88
Scale 1"=2000'

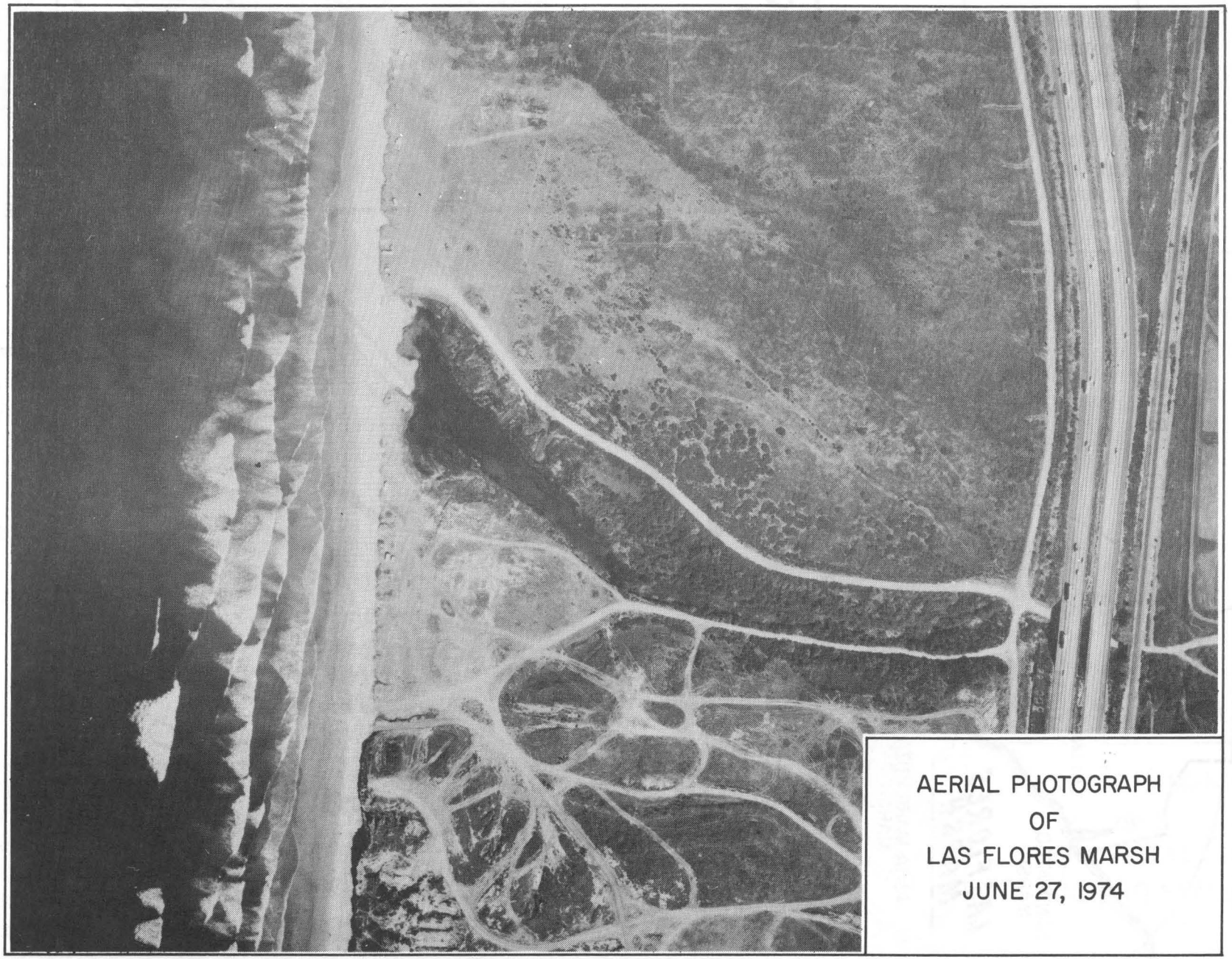

A PORTION OF USC & GS
AIR PHOTO COMPILATION
No. T-5412
1934
Scale 1"=2000'
33°11'
117°22'
PHOTO NO. 229
SOUTH
OCEANSIDE
BUENA VISTA CREEK
CARLSBAD
CARLSBAD ROAD
Myer, 1933
Salto, 1933
B.M. H131, 1933 (d)
DUCK PONDS
STEEL RAIL PILING
Pond
CALIFORNIA CARLSBAD HOTEL
Rooster 1933
B.M. "N" (d)
B.M. J131, 1933 (d)
P.O.
Depot
School
Chestnut
Reservoir
EUCALYPTUS TREES AND THICK BRUSH
MARSH
CULTIVATED
ORCHARD
NORTHWESTERLY BOUNDARY LINE RANCHO AGUA HEDIONDA
Kelly 2, 1933
Water Tank, 1933
County Ave.
Patterson Street
Avocado Drive
Front Ave.
Grand Ave.
Elm Avenue
Oak Avenue
Pine Avenue
Chinquapin Ave.
Tamarack Ave.
Magnolia Ave.
Highland St.
Monroe St.
Jefferson St.
Lincoln St.
Garfield St.
Abandoned Railroad Grade
ATCHISON, TOPEKA & SANTA FE RAILWAY
CARLSBAD BEACH STATE PARK
U.S. HIGHWAY NO. 101
CITY LIMITS
Pacific Street
Hill St.
Cassidy Street
Vista Way
Palm Rd.
Ivy Road
Avocado Rd.
Laurel
JOINS HERE WITH CO.
GULF O


A PORTION OF
SAN LUIS REY QUAD
USGS
1968
Scale 1"=2000'
CARLSBAD
GULF
Buena Vista
Lagoon
Sewage Disposal
El Camino Country Club
Lincoln High Sch
Palmquist Sch
Buena Sch
Army and Navy Academy
Pine Sch
Valley High Sch
T 11 S
T 12 S
25
29
35
32
GRANDVIEW
IVY
RD
FREEWAY
CEMETERY
GRANT
CARLSBAD
FOREST
AVE
ST
Res
Mount


RECORD LAND HOLDERS
1985
BUENA VISTA LAGOON
Scale: 1" = 2000'
State of California
Pup Properties
Oceanside Three
Atchison, Topeka & Santa Fe Railway Co.
See p. 33A
Buena Vista Lagoon
South Oceanside
CARLSBAD
Escondido Junction
Sewage Disposal
St Marys Star of the Sea Sch
Ditmar Sch
Trailer Parks
Marshall St Park
Lincoln Jr High Sch
Palmquist Sch
Mount
El Camino Country Club
Shopping Center
Buena Vista Sch
Library
High Sch
Holiday Park
Pine Ave Sch
Chase Field
Valley Jr High Sch
Mt Kelly
FREEWAY
CALIFORNIA
HUNSAKER
IVY RD
FIRE MTN
GRANDVIEW ST
OCEANSIDE BLVD
HILL ST
PACIFIC ST
BROADWAY
STATE ST
JEFFERSON
BUENA VISTA AVE
KNOWLES AVE
LAGUNA DR
FOREST
CREST DR
DONNA
RIDGECREST DR
BASSWOOD AVE
MONROE
JANIS WAY
OAK AVE
HIGHLAND
VALLEY
CHESTNUT AVE
MAGNOLIA
ELM AVE
PINE AVE
HARDING ST
MADISON
ATCHISON
LINCOLN
GRAND
CARLSBAD
R 5 W
R 4 W
T 11 S
T 12 S
25
26
29
30
31
32
35
36
1
5
6


Buena
T 11
T 12
1. N. Tenaglia
2. Investment Operating Corp.
3. S. Haskell
4. R. Norvet
5. J. Madden
6. H. Darling
7. V. Coberly
8. J. Schwarzenbach
9. H. Colmery
1, 2, 3, 4, 5
6, 7, 8, 9
State of California
H. Tenaglia
Native Sun Investment Group
RJB Enterprises
Native Sun - Carew
Lagoon Association
RECORD LAND HOLDERS
1985
BUENA VISTA LAGOON
NOT TO SCALE


ORANGE COUNTY
RIVERSIDE COUNTY
SAN ONOFRE
SAN MATEO MARSH
LAS FLORES MARSH
SANTA MARGARITA MARSH
OCEANSIDE
BUENA VISTA LAGOON
CARLSBAD
AGUA HEDIONDA LAGOON
BATIQUITOS LAGOON
ENCINITAS
SAN ELIJO LAGOON
SOLANA BEACH
SAN DIEGUITO LAGOON
DEL MAR
LOS PENASQUITOS LAGOON
LA JOLLA
MISSION BEACH
SAN DIEGO
SWEETWATER MARSH
CHULA VISTA
IMPERIAL BEACH
TIJUANA ESTUARY
MEXICO
BAJA CALIFORNIA
SAN DIEGO COUNTY
PACIFIC OCEAN
N



AERIAL PHOTOGRAPH
OF
LAS FLORES MARSH
JUNE 27, 1974

LAS FLORES MARSH

1. Purported acquisition by the State of California reflected by documents in the public record:

   None.

2. Purported disposition by the State of California reflected by documents in the public record:

   None.

3. Comments:

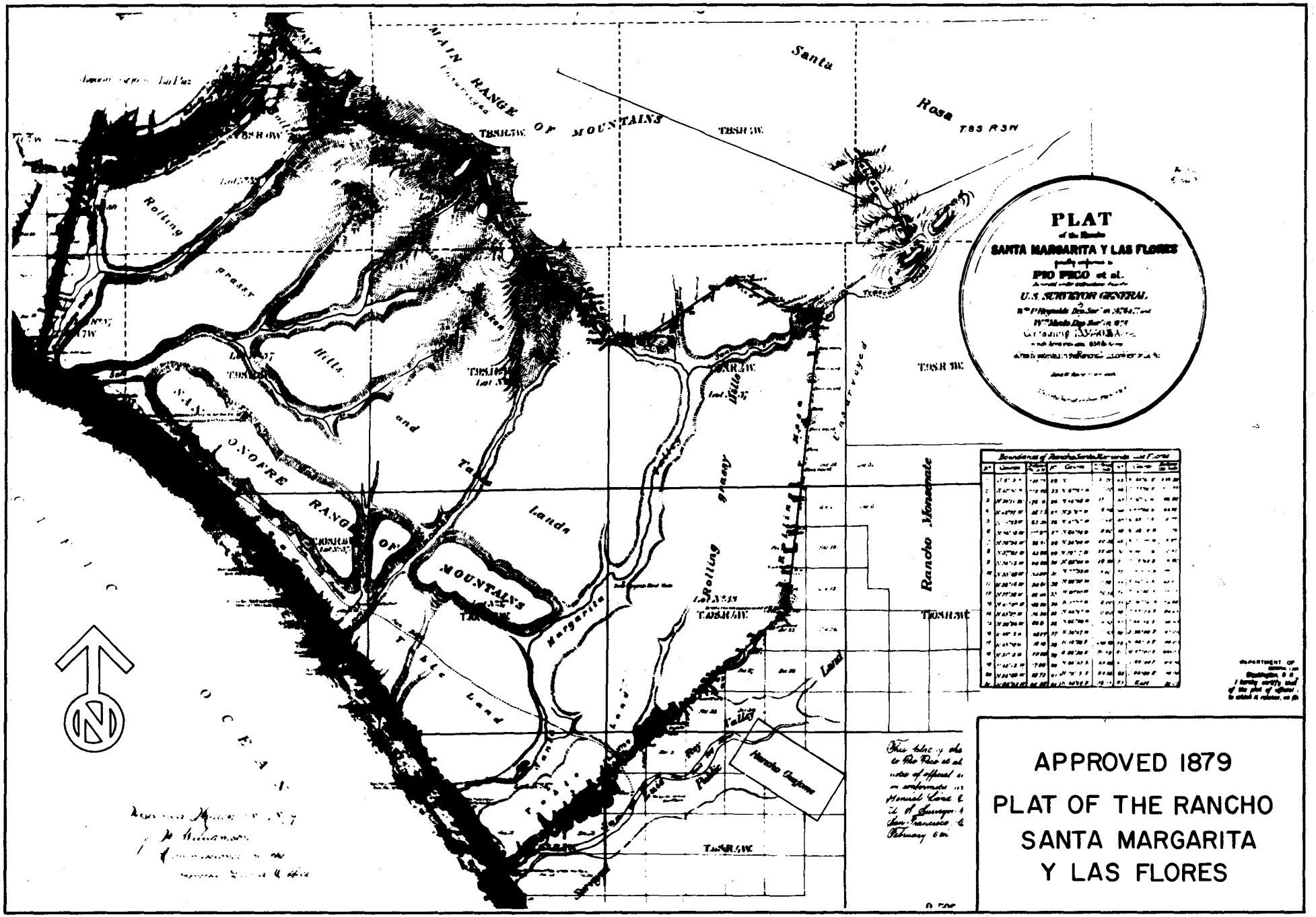
   The marsh, in its natural condition, appeared to contain tide and submerged lands; however, see statement concerning status of such lands when they are located within the exterior boundaries of ranchos (page 2).

   Las Flores Marsh is located within the exterior boundaries of Rancho Santa Margarita y Las Flores, which was confirmed to Pio Pico, et al, on March 28, 1879.

   The plat indicates Rancho Santa Margarita y Las Flores contained 133,440.78 acres. Las Flores Marsh was not meandered in the surveys of 1876, 1877 and 1878, by Wm. P. Reynolds and Wm. Minto, Deputy Surveyors.

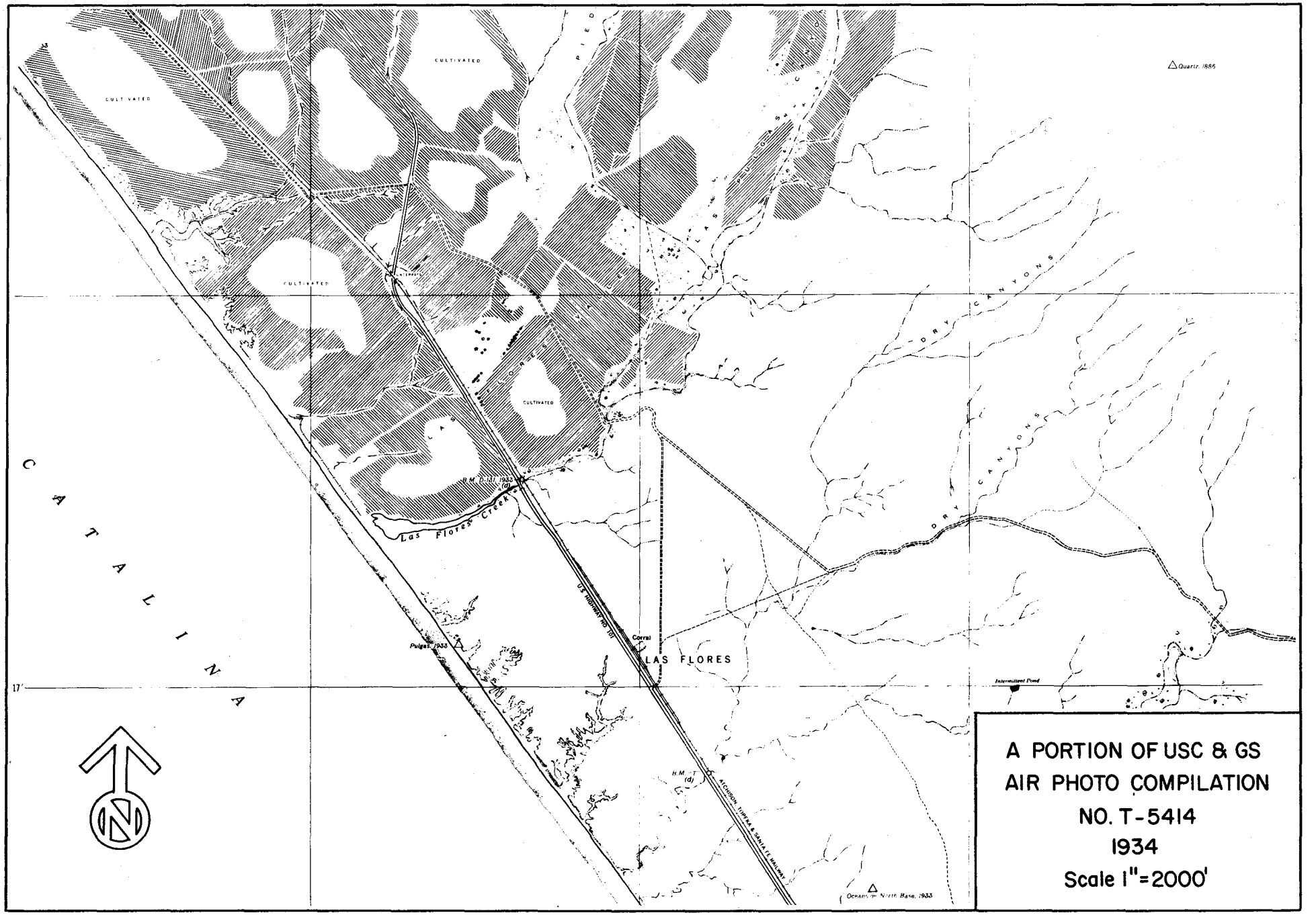
This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

February 1, 1985

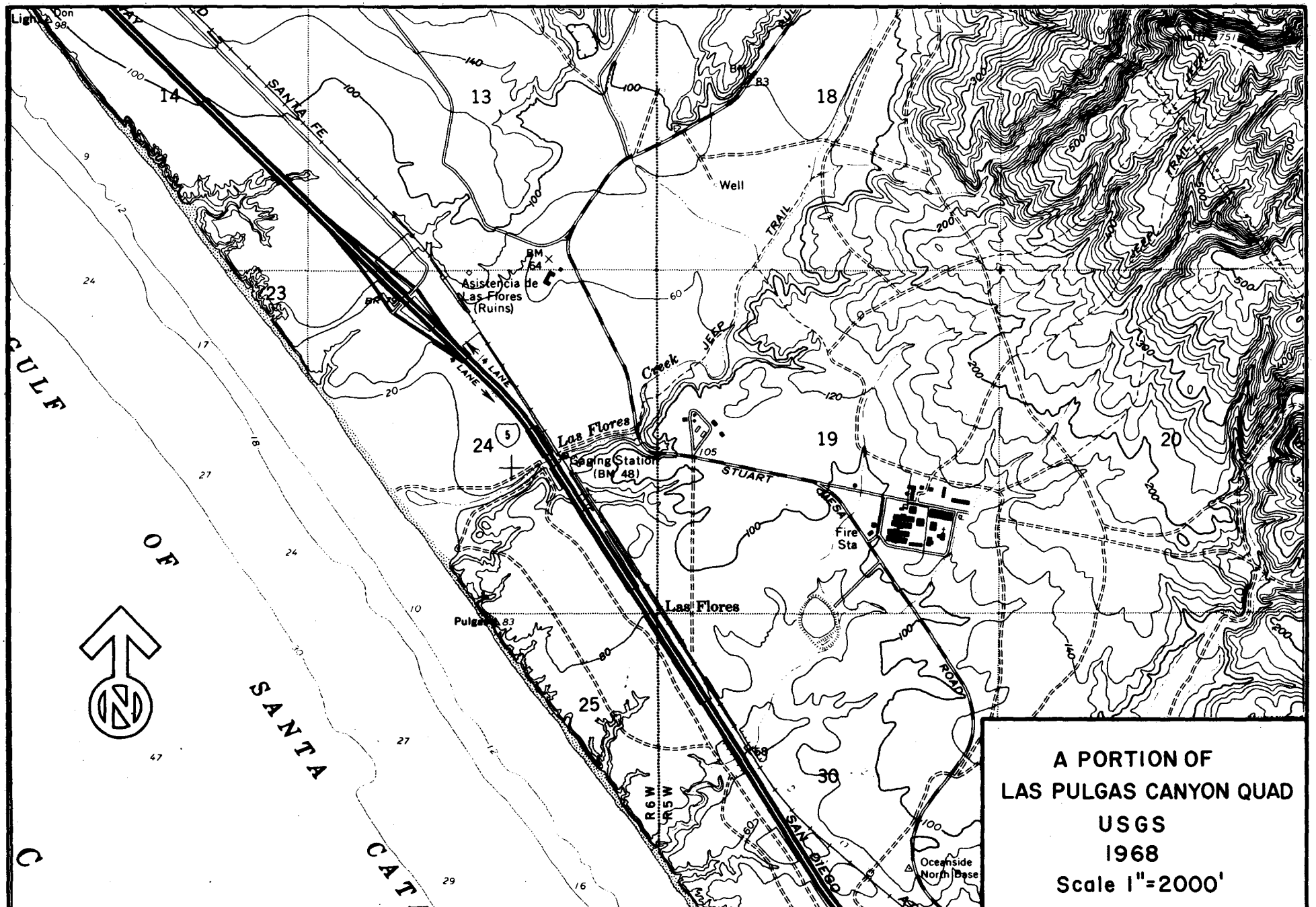


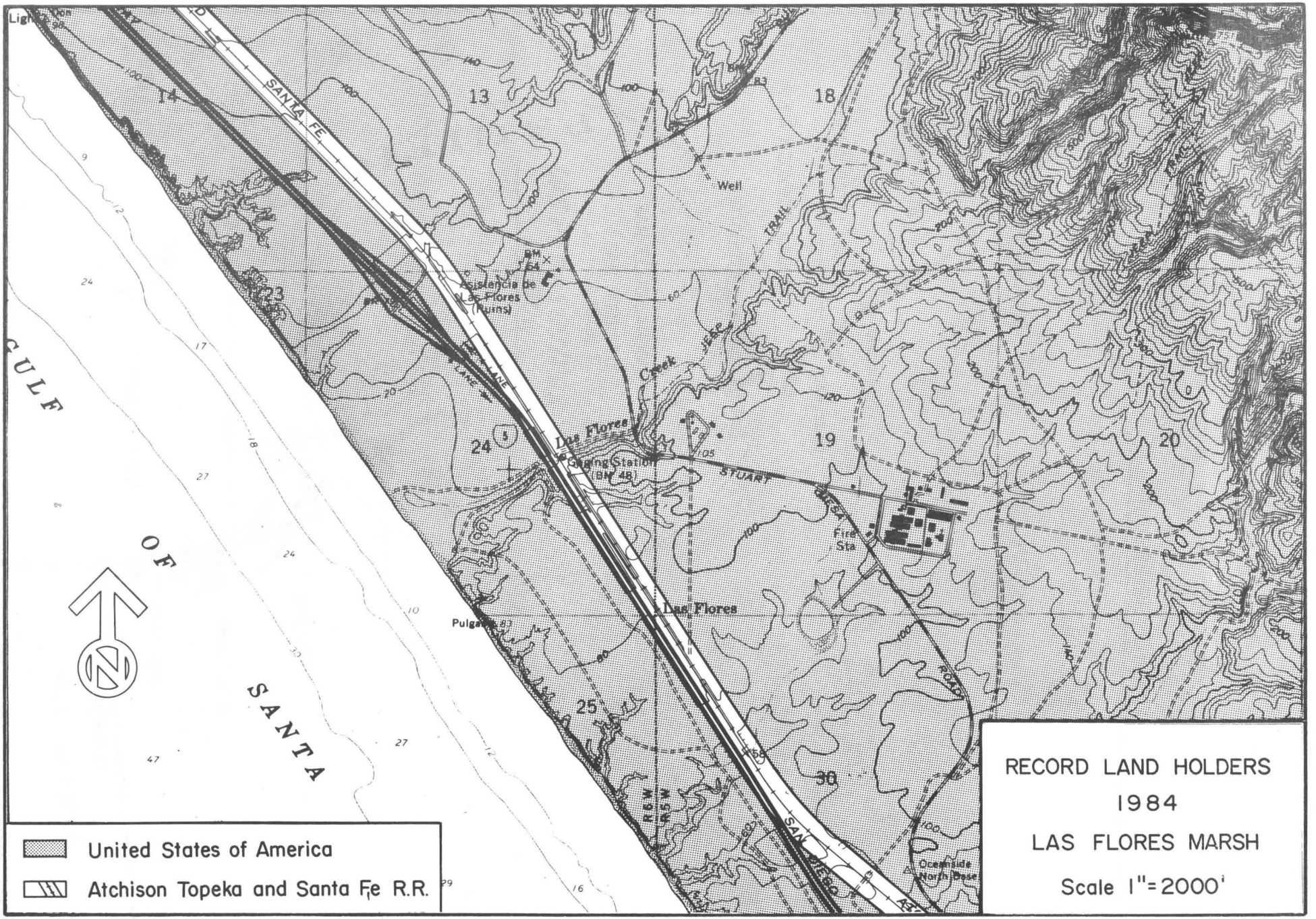
APPROVED 1879

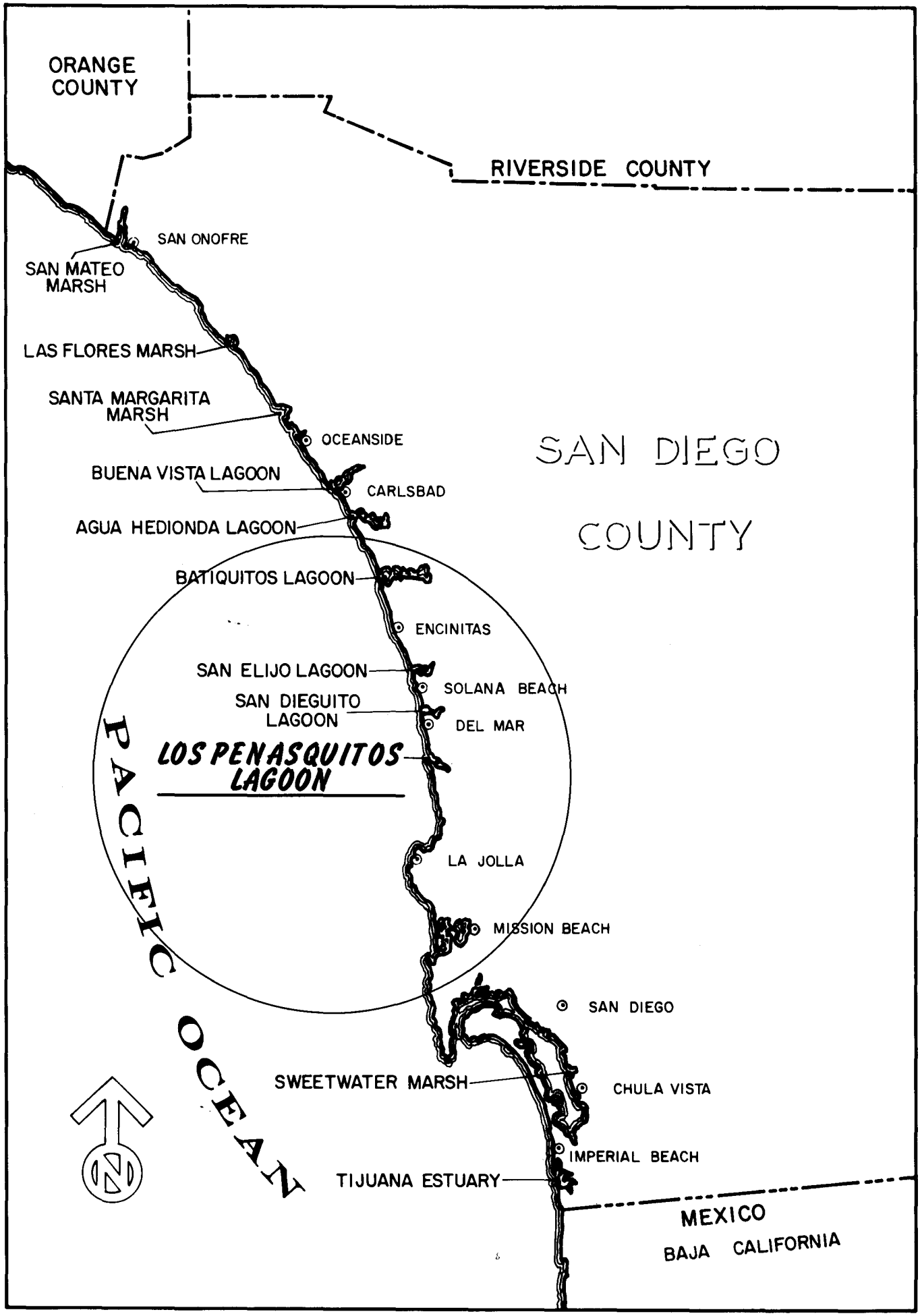
PLAT OF THE RANCHO SANTA MARGARITA Y LAS FLORES



A PORTION OF USC & GS
AIR PHOTO COMPILATION
NO. T-5414
1934
Scale 1"=2000'


A PORTION OF
LAS PULGAS CANYON QUAD
USGS
1968
Scale 1"=2000'
Las Flores
Las Flores Creek
Gaging Station (BM 48)
Asistencia de Las Flores (Ruins)
Well
Fire Sta
Oceanside North Base
STUART
MESA
ROAD
JEEP TRAIL
SANTA FE
SAN DIEGO
14 LANE
R6W
R5W
GULF OF SANTA CATA
13
14
18
19
20
23
24
25
30


RECORD LAND HOLDERS
1984
LAS FLORES MARSH
Scale 1"=2000'
United States of America
Atchison Topeka and Santa Fe R.R.
SANTA FE
GULF OF SANTA
Las Flores
Las Flores Creek
Gaging Station (BM 48)
Asistencia de Las Flores (Ruins)
Well
Fire Sta
Oceanside North Base
STUART
TRAIL
JEEP
ROAD
SAN DIEGO
R6W
R5W
13
14
18
19
20
23
24
25
30


ORANGE COUNTY
RIVERSIDE COUNTY
SAN ONOFRE
SAN MATEO MARSH
LAS FLORES MARSH
SANTA MARGARITA MARSH
OCEANSIDE
BUENA VISTA LAGOON
CARLSBAD
AGUA HEDIONDA LAGOON
BATIQUITOS LAGOON
ENCINITAS
SAN ELIJO LAGOON
SOLANA BEACH
SAN DIEGUITO LAGOON
DEL MAR
LOS PENASQUITOS LAGOON
LA JOLLA
MISSION BEACH
SAN DIEGO
SWEETWATER MARSH
CHULA VISTA
IMPERIAL BEACH
TIJUANA ESTUARY
MEXICO
BAJA CALIFORNIA
SAN DIEGO COUNTY
PACIFIC OCEAN
N

AERIAL PHOTOGRAPH
OF A PORTION OF
LOS PENASQUITOS LAGOON
JUNE 27, 1974

LOS PENASQUITOS LAGOON

1. Purported acquisition by the State of California reflected by documents in the public record:

   None.

