

Appendix B: Overview of Tract Development

Following is an overview of select residential subdivisions that were recorded in Palm Springs from the 1920s through the 1960s; this was developed for reference by the project team and is outside of the required scope of services for the project. This information was compiled to provide background information on the residential development of Palm Springs in order to understand the evolution of neighborhoods in the city and evaluate potential historic districts. It is not intended to be an exhaustive history of each tract, which is more detailed information than is typically required in a citywide historic context statement. For some tracts little information exists, but any detail about a tract that was uncovered as part of this study is included to aid future researchers. The subdivisions are listed chronologically by the date they were initially recorded.

NAME	Vista Acres	Map # 1
DATE	1923	
DEVELOPER	Prescott T. Stevens	
BOUNDARY	Tachevah Drive to the north, Tamarisk Road to the south, N. Indian Canyon to the west, and N. Via Miraleste to the east.	
ARCHITECT		
DEVELOPMENT HISTORY	The transition from resort to residential development began in earnest in 1923. In January of that year, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive. This was quickly followed in March by the subdivision of Las Hacienditas, immediately to the south of El Mirador, developed by Dr. J.J. Kocher.	

NAME	Las Hacienditas	Map # 2
DATE	1923	
DEVELOPER	J.J. Kocher	
BOUNDARY	Tachevah Drive to the north, Tamarisk Road to the south, N. Indian Canyon to the west, and N. Via Miraleste to the east.	
ARCHITECT		
DEVELOPMENT HISTORY	In March of 1923, Las Hacienditas, located immediately to the south of El Mirador, was developed by Dr. J.J. Kocher.	

MAP

OF

LAS HACENDITAS

BEING A SUBDIVISION OF A PORTION OF THE NORTH WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 11, T.4S, R.4E, S.B.B. & M.

Surveyed by B.F. Porter, L.L.S. March 1923.

FILED IN MORE
[Signature]

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land and that we consent to the making of said map and subdivision as shown within the colored border line, and hereby dedicate to the public use of the streets and alleys shown on said map, within said subdivision

J. J. Kocher
Loretta M. Kocher

State of California) ss.
County of Riverside)

before me, *Carl H. Fisher*, this 17th day of April 1923 for said County of Riverside a Notary Public, in and residing therein, duly commissioned and sworn personally appeared J. J. Kocher & Loretta Kocher, his wife known to me to be the owners of the above described property and known to me to be the persons whose names are attached to the within instrument and acknowledged to me that they executed the same, in witness whereof I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written

Carl H. Fisher
Notary Public in and for Riverside
County State of California

RESOLVED: That the within map be and hereby is adopted as the official map of Las Hacenditas, in addition to Palm Springs, and that the streets and alleys as shown on said map are hereby not accepted as public streets and alleys and that the County Clerk is hereby authorized and directed to attest map by signing his name there-to as County Clerk for and in behalf of the County, and to affix the seal of said County thereto. I hereby certify that the foregoing resolution was adopted by the Board of Supervisors of the County of Riverside this 15th day of May 1923.

H. G. Clayton
County Clerk
Wm. Lewis Carlson
Deputy County Clerk

I hereby certify that a bond has been filed with and accepted by the Board of Supervisors guaranteeing the payment of taxes now a lien, but not yet payable, as required by Chapter 306, Acts of 1913.

Dated May 7, 1923. *H. G. Clayton*
County Clerk
Wm. Lewis Carlson
Deputy County Clerk

I hereby certify that there are no liens for unpaid taxes against any portion of the subdivision as shown by this map, except taxes not yet payable, as required by Chapter 306, Acts of 1913.

Dobell May 2nd 1923, H. E. Sawyer
County Auditor

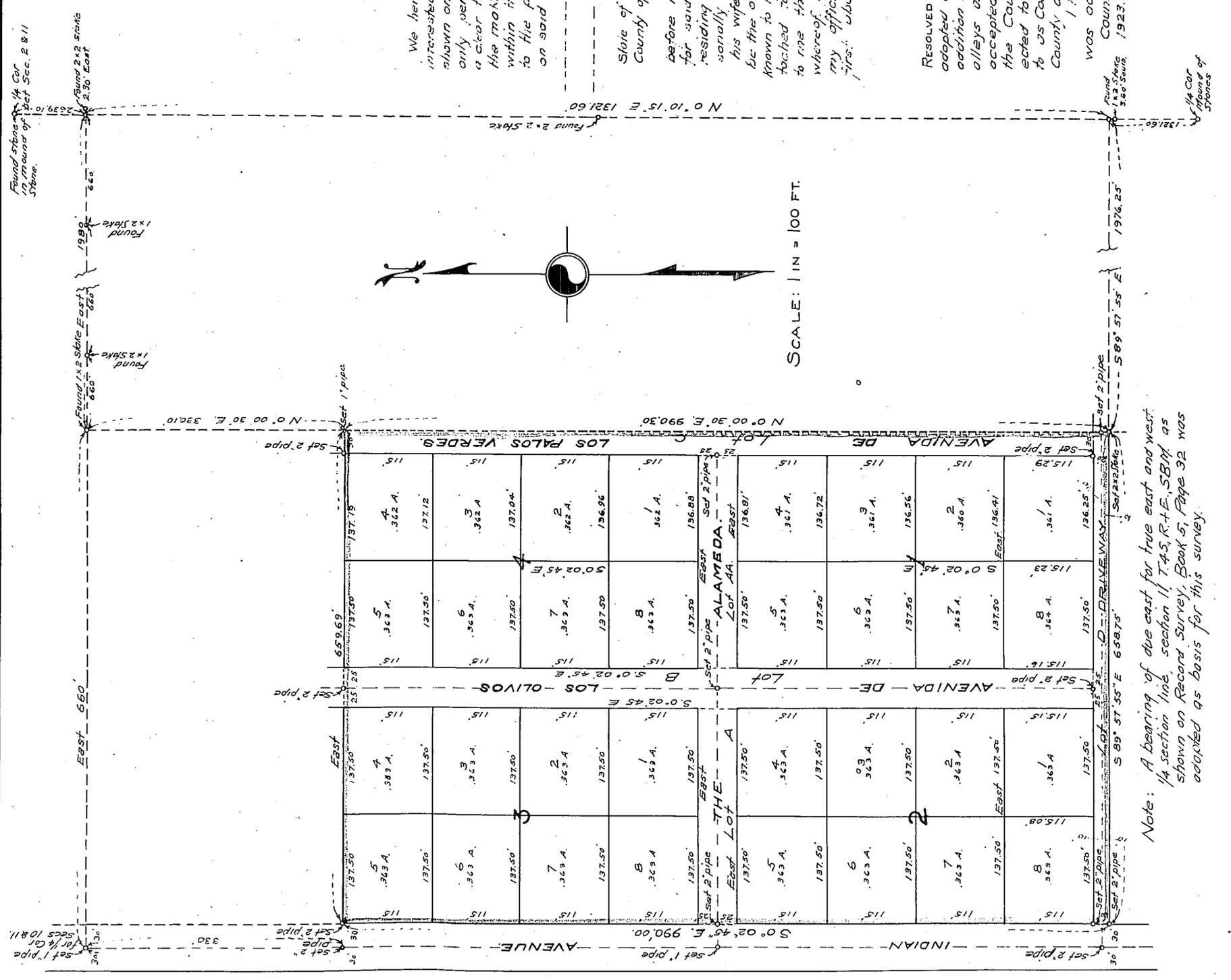
I, B. F. Porter, hereby certify that this map consisting of one sheet correctly represents a survey made by me March 1923 and that all the monuments shown hereon actually exist and their positions are correctly shown.

B. F. Porter
Licensed Land Surveyor
Approved this 7th day of May 1923.

A. C. Johnson
County Surveyor

Approved this 20th day of May 1923.
County Assessor

- Denotes 2" x 30" pipe set by me 12" below the surface, March 1923.
- Denotes 2" x 2" stakes set at all lot corners in blocks 1, 2, 3, & 4.



Note: A bearing of due east for true east and west shown on Record Survey, Book 5, Page 32 was adopted as basis for this survey.

Book No. 7

MB 11/5

LAS HACENDITAS No 2

Being a Subdivision of the S.E. 1/4 of the N.W. 1/4 of the S.W. 1/4; and the S 1/2 of the N.E. 1/4 of the N.W. 1/4 of the SW 1/4 of Sec. 11, T4S, R4E, S8M.

DAVIDSON & FULMOR CIVIL ENGINEERS
JAN. 1927

Sec. 11, T4S, R4E, S8M
MAR 7 1927
COUNTY REC'D
Fees \$5.00
4:45 - P.M.

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map consisting of one (1) sheet; that we are the only persons whose consent is necessary to pass a clear title to said land; and that we consent to the making of said map and subdivision as shown within the colored border line.

Joseph John Kasher
Clara M. Kasher

RESOLVED: That the within map be and hereby is adopted as the OFFICIAL MAP of LAS HACENDITAS No 2 that the streets as shown on said map are hereby not accepted as public streets; and that the County Clerk is hereby authorized and directed to affix said map by signing his name thereto as County Clerk for and in behalf of said County, and to affix the seal of said County thereto. I hereby certify that the foregoing resolution was passed by the Board of Supervisors of the County of Riverside this 31st day of February 1927.

D. G. Clayton
COUNTY CLERK
by J. F. Reimer
DEPUTY

STATE OF CALIFORNIA
County of Riverside
Robert Edwards
Notary Public in and for the County of Riverside State of California
My commission expires December 30, 1930.

Robert Edwards
NOTARY PUBLIC IN AND FOR THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA
My commission expires December 30, 1930.

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my supervision in January 1927; that all the monuments shown hereon actually exist, and that their positions are correctly shown.

J. F. Davidson
LICENSED LAND SURVEYOR.

I hereby certify that there are no liens for unpaid taxes against any portion of the land included within this subdivision.

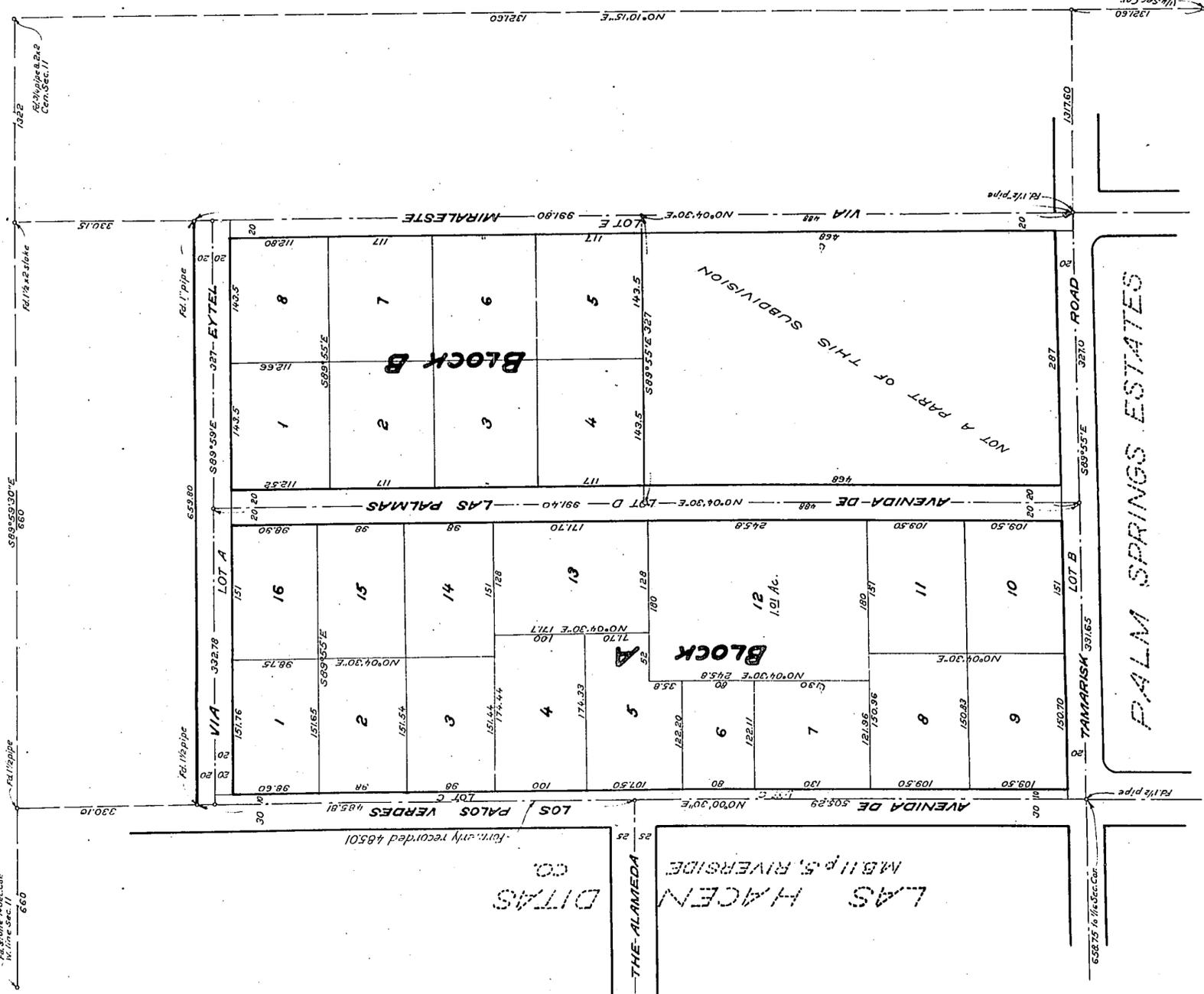
M. S. Grant
COUNTY AUDITOR
DEPUTY

Approved this 5th day of Feb 1927 Approved this 21st day of February 1927.

J. H. Keith
COUNTY ASSESSOR
DEPUTY
E. W. Easterling
COUNTY ASSESSOR
DEPUTY

Approved this 21st day of February 1927.

NOTE
2x2 Redwood stakes, painted white, set at all lot corners.
3/4x30" iron pipes set at points shown thus: except where otherwise noted.
Distances are in feet and decimals thereof.
Bearings are derived from a solar observation and are true bearings.
Acreage is net.



Scale 1"=100'

Book 4103 A

NAME	Tahquitz Park Tracts #1 and #2 (colloquially known as the Tennis Club neighborhood)	Map # 3
DATE	c. 1923	
BOUNDARY	Tract #1: Baristo Road on the north, Tahquitz Drive on the west, Ramon Road on the south, and Patencio Road on the east. Tract #2: Baristo Road on the south, Tahquitz Drive on the west, the north side of Arenas Road to the north, and Patencio Road on the east.	
DEVELOPER	Pearl McCallum McManus	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Nowhere in the village is Pearl McCallum McManus’ influence more readily felt than in her Tahquitz Park tracts.¹ Between 1910 and 1923, McManus developed her father’s ranch into a community of restaurants, shops, hotels, small inns, clubs, churches, condominiums and private residences. She sold lots only after careful examination had been made of both the buyer and their intended plans, and even after the sale, maintained a controlling hand, having first exacted a promise that any structure built</p> <p>In March of 1923, McManus subdivided Tahquitz Park Tract #2. McManus built herself a Mediterranean villa-inspired home, “The Pink House” at 281 S. Tahquitz Drive (demolished) that was a noted local landmark.² However, building was generally slow in both developments. To boost sales at the tract, McManus and her husband built a speculative house known as “The Tahquitz Park Demonstration House” (a.k.a., Tahquitz House) (1937-38, Charles O. Matcham) on Valmonte del Norte. Interiors were furnished by Barker Brothers “in the soft subtle shades of desert color.”³ The Minimal Traditional-style house was featured in the November 1938 issue of <i>Arts + Architecture</i> magazine along with ads by the McManus Realty Co. for its sale.</p>	

¹ Steve Vaught, *Sentinels in Stone: Palm Springs’ Historic Tennis Club Neighborhood and its Iconic Walls* (Palm Springs, CA: Palm Springs Preservation Foundation, 2015).

² Peter Wild, *Tipping the Dream: A Brief History of Palm Springs* (Johannesberg, CA: The Shady Myrick Research Project, 2007), 109.

³ Barker Brothers Ad, *Arts + Architecture*, November 1938, 11.

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

City of Palm Springs

TAHQUITZ PARK

BEING A RESUBDIVISION OF A PORTION OF BLOCK 1 AND BLOCK 2 AS SHOWN ON MAP OF PALM SPRINGS RECORDED IN BOOK 9 OF MAPS PAGE 432 RECORDS OF SAN DIEGO COUNTY.

RIVERSIDE COUNTY, CALIFORNIA.

SURVEYED BY H. D. BRADLEY, L. S.

MARCH, 1923. SCALE 1" = 100 FEET.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BORDER AND HEREBY DEDICATE TO PUBLIC USE ALL THE STREETS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

Paul H. Callahan, The Citizens
A. J. McManus

JELLMAN COMMERCIAL TRUST AND SAVINGS BANK

VICE PRESIDENT

SECRETARY

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) S.S.
ON THIS 30th DAY OF April IN THE YEAR 1923, BEFORE ME F. H. Wells A NOTARY PUBLIC IN AND FOR SAID COUNTY OF RIVERSIDE, PERSONALLY APPEARED PEARL McCALLUM McMANUS FORMERLY PEARL McCALLUM, AND A. G. McMANUS (EQUITABLE OWNERS) KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.
G. H. Wells
NOTARY PUBLIC IN AND FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.
ON THIS 14th DAY OF May IN THE YEAR 1923, BEFORE ME HARRY E. STRONG A NOTARY PUBLIC IN AND FOR SAID COUNTY OF LOS ANGELES, PERSONALLY APPEARED R. W. F. H. McMANUS FORMERLY PEARL McCALLUM, AND A. G. McMANUS (EQUITABLE OWNERS) KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN BEHALF OF THE SAID CORPORATION.

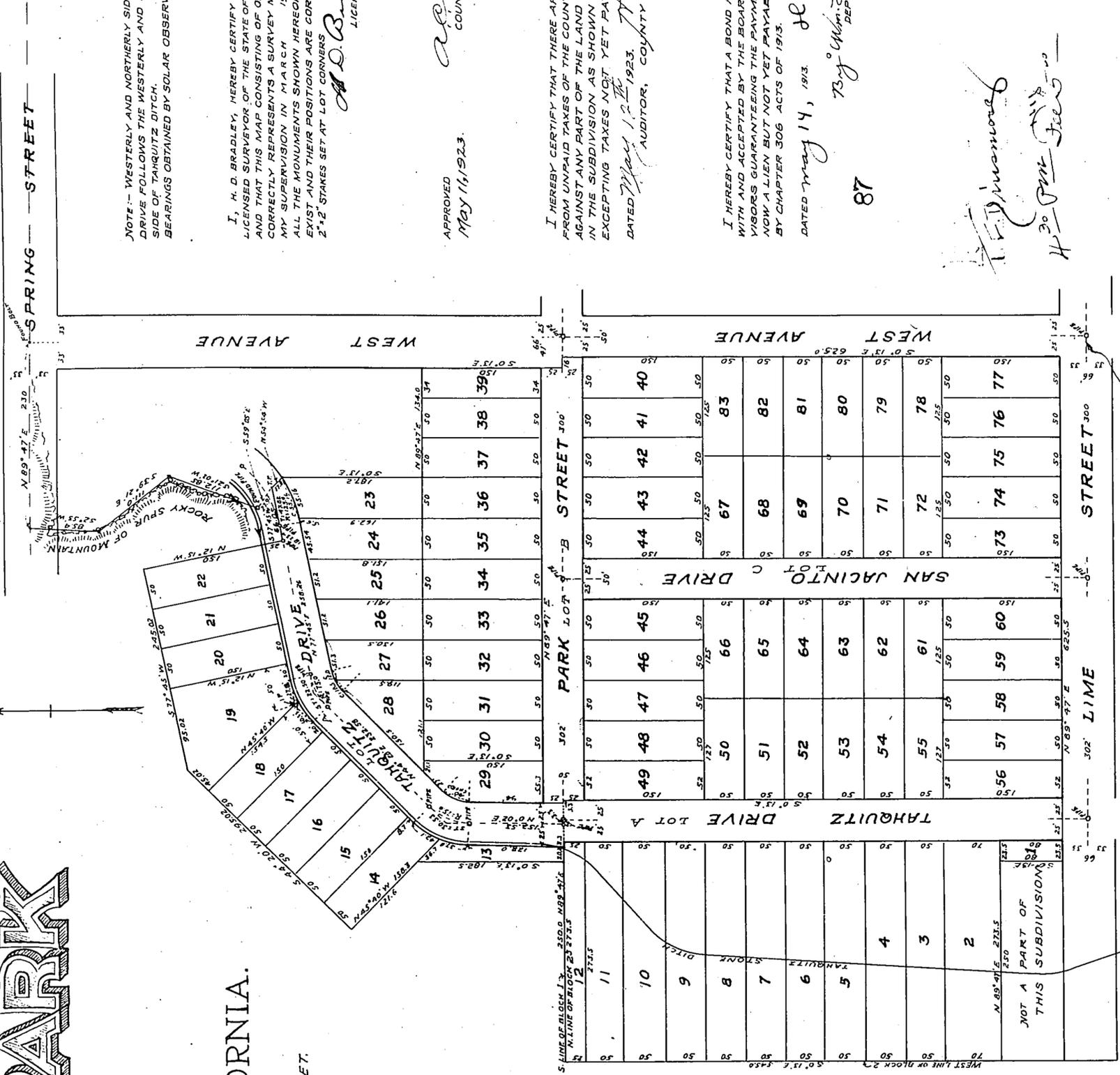
Henry E. Strong
NOTARY PUBLIC IN AND FOR THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

RESOLVED: THAT THE WITHIN MAP BE AND HEREBY IS ADOPTED AS THE OFFICIAL MAP OF TAHQUITZ PARK, AND THAT THE STREETS AND ALLEYS AS SHOWN ON SAID MAP ARE NOT ADOPTED AS PUBLIC STREETS AND ALLEYS AND THAT THE COUNTY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HIS NAME THERETO AS COUNTY CLERK FOR AND IN BEHALF OF THE COUNTY AND TO AFFIX THE SEAL OF SAID COUNTY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE THIS 14th DAY OF May 1923.

H. G. Clayton
COUNTY CLERK

By Wm. Louis Carlson, Deputy



NOTE: WESTERLY AND NORTHERLY SIDE OF TAHQUITZ DRIVE FOLLOWS THE WESTERLY AND NORTHERLY SIDE OF TAHQUITZ DITCH. BEARINGS OBTAINED BY SOLAR OBSERVATION.

I, H. D. BRADLEY, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTS OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN MARCH 1923, AND THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. 2"x2" STAKES SET AT LOT CORNERS.
H. D. Bradley
LICENSED SURVEYOR

APPROVED
A. P. Fisher
COUNTY SURVEYOR
May 14, 1923.

I HEREBY CERTIFY THAT THERE ARE NO LIENS FROM UNPAID TAXES OF THE COUNTY OF RIVERSIDE AGAINST ANY PART OF THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN UPON THIS MAP EXCEPTING TAXES NOT YET PAYABLE.
DATED May 14, 1923.
H. E. Raymer
AUDITOR, COUNTY OF RIVERSIDE.

I HEREBY CERTIFY THAT A BOND HAS BEEN FILED WITH AND ACCEPTED BY THE BOARD OF SUPERVISORS GUARANTEEING THE PAYMENT OF TAXES NOW A LIEN BUT NOT YET PAYABLE AS REQUIRED BY CHAPTER 306 ACTS OF 1913.
DATED May 14, 1923.
H. G. Clayton
COUNTY CLERK
By Wm. Louis Carlson
DEPUTY COUNTY CLERK

87

H. G. Clayton
4-30-23
Wm. Louis Carlson

(as shown on map of Palm Springs, as recorded in Book 9, pg. 432, Records of San Diego County)

Book 117 A

19/2

FILED
AUG. 18. 1936
INSURANCE AND GUARANTEE
COMPANY

JANCO ROAD
RECORDED
Fee \$500
S.S. Rounder

TAHQUITZ PARK NO. 2

Being a Subdivision of Lots 1-2-3-4-5-9-10-11-12-13-14-15-16
all of Block 4 as shown on a Map of Palm Springs on file
in the office of the County Recorder of San Diego County,
State of California in Book 9 of Maps of page 432.
DAVIDSON & FULLMER
ENGINEERS
JUNE 1936

I hereby certify that a bond in the sum of \$800.00 has been
executed and filed with the Board of Supervisors of the County of
Riverside State of California, conditioned upon the payment of all
taxes, State, County, Municipal or Local and all special assessments
collected as taxes, which at the time of filing of the annexed map with
the County Recorder, are a lien against said property, but not yet
payable, and said bond has been duly approved by said Board of
Supervisors.
Dated this 17 day of Aug. 1936

D. G. CLAYTON
County Clerk and Ex-officio Clerk of the Board of Supervisors
By R. J. Switzer Deputy

I hereby certify that, according to the records of this office
as of this date there are no liens against the real property shown
on the annexed map for unpaid State, County, Municipal or Local
taxes or special assessments collected as taxes, except taxes
and special assessments not yet payable which are
estimated at \$800.
Dated this 17 day of August 1936

A. T. Hicks
Deputy Auditor of Riverside County
State of California

I hereby certify that I am a Registered Engineer of the
State of California and that this map consisting of one (1) sheet
correctly represents this survey made under my supervision in
June 1936 and that all the monuments shown hereon actually
exist and their positions are correctly shown.

J. E. McKeon
Registered Engineer No. 882

Approved by the Riverside County Planning Commission in
accordance with the requirements of law in duly authorized
meeting held June 24 - 29 - 1936.

J. A. Jones
SECRETARY

In the Coachella Valley County Water District
In the Palm Springs Fire Protection District
In the Palm Springs Police Protection District
In the Palm Springs Cemetery District
In the Palm Springs Sanitary District

Bearings are derived from the Center Line of Barisio Road as established
by the County Surveyor of Riverside County, and are true courses.
2 x 2 R.W. stakes painted white set at all corners.
3" x 30" iron pipes 30" long set in concrete at points shown thus o unless
otherwise noted.
Examined August 17, 1936.

R. J. Switzer
County Surveyor

MB 19/2

We hereby certify that we are the owners of or interested in the
land included in the subdivision shown on the annexed map con-
sisting of one (1) sheet; that we are the only persons whose consent
is necessary to pass a clear title to said land and we hereby consent
to the making of said map and subdivision as shown within the colored
border line, and hereby dedicate to public use lots A, B, C, D, E and F.

PEARL McCALLUM McMANUS and AUSTIN G. McMANUS
Notary Public in and for the County of Riverside
State of California

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
I, PEARL McCALLUM McMANUS and AUSTIN G. McMANUS
Notary Public in and for the County of Riverside,
State of California, residing therein, duly commissioned and sworn,
personally appeared PEARL McCALLUM McMANUS and AUSTIN G. McMANUS
known to me to be the persons who executed the within in-
strument and they acknowledged to me that they executed the same
IN WITNESS WHEREOF, I have hereunto subscribed my name and
affixed my official seal the day and year in this certificate first above
written.

J. E. McKeon
Notary Public in and for the County of Riverside
State of California

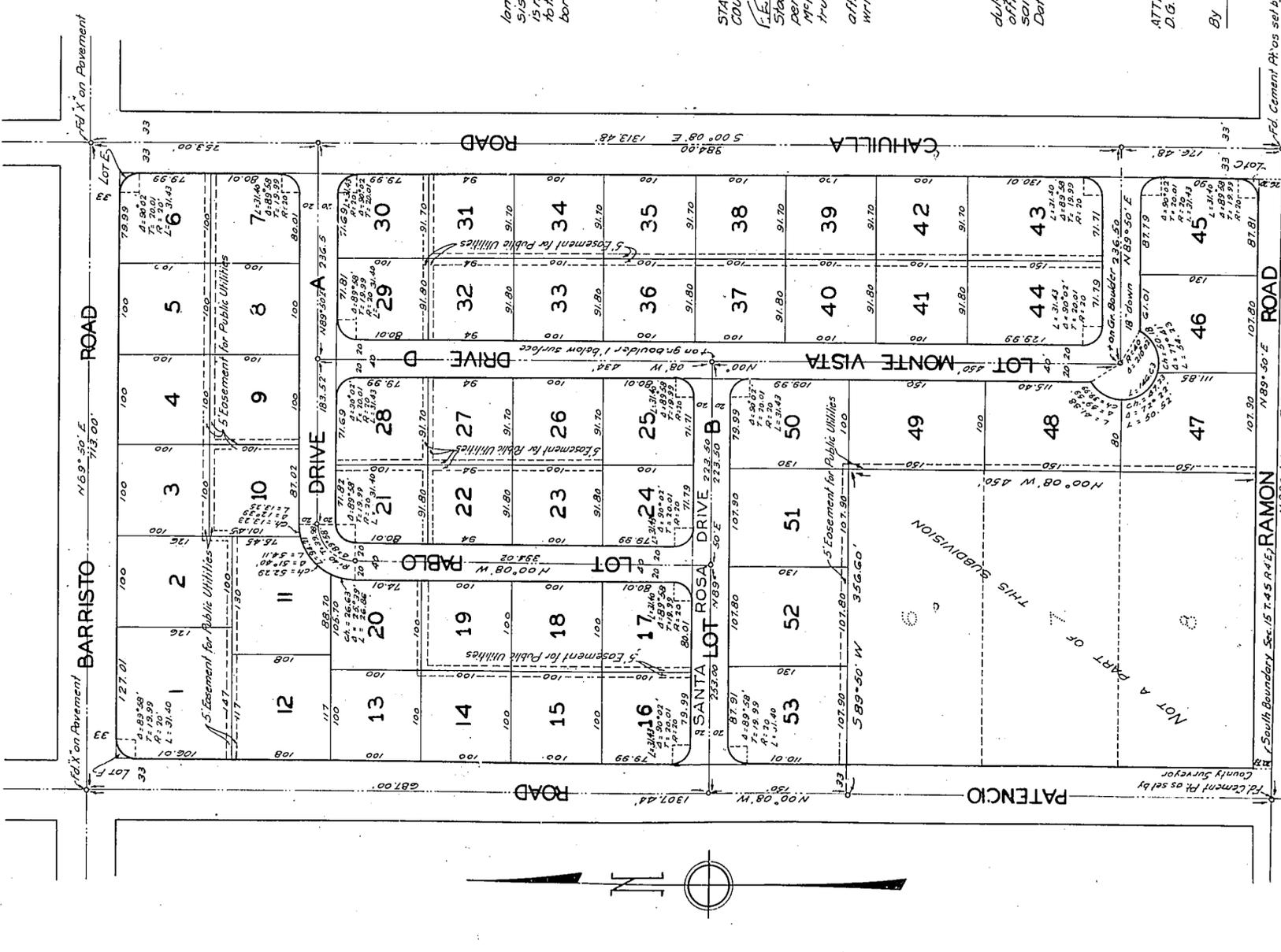
The County of Riverside, State of California, by and thru its
duly authorized officers hereby approves said final map as the
official map of TAHQUITZ PARK No. 2, but the streets as shown on
said map are hereby not accepted as public streets.
Dated this 17 day of Aug. 1936.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY J. E. McKeon
Chairman of the Board of Supervisors

ATTEST
D. G. CLAYTON
County Clerk and Ex-officio Clerk of the Board of Supervisors.
By R. J. Switzer Deputy

Filed Cement Plots set by
County Surveyor of
Riverside County



AGUA CALIENTE INDIAN RESERVATION

Book 7

NAME	Palm Canyon Mesa	Map # 4
DATE	1924	
DEVELOPER	Edmond T. Fulford	
BOUNDARY	Bordered on the east by S. Palm Canyon Drive and includes Ridge Road to the north, Crestview Drive to the west, and Camino Descanso to the south.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates)⁴ is a development nestled in the foothills of the southern end of the city. The subdivision was the vision of Edmond T. Fulford (1890-1936), the founder of the successful Builders Supply Company in Palm Springs. Fulford and his wife Marion took up residency in the desert in 1921.</p> <p>Palm Canyon Mesa was planned as a self-contained community accessed through a common main entrance.⁵ The development was created in two phases: phase one included 172 parcels in 1924, followed by an additional 71 parcels to the south in 1927. Development in Palm Canyon Mesa was not instantaneous; Sanborn maps from 1929 show that just ten homes had been constructed in the development by that time; however, development continued in the 1930s and 1940s.⁶ A gate for the community still stands at the corner of South Palm Canyon Drive and El Portal.</p>	

⁴ The *Palm Springs Limelight* of December 26, 1936, the *San Bernardino County Sun* of April 7, 1936, and the *Los Angeles Times* of April 7, 1936 refer to the Edmond T Fulford and Edmund Goulding estate on Ridge Road as being in “the former Tahquitz Desert Estates.”

⁵ Howard Johns, *Palm Springs Confidential* (Fort Lee, NJ: Barricade Books, 2004), 233.

⁶ In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as “Palm Canyon Estates” by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor. Forest O. Stanton built a house for himself and his wife at 2097 Camino Barranca.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

Original

Sheet 1

PALM CANYON MESA TRACT

IN THE COUNTY OF RIVERSIDE, CAL.

BEING A SUBDIVISION OF A PORTION OF THE N¹/₂ OF THE N¹/₂ OF SECTION 27, T¹/₄S. R¹/₄E. S.E.B.M.

Scale 1"=50'

Surveyed by E.J. Herman, Los Angeles, Cal.

December 1924

I, Eugene J. Herman, hereby certify that I am a Civil Engineer and that this map consisting of five sheets correctly represents a survey made under my supervision October 29th and that all the monuments shown hereon actually exist and their positions are correctly shown.

E. J. Herman

We hereby certify that we are the owners of or interested in the land indicated within the subdivision shown on the attached map and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to the public use the Roads, Ways, Drives and Easements shown on said map within said subdivision.

TITLE GUARANTY & TRUST COMPANY
By: [Signature] Vice President
By: [Signature] Secretary

STATE OF CALIFORNIA) ss. On this 31st day of Dec. 1925, in the year one thousand nine hundred and twenty five, before me, Edward White, Notary Public in and for said County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Eugene J. Herman, Civil Engineer.

Known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same, in witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Edward White
Notary Public in and for Riverside County, State of California

STATE OF CALIFORNIA) ss. On this 12th day of Jan. 1925, in the year one thousand nine hundred and twenty five, before me, J. T. Keough, Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared [Signature]

Known to me to be the Secretary of the Title Guaranty and Trust Company, the copartners of which executed the within instrument and known to me to be the persons whose names are subscribed thereon and acknowledged to me that such copartners executed the same, in witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. T. Keough
Notary Public in and for Los Angeles County, State of California

J. T. KEOUGH
GEORGE A.

RESOLVED: That the within Map be and hereby is adopted as the Official Map of PALM CANYON MESA TRACT and that the streets as shown on said map are hereby not accepted as Public streets and that the County Clerk is hereby authorized and directed to attest maps by signing his name thereto as County Clerk for and in behalf of the County and to affix the seal of said County thereto.

I hereby certify that the foregoing resolution was adopted by the Board of Supervisors this 12th day of January, 1925.

Dated, January 12, 1925.

[Signature]
County Clerk

Approved this 19th day of January, 1925.

[Signature]
County Assessor

Approved this 12th day of January, 1925.

[Signature]
County Surveyor

I hereby certify that there are no liens for unpaid taxes against any portion of the subdivision as shown by this map.

Dated, January 16, 1925.

[Signature]
County Auditor

NOTE.

Bearings shown were derived from Solar Observation and are true bearings.
Small circles shown thus, "o" indicate "Set 1" Iron Pipe 12 inches deep."
Stakes, 2x2x4, set at all lot corners except where otherwise shown.
Distances shown are in feet and decimals thereof.
Lot acreage was computed within lot lines.

