

Tracing Torrance History

Daughters Divide Land, Sell Part to Developers

The six daughters of Don and Rosa Dominguez... began selling off parts of it to developers during latter part of 19th Century...

Upon the death of Don Manuel Dominguez, his widow Maria Encarnacion de Cota, received the title to the Rancho San Pedro...

In her will, made simultaneous with that of Manuel before his death, she bequeathed all her interest in the Rancho to her husband...

Following the completion of probate proceedings, the Dominguez sisters agreed that they should be a partition of the several tracts...

By this survey and court decree, all of the lands of the Rancho San Pedro, excepting the Dominguez home-site, were divided into nine tracts...

The several tracts, as finally surveyed, comprised a total of 25,325.61 acres, of which 22,222.38 acres were directly partitioned among the Dominguez sisters...

Less than 2000 acres were classified as farm land, over 12,000 as range or pasture, with the balance considered practically useless...

By the above partition, each of the Dominguez sisters owned a varying percentage of land in eight of the tracts. The individual shares ranged from 344.49 acres to 4211.26 acres...

Don Josefa had the best swiftest, but received more of the river bottom land, which was the most productive of the entire Rancho...

The U. S. Army Ordnance District, Los Angeles, today which took place before the announced the award of a tract allocation of the several 400,000 contract to Harvey...

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The partition of 1893 is significant in that it set up the titles of the various tracts which form the basis of legal descriptions in subsequent transfers of property...

In continuation with the partition, the Dominguez sisters agreed to dedicate over 300 acres for additional streets and roads...

Prior to 1893, more than 400 acres had been converted into other roads and rights-of-way. One of the more significant of these allocations took place in 1892...

On May 23rd of that year, Manuel Dominguez gave a deed to the Los Angeles and San Pedro Railroad for a right-of-way 100 feet wide and 33,293 feet in length...

Two other important changes in the Dominguez holdings took place after the Partition of 1893. The first of these occurred in 1897...

The other change was the sale in 1892 of a large portion of the Estuary Tract in the harbor area. This included Rattlesnake Island and Deadman's Island...

Thus it was that at the close of the 19th century, the Rancho San Pedro was reduced to less than half its original size as defined by the patent of 1858...

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Pedro, for some details of this fabulous hill, see the next in this series of articles Sunday in the HERALD!

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