2. Purported disposition by the State of California reflected by documents in the public record:

   None.

3. Comments:

   Most of the lagoon lies within the exterior boundaries of the Pueblo Lands of San Diego; the remainder lies in Section 25, T14S, R4W, SBM. The Pueblo Lands of San Diego were surveyed in 1858 by John C. Hayes, Deputy Surveyor and granted to the trustees of the City of San Diego on April 10, 1874. Section 25 was surveyed in 1874 by John Goldsworthy, Deputy Surveyor and four Federal patents were issued beginning in 1880.

   Government Patents.

Desc.	Patentee	Date
Section 25, T14S, R4W, SBM		
NW¼ of NE¼, NE¼ of NE¼, SE¼ of NE¼, Lot 6	D. D. Brady	September 10, 1880
Lots 1, 2, 3, & 4	Georgie D. Weed	June 15, 1892
Lot 5	Benjamin F. Allen	June 22, 1895
Lot 7	John Work	June 22, 1895

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

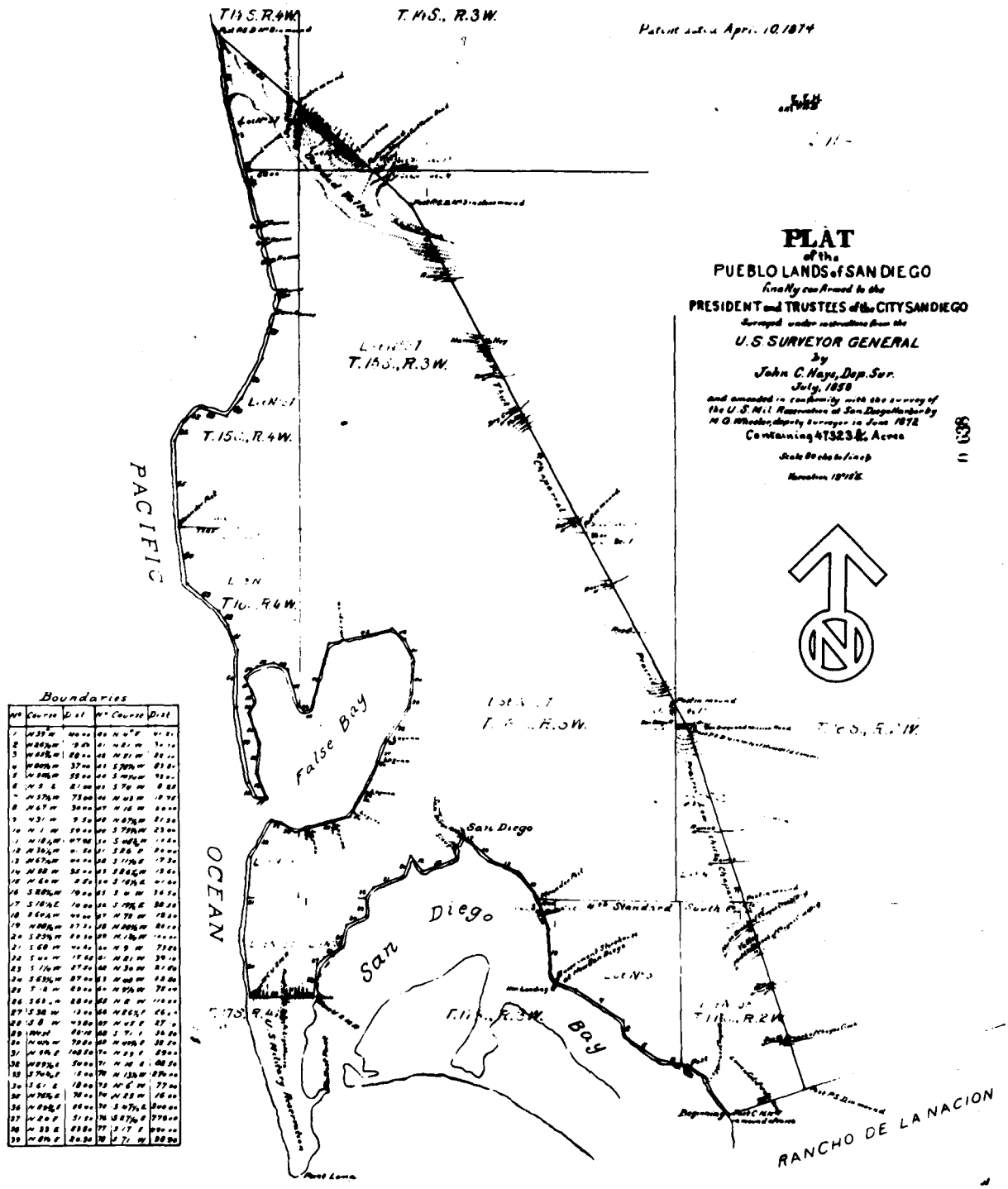
February 1, 1985

The lagoon, in its natural condition, appeared to contain tide and submerged land; however, see statement concerning status of such lands when they are located within the exterior boundaries of ranchos (page 2).

There was no mention of the lagoon in the government surveys or the patent descriptions.

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

February 1, 1985



Approved April 10, AD 1874

Commissioner of the General Land Office

SEAL

The field notes of the survey of the Pueblo Lands of San Diego from which the [illegible] were made, have been examined and approved and are on file in this office.

U.S. Surveyor General's Office
San Francisco, California
February 18th 1874

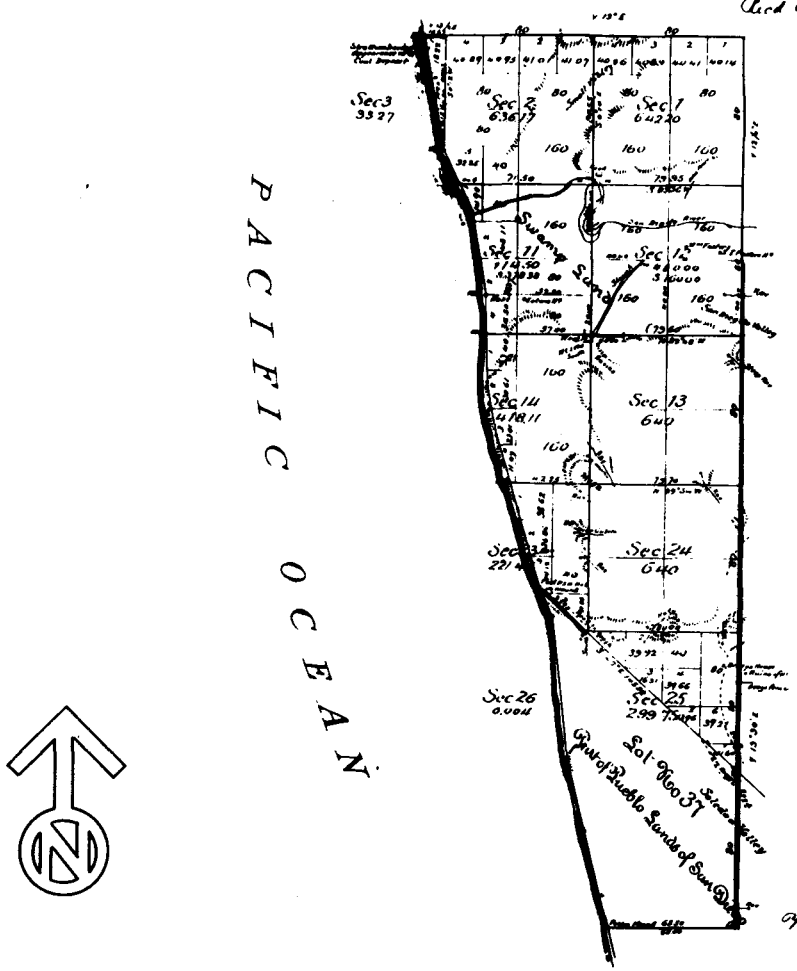
I hereby certify that this and that copy of the plat of official survey of the lands to which it relates, are filed in this office.

1858

PLAT OF THE PUEBLO LANDS OF SAN DIEGO

Fractional Township No 14 South, Range No 4 West, San Bernardino Meridian.

Recd with Sur Gen letter of Jany 18 1876



Meanders of the Pacific Ocean			
Sec	Course		Dist
3	S 9¾° E		63 80
2	. 25	.	20 11
11	. 20½	.	8 00
	. 28¾	.	7 00
	. 9½	.	47 00
	. ½	.	19 85
14	. 1½	.	25 93
	. 10½	.	28 00
	. 18	.	28 00
	. 15¾	.	57 50
	Total		304 59
3 Mi	64 Chs		59 Lks

Aggregate Area of Public Land		4125 45 Acres
. . .	Salt Marsh	598 38 .
Estimated . .	Lot No 37	1088 40 .
	Aggregate	5752 23 .

Lines surveyed through Secs 11 & 12 Charged as Section lines

Transmitted for filing in Regular Office at Lodingville Jan 18 1876

DEPARTMENT OF THE INTERIOR,
GENERAL LAND OFFICE,
Washington, D. C. Feb. 4th 1907
I hereby certify that this photo-lithograph is a true and literal exemplification of the township plat of survey to which it purports to relate, now on file in this office.
Wm A Richards
Commissioner.

Variation on subdivision lines 13°30' East

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surv's	When Surveyed
Township lines	James E. Freeman	March 5th 1854		1854
Boundaries of Lot No 37	John C. Hayes	June 30th 1858		1858
Township lines colored blue	John Goldsworthy	October 3rd 1873	4 Mi 50 Chs 67 Lks	1874
Ranch Boundary . .	.	.	0 . 35 . 90 .	.
Section lines	.		12 . 30 . 63 .	.
Meanders.	.	.	3 . 64 . 59 .	November 30th 1874

The above Map of Township No 14 South, Range No 4 West San Bernardino Meridian is strictly conformable to the field notes of the surveys thereof on file in this Office which have been examined and approved
Surveyor Generals Office
San Francisco California
January 18th 1876

Jas H Watson
Surv Genl Calif

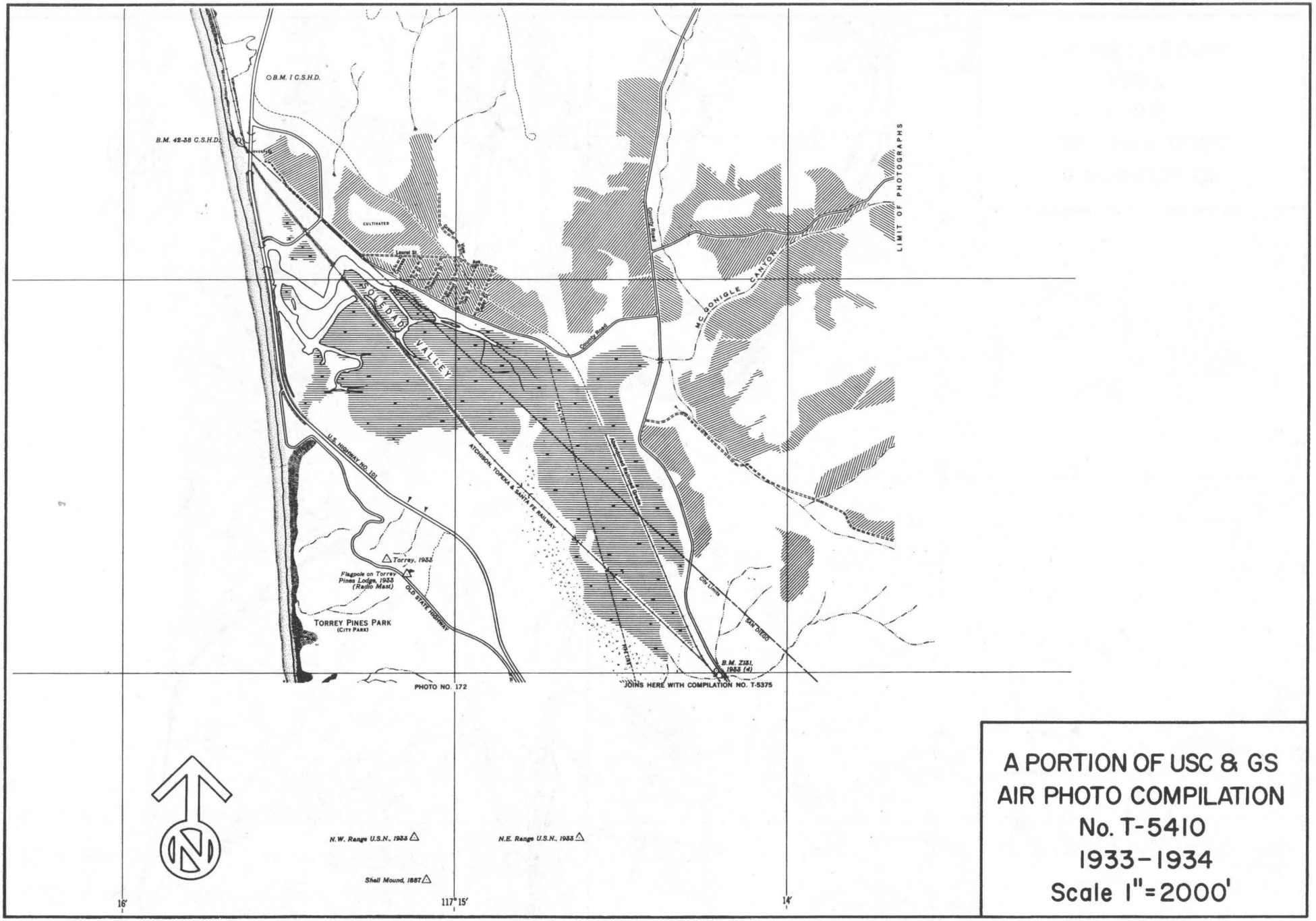
54 305

183

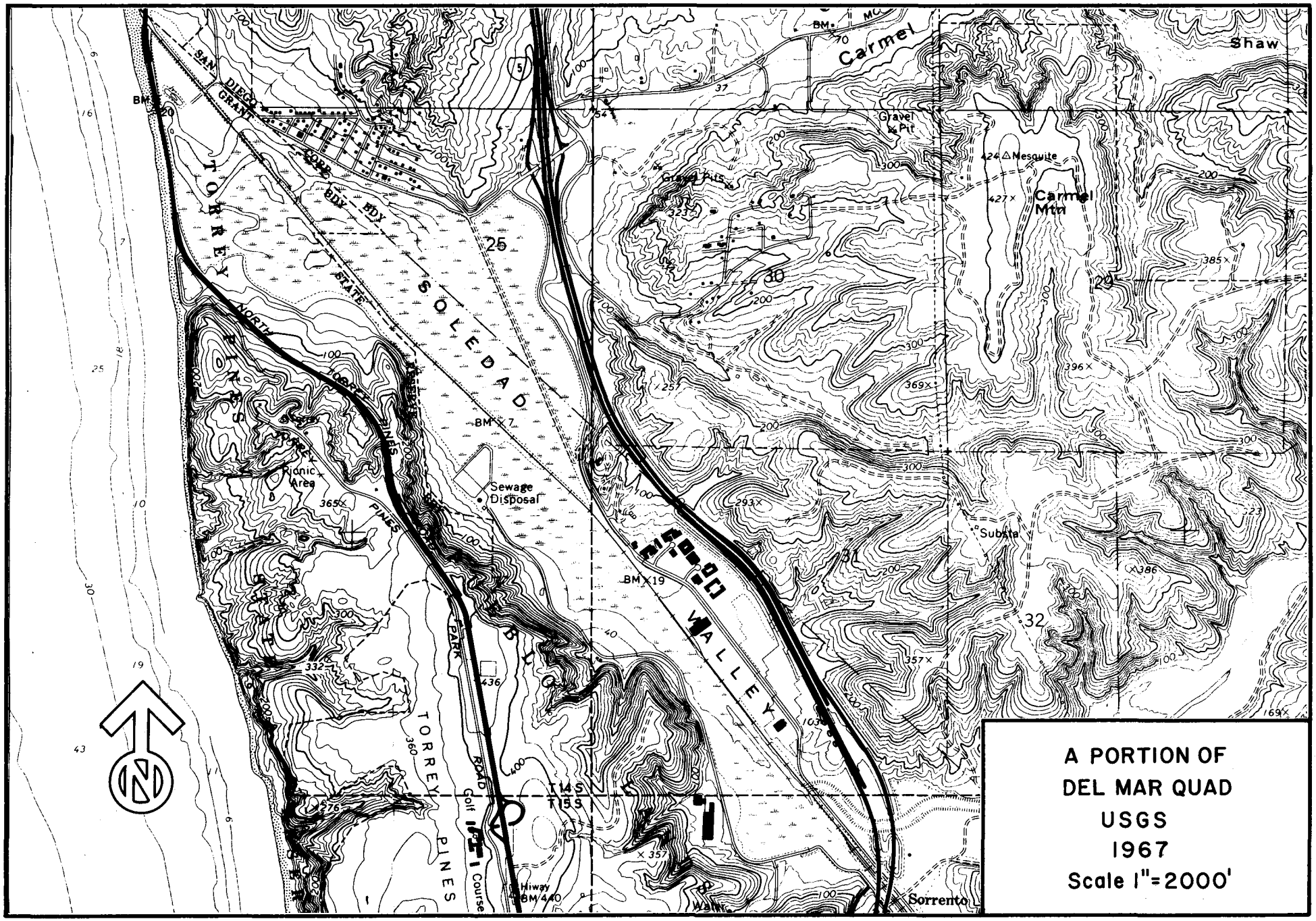
1876

TOWNSHIP PLAT

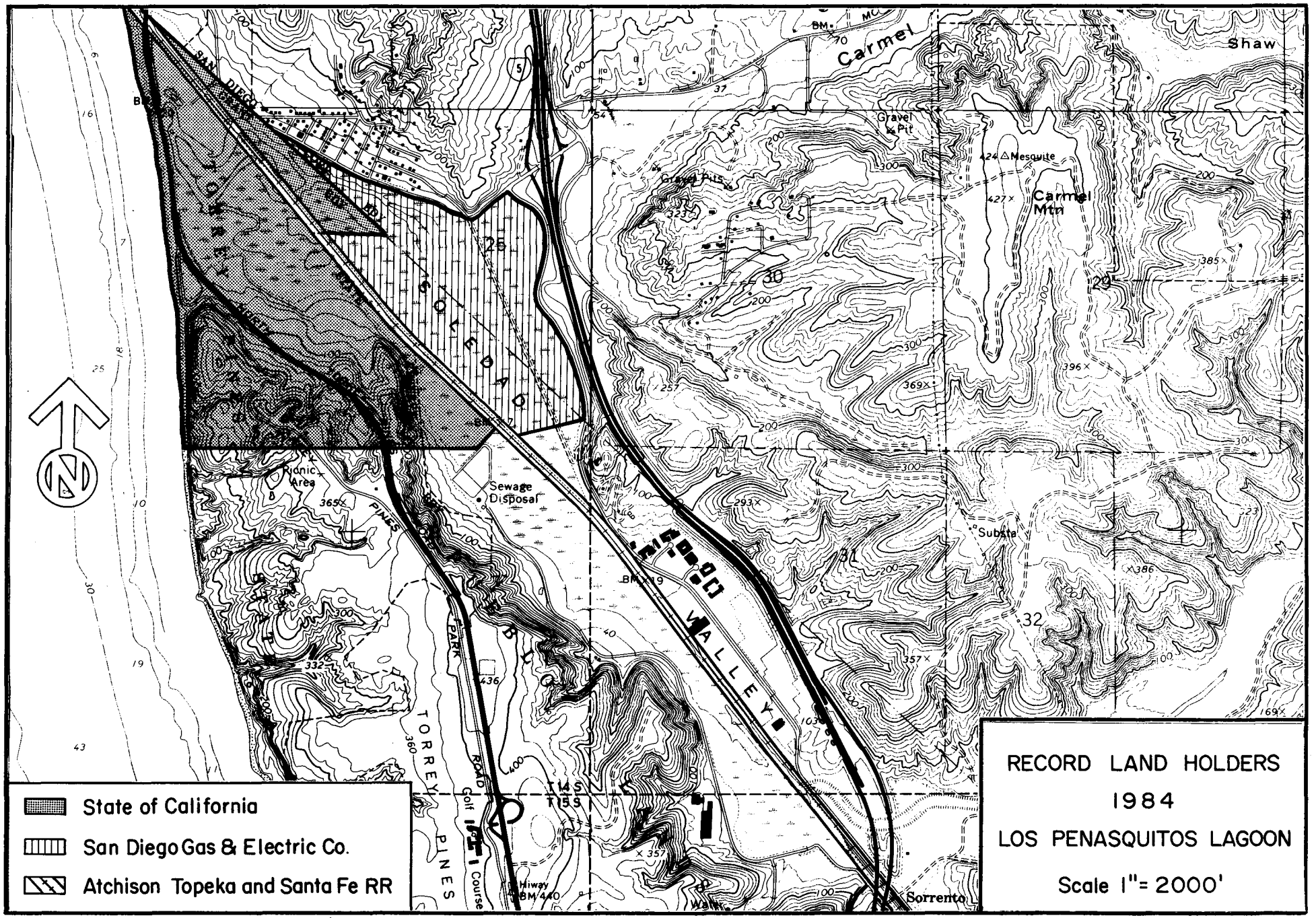
A PORTION OF USC &GS
TOPOGRAPHIC CHART
NO. T-2014
1889
Scale 1"=2000'
F
I
C
O
C

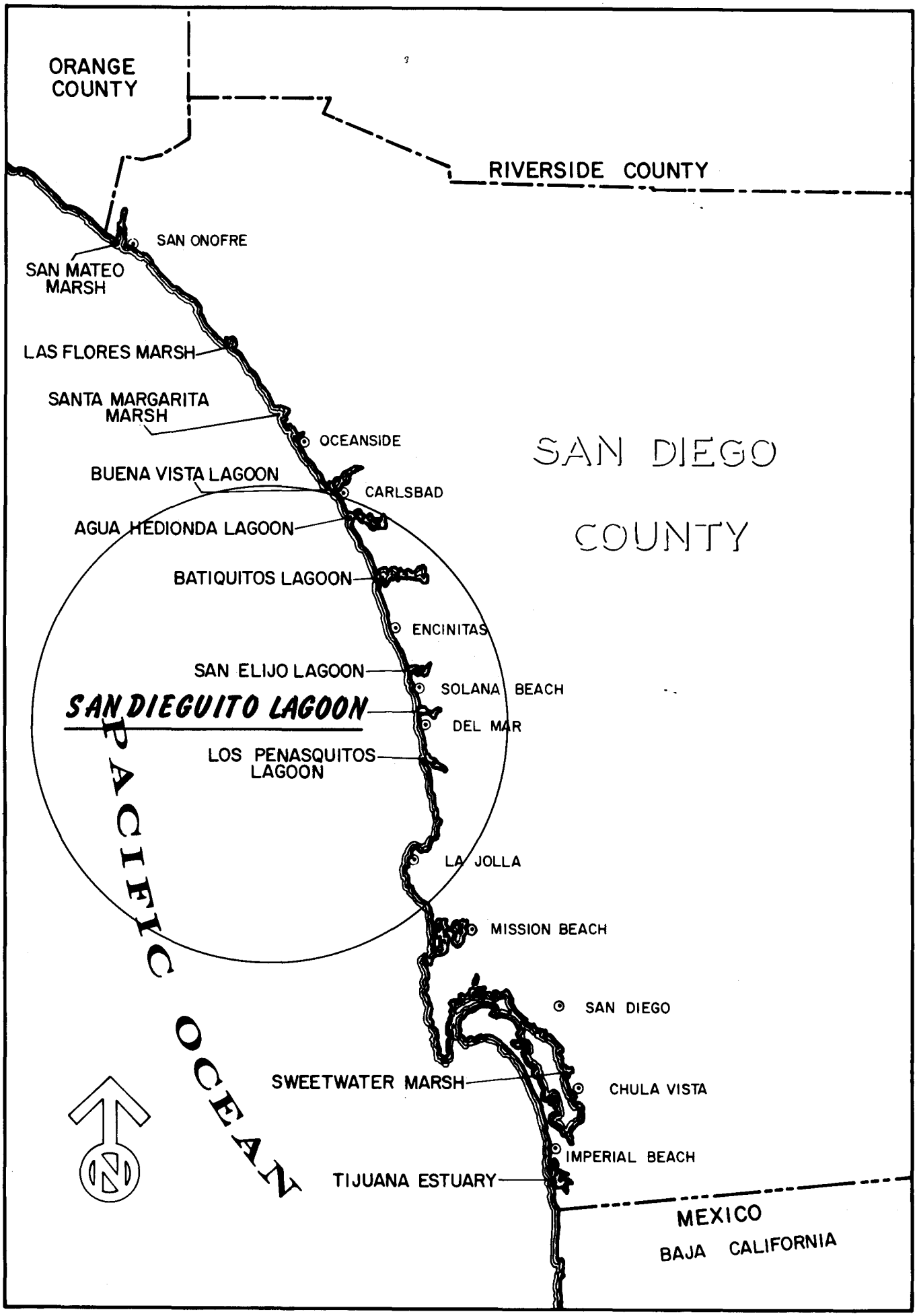


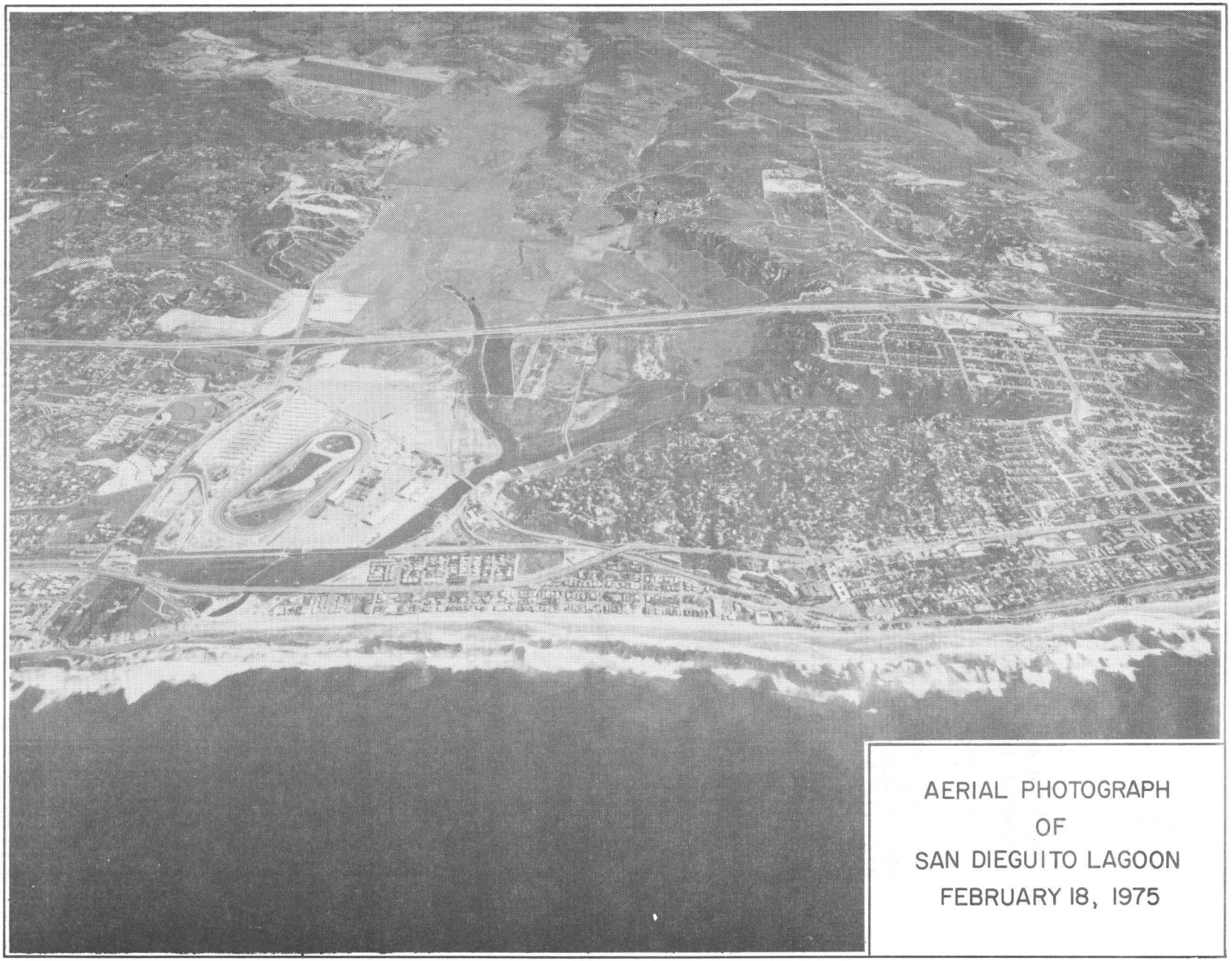
A PORTION OF USC & GS
AIR PHOTO COMPILATION
No. T-5410
1933-1934
Scale 1"=2000'



A PORTION OF
DEL MAR QUAD
USGS
1967
Scale 1"=2000'


RECORD LAND HOLDERS
1984
LOS PENASQUITOS LAGOON
Scale 1"= 2000'
State of California
San Diego Gas & Electric Co.
Atchison Topeka and Santa Fe RR
Carmel
Shaw
Gravel Pit
Mesquite
Carmel Mtn
Gravel Pits
SOLEDAD
VALLEY
Sewage Disposal
Picnic Area
Substa
Sorrento
TORREY PINES
PARK ROAD
Golf Course
Hiway
T14S
T15S
25
30
29
31
32


ORANGE COUNTY
RIVERSIDE COUNTY
SAN ONOFRE
SAN MATEO MARSH
LAS FLORES MARSH
SANTA MARGARITA MARSH
OCEANSIDE
BUENA VISTA LAGOON
CARLSBAD
AGUA HEDIONDA LAGOON
BATIQUITOS LAGOON
ENCINITAS
SAN ELIJO LAGOON
SOLANA BEACH
SAN DIEGUITO LAGOON
DEL MAR
LOS PENASQUITOS LAGOON
LA JOLLA
MISSION BEACH
SAN DIEGO
SWEETWATER MARSH
CHULA VISTA
IMPERIAL BEACH
TIJUANA ESTUARY
MEXICO
BAJA CALIFORNIA
SAN DIEGO COUNTY
PACIFIC OCEAN
N



AERIAL PHOTOGRAPH
OF
SAN DIEGUITO LAGOON
FEBRUARY 18, 1975

SAN DIEGUITO LAGOON

1. Purported acquisition by the State of California reflected by documents in the public record:

   T14S, R4W, SBM.