PSC SAYS KINGCUTTIE & CLARK BOW
HONORS HERE

Books of [unclear]
[unclear]

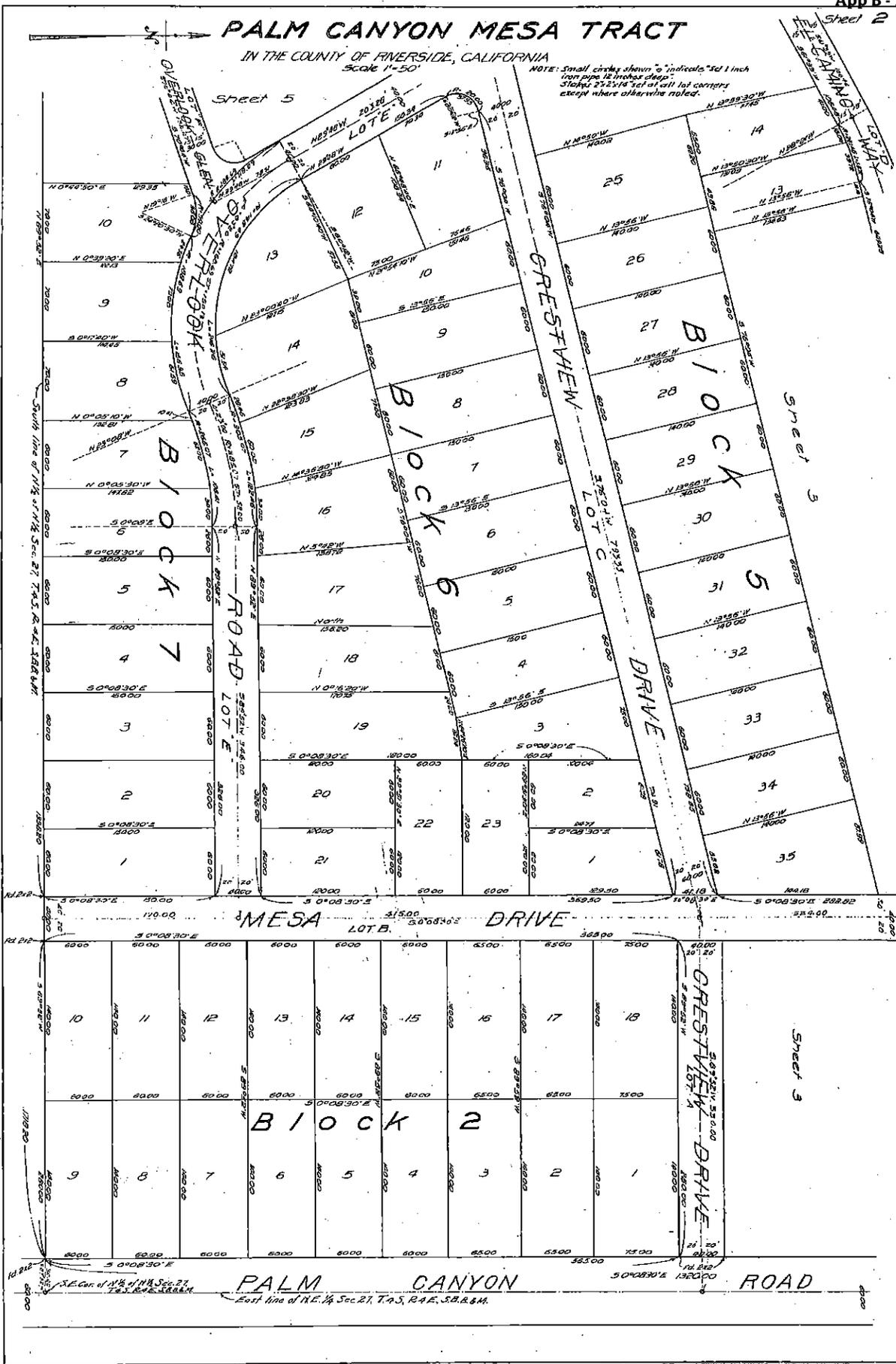
Base 1127

PALM CANYON MESA TRACT

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

Scale 1"=50'

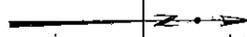
NOTE: Small circles shown "o" indicate "sd 1 inch from pipe 12 inches deep."
Stakes 2 1/2" x 1/4" set at all lot corners except where otherwise noted.



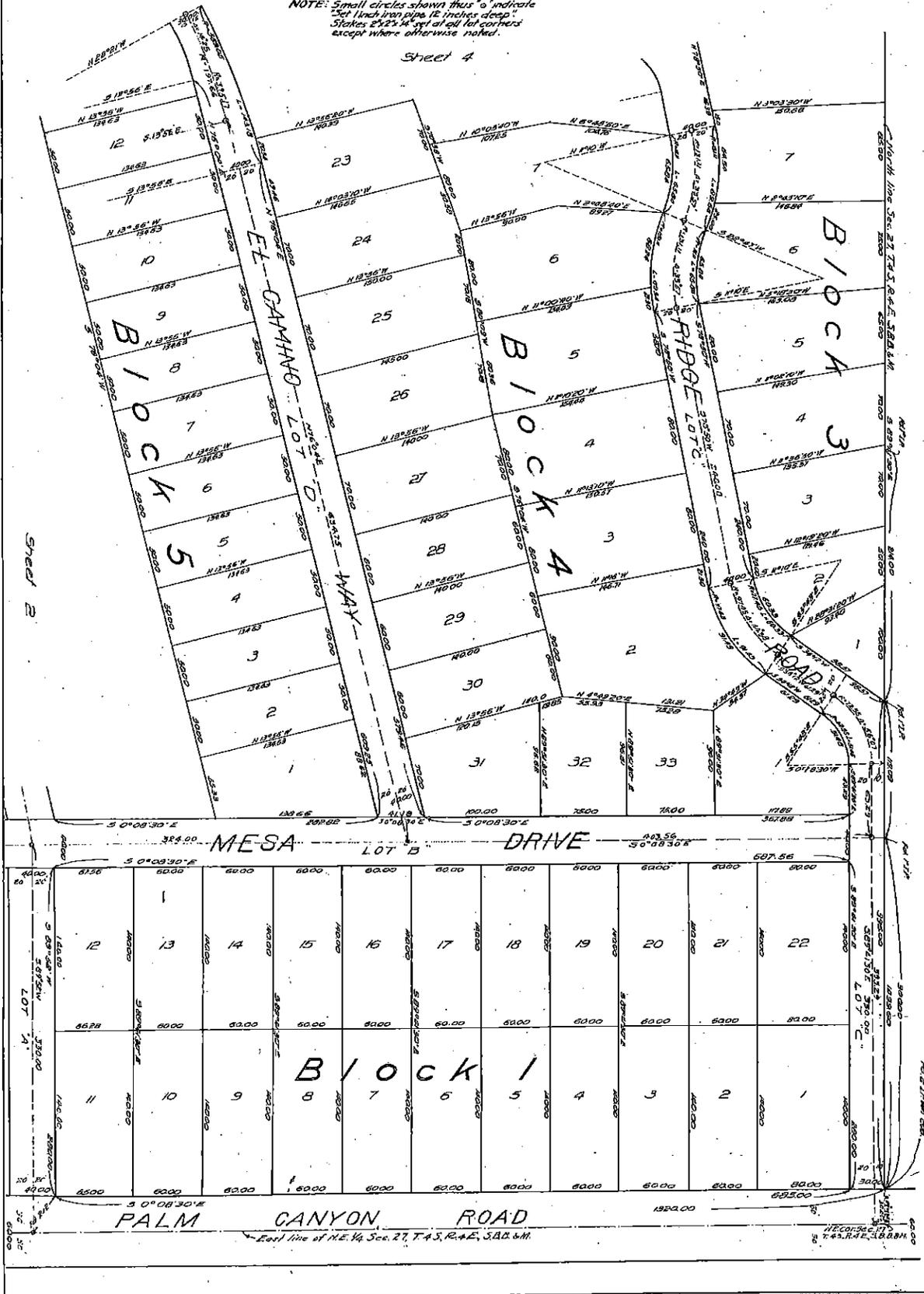
PALM CANYON MESA TRACT

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
Scale 1"=50'

NOTE: Small circles shown thus "o" indicate
1 1/2" lead iron pipe 12 inches deep.
Stakes 2 1/2" x 4" set out for corners
except where otherwise noted.



Sheet 4

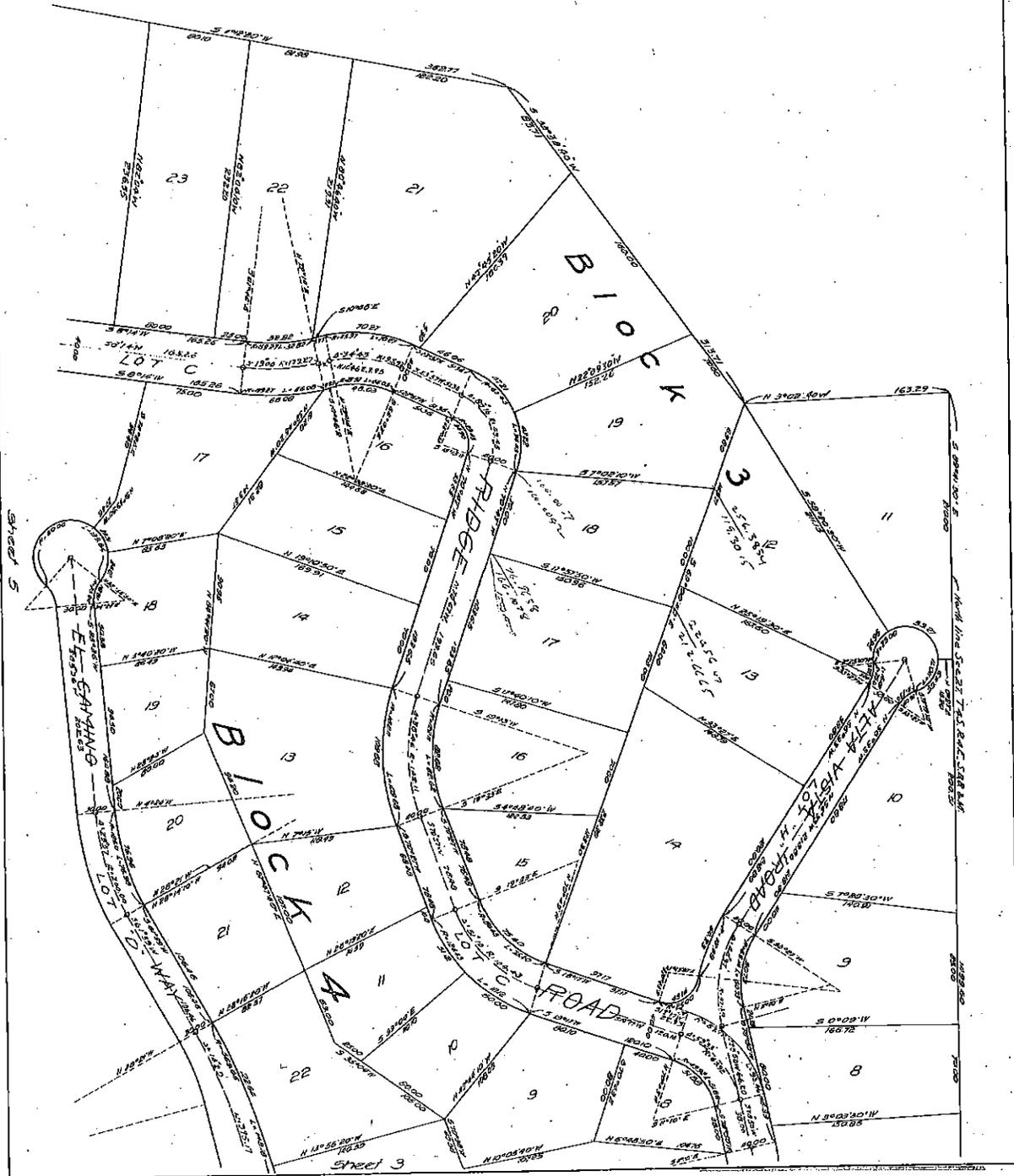


PALM CANYON MESA TRACT

IN THE COUNTY OF RIVERSIDE, CALIFORNIA.

Scale 1"=50'

NOTE: Small circles shown thus: \odot indicate "Set 1 inch iron pipe, 12 inches deep".
Stakes 2"x2" set at all lot corners except where otherwise noted.

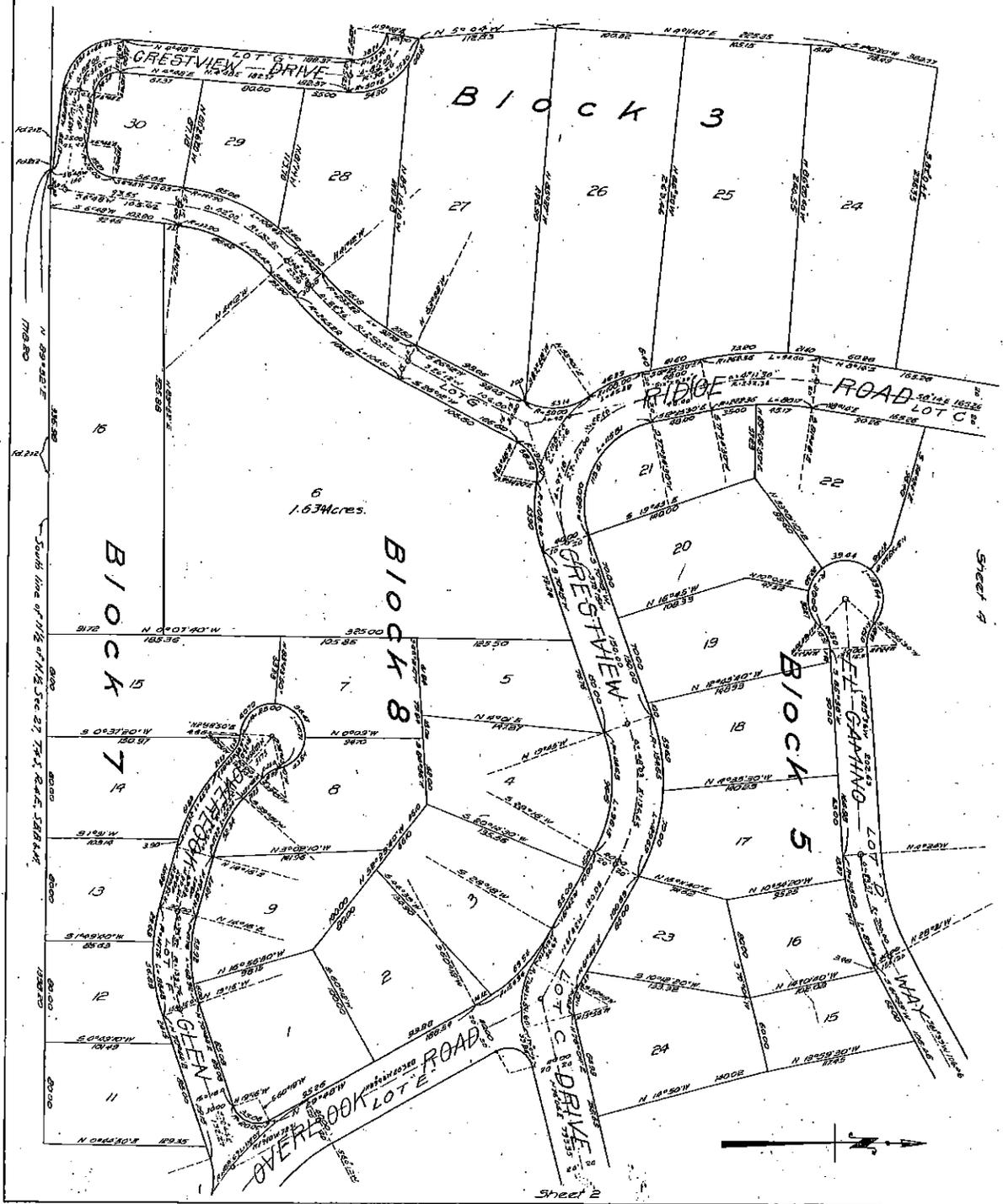


PALM CANYON MESA TRACT

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

Scale 1"=50'

NOTE: Small circles shown thus "o" indicate "Set 1 inch iron pipe 12 inches deep".
Stakes 2"x4" set at all lot corners except where otherwise noted.



10/41

Sheet No 1

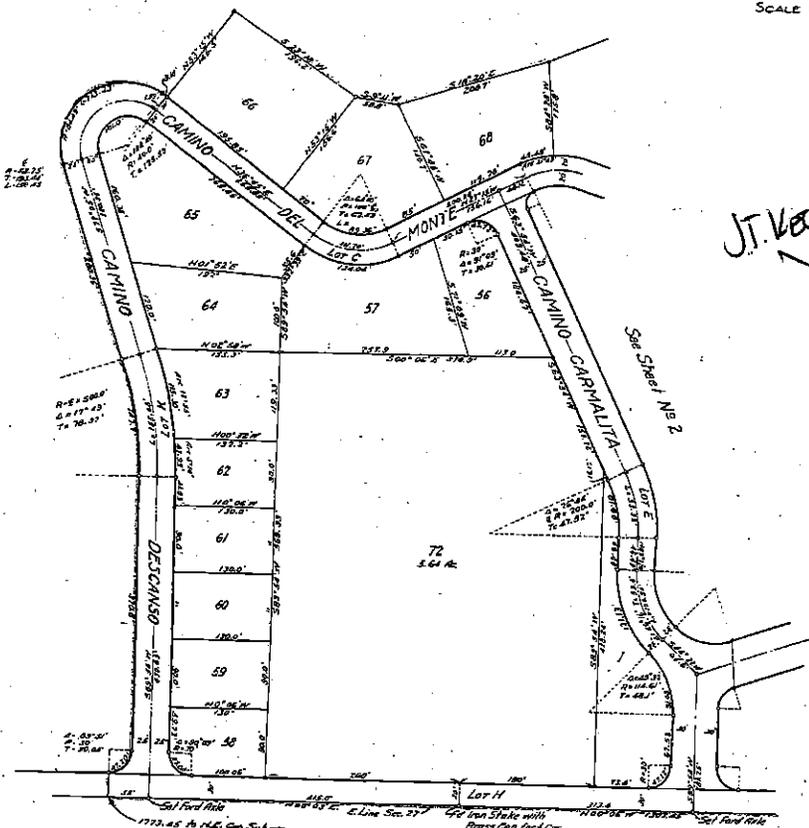
PALM CANYON MESA TRACT

UNIT No 2

Being a Portion of Section 27 T.4 S. R. 4 E. S. B.B. & M.
LEE NAFZGAR Civil Engineer
August 1927
SCALE 1"=100'

NOV 12 1927
JACK O. ROSS
F. B. ROW

By Riverside Title Co. - 8000
Fee 5.00



We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map consisting of two (2) streets that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A, B, C, D, E, F, G, H, K, and L.

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map correctly represents a survey made under my supervision in July 1927, that all the monuments shown herein are actually set and their positions are correctly shown.

J. B. Row
Licensed Land Surveyor

Title Guarantee and Trust Company
By *J. T. Kenny*
Attest: J. B. Row
Notary Public
August 1927

RESOLVED:
That the within map be and hereby is adopted as the official map of Palm Canyon Mesa Tract Unit No. 2 that the streets as shown on said map are hereby not accepted as public streets, that the County Clerk is hereby authorized and directed to effect said map by giving his name thereto as County Clerk for and in behalf of said County and to affix the seal of said County thereto.

I hereby certify that the foregoing resolution was adopted by the Board of Supervisors of the County of Riverside this 14th day of November 1927.

Ed. Clayton
County Clerk

State of California ss
County of Riverside ss
On this 14th day of November 1927 before me, *J. B. Row*, a Notary Public in and for said County and State personally appearing *J. T. Kenny* and *J. B. Row*, known to me to be the Vice Presidents and authorized representatives of the **Title Guarantee and Trust Company**

The Corporation that executed the within instrument and known to me to be the persons whose names are subscribed to the within instrument on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.

E. B. Row
Notary Public for the County of Riverside State of California

I hereby certify that there are no liens for unpaid taxes against any portion of the land included within this subdivision except those already assessed but not yet payable.

J. B. Row
County Auditor
Nov. 10, 1927

Approved this 17th day of October 1927.
A. C. Johnson
County Surveyor

Approved this 15th day of October 1927.
J. B. Row
County Assessor

I hereby certify that the bond has been filed with and accepted by the Board of Supervisors of the County of Riverside following the payment of taxes now due but not yet payable and as required by Chapter 206 Laws of 1925.

NOTE
Bearings are derived from a solar observation and are true courses
2" x 2" R.M. Sheets printed white and all lot corners as shown are in feet and decimals thereof
Circles shown thus on center lines of streets denote 7 1/2" Posts

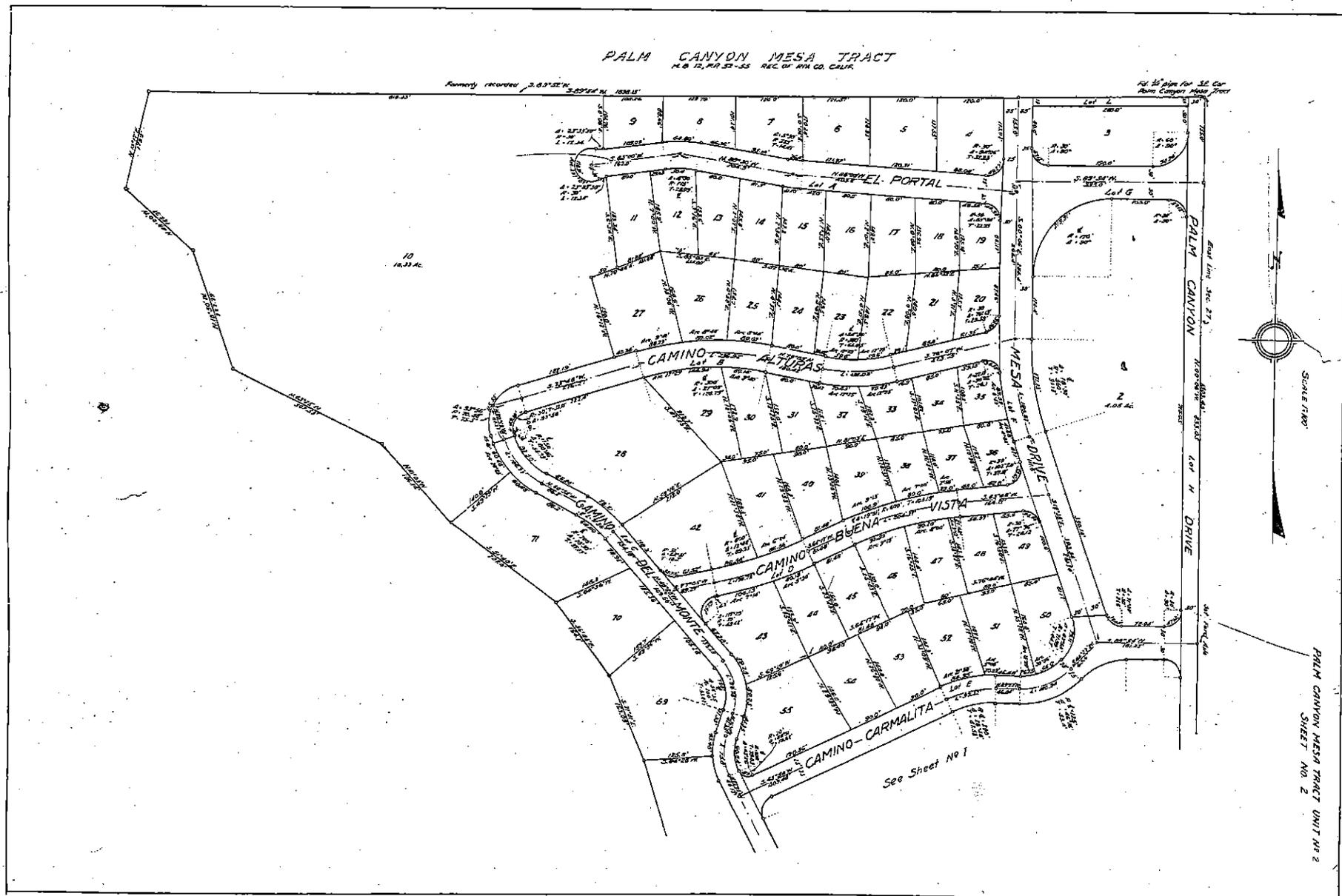
County Clerk

Surveyor

Book 7

MB 10/41

16/42



Book 7

MB 16/42

NAME	Araby Tract	Map # 5
DATE	1925	
DEVELOPER	H.W. Otis and Son	
BOUNDARY	Verbena Street to the north, Murray Canyon to the south, West side of Rim Road to the east, Smokewood Avenue to the west	
ARCHITECT		
DEVELOPMENT HISTORY	<p>South and east of the village of Palm Springs, H.W. Otis and Son, owners/sub-dividers began marketing and selling “Our Occidental Araby at Palm Springs.”⁷ The 138-parcel tract of irregularly-shaped lots included graded streets, electrical service, and 10,000 feet of water pipe with “city pressure.”⁸ The Los Angeles-based Otis “fell in love with the area and purchased this property for development as a community of desert homes-sites have in mind a completed whole which will be artistic and charming...in keeping with the natural beauty of the surroundings and thoroughly protected by sensible racial and building restrictions.”⁹</p> <p>The sales brochure explained Otis’ vision for an attractive community, “Bear in mind, however, that the building of expensive homes is not required or expected. Suitable artistry is the keynote of this development.”¹⁰ However, development was not instantaneous and Otis’ vision of a cohesive community never came to fruition. Otis did, however, build himself a home at 2200 Mesquite Drive.</p>	

⁷ “Our Occidental Araby at Palm Springs” Sales Brochure, Clipping File, Palm Springs Historical Society.

⁸ “Our Occidental Araby at Palm Springs” Sales Brochure, Clipping File, Palm Springs Historical Society.

⁹ “Our Occidental Araby at Palm Springs” Sales Brochure, Clipping File, Palm Springs Historical Society.

¹⁰ “Our Occidental Araby at Palm Springs” Sales Brochure, Clipping File, Palm Springs Historical Society.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

Sheet 1

ARABY TRACT.

IN THE COUNTY OF RIVERSIDE, CAL.

BEING A SUBDIVISION OF A PORTION OF THE SE¹/₄ AND OF THE NE¹/₄ OF SECTION 25, T4S. R4E. S.13. B.8.14M.

Scale 1"=100'

Surveyed by E.J. Herman, C.E. June, 1925.
Los Angeles, Cal.

NOTE.

Bearings shown were obtained from the East line of Block 1 to the Canyon Mesa Road. Small circles shown thus o indicate "set" burrings (2 inches deep), and Wood stakes 2" x 1/4" were set at all corners except where otherwise shown. Distances shown are in feet and decimals thereof.

I, Eugene J. Herman, hereby certify that I am a Civil Engineer and that this map representing the sheets correctly represents a survey made under my supervision. True facts and that all the monuments shown hereon actually exist and their positions are correctly shown.

E. J. Herman

We hereby certify that we are the owners or interested in the land included within the subdivision shown on the enclosed map and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivision as shown within the enclosed border line and we hereby dedicate to the public use the streets, lanes, street and block shown on said map within said subdivision.

HEILMAN COMMERCIAL TRUST AND SAVINGS BANK TRUSTEES

By [Signature] Vice President.
By [Signature] Cash Secretary.

RESOLVED: That the within Map be and hereby is adopted as the Official Map of ARABY TRACT and that the streets as shown on said map are hereby not accepted as Public streets and that the County Clerk is hereby authorized and directed to effect said map by signing his name thereto as County Clerk for and in behalf of the County and to affix the seal of said County thereto.

I hereby certify that the foregoing resolution was adopted by the Board of Supervisors this 16th day of November 1925.

Dated, _____ 1925.

[Signature]
County Clerk
By [Signature] Deputy

Approved this 14th day of November 1925.

[Signature]
County Assessor

STATE OF CALIFORNIA } ss. On this 9th day of Nov. in the year one thousand nine hundred and twenty five before me said Henry Public in and for said County of Los Angeles State of California, residing therein, duly commissioned and sworn, personally appeared Eugene J. Herman, Civil Engineer.

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same. In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Henry Public in and for Los Angeles County, State of California.

Approved this 14th day of November 1925.

[Signature]
County Surveyor

STATE OF CALIFORNIA } ss. On this 9th day of Nov. in the year one thousand nine hundred and twenty five before me said Henry Public in and for said County of Los Angeles State of California, residing therein, duly commissioned and sworn, personally appeared [Signature] known to me to be the President and [Signature] known to me to be the Secretary of the Heilman Commercial Savings Bank the corporation trustees that executed the within instrument and known to me to be the persons whose names are subscribed thereon and acknowledged to me that such corporation executed the same.

In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Henry Public in and for Los Angeles County, State of California.

I hereby certify that there are no liens for unpaid taxes against any portion of the subdivision as shown by this map.

Dated, Nov 14th 1925

[Signature]
County Auditor

M. B. 13/61 A

Recd. H. 197

[Signature]
1925

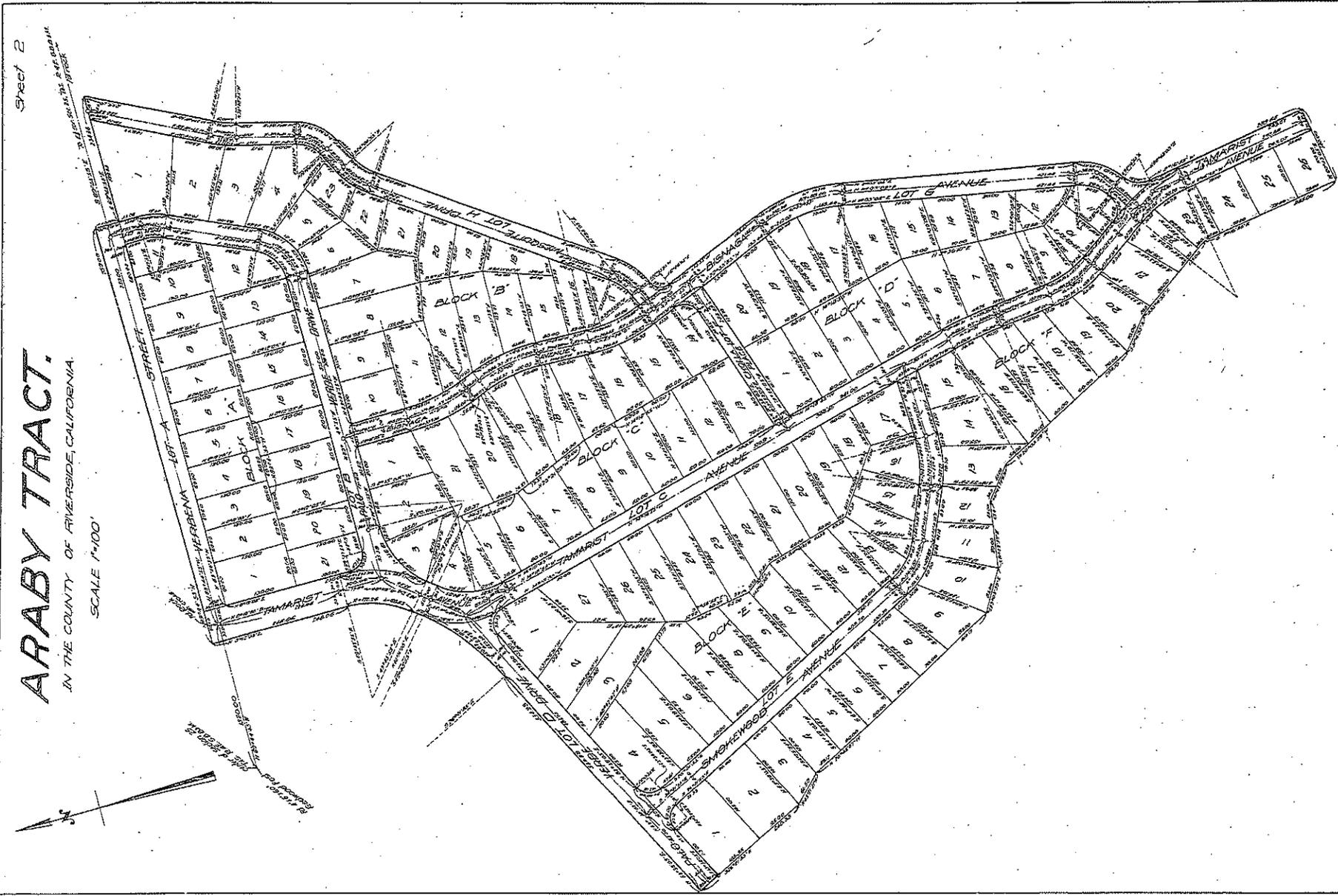
M.B. 13/62

Sheet 2

ARABY TRACT.

IN THE COUNTY OF RIVERSIDE, CALIFORNIA.

SCALE 1"=100'



13/62

CR 80-20 LOTS 14-19

NAME	Merito Vista	Map # 6
DATE	1925	
DEVELOPER	Prescott T. Stevens	
BOUNDARY	N Via Monte Vista to the north, parcels to the north of N Palm Canyon Drive to the south, east side of W Crescent Drive to the west, and generally the west side of W Via Lola to the east.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Prescott T. Stevens (1846-1932) was ultimately Palm Springs' largest pre-World War II residential real estate developer. Stevens, a successful Colorado cattle rancher, relocated with his wife Frances to California in 1912 to seek refuge from her respiratory problems. They first settled in Hollywood, where he invested in Hollywood real estate, then moved to Palm Springs for the better air. By 1920, Stevens had purchased a large amount of land north of downtown Palm Springs. He also bought several thousand acres from the Southern Pacific Railroad to the east and the north of the village to ensure a steady supply of water for his holdings. He bought shares in the original Palm Valley Water Company and then formed the Whitewater Mutual Water Company and the Palm Springs Water Company. With his colleague Alvah Hicks, a carpenter and nascent homebuilder, they subdivided many of Palm Spring's earliest developments: the Merito Vista tract (1925), Las Palmas Estates (1926), and Palm Springs Estates (1927). Recognizing the best way to sell homes was through tourism, Stevens, Hicks and other developers built the legendary El Mirador Hotel in 1927. Before long, Stevens was convincing tourists to trade up to home ownership.</p> <p>Merito Vista was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here."¹¹ Indeed the parcel sizes for the 125 lots in Merito Vista are narrow and deep. However, the design of the subdivision deviates from a basic grid pattern to include curving and rounded streets evocative of the suburban residential community plans of Frederick Law Olmsted.¹² Merito Vista was a success as it reportedly "...practically sold out during the first season."¹³ Sanborn maps from 1929 reveal that sales may have been brisk, but building was far slower; just twelve parcels in the development had structures associated with them by 1929.¹⁴ Homes in Merito Vista were chiefly Spanish Colonial Revival, or early iterations of the California Ranch style. More than twenty of them were reportedly built by carpenter turned general contractor, Alvah Hicks, who developed a reputation for quality building. Often these houses were built on speculation, then quickly sold.¹⁵ Often, homeowners purchased multiple parcels for their estates, contributing to relatively low-density development. Even as late as 1952, aerial photographs show significant numbers of undeveloped parcels within the tract.</p>	

¹¹ "Display Ad 109," *Los Angeles Times*, February 7, 1926.

¹² Olmsted was America's pre-eminent landscape designer in the late 19th century. He designed the Columbian Exposition of 1893, New York's Central Park and the improvements to the White House grounds of 1902.

¹³ "Desert Acres Jump to \$1500," *Los Angeles Times*, April 25, 1926, E7.

¹⁴ Sanborn Maps online Los Angeles Public Library Database, Palm Springs Feb 1929, Sheet 8-9.

¹⁵ Greg Niemann, *Palm Springs Legends* (San Diego, CA: Sunbelt Publications, 2006), 130.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

MERITO VISTA

Being a subdivision of a portion of the South-east one-quarter (1/4) of Section 10 T.4S, R.4E, S.B.B. & M. Riverside County, California.