   NE¼, NE¼ of NW¼, N½ of SE¼, Lots 1, 2, and 3, Section 11 and SW¼ of Section 12 (totaling 538.38 acres) acquired by S & O Patent 114, Los Angeles, approved 10/15/1904.

2. Purported disposition by the State of California reflected by documents in the public record:

Desc.	Patentee	Date	S & O Location
T14S, R4W, SBM			
Metes & Bounds (532.72 acres)	San Dieguito Reclamation District	10/21/1889	S.D. 15

3. Comments:

   San Dieguito Lagoon was not segregated from surrounding uplands by government meander line.

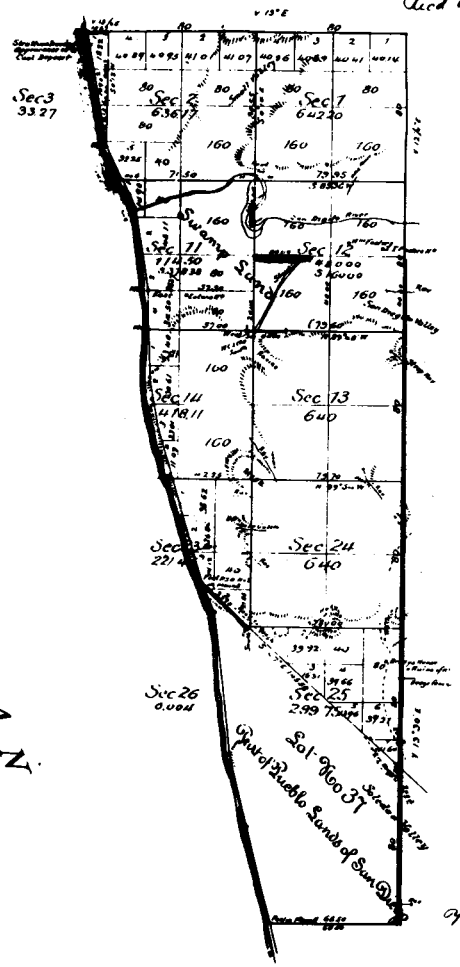
   The lagoon, in its natural condition, appeared to contain tide and submerged lands.

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

February 1, 1985

Fractional Township No 14 South, Range No 4 West, San Bernardino Meridian.

Rcd with Surveyor Genl's letter of January 18, 1876



Meanders of the Pacific Ocean

Sec	Course	Dist
3	S 5¾° E	63.20
2	. 25 .	20.11
11	. 20¾ .	8.00
	. 28¾ .	7.00
	. 9¾ .	47.00
	. ¼ .	19.85
14	. 1¾ .	25.93
	. 10¾ .	28.00
	. 18 .	28.00
	. 13¾ .	57.50
	Total	304.59

3 Mls 64 Chs .59 Lks

Aggregate Area of Public Land		4125.45 Acres
Estimated . . Salt Marsh		538.38 .
. . . Lot No 37		1068.40 .
	Aggregate	5752.23 .

Lines surveyed through Secs 11 & 12 Charged as Section Lines

Transmitted for filing in Register's Office at Los Angeles Jan 18 1876

DEPARTMENT OF THE INTERIOR,
GENERAL LAND OFFICE,
Washington, D. C. Feb 4th 1907
I hereby certify that this photo-lithograph is a true and literal exemplification of the township plat of survey to which it purports to relate, now on file in this office.
W. A. Richards
Commissioner.

Variation on Subdivision lines 13°30 East

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed
Township Lines	James E. Brown	March 5th 1874		1874
Boundaries of Lot No 37	John C. Hayes	June 30. 1874		1874
Township Lines colored blue	John Goldsworthy	October 3. 1873	4 Mi Sects 64 Chs	1874
Naval Boundary . .	.	.	0 . 33 . 90 .	.
Station Lines	.	.	12 . 30 . 63 .	.
Meanders	.	.	3 . 64 . 59 .	November 30. 1874

The above Map of Township No 14 South, Range No 4 West San Bernardino Meridian is strictly conformable to the field notes of the survey thereof on file in this Office which have been examined and approved

Surveyor General's Office
San Francisco California
January 18th 1876

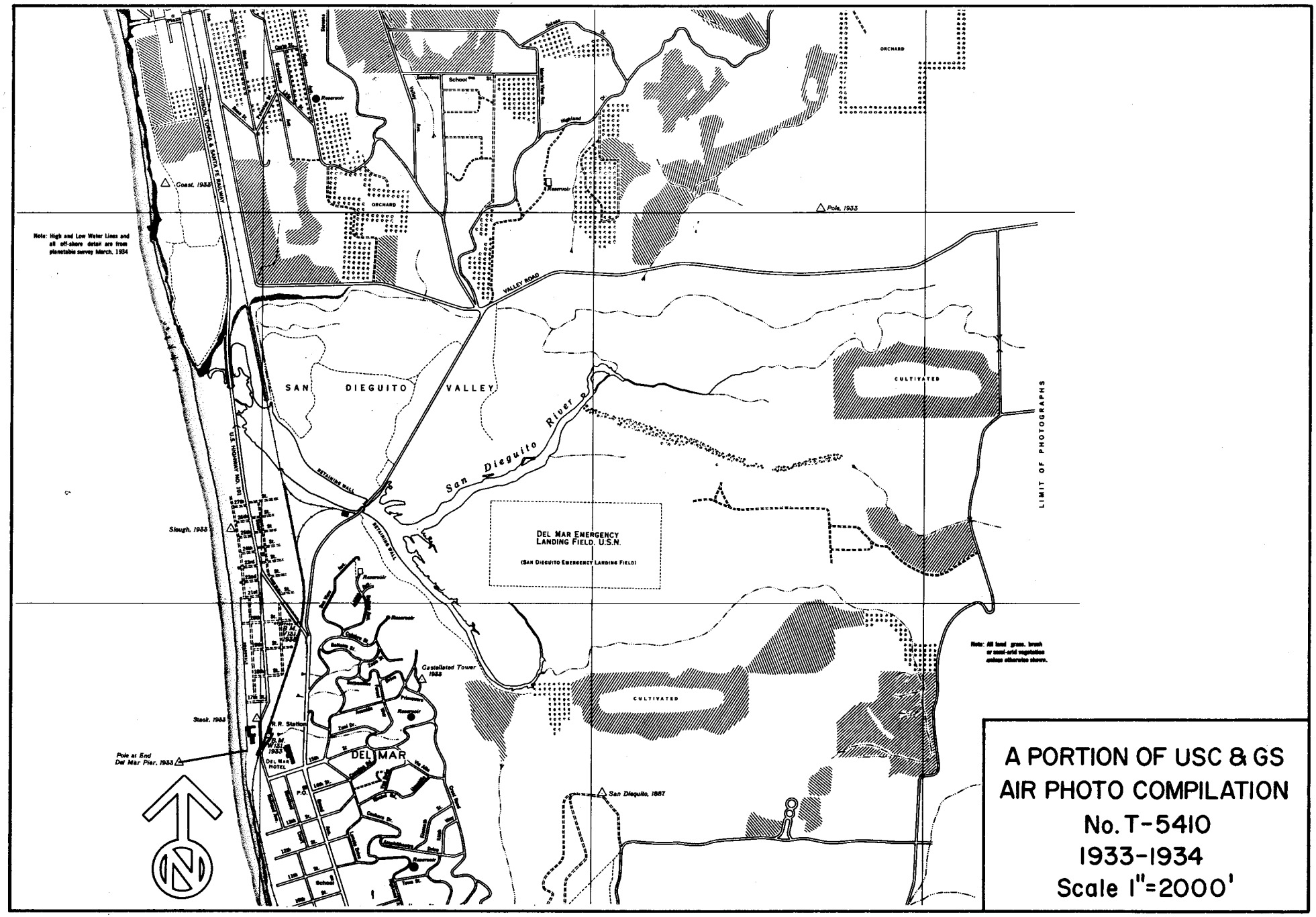
Jno J Vallon
Surv Gen'l Cala

54 305

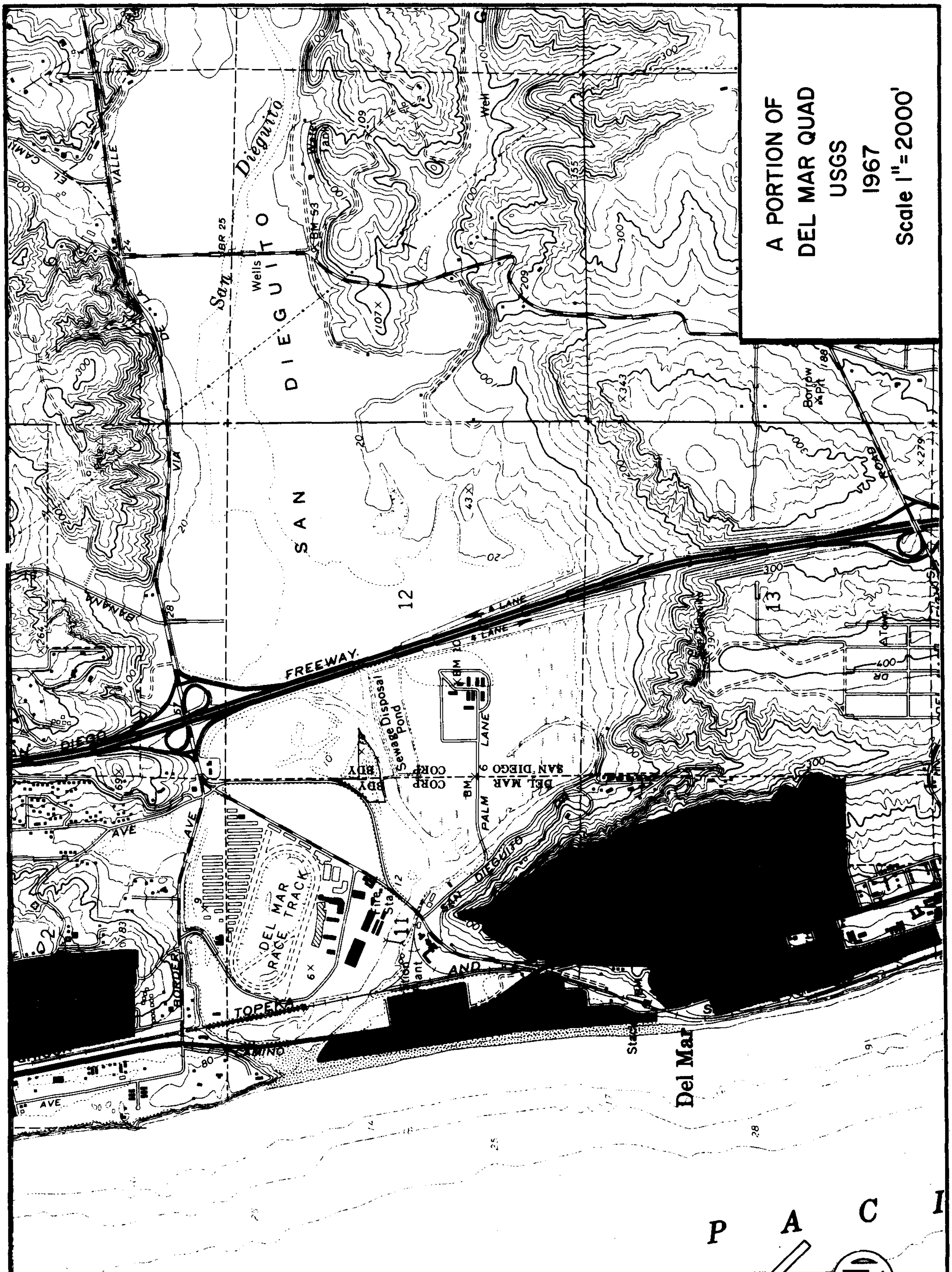
183

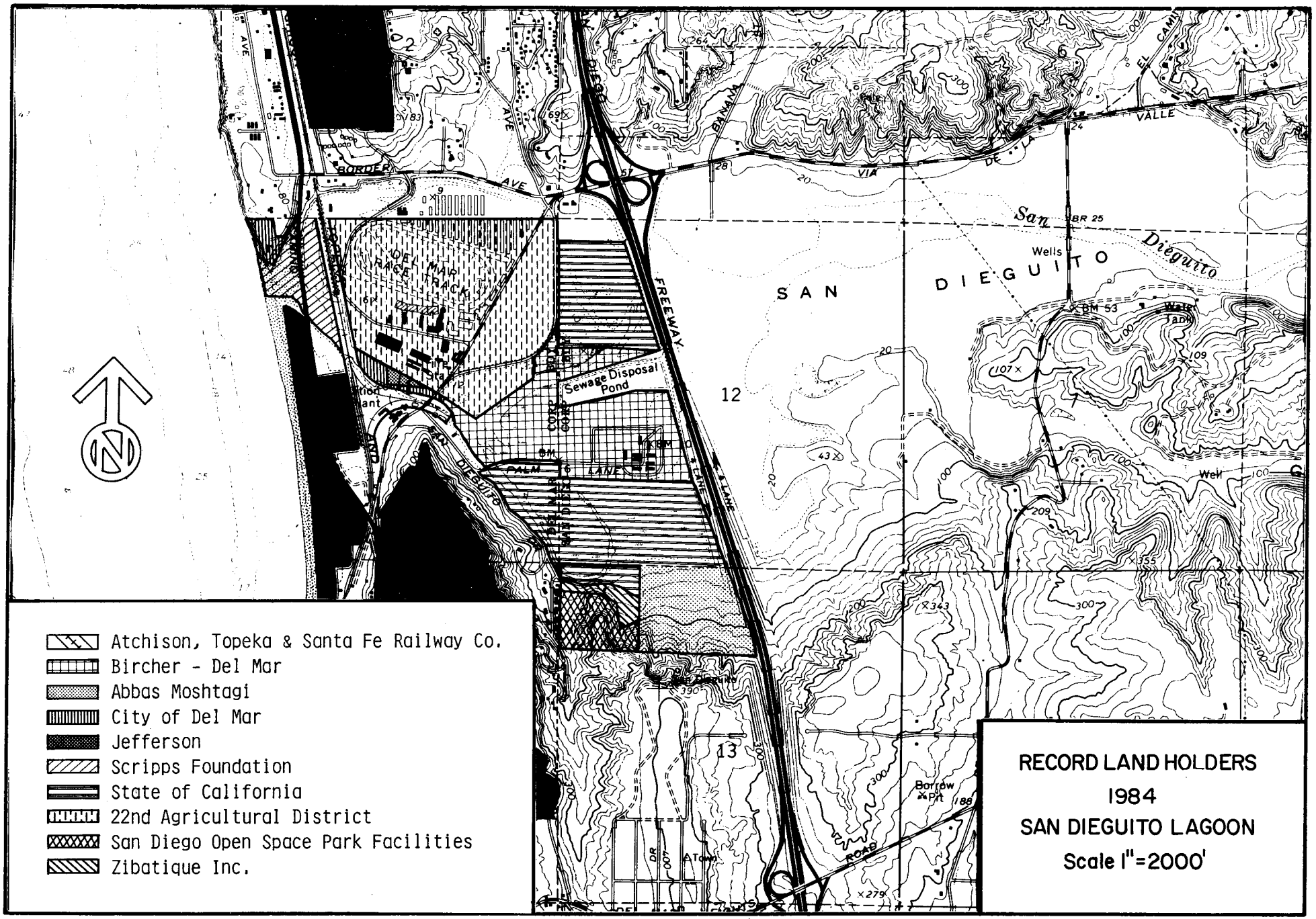
1876
TOWNSHIP PLAT

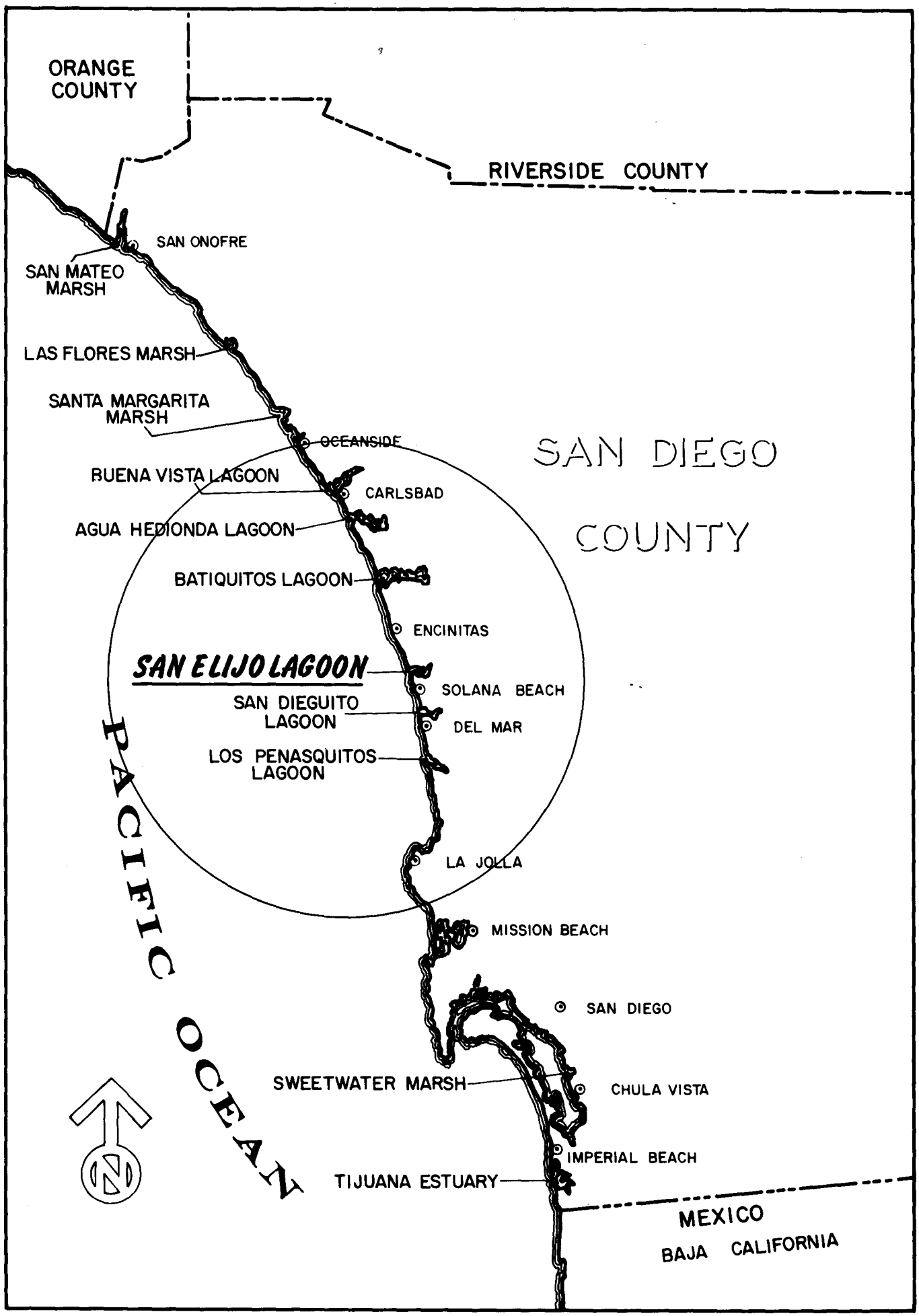
A PORTION OF USC & GS
TOPOGRAPHIC CHART
NO. T-2014
1889
Scale 1"=2000'

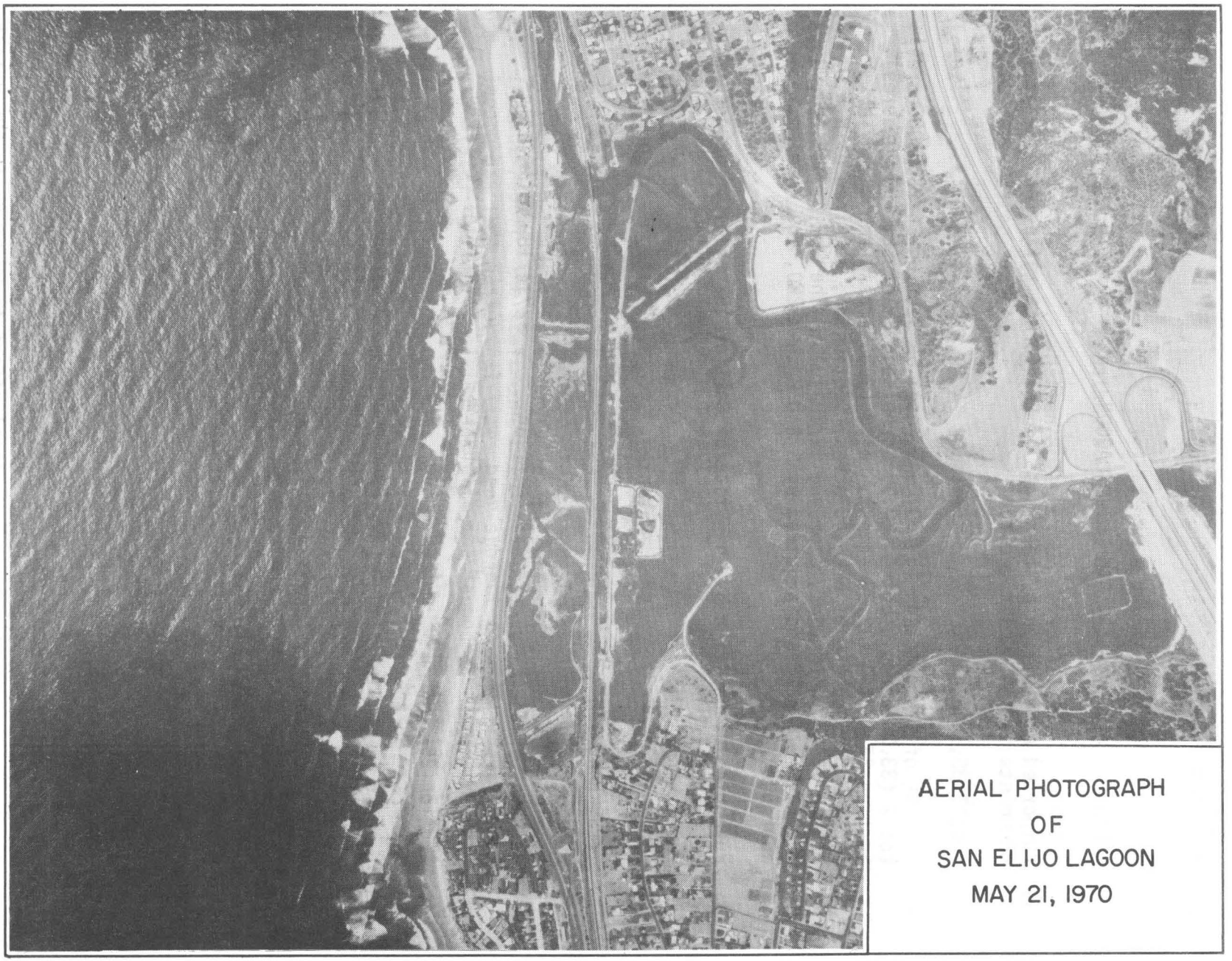


A PORTION OF USC & GS
AIR PHOTO COMPILATION
No. T-5410
1933-1934
Scale 1"=2000'


A PORTION OF
DEL MAR QUAD
USGS
1967
Scale 1"= 2000'
SAN DIEGUITO
San Dieguito
DEL MAR RACE TRACK
FREEWAY
Sewage Disposal Pond
PALM LANE
DEL MAR CORP BDY
SAN DIEGO CORP BDY
TOPEKA
VIA DE LA VALLE
BANANA
Del Mar
P A C I


Atchison, Topeka & Santa Fe Railway Co.
Bircher - Del Mar
Abbas Moshtagi
City of Del Mar
Jefferson
Scripps Foundation
State of California
22nd Agricultural District
San Diego Open Space Park Facilities
Zibatique Inc.
RECORD LAND HOLDERS
1984
SAN DIEGUITO LAGOON
Scale 1"=2000'
SAN DIEGUITO
San Dieguito
DEL MAR RACE TRACK
Sewage Disposal Pond
FREEWAY
BORDER AVE
VIA DE LA VALLE
PALM LANE
Borrow Pit
Wells
Water Tank
Well
12
13


ORANGE COUNTY
RIVERSIDE COUNTY
SAN ONOFRE
SAN MATEO MARSH
LAS FLORES MARSH
SANTA MARGARITA MARSH
OCEANSIDE
BUENA VISTA LAGOON
CARLSBAD
AGUA HEDIONDA LAGOON
BATIQUITOS LAGOON
ENCINITAS
SAN ELIJO LAGOON
SOLANA BEACH
SAN DIEGUITO LAGOON
DEL MAR
LOS PENASQUITOS LAGOON
LA JOLLA
MISSION BEACH
SAN DIEGO
SWEETWATER MARSH
CHULA VISTA
IMPERIAL BEACH
TIJUANA ESTUARY
MEXICO
BAJA CALIFORNIA
SAN DIEGO COUNTY
PACIFIC OCEAN
N



AERIAL PHOTOGRAPH
OF
SAN ELIJO LAGOON
MAY 21, 1970

SAN ELIJO LAGOON

1. Purported acquisition by the State of California reflected by documents in the public record:

   T13S, R4W, SBM.

   N½ of SW¼, Section 25 (80.00 acres); S½ Section 26 (320.00 acres); Lot 3 (33.00 acres), Lot 4 (20.90 acres) and E½ of SE¼ (80.00 acres), Section 27; Lot 1 (12.65 acres), Lot 2 (7.36 acres) and NE¼ of NE¼, Section 34, and NW¼ of NW¼ (40 acres) Section 35, acquired by S & O Patent 174, Los Angeles, approved 12/20/1916. The SW¼ of NW¼ (40.00 acres) Section 25 was acquired by S & O Patent 220, Los Angeles, approved 12/03/1928.

2. Purported disposition by the State of California reflected by documents in the public record:

Desc.	Patentee	Date	S & O Location
T13S, R4W, SBM Section 25			
SW¼ of NW¼	Frank Peterson	2/14/1888	1614
N½ of SW¼	J. S. Pitcher	7/13/1912	1656
Section 26			
S½	Hector MacKinnon	3/07/1889	1613
Section 27			
E½ of SE¼ Lots 3 and 4 (134.80 acres according to plat)	J. S. Pitcher	7/31/1912	1656

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

February 1, 1985

Desc.	Patentee	Date	S & O Location
Section 34			
NE¼ of NE¼	Nathan S. Lockwood	9/23/1887	1634
SE¼ of NE¼ (Not listed or patented to State by United States)	Nathan S. Lockwood	9/23/1887	1654
Lot 2	W. A. Sickler	7/13/1906	2524
Lot 1	W. N. Bradbury	3/12/1907	3721
Section 35			
NW¼ of NW¼	Nathan S. Lockwood	9/23/1887	1634

3. Comments:

San Elijo Lagoon was not segregated from surrounding uplands by government meander line.

The lagoon, in its natural condition, appeared to contain tide and submerged lands.

On February 26, 1976, the State Lands Commission approved for distribution the Boundary Study Report concerning San Elijo Lagoon. In that report, the staff concluded that the natural bed of the lagoon has from historical times been subject to tidal influence. The State, therefore, claims title to the lagoon as sovereign tidelands.