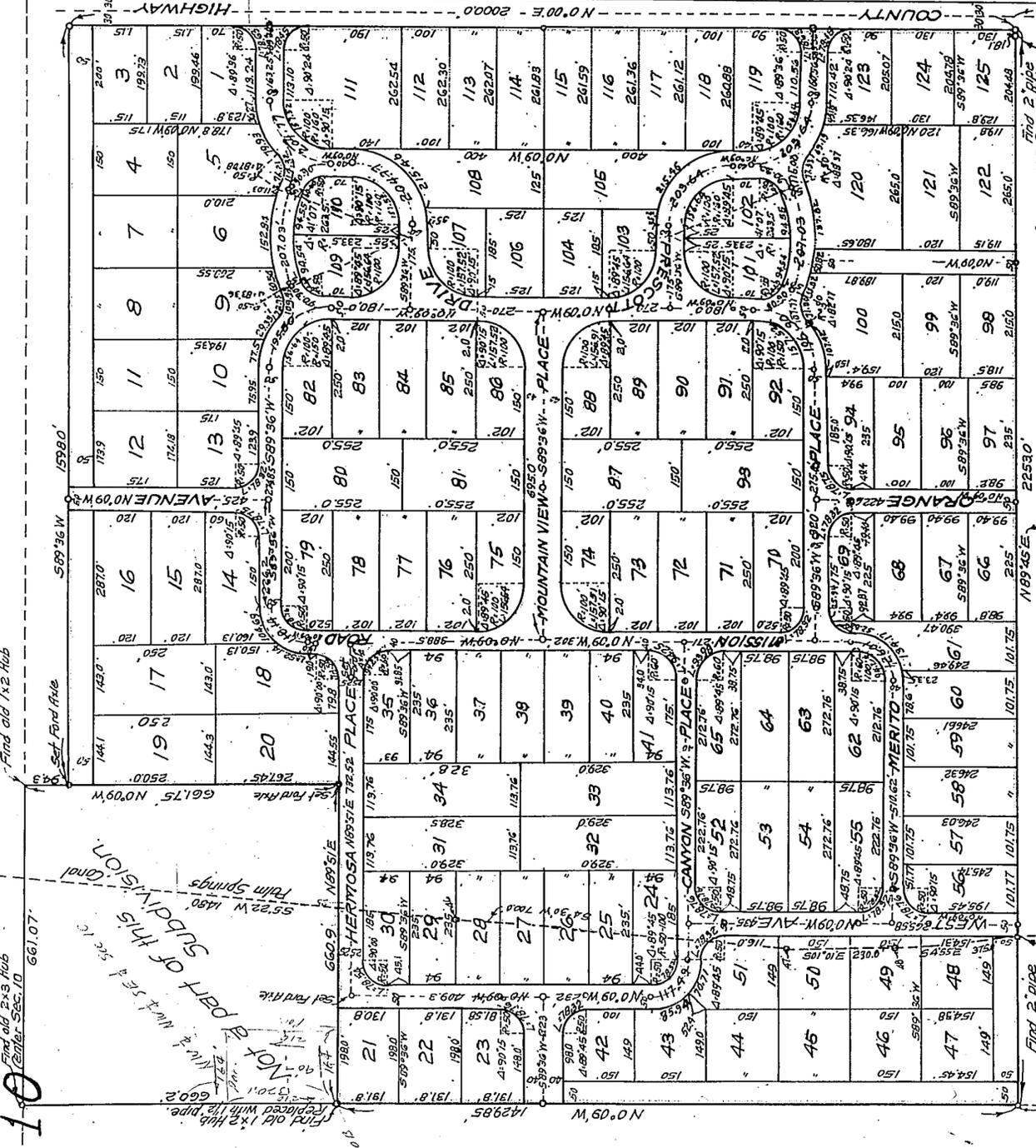
Davidson and Fulmer, Civil Engineers April 1925.

Scale 1/4" = 200 ft.

1925
F. E. Dineen, Recorder
at 4:00 P.M.
Fee \$5.00

Insurance & Guaranty Company
Security Title
F. E. Dineen, Recorder
at 4:00 P.M.
Fee \$5.00

Center of Sec. 10
Find old 2 1/2" Hub
Center Sec. 10
661.07'



We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map, consisting of one (1) sheet and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivision as shown within the signed border line.

Francisco J. Stevens
By *Francisco J. Stevens*
Her Attorney-in-Fact.

STATE OF CALIFORNIA } ss. On this 18th day of May 1925 before me, *John L. Prince*, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared *Francisco J. Stevens* known to me to be the person who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.
Witness my hand and official seal.

STATE OF CALIFORNIA } ss. On this 18th day of May 1925 before me, *John L. Prince*, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared *Francisco J. Stevens* known to me to be the person described in and whose name is subscribed to the within instrument as the attorney-in-fact of *Francis S. Stevens* and the said *Francis S. Stevens* acknowledged to me that he subscribed the name of *Francis S. Stevens* hereunto as principal and his own name as attorney-in-fact.
In witness whereof I have hereunto set my hand and official seal in the City of Riverside in the said County the day and year in this certificate first above written.

RESOLVED: That the within map be and hereby is adopted as the official map of MERITO VISTA and that the streets as shown on said map are hereby authorized and directed to be laid out and that the County Clerk is hereby authorized and directed to affix his name thereto as County Clerk for and in behalf of the County and to affix the seal of said County thereto. I hereby certify that the foregoing resolution was adopted by the Board of Supervisors this 22nd day of May 1925.

I hereby certify that a bond has been filed with and accepted by the Board of Supervisors pursuant to the payment of taxes, now a lien, but not yet payable as required by Chapter 306, Dated May 22, 1925.

I hereby certify that there are no liens for unpaid taxes against any portion of the subdivision shown on this map, except taxes, now assessed, but not yet payable.
Dated May 18, 1925.

I, J. F. Davidson, hereby certify that I am a Licensed Land Surveyor of the State of California and that this map correctly represents a survey made under my supervision April 1925 and that all the monuments shown hereon actually exist and their positions are correctly shown.

Approved this 18th day of May 1925
H. H. F. Davidson
County Assessor
J. F. Davidson
Licensed Land Surveyor.

NOTE -
Bearing derived from Solar observations and are true courses.
Distances shown in feet and decimals thereof.
Iron pipes set on this survey are shown thus: o

357.34
Find old pipe 15'
Find capped pipe 14'
Ironed S-10-11-14-15

C.R. 86-186 Lots 83, 84

Granite Stone 8 x 10 x 10
Chiseled 14' 589' 21/2 W 685.0'
1/4 (C. S. boundary Sec 10, T.4S, R.4E, S.B.B. & M.)

Find 2 pipe
N.E. Corner
N.E. 1/4 Sec 10
Riverside Co. Records
Formally recorded as S 89' 51' 50" W
N 89' 45' E

Book No. 7 A MB 12/94
FB. 20 - P. 67 - 69

NAME	Las Palmas Estates	Map #7
DATE	1926	
DEVELOPER	Prescott T. Stevens	
BOUNDARY	Palm Canyon Drive on the east, Stevens Road on the north, Via Monte Vista on the west, and Via Lola on the south.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>On the heels of his success with Merito Vista, Prescott T. Stevens immediately began subdividing a large parcel of land directly to the north which he called Las Palmas Estates. Las Palmas Estates is bordered by Palm Canyon Drive on the east, Stevens Road on the north, Via Monte Vista on the west, and Via Lola on the south. Under the name Evans-Lee Corporation of Los Angeles the land was purchased for \$150,000 and subdivided into 165 parcels of one-fourth to one-third acre.¹⁷</p> <p>Once again a layout of gently curving streets evoking Olmsted’s ideas for gracious neighborhood development was employed. The large lots and groups of native palms made it a sentimental favorite of local developer Raymond Cree (1875-1967).¹⁸ Warm weather, recreational amenities, and good schools were featured selling points in advertisements to Los Angeles residents. The tract also boasted “underground utilities and [an] abundance of meterless irrigation water.”¹⁹ With ads pronouncing “A Home in Palm Springs is Well within Your Means,” Stevens marketed the accessibility of these homes.²⁰ Hollywood celebrities, Los Angeles businessmen and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, the tract was referred to by Los Angeles society columnist Joan Winchell as “The Beloved section of Palm Springs.”²¹</p>	

¹⁶ Evans-Lee was a big Los Angeles Developer; however more research is needed to confirm the relationship with Stevens and Cree.

¹⁷ “Desert Acres Jump to \$1500,” *Los Angeles Times*, April 25, 1926, E7.

¹⁸ In the Riverside Community Book, Cree called it “His crowning achievement.” Often, the owners, developers, builders, and realtors played multiple roles in multiple developments. For example, someone might be the owner on one tract, the real estate agent on another, or in cases of multiple builders, just build the houses independent of any ownership. In this case, Prescott T. Stevens is listed on the tract map, the *Los Angeles Times* mentions the Evans-Lee Corporation, and Cree is quoted in the Riverside Community Book.

¹⁹ “Fine Homes Rise in Las Palmas,” *Palm Springs News*, December 17, 1936, 6.

²⁰ “Display Ad 41,” *Los Angeles Times*, December 19, 1930, B2.

²¹ “Joan Winchell,” *Los Angeles Times*, January 21, 1958, A1.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

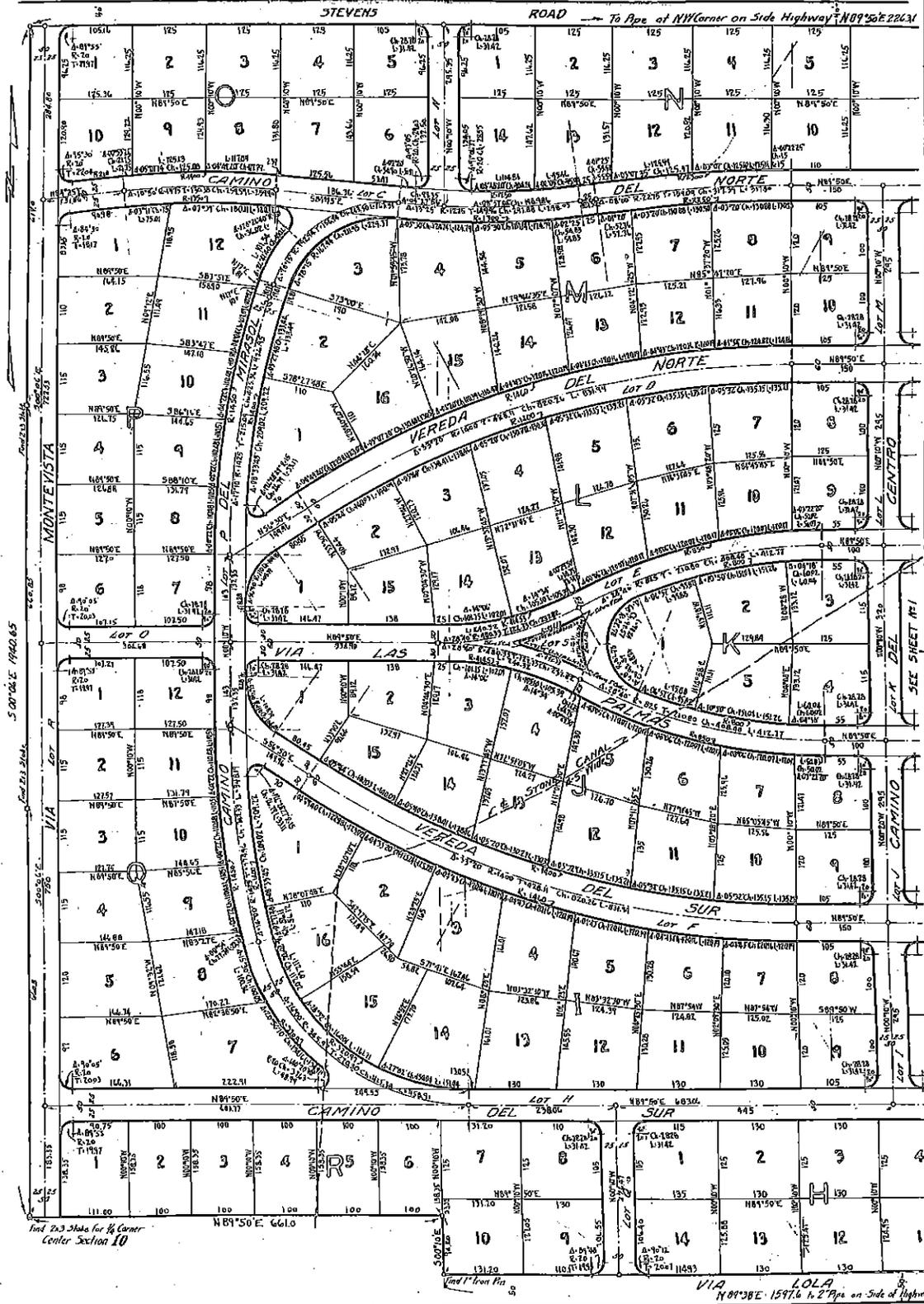
Citywide Historic Context Statement & Survey Findings

LAS PALMAS ESTATES

SHEET No. 2
Of Two Sheets

1 Inch = 100 Feet

MB 15/16



NAME	Palm Springs Estates	Map # 8
DATE	1927	
DEVELOPER	Prescott T. Stevens	
BOUNDARY	Tamarisk Road to the north, Via Miraleste to the east, Indian Avenue (present-day Indian Canyon Drive) on the west, and the lots just south of Via Colusa on the south.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>In 1927, Prescott T. Stevens subdivided a large parcel of land – this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as “The Movie Colony.”²²</p> <p>By 1939, Palm Springs Estates was well populated with vacation homeowners from Los Angeles, the East, Midwest, and Pacific Northwest. The neighborhood was popular with members of the Los Angeles social circles featured in the <i>Los Angeles Times</i> and frequently included wives of wealthy businessmen.²³ Residences from the prewar period in Palm Springs Estates were dominated by the Spanish Colonial Revival and other period revival styles, with postwar infill development in Mid-century Modern and Minimal Traditional styles. Architecturally significant residences within this subdivision include the William T. Walker Residence (Charles O. Matcham) at 635 Via Valmonte.</p> <p>Subsequent phases were subdivided in 1928 and 1936.</p>	

²² The “Movie Colony” was not a tract development, rather a neighborhood name that developed to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. According to *Palm Springs Confidential* author Howard Johns (page 133), the area is located “east of Indian Canyon Drive and extends from Tamarisk Road south to Alejo Road and east all the way to Sunrise Way. It includes the area just north of Tachevah Road known as El Mirador and Ruth Hardy Park between Via Miraleste and Avenida Caballeros.” For purposes of this report, tract names are used to discuss development patterns and “Movie Colony” is used when referring to the broader social history of the area.

²³ *1939-40 Palm Springs City Directory*, 87-96.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

NAME	Vista Santa Rosa	Map # 9
DATE	1927	
DEVELOPER	Raymond Cree	
BOUNDARY	Ramon Road on the north, S. Indian Canyon on the west, Calle Palo Fierro on the east, Camino Parocela west of Calle Encilia, and the south side of Calle Rock east of Calle Encilia.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>In 1927 Cree subdivided the Vista Santa Rosa tract into 131 parcels measuring 60 x100 feet each.²⁴ Vista Santa Rosa is bordered by Ramon Road on the north, S. Indian Canyon on the west, Calle Palo Fierro on the east, Camino Parocela west of Calle Encilia, and the south side of Calle Rock east of Calle Encilia.</p> <p>The tract was built on land owned by the pioneering McKinney family who lived there until their house burned in 1925 and they relocated. The McKinney Court, which dated back to around 1916 and which lasted into the 1960s, was located directly to the south of the tract at 634 South Palm Canyon Drive. With the exception of Camino Parocela (Parcelo), the streets in Vista Santa Rosa were each given a "Calle" street name. All street names remain as they appeared on the 1929 Sanborn map with the exception of Calle Abronia Aurita, which has been shortened to Calle Abronia.</p> <p>Cree described the venture: "One day Nellie Coffman dropped by [my] office and wondered why [I] couldn't develop a subdivision for the town's working people."²⁵ "Well, we did," recalled Cree, "and before we knew it, we were selling to people with lots of money who built nice homes."²⁶ Lots were priced from \$300 to \$500. Cree's partner in the Vista Santa Rosa tract was John R.E. Chaffey (1901-1976),²⁷ an investor in Smoke Tree Ranch as well as developer of the 1934 La Rambla tract (phases one through six) at the southeast corner of Tachevah Drive and Avenida Caballeros. Chaffey was also the founding publisher of the <i>Palm Springs Limelight</i>. By February of 1937 lots in the tract were almost entirely sold out and eleven homes were under construction.²⁸ A review of the 1940 U.S. Census shows the Vista Santa Rosa tract sparsely populated mostly with the middle-class residents of the city. The houses were primarily modest bungalows.</p> <p>At least one of the houses in the Vista Santa Rosa tract was experimental in its construction method. The Lee Humbard Residence (1936, Van Evera Bailey) was built with the Van Guilder System of hollow concrete blocks. The system was deemed desert appropriate by the architect for its economy, fire resistance and insulating properties.²⁹</p> <p>The most prominent structure in Vista Santa Rosa was the Mira Monte Apartment-Hotel located at 235 East Ramon Road at the southeastern corner of Ramon and Indian Canyon Drive. The Spanish-styled Mira Monte was built in 1928 by Ralph Pomeroy and</p>	

²⁴ The tract map for this development does not list Cree as an owner, however, various sources indicate Cree was the developer behind this early residential neighborhood.

²⁵ "Date Groves and Palm Trees, Feuds and Sidewinders in the School Yard," *Palm Springs Life*, December 14, 1960, 15.

²⁶ "Date Groves and Palm Trees, Feuds and Sidewinders in the School Yard," *Palm Springs Life*, December 14, 1960, 15.

²⁷ *Riverside Community Book*, 439. Clippings File, Palm Springs Historical Society.

²⁸ "Rush Building to Meet Needs," *Palm Springs News*, February 27-March 5, 1936, 6.

²⁹ "Building Idea," *Palm Springs News*, March 12-March 19, 1936, n.p.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

is credited as being an early design of Paul R. Williams. Aside from Paul R. Williams' Mira Monte, few structures in the Vista Santa Rosa tract have known architectural designers. While most of the designers are presently unknown, several of the homes in Vista Santa Rosa were built using unusual materials including the 1932 "Cobblestone Cottage" at 514 Calle Ajo and the Yankwich duplex residence at 522-524 Calle Encilia that was built using the Morterless Block Unit process in 1936.

Appointed to the Federal bench in 1935 by President Franklin D. Roosevelt, Judge Leon R. Yankwich was one of Vista Santa Rosa's most notable residents. Another judge, Wilbur F. Downs, a justice of the Long Beach Municipal Court, was also a resident during the same period. Other notable Vista Santa Rosa residents have included pioneering village building contractor Reg C. Jones; famed Palm Springs artist Paul Grimm; pioneer nurseryman Clarence C. "C.C." Neel; actress Virginia Rogers Laurel, former wife of comedian Stan Laurel; golf pro and realtor Mike Flavin; Emma Hathaway, former owner of the Los Arboles Apartment-Hotel; Lou Billington, owner of the Araby Stables and longtime manager of the Desert Inn Garage, Professor Ward B. Kindy of Stanford University; "Orchid King" Albert H. Burki; Dory Hart, owner-trainer of Gold Crown, the "King of the Palominos;" and the city's second treasurer, John Sprague Jr., among others. The Vista Santa Rosa tract was also the setting for both the first location of Neel's Nursery as well as the original location of the Chester "Cactus Slim" Moorten Cactus Museum. Both structures associated with these ventures are still extant in the tract.

NAME	Palos Verdes Tract	Map # 10
DATE	1928	
DEVELOPER	Harriet Dowie Cody and Reta McDowie	
BOUNDARY	South side of E. Mesquite Drive on the north, north side of Morongo Road on the south, east side of S Palm Canyon Drive on the west, up to the 200 block of E. Mesquite Drive and Morongo Road on the east.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>The Palos Verdes Tract was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. The subdivision was developed in three phases. The first series of 43 parcels between Mesquite Avenue and Palos Verde Avenue were the narrowest at only 60 feet wide. The second and third phases included wider parcels of 75 feet lending themselves to larger homes with more street frontage. Harriet Dowie Cody (1885-1954) was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).³⁰</p>	

³⁰ Greg Norman, *Palm Springs Legends* (San Diego, CA: Sunbelt Publications, 2006), 87-88.

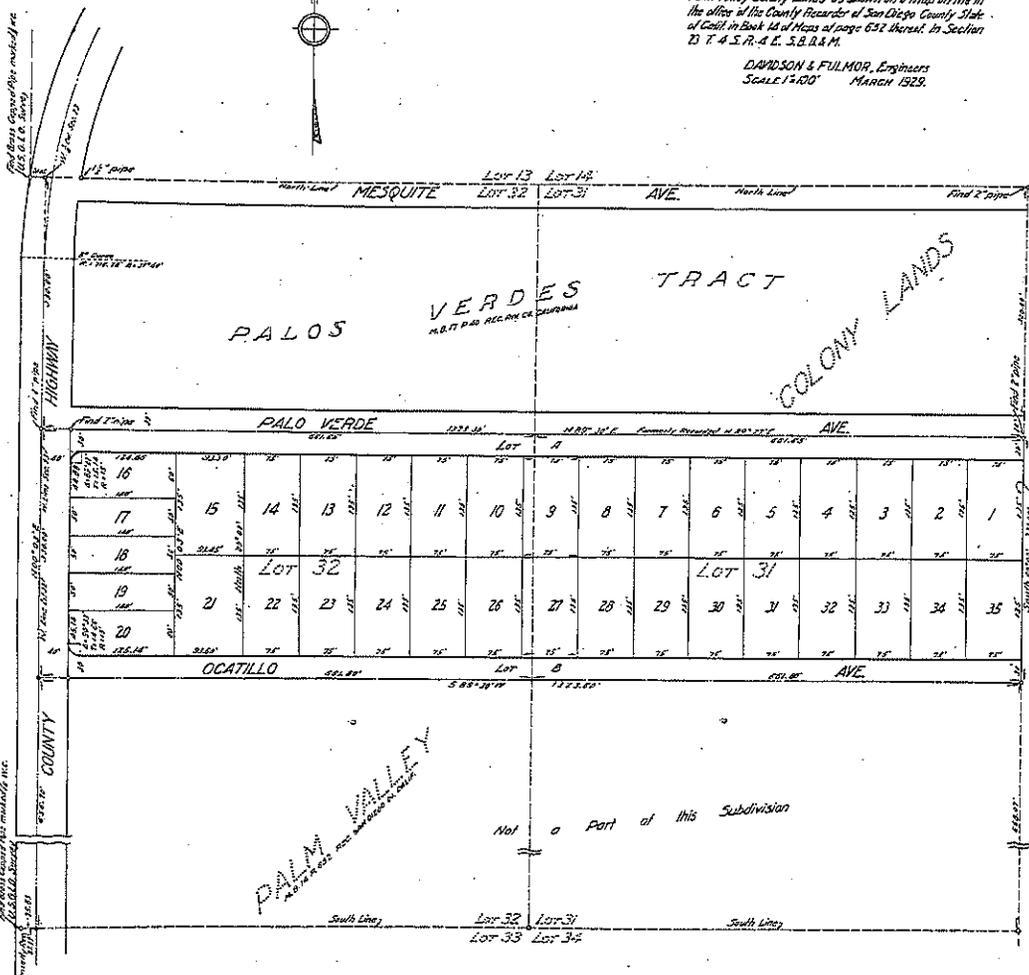
17/54

PALOS VERDES TRACT No 2

Being a Subdivision of a Portion of Lots 32 and 31 of the Palm Valley Colony Lands, as shown on a map on file in the office of the County Recorder of San Diego County State of Calif. in Book 14 of Maps at page 631. Herein, in Section 21 T. 4 S. R. 4 E. S. B. R. 4 M.

DAVIDSON & FULMOR, Engineers
SCALE 1/2" = 100' MARCH 1929.

15-Title Co. 10
MAY 31 1929
8:30 a.m.
Tax \$3.00



I hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map consisting of one (1) sheet; that we are the only persons whose consent is necessary to pass a street into a public road and we hereby consent to the making of said map and subdivision, as shown within the colored border line, and we hereby dedicate to public use Lots A and B.

AMERICAN NATIONAL BANK OF SAN BERNARDINO, CALIFORNIA
R.M. Cook President
By *A.S. Waters* Cashier

RESOLVED:-
That the within map be and hereby is adopted as the official map of Palos Verdes Tract No 2; that the streets as shown on said map are hereby not accepted as public streets; that the County Clerk for and in behalf of the County of Riverside and he with the official seal of said County do hereby certify that the foregoing resolution was adopted by the Board of Supervisors of the County of Riverside, the 20 day of May, 1929.

D. Clayton County Clerk
By *J.F. Reimer* Secretary

I hereby certify that there are no liens for unpaid taxes against any portion of the land included within the subdivision shown on this map except those now a lien but not yet payable. Dated this 20th day of May, 1929.

J.F. Reimer County Clerk
By *D. Clayton* Secretary

I hereby certify that a bond has been filed with and accepted by the Board of Supervisors of the County of Riverside guaranteeing the payment of taxes now a lien but not yet payable, as required by Chapter 306 Stats of 1912. Dated this 20 day of May, 1929.

J.F. Davidson Licensed Land Surveyor
Approved this 20th day of May, 1929. *W. Fulmor* County Surveyor

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO } ss
On this 18th day of May, 1929 before me, *ETHEL M. BOWEN*, a Notary Public in and for said County and State, personally appeared *THE AMERICAN NATIONAL BANK OF SAN BERNARDINO, CALIFORNIA*, the corporation that executed the within instrument and known to me to be the persons whose names are subscribed to the within instrument and being the same.

Ethel M. Bowen Notary Public
NOTICE: Readings are defined that on observation on Palos and are true courses. Distances are shown in feet and decimals thereof. 1/4" = 100' unless marked with set of 1/4" unless otherwise marked. 3" = 30' iron pipe set at all points shown that a unless otherwise noted.

Book 104 MB17/54

54

17/86

PALOS VERDES TRACT No 3

Being a Subdivision of the Southern Portion of Lots 31 and 32 of the Palos Verdes Colony Lands as shown on a map on file in the office of the County Recorder of San Diego County, Calif. in Bk 14 of Maps of Page 652 thereof. In Sec. 23 T. 4 S. R. 4 E. S. 8 B. & M.

DAVIDSON & FULMOR, Engrs.
Scale 1"=100' Sept. 1923.

My Co. Title Co.
Joe A. Ross
9:30 A.M.

NOTE
Bearings are derived from the South line of Palos Verdes Tract No 2 as recurred in M. B. 17 Page 54. Rec. 4th Co. Calif. and are true courses.
Distances are shown in feet and decimals thereof.
2" redwood stakes placed inside set of white corners.
2" x 20" pipe set of public shown thus unless otherwise noted.

RESOLVED:
That the within map be and hereby is adopted as the official map of Palos Verdes Tract No 3 that the streets as shown hereon are hereby not accepted as public streets that the County Clerk is hereby authorized and directed to effect said map by signing his name thereto as County Clerk for and in behalf of the County of Riverside and to affix the official seal of said County thereto.
I hereby certify that the foregoing resolution was passed by the Board of Supervisors of the County of Riverside this 12th day of ~~October~~ October 1923.

D. H. Clayton COUNTY CLERK
J. F. Reimer
I hereby certify that there are no liens for unpaid taxes against any portion of the land included within the subdivision shown on the aforesaid map.
H. E. Kasper COUNTY TREASURER
N. S. Hicke

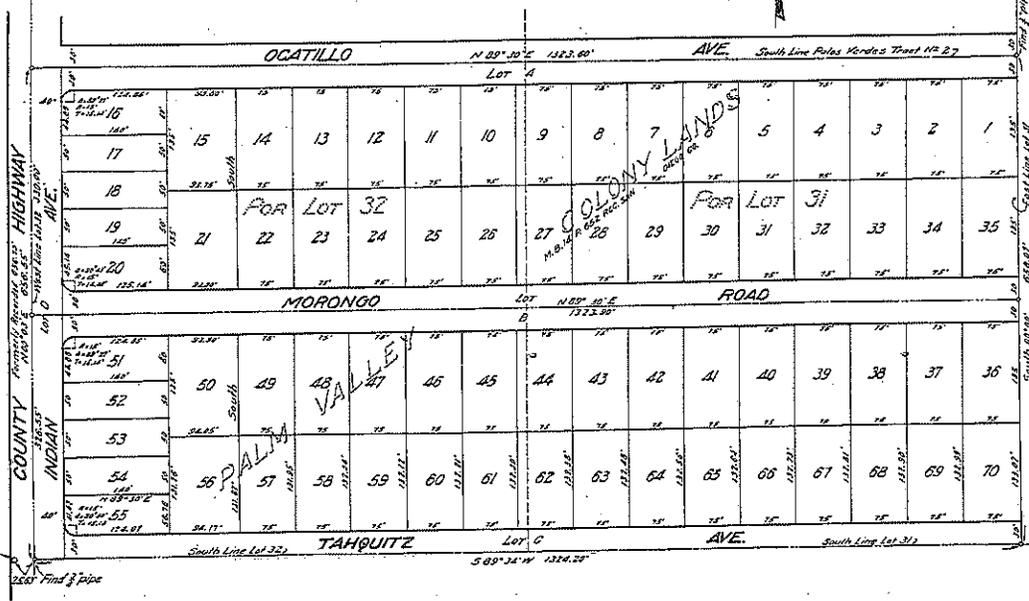
I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map accurately represents a survey made under my supervision in September, 1922; that all the measurements shown hereon actually exist and their positions are correctly shown.
J. Davidson LICENSED LAND SURVEYOR

State of California
County of San Bernardino
I, *Charles F. Ross*, on this 12th day of October, 1923 before me personally appeared *W. D. McEwen* and *W. J. Baker* known to me to be the Vice-President and Cashier respectively of the American National Bank of San Bernardino, California, the corporation that executed the within instrument and known to me to be the persons whose names are subscribed to the within instrument on behalf of the corporation therein named and they acknowledged to me that said corporation executed the same.
Commissioner of Public Lands
June 12, 1923 STATE OF CALIFORNIA COUNTY OF SAN BERNARDINO

We hereby certify that we are the owners or interested in the land included within the subdivision shown on the annexed map consisting of one (1) acre, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said proposed subdivision as shown within the colored border line and we hereby dedicate to public use lots A-B-C and D.

AMERICAN NATIONAL BANK OF SAN BERNARDINO, CALIFORNIA.
W. D. McEwen VICE-PRESIDENT
W. J. Baker CASHIER
Approved this 12th day of October, 1923. *W. D. McEwen* COUNTY SUPERVISOR
Approved this 12th day of October, 1923. *W. J. Baker* COUNTY SUPERVISOR

PALOS VERDES TRACT No 2



Find U.S.G.L.O.S. W.C. 16 cor.

Find 3 pipe

CR 9-108 LOT 14
CR 9-109 LOT 27

Book 1103

M. B. 17/86

NAME	Smoke Tree Ranch	Map # 11
DATE	1931	
DEVELOPER	L. Mac Blankenhorn	
BOUNDARY	Anza Trail to the north, San Jacinto Trail to the south, East Road to the east, West Road to the west	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Smoke Tree Ranch is a 375-acre resort and housing development located at 1800 South Sunrise Way. Smoke Tree Ranch was one of the few subdivisions developed in Palm Springs during the Great Depression. Originally developed as a dude ranch resort,³¹ the “guest ranch” was started in 1930 by L. Mac Blankenhorn and named after the characteristic trees that dot the landscape.³² A syndicate of investors including C.F. Doyle, developer George Alexander, Nicholas Harrison, architect Garrett Van Pelt, Jr. (1879-1972), and Blankenhorn purchased the property for \$500,000 and invested another \$100,000 into improvements.³³ Blankenhorn was a successful Pasadena-based realtor/investor during the 1920s.</p> <p>In 1887, prior to its incarnation as a guest ranch, a group of land promoters selected the site for a city called Palmdale, which was connected to the Southern Pacific Railroad by a narrow gauge railway. Residents were to grow “melons, grapes and citrus in the mineral rich soil” with water provided by a stone-lined irrigation ditch.³⁴ The Ranch still contains adobe ruins from this early period of development. A dig at the site in 1983 yielded artifacts that dated fruit packing activity to 1895. Drought combined with a shutdown of Native American-controlled water caused the Palmdale dream to collapse shortly before the turn of the 20th century. The railway tracks were taken up and the adobe cannibalized and/or abandoned.³⁵</p> <p>Early advertisements for the guest ranch emphasized an exclusivity that continues to this day: “Designed for those wishing to escape from the turmoil of weekend resorts...introductions or satisfactory references are required.”³⁶ The ranch featured cottages, stables, and a school for grades two through eight. Three school buildings and a playground were located along the western border of the ranch. Facilities included the Ranch Rodeo Field, stables, and the pool. The ranch house building contained two dining rooms, kitchen, lobby, and storerooms. There were 15 cottages for guests, two buildings for servant’s quarters, and a twenty-car garage. These buildings were designed by Pasadena-based architect Garrett Van Pelt, Jr. (1879-1972).³⁷</p> <p>In 1936, Fred and Mazie Belle Markham (operating as the Mardo Corporation) bought Smoke Tree Ranch. Whereas Blankenhorn and his syndicate of investors may have been overextended at Smoke Tree Ranch, Markham was able to bring financial stability to the</p>	

³¹ Dude ranch development is discussed under the Commercial Development context.

³² Moya Henderson and the Palm Springs Historical Society, *Palm Springs* (Charleston, SC: Arcadia Publishing, 2009), 82.

³³ “Company Buys Property for Development,” *Los Angeles Times*, March 16, 1930, D2.

³⁴ Smoke Tree Ranch Website, <http://www.smoketreeranch.com/history.html> (accessed November 22, 2014).

³⁵ Smoke Tree Ranch Website, <http://www.smoketreeranch.com/history.html> (accessed November 22, 2014).

³⁶ Display Ad 9, *Los Angeles Times*, January 9, 1931, 6.

³⁷ *Building and Engineering News*, July 5, 1930. https://archive.org/stream/buildingengineer30230cont/buildingengineer30230cont_djvu.txt (accessed January 2015).

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

venture. With the help of local educator and real estate investor, Raymond Cree, Markham subdivided the ranch into parcels for single-family residences.³⁸ This occurred in three phases: 52 parcels in the northern portion of the ranch in 1936; 30 parcels in spring of 1937; and 24 parcels in summer of 1937.

Under the Markhams, the guest ranch did not advertise or seek publicity. The Smoke Tree way of life (for guest ranch patrons as well as homeowners who are historically known as “Colonists”) was simple without the need to impress as, “most who have come here have been every place, seen everything and done most things.”³⁹ The gated community also provided hotel-like amenities, including meals in the clubhouse restaurant, a pool, tennis courts, and maid service; “care of property by a capable all-year organization and innumerable services the lack of which makes the ownership of a resort property a burden.”⁴⁰ During incorporation discussions for the city of Palm Springs in 1936, Charles F. Doyle, Vice President of Mardo Corporation, protested against the inclusion of Smoke Tree Ranch within the proposed city boundaries. In 1945, the Markhams sold the entire Ranch operation to the Colony as a group. Colonists retained ownership of their homes and home sites.

Of the approximately 400 acres, 300 acres were devoted to the home sites for the Colonists and twenty acres for the guest ranch. The remaining land was leased for the present-day Smoke Tree Village Shopping Center at the corner of East Palm Canyon Drive and La Verne Way, and for the stables at the southern end of the property. Smoke Tree Ranch purposefully maintained a rustic atmosphere. Homes were required to be one story and sit apart on large lots with no large lawns or non-native shade trees.⁴¹ They were to be built in a traditional Ranch style with a pitched shingle roof.⁴² Streets were intentionally left as dirt roads groomed by a sprinkler wagon and scraper. There were no street signs, and instead roads were indicated with rock markers. The compound was originally encircled by barbed-wire fencing. Prior to 1946, there were no private pools at Smoke Tree Ranch. Instead, colonists used the communal pool area which became a focal point of social activity.⁴³ The pool and tennis courts were designed by architect Harold J. Spielman.⁴⁴

In his book *The Frontier of Leisure*, historian Lawrence Culver identifies Smoke Tree Ranch as looking unlike much of Palm Springs architecture of the time and having a seminal influence on Ranch-style architecture in California and across America. “They were clear early examples of the ranch house—the domestic architectural style that would carpet the floor of the San Fernando Valley after World War II,” writes Culver, “and appear in every community in the United States in the 1950s and 1960s.”⁴⁵

³⁸ Howard Johns, *Palm Springs Confidential* (Fort Lee, NJ: Barricade Books, 2004), 99.

³⁹ Smoke Tree Ranch website, <http://www.smoketreeranch.com/history.html> (accessed November 22, 2014).

⁴⁰ Lawrence Culver, *The Frontier of Leisure* (New York: Oxford University Press, 2010), 166.

⁴¹ Culver, *The Frontier of Leisure*, 166.

⁴² Joseph Rosa, *Albert Frey Architect* (New York, NY: Rizzoli, 1990), 74.