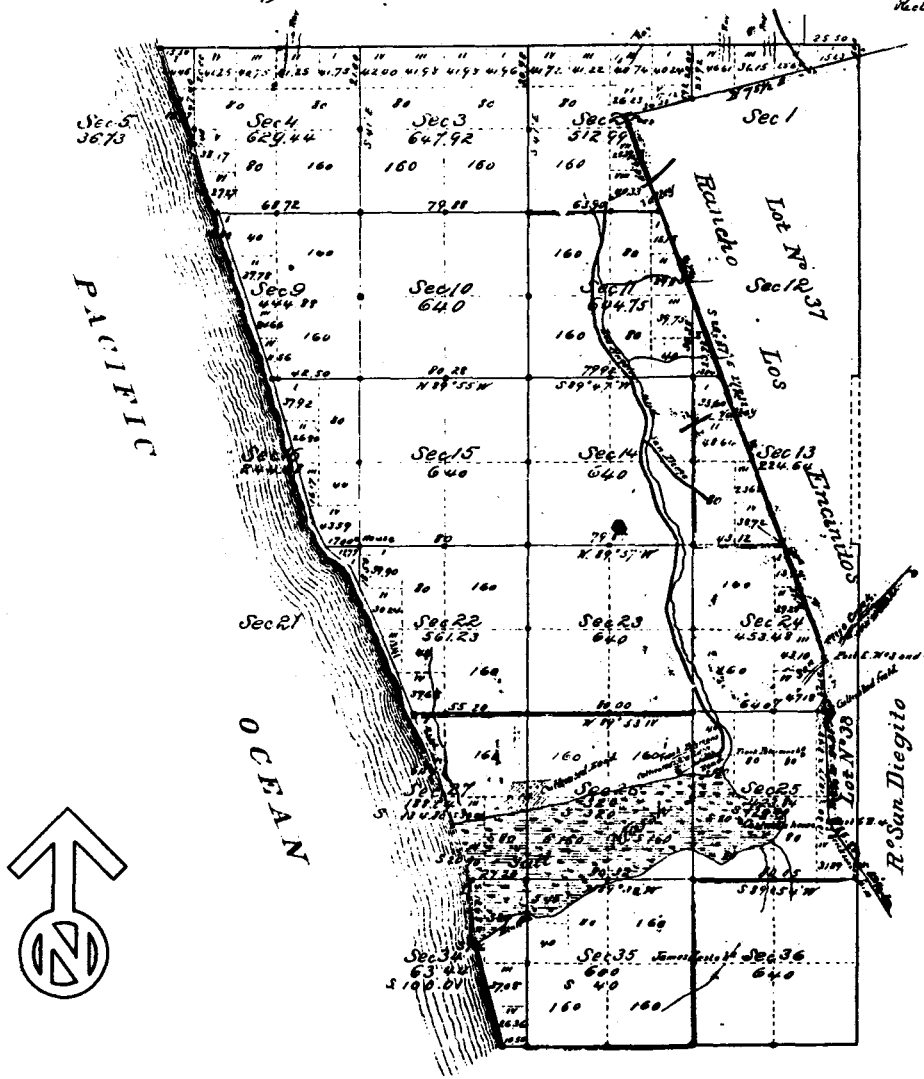
The State Lands Commission at its March 1977 meeting, Calendar Item No. 19, issued a public agency permit for a term of 66 years, effective April 1, 1977, to the Wildlife Conservation Board and/or the County of San Diego for purposes of Wildlife habitat, environmental protection and management, and coastal wetlands restoration. This permit is to the area below the 2.5 foot elevation contour as shown on the U. S. Corps of Engineers maps of the Survey of April, 1974, District File Nos. 215/61 through 215/72.

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

February 1, 1985

Township No 13 South Range No 4 West San Bernardino Meridian

Rec'd with San Gent's letter of April 22 1881



Meanders of Pacific Ocean		
Beginning of Meanders on South boundary of Township, Thence:		
Sec	Course	Distance
34	N 5 W	56.00
	N 5 W	25.81
27	N 13 W	61.00
	N 23½ W	23.47
22	N 20 W	21.00
	N 24½ W	44.95
21	N 29 W	10.00
	N 51 W	16.35
16	N 25 W	12.00
	W 15½ W	65.80
	N 23 W	6.65
9	N 18 W	84.20
4	N 23½ W	13.25
	N 13 W	22.30
5	N 17½ W	49.38
Aggregate 512.07		
6 mile 32.07 chs		

Aggregate Area of Public land		9316.03 acres
" " "	Salt Marsh	714.81 "
Estimated " "	Private Grants	2000.00 "
Aggregate		12030.84 "

The lines colored brown pass over mountainous land

DEPARTMENT OF THE INTERIOR,
GENERAL LAND OFFICE,
Washington, D. C. Feb. 4, 1907.
I hereby certify that this photo-lithograph is a true and literal exemplification of the township plat of survey to which it purports to relate, now on file in this office.
W. A. Richards
Commissioner.

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	Mag Decn
North Boundary of Township	J. E. Freeman	September 19th 1855		1854	
East and South Bds " "	"	March 8th 1854		1854	
Boundaries of Lot No 37	J. C. Hays	Inst. Sept 1st 1858		1858	14° E
" " " 38	C. F. Hoffmann	Nov 10th 1868		1869	14° E
South Boundary of Tp (brown)	A. P. Hanson	December 3d 1879	1 mile 00 chs 00 lks	1880	13°36 E
" " " (not colored)	"	"	1 " 10 " 50 "	1880	"
Section lines (brown)	"	"	6 " 2 " 27 "	1880	"
" (not colored)	"	"	21 " 42 " 98 "	1880	"
boundary of Lot No 37 (green)	"	"	3 " 34 " 22 "	1880	"
Meanders	"	"	6 " 32 " 7 "	1880	"
Connections yellow	"	"	61 " 43 "	October 20th 1880	"

The above map of Township No 13 South Range No 4 West San Bernardino Meridian, is strictly conformable to the field notes of the surveys thereof on file in this office which have been examined and approved

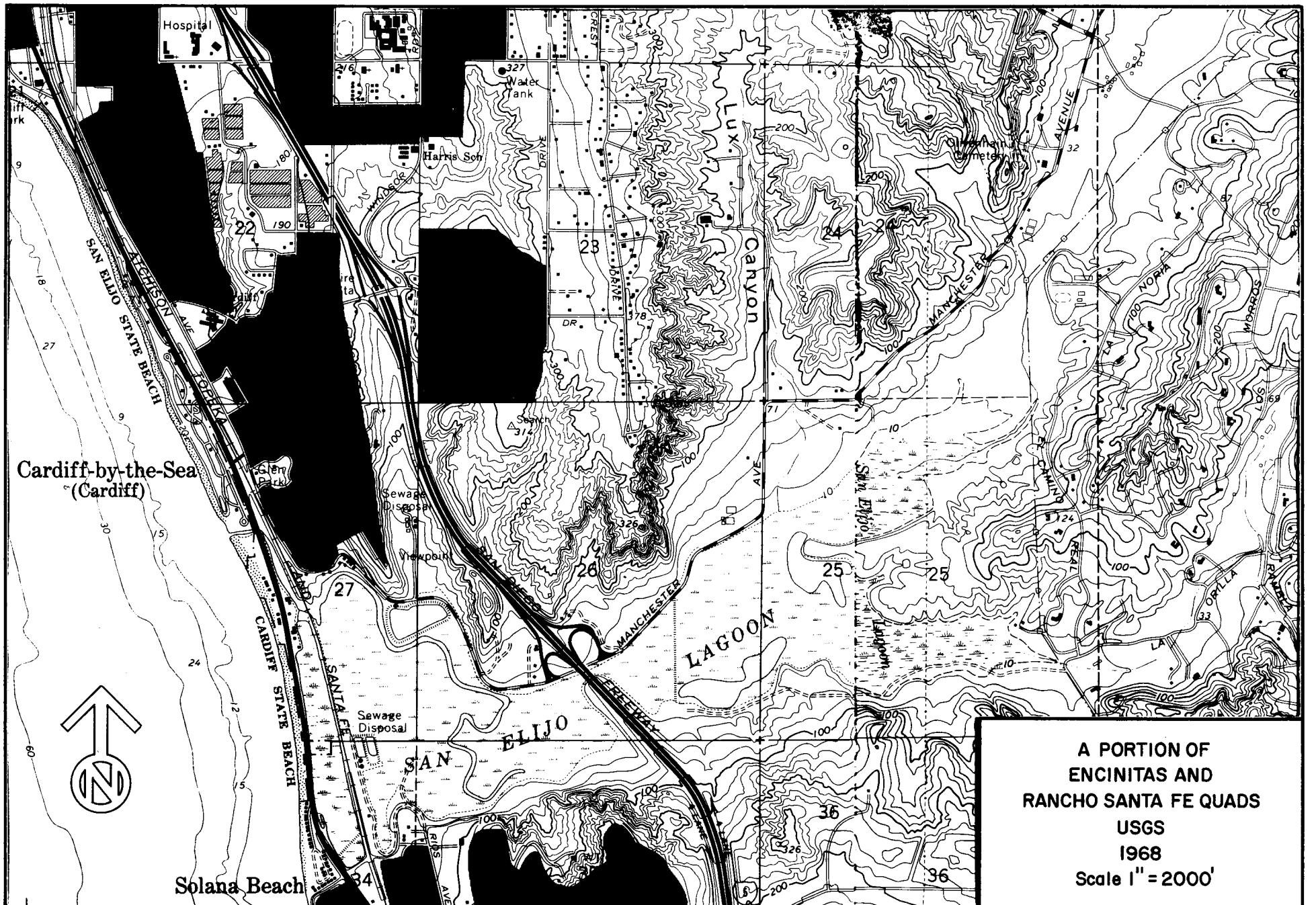
Surveyor General's Office
San Francisco California
April 19th 1881

Theo Wagner
Surv Genl Cal.

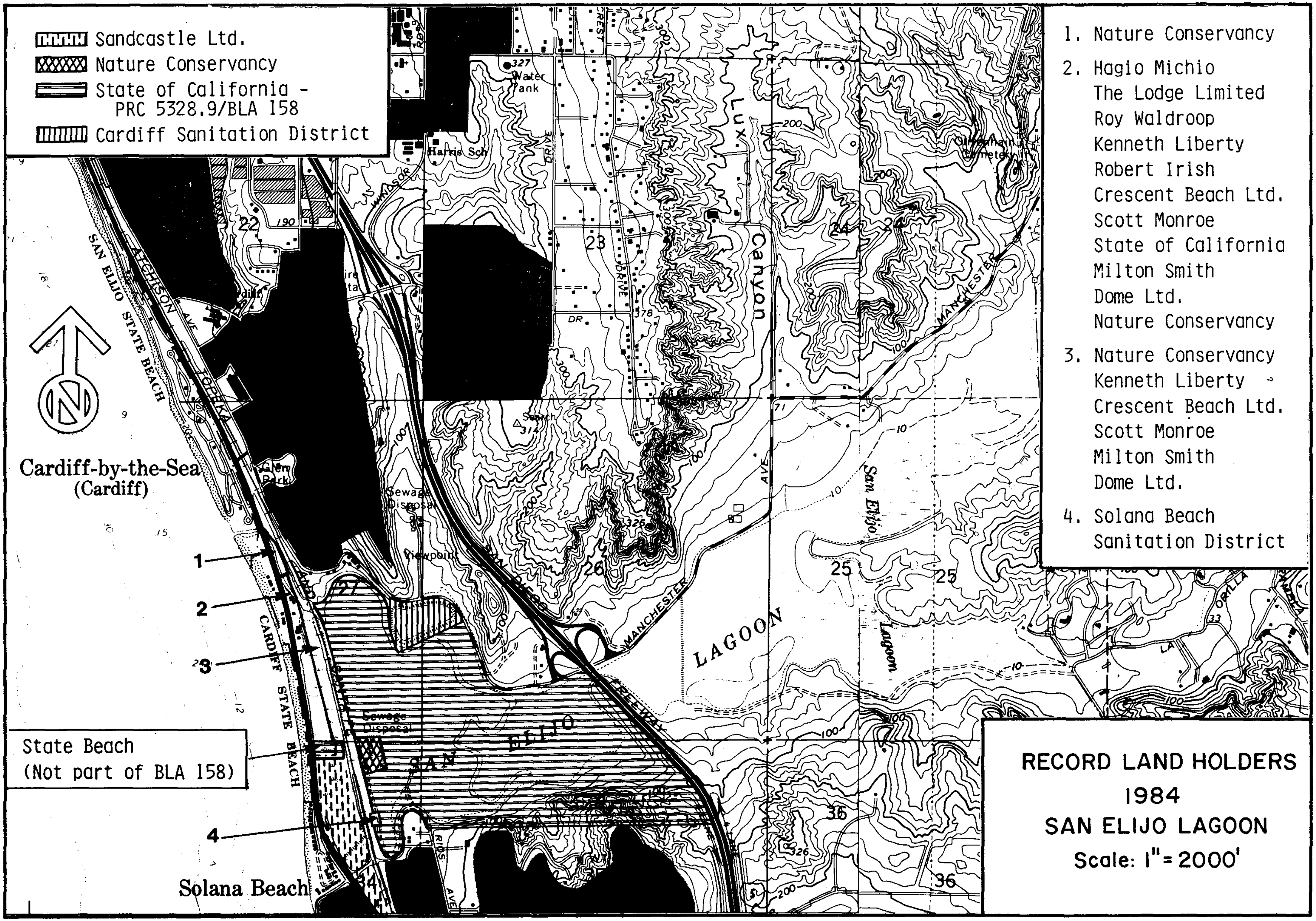
1881
TOWNSHIP PLAT

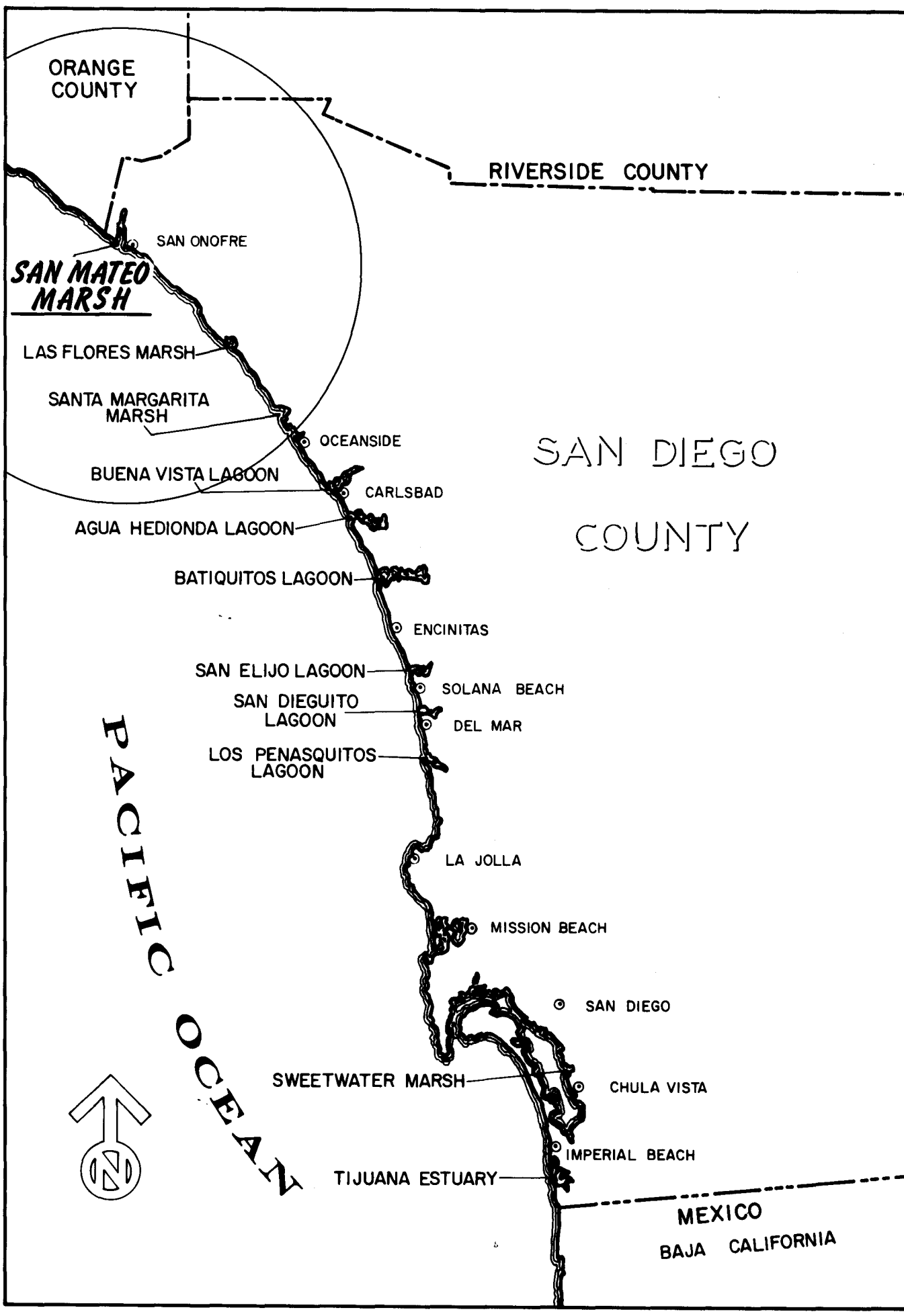
A PORTION OF USC & GS
TOPOGRAPHIC CHART
NO. T-1898
1887-88
Scale 1"=2000'
C
O
U
Valley
San
North American Datum

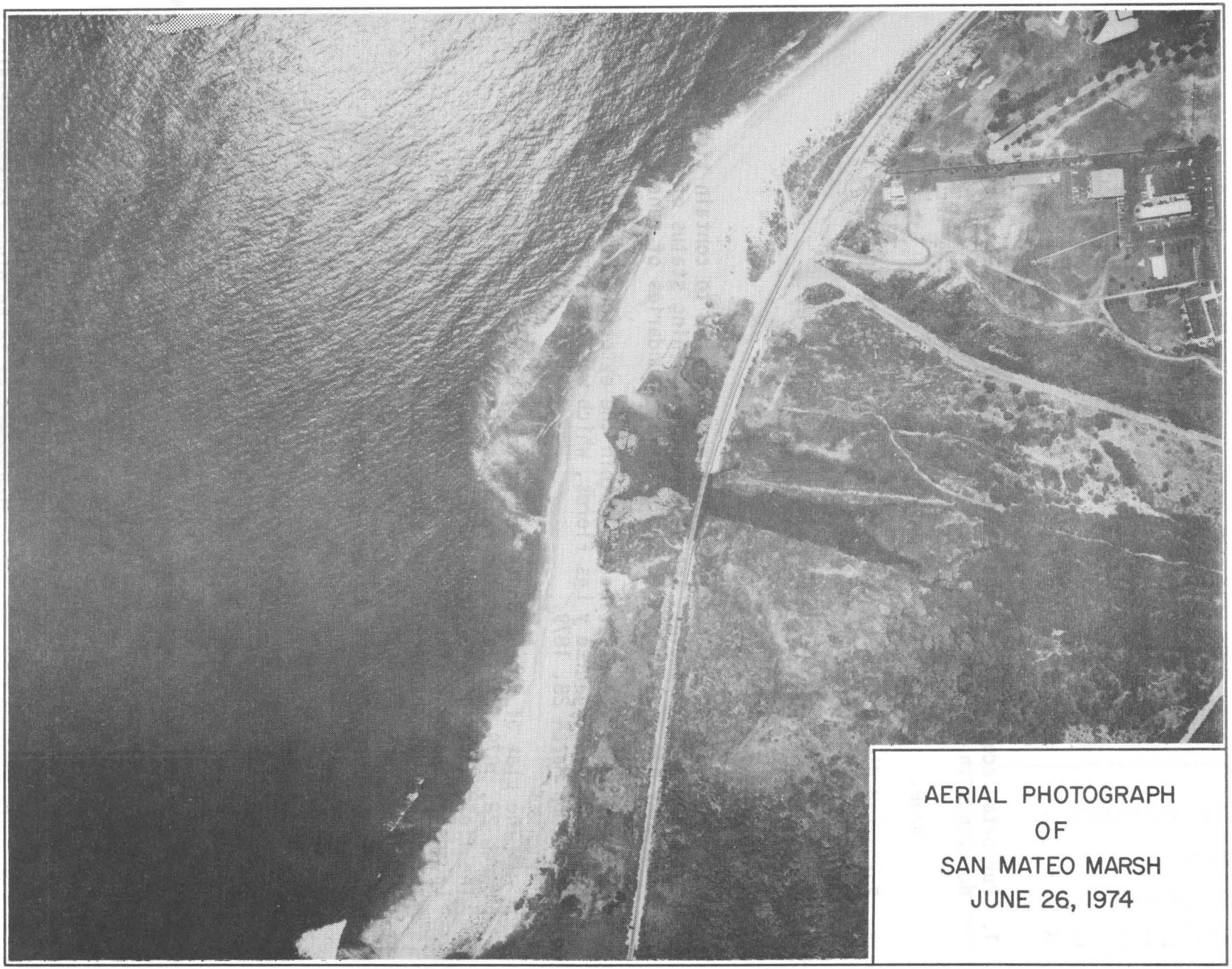
A PORTION OF USC & GS
AIR PHOTO COMPILATION
NO. T-5411
1934
Scale 1"=2000'



A PORTION OF
ENCINITAS AND
RANCHO SANTA FE QUADS
USGS
1968
Scale 1" = 2000'


Sandcastle Ltd.
Nature Conservancy
State of California - PRC 5328.9/BLA 158
Cardiff Sanitation District
1. Nature Conservancy
2. Hagio Michio
The Lodge Limited
Roy Waldroop
Kenneth Liberty
Robert Irish
Crescent Beach Ltd.
Scott Monroe
State of California
Milton Smith
Dome Ltd.
Nature Conservancy
3. Nature Conservancy
Kenneth Liberty
Crescent Beach Ltd.
Scott Monroe
Milton Smith
Dome Ltd.
4. Solana Beach
Sanitation District
State Beach
(Not part of BLA 158)
RECORD LAND HOLDERS
1984
SAN ELIJO LAGOON
Scale: 1" = 2000'
Cardiff-by-the-Sea
(Cardiff)
Solana Beach
SAN ELIJO STATE BEACH
CARDIFF STATE BEACH
Lux Canyon
San Elijo Lagoon
LAGOON
SAN ELIJO
MANCHESTER
FREEWAY
Sewage Disposal
Viewpoint
Harris Sch
Water Tank


ORANGE COUNTY
RIVERSIDE COUNTY
SAN ONOFRE
SAN MATEO MARSH
LAS FLORES MARSH
SANTA MARGARITA MARSH
OCEANSIDE
BUENA VISTA LAGOON
CARLSBAD
AGUA HEDIONDA LAGOON
BATIQUITOS LAGOON
ENCINITAS
SAN ELIJO LAGOON
SOLANA BEACH
SAN DIEGUITO LAGOON
DEL MAR
LOS PENASQUITOS LAGOON
LA JOLLA
MISSION BEACH
SAN DIEGO
SAN DIEGO COUNTY
PACIFIC OCEAN
SWEETWATER MARSH
CHULA VISTA
IMPERIAL BEACH
TIJUANA ESTUARY
MEXICO
BAJA CALIFORNIA
N



AERIAL PHOTOGRAPH
OF
SAN MATEO MARSH
JUNE 26, 1974

SAN MATEO MARSH

1. Purported acquisition by the State of California reflected by documents in the public record:

   None.

2. Purported disposition by the State of California reflected by documents in the public record:

   None.

3. Comments:

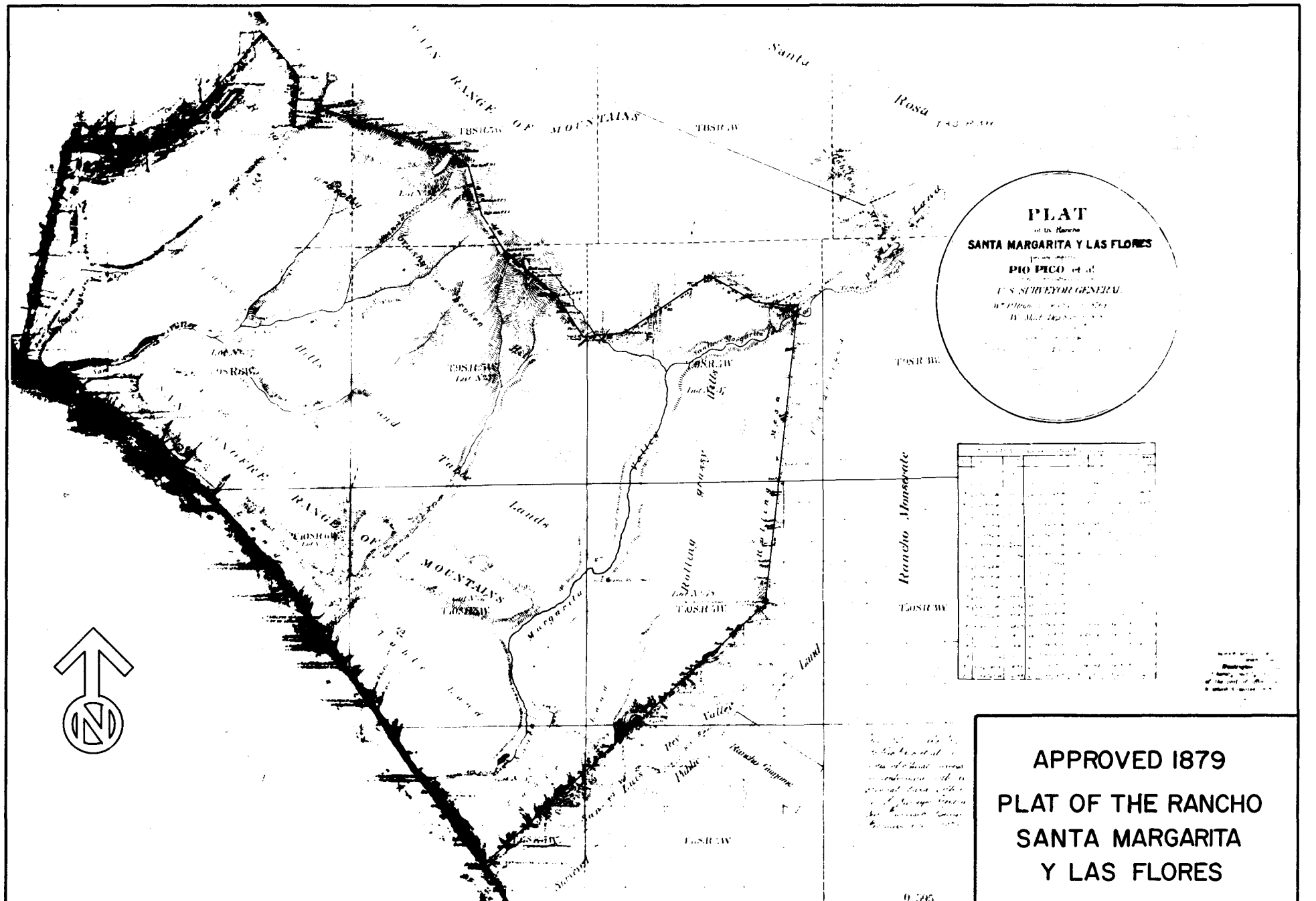
   The marsh in its natural condition, appeared to contain tide and submerged lands; however, see statement concerning status of such lands when they are located within the exterior boundaries of ranchos (page 2).

   San Mateo Marsh is located within the exterior boundaries of Rancho Santa Margarita y Las Flores, which was confirmed to Pio Pico, et al, on March 28, 1879.

   The plat of Rancho Santa Margarita y Las Flores approved March 28, 1879, indicates the rancho contained 133,440.78 acres. The field notes of the final survey makes reference to an "open Laguna" (lagoon) at the station in the area of San Mateo Marsh, but it was not meandered. The survey was conducted in 1876, 1877 and 1878 by Wm. P. Reynolds and Wm. Minto, Deputy Surveyors.