⁴³ Billy Stanek, “Walt’s Hidden Hideaway,” November 16, 2011. <https://d23.com/walts-hidden-hideaway/>

⁴⁴ “Subdivision of New Unit Started in Ranch Area,” *Los Angeles Times*, January 10, 1937.

⁴⁵ Culver, *The Frontier of Leisure*, 167.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

The first house in Smoke Tree Ranch was built by Ted and Isabel Slocum.⁴⁶ Residents of Smoke Tree Ranch tended to be wealthy industrialists such as the Weyerhaeuser family (of the Washington-based forestry and paper company), King Gillette (of safety razor fame), and Milo Bekins (Bekins Moving and Storage).⁴⁷ Another prominent resident was the Reverend Charles E. Fuller,⁴⁸ whose house was constructed in 1940-41 and designed by Rose Connor.⁴⁹ The Fuller Residence and studio are of adobe construction, reflecting the resurgence of adobe as a contemporary building material in the 1920s and 1930s as advocated by Southern California architects such as John Byers and Clarence Cullimore, Sr. The thermal properties and western heritage of adobe made it a logical choice for Smoke Tree Ranch.

One of Smoke Tree Ranch's most famous residents was Walt Disney. Disney purchased his first Smoke Tree Ranch home in 1948.⁵⁰ In 1954, Disney sold the home to raise money for the creation of Disneyland in Anaheim. According to a 1977 interview with Smoke Tree's Vice President Brad Poncher, Disney's "studio set designers were responsible for the design of some of the ranch's guest cottages."⁵¹ The Disney's purchased their second Smoke Tree Ranch home in 1957, two years after Disneyland opened and Disney's movie and television empire was well established.

Many Smoke Tree Ranch homes were built by the noted local Modernist architect Albert Frey.⁵² Frey's preference for modern architecture is evident in the houses he designed at Smoke Tree, where his eye for proportion and simplicity created elegant modern ranch houses. Frey's design for the Lyons Residence (1948, Clark and Frey) was, in fact, deemed "too modern" and the architect was banned from building there for almost three years.⁵³ Between 1941 and 1983, Albert Frey designed houses and additions for 30 Smoke Tree Ranch residences. Examples include the Markham Residence (1941; 1950), the Overly Residence (1941, 1947, 1948, 1983), Gilmore Residence (1944, 1947, 1956, 1966, 1977), Turner Residence (1948, 1956, 1986), and the Armstrong Residence (1964). Frey also designed additions to the Administration and Dining Room Building (1967) and was responsible for further work on the Smoke Tree Ranch Office in 1983.

Other architects known to have worked in the Smoke Tree Ranch development include William Cody, Harold B. Zook, Allen G. Siple, E. Stewart Williams, and Wallace Neff. Siple designed the Paul Trousdale Residence c. 1950, which was featured in *House Beautiful* magazine.⁵⁴ Neff designed the Smoke Tree Ranch home for Mr. and Mrs.

⁴⁶ Smoke Tree Ranch: A Way of Life (2007), produced by Tracy Conrad (Digital Rain Films, www.digitalrainfilms.com).

⁴⁷ Howard Johns, *Palm Springs Confidential* (Fort Lee, NJ: Barricade Books, 2004), 250.

⁴⁸ Reverend Fuller, gained renown as the radio host and speaker of *The Old Fashioned Revival Hour*, a weekly Sunday broadcast that aired from 1937 to 1968.

⁴⁹ *Southwest Builder and Contractor*, April 19, 1940, 43.

⁵⁰ Allene Arthur, "When the Desert Was Disney's Land," *Palm Springs Life*, December 1977. <http://www.palmspringslife.com/Palm-Springs-Life/December-1997/When-the-Desert-Was-Disney-s-Land/> (accessed January 2015).

⁵¹ Arthur, "When the Desert Was Disney's Land," *Palm Springs Life*, December 1997.

⁵² There are residences in Smoke Tree Ranch by the both the partnership of Clark and Frey, along with later residences designed by Frey individually.

⁵³ Joseph Rosa, *Albert Frey, Architect* (New York, NY: Rizzoli, 1990), 74.

⁵⁴ Famed industrial and furniture designer Greta Magnusson Grossman (1906-1999) did the interiors for this residence.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

	George Miller (c. 1950). Carl W. Denney, AIA is credited with the design of Walt Disney's second house. ⁵⁵
--	---

⁵⁵ Smoke Tree Ranch: A Way of Life (2007), produced by Tracy Conrad (Digital Rain Films, www.digitalrainfilms.com).

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

18/97

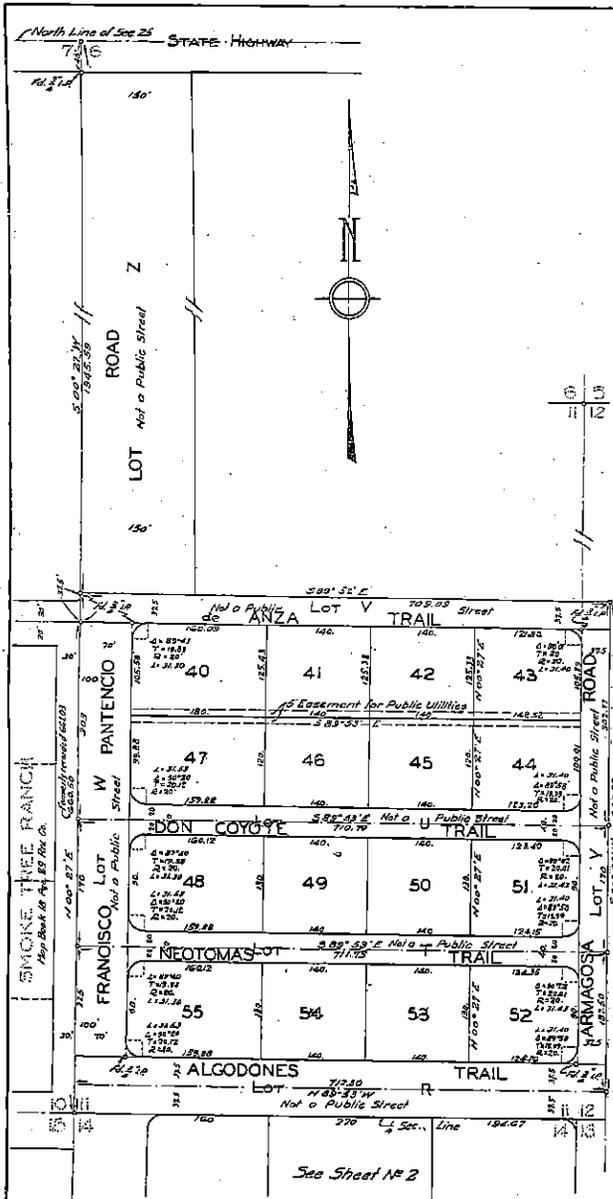
SHEET 1

FILED
July 15 1936
BY SECURITY TITLE
INSURANCE AND GUARANTEE
COMPANY
James Ross
RECORDER

FILED
J. B. Ross
RECORDER

SMOKE TREE RANCH NO. 2

Being a subdivision of a portion of Lots 9, 11, 12, 13, 14, 15 & 16 of Sec. 25, T. 4 S., R. 1 E., S. B. 8. M., as shown on a Map of PALM VALLEY COLONY LANDS on file in the office of the County Recorder of San Diego County, California in Book 14 of Maps of page 652.
DAVIDSON & FULMER
ENGINEERS
June, 1936
SCALE 1"=100'



We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of two (2) sheets that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and hereby declare to private use Lots A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y and Z.

MARGO CORPORATION
Charles Doyle
Vice President
George S. Bunker
Secretary

STATE OF CALIFORNIA ss.
COUNTY of RIVERSIDE
On this 12th day of July, 1936, before me, G. T. Hicks, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared CHARLES DOYLE and GEORGE S. BUNKER, known to me to be the Vice President and known to me to be the Secretary respectively of the MARGO CORPORATION, the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation named therein and acknowledged to me that such corporation executed the same.
IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this day and year in this certificate first above written.

G. T. Hicks
Notary Public in and for County of Riverside, State of California.

The County of Riverside, State of California, by and thru its duly authorized officers hereby approves said Final Map as the official Map of SMOKE TREE RANCH NO. 2, but the streets as shown on said map are hereby not accepted as public streets.
Dated this 12th day of July, 1936.

COUNTY OF RIVERSIDE STATE OF CALIFORNIA
By J. G. Clayton
Chairman of the Board of Supervisors.

ATTEST
J. G. Clayton
County Clerk and Ex-officio Clerk of the Board of Supervisors.
By J. B. Ross
Deputy

Approved by the Riverside County Planning Commission in accordance with the requirements of law, in its authorized meeting held this 24th day of July, 1936.

By J. B. Ross
Secretary.

I hereby certify that a bond in the sum of \$1000.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all Taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of the filing of the annexed map with the County Recorder, are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.
Dated this 12th day of July, 1936.

J. G. CLAYTON
County Clerk and Ex-officio Clerk of Board of Supervisors.

By J. B. Ross
Deputy.

I hereby certify that according to the records of this office as of this date there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments not yet payable which are estimated at \$1000.00.
Dated this 11th day of July, 1936.

G. T. Hicks
County Auditor of Riverside County, State of California.

I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of two (2) sheets, correctly represents this survey made under my supervision in June, 1936, and that all the measurements shown thereon actually exist and their positions are correctly shown.

J. B. Ross
Registered Engineer 1936.

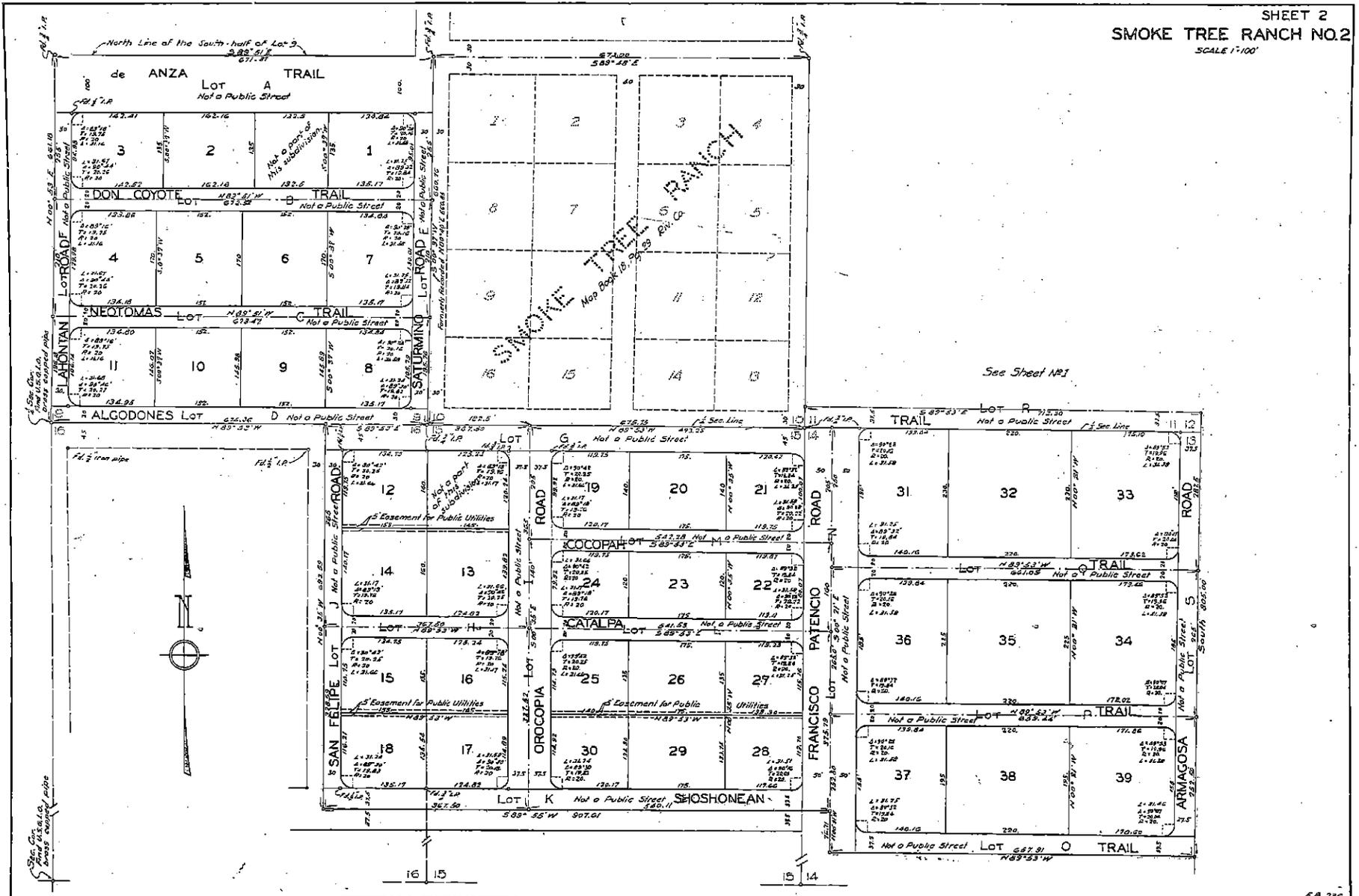
Bearings derived from Smoke Tree Ranch, M.B. 15 page 29 Records of Riverside County California, as established by salt observation and one true course.
2" x 2" R.W. stakes painted white set at all lot corners
3" x 3" iron pipes set in concrete at all points shown thus unless otherwise noted.
Distances as shown are in feet and decimals thereof.

BOOK 7

M.B. 18/97

18/98

SHEET 2
SMOKE TREE RANCH NO.2
SCALE 1"=100'



BOOK 7

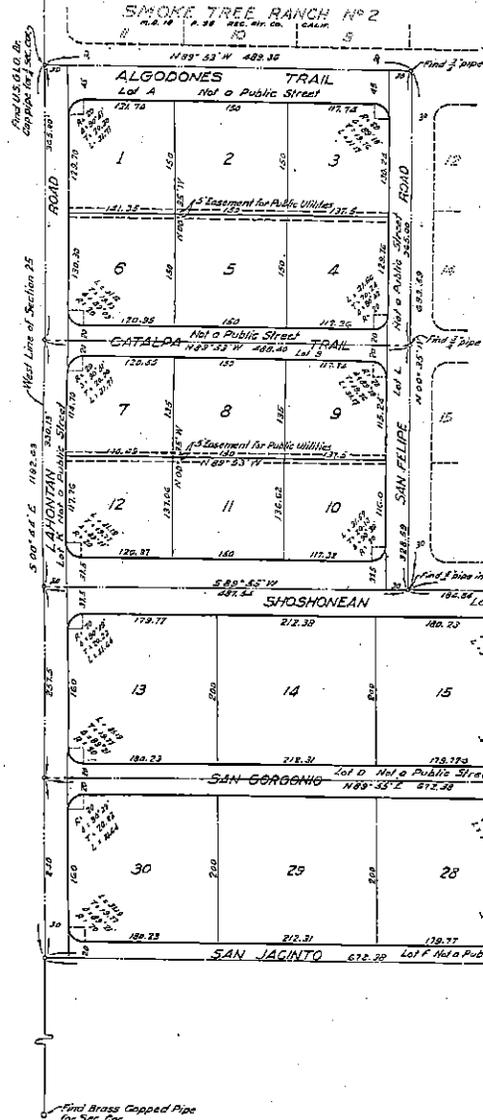
M.B. 18/98 80

19/24

SMOKE TREE RANCH NO. 3

FILED
 July 14 1937
 BY RIVERSIDE TITLE COMPANY
 J. J. ...
 J. J. ...
 FEE \$ 5.00

Being a Subdivision of a Portion of Lots 14, 15 and 16 in Sec. 25 T4S. R. 4E.S. S.D. & M. as shown on a map of Palm Valley Colony Landed 8/14 of Maps 12, 632 Records of San Diego County, State of California.
 DAVIDSON & FULMOR
 Engineers
 April 1937.



We hereby certify that we are the owners or are interested in the land included within the subdivision shown on the annexed map consisting of one (1) street, that we are the only persons whose consent is necessary to pass a clear title to said land and we have by agreement with the makers of said map and subdivision as shown within the colored border line and heretofore dedicated to private use lots A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P.

MARDO CORPORATION
 Vice President: Raymond E. Greenham
 Secretary: Charles E. Johnson

STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE
 On this 7th day of June 1937 before me CHAS. E. JOHNSON a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared RAYMOND E. GREENHAM and CHARLES E. JOHNSON known to me to be the Vice-President and Secretary respectively of the **MARDO CORPORATION**, the corporation that executed the within instrument and they acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal on this the day and year in this certificate first above written.

Charles E. Johnson
 Notary Public in and for the County of Riverside, State of California

The County of Riverside, State of California by and through its duly authorized officials hereby approves this final map as the official map of SMOKE TREE RANCH No. 3 but the streets as shown on said map are hereby not accepted as public streets.

COUNTY OF RIVERSIDE STATE OF CALIFORNIA
 I, D. G. Clayton
 Chairman of the Board of Supervisors
 County Clerk and Ex-officio Clerk of the Board of Supervisors
 do hereby certify that according to the records of this office as of this date there are no taxes against the real property shown on the annexed map for Unimproved State, County, Municipal or local TAXES or special assessments collected as taxes except taxes, and special assessments now a lien but not yet payable which are against Lot A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P.

July 7, 1937
R. T. Hicks
 County Auditor of Riverside County, State of California

I hereby certify that a bond in the sum of \$100.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned for the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.
 Dated this 7th day of June 1937.

D. G. Clayton
 County Clerk and Ex-officio Clerk of the Board of Supervisors
 Deputy: A. J. ...

I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly represents the survey made under my supervision in April 1937 and that of the monuments shown thereon actually exist and their positions are correctly shown.

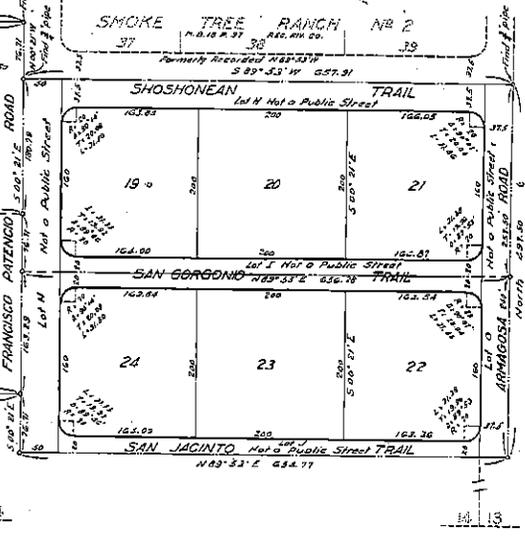
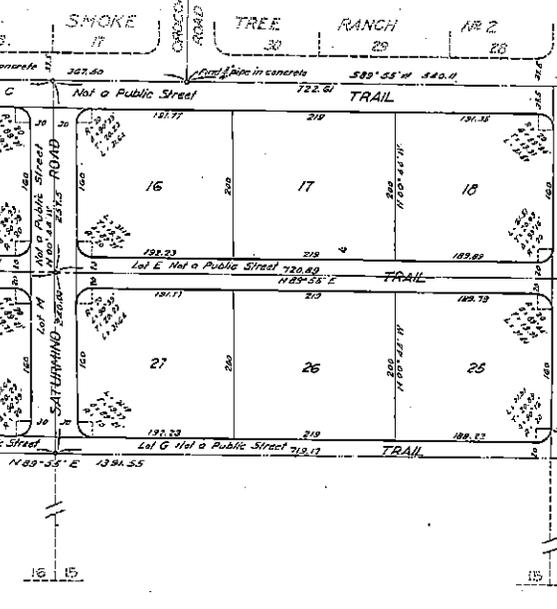
J. J. Davidson
 Registered Engineer No. 802

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held this 1st day of June 1937.

W. B. ...
 Secretary

NOTE: Bearings are derived from Smoke Tree Ranch No. 2 and are true courses. Distances are shown in feet and decimals thereof. 2" x 2" Reduced stakes, points of white set at 90° corners. 3" x 3" pipes set in concrete at points shown, these unless otherwise noted.

Approved this 7th day of June, 1937
A. C. ...
 County Surveyor



Book 7

MB 19/24

NAME	Indian Trail Tract	Map # 12
DATE	1933	
DEVELOPER	Pearl and Austin McManus	
BOUNDARY	This three-street subdivision consists of the east side of Calle Palo Fierro, Indian Trail, and Vista del Oro between Ramon Road and Sunny Dunes Road.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936)⁵⁶ was subdivided by Pearl McManus and husband Austin McManus into 90 parcels. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. Pearl McManus was a lifelong horsewoman who was a member of the Desert Riders, and incorporating a bridle path into the development was consistent with her vision of the Palm Springs lifestyle.</p> <p>The initial marketing by McManus Realty declared that “Sunshine and health await you at Indian Trail tract.” The McManuses endeavored to bring distinction to the tract not only through its palm-lined main thoroughfare but also in the siting of the corner properties, with houses built in a “boomerang” layout, stretching across the lots. The McManuses would follow this same design pattern more than a decade later with their Tahquitz River Estates tract, located to the south. Most development in Indian Trail occurred in the years leading up to World War II with Spanish Colonial architecture predominant. Original lot prices in 1936 ranged from \$550-\$950. Several homes in the tract were designed by major Palm Springs architects of the 1930s, including Lee Miller; Brewster & Benedict; and W.C. Pennell, as well as at least one design by prominent Los Angeles architectural designers Meyer & Holler.</p> <p>In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Cartoonist Hal Forrest; novelist and screenwriter Leslie Charteris, creator of the popular <i>The Saint</i> novels; three-time Academy Award-nominated cinematographer Ray Binger; radio star Cal Pearce; producer/director John M. Stahl; <i>Easter Parade</i> director Charles “Chuck” Walters; and 20th Century Fox chief Joseph M. Schenck, all lived within a block of each other on Indian Trail. In 1936, McManus had contractor/civil engineer Lee Miller construct what is now referred to as the “Casablanca Adobe” (HSPB-68), a vernacular-style adobe home that was occupied in the 1940s by the <i>Casablanca</i> screenwriter Howard E. Koch.</p> <p>While Hollywood was well represented in the tract, so too were important figures in other fields including landscape artist Bathasar Kundert; Winfield and Grace Song Line, experts on Korean and Asian culture and affairs; and Tracy B. Williams, noted designer of Winton automobile and boat motors; among others. The tract was also home to prominent members of the local community such as the Village Pharmacy’s Harry Brott; optometrist Dexter Blau; O’Donnell golf pro George Howard Jr. and, architect Howard P. Lapham.</p>	

⁵⁶ “Fine Homes,” *Palm Springs News*, December 17, 1938, 8.

NAME	La Rambla	Map # 13
DATE	1934	
DEVELOPER	John R. Chaffey	
BOUNDARY	Tachevah Drive on the North, Tamarisk on the south, Hermosa Drive on the east, and Avenida Caballeros on the west.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>In Palm Springs, the lines between selling agents and owner/developers were often blurred. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36, 1945). It was developed in six small phases totaling more than 70 parcels. Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area.</p>	

LA RAMBLA

Being a Subdivision of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 11, T.4S. R.4E. S.B. B&M.

DAVIDSON & FULMOR
Engineers
March - 1934

In the Palm Springs Police Protection District
Palm Springs Fire Protection District
Palm Springs Cemetery District
Coachella Valley County Water District
Palm Springs Sanitary District.

F I L E D
MARCH 6 1934
BY SECURITY TITLE
INSURANCE AND GUARANTEE
COMPANY

JACK A. ROSS
at
Fee \$300
1013 OANA
J. A. Ross

I, J. F. Davidson, do hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of one (1) sheet, correctly represents the survey made under my supervision in February 1934, and that all of the monuments shown thereon actually exist and their positions are correctly shown.
Dated this 7 day of March 1934.

J. F. Davidson

NOTE -
Set 2"x2" R.W. stakes painted white at all lot corners.
1"x30" pipe set in concrete 18" below surface shown thus -
except where otherwise noted.
Bearings are determined by solar observation.
Distances as shown are in feet and decimals thereof.

We hereby certify that we are the owners of, or have some right title or interest in and to, the real property included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said property and we consent to the making of said map and subdivision as shown within the colored border-lines and here-by dedicate to the public use, Lots A, B, C.

Thos. S. Chaffey
Priscilla Chaffey

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid state, county, municipal or local taxes or special assessments collected as taxes (except taxes and special assessments not yet payable which are estimated and shown on the map) as of March 12, 1934.

RAY T. HICKS
County Auditor of the County of Riverside, State of California.

I hereby certify that ^{Lash} ~~Ray T. Hicks~~ has been ~~appointed~~ ^{and} filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, state, county, municipal or local and all special assessments collected as taxes, which at the time of the filing of the annexed map with the County Recorder, are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

D. G. CLAYTON
County Clerk and Ex-officio Clerk of the Board of Supervisors
County of Riverside } ss
State of California }
By A. J. Switzer Deputy

On this 9th day of March 1934, before me Robert S. Edwards, a Notary Public for said County and State personally appeared Thos. S. Chaffey and Priscilla Chaffey, known to me to be the persons who executed the within instrument and they acknowledged to me that they executed the same.

Robert S. Edwards
Notary Public in and for the County of Riverside, State of California.

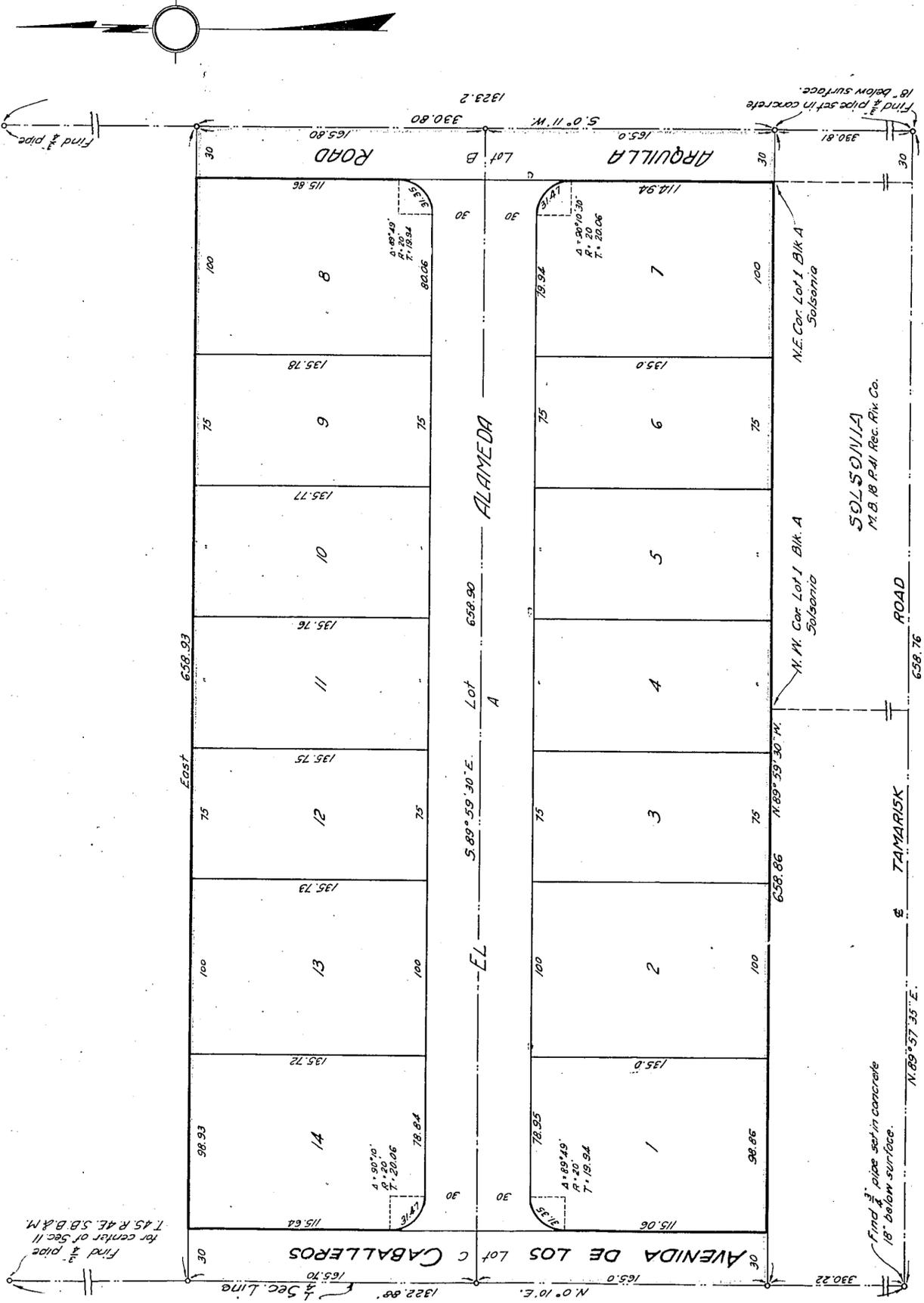
The County of Riverside, State of California, by and through its duly authorized officers, hereby accepts the foregoing dedications, and approves said Final Map.

COUNTY OF RIVERSIDE STATE OF CALIFORNIA
By Robert S. Edwards
Chairman of the Board of Supervisors

ATTEST:
D. G. CLAYTON
County Clerk and Ex-officio Clerk of the Board of Supervisors
By A. J. Switzer Deputy

Approved by the Riverside County Planning Commission, in accordance with the requirements of law, in duly authorized meeting held March 12, 1934.

Secretary



NAME	Chino Canyon Mesa	Map # 14
DATE	1935	
DEVELOPER	Rufus J. Chapman	
BOUNDARY	The first two phases are bounded by Vista Chino on the north, Stevens Road on the south, Wawona Road on the east, and a line mid-block on the west at approximately 500 Wawona Road.	
ARCHITECT		
DEVELOPMENT HISTORY	Chino Canyon Mesa was developed by local realtor Rufus J. Chapman (1907-1970). This forty eight-parcel subdivision was developed in two phases during 1935-36. A third phase of the tract consisting of twelve parcels bordered by Chino Canyon Road to the north, Vista Chino to the South, and Via del Norte to the east was subdivided in 1945 by W.J. Reynolds and Charles J. Burket (who at one time served as Palm Springs School Board president).	

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

NAME	Desert Sands	Map # 15
DATE	1935	
DEVELOPER	Edmond F. Lindop	
BOUNDARY	Tachevah Drive on the north, Tamarisk Road on the south, Sunrise Way on the east, and Hermosa Drive on the west; there is a large parcel in the northeast corner that is not included in the subdivision.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>One of the most interesting tract developments of the mid-1930s is that of Desert Sands (1935-36). It was developed by real estate broker Edmond F. Lindop (1901-1968), who was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses. General Houses was a pioneer in the production of prefabricated houses, which were designed by Chicago-based architect Howard T. Fisher. The company received national media attention in 1932, and a prototype steel house was exhibited at the 1933 Chicago World's Fair. Originally from Chicago, Lindop worked in real estate there and may have become aware of the work of Howard T. Fisher in that capacity.</p> <p>Desert Sands is a 104-parcel development subdivided in three phases. Initially, Lindop envisioned the tract as traditionally constructed homes. To ensure high architectural standards, Lindop formed a review board for Desert Sands by which all designs had to be approved. The board consisted of Lindop himself, Hollywood architect William C. Rich,⁵⁷ and local designer/builder Van Evera Bailey.</p> <p>In 1935, Lindop erected a Ranch-style tract sales office at the corner of Hermosa Avenue and Tamarisk Road. He commissioned Van Evera Bailey to design and build a Model Home (1935, Van Evera Bailey), and then enlarge it six months later.⁵⁸ In late 1935 he constructed a speculative home in the "Bavarian style" and in early 1936 began construction on a "New England Colonial" type home fashioned in plan as a "Maltese cross" where each wing was designed as an entity: den, bunk room, fireplace, and dinette.⁵⁹ Around this time, Lindop expanded his firm's services to include architectural design services and general contracting (headed by Myron H. Lewis). These services were also made available to homebuyers not purchasing in the Desert Sands tract.⁶⁰</p> <p>By Spring of 1936, lots in the first unit were nearly sold out. In October of 1936, Lindop was appointed the California Distributor for General Houses, Inc. and in November of 1936, Lindop erected a General Houses steel house in the subdivision at 1320 Tamarisk Road (1936, General Houses, Inc.). Advertised as "The House That Science Built" the public was invited to observe the unique building process. The house had a steel framework with panels of compressed asbestos composition on the exterior, sheet aluminum insulation and plywood panel on the interior wall.⁶¹ Sales rhetoric advised buyers that due to this construction technique, space equivalent to an extra room was</p>	

⁵⁷ This name may have been altered by OCR scanning of original materials. This may be the Pasadena-based architect William Richards (1871-1945).

⁵⁸ "Enlarge Model Home," *Palm Springs News*, December 12-to December 19, 1935, 4.

⁵⁹ "Start Work on Unusual Home," *Palm Springs News*, February 27, 1936-March 5, 1936, 3.

⁶⁰ "Start Work on Unusual Home," *Palm Springs News*, February 27, 1936-March 5, 1936, 3.

⁶¹ "Different," *Palm Springs News*, December 7, 1936, 13.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

retained vs. standard construction methods. Notably, the house was also an all-electric home and “the first house of [General Houses, Inc.] to be erected in California.”⁶²

In attempt to appeal to a wider market, by January 1937, Lindop was featuring another architecturally unique home in the tract known as the “Pink Oasis” on Verbena Drive with its distinctive octagon-shaped living room for Fred C. Baker.⁶³ By April of that same year, Lindop was featuring a “modern-ranch style all-gas home” located on San Jacinto Way between Hermosa Drive and Paseo De Anza.⁶⁴ Lindop’s construction of model homes supported by an extensive local advertising campaign served him well. Lots sold quickly.

⁶² “Steel House Now Being Erected,” *Desert Sun*, November 20, 1936, 1.

⁶³ “Home Sold,” *Palm Springs News*, March 11, 1937, 5. The address could not be confirmed.

⁶⁴ “Many Inspect Ranch Home,” *Palm Springs News*, April 29, 1937, 9.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

NAME	El Mirador Estates	Map # 16
DATE	1935	
DEVELOPER	Sallie Stevens Nichols and Culver Nichols	
BOUNDARY	Mel Avenue to the north, Tachevah Drive to the south, N Via Miraleste to the west	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens’ daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off.⁶⁵ These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. These include the James V. Guthrie Residence (1935, Clark & Frey; altered) at 666 Mel Avenue; Frey House #1 (1940, Clark & Frey; demolished); the Halberg Residence (1936, Clark & Frey) at 723 E. Vereda del Sur; the Williams Residence (1956, E. Stewart Williams; demolished) at 1250 Paseo El Mirador; and the Sieroty Residence (1941, Clark & Frey) at 695 E. Vereda del Sur.</p>	

⁶⁵ The golf course was developed by Prescott T. Stevens. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932.

FILED
JAN 11 1935
AT 11:35 A.M.
RIVERSIDE TITLE
COMPANY

EL MIRADOR ESTATES

Being a Subdivision of a Portion of the W 1/2 of the South-East One-Quarter of the North-West One-Quarter of Section 11, T. 4S. R. 4E. S. B. B. & M. DAVIDSON & FULLMOR - ENGINEERS. SCALE 1"=100' DECEMBER, 1934.

We hereby certify that we are the owners of, or have some right, title, or interest in and to, the real property included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the making of said map and subdivision as shown within the colored border lines and hereby dedicate to the public use Lots A, B, C, D, E, as shown upon said map within said subdivision.

F. C. CULVER NICHOLS and SALLIE STEVENS NICHOLS, the duly appointed, qualified and acting executors of the last will of Prescott T. Stevens, deceased.

F. C. Culver Nichols
EXECUTOR

Sallie Stevens Nichols
EXECUTOR

Executed in accordance with order of the Superior Court of the State of California, in and for the County of Los Angeles, this 23rd day of February, 1935, a certified copy of which Order was filed for record March 4, 1935, in the office of the County Recorder of Riverside County, California.

On this 23rd day of February, 1935, before me, Emerson L. Holt, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned, personally appeared as executors Sallie Stevens Nichols and F. Culver Nichols, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as executors of the last will of Prescott T. Stevens, deceased.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal the day and year in this certificate first above written.

Emerson L. Holt
Notary Public in and for the County of Riverside, State of California.

I hereby certify that according to the records of this office, as of this date, there are no liens against the real property shown on the annexed map for unpaid state, county, municipal or local taxes or special assessments collected as taxes, special taxes and special assessments not yet payable which are estimated at \$1000.

Dated this 23rd day of February, 1935.
RAY T. HICKS
County Auditor of the County of Riverside, State of California.

The County of Riverside, State of California, by and through its duly authorized officers, hereby approve said Final Map of EL MIRADOR ESTATES but the streets as shown on said map are hereby not accepted as public streets.

ATTEST
D. G. CLAYTON
County Clerk and Ex-officio Clerk of the Board of Supervisors

By *D. G. Clayton*
Chairman of the Board of Supervisors

Approved by the Riverside County Planning Commission, in accordance with the requirements of law, in duly authorized meeting held January 30, 1935.

J. A. ...
Secretary

I, J. F. Davidson, do hereby certify that I am a Licensed Land Surveyor of the State of California and that this map, consisting of one sheet, correctly represents the survey made under my supervision in December, 1934, and that all the monuments shown thereon actually exist and their positions are correctly shown.

Dated this 30 day of January, 1935.
J. F. Davidson
Licensed Land Surveyor No. 1100

NOTE - Redwood stakes pinned while set out lot corners. Cement points set for alignment shown in this map unless otherwise noted. Distances as shown are in feet and decimals thereof. Bearings are obtained by a solar observation and one true course. Cement points P. 24, in N. 45. R. 4E. S. B. 1200

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
Notary Public in and for said County and State

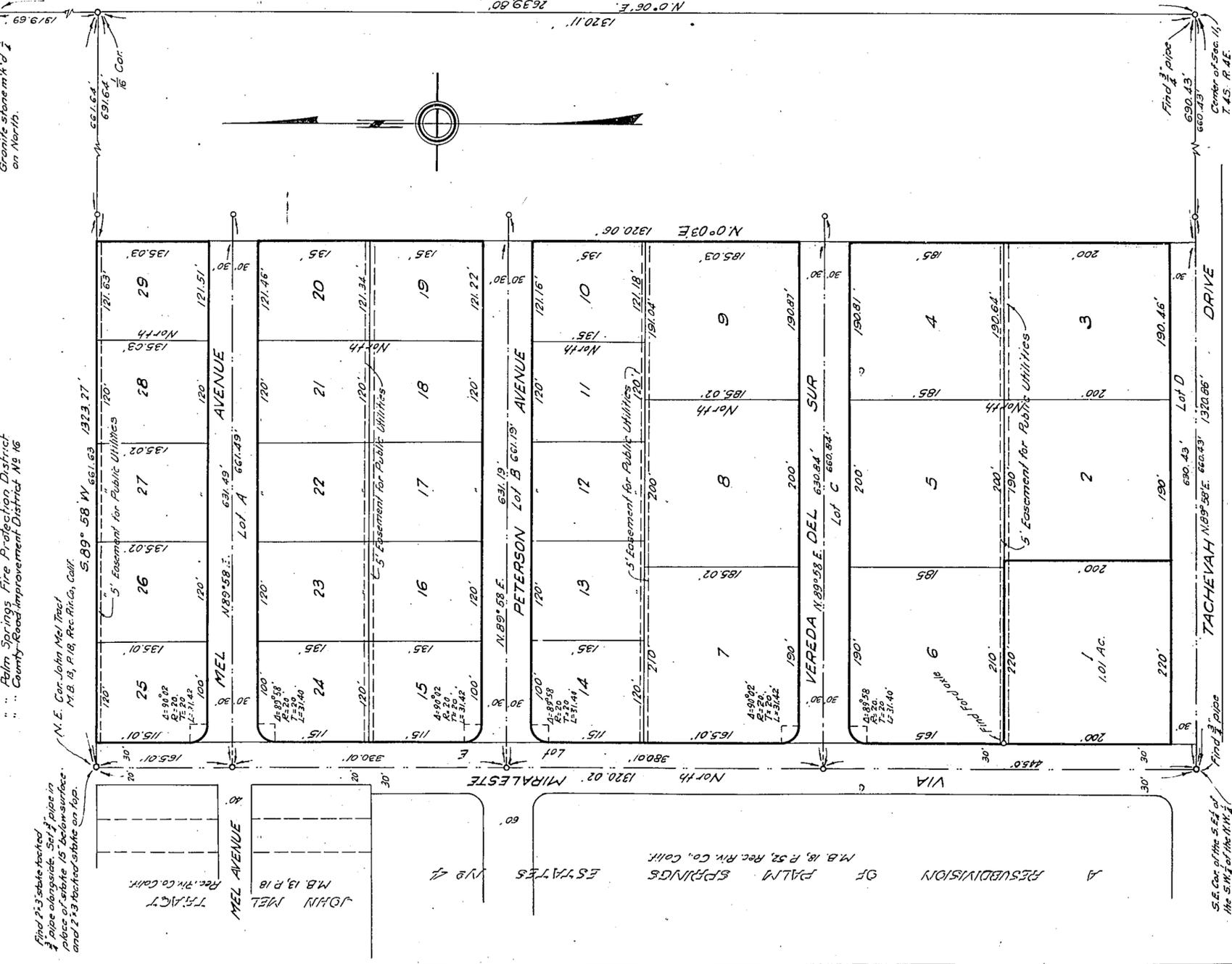
WITNESS my hand and official seal, the day and year in this certificate first above written.
Emerson L. Holt
Notary Public

On this 23rd day of February, 1935, before me, Emerson L. Holt, a Notary Public in and for said County of Riverside, State of California, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as executors of the last will of Prescott T. Stevens, deceased.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal the day and year in this certificate first above written.

F. C. Culver Nichols
EXECUTOR

Sallie Stevens Nichols
EXECUTOR



In the Coachella Valley County Water District
Palm Springs Cemetery District
Palm Springs Police Protection District
Palm Springs Fire Protection District
County Road Improvement District No. 16

Find 2 1/2" stake located
at pipe along lot. Set 1/2" pipe in
place of stake 15' below surface
and 2 1/2" stake on top.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

Find 1/2" pipe
690.43' Lot D
Center of Sec. 11,
T. 4S. R. 4E.

S.E. Cor. of the S.E. 1/4 of
the S.W. 1/4 of the N.W. 1/4
of Sec. 11, T. 4S. R. 4E.

BOOK 7
CC 90-174, Lot 2
CC 89-109, Page 2

NAME	Vista del Monte	Map # 17
DATE	1935	
DEVELOPER	Charlie Farrell and Ralph Bellamy	
BOUNDARY	San Rafael Drive to the north, Santa Clara Way to the south, Indian Avenue (present-day Indian Canyon Avenue) to the east, and Virginia Road to the west.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Vista del Monte, one of the larger developments of the 1930s, was an extension of the Palm Springs Racquet Club that opened in 1934. Racquet Club owners Charlie Farrell and Ralph Bellamy subdivided the forty six-parcel Vista del Monte tract (1935), just north of the resort in the area bordered by San Rafael Drive to the north, Santa Clara Way to the south, Indian Avenue (present-day Indian Canyon Avenue) to the east, and Virginia Road to the west. At the time, Vista del Monte was the northernmost residential neighborhood in Palm Springs.</p>	

NAME	Racquet Club Colony	Map # 18
DATE	1935	
DEVELOPER	Walter N. Marks	
BOUNDARY	40 acres immediately north of the Racquet Club	
ARCHITECT		
DEVELOPMENT HISTORY	<p>A small but notable subdivision, the Racquet Club Colony was developed beginning in 1935 on a forty acre tract of land located directly to the north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills. Marks was heavily involved in Southern California real estate development for decades and was, along with his wife Doris, actively involved with the desert community and a major figure in the creation of the Palm Springs Desert (Art) Museum, among other civic and charitable endeavors.</p> <p>Marks was also an avid tennis player and one of the original founding members of the Racquet Club. He was the third person to sign up for club membership just behind actors Paul Lukas and Charles Butterworth. Shortly after the club's opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had an ornamental gateway constructed at the tract entrance just off Indian Canyon Drive.</p> <p>Marks took an active hand in the tract's development, and the first eight houses were built under his supervision. The first three were for his friends and fellow Racquet Club members, Paul Lukas, Charles Butterworth, and I. Rubin. The three houses were built together along what was originally known as La Puesta Del Sol (presently Puerta del Sol) and were each designed by Los Angeles architect John P. Pedersen and built by Harvey Maclean. For his own home on Santa Catalina Road, Marks engaged a major architect, Roland E. Coate, who designed a white-roofed Bermuda-style home, fronted by a gracefully curving wall. The home bore stylistic similarities to another Bermuda-style residence the architect designed around the same time for actor Gary Cooper in the Brentwood Highlands in Los Angeles. The tract was advertised as having generous three-quarter acre lots and the Marks-built homes were sold complete and completely furnished with interior decoration by Mrs. Thelma Wertheimer, owner of the Colonial House Hotel. The tract's development slowed during the war years, but resumed in the late 1940s. Although there are a few exceptions, most homes built in the tract were constructed by 1952.</p>	

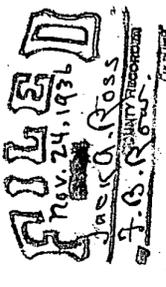
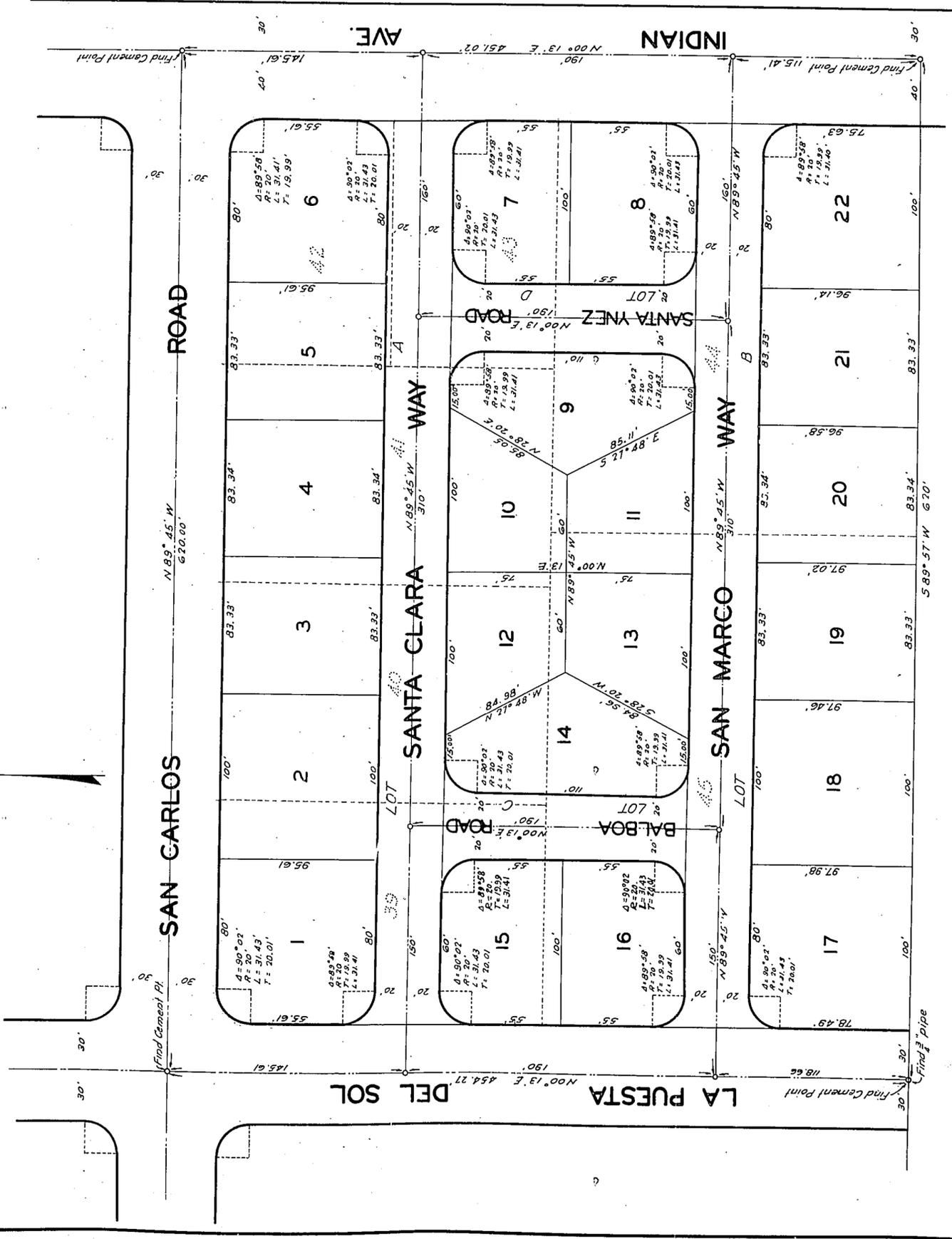
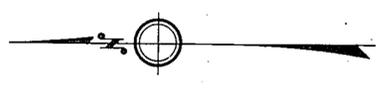
19/6

MB 19/6

THE COLONY TRACT

Being a Resubdivision of lots 39-40-41-42-43-44-45 as shown on a map of Vista Del Monte on file in Book 18 of Maps at page 77, Records of Riverside County, State of California.

DAVIDSON & FULMOR
Engineers.
August 1936.



SECURITY TITLE INS. & TRUST CO.
FR 4500

We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A, B, C, D, as shown on said map.

VISTA DEL MONTE, INC.

By Walter N. Markes President
Rosa W. Marks Secretary

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } 55

On this 23 day of Sept. 1936 before me S. M. Hayward a Notary Public in and for the County of Los Angeles, State of California, residing in the City of Los Angeles, personally appeared Walter N. Markes and Rosa W. Marks known to me to be the President and Secretary respectively of VISTA DEL MONTE, INC. the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

S. M. Hayward
Notary Public in and for the County of Los Angeles, State of California.

The County of Riverside, State of California by and thru its duly authorized officers hereby approves said final map as the official map of the COLONY TRACT but the streets as shown on said map are hereby not accepted as public streets.

Dated this 23 day of SEP. 1936.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By D. G. Clayton
Chairman of the Board of Supervisors

By R. J. Lewis Deputy
County Clerk and Ex-officio Clerk of the Board of Supervisors

I hereby certify that a bond in the sum of \$ has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, state, county, municipal or local, and all special assessments levied on the property at the time of filing of the annexed map with the County Recorder, and that the said bond is not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated this day of 1936.

D. G. CLAYTON
County Clerk and Ex-officio Clerk of the Board of Supervisors

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.

R. J. Lewis Dated this 20th day of Nov. 1936.
County Auditor of Riverside County
State of California

I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly represents this survey made under my supervision in August, 1936 and that all the monuments shown thereon actually exist and their positions are correctly shown.

A. T. Hicks
Registered Engineer, No. 862

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held SEP. 23 1936.

Walter N. Markes
Secretary

Bearings are derived from an observation of Polaris and are true courses.
2x2 W. stakes pointed white set at all corners.
Cement points set at points shown thus unless otherwise noted.
Distances shown in feet and decimals thereof.

Book 1

NAME	Little Tuscany	Map # 19
DATE	1936	
DEVELOPER	Alvah Hicks	
BOUNDARY	Phase I: Chino Canyon Road, Lombardy Road and Panorama Road, Vista Drive, W. Cielo Drive, Tuscan Road, and Leonard Road west of Via Monte Vista. Phase II: Western most portions of Chino Canyon Road and West Cielo Drive.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Builder and real estate developer Alvah Hicks (1884-1944) worked extensively with Prescott T. Stevens during the 1920s to develop residential neighborhoods in Palm Springs. However, in summer of 1936, Hicks decided to create a subdivision of his own, "Little Tuscany," in a short rocky wash in the north end of Palm Springs. Hicks gave the area the name Little Tuscany, "because it reminded him of the Tuscan Hills of Italy."⁶⁶ In total, it included sixty-two large, irregularly-shaped parcels, the first forty of which were subdivided by Hicks and his wife Teresa (Tess) Hicks in 1936-37.</p> <p>In 1938, Bullock's department store furnished a "Demonstration House"⁶⁷ in Little Tuscany (1937-38, Brewster and Benedict) that was featured in <i>California Arts + Architecture</i> and promoted in the <i>Los Angeles Times</i>. The original Ranch-style home, located at 1725 Tuscan Road was a showcase for Hicks, the former carpenter turned homebuilder.</p> <p>The second phase of Little Tuscany, including the western most portions of Chino Canyon Road and West Cielo Drive, were developed in 1948, by Harold Hicks (1909-1997) and Caroline Hicks, the couple's son and daughter-in-law. Harold carried on the prominence of the Hicks name in Palm Springs by being active in insurance and real estate. While some construction in Little Tuscany took place before World War II, the majority of homes were constructed after the war. Common styles include Mid-century Modern and Hollywood Regency.</p>	

⁶⁶ "Sand Traps and Sun Lure Outdoor Types to Desert," *Los Angeles Times*, February 26, 1967, J1.

⁶⁷ No documentation verifies the location of the Demonstration House, but it may be the property listed as "vacant" in the 1938-39 Palm Springs City Directory at 926 Panorama Road.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

18/96

We hereby certify that we are the owners of or have some right, title or interest in and to, the real property included within the subdivision shown on the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the making of said map and subdivision as shown within the colored border lines and hereby dedicate to public use Lots A, B, C, D & E as shown upon said map within said subdivision.

Clark F. White
Teresa A. Hicks

STATE OF CALIFORNIA,
COUNTY OF RIVERSIDE) ss.

On this 3rd day of June, 1936, before me, LEONARD WHITE, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared CLARK F. WHITE and TERESA A. HICKS, his wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same. IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal the day and year first above written.

Leonard White
Notary Public in and for Riverside Co., State of Calif.

Approved by the Riverside County Planning Commission, in accordance with the requirements of law in duly authorized meeting held this 13 day of June, 1936.

By Asst. Secy
Secretary

The County of Riverside, State of California, by and thru its duly authorized officers, hereby approves said final map as the official map of LITTLE TUSCANY, but the streets as shown on said map are not accepted as public streets.

COUNTY OF RIVERSIDE STATE OF CALIFORNIA.

J. P. Larson
Chairman of the Board of Supervisors.

Attest:
D. G. CLAYTON,
County Clerk and Ex-officio Clerk of the Board of Supervisors.

By A. J. Swartz Deputy.

I hereby certify that according to the records of this office, as of this date, there are no liens against the real property shown on the annexed map for unpaid state, county, municipal or local taxes or special assessments collected as taxes, except taxes and special assessments not yet payable which are assumed at \$20.00.

T. Hicks Dated this 13 day of June, 1936.
By Blanche Halpern R. T. HICKS,
County Auditor of Riverside County,
State of California.

I hereby certify that a bond in the sum of \$25.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned as the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of the filing of the annexed map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated this 13 day of June, 1936.
D. G. CLAYTON,
County Clerk and Ex-officio Clerk of
the Board of Supervisors.

By A. J. Swartz Deputy.

FILED
June 13-1936
At 2:35 P.M.
By RIVERSIDE TITLE
Company

LITTLE TUSCANY

Being a Subdivision of a portion of the South one-half of the South-west one-quarter of Sec. 3, T. 2 S. R. 4 E. S. B. & M.
Scale 1"=100' June, 1936
Davidson & Fulmer, Eng'rs.



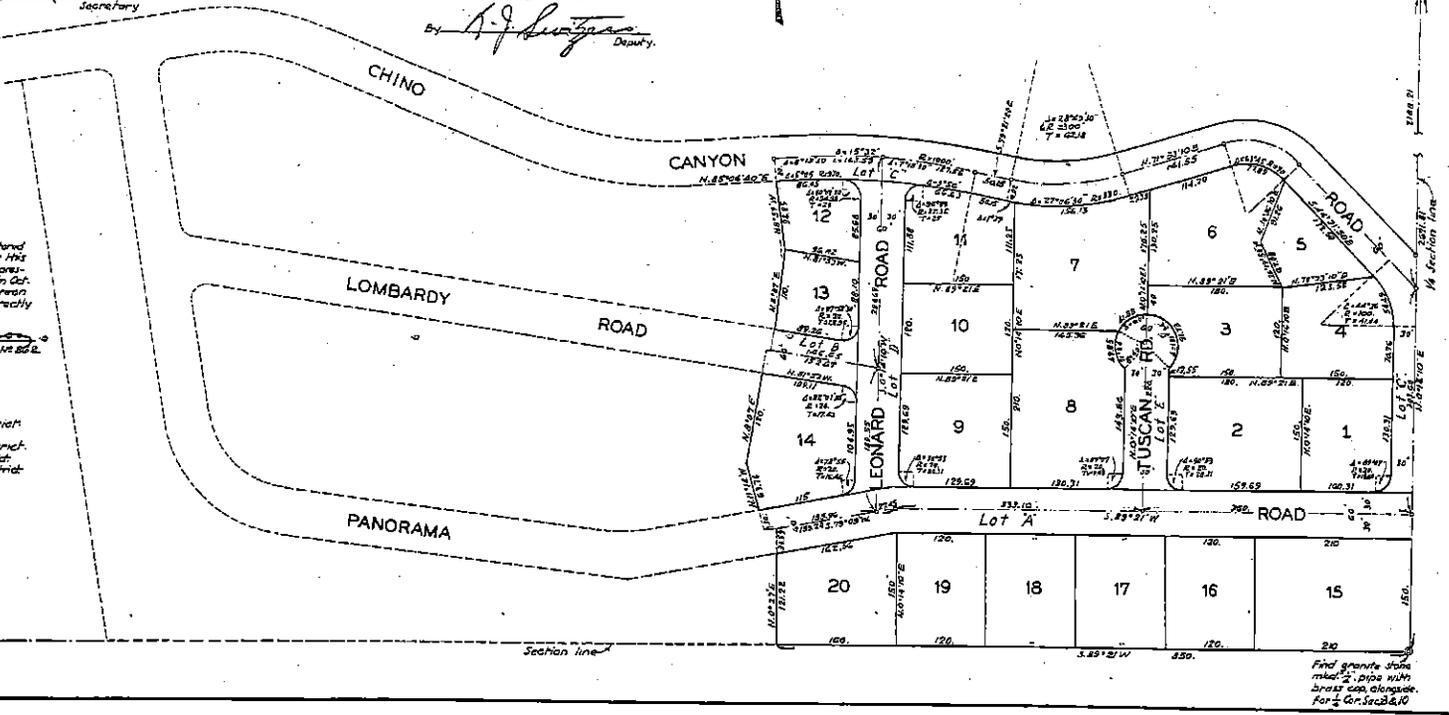
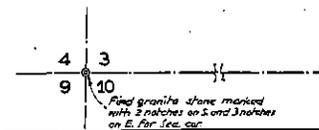
NOTE

Bearing as shown derived from R. S. Book 10, Pg. 71 Riverside Co. 2" x 36" iron pipes set in concrete, set at all points shown thus except as otherwise shown.
2" x 1/8" Redwood stakes, painted white, set at all lot corners.
Distances as shown are in feet and decimals thereof.

I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly represents a survey made under my supervision in Oct. 1935 and that all the monuments shown hereon actually exist and their positions are correctly shown.

J. P. Larson
Registered Engineer No. 822

- In the Coachella Valley County Water District
- Palm Springs Cemetery District
- Police Protection District
- Fire Protection District
- Coachella Valley Mosquito Abatement District



CR 88-183, Lot 9

BOOK 7

MB 18/96

19/28

LITTLE TUSCANY NO. 2

Being a Subdivision of a Portion of the South one-half of the South-west one-quarter of Section 3 T.4 S. R.4 E. S. B. & M. DAVIDSON & FULLMOR Engineers April 1937

154

FILED
Sep 8 1937
P.M.
By RIVERSIDE TITLE COMPANY
JACK A. ROSS
RECORDER
F. B. ROWE
Dep. Fee \$5.00

We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of one (1) sheet that we are the only persons whose consent is necessary to pass a color title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A, B and C.

Alvan F. Hicks
Teresa A. Hicks

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } 35

On this 27th day of August, 1937 before me LEONARD WHITE a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn personally appeared ALVAN F. HICKS and TERESA A. HICKS his wife known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

Leonard White
Notary Public in and for the County of Riverside, State of California

The County of Riverside, State of California by and thru its duly authorized officials hereby approves said final map as the official map of LITTLE TUSCANY No. 2 streets as shown on said map and hereby accepted as public streets.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
D. G. CLAYTON
County Clerk and Ex-Officio Clerk of the Board of Supervisors
By D. G. Clayton Deputy

D. G. Clayton
Chairman of the Board of Supervisors

I hereby certify that according to the records of this office as of this date there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes or local taxes and special assessments not yet payable which are computed at \$120.00. Dated this 27th day of Aug. 1937

R. T. Hicks
County Auditor of Riverside County
State of California

I hereby certify that a bond in the sum of \$240.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California conditioned on the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors. Dated this 7th day of Aug. 1937.

D. G. Clayton
County Clerk and Ex-Officio Clerk of the Board of Supervisors

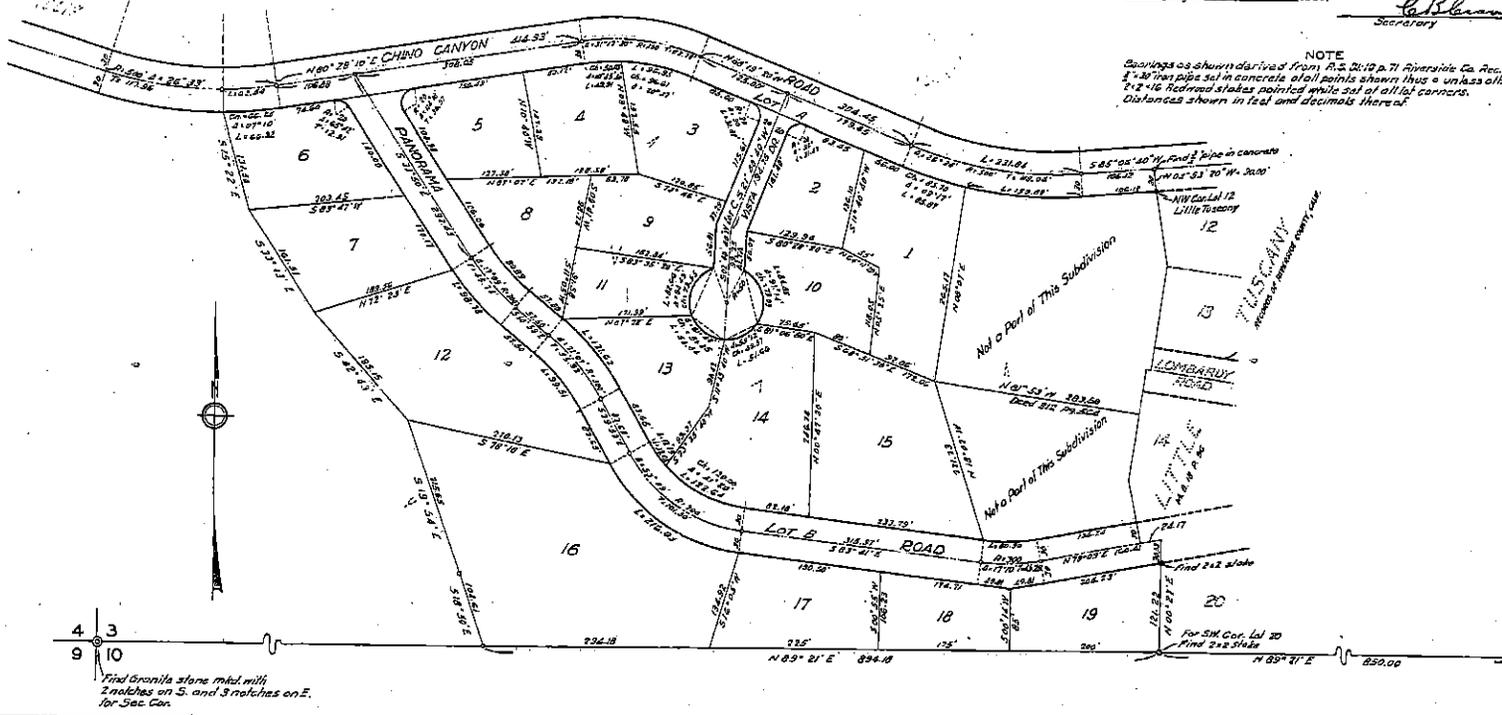
I hereby certify that I am a Registered Engineer of the State of California that this map consisting of one (1) sheet correctly represents this survey made under my supervision in April 1937, that all the monuments shown hereon actually exist and their positions are correctly shown.

J. B. Row
Registered Engineer No. 662

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held this 15th day of June 1937.

Ch. B. Manning
Secretary

NOTE
Bearings as shown derived from P. S. 21-12 p. 71 Riverside Co. Rec. 1-3-36 this pipe set in concrete at all points shown thus unless otherwise noted 1 1/2" rebar stakes painted white set at all corners. Distances shown in feet and decimals thereof.



Find Granite stone mtd. with 2 notches on S. and 3 notches on E. for Sec. Can.

Old 2 1/2 and iron pipe for center Sec. 3. Used iron pipe.

Find Granite Stone mtd. with 2 notches on S. and 3 notches on E. for Sec. Can.

BOOK 7

MB 19/28

23

NAME	Palm Highlands Tract	Map # 20
DATE	1936	
DEVELOPER	Robert Ransom	
BOUNDARY	Located in the elbow of the bend at South Palm Canyon Drive, the irregularly-shaped tract is bordered by Tahquitz Avenue to the north, East Palm Canyon Drive and Avenida Moraga to the south, Calle Palo Fierro to the east, and Via Soledad to the west.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Just to the south of the Palos Verdes tract, the thirty-acre Palm Highlands Tract was subdivided in 1936. The entrance to the neighborhood was planned at Via Entrada and Palm Canyon. Palm Highlands was developed by Robert Ransom (1896-1959), a local realtor who had relocated from Los Angeles to Palm Springs in the early 1930s. Parcels in this 30-acre tract were small for Palm Springs, with most measuring 70 x 100 feet deep. Property for the tract initially went on sale on November 27, 1937. The property was sold “cafeteria style” where the price appeared on staked signs on each lot. Prospective purchasers were to take the sign to the salesman and “make his own deal.”⁶⁸ By 1939, Ransom had decided that a model home strategy might be better than sales gimmicks, and constructed the restrained Modern Ranch-styled Palm Highlands Estates Model Home (1939, Milton Black).⁶⁹</p> <p>By 1940, the tract was marketed as a “residential and residential-income subdivision” with new selling agents.⁷⁰ This push appears to have been only marginally successful in that the Palm Springs City Directory for 1946-47 shows only seventeen residents within the tract (most of whom are local to Palm Springs and not seasonal visitors). However, six homes are listed as “under construction,” many of which were located on Avenida Ortega. A late 1940s real estate ad for the tract indicates the ongoing struggle with the availability of an “entire block in the Palm Highlands Tract zoned for bungalow courts. Room for over thirty units. Worth over \$25,000. Will take \$16,500 for quick sale.”⁷¹ Homes in Palm Highlands tend to be modest period revival or minimal traditional houses.</p>	

⁶⁸ “Palm Highlands Sales Start,” *Palm Springs News*, November 25, 1937, 3.

⁶⁹ Los Angeles based architect Milton J. Black (1905-1970) is most commonly associated with Streamline Modern style homes and apartments in the Hollywood and Los Feliz neighborhoods of Los Angeles, but he was also concerned with economical housing solutions for people of moderate means. Black is known for having designed the programmatic hot dog for Los Angeles’ Tail O’ the Pup (1946). Black’s residential work was published many times in *California Arts + Architecture* magazine during the 1930s. His work also frequently appeared in *Architectural Digest* in the 1920s.

⁷⁰ “Two Beverly Hills Buildings Sold,” *Los Angeles Times*, March 3, 1940, A10.

⁷¹ *Palm Springs Villager*, no date.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

HJ. SLATER IS PART OF APP B - 63

1929 PALM VERDES TRACT TO WEST 19/10

PALM HIGHLANDS

PALM VERDES TRACT NO 3
AS SHOWN ON A MAP OF PALM VALLEY COLONY LANDS

Being a Subdivision of a Portion of Lot 33 and Lot 34 in the SW 1/4 of Sec. 23 T. 4 S. R. 4 E. S. 8 B. & M., as shown on a Map of Palm Valley Colony Lands on file in Book 14 of Maps, page 652, Records of San Diego Co., Calif. DAVIDSON & FULMER Engineers. SCALE 1" = 100' DECEMBER 1936

FILED
Dec 29 1936
By Riverside T. H. Co.
James A. Ross
11 1/2 AM
Recorder
Fee \$5.00 E. B. Row
Doc.

We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby dedicate to public use lots A, B, C, D, E, F, G, H, I, K, L, M, N, O
THE AMERICAN NATIONAL BANK OF SAN BERNARDINO
J. M. H. O.

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO
On this 22nd day of Dec 1936 before me, John M. Palmer Notary Public in and for the County of San Bernardino, State of California, residing therein, duly commissioned and sworn in and personally appeared J. M. H. O. and J. M. H. O. known to me to be the Vice President and Cashier, respectively, of the AMERICAN NATIONAL BANK OF SAN BERNARDINO, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same. IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year in this certificate first above written.
John M. Palmer
Notary Public in and for the County of San Bernardino, State of California

The County of Riverside, State of California by and thru its duly authorized officers hereby approves said final map as the official map of PALM HIGHLANDS, and the streets as shown on said map are hereby accepted as public streets.
Dated this 14th day of October 1936

ATTEST
D. O. CLAYTON
County Official Ex-officio Clerk of the Board of Supervisors
By D. O. Clayton County Clerk
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
D. O. Clayton
Clerk of the Board of Supervisors

I hereby certify that according to the records of this office as of this date there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.
J. M. Palmer
County Auditor of Riverside County
State of California
Dated this 22nd day of Dec 1936
R. T. HICKS

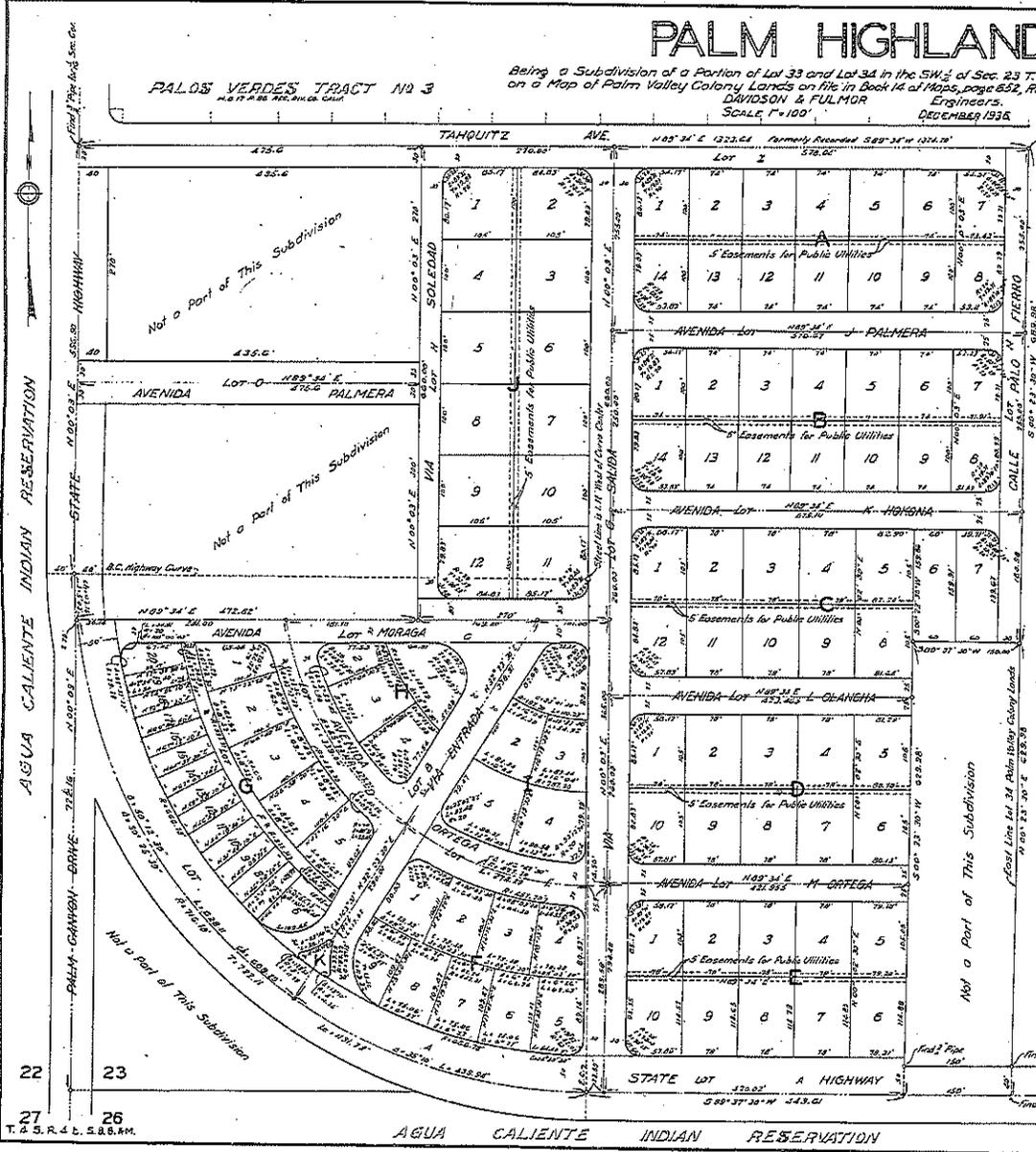
I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly shows the survey made under my supervision in December 1936 and that all of the monuments shown thereon actually exist and their positions are correctly shown.
J. M. Palmer
Registered Engineer No. 508

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held Dec-14-1936
J. M. Palmer
Secretary

NOTE
General points set of points shown that unless otherwise shown
Distances shown on East and West lines
2"x 11" plates pointed while set of all lot corners
Bearings are derived from the center line of the State Highway and are true courses.
5' Easement for public utilities provided across rear ends of lots in blocks H, I, and J.
In the Coachella Valley Cemetery District.
In the Coachella Valley Mesquite Abatement District.
In the Coachella Valley County Water District.