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

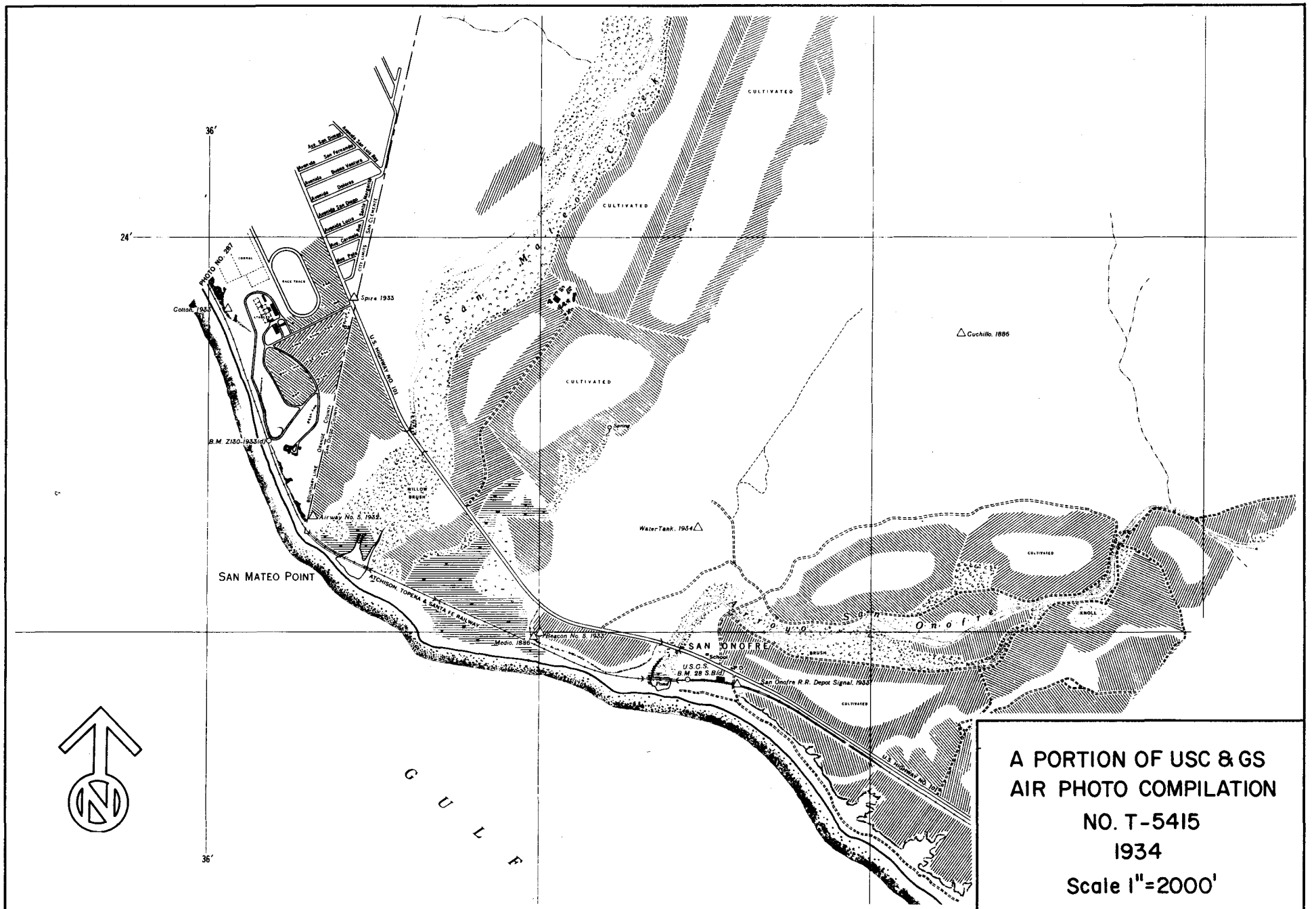
February 1, 1985



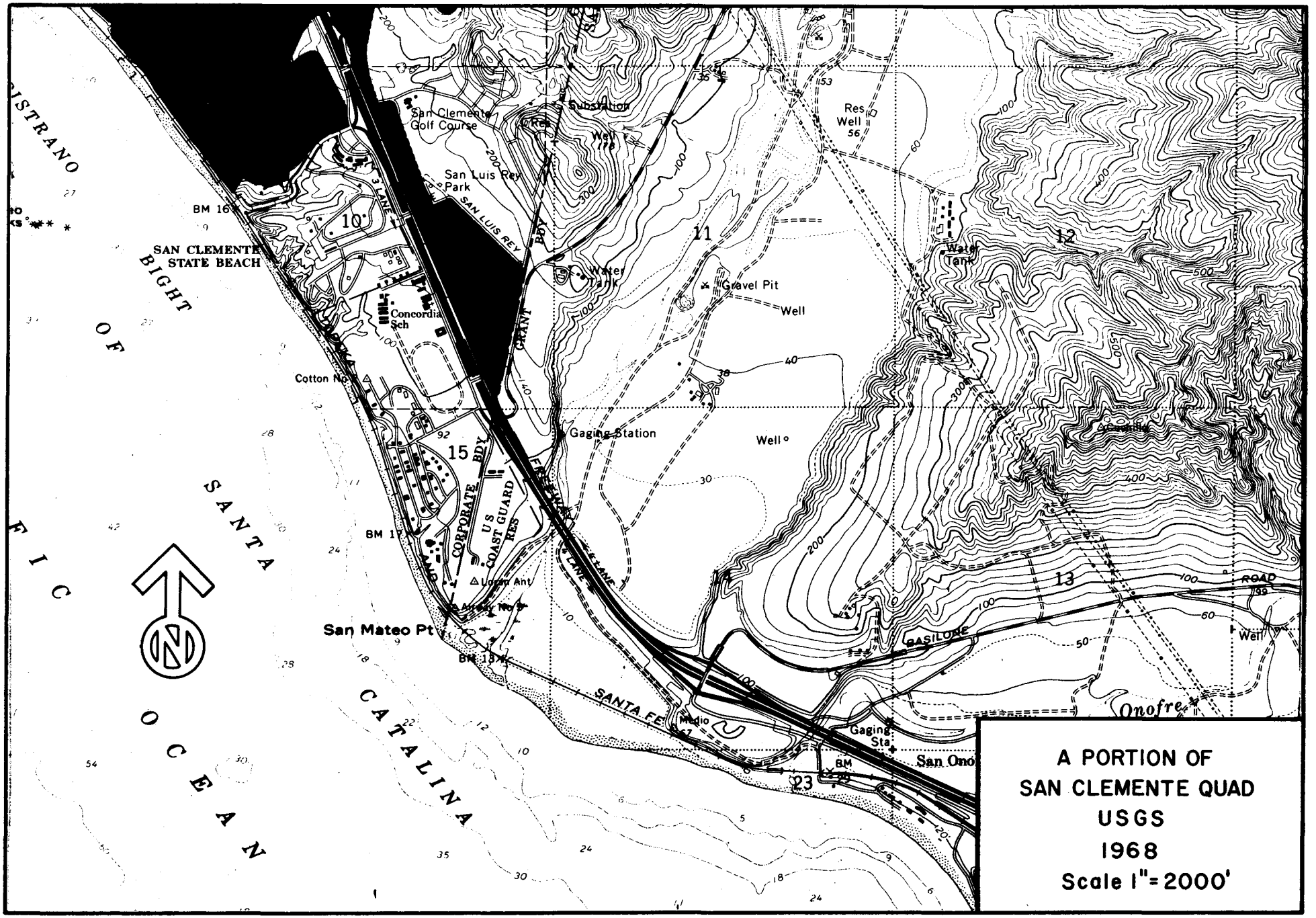
APPROVED 1879

PLAT OF THE RANCHO
SANTA MARGARITA
Y LAS FLORES

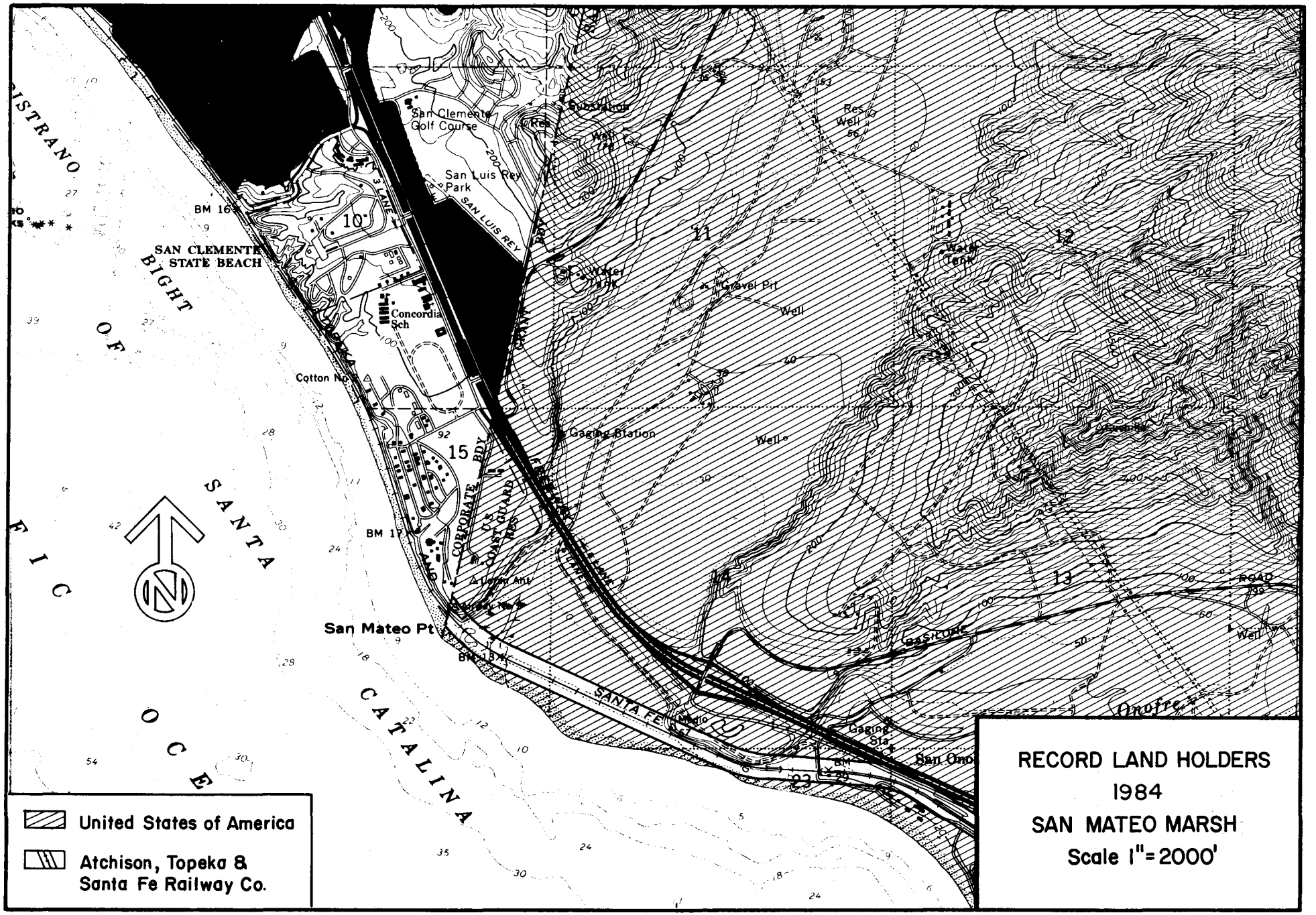
A PORTION OF
USC & GS COAST CHART
NO. T-2016
1889
Scale 1"=2000'
S
P
A

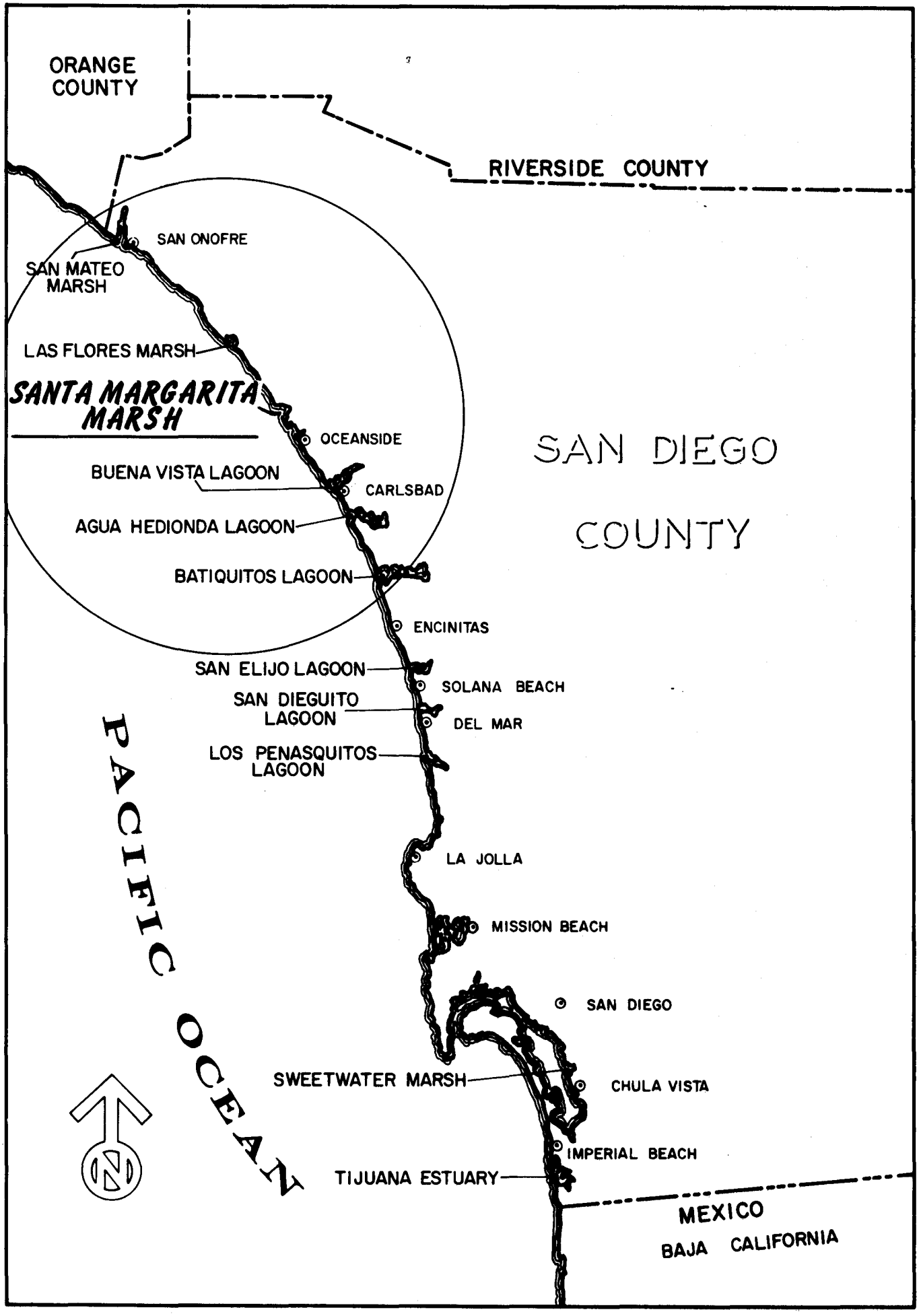


A PORTION OF USC & GS
AIR PHOTO COMPILATION
NO. T-5415
1934
Scale 1"=2000'



A PORTION OF
SAN CLEMENTE QUAD
USGS
1968
Scale 1"= 2000'


RECORD LAND HOLDERS
1984
SAN MATEO MARSH
Scale 1"=2000'
United States of America
Atchison, Topeka & Santa Fe Railway Co.
SAN CLEMENTE STATE BEACH
San Clemente Golf Course
San Luis Rey Park
SAN LUIS REY
Concordia Sch
Cotton No
Gaging Station
Gravel Pit
Water Tank
Res
Well
Substation
CORPORATE BDY
U.S. COAST GUARD RES
San Mateo Pt
SANTA FE
BASILONE
ROAD
Onofre
Gaging Sta
San Ono
BM 16
BM 17
BM 13
10
11
12
13
15
23
SANTA CATALINA
OCEAN
BIGHT OF SANTA
FIC
ISTRANO


ORANGE COUNTY
RIVERSIDE COUNTY
SAN ONOFRE
SAN MATEO MARSH
LAS FLORES MARSH
SANTA MARGARITA MARSH
OCEANSIDE
BUENA VISTA LAGOON
CARLSBAD
AGUA HEDIONDA LAGOON
BATIQUITOS LAGOON
ENCINITAS
SAN ELIJO LAGOON
SOLANA BEACH
SAN DIEGUITO LAGOON
DEL MAR
LOS PENASQUITOS LAGOON
LA JOLLA
MISSION BEACH
SAN DIEGO
SWEETWATER MARSH
CHULA VISTA
IMPERIAL BEACH
TIJUANA ESTUARY
MEXICO
BAJA CALIFORNIA
SAN DIEGO COUNTY
PACIFIC OCEAN
N

AERIAL PHOTOGRAPH
OF
SANTA MARGARITA MARSH
FEBRUARY 18, 1975

SANTA MARGARITA MARSH

1. Purported acquisition by the State of California reflected by documents in the public record:

   None.

2. Purported disposition by the State of California reflected by documents in the public record:

   None.

3. Comments:

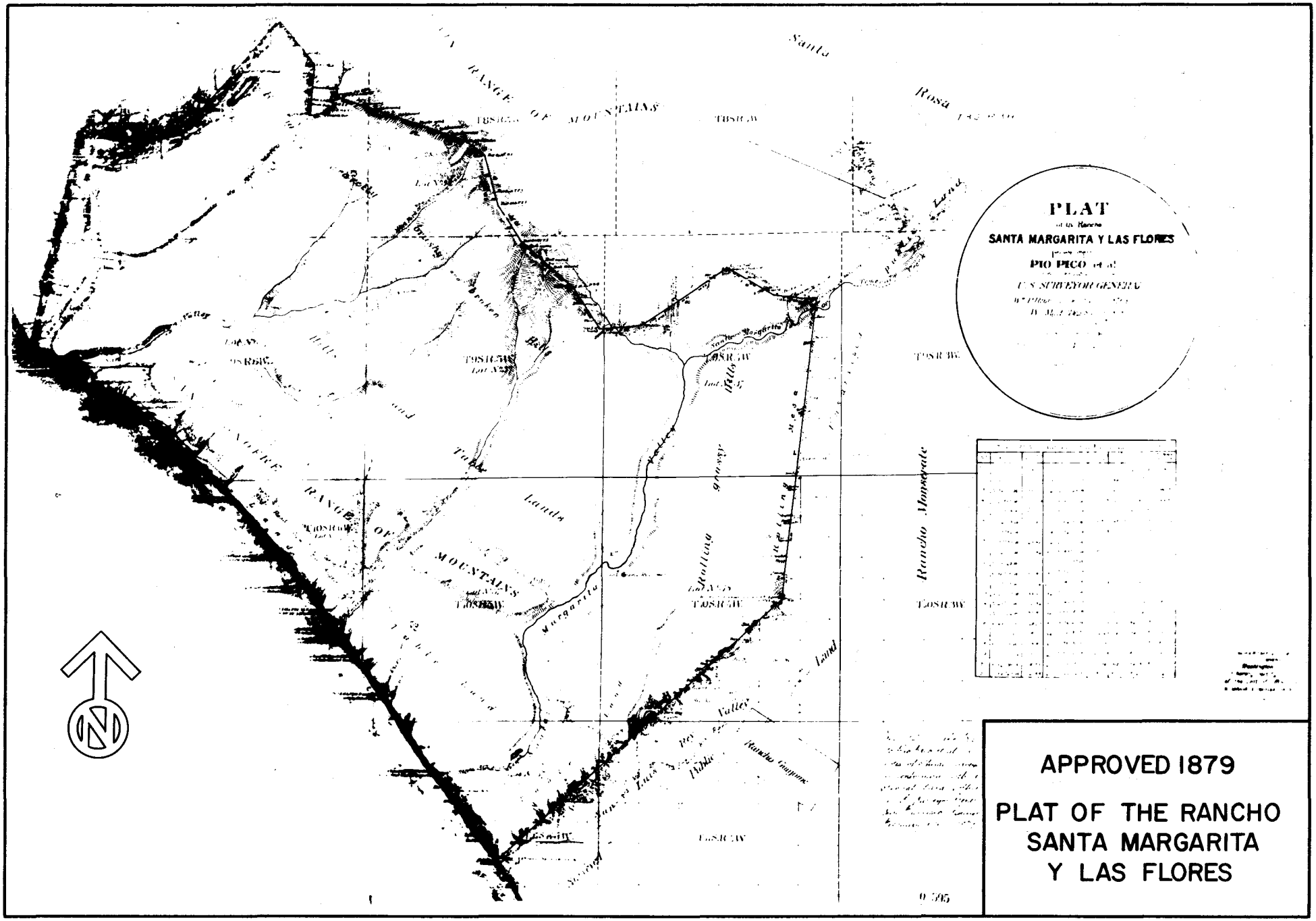
   The marsh, in its natural condition, appeared to contain tide and submerged lands; however, see statement concerning status of such lands when they are located within the exterior boundaries of ranchos (page 2).

   Santa Margarita Marsh is located within the exterior boundaries of Rancho Santa Margarita y Las Flores, which was confirmed to Pio Pico, et al, on March 28, 1879.

   The plat of Rancho Santa Margarita y Las Flores, approved March 28, 1879, indicates the rancho contained 133,440.78 acres. The field notes of the final survey refers to the marshy land of Santa Margarita Creek, but it was not meandered. The survey was conducted in 1876, 1877 and 1878, by Wm. P. Reynolds and Wm. Minto, Deputy Surveyors.

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

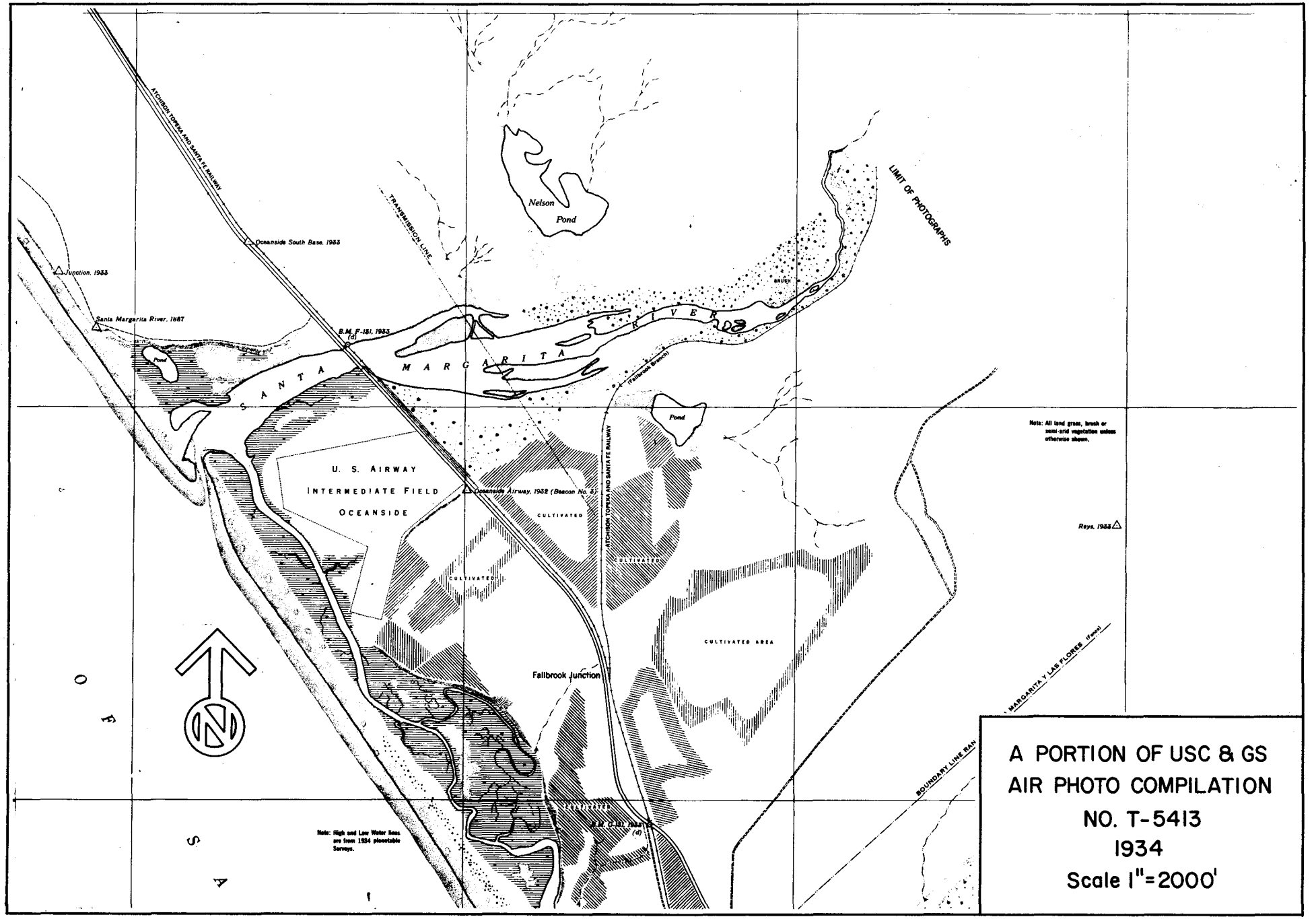
February 1, 1985



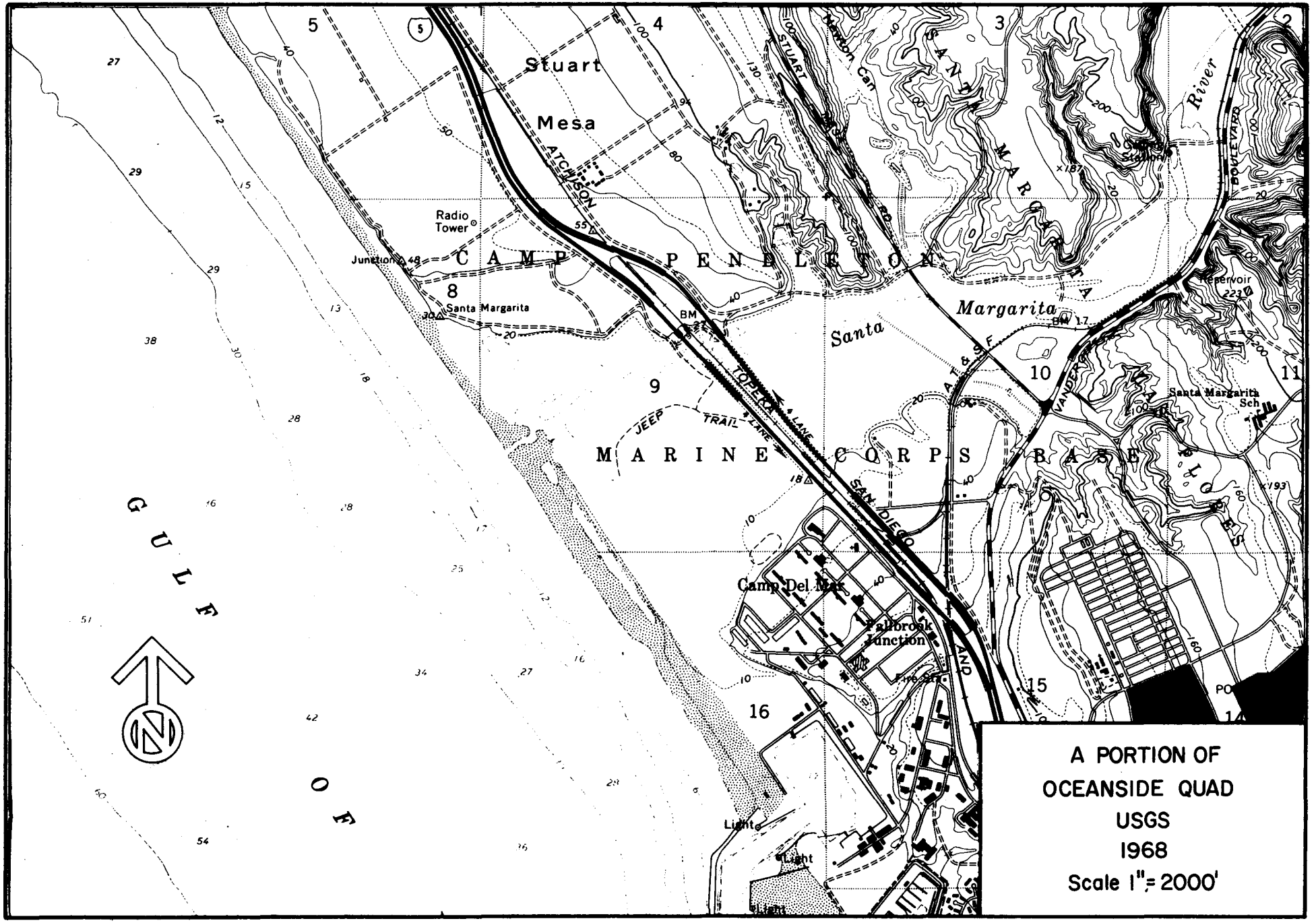
APPROVED 1879

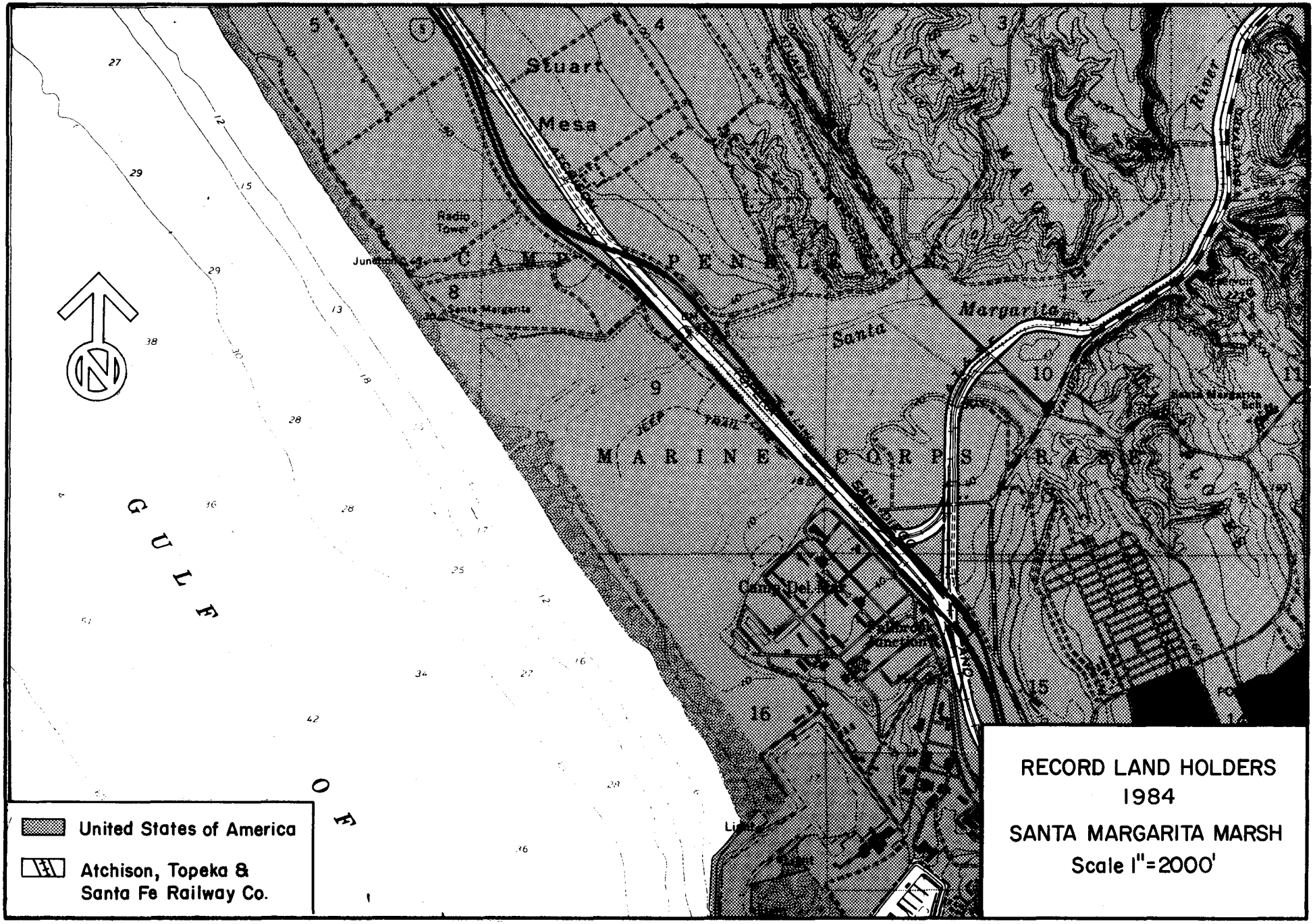
PLAT OF THE RANCHO
SANTA MARGARITA
Y LAS FLORES

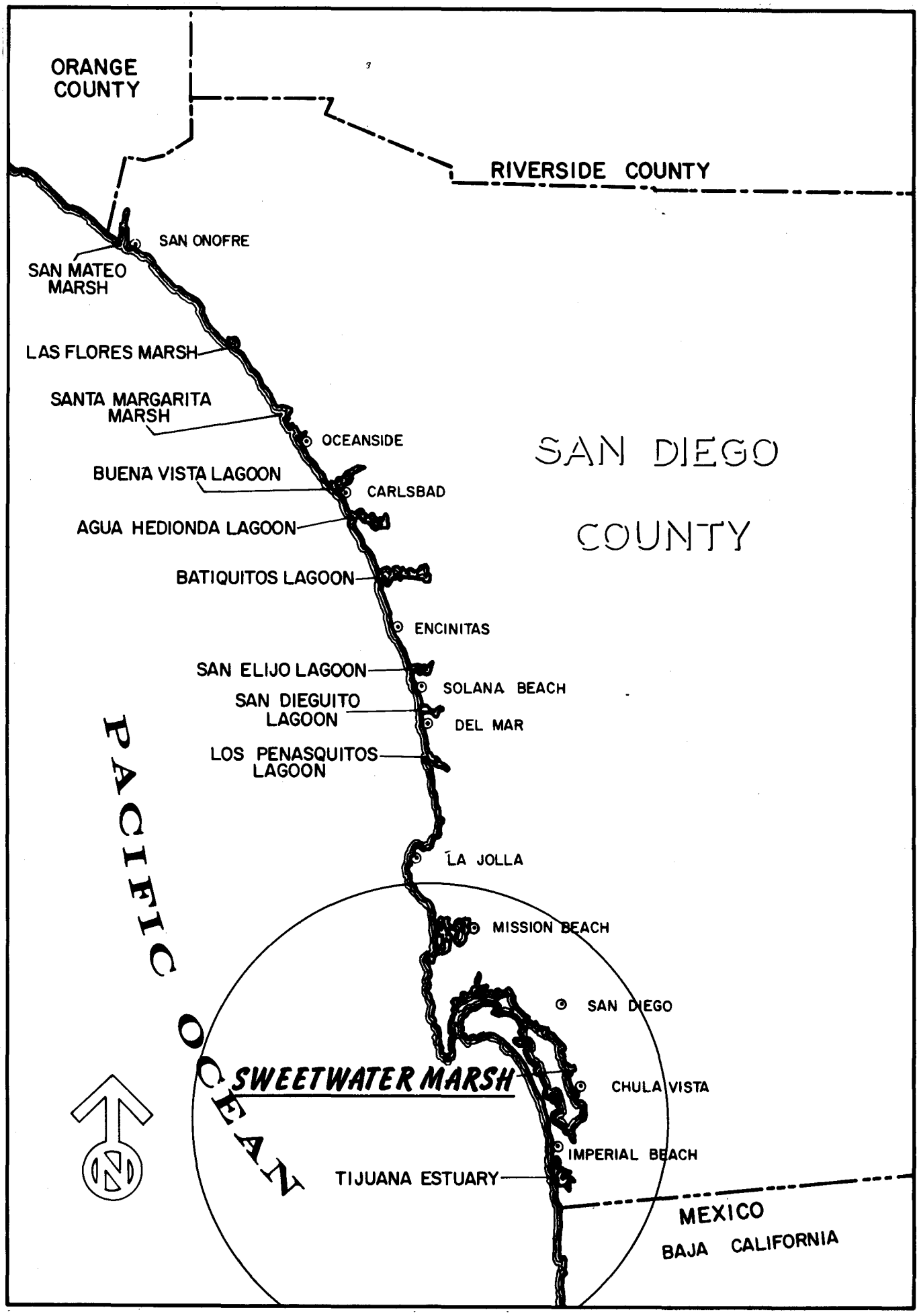
A PORTION OF USC & GS
TOPOGRAPHIC CHART
NO. T-1900
1887-88
Scale 1"= 2000'
E
1
F
C
CALIFORNIA SOUTHERN RAIL
RAIL ROAD

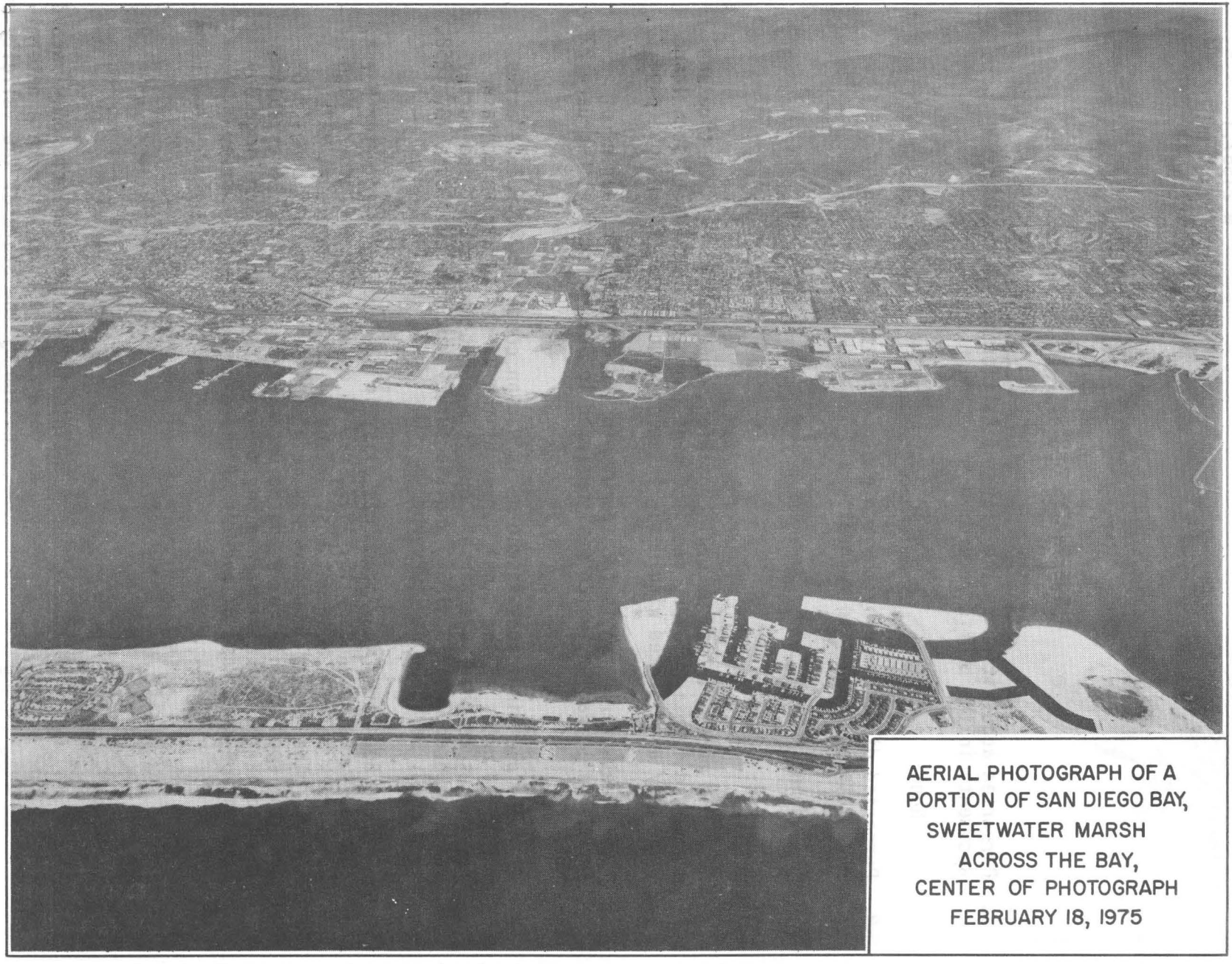


A PORTION OF USC & GS
AIR PHOTO COMPILATION
NO. T-5413
1934
Scale 1"=2000'


Stuart
Mesa
ATCHISON
Radio
Tower
Junction
CAMP PENDLETON
Santa Margarita
BM
Santa
Margarita
River
Reservoir
Santa Margarita
Sch
MARINE CORPS BASE
JEEP TRAIL
TOPEKA
SAN DIEGO
AND
Camp Del Mar
Fallbrook
Junction
Fire Sta
Light
GULF OF
A PORTION OF
OCEANSIDE QUAD
USGS
1968
Scale 1" = 2000'


Stuart
Mesa
CAMP PENDLETON
MARINE CORPS BASE
Santa Margarita
GULF
OF
United States of America
Atchison, Topeka & Santa Fe Railway Co.
RECORD LAND HOLDERS
1984
SANTA MARGARITA MARSH
Scale 1"=2000'


ORANGE COUNTY
RIVERSIDE COUNTY
SAN ONOFRE
SAN MATEO MARSH
LAS FLORES MARSH
SANTA MARGARITA MARSH
OCEANSIDE
BUENA VISTA LAGOON
CARLSBAD
AGUA HEDIONDA LAGOON
BATIQUITOS LAGOON
ENCINITAS
SAN ELIJO LAGOON
SOLANA BEACH
SAN DIEGUITO LAGOON
DEL MAR
LOS PENASQUITOS LAGOON
LA JOLLA
MISSION BEACH
SAN DIEGO
SAN DIEGO COUNTY
PACIFIC OCEAN
SWEETWATER MARSH
CHULA VISTA
IMPERIAL BEACH
TIJUANA ESTUARY
MEXICO
BAJA CALIFORNIA
N



AERIAL PHOTOGRAPH OF A
PORTION OF SAN DIEGO BAY,
SWEETWATER MARSH
ACROSS THE BAY,
CENTER OF PHOTOGRAPH
FEBRUARY 18, 1975

SWEETWATER MARSH

1. Purported acquisition by the State of California reflected by documents in the public record:

   None.

2. Purported disposition by the State of California reflected by documents in the public record:

   None.

3. Comments:

   The marsh, in its natural condition, appeared to contain tide and submerged lands; however, see statement concerning status of such lands when they are located within the exterior boundaries of ranchos (page 2).

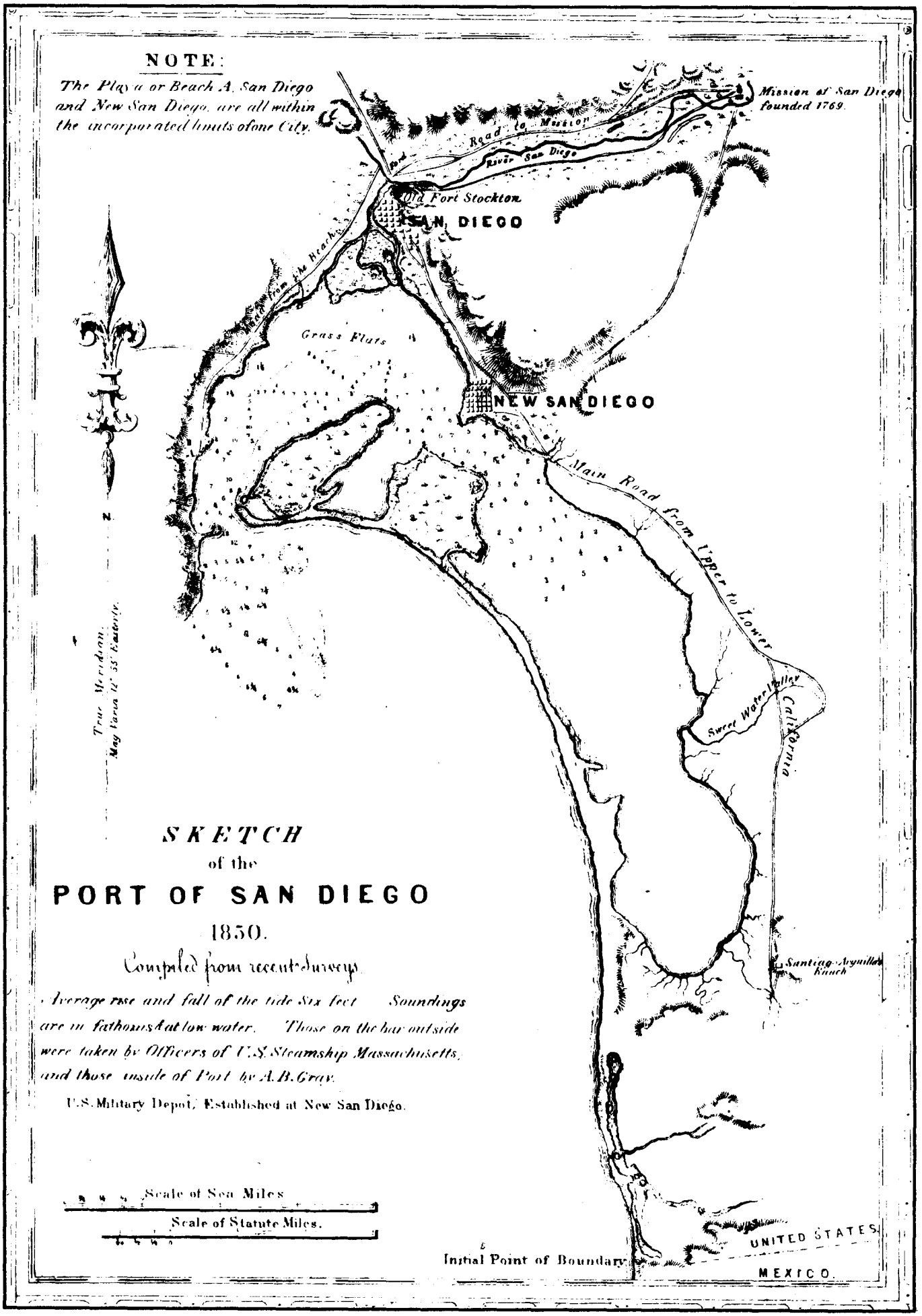
   Sweetwater Marsh is located within the exterior boundaries of Rancho de la Nacion, which was confirmed to Juan Forster on February 27, 1866.

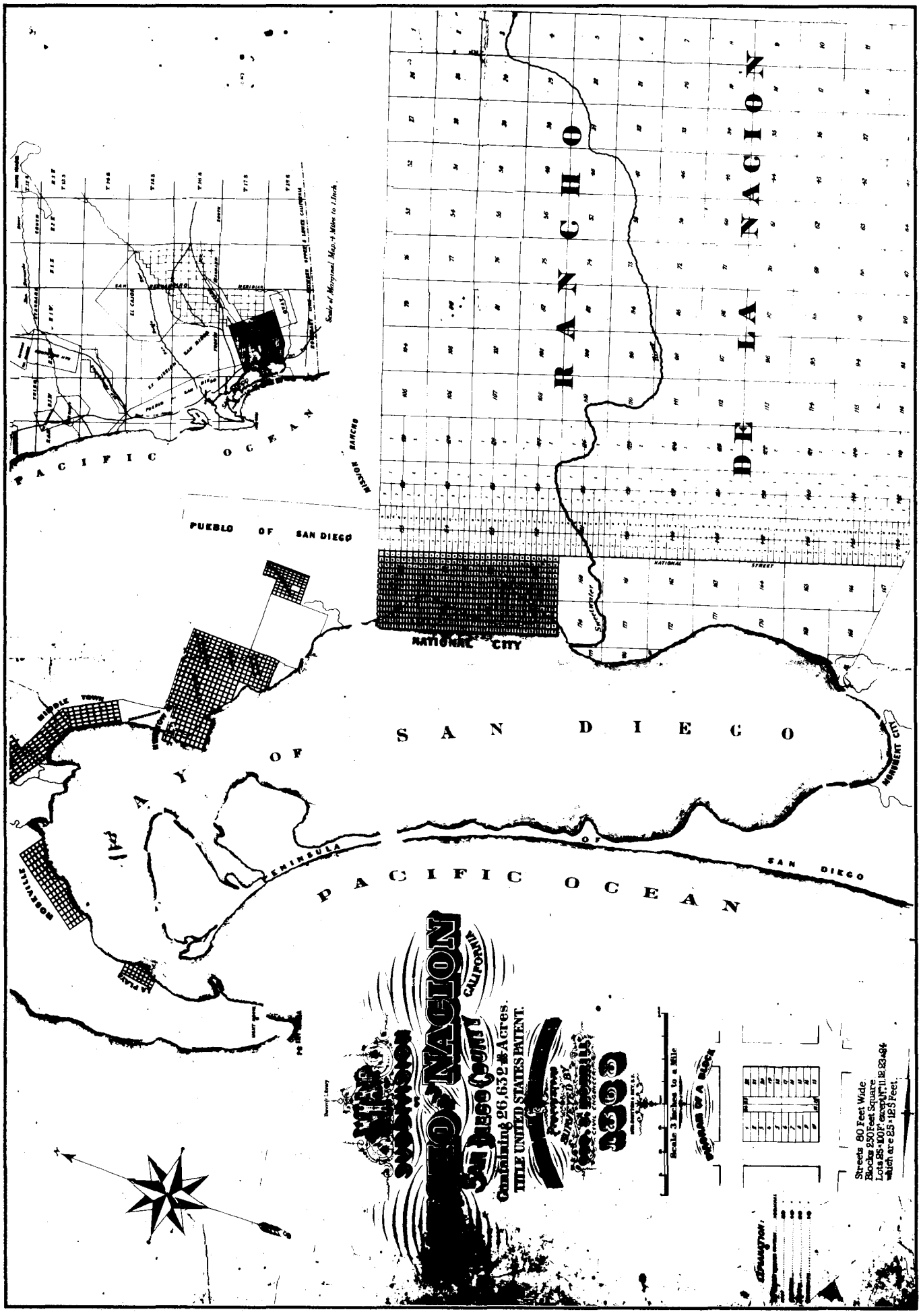
   The plat indicates Rancho de la Nacion contained 26,631.94 acres. The field notes of the final survey of the Rancho La Nacion contain references to the "Salt Marsh", but it was not meandered. The survey was commenced June 13, 1858, and the survey was completed June 18, 1858, by John C. Hays, Deputy Surveyor.

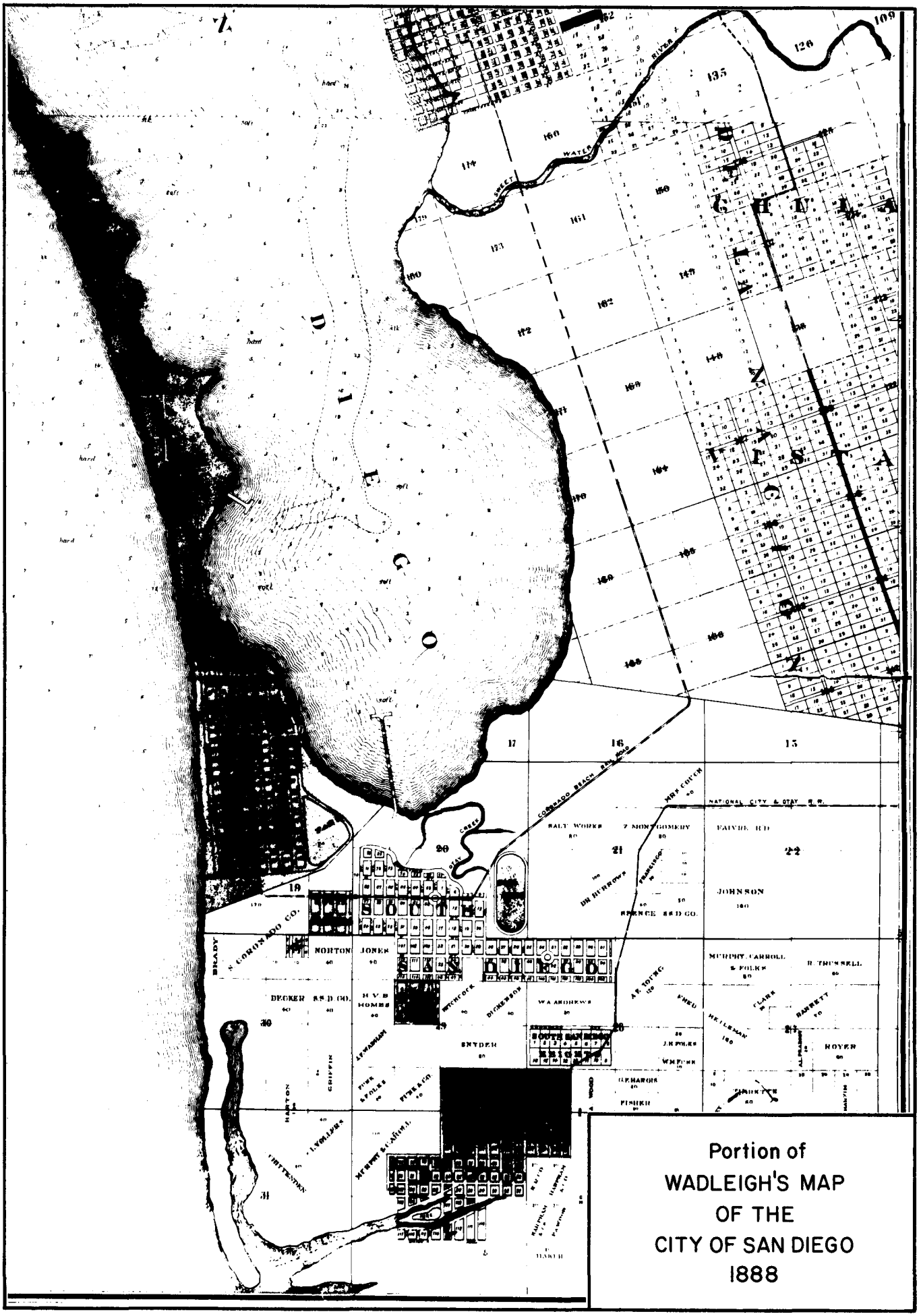
   Two Boundary Line Agreements exist in the area of Sweetwater Marsh. BLA No. 4, dated January 15, 1947, was to establish the Ordinary High Water Mark between Monument Nos. 48 and 84 of the d'Hemecourt MHTL Survey. The natural boundary was being obliterated by the deposit of dredging spoils. BLA No. 9, dated December 18, 1950, was to establish the Ordinary High Water Mark along the easterly side of San Diego Bay between Monument Nos. 87 and 124 of the d'Hemecourt MHTL Survey.

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

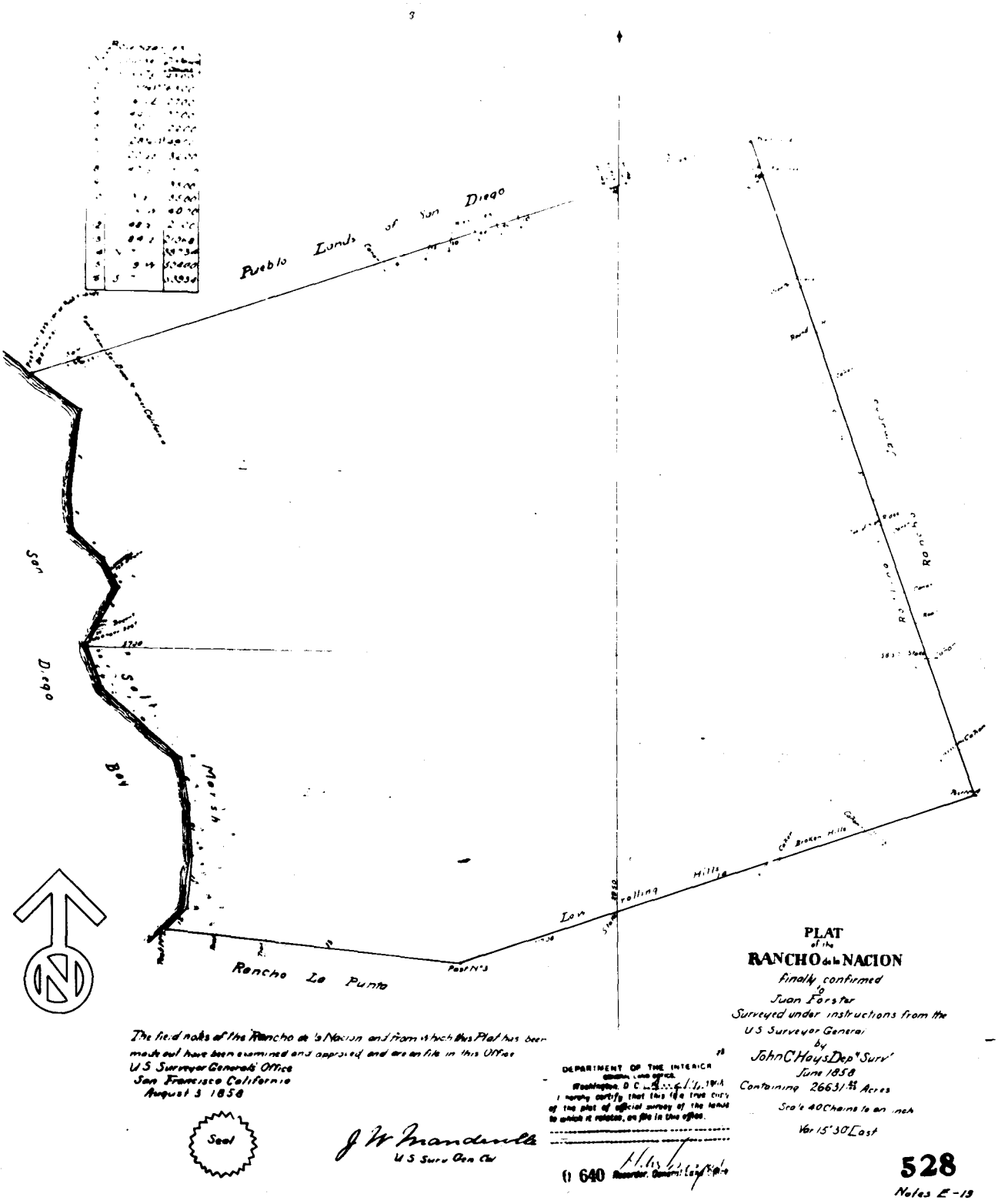
February 1, 1985


NOTE:
The Playa or Beach A. San Diego and New San Diego, are all within the incorporated limits of one City.
Mission at San Diego founded 1769.
Road to Mission
Road
River San Diego
Old Fort Stockton
SAN DIEGO
Road from the Beaches
Grass Flats
NEW SAN DIEGO
Main Road from Upper to Lower
Sweet Water Valley
California
Santiago Arguello's Ranch
True Meridian.
Mag. Varia. 12° 35' Easterly.
N.
SKETCH
of the
PORT OF SAN DIEGO
1850.
Compiled from recent surveys.
Average rise and fall of the tide Six feet. Soundings are in fathoms at low water. Those on the bar outside were taken by Officers of U.S. Steamship Massachusetts, and those inside of Port by A.B. Gray.
U.S. Military Depot, Established at New San Diego.
Scale of Sea Miles
Scale of Statute Miles.
Initial Point of Boundary
UNITED STATES
MEXICO.


RANCHO DE LA NACION
PACIFIC OCEAN
PUEBLO OF SAN DIEGO
NATIONAL CITY
MISSION RANCHO
NATIONAL STREET
Sweetwater
SAN DIEGO
BAY OF
PENINSULA OF SAN DIEGO
PACIFIC OCEAN
MIDDLE TOWN
MOSEVILLE
LA PLAYA
NORMENT CITY
Scale of Marginal Map, 4 Miles to 1 Inch.
RANCHO DE LA NACION
SAN DIEGO COUNTY CALIFORNIA
Containing 26,632 Acres.
TITLE UNITED STATES PATENT.
Scale 3 Inches to a Mile
Streets 80 Feet Wide.
Blocks 250 Feet Square
Lots 25×100 F. except No. 11, 12, 23 & 24
which are 25×125 Feet.