This Final Map approved this 14th day of December 1936.
E. G. Sullivan
District Engineer, District No. 10, State of California,
Department of Public Works, Division of Highways.

Approved December 23, 1936.
J. M. Palmer
County Surveyor, Riverside County, State of California



AGUA CALIENTE INDIAN RESERVATION
T. 4 S. R. 4 E. S. 8 B. & M.

BOOK 7

MB 19/10

NAME	Palm Springs Desert Estates	Map # 21
DATE	1936	
DEVELOPER	Mason Case and Company	
BOUNDARY	Phase I: Cabrillo Road to the north, Cortez Road to the south, Zanjero Road to the east and Anza Road on the west. Not realized – only four residences constructed by 1939.	
ARCHITECT	W.C. Pennell	
DEVELOPMENT HISTORY	<p>In March of 1936, page one of the <i>Palm Springs News</i> announced plans for “the largest single land development ever carried out in Palm Springs:” Palm Springs Desert Estates. The planned one-hundred acre project adjoined the Racquet club on the east. The initial subdivision for this project consisted of the 18-parcel Palm Springs Desert Estates Tract bordered by Cabrillo Road to the north, Cortez Road to the south, Zanjero Road to the east and Anza Road on the west.</p> <p>Developed by Mason Case and Company, the company established an office in the Carnell building and assembled a team of architects, engineers, contractors and sales agents. Mason Case (1880-1948) was associated with numerous land projects including reclamation projects and residential developments in San Francisco and Los Angeles, including developments in Redwood City and South Gate. For this project, Case established a working relationship with architect W. C. Pennell with the intention of constructing “modern bungalows”.⁷² H.E. Holton was selected to be contractor.</p> <p>For reasons that are unknown at this time, the vision for Palm Springs Desert Estates was never fully realized and by 1939 only four residences had been constructed: 260 Cortez Road, 280 Cortez Road, 216 Cabrillo Road, and 261 Cabrillo Road.</p>	

⁷² “Start Work on Major Project,” *Palm Springs News*, March 5 - March 12, 1936, 1:11.

We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border lines and hereby dedicate to public use Lots A-B-C-D as shown on said map within said subdivision.

SECURITY-FIRST NATIONAL BANK OF LOS ANGELES
 By R. F. C. [Signature] VICE-President
 By [Signature] ASSISTANT Secretary

STATE OF CALIFORNIA, ss:
 COUNTY OF LOS ANGELES, ss:
 On this 14 day of MARCH 1936, before me E. HOWLETT, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared R. F. C. [Signature] known to me to be the VICE-PRESIDENT and [Signature] known to me to be the ASSISTANT SECRETARY of the SECURITY-FIRST NATIONAL BANK OF LOS ANGELES the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation named therein, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

[Signature]
 Notary Public in and for Los Angeles County,
 State of California.

The County of Riverside, State of California, by and thru its duly authorized officers hereby approves said Final Map as the official map of PALM SPRINGS DESERT ESTATES, but the streets as shown on said map are hereby not accepted as public streets.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 By [Signature] Chairman of the Board of Supervisors.
 D.G. CLAYTON, County Clerk and Ex-officio Clerk of the Board of Supervisors.
 By [Signature] Deputy.

I hereby certify that a bond in the sum of \$25.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of the filing of the annexed map with the County Recorder, are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

D.G. CLAYTON
 County Clerk and Ex-officio Clerk of the Board of Supervisors.
 By [Signature] Deputy.

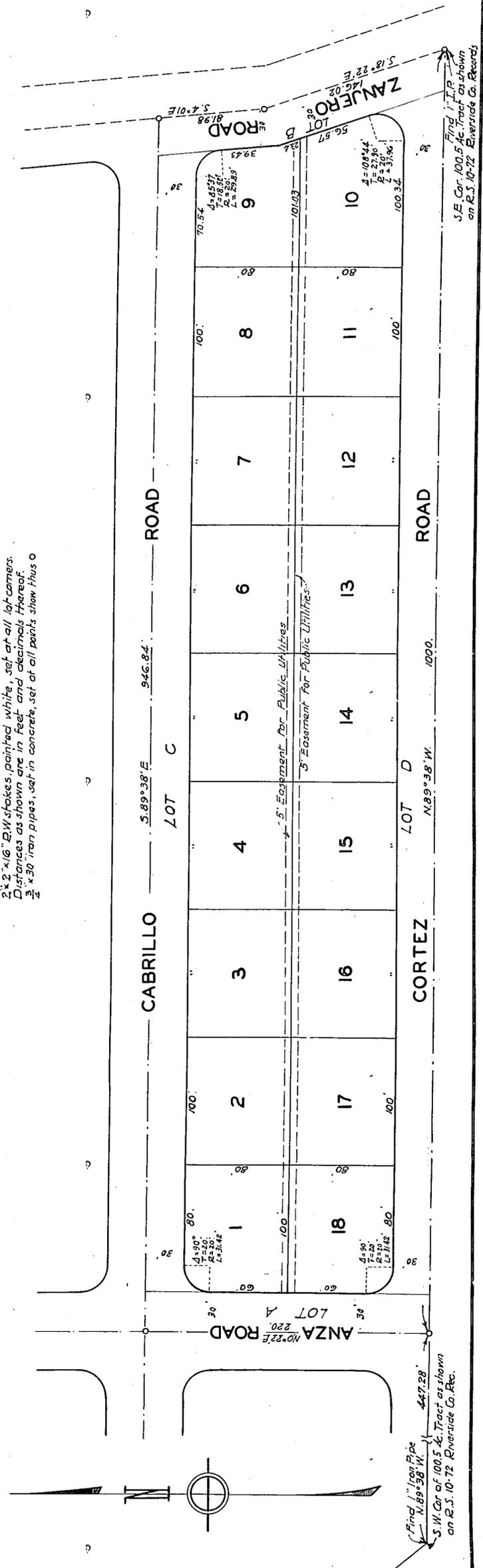
I hereby certify that according to the records of this office, as of this date, there are no liens against the real property shown on the annexed map for unpaid State, Municipal, County or local taxes or special assessments collected as taxes, except taxes and special assessments not yet payable which are estimated at \$15.00.

Dated this 16 day of March 1936.
[Signature]
 County Auditor of Riverside County
 State of California
 RAY T. HICKS

PALM SPRINGS DESERT ESTATES

Being a Subdivision of a portion of
 SEC. 3, T. 4S. R. 4E. S. 8M.
 Davidson & Fulmar, Engrs.
 Feb. 1936.
 Scale 1"=60'

NOTE -
 Bearings derived from R.S. 10-72 as established by an observation of Polaris 2 1/2 x 1/8" B.W. stakes, painted white, set at all lot corners. Distances as shown are in feet and decimals hereof. 3/4" x 3/8" iron pipes, set in concrete, set at all points show thus O



FILED
 MAP 20-1936
 AT 2:01 - P.M.
 By - RIVERSIDE TITLE COMPANY
 Recorder
 Fee \$5.00

Approved by the Riverside County Planning Commission in accordance with the requirements of law, in duly authorized meeting held March 12 1936.

[Signature] Secretary

I, J.F. Davidson, do hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet, correctly represents this survey made under my supervision in March, 1936, and that all the monuments shown thereon actually exist and their positions are correctly shown.

[Signature] Registered Engineer No. 862

In the Palm Springs Cemetery District
 Coachella Valley Mosquito Abatement District
 Coachella Valley County Water District
 Indio Permanent Road District

NAME	Palm Springs Village	Map # 22
DATE	1936	
DEVELOPER	John Munholland	
BOUNDARY	The tract was bordered by San Marco Way on the north, Via Esquela on the south, Palm Canyon to the east and Cardillo Avenue and Via Monte Vista/N Girasol on the west.	
ARCHITECT		
DEVELOPMENT HISTORY	The Palm Springs Village Tract (1936-37) was another large tract west of the Racquet Club, with 230 parcels. Local real estate man John Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." ⁷³ By November of 1936, half of the parcels were sold out. ⁷⁴ The tract remained largely unbuilt, however, until after the war. ⁷⁵	

⁷³ "Other 28," *Los Angeles Times*, January 5, 1939, A18.

⁷⁴ "Palm Springs Village Tract Ad," *Desert Sun*, November 20, 1936, 3.

⁷⁵ The 1939-40 Palm Springs City Directory shows fewer than five houses existed on each of the major north-south streets of the tract.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

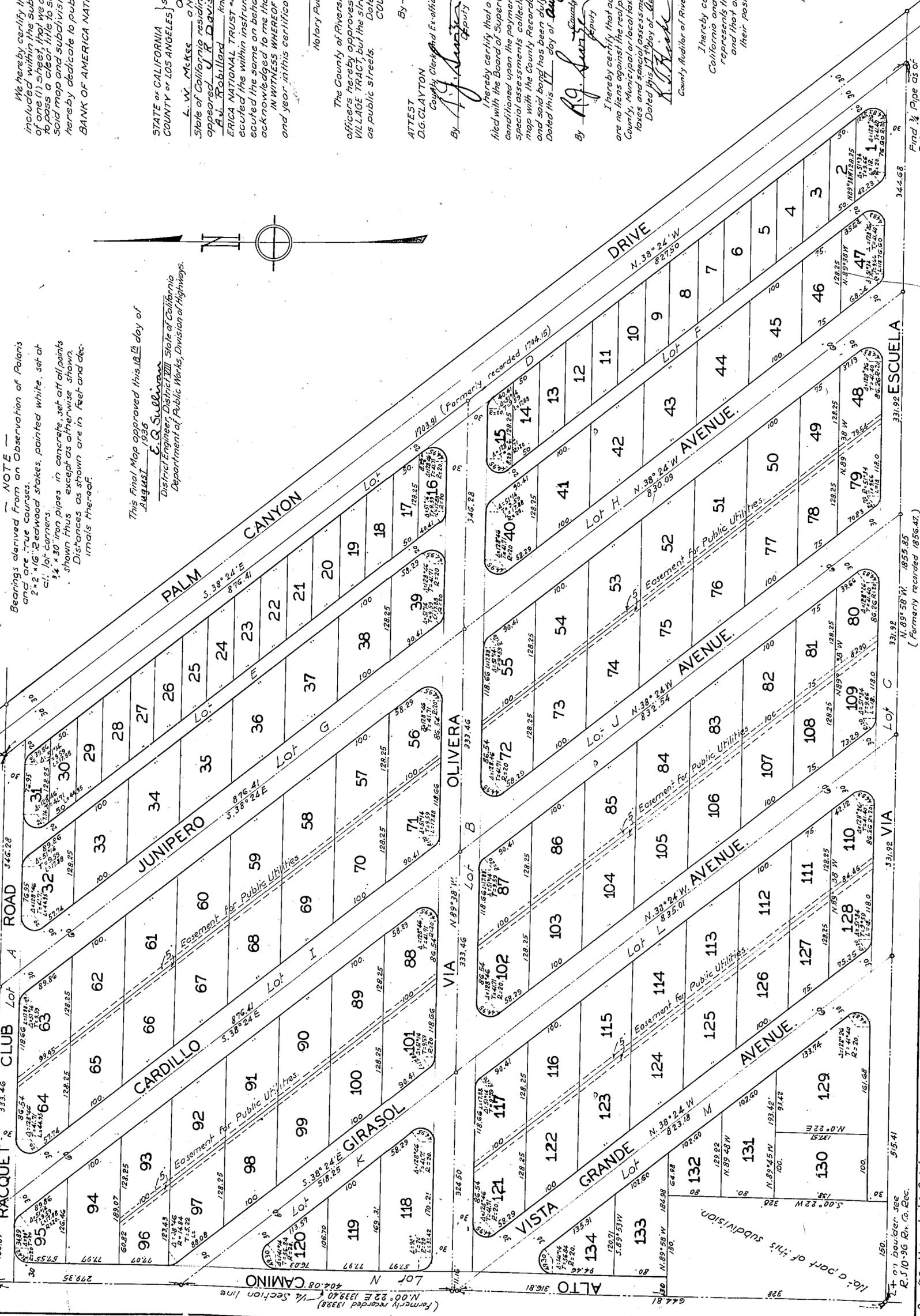
19/3

PALM SPRINGS VILLAGE TRACT

Being a Subdivision of a portion of the South East 1/4 of Section 3, T.4 S. R. 4 E. S. B. & M.

DAVIDSON & FULLMOR ENGINEERS JUNE 1936. SCALE 1"=100'

Find 1" iron pipe for center of Sec. 3 as of E.S. 10-36 Riv. Co. Records (Formerly recorded 28887) 5.89° 30' E 728.61' 1/4 Section line ROAD A CLUB LOT 333.46 RACQUET ROAD 333.46 CLUB LOT 346.28



NOTE - Bearings derived from an Observation of Points and are true courses. 2" x 1/2" Redwood stakes, painted white, set at all lot corners. 3/4" x 30" iron pipes in concrete, set at all points shown thus except as otherwise shown. Distances as shown are in feet and decimals thereof.

This Final Map approved this 18th day of August, 1936
 E. C. Sullivan
 District Engineer, District VIII, State of California
 Department of Public Works, Division of Highways.

We hereby certify that we, the owners of or interested in the land included within the subdivision shown on the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land, and we hereby consent to the making of said map and subdivision as shown within the colored border line and hereby dedicate to public use lots A, B, C, D, E, F, G, H, I, J, K, L, M, and N.
 BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION

[Signature]
 VICE-PRESIDENT
 ASST. SECRETARY

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES } SS
 L. W. McKee On this 8th day of August, 1936 before me a Notary Public in and for the County of Los Angeles, State of California residing therein duly commissioned and sworn personally appeared J. R. Davis known to me to be the Vice-President, and A. V. Robillard known to me to be the Secretary of the BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION, the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation named therein and they acknowledged to me that such corporation executed the same.
 IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year in this certificate first above written.

[Signature]
 Notary Public in and for the County of Los Angeles, State of California

The County of Riverside, State of California by and thru its duly authorized officers hereby approves said Final Map as the official map of PALM SPRINGS VILLAGE TRACT, but the streets as shown on said map are hereby not accepted as public streets.
 Dated this 17th day of August, 1936.
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ATTEST
 D. G. CLAYTON
 County Clerk and Ex-officio Clerk of the Board of Supervisors
 By *[Signature]*
 Chairman of the Board of Supervisors

I hereby certify that a bond in the sum of \$100.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California conditioned upon the payment of all taxes, State, County Municipal or local, and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder, are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.
 Dated this 17th day of August, 1936.

By *[Signature]*
 County Clerk and Ex-officio Clerk of the Board of Supervisors
 I hereby certify, that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes except as provided in this plat of August, 1936.
 Dated this 17th day of August, 1936.

[Signature]
 County Auditor of Riverside County State of California
 RAY T. HICKS

I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly represents this survey made under my supervision in June 1936 and that all the monuments shown hereon actually exist and their positions are correctly shown.

[Signature]
 Registered Engineer No. 862

Approved by the Riverside County Planning Commission in accordance with the requirements of law, in duly authorized meeting held this 12th day of August, 1936.

By *[Signature]*
 Secretary

Find 1/4" Pipe as of R. 510-36 Riv. Co. Records

Find 1" iron pipe for center of this subdivision as of E.S. 10-36 Riv. Co. Records (Formerly recorded 185647)

CR 88-160, LOTS 9-14
 CR 91-134 Lot 66

BOOK 7

MB 19/3

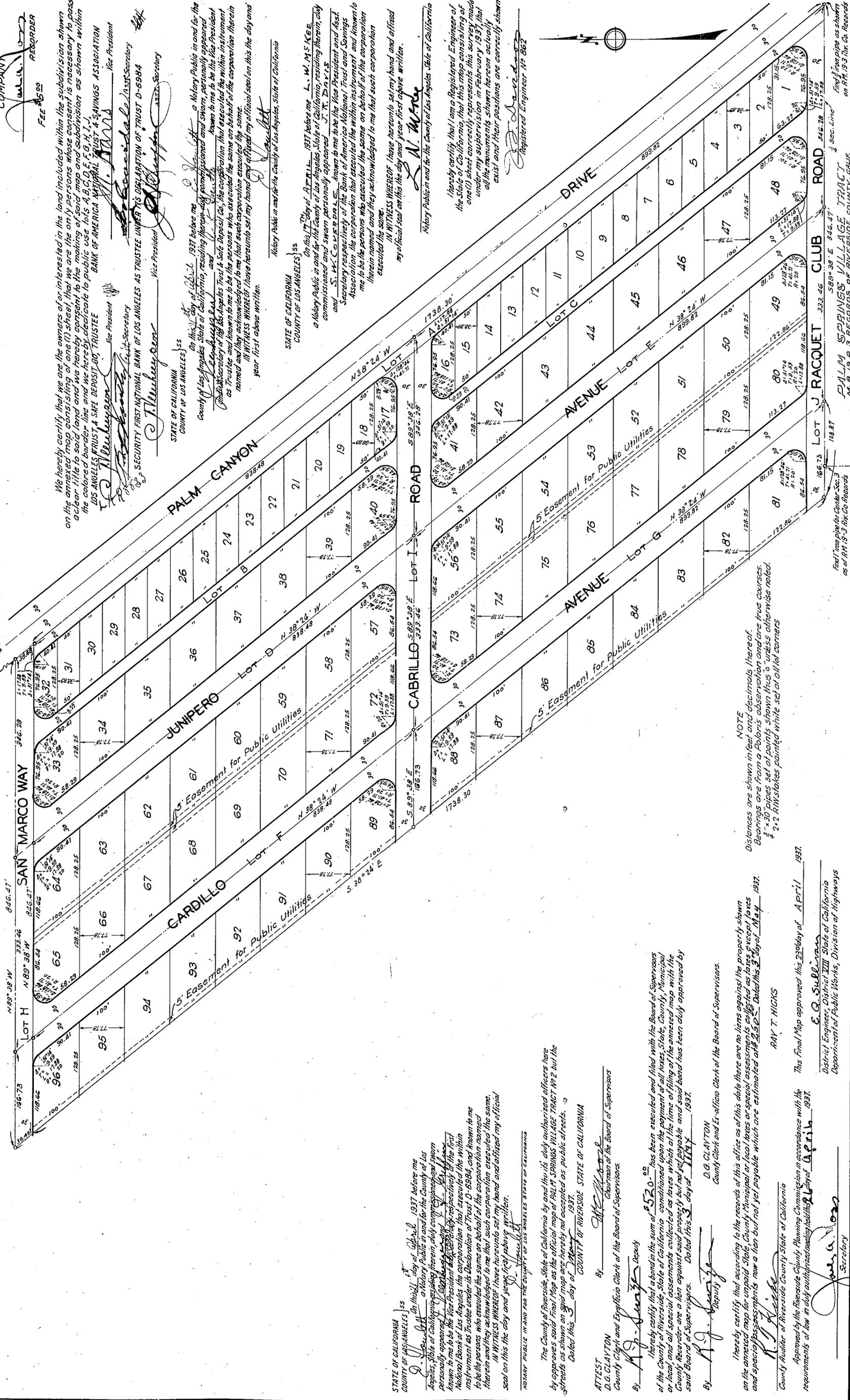
FB 242

19/32

PALM SPRINGS VILLAGE TRACT NO. 2

Being a Subdivision of a Portion of the North Half of Section 3 T. 4 S. R. 4 E., S.B.B. & M. DAVIDSON & FULLMOR, Engineers. FEBRUARY 1937.

FILED
MAY 4 1937
AT 4 o'clock P.M.
BY RIVERSIDE TITLE COMPANY
REORDER
FEE \$6.00



We hereby certify that we are the owners or interested in the land included within the subdivision shown on the annexed map consisting of one (1) street, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A, B, C, D, E, F, G, H, I, J, LOS ANGELES TRUST & SAFE DEPOSIT TRUSTEE BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION

[Signature] Vice President
[Signature] Secretary
 SECURITY FIRST NATIONAL BANK OF LOS ANGELES AS TRUSTEE UNDER ITS DECLARATION OF TRUST D-6984
[Signature] Vice President
[Signature] Secretary

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 On this 3rd day of April 1937 before me a Notary Public in and for the County of Los Angeles, State of California, personally appeared *[Signature]* known to me to be the Vice President and Secretary of the Bank of America National Trust & Savings Association, the corporation that executed the within instrument as Trustee and known to me to be the persons who executed the same on behalf of the corporation therein named and they acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal on this the 3rd day and year first above written.

Notary Public in and for the County of Los Angeles, State of California
 STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 On this 3rd day of April 1937 before me L. W. M. KEE a Notary Public in and for the County of Los Angeles, State of California, personally appeared J. T. Davidson and S. W. Fullmor known to me to be the Vice President and Assistant Secretary respectively of the Bank of America National Trust and Savings Association, the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal on this the 3rd day and year first above written.

[Signature]
 Notary Public in and for the County of Los Angeles, State of California
 I hereby certify that I am a Registered Engineer of the State of California, that this map consisting of one (1) sheet correctly represents this survey made under my supervision in February 1937 that all the monuments shown hereon actually exist and their positions are correctly shown.

[Signature]
 Registered Engineer No. 862

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 On this 3rd day of April 1937 before me a Notary Public in and for the County of Los Angeles, State of California, personally appeared *[Signature]* known to me to be the Vice President and Secretary of the Bank of America National Trust & Savings Association, the corporation that executed the within instrument as Trustee under its Declaration of Trust D-6984, and known to me to be the persons who executed the same on behalf of the corporation therein named and they acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal on this the 3rd day and year first above written.

Notary Public in and for the County of Los Angeles, State of California
 The County of Riverside, State of California by and through its duly authorized officers here by approves said Final Map as the official map of PALM SPRINGS VILLAGE TRACT NO. 2 but the streets as shown on said map are hereby not accepted as public streets.

Dated this 3rd day of April 1937.
 COUNTY OF RIVERSIDE STATE OF CALIFORNIA

ATTEST
 D. G. CLAYTON
 County Clerk and Ex-officio Clerk of the Board of Supervisors
 By *[Signature]* Deputy
 I hereby certify that a bond in the sum of \$520.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder are a lien against said property but not payable and said bond has been duly approved by said Board of Supervisors. Dated this 3rd day of April 1937.

By *[Signature]* Deputy
 D. G. CLAYTON
 County Clerk and Ex-officio Clerk of the Board of Supervisors

I hereby certify, according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County Municipal or local taxes or special assessments as taxes except taxes and special assessments now a lien but not yet payable which are estimated at \$520.00. Dated this 3rd day of April 1937.

[Signature]
 County Auditor of Riverside County State of California
 Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held this 2nd day of April 1937.

NOTE
 Distances are shown in feet and decimals thereof.
 Bearings are from a Polar's observation and are true courses.
 # 30 pipes set of points shown thus unless otherwise noted.
 # 2x2 Rivet stakes painted white set at all corners

This Final Map approved this 23rd day of April 1937.
[Signature]
 District Engineer, District VIII State of California
 Department of Public Works, Division of Highways

[Signature] Secretary

MB 19/22

Book 7

CE 92-141, LOT 7

NAME	Ramon Tract	Map # 23
DATE	1937	
DEVELOPER	John W. Williams	
BOUNDARY	Southwest corner of Ramon Road and Calle de Los Amigos.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>In Palm Springs, the lines between selling agents and owner/developers was often blurred. A less ambitious venture than John R. Chaffey's La Rambla development, the Ramon Tract (1937) was developed by fellow real estate agent John W. Williams. Located at the southwest corner of Ramon Road and Calle de Los Amigos, the development offered twenty four 50 x 80 foot parcels.</p>	

19/17



RAMON TRACT

Being a Subdivision of a Portion of Lots 3 & 4, Section 23 T.4 S. R. 4 E. S. B. & M. as shown on a Map of Palm Valley Colony Lands M. B. 14 p. 652 Records of San Diego County Calif.

DAVIDSON & FULMOR
Engineers
JANUARY 1937.

We hereby certify that we are the owners of or interested in the land included in the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A, B, C and D

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA by and thru its duly authorized officers hereby approves this final map as the official map of RAMON TRACT and the streets as shown on said map are hereby accepted as public streets. Dated this 8 day of March 1937.

COUNTY OF RIVERSIDE STATE OF CALIFORNIA
ATTEST
D. G. CLAYTON
County Clerk and Ex. Officio Clerk of the Board of Supervisors
By: *A. J. George* Deputy

I hereby certify that according to the records of this office as of this date there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable *March 10, 1937*. Dated this 8th day of *March* 1937.
County Auditor of Riverside County
State of California.
R. T. HICKS

I hereby certify that I am a Registered Engineer of the State of California and that this map consisting of one (1) sheet correctly represents this survey made under my supervision in January 1937 and that all of the monuments shown hereon actually exist and their positions are correctly shown.
R. T. Hicks
Registered Engineer No. 862

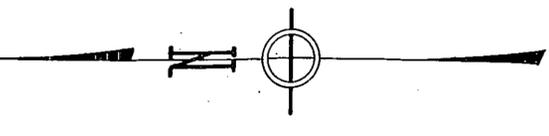
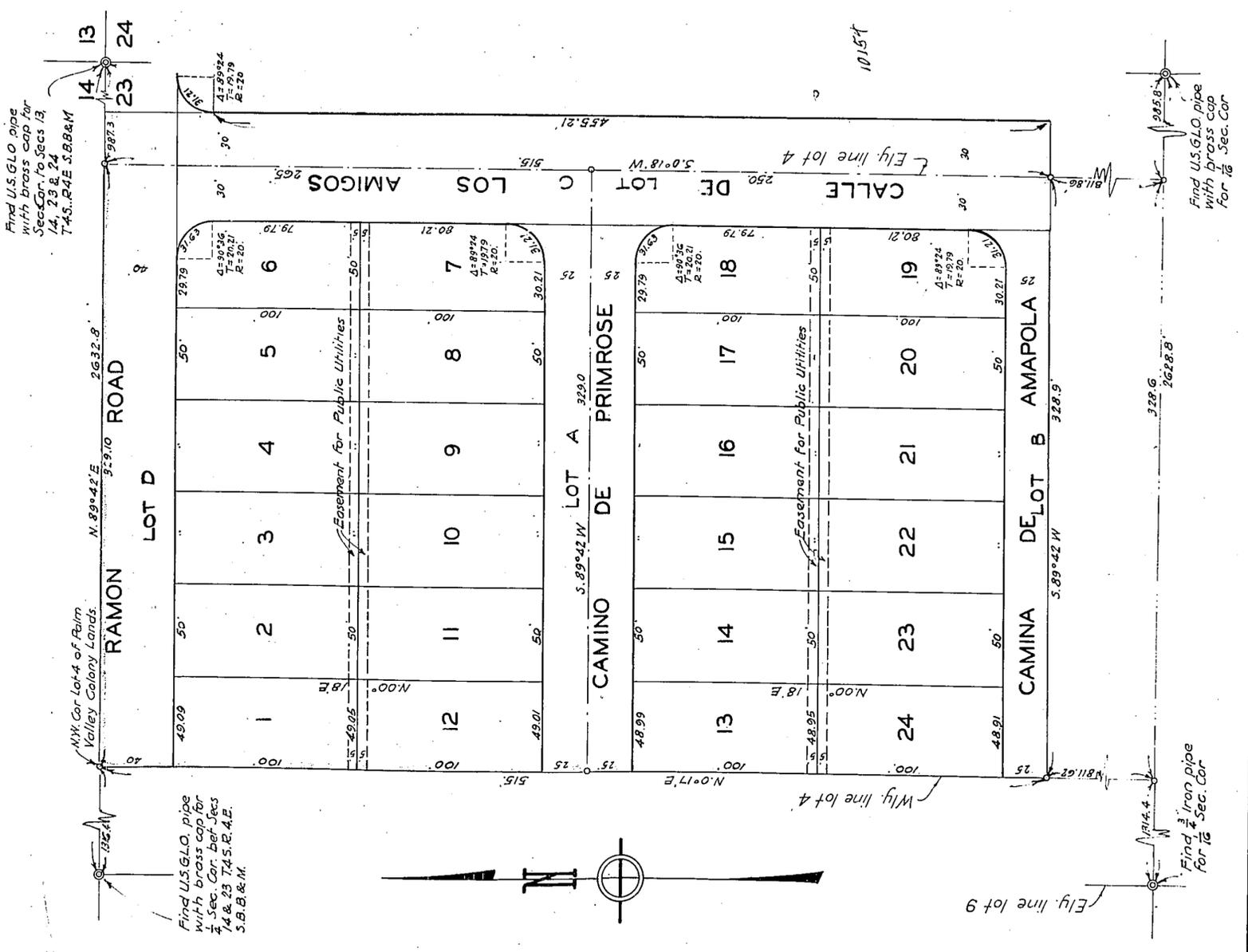
Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held *January 23, 1937*.
Secretary

2" x 30" iron pipes set in concrete placed at points shown thus "o" unless otherwise noted.
Distances are shown in feet and decimals thereof.
Bearing are derived from a solar observation and one true course.

In the Palm Springs Cemetery District
" " Coachella Valley County Water District
" " Mosquito Abatement District
" " Indian Permanent Road District
" " Palm Springs Police Protection District.

Approved March 4, 1937.

D. G. Clayton
County Surveyor Riverside County, State of California



Book 7

MP 19/17

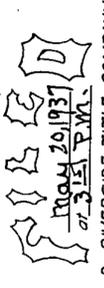
NAME	Palm Springs Palisades (Part of the Tennis Club Neighborhood)	Map # 24
DATE	1937	
DEVELOPER	Frank Meline Company	
BOUNDARY	Palisades Drive, just north of Tahquitz Park	
ARCHITECT		
DEVELOPMENT HISTORY	In 1937, the Palm Springs Land & Development Company purchased this hillside subdivision. The subdivision was about a mile in length and was later subdivided into 12 lots by the Frank Meline Company. In the late 1950s and early 1960s, Palisades Drive became the project site of two well-known architects, Albert Frey and Hugh Kaptur. They had completed three houses in the sub-division.	

19/23

PALM SPRINGS PALISADES

Being a Subdivision of the South 204 Feet of Block 30 as shown on a Map of Palm Springs in file in Map Book 9, page 432, Records of San Diego County, State of California.

DAVIDSON & FULMOR
SCALE 1" = 50'
Engineers
APRIL 1937.



By RIVERSIDE TITLE COMPANY

Jack A. Ross
RECORDER
FEE \$5.00 F. B. Row
Dep.

We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the annexed map consisting of one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to private use lots A and B.

EDMUND NELSON
VICE-PRESIDENT

STATE OF CALIFORNIA
COUNTY OF PALM SPRINGS
On this 15th day of May, 1937 before me
M. C. GAPP a Notary Public in and for the County of
ANGELES State of California, residing therein, duly commissioned and
sworn, personally appeared EDMUND NELSON and
R. A. WRIGHT known to me to be the Vice President and
Secretary respectively of the Bank of America National Trust and Savings
Association, the corporation that executed the within instrument and
known to me to be the persons who executed the within instrument and
of the corporation therein named and they acknowledged to me that such
corporation executed the same.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my
official seal on this day and year first above written.

Notary Public in and for the County of PALM SPRINGS, State of California.

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA by and through its duly
authorized officers hereby approves this Final Map as the official Map of
PALM SPRINGS PALISADES, and the streets as shown on said map are
hereby accepted as public streets. Dated this 13th day of MAY, 1937.

ATTEST
D. G. CLAYTON
County Clerk and Ex-officio Clerk of
the Board of Supervisors
By A. J. Sawyer
Deputy

I hereby certify that a bond in the sum of \$75.00 has been executed
and filed with the Board of Supervisors of the County of Riverside State
of California conditioned upon the payment of all taxes, State, County, Man-
icipal or local and all special assessments collected as taxes which at the
time of filing of the annexed map with the County Recorder are a lien against
said property but not yet payable, and said bond has been duly approved by
said Board of Supervisors. Dated this 13th day of MAY, 1937.

By R. J. Sawyer
Deputy
D. G. CLAYTON
County Clerk and Ex-officio Clerk of
the Board of Supervisors.

I hereby certify that I am a Registered Engineer of the State of California
and that this map consisting of one (1) sheet correctly represents this survey
made under my supervision in April, 1937 and that all of the monuments shown
hereon actually exist and their positions are correctly shown.

R. T. Hicks
Registered Engineer No. 862

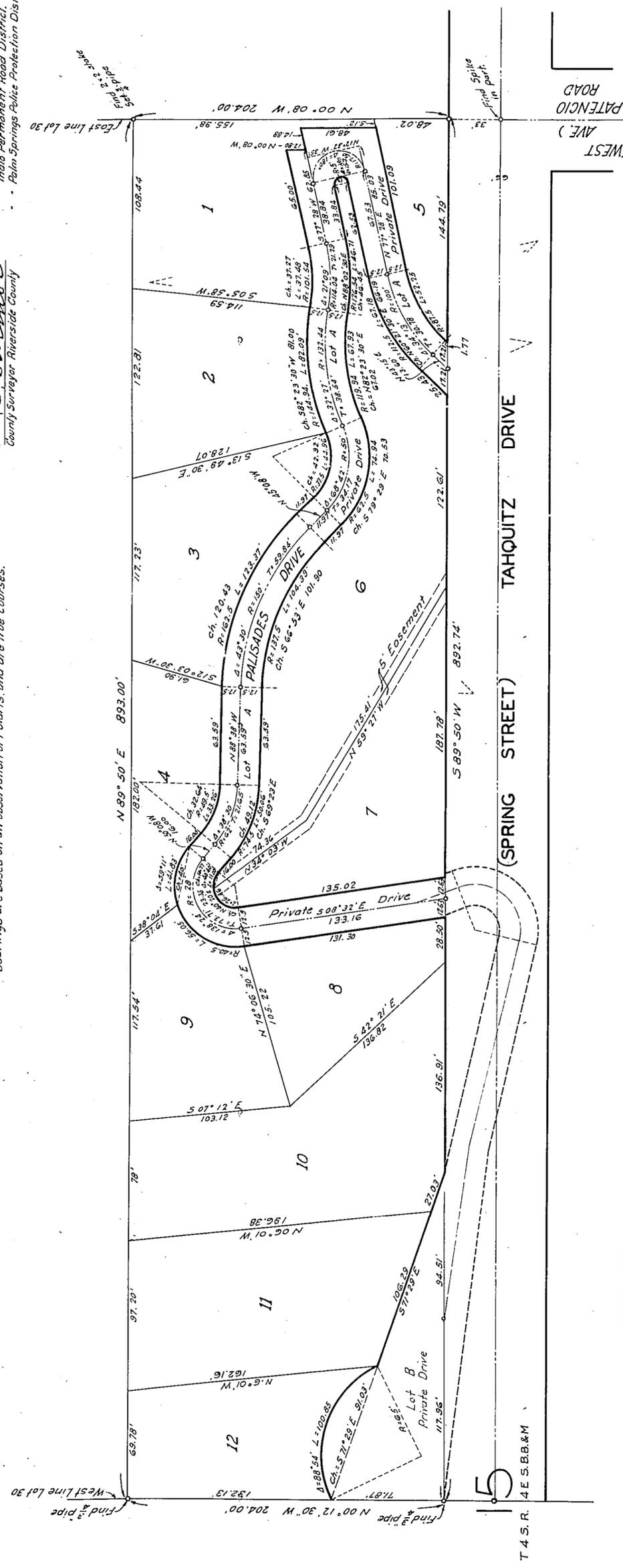
Approved by the Riverside County Planning Commission in accordance
with the requirements of law in duly authorized meeting held April 21, 1937.