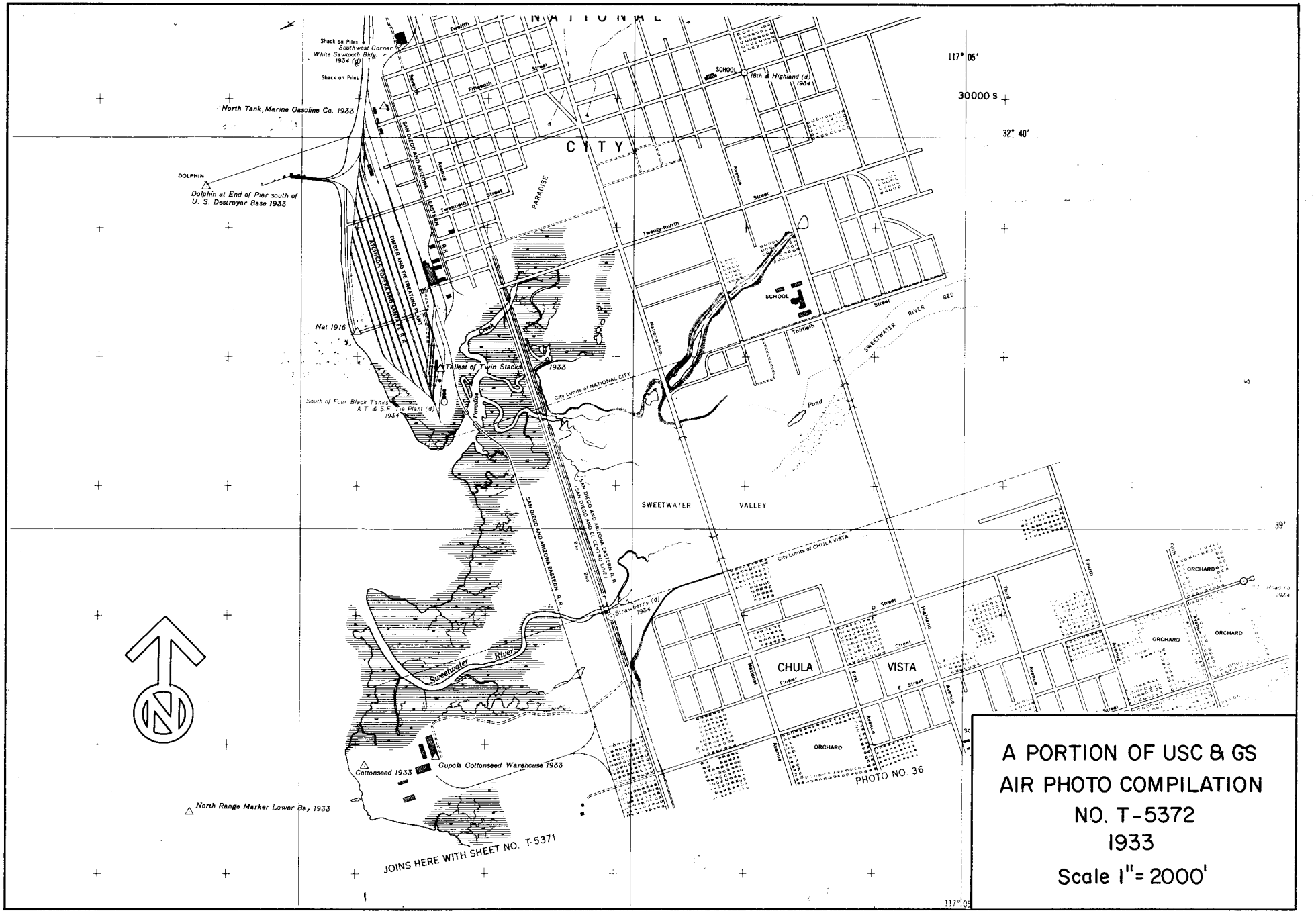
Portion of
WADLEIGH'S MAP
OF THE
CITY OF SAN DIEGO
1888



1858

PLAT OF THE
RANCHO DE LA NACION

A PORTION OF
USC & GS CHART
NO. T-1808
1887
Scale 1"=2000'
Magnetic North
N
D
I
E
G
O

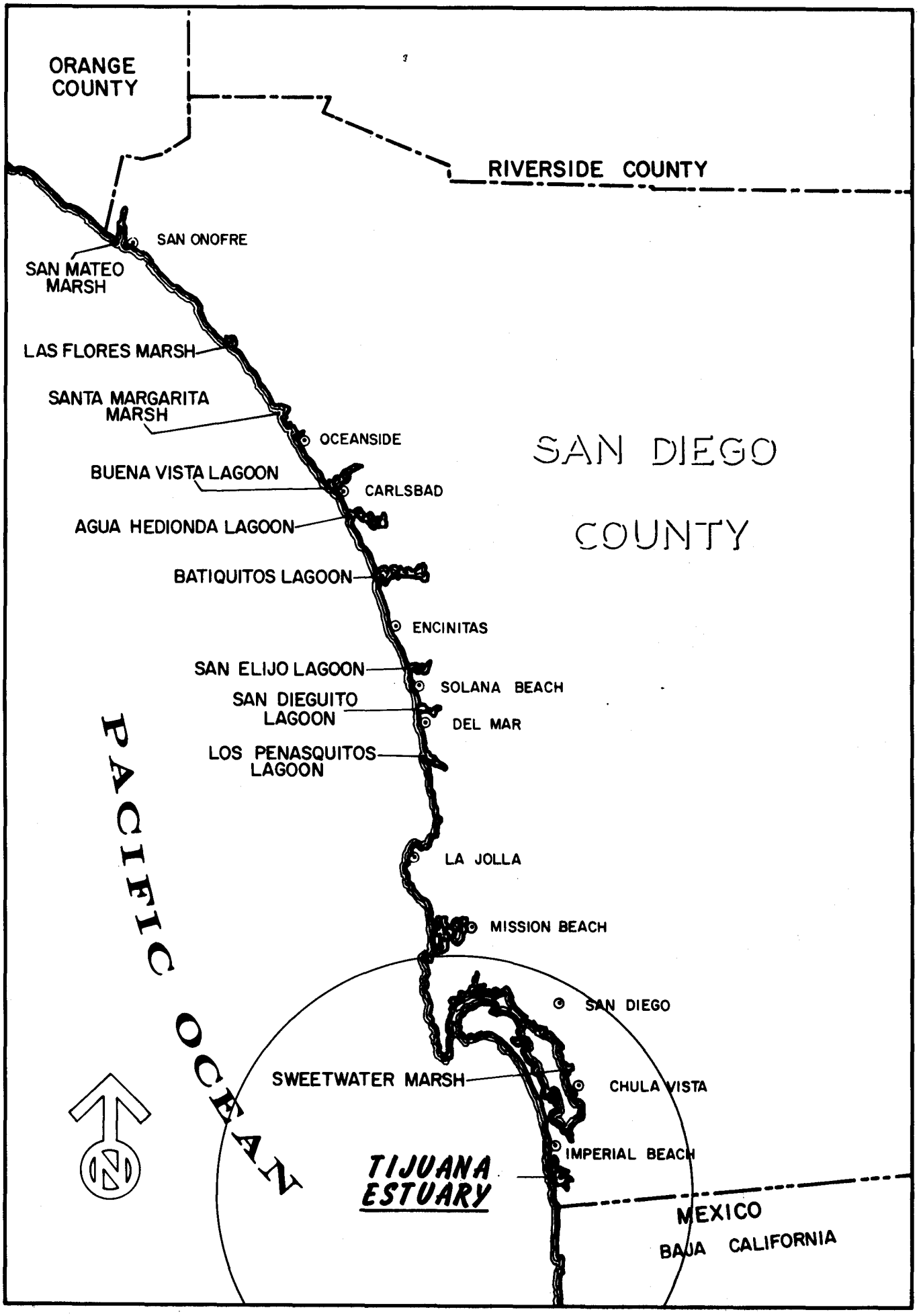


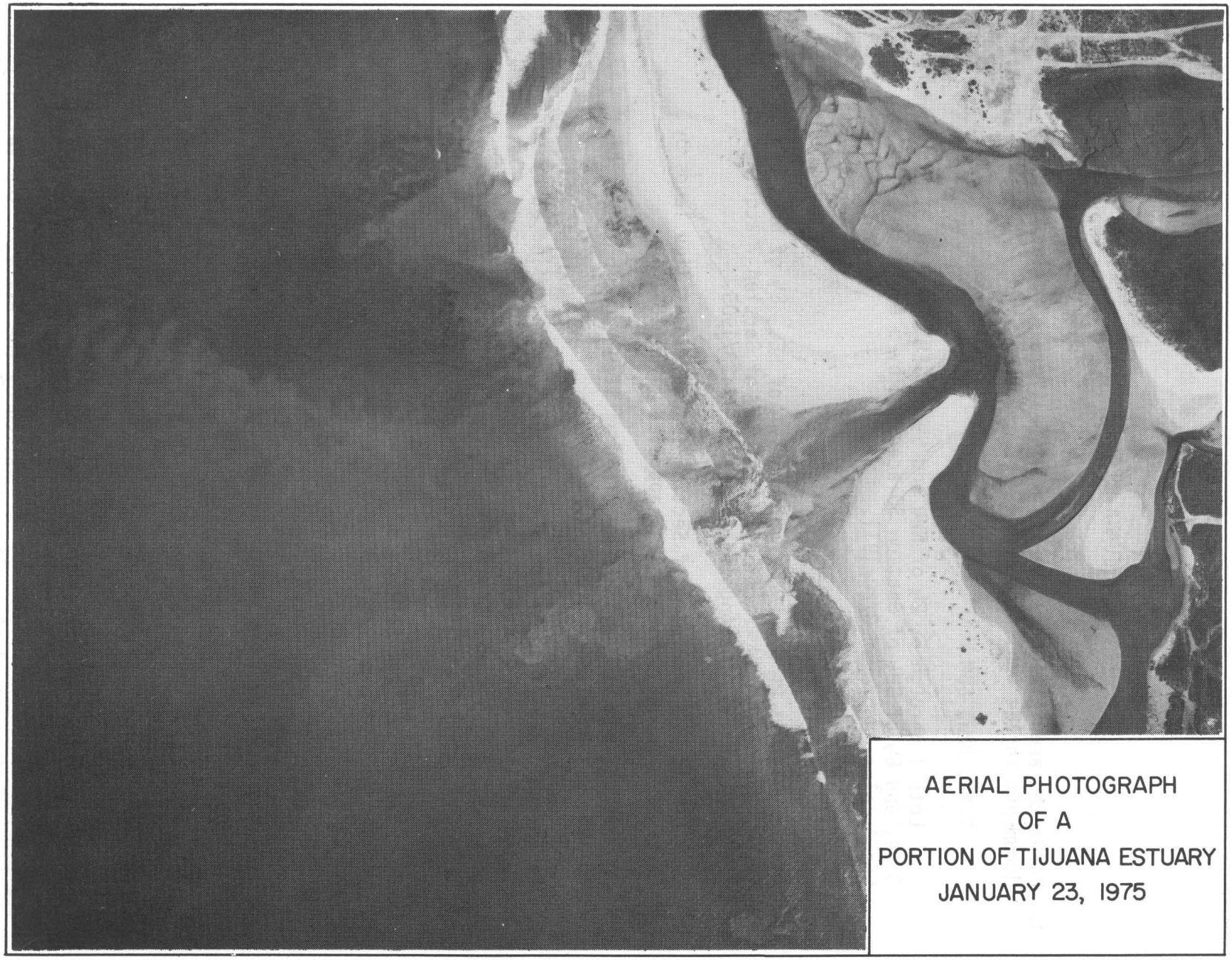
A PORTION OF USC & GS
AIR PHOTO COMPILATION
NO. T-5372
1933
Scale 1" = 2000'

A PORTION OF
NATIONAL CITY QUAD
USGS
1967
Scale 1"=2000'

RECORD LAND HOLDERS
1985
SWEETWATER MARSH
Scale 1" = 2000'
San Diego & Arizona Eastern Railway Co.
Santa Fe Land Improvement Co.
Ioannis Merziotis
Joeneal Street Tr.
San Diego Gas & Electric Co.
Southern Pacific Transportation Co.
SAN DIEGO
Tidal Flat
Seaplane Runway
Paradise
MONTGOMERY
ARIZONA EASTERN
SAN DIEGO
NATIONAL CITY
CHULA VISTA
CORP BDY
Sweetwater RD
Sweetwater River
Bonita Golf Course
Drive-in Theater
TROUSDALE ST
General Roca Park
Feaster Sch
Trailer Park
Hospital
Vista
CORONADO

BOUNDARY LINE AGREEMENTS
NO.4-1947 NO. 9-1950
SWEETWATER MARSH
Scale 1"=2000'
Seaplane Runway
SAN DIEGO BAY
CHULA VISTA NATIONAL CITY
CORONADO
Paradise
MONTGOMERY
ARIZONA EASTERN
SAN DIEGO
FREEWAY
Sweetwater
River
Bonita Golf Course
Drive-in Theater
General Roca Park
Trailer Park
Hospital
Sewage Disposal
Tidal Flat
BLA 4
BLA 9
T17S
T18S
Res
Cottonwood
Vista


ORANGE COUNTY
RIVERSIDE COUNTY
SAN ONOFRE
SAN MATEO MARSH
LAS FLORES MARSH
SANTA MARGARITA MARSH
OCEANSIDE
BUENA VISTA LAGOON
CARLSBAD
AGUA HEDIONDA LAGOON
BATIQUITOS LAGOON
ENCINITAS
SAN ELIJO LAGOON
SOLANA BEACH
SAN DIEGUITO LAGOON
DEL MAR
LOS PENASQUITOS LAGOON
LA JOLLA
MISSION BEACH
SAN DIEGO
SAN DIEGO COUNTY
PACIFIC OCEAN
SWEETWATER MARSH
CHULA VISTA
IMPERIAL BEACH
TIJUANA ESTUARY
MEXICO
BAJA CALIFORNIA
N



AERIAL PHOTOGRAPH
OF A
PORTION OF TIJUANA ESTUARY
JANUARY 23, 1975

TIJUANA ESTUARY

1. Purported acquisition by the State of California reflected by documents in the public record:

T18S, R2W, SBM.

Lots 1 through 5, E½ of NW¼ and S½ of SE¼, Section 31, and Lots 3, 4, and E½ of SW¼ of Section 30 acquired by S & O Patent 155, Los Angeles, approved 3/20/1911.

T19S, R2W, SBM.

Fractional W½ of NE¼, fractional W½ of SE¼, E½ of NE¼, and E½ of SE¼ of Section 6 and fractional W½ of NE¼ of Section 7 acquired by S & O Patent 130, Los Angeles, approved 11/23/1905.

NE¼ of NE¼ and Lot 1 of Section 7 acquired as lieu lands by Clear List No. 20, Los Angeles, approved 11/19/1891.

NW¼ of NW¼ of Section 8 acquired as lieu lands by Clear List No. 29, Los Angeles, approved 10/22/1910.

2. Purported disposition by the State of California reflected by documents in the public record:

Desc.	Patentee	Date	S & O Location
T18S, R2W, SBM, Section 30			
Lots 3 and 4, and E½ of SW¼	Western Salt Co.	3/11/1903	3564
Section 31			
Lots 1 thru 5, E½ of NW¼ and SW¼ of SE¼	Western Salt Co.	3/11/1903	3564
SE¼ of SE¼	W. R. Guy	2/04/1908	3763

This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

February 1, 1985

Desc.	Patentee	Date	S & O Location
T19S, R2W, SBM, Section 6			
Fractional W½ of E½	J. E. Coggeshall	12/30/1907	3733
NE¼ of SE¼	W. R. Guy	2/04/1908	3763
			S & O Survey
E½ of NE¼	A. G. Lawrey	1/27/1913	SD 2
SE¼ of SE¼	D. T. Fowler	8/12/1872	SD 13
			S & O Location
Section 7			
Fractional W½ of NE¼	J. E. Coggeshall	12/30/1907	3733
			Lieu Land Location
NE¼ of NE¼ and Lot 1	W. H. Carlson	2/13/1895	LA 2458
Section 8			
NW¼ of NW¼	Harry Shaubert	1/16/1911	LA 7573

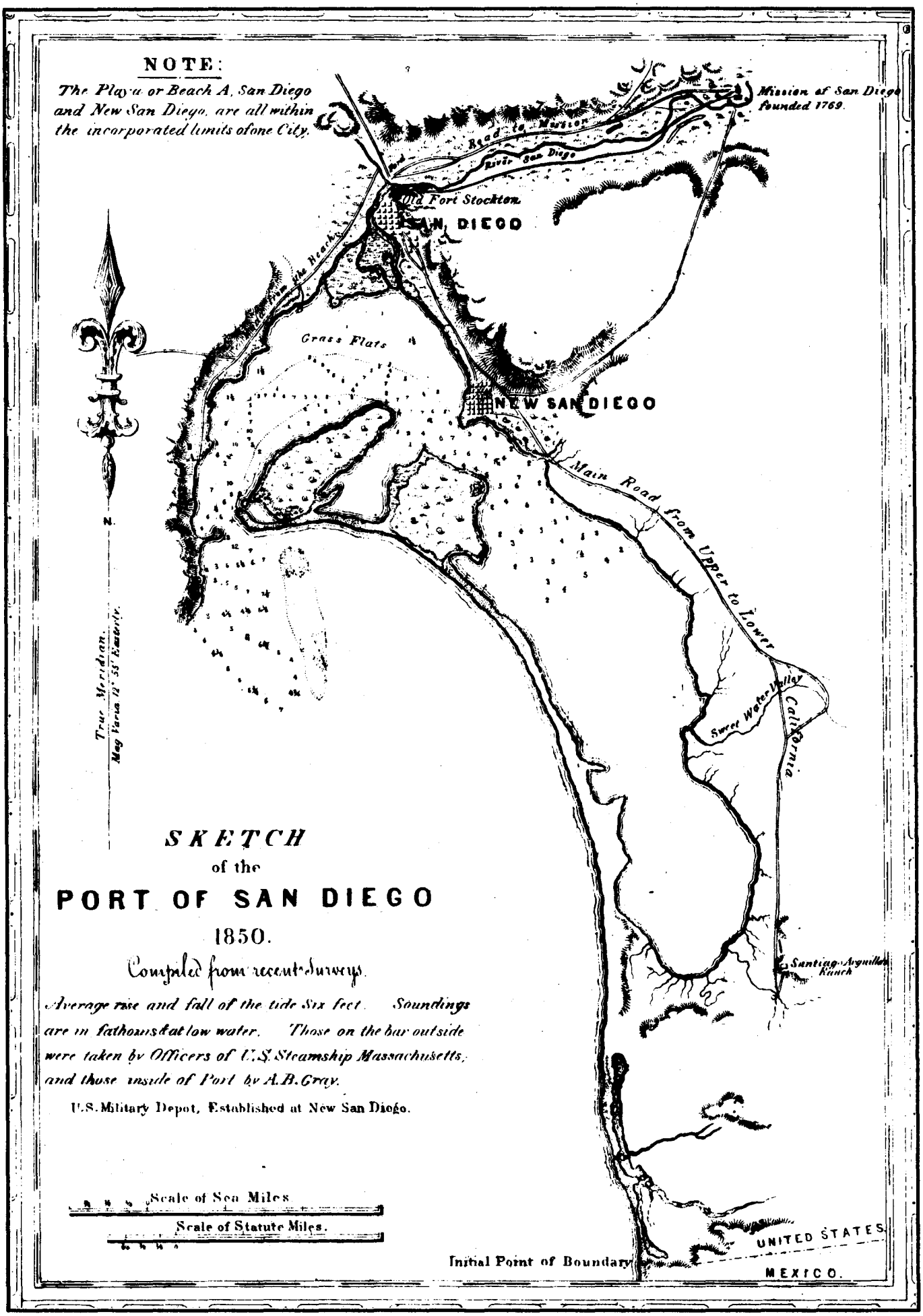
3. Comments:

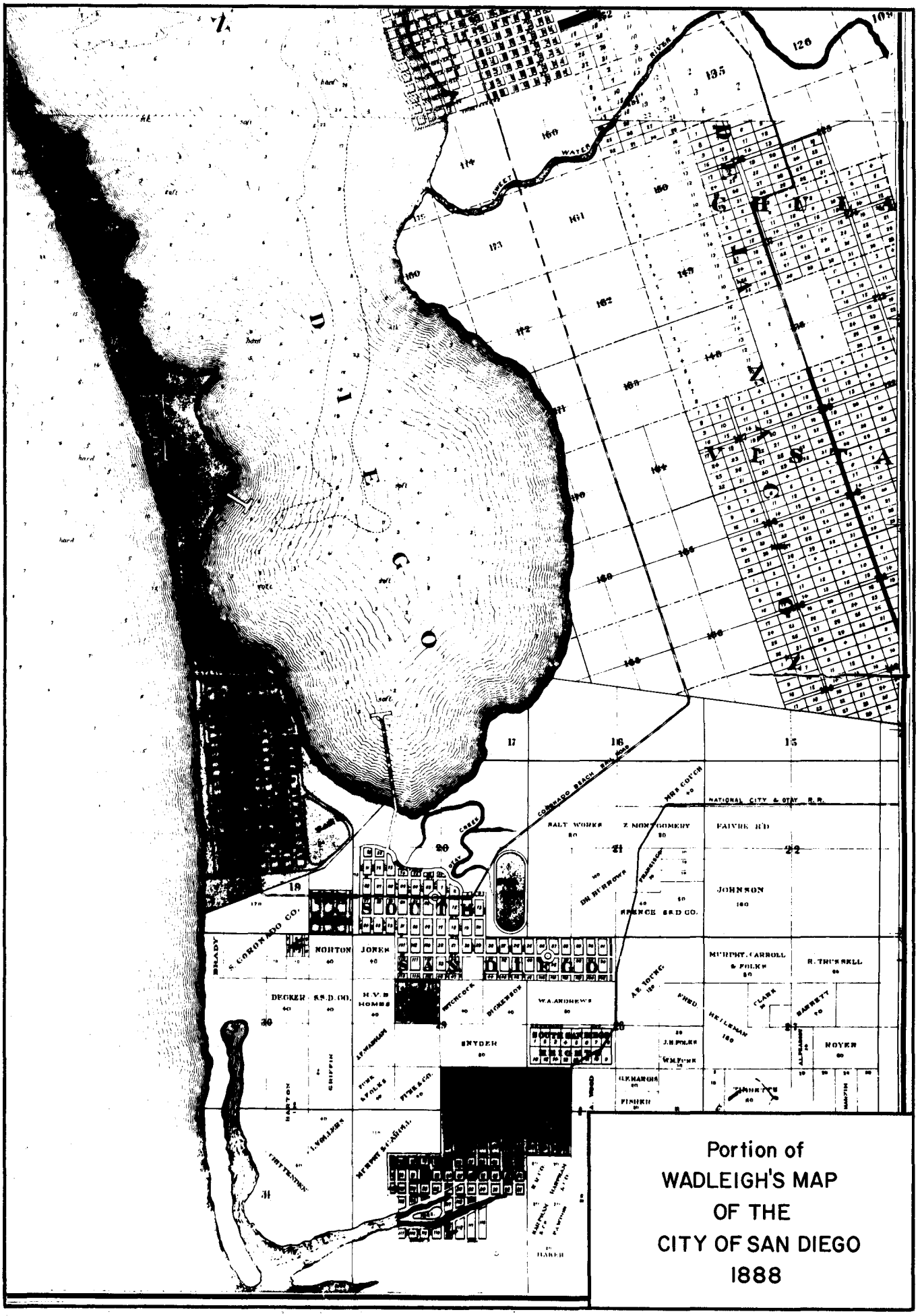
Tijuana Estuary was not segregated from surrounding uplands by government meander lines.

The lagoon is known to contain tide and submerged lands. In February, 1978, tide gauges were installed throughout the estuary by the National Ocean Survey for the purpose of measuring the rise and fall of the tidal waters (W 20932). Gauge readings were also recorded for a few days in November, 1974, which were used by National Ocean Survey to calculate preliminary tidal datums.

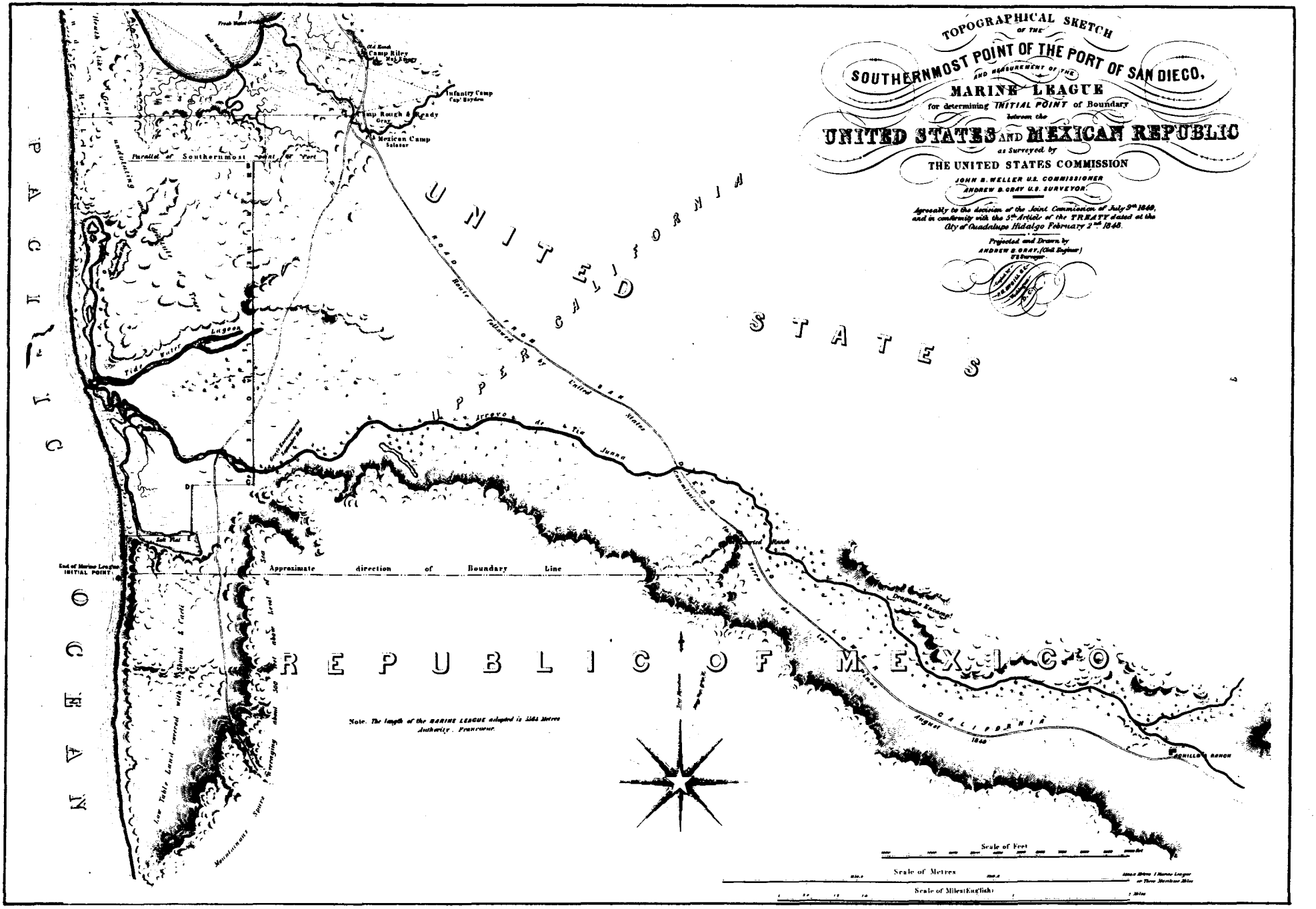
This information reflects only record data and does not indicate a determination by the State of the validity or legal effect to be given to the patents or a determination as to the character of the land.

February 1, 1985


NOTE:
The Playa or Beach A, San Diego and New San Diego, are all within the incorporated limits of one City.
Mission of San Diego founded 1769.
Road to Mission
River San Diego
Old Fort Stockton
SAN DIEGO
From the Beach
Grass Flats
NEW SAN DIEGO
Main Road from Upper to Lower
Sweet Water Valley
California
Santiago Arguello Ranch
True Meridian.
Mag Varia 12° 55' Easterly.
N.
SKETCH
of the
PORT OF SAN DIEGO
1850.
Compiled from recent Surveys.
Average rise and fall of the tide Six feet. Soundings are in fathoms at low water. Those on the bar outside were taken by Officers of U.S. Steamship Massachusetts, and those inside of Port by A.B. Gray.
U.S. Military Depot, Established at New San Diego.
Scale of Sea Miles
Scale of Statute Miles.
Initial Point of Boundary
UNITED STATES
MEXICO.