Secretary

Approved May 15, 1937.
R. T. Hicks
County Surveyor Riverside County

NOTE

1/2" x 3/4" pipes set in concrete at points shown that 0" unless otherwise noted.
Distances shown in feet and decimals thereat.
2" x 2" R.I.W. stakes painted white set at all lot corners unless otherwise shown
Bearings are based on an observation of Polaris, and are true courses.



Book 7

MB 19/23

NAME	Warm Sands	Map # 25
DATE	1937	
DEVELOPER	None listed	
BOUNDARY	Camino Real between Ramon Road to the north and Sunny Dunes Road to the south.	
ARCHITECT		
DEVELOPMENT HISTORY	Directly adjacent to the Indian Trail Tract is the Warm Sands Tract (1937). ⁷⁶ Consisting chiefly of Camino Real between Ramon Road to the north and Sunny Dunes Road to the south, construction in this single-family residential tract came swiftly: 12 houses were occupied by the 1939-40 season. ⁷⁷	

⁷⁶ No subdivider is listed on the tract map; only the bank is included.

⁷⁷ *Palm Springs City Directory*, 1939-40, 89.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

19/14

MB 19/14

FILED
FEB 2 1937
INSURANCE AND GUARANTEE
COMPANY

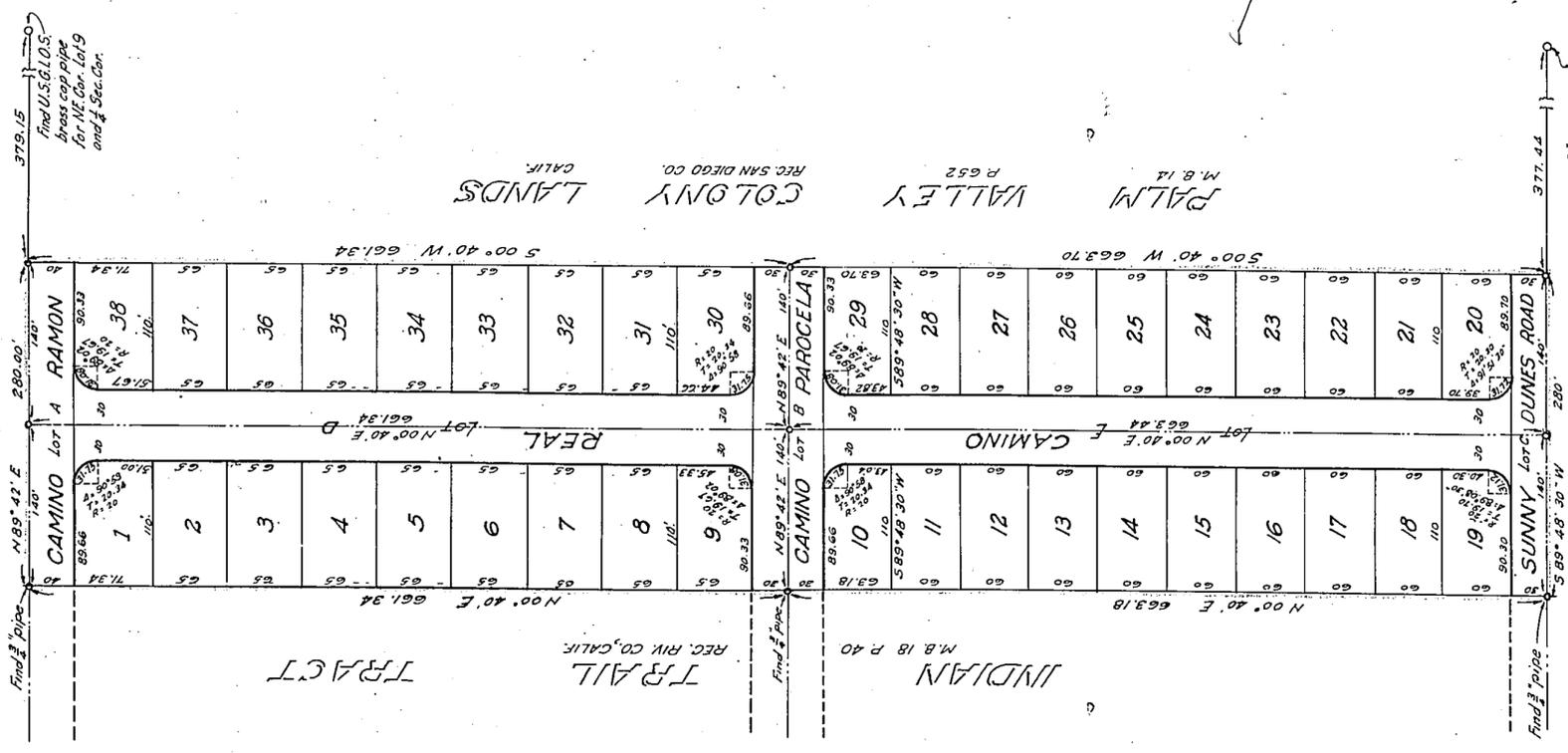
RECORDED
at
Jack O. Ross
Fee \$5.00
F. S. Row, Dep.

121

WARM SANDS TRACT

Being a Subdivision of a Portion of Lot 9, Section 23 T. 4 S. R. 4 E. S. B. B. & M. as shown on a Map of Palm Valley Colony Lands recorded in M.B. 14 p. 652 Records of San Diego County, State of California.

DAVIDSON & FULMOR
Engineers
January 1937.
Scale 1"=100'



We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of one (1) sheet that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A, B, C, D, E.

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION
W. M. Anderson
 Assistant Trust Officer.

I hereby certify that according to the records of this office as of this date there are no liens against the real property shown on this map for unpaid State County Municipal or local taxes or special assessments collected as taxes.

Dated this 22 day of Jan 1937.

R. T. Hicks
 County Auditor of Riverside County, State of California

RAY T. HICKS
 County Auditor of Riverside County, State of California

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map consisting of one (1) sheet correctly represents this survey made under my supervision in January 1937, that all monuments, shown hereon actually exist and their positions are correctly shown.

J. J. Sanders
 Registered Engineer No. 862

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held Jan 23 1937.

John A. [Signature]
 Secretary

NOTE
 Bearings are from an observation on Polaris and are true courses. Distances shown in feet and decimals thereof. 2x2 RW stakes painted white set at all lot corners. 3/4" iron pipe set in concrete set at points shown thus σ unless otherwise noted.

In the Coachella Valley County Water District.
 In the Indio Permanent Road District.
 In the Coachella Valley Macgwire Abatement District.
 In the Palm Springs Fire Protection District.
 In the Palm Springs Police Protection District.
 In the Palm Springs Cemetery District.

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } ss

FRANCES RICHMOND On this 16 day of January 1937 before me a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn personally appeared **FRANK BUCKWALTER** and **R. K. SEILER SEN** known to me to be the Vice, President and Assistant Trust Officer of the **BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION**, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal on this the day and year in this certificate first above written.

Frank Richmond
 Notary Public in and for the County of Riverside, State of California

The County of Riverside State of California by one thru its duly authorized officers hereby approves said Final Map as shown on said map and hereby accepted as public streets. Dated this 7 day of FEB 1937.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By *W. G. Clayton*
 Chairman of the Board of Supervisors

By *A. J. [Signature]*
 County Clerk of Ex-officio Clerk of the Board of Supervisors

ATTEST
D. G. CLAYTON
 County Clerk of Ex-officio Clerk of the Board of Supervisors.

By *A. J. [Signature]*
 Deputy

Approved January 23 1937
A. C. Fulmor
 County Surveyor.

Book 7

NAME	Chino Mesa Estates	Map # 26
DATE	1945	
DEVELOPER	Ernest Off	
BOUNDARY	Via Escuela to the north, Chino Canyon Road to the south, Via del Norte to the east, and Little Tuscany to the west.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Located east of Little Tuscany, Chino Mesa Estates was developed in 1945 by Ernst Off. The tract consists of single-family residences located along the south side of Via Escuela, Mariscal Road, and Santa Elena Road, and the north side of Chino Canyon Road. The Off development is distinctive for its spun-glass encased patios.</p>	

20/58

FILED

DEG 17 1945

Jack A. Ross
County Clerk

Filed 9:30 AM
Dec 17 1945

Filed by Riverside Title Company

CHINO MESA ESTATES

A SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 3, T. 4 S. R. 4 E., S. B. B. & M. PALM SPRINGS, CALIFORNIA

G. K. SANBORN
LICENSED LAND SURVEYOR

SEPTEMBER, 1945.

SCALE: 1" = 100'

We hereby certify that we are the owners, or have an interest in the land included within the subdivision shown on the within annexed map consisting of one sheet, that we hereby consent to the making and filing of this map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A to F inclusive, and offer for dedication to public use for the construction and maintenance of public utilities the 5 Ft. Public Utility Easements shown on the map as "5 Ft. P.U.E."

Bank of America National Trust and Savings Association
Assistant Trust Officer
[Signature]

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } s.s.
On this 11th day of December, 1945 before me, Bertha M. Goble, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Ernest Off and Myrtle K. Off, his wife, known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same, IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Bertha M. Goble
Notary Public in and for the County of Riverside, State of California.

I hereby certify that the annexed map was duly approved by the City Planning Commission of the City of Palm Springs at its regular meeting held on the 14th day of November, 1945.

[Signature]
Secretary, Palm Springs City Planning Commission.

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council, at its regular meeting held on the 14th day of November, 1945, duly approved the annexed map of "Chino Mesa Estates" and accepted on behalf of the public for the purposes set forth in the offer of dedication, Lots A to F inclusive and the 5 Ft. Public Utility Easements.

Louise McCann
City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alteration thereof; that all provisions of State Law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

J. F. Davidson
City Engineer

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County or municipal taxes or special assessments. Collected as taxes.

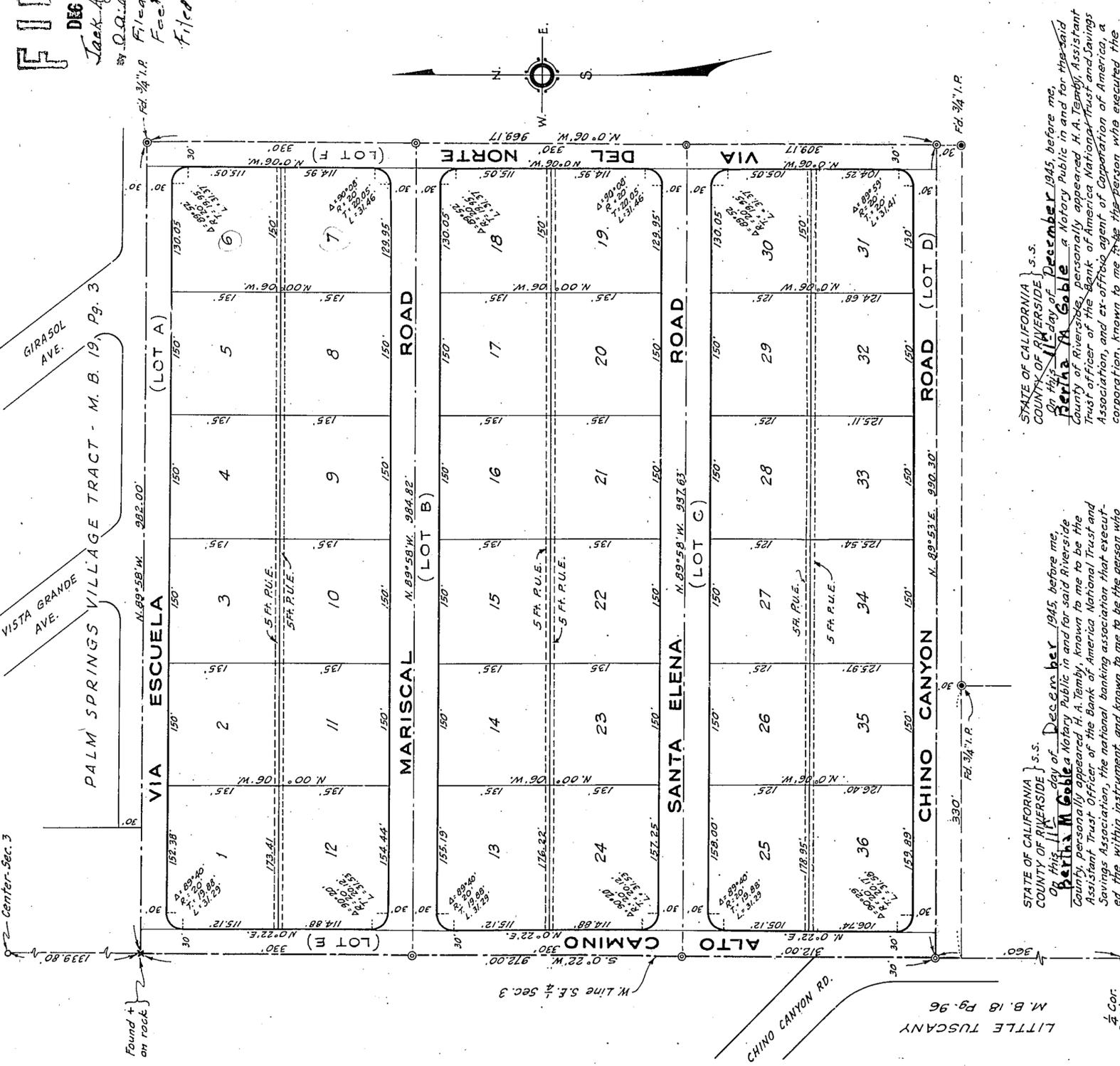
Dated Dec 11-1945 1945

R. T. Hicks
County Auditor, Riverside County, California.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map, consisting of one (1) sheet, correctly represents a survey made by me in September, 1945; that all monuments shown hereon actually exist and their positions are correctly shown, and are sufficient to enable the survey to be readily retraced.

[Signature]
Licensed Land Surveyor No. 2344.

NOTE: Bearings derived from the West line of the S.E. 1/4 of Sec. 3, T. 4 S. R. 4 E., S.B.B. & M. as shown on Record of Survey (M.B. 10 page 96), Riverside County Records, and are True courses. Monuments consisting of 1/4" iron pipe 30" long, marked L.S. 2344 are set 1 foot underground at points shown thus @ 2' x 2' Redwood stakes, painted white, set at all lot corners.



STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } s.s.
On this 11th day of December, 1945, before me, Bertha M. Goble, a Notary Public in and for the said County of Riverside, personally appeared H. A. Tandy, Assistant Trust Officer of the Bank of America National Trust and Savings Association, and ex-officio agent of Corporation of America, a corporation, known to me to be the person who executed the within instrument, and acknowledged to me that such corporation executed the same, as trustee.

[Signature]
Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } s.s.
On this 11th day of December, 1945, before me, Bertha M. Goble, a Notary Public in and for said Riverside County, personally appeared H. A. Tandy, known to me to be the Assistant Trust Officer of the Bank of America National Trust and Savings Association, the national banking association that executed the within instrument, and known to me to be the person who thereon named and acknowledged to me that such national banking association executed the same.

[Signature]
Notary Public in and for the County of Riverside, State of California.

Witness my hand and official seal.
[Signature]
Notary Public in and for the County of Riverside, State of California.

MB 20/58

Book 1107

NAME	Warm Sands Park	Map # 27
DATE	1945	
DEVELOPER	None listed	
BOUNDARY	Ramon Road to the north, Sunny Dunes Road to the south, Warm Sands Drive to the east, and Warm Sands Tract on the west.	
ARCHITECT		
DEVELOPMENT HISTORY	Located directly adjacent to the Warm Sands Tract, the Warm Sands Park was subdivided in 1945. The tract consists of single- and multi-family residences located along Warm Sands Drive, Warm Sands Place, Camino Parocela, Parocela Place, the south side of Ramon Road, and the north side of Sunny Dunes Road.	

20/65

WARM SANDS PARK

14 13
23 24

BEING A SUBDIVISION OF LOT 8 AND A PORTION OF LOT 9 SEC 23 T4S R4E
SBB&M AS SHOWN ON MAP OF PALM VALLEY COLONY LANDS MB 14 PAGE
652 RECORDS OF SAN DIEGO COUNTY STATE OF CALIFORNIA
SCALE 1"=100

J.F. DAVIDSON
CIVIL ENGINEER
DEC. 1945

FILED

JUN 10 1946

COUNTY CLERK
JACK A. WOOD
BY *Charles Miller*
Deputy
Filed by Sec. Title Co.
No. 50

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on this map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.
Dated this 27th day of January 1946

R. J. Hinkle
County Auditor of the County of Riverside, State of California

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map, consisting of one (1) sheet, correctly represents this survey made under my supervision in December 1945; that all monuments shown hereon actually exist and their positions are correctly shown.
Dated 12 - 15 - 1945.

J. F. Davidson
Registered Civil Engineer No. 862

Approved by City of Palm Springs Planning Commission in accordance with the requirements of the law in duly authorized meeting held December 28, 1945.

Secretary
Secretary

ENGINEER'S NOTE: Bearings derived from the center line of Camino Ramon as shown on the Map of WARM SANDS TRACT in M.B. 19, Page 14; Riverside County Records and are true bearings.
2x2x16" R.N. stakes painted white set at all lot corners
3/4" x 30" Galv. iron pipes set at all street intersections where indicated on map.

I hereby certify that I have examined the within map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct

J. F. Davidson
City Engineer

We hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map consisting of one (1) sheet that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making and recording of said map and subdivision as shown within the colored border line and we hereby dedicate to public use lots A B C D E F G H for street purposes and the 5-foot Public Utility Easements for the construction and maintenance of Public Utilities.

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION
TRUSTEE

J. E. Killian
President
Asst. Trust Officer

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

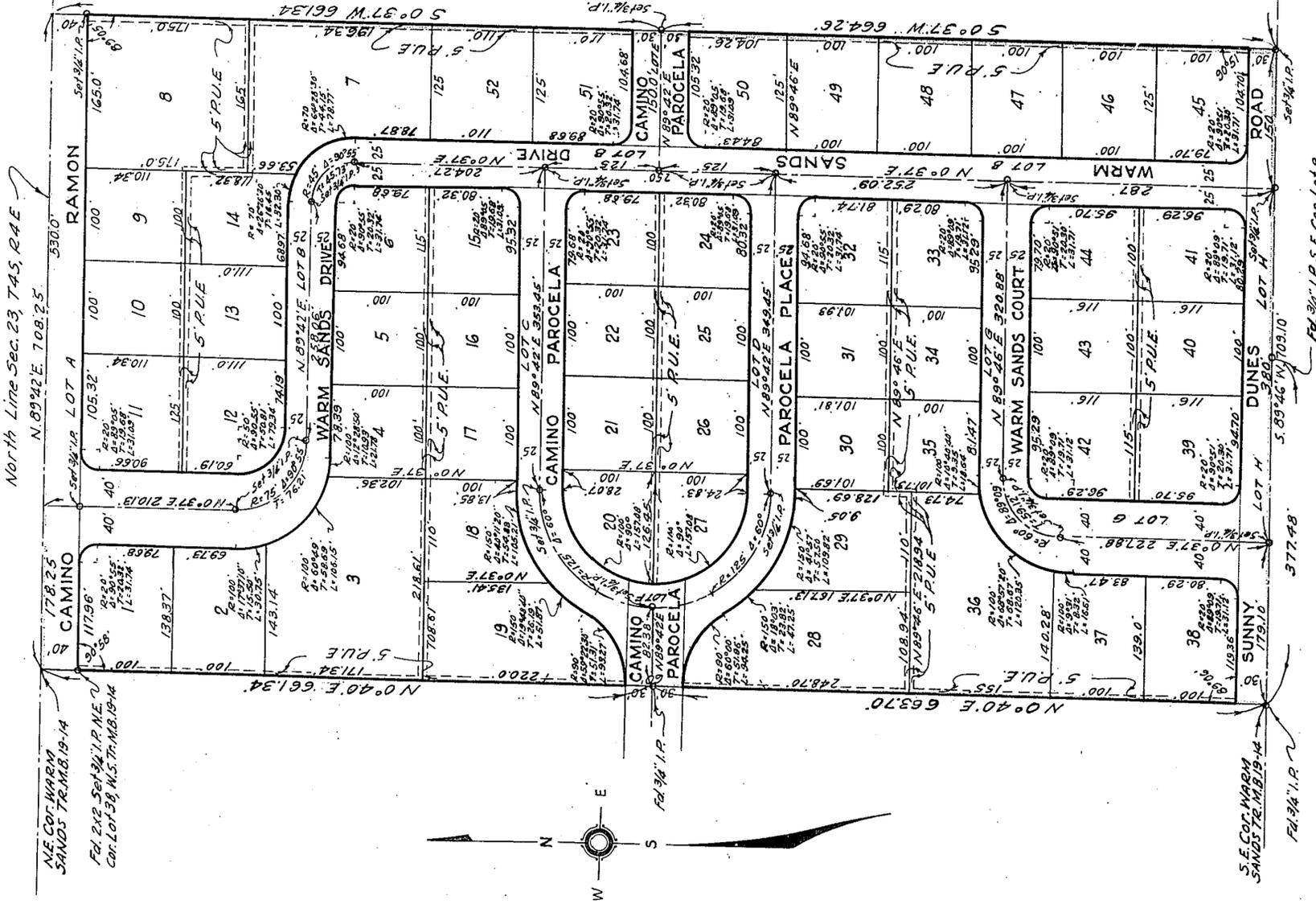
On this 27th day of Dec, 1945, before me Bessie M. Gale a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared G. K. KILLIAN and H. F. TEMBY known to be the Vice-President and Asst. Trust Officer of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and they acknowledged to me that such a corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this the day and year in this certificate first above written.

Bessie M. Gale
Notary Public in and for the County of Riverside, State of California

Louise McCarroll, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California hereby certify that the said City Council at its regular meeting held on the 19 day of Dec., 1945 duly approved the within annexed map of WARM SANDS PARK and accepted on behalf of the public, as dedicated to public use lots A, B, C, D, E, F, G, H for street purposes and the 5-foot Public Utility Easements. (Res. 1809 12-19-45)

Louise McCarroll
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs



NE COR. WARM SANDS TRACT M.B. 19-14
FA. 212 Set 34 I.P. N.E. COR. LOT 9, M.B. 19-14
S.E. COR. WARM SANDS TRACT M.B. 19-14
FA. 212 I.P. S.E. COR. LOT 9
P.V.C.L. M.B. 14-652, S.D. Co. Rec.

CR 86-277 LOT 8

MB 20/65

BOOK 407

FB 331-1

NAME	Desert Palms Estates	Map # 28
DATE	1946	
DEVELOPER	Paul Belding and Russell Garner	
BOUNDARY	Alejo Road on the north, Amado Road on the south, Sunset Way on the east, and Fountain Drive on the west.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>In addition to entry-level homes for GIs, developers also rapidly began extending the city’s offerings of custom home developments in the immediate postwar era. In 1946, two enterprising postwar investors subdivided Desert Palms Estates, a 122-parcel development of custom homes. Paul B. Belding (1912-1968), head of an airplane parts manufacturing company during World War II, and his partner, prominent Los Angeles attorney Russell D. Garner (1904-1993) shaped the tract by taking a page from the book of Prescott T. Stevens. The development, a series of gently curving streets, was entered via Desert Palms Drive. Belding and Garner established sales office in Los Angeles to lure people in the market for second homes.⁷⁸ Desert Palms Estates was unusual in that it required that “building plans must be approved by architectural committee.”⁷⁹</p> <p>Around 1950 Meiselman approached architect William F. Cody to design a series of three-bedroom, two-bathroom houses for a cluster of parcels within the Desert Palms Estates tract. Surviving plans and plot plans indicate what appear to have been two plans and three elevations for each plan for a total of six designs. They appear to be bordered by Park Drive to the north, McManus Drive on the south, Sunset Way to the east, and other tract parcels to the west.⁸⁰ Existing archival documentation for this tract is incomplete. Based upon a comparison of Cody plot plans and elevations with extant structures, these houses are located at 2284 E. Desert Palms Drive, 2285 E. Desert Palms Drive, 2296 E. Desert Palms Drive, 369 Sunset Way, 2191 E. Park Drive, 2223 E. Park Drive, 2285 E. Park Drive, and 2295 E. Park Drive. Building permits for East Desert Palms Drive were issued to Cody in 1951 according to the <i>Desert Sun</i>. The large number of plans and elevations suggest that additional parcels beyond the documented eight may have been included.</p>	

⁷⁸ “Display Ad 3,” *Los Angeles Times*, November 27, 1947, 5.

⁷⁹ “Display Ad 3,” *Los Angeles Times*, November 27, 1947, 5.

⁸⁰ “William F. Cody Papers, 1918-1980,” Special Collections Department, Robert E. Kennedy Library, California Polytechnic State University, San Luis Obispo.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

342

DESERT PALMS ESTATES

BEING A SUBDIVISION OF LOTS 6, 7, & 8 OF PALM VALLEY COLONY LANDS IN SECTION 13, T. 4 S., R. 4 E., S. B. 8 & M., AS SHOWN ON MAP RECORDED IN MAP BOOK 14, PAGE 652, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

J. F. DAVIDSON, CIVIL ENGINEER.

JANUARY, 1946.

SCALE: 1" = 100'

FILED
 COUNTY OF RIVERSIDE
 MAR 4 1946
 Jack A. Ross
 By *D. G. A. Ross*
 Fee \$6.00
 Filed 9:30 A.M.

We hereby certify that we are the owners of or are interested in the land included in the subdivision shown on the annexed map consisting of two (2) sheets, that we are the only persons whose consents are necessary to pass a clear title to said land, and we hereby consent to the making of said map and subdivision, and we hereby offer for dedication to public use for street purposes, Lots A to P inclusive; for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as "5'-P.U.E."

DESERT PALMS ESTATES, a corporation.
 by *Paul Belding* Pres. *James G. Lane* Secy.

STATE OF CALIFORNIA } ss.
 COUNTY OF LOS ANGELES }
 On this 17 day of January, 1946, before me *Edith Cotto*
 a Notary Public in and for the County of Los Angeles, State of California, residing therein and duly commissioned and sworn, personally appeared PAUL B. BELDING and RUSSELL D. GARNER known to me to be President and Secretary respectively of the DESERT PALMS ESTATES, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Edith Cotto
 Notary Public in and for the County of Los Angeles, State of California

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, municipal or local taxes or Special Assessments collected as taxes. Dated this 28th day of *Feb*, 1946.

R. W. Wick
 County Auditor of the County of Riverside,
 State of California.

I, Louise McCarr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council, at its regular meeting held on the 28 day of *February*, 1946, duly approved the within annexed map of "DESERT PALMS ESTATES" and accepted on behalf of the public, as dedicated to public use, Lots A to P for street purposes and the 5-foot Public Utility Easements.

Louise McCarr
 City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California.

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State Law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

J. F. Davidson
 City Engineer

This final map has been approved by the City Planning Commission of the City of Palm Springs, in accordance with requirements of law at its regular meeting held on the 22 day of *January*, 1946.

Edith Cotto
 Secretary,
 Palm Springs City Planning Commission.

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of two (2) sheets, correctly represents a survey made under my direction in January 1946; that all monuments shown hereon actually exist and that their positions are correctly shown.

J. F. Davidson
 Registered Civil Engineer No. 862.

ENGINEER'S NOTE:
 The basis of bearings is taken as the center line of Sunrise Way.
 * indicates 3/4" Iron Pipe monument set or monument found as noted.
 2"x2" Redwood stakes, painted white, set at all lot corners.

Book No. 7

MB 20/77

20178

MB 20/78

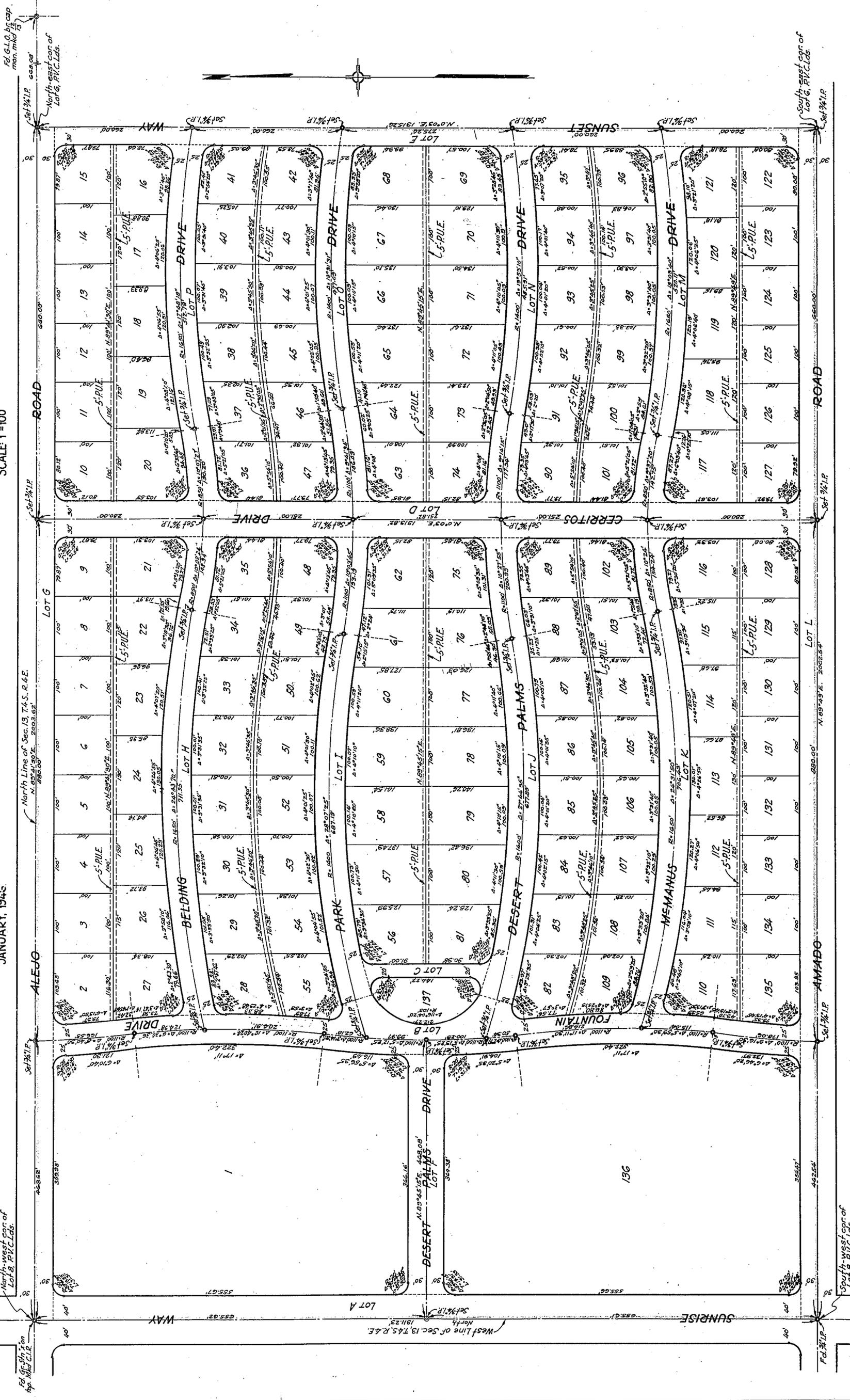
Sheet No. 2 of 2 sheets

DESERT PALMS ESTATES

J.F. DAVIDSON, CIVIL ENGINEER

JANUARY, 1945.

SCALE 1"=100'



CR 87-133, LOT 27

South-west cor. of Lot 8, P.V.C. L&S.

Set 1/4" I.P.

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

442.65'

NAME	Desert Tract	Map # 29
DATE	1946	
DEVELOPER	Desert View Corporation	
BOUNDARY	Ramon Road to the north, Sunny Dunes Road to the south, El Placer Road to the east, and El Cielo Road to the west.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>The largest of the developments from the 1940s were found in what would colloquially become known as “The Veterans’ Tract” – the area located south of the airport and east of Farrell Drive north of Demuth Park.⁸¹ The Veterans Tract area was actually composed of several tracts. Among them the 96-parcel Desert Tract (1946), the 200-parcel Vista Del Cielo Tract (1946), and the 54-parcel Val Vista Tract (1947). Developers involved in these ventures saw potential in the traditionally less desirable real estate on the eastern side of town.⁸² These parcels were more exposed to the wind and the elements than the areas sheltered by the mountains. At the Desert Tract, Los Angeles-based Desert View Corporation wasted no time. By March, construction was immediately started on 22 new houses of which 15 were for public sale.⁸³ Desert View Corporation was headed by W.C. Bannerman, H.H. Hees, David Bixler and Jack Showers. Bannerman was an established developer in the Bixby Knolls area of Long Beach where he developed nearly 500 residential units.</p>	

⁸¹ There is no actual “Veteran’s Tract” as subdivided with Riverside County. The colloquial reference takes its name from the burst of new development in the area among several tracts that were designed to cater to the needs of returning GIs.

⁸² This area was near the town dump at Ramon Road and Gene Autry Trail.

⁸³ “22 Homes Are Started at Tract Near Port,” *Desert Sun*, March 15, 1946, 4.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

20163

SHEET NO. 1 OF 2 SHEETS

THE DESERT TRACT

BEING A SUBDIVISION OF LOTS 7 & 8, SECTION 19, T.4S., R.5E., S.B.B.&M., AS SHOWN ON A MAP OF PALM VALLEY COLONY LANDS ON FILE IN MAP BOOK 14, PAGE 652, SAN DIEGO COUNTY, CALIFORNIA RECORDS, AND ALSO A RESUBDIVISION OF THE CHIA TRACT AS SHOWN ON A MAP RECORDED IN MAP BOOK 20, PAGE 53, RIVERSIDE COUNTY, CALIFORNIA RECORDS, NOVEMBER, 1945. SCALE: 1"=100'

J. F. DAVIDSON, CIVIL ENGINEER

We hereby certify that we are the owners of or are interested in the lands included in the subdivision shown on the annexed map consisting of these two (2) sheets, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use, for street purposes, Lots A to O inclusive; for construction, and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as "5' P.U.E."; and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as "5' P.U.E." COLUMBIA INVESTMENT COMPANY.

by W.C. Borneman, President, Davis & Biles, Asst. Secy.
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, as Trustee.
by J.E. Sullivan, Vice President, Jack A. Ross, Asst. Trust Officer
Paul B. Shepherd
Erica E. Sloan

(SEE SHEET No. 2 FOR AFFIDAVITS)

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, municipal or local taxes or Special Assessments, collected or to be collected.

Dated this 15th day of February, 1945.
R.T. Hicks by E.A. Landa Chief Deputy Comptroller
County Auditor of the County of Riverside,
State of California.

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council, at its regular meeting held on the 2nd day of February, 1945, duly approved the within annexed map of the THE DESERT TRACT and approved on behalf of the public, as dedicated to public use, lots A to O inclusive for street purposes and the 5 foot Public Utility Easements.

Louise McCann
City Clerk and ex-officio Clerk of the City Council
of the City of Palm Springs, California.

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

J.F. Davidson
City Engineer

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map consisting of these two (2) sheets correctly represents a survey made under my direction in November, 1945; that all monuments shown hereon actually exist, and that their positions are correctly shown. Dated Feb. 4, 1945.

J.F. Davidson
Registered Civil Engineer No. 862.

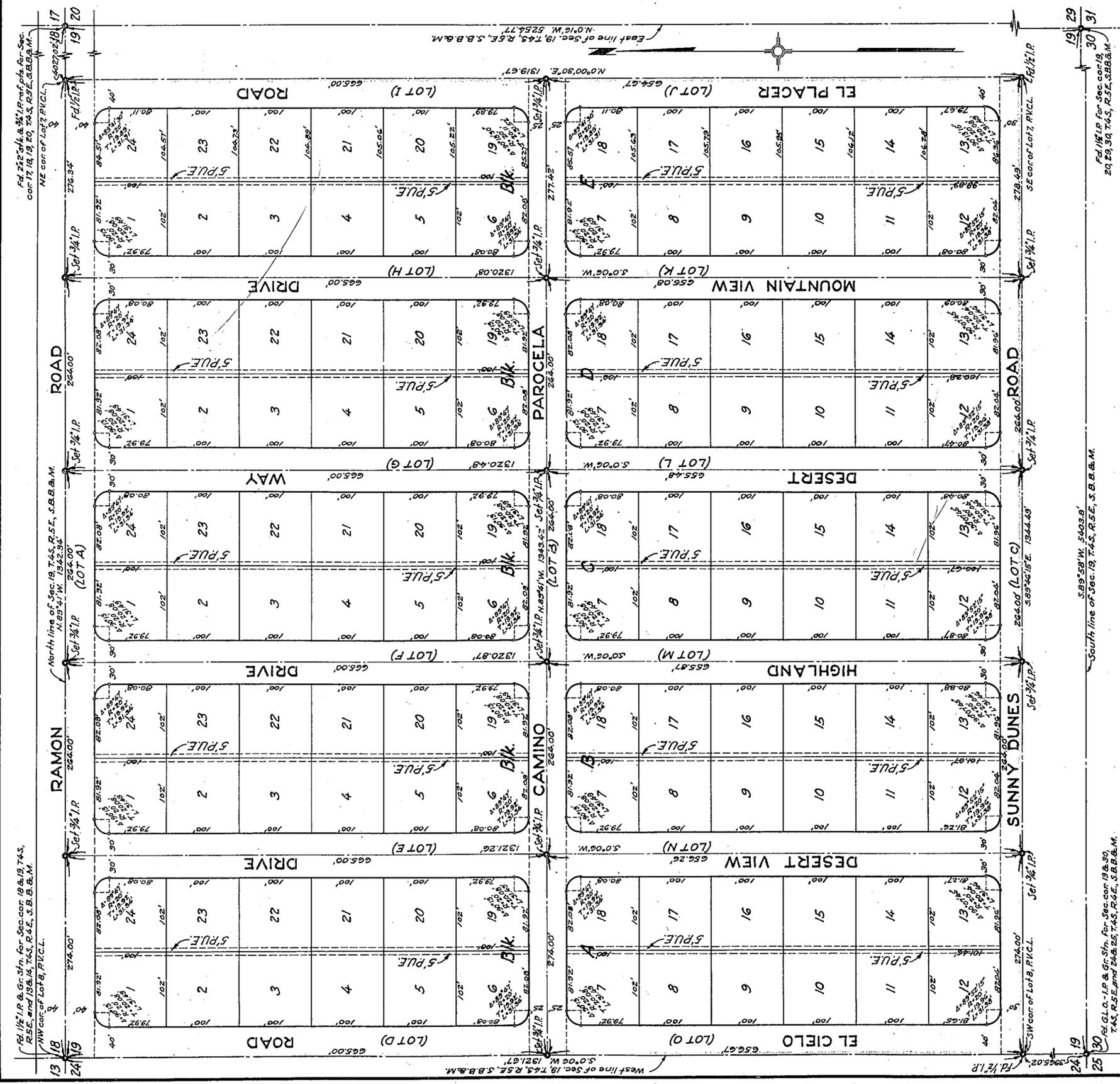
This final map has been approved by the City Planning Commission of the City of Palm Springs, in accordance with requirements of law, at its regular meeting held on the 4th day of December, 1945.

W.C. Borneman
Secretary,
Palm Springs City Planning Commission.

FILED
JAN 10 1946
JACK A. ROSS
COUNTY RECORDER
By D.A. [Signature] CLERK

Filed By
Riverside Title Company
at 7:45 P.M.
Fee \$5.00

ENGINEER'S NOTE: Bearings are based on the center line of Ramon Road which is identical with the North line of Section 19, T.4S., R.5E., S.B.B.&M.
Indicates 3/4" iron pipe monuments set at street intersections as noted.
2 x 2 stakes, painted white, set at all lot corners.



Book 1107

MS 20/63

20/64

MB 20/64

THE DESERT TRACT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } s.s.

On this 11th day of December, 1945, before me Peter B. Shestakov, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared W.C. BANNERMAN and DAVID C. BIXLER known to me to be the President and Assistant Secretary respectively of the COLUMBIA INVESTMENT COMPANY, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Peter B. Shestakov
Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } s.s.

On this 2nd day of December, 1945, before me Notary E. Kalvach, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Peter B. Sheptenko and Vera Sheptenko known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary E. Kalvach
Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } s.s.

On this 11th day of DECEMBER, 1945, before me Bertha M. Galle, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared J.E. KULLIEM and H. B. TENNEY known to me to be the Vice President and Assistant Officer, respectively of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Bertha M. Galle
Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }

On this 2nd day of December, 1945, before me Peter B. Shestakov, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Sula E. Linn known to me to be the person whose name is subscribed to the within instrument and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Peter B. Shestakov
Notary Public in and for the County of Riverside, State of California.

NAME	Sun View Estates	Map # 77
DATE	1946	
DEVELOPER	Sun View Estates Co.	
BOUNDARY	Mesquite Avenue to the north, Sonora Rd to the south, Deep Well Ranch Estates Tract to the west, and the west side of Sunrise Way to the east.	
ARCHITECT		
DEVELOPMENT HISTORY	Sun View Estates (1946) was developed in 1946 by W. C. Bannerman of the Sun View Estates Co. Bannerman was an established developer in the Bixby Knolls area of Long beach where he developed nearly 500 residential units. This 64-parcel tract is immediately east of Deep Well Ranch Estates.	

21/43

FILED
SEP 18 1946

Jack A. ...
By O.A. ...
Filed 9:30 A.M.
By Riverside Title Co.
Fee \$5.00

SUN VIEW ESTATES

BEING A SUBDIVISION OF LOT 25 OF THE PALM VALLEY COLONY LANDS SEC. 23, T. 4 S. R. 4 E. S. B. & M. AS SHOWN ON A MAP ON FILE IN M.B. 14 PAGE 652, SAN DIEGO CO. RECORDS.
MARCH 1946 G.K. SANBORN LICENSED LAND SURVEYOR SCALE 1"=100'

We hereby certify that we are the owners of or are interested in the lands included in the subdivision shown on the annexed map consisting of this one (1) sheet, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the recording of said map and subdivision as shown within the colored border line and we hereby offer to dedicate to public use, for street purposes, Lots A to H inclusive, for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as "S.P.U.E.".

SUN VIEW ESTATES CO.
By R.W. Lowther Vice President
By John W. Williams Vice President
By Aileen G. Williams Secretary

On this 30th day of SEPTEMBER, 1946, before me **BERTRICE BURGER** Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared **W.C. BANNERMAN** and **R.W. LOWTHER** known to me to be Vice-President and Assistant Secretary respectively of the **SUN VIEW ESTATES CO.**, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Bertrice Burger
Notary Public in and for the County of Los Angeles, State of California

My Commission Expires 3-25-50

I hereby certify that I have examined the within map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alteration thereof, that all provisions of state law and local ordinances have been complied with and I am satisfied that said map is technically correct.

R.T. Hicks
City Engineer
City of Palm Springs

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, or Municipal taxes or special assessments collected as taxes except for taxes and special assessments now due, but not yet payable which are estimated at \$1400.00.

Dated this 11th day of Sept. 1946.

Gordon A. Davenport
Deputy
County Auditor, Riverside County, California

I hereby certify that a bond in the sum of \$1400.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected or taxes, which at the time of filing this map with the County Recorder are a lien against the property shown hereon, but are not yet payable. Dated this 16th day of Sept. 1946.

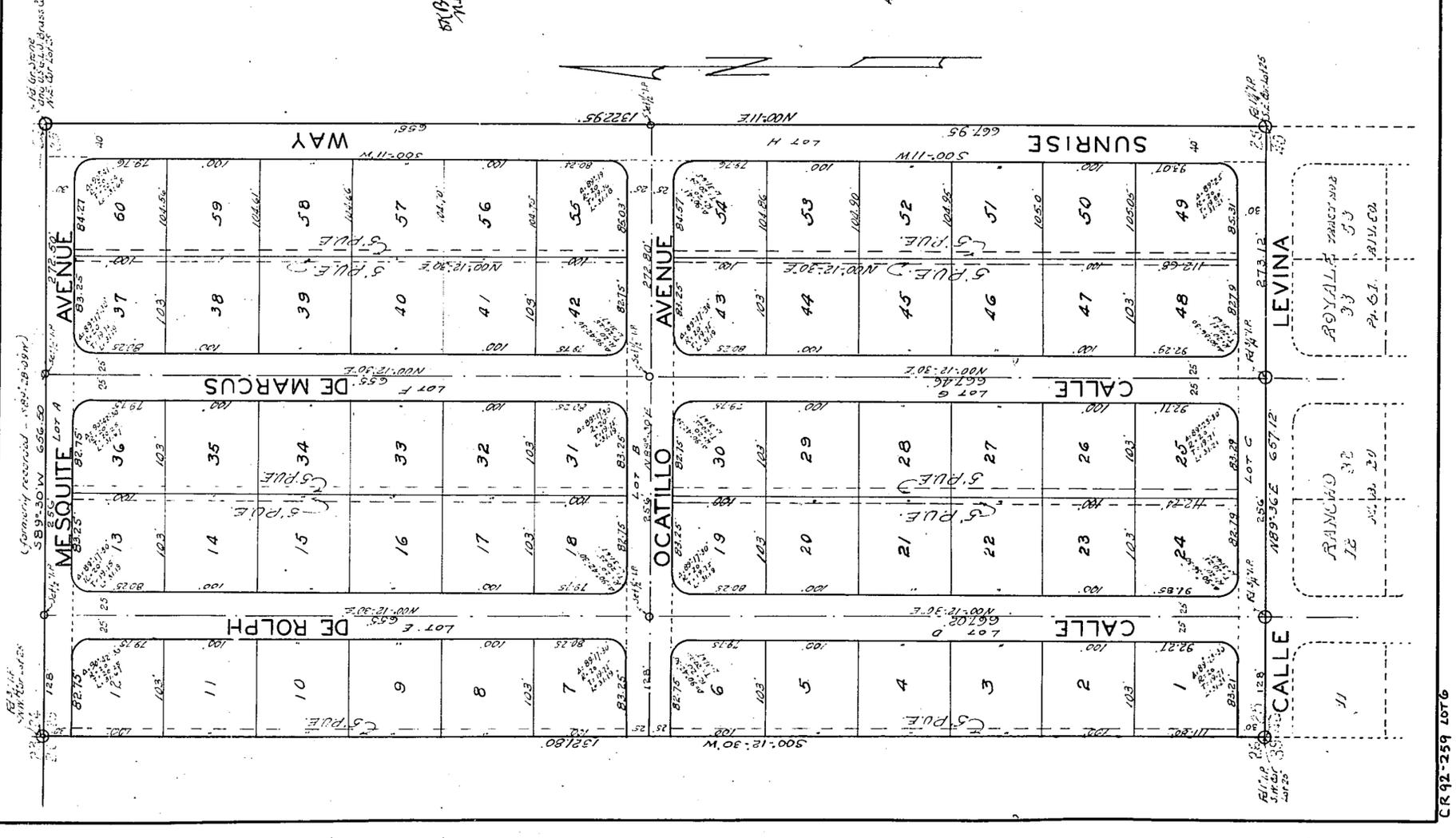
Gordon A. Davenport
Deputy
County Clerk

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision in February 1946; that all monuments shown hereon actually exist and that their positions are correctly shown and are sufficient to enable the survey to be readily retraced.

Richard W. Casper
Licensed Land Surveyor No. 2444

This is to certify that the within annexed map was duly approved by the City Planning Commission of the City of Palm Springs, at its regular meeting held on the 3rd day of March 1946.

Richard W. Casper
Secretary
Palm Springs City Planning Commission



Book 7

CB7 MB 21/43

CR 92-259 Lot 6

NAME	El Mirador Park	Map # 30
DATE	Originally subdivided 1946 / Lots purchased by Jack Meiselman in 1955	
DEVELOPER	David M. Benjamin / Jack Meiselman	
BOUNDARY	Meiselman development: Paseo El Mirador, Linda Vista Drive, and Pasatiempo Road.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>One of the earliest Meiselman developments was created when he purchased 26 lots from Rose Benjamin within the El Mirador Park tract. The El Mirador Park tract was originally subdivided in 1946, however Meiselman purchased lots on Paseo El Mirador, Linda Vista Drive, and Pasatiempo Road in April of 1955.⁸⁴ The original tract was subdivided into 49 parcels, so the Meiselman-built homes represent more than half of this tract. The model home for the development, also known as the Jack Meiselman Home for 1957 was located at 1252 Pasatiempo Road.⁸⁵ It was designed by architect Donald B. Van Camp.</p>	

⁸⁴ "Meiselman Plans Big Development," *Desert Sun*, April 14, 1955.

⁸⁵ "New Presentation of Home Selling Announced by Gannon Realty Co.," *Desert Sun*, October 19, 1956.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

21/25

EL MIRADOR PARK

A SUBDIVISION OF A PORTION OF THE NE. 1/4 OF SECTION 11, T.4S. R.4E, S.B.B. & M. RIVERSIDE COUNTY, CALIF.
GKSANBORN LICENSED LAND SURVEYOR
MAY 1946
SCALE 1"=100'

FILED
July 23, 1946

OFFICE OF THE COUNTY CLERK
Riverside - 1116 Co. 5
9:30 AM

We hereby certify that we are the owners of the land included within the subdivision shown hereon, and are the only parties whose consents are necessary to pass a clear title to said lands, and we hereby consent to the making and recording of this map and subdivision as shown within the colored boundary line, and offer for dedication to public use for street purposes Lots A to D inclusive, and the 5-foot easements for public utilities designated as "5 FT. P.U.E." on the map.

INGEA and WHEELER, a Co-partnership
by Rose A. Wheeler partner
by Rose A. Wheeler partner

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

On this 15th day of May, 1946 before me, Elizabeth J. Jager, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Edward C. Jager and Rose A. Wheeler, known to me to be the partners of the partnership that executed the within instrument, and they acknowledged to me that such partnership executed the same, in witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Dorothy C. Clausen
Notary Public in and for the County of Riverside, State of California.
My Commission expires December 6, 1949

I hereby certify that this final map was duly approved by the City Planning Commission of the City of Palm Springs at its regular meeting held on the 17th day of May, 1946.

Secretary, City Planning Commission
City of Palm Springs, California.

I, Louise McCarr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the said Council, at its regular meeting held on the 15th day of May, 1946, did duly approve the within final map of "El Mirador Park" and accepted on behalf of the public Lots A to D inclusive and the 5 FT. Public Utility Easements, as offered for dedication to public use.

Louise McCarr
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

I hereby certify that according to the records of this office as of this date there are no liens against the land included in the subdivision shown on this map for State County, Municipal or other taxes, or for special assessments, collected as taxes except for taxes and special assessments now a lien but not yet payable, which are estimated at \$400.00.

R. T. Hicks
County Auditor of the County of Riverside
State of California
R. T. Hicks
Deputy

I hereby certify that I have examined the within map and find it to be substantially the same as the tentative map and approved others thereof, that this map complies with the requirements of State Law and local ordinances, and I am satisfied that said map is technically correct.

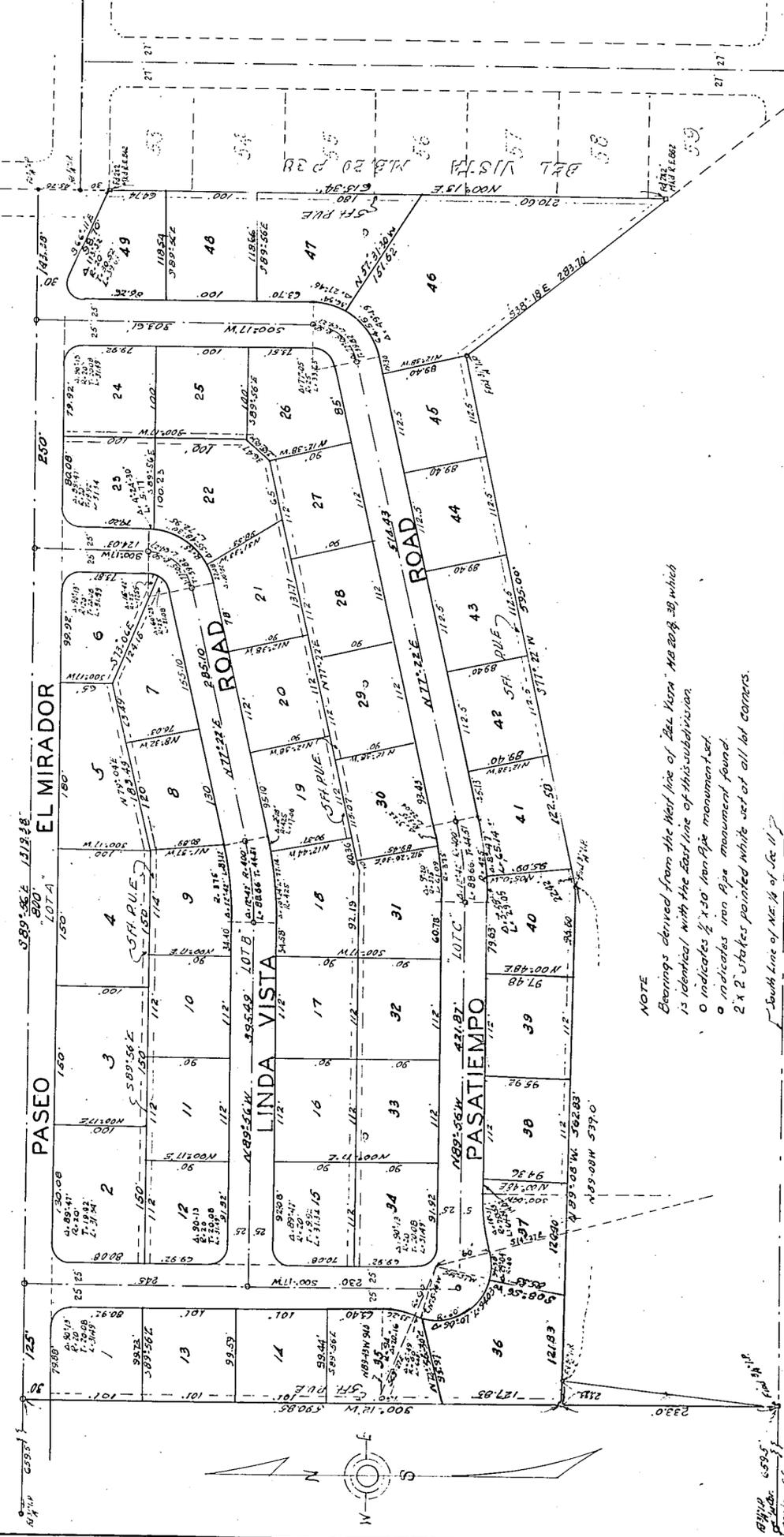
J. J. Davidson
City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made by me during May 1946, that the monuments shown hereon actually exist, that their positions are correctly shown and that they are sufficient to enable the survey to be readily retraced.

Richard J. Jager
Licensed Land Surveyor No. 2344.

I hereby certify that a bond in the sum of \$400.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State County, Municipal or local and all special assessments collected as taxes, which at the time of filing this map with the County Recorder are a lien against the property shown hereon, but are not yet payable.

Dated this 15th day of May, 1946.
Gordon McQueenat
County Clerk
Deputy



NOTE
Bearings derived from the West line of 2nd Vista are identical with the East line of this subdivision.
o indicates iron pipe monument found.
2 x 2 stakes pointed white set at all lot corners.

Book 7

21/25

NAME	Luring Sands Park	Map # 31
DATE	1946	
DEVELOPER	Luring Development Company	
BOUNDARY	E Amado Rd to the north, E Tahquitz Canyon Way to the south, the east side of NE Cerritos Drive to the east, and the west side of NW Cerritos Drive to the west	
ARCHITECT		
DEVELOPMENT HISTORY	Luring Sands Park (1946) was developed by the Luring Development Company in collaboration with Jack Meiselman, homeowner and developer of numerous tracts throughout Palm Springs. A forty-six parcel subdivision developed by Ray A. Luring was the desert equivalent to his simultaneous Luring Pines Development in the San Bernardino Mountains. ⁸⁶ Meiselman hired Thor Fredericksen Sr. and Jr. as his general contractors. The 1400 square foot homes featured three bedrooms, two bathrooms, and a patio.	

⁸⁶ Stanley E. Bellamy, *Running Springs* (Charleston, SC: Arcadia Publishing, 2007), 78-9.

20/71

MB 20/71

Book No. 7

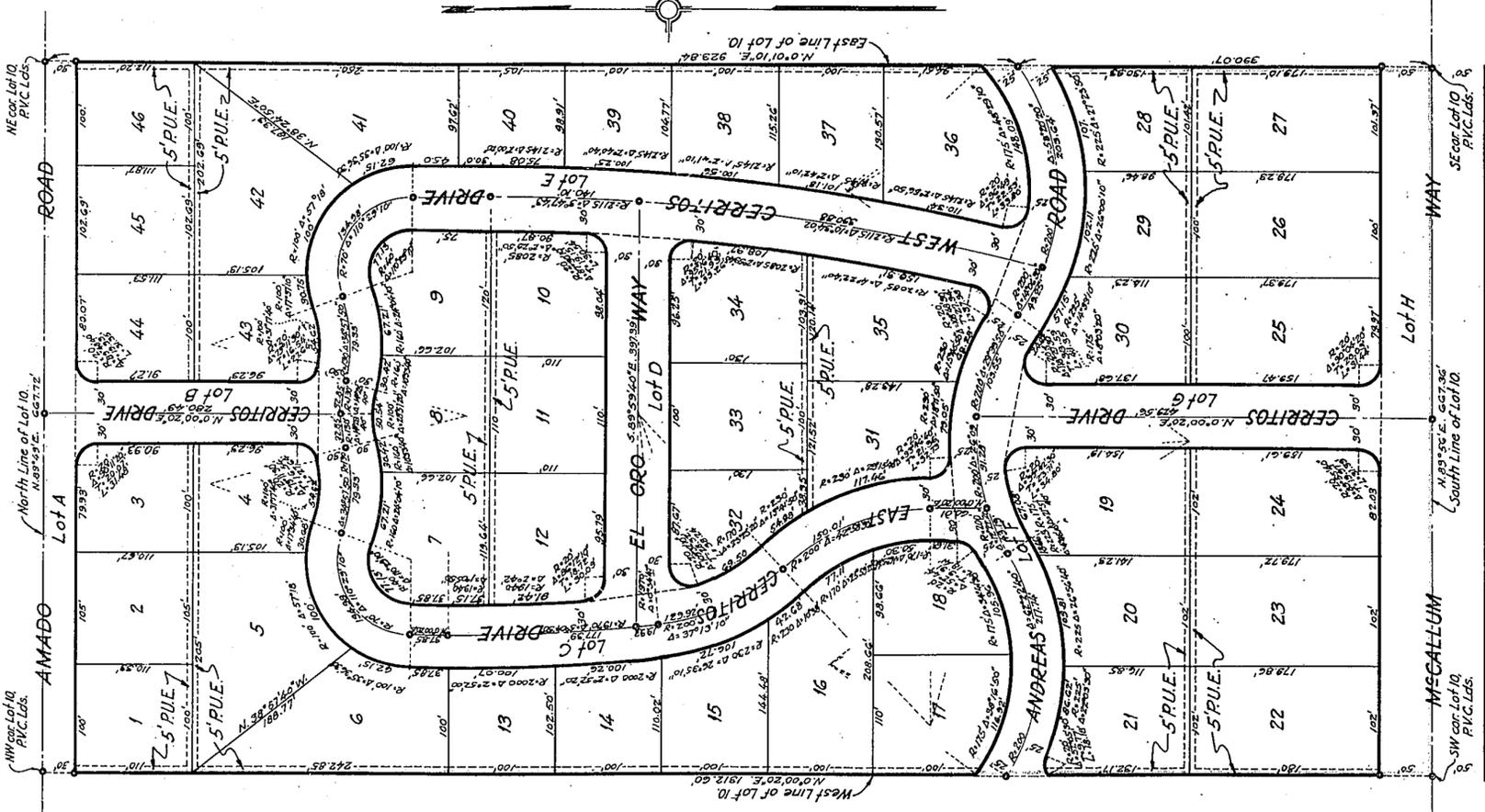
LURING SANDS PARK

BEING A SUBDIVISION OF LOT 10, IN SECTION 13, T.4S., R.4E., S.B.B. & M., AS SHOWN ON A MAP OF PALM VALLEY COLONY LANDS IN MAP BOOK 14, PAGE 652, SAN DIEGO COUNTY, CALIFORNIA RECORDS, DECEMBER 1945.

J.F. DAVIDSON, CIVIL ENGINEER.

SCALE: 1 IN. = 100 FT.

FILED
Riverside Title Co.
FEB 21 1946
Jack A. Ross
County Recorder
Riverside, California



We hereby certify that we are owners of or are interested in the lands included in the subdivision shown on the annexed map consisting of this one sheet, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use: for street purposes, Lots A, B, C, D, E, F, G, & H; for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as 5'-P.U.E.

LURING DEVELOPMENT COMPANY, LTD.
by Paul Manuel, Secy.
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASS'N.
by J. E. Killian, Vice-Pres.
Tr. Officer

STATE OF CALIFORNIA } s.s.
COUNTY OF LOS ANGELES }
On this 10th day of JANUARY, 1946, before me S.W.
WORTHINGTON JR Notary Public in and for the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared R.A. LURING and PAUL MANUEL known to me to be the President and Secretary respectively of the LURING DEVELOPMENT COMPANY, LTD., the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

S. W. Worthington Jr.
Notary Public in and for the County of Los Angeles, State of California.
MY COMMISSION EXPIRES JAN. 25 1949

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }
On this 18th day of February, 1946, before me Boothe M. Spoke a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared J. E. Killian and H. H. TEMLEY known to me to be the Vice President and Trust Officer respectively of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASS'N., the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that such corporation executed the same.

Boothe M. Spoke
Notary Public in and for the County of Riverside, State of California

I hereby certify that according to the records of this office as of this date, there are no liens against the property, shown on the annexed map for unpaid State, County, municipal or local taxes or Special Assessments collected as taxes.

Dated this 15th day of January, 1946
R. T. Macle
County Auditor of the County of Riverside, State of California

I, Louise McGarr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council at its regular meeting held on the 9th day of January, 1946, duly approved the within annexed map of "LURING SANDS PARK" and accepted on behalf of the public, as dedicated to public use, Lots A, B, C, D, E, F, G, & H for street purposes and the 5-foot Public Utility Easements.

Louise McGarr
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all requirements of State Law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

J. F. Davidson
City Engineer

This final map has been approved by the City Planning Commission of the City of Palm Springs, in accordance with requirements of law, at its regular meeting held on the 12th day of January, 1946.

J. F. Davidson
Secretary,
Palm Springs City Planning Commission.

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of this one sheet correctly represents a survey made under my direction in December, 1945; that all monuments shown hereon actually exist, and that their positions are correctly shown.
Dated, Jan 11, 1946.

J. F. Davidson
Registered Civil Engineer No. 862.

ENGINEER'S NOTE:
Bearings are based on the center-line of Sunrise Way as shown on Map of WINTERHAVEN MANOR No. 3, filed in Map Book 18, pg. 66, Records of Riverside County, California.
© indicates 3/4" Iron Pipe Monument set
2x2 stakes painted white are set at each lot corner.

NAME	Palm Springs Estates	Map # 32
DATE	1946	
DEVELOPER	Spaulding Development Corporation	
BOUNDARY	Santa Catalina Road to the north, Alvarado Road and Dominguez Road to the south, Virginia Road to the east, and N Palm Canyon Drive to the west	
ARCHITECT		
DEVELOPMENT HISTORY	During this period, developers keen on selling vacation homes often created a symbiotic relationship between the mountain and desert communities. E.E. Spaulding, of the Spaulding Development Corporation subdivided Spaulding's Palm Springs Estates (1946-49). Developed in two phases, the first unit included 103 parcels, the second an additional forty-five lots. Spaulding operated as a real estate broker in the Lake Arrowhead area as far back as the 1920s. ⁸⁷	

⁸⁷ "Big Bear Lake Region Reports Record Season," *Los Angeles Times*, July 31, 1927, E4.

20172

SHEET 1 OF 2 SHEETS

2773

SPAULDING'S PALM SPRINGS ESTATES

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.

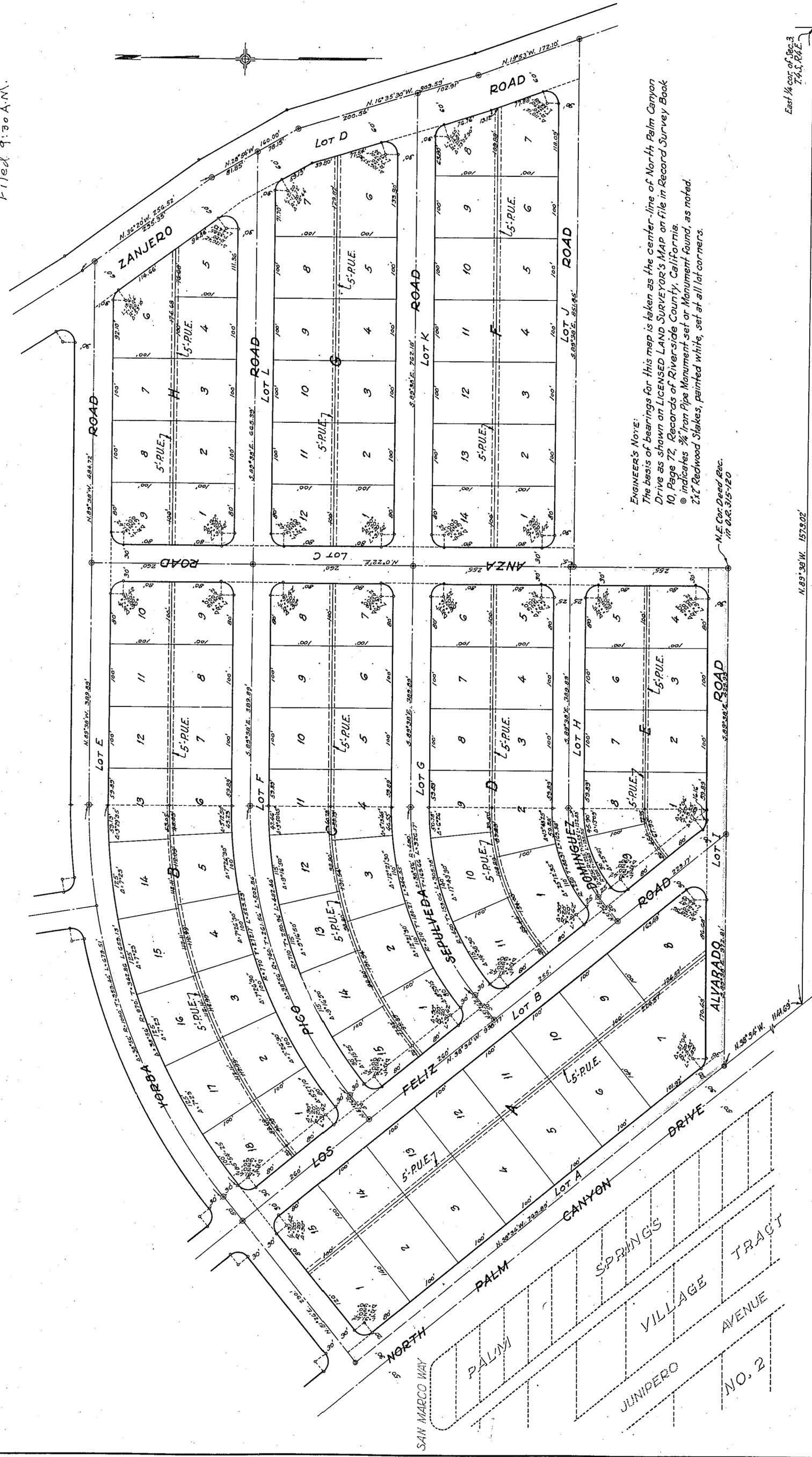
JANUARY 1946.

SCALE: 1 INCH = 100 FEET

J. F. DAVIDSON, CIVIL ENGINEER

FILED
By *R. J. ...*
FEB 21 1946

Jack A. Ross
County Registrar
Fee \$5.00
Filed 9:30 A.M.



ENGINEER'S NOTE:
 The basis of bearings for this map is taken as the center-line of North Palm Canyon Drive as shown on LICENSED LAND SURVEYOR'S MAP on file in Record Survey Book 10, Page 72, Records of Riverside County, California.
 © indicates 3/4" Iron Pipe Monument set or Monument found, as noted.
 2" Redwood Stakes, painted white, set at all lot corners.

East 1/4 cor. of Sec. 3 T. 4 S. R. 4 E.

N.E. Cor. Deed Rec. 117 012 315-120

N. 89° 38' W. 1573.02'

CR 86-28 LOT 214
CP 88-10 12/12 04-18
CR 90-258 10/21 149 BLK H

CR 91-174 LOT 11, BLK F

Book 1107

MB 20172

SPAULDING'S PALM SPRINGS ESTATES

JANUARY, 1946.

SCALE: 1 INCH = 100 FEET

J. F. DAVIDSON, CIVIL ENGINEER

We hereby certify that we are the owners of or are interested in the land included in the subdivision shown on the annexed map consisting of two (2) sheets, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A to L inclusive; for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as 5 FT.

J. F. Spaulding
 Trust Officer.

Mr. R. TITLE INSURANCE AND TRUST COMPANY as Trustee under Deed of Trust recorded in Book 630, Page 175 of Official Records Riverside County, California, by W. H. Ford President W. H. Ford Asst. Secretary BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, as Trustee by J. F. Spaulding Trust Officer.

STATE OF CALIFORNIA)
 COUNTY OF RIVERSIDE) s.s.

On this 16th day of FEBRUARY, 1946, before me BELLAH M. KAUSHT a Notary Public in and for the County of Riverside, State of California, residing therein and duly commissioned and sworn, personally appeared E. E. SPAULDING known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Bellah M. Kausht
 Notary Public in and for the County of Riverside, State of California

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES)
 On this 16th day of February, 1946, before me a Notary Public in and for the County of Los Angeles, State of California, residing therein and duly commissioned and sworn, personally appeared MARGARET D. ROSENBERG known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Margaret D. Rosenberg
 Notary Public in and for the County of Los Angeles, State of California

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES)

On this 16th day of February, 1946, before me a Notary Public in and for the County of Los Angeles, State of California, residing therein and duly commissioned and sworn, personally appeared FORRESTOR N. COLE known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Forrestor N. Cole
 Notary Public in and for the County of Los Angeles, State of California

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) s.s.

On this 8th day of February, 1946, before me M. P. Peace a Notary Public in and for the County of Los Angeles, State of California, residing therein and duly commissioned and sworn, personally appeared E. H. Booth, Jr. and A. A. Martin known to me to be the President and Secretary respectively of the TITLE INSURANCE AND TRUST COMPANY, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same, as Trustee.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

M. P. Peace
 Notary Public in and for the County of Los Angeles, State of California

STATE OF CALIFORNIA)
 COUNTY OF LOS ANGELES) s.s.

On this 8th day of February, 1946, before me M. C. Phillips a Notary Public in and for the County of Los Angeles, State of California, residing therein and duly commissioned and sworn, personally appeared ROBERT H. BROWN and J. H. Bowen known to me to be the Vice President and Assistant Trust Officer respectively of the BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same, as Trustee.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

M. C. Phillips
 Notary