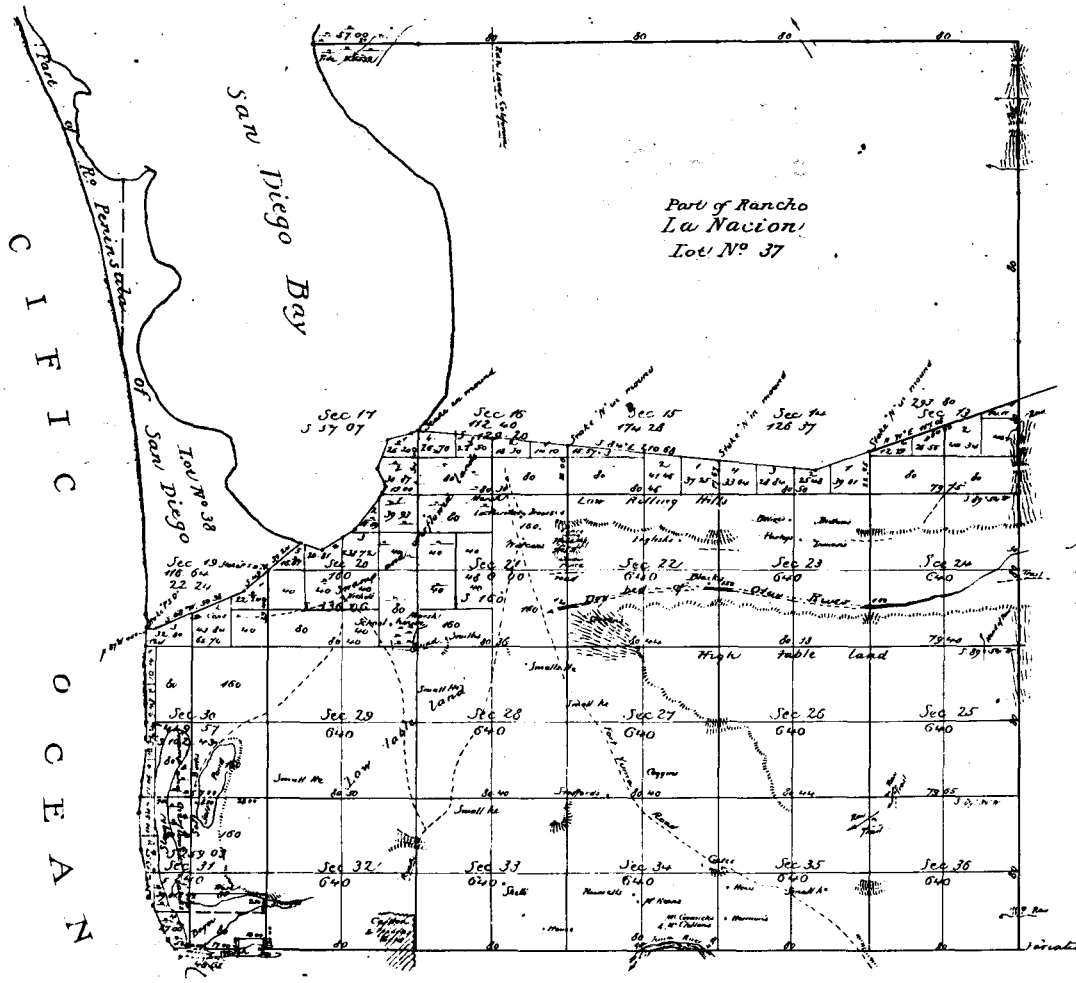


Portion of
WADLEIGH'S MAP
OF THE
CITY OF SAN DIEGO
1888


TOPOGRAPHICAL SKETCH
OF THE
SOUTHERNMOST POINT OF THE PORT OF SAN DIEGO,
AND MEASUREMENT OF THE
MARINE LEAGUE
for determining INITIAL POINT of Boundary
between the
UNITED STATES AND MEXICAN REPUBLIC
as Surveyed by
THE UNITED STATES COMMISSION
JOHN B. WELLER U.S. COMMISSIONER
ANDREW B. GRAY U.S. SURVEYOR
Agreeably to the decision of the Joint Commission of July 9th 1849,
and in conformity with the 5th Article of the TREATY dated at the
City of Guadalupe Hidalgo February 2nd 1848.
Projected and Drawn by
ANDREW B. GRAY, (Civil Engineer)
U.S. Surveyor
PACIFIC OCEAN
UNITED STATES
REPUBLIC OF MEXICO
Approximate direction of Boundary Line
Parallel of Southernmost Point of Port
Old Road
Camp Riley
Infantry Camp
Capt Baydon
Camp Rough & Ready
Capt Gray
Mexican Camp
Salazar
Road from Tijuana to the United States
Tijuana
Arroyo de la Tia Juana
Commissioners Survey
Old Mission
Dolores Estuary
Los Coronados
Mountains
Spurs converging about 300
Low Table Land covered with Mounds & Cacti
Tide Water
Lagoon
End of Marine League
INITIAL POINT
Note. The length of the MARINE LEAGUE adopted is 5565 Metres
Authority Vancouver.
Scale of Feet
Scale of Metres
Scale of Miles (English)

Rec'd with S.G. Miller May 26 1870

Fractional Township No 18 South, Range No 2 West, San Bernardino Meridian.



Aggregate Area of Public lands 10443 10443.06
Estimated " " Swamp and Overflowed lands 903.03
" " Private Grants.
San Diego Bay and Pacific Ocean 11693.91
Aggregate 23040.00

The above Map of Township No 18 South Range No 2 West, San Bernardino Meridian is strictly conformable to the field notes of the survey thereof on file in this Office which have been examined and approved.
U.S. Surveyor General's Office
San Francisco California
February 25th 1870

DEPARTMENT OF THE INTERIOR,
GENERAL LAND OFFICE,
Washington, D. C. Feb. 23, 1907.
I hereby certify that this photo-lithograph is a true and literal exemplification of the township plat of survey to which it purports to relate, now on file in this office.

Sherman Day
U.S. Surv. Gen'l Cal.

Surveys Designated.	By whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed
North, East and part of South boundary of Township	James E. Freeman	March 8th 1854		1854
Boundaries of Lot No 37	John C. Haye	(last) May 14th 1858		1858
" " " 38	Henry Hancock			
Ranch boundary colored red (resurveyed)	James Pascoe	August 14th 1869	1 Mls 04 Chs 60 lks	1869
Township lines " "	"	"	0 . 16 . 61 .	1869
Meanders	"	"	8 . 38 . 67 .	1869
Section lines	"	"	31 . 55 . 40 .	August 30th 1869

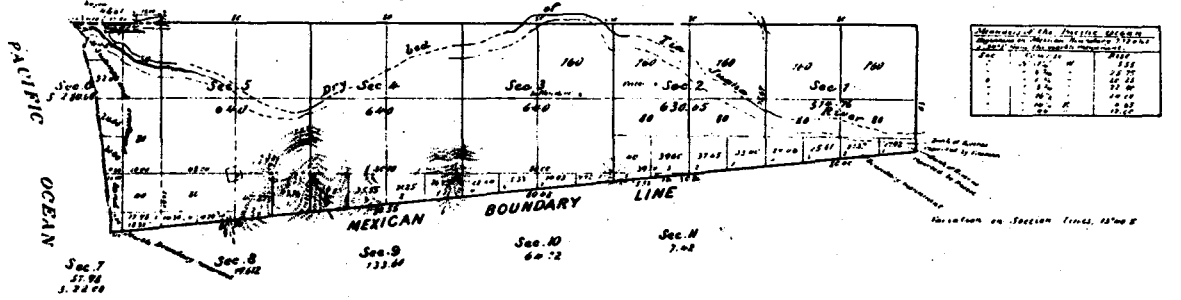
183

54 315

1870

TOWNSHIP PLAT

Fractional Township No. 19 South. Range No. 2 West. San Bernardino Meridian.



Aggregate Area of Public lands	3585.25 Acres
Estimated " Swamp and Overflowed lands	302.00 "
Aggregate	3887.25 "

Surveys designated.	By whom surveyed	Date of Contract	Amount of Surveys	When surveyed
East and part of North boundary of Township	James E. Freeman	March 8th 1854		1854
Part of North boundary of Tp (colored red)	James Pascoe	August 10th 1869	0 mls 16 chs 67 lks	1869
South " "	" "	"	5 " 20 " 63 "	1869
Meanders.	" "	"	1 " 65 " 05 "	1869
Section lines	" "	"	9 " 11 " 44 "	September 5th 1869

The above map of Township No. 19 South Range No. 2 West, San Bernardino Meridian, is strictly conformable to the Field notes of the surveys thereof on file in this Office, which have been examined and approved.
U.S. Surveyor General's Office,
San Francisco, California
February 25th 1870

U.S. Surveyor Gen'l Cala.

DEPARTMENT OF THE INTERIOR,
GENERAL LAND OFFICE,
Washington, D. C. Feb. 25, 1917.

I hereby certify that this photo-lithograph is a true and literal exemplification of the township plat of survey to which it purports to relate, now on file in this office.

Wm. A. Richards
Commissioner.

183

54 317

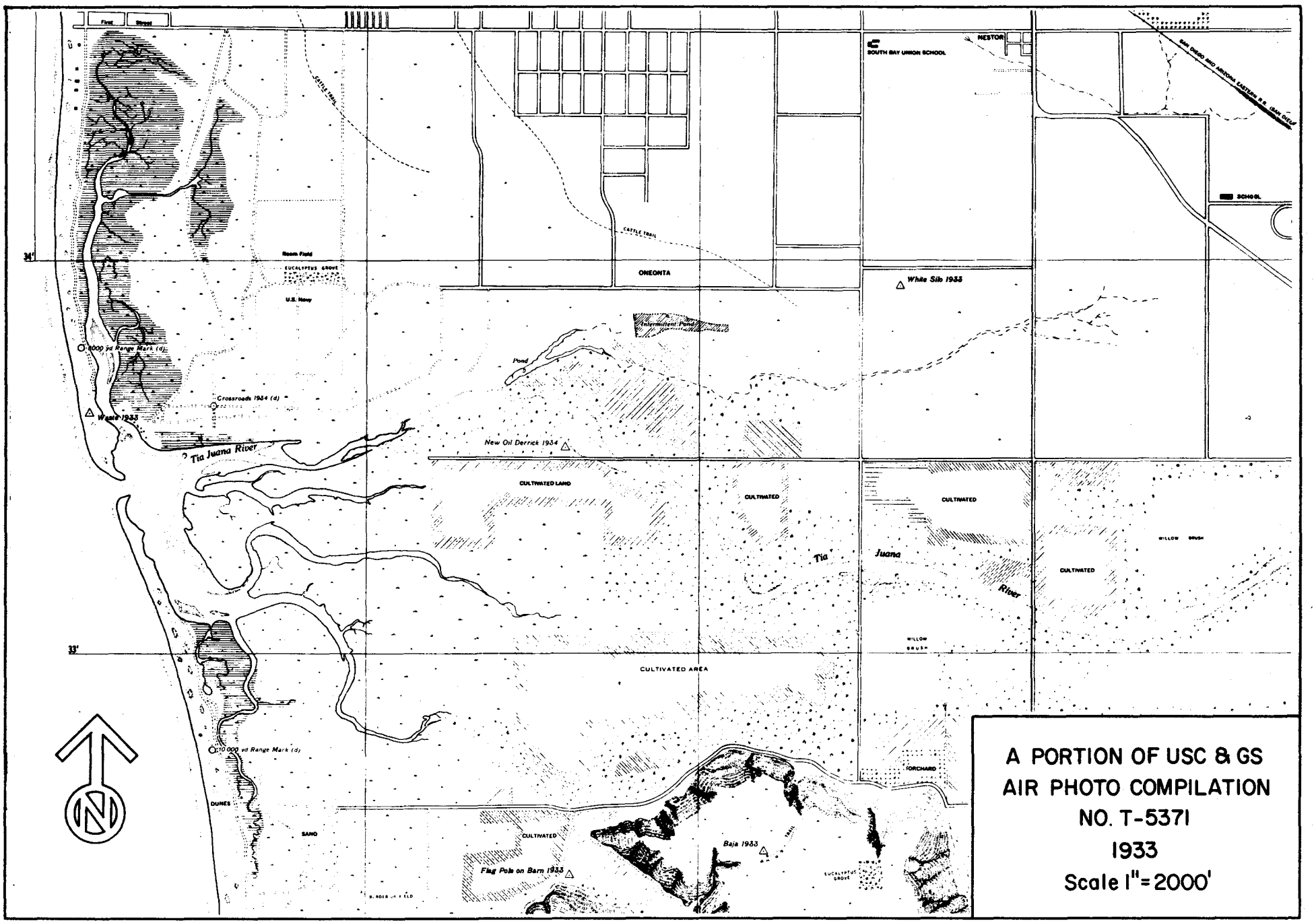
183

T19SR2WSB

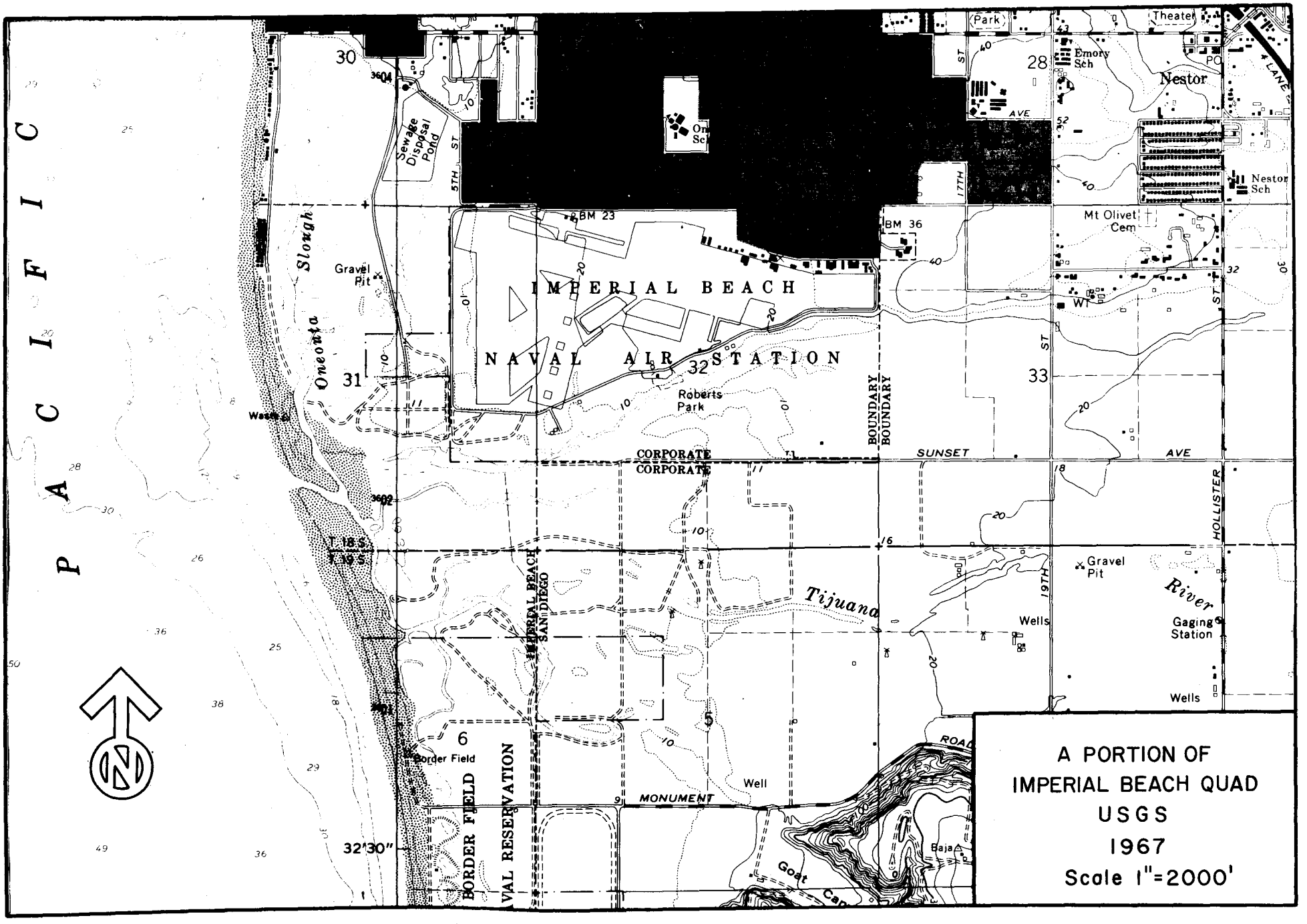
CHAINS
40 60 80 120

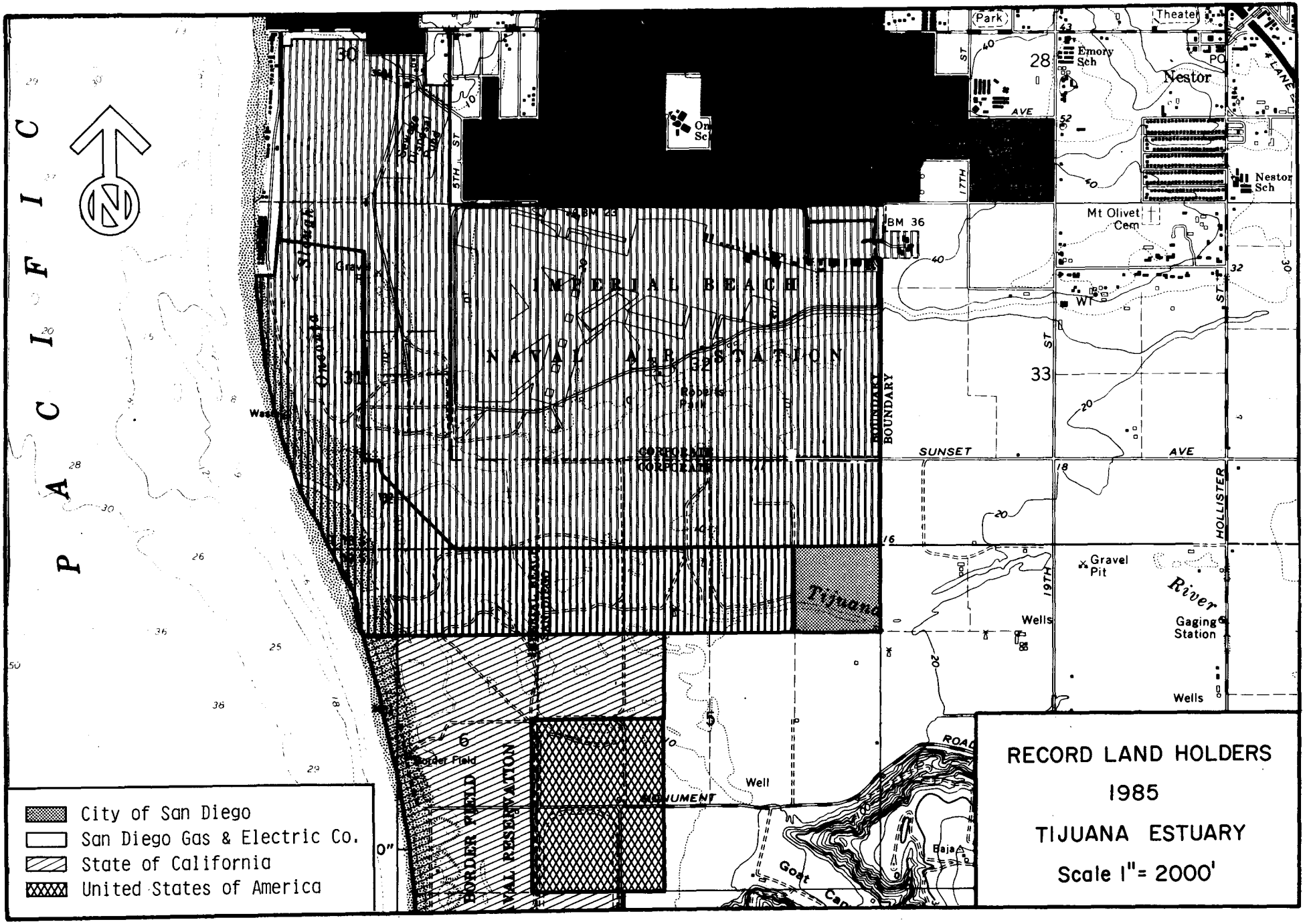
1870
TOWNSHIP PLAT

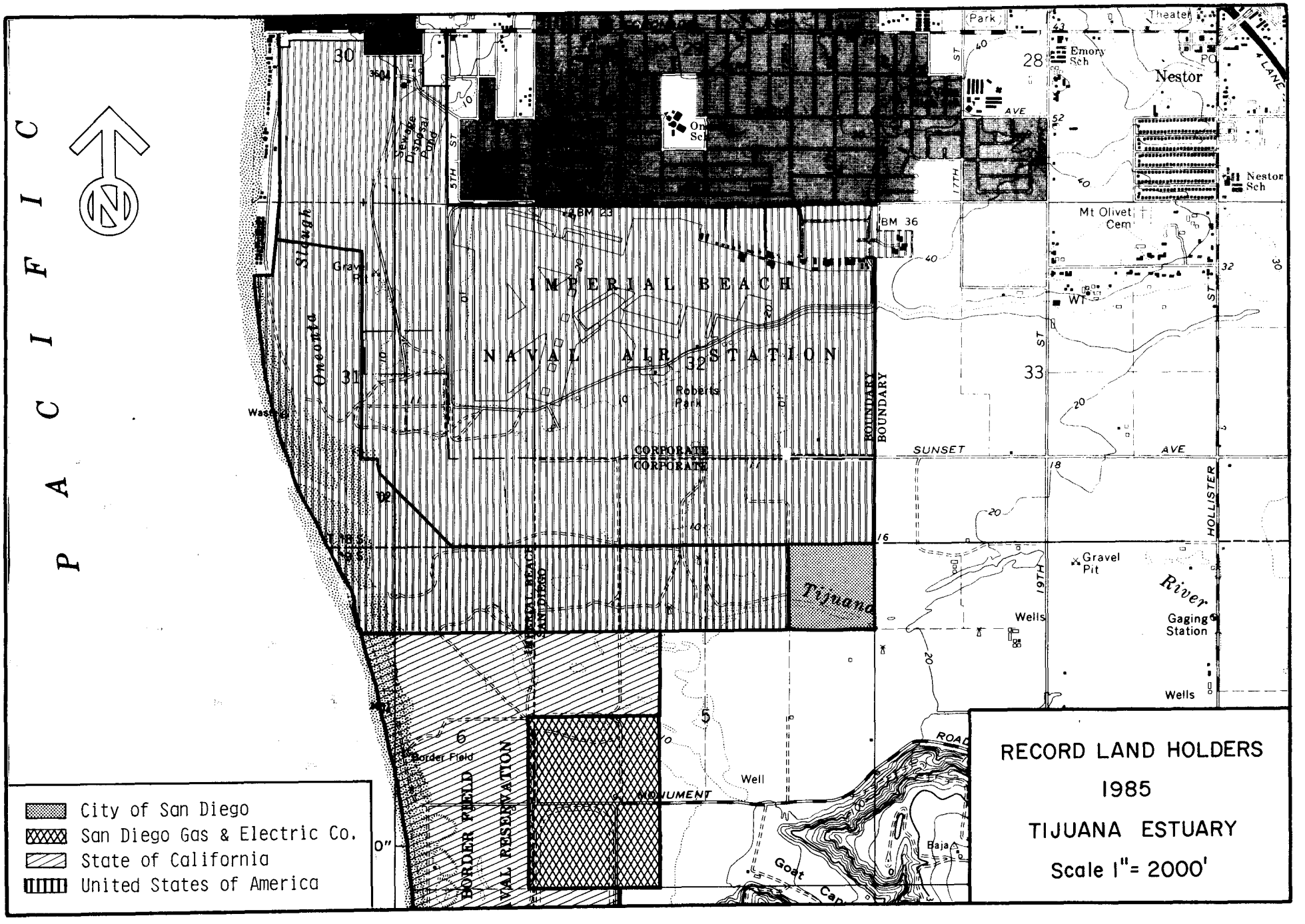
A PORTION OF
U S COAST SURVEY MAP
NO. T-365
1852
Scale 1"=2000'

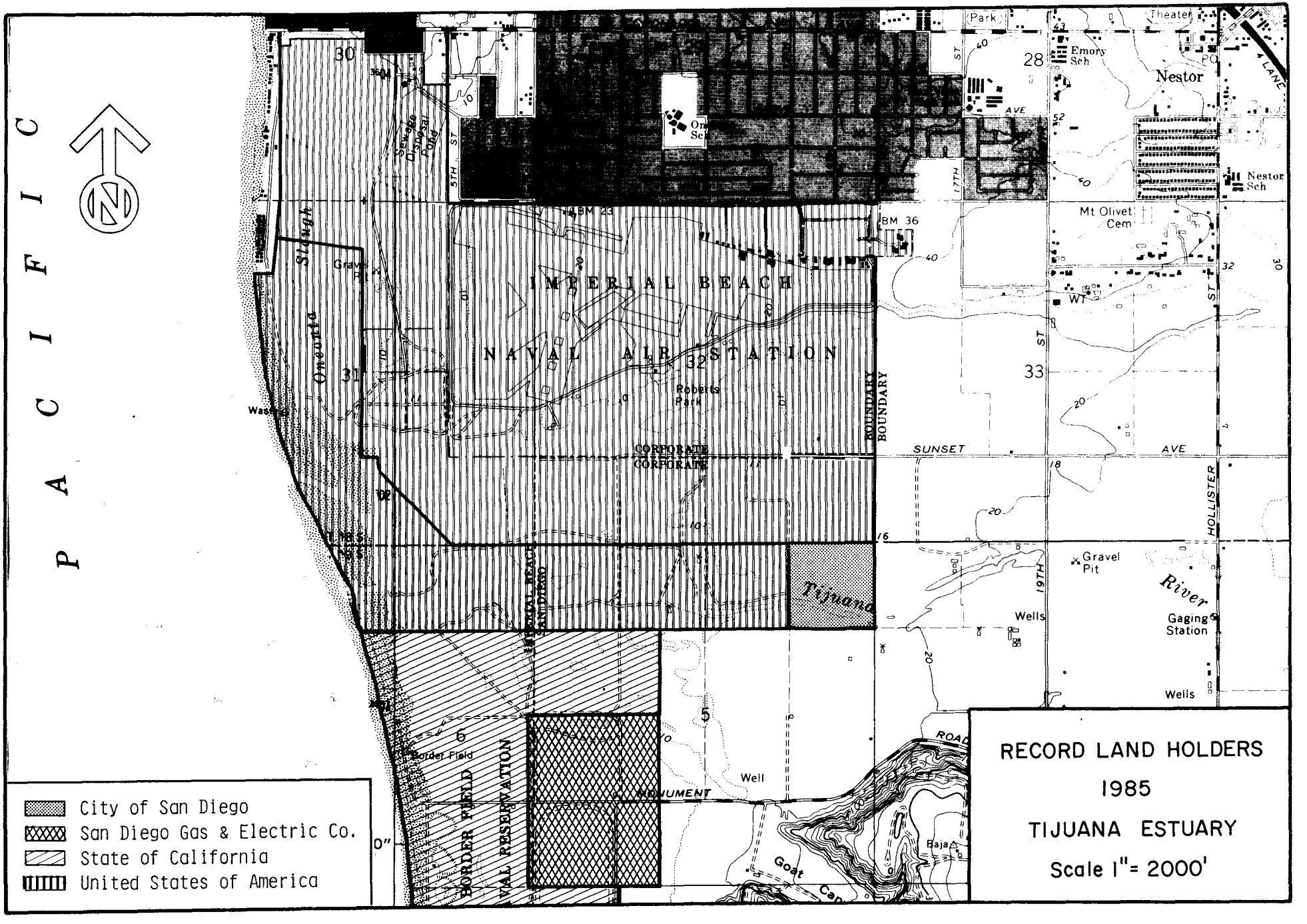


A PORTION OF USC & GS
AIR PHOTO COMPILATION
NO. T-5371
1933
Scale 1"= 2000'


PACIFIC
IMPERIAL BEACH
NAVAL AIR STATION
Oneonta Slough
Sewage Disposal Pond
Gravel Pit
Waste
Roberts Park
BM 23
BM 36
CORPORATE
CORPORATE
BOUNDARY
BOUNDARY
SUNSET AVE
Emory Sch
Nestor
Nestor Sch
Mt Olivet Cem
Theater
Park
Tijuana River
Gravel Pit
Wells
Gaging Station
Wells
HOLLISTER
19TH
17TH
5TH ST
IMPERIAL BEACH
SAN DIEGO
T 18 S
T 19 S
Border Field
BORDER FIELD
NAVAL RESERVATION
MONUMENT
Well
Goat Cap
Baja
32'30"
30
31
32
33
28
6
5
A PORTION OF
IMPERIAL BEACH QUAD
USGS
1967
Scale 1"=2000'


RECORD LAND HOLDERS
1985
TIJUANA ESTUARY
Scale 1"= 2000'
City of San Diego
San Diego Gas & Electric Co.
State of California
United States of America
PACIFIC
IMPERIAL BEACH
NAVAL AIR STATION
Tijuana
BORDER FIELD
NAVAL RESERVATION
Oneonta Slough
Roberts Park
CORPORATE
BOUNDARY
SUNSET
AVE
HOLLISTER
Nestor
Nestor Sch
Emory Sch
Mt Olivet Cem
Gravel Pit
River
Gaging Station
Wells
Well
Goat Cap
Baja
Border Field
MONUMENT
ROAD
Park
Theater
BM 36
5TH ST
17TH ST
19TH ST
LANE


PACIFIC
IMPERIAL BEACH
NAVAL AIR STATION
Oneonta Slough
Sewage Disposal Pond
Gravel Pit
Roberts Park
CORPORATE
BOUNDARY
SUNSET AVE
Tijuana
River
Gravel Pit
Wells
Gaging Station
Mt Olivet Cem
Nestor
Emory Sch
Nestor Sch
Theater
Park
Border Field
BORDER FIELD
NAVAL RESERVATION
MONUMENT
Well
Goat Cap
Baja
City of San Diego
San Diego Gas & Electric Co.
State of California
United States of America
RECORD LAND HOLDERS
1985
TIJUANA ESTUARY
Scale 1"= 2000'


PACIFIC
IMPERIAL BEACH
NAVAL AIR STATION
Oneonta Slough
Sewage Disposal Pond
Roberts Park
CORPORATE
BOUNDARY
SUNSET AVE
Tijuana
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Gravel Pit
River
Gaging Station
Wells
Well
Border Field
BORDER FIELD
NAVAL RESERVATION
MONUMENT
Goat Cap
Baja
City of San Diego
San Diego Gas & Electric Co.
State of California
United States of America
RECORD LAND HOLDERS
1985
TIJUANA ESTUARY
Scale 1"= 2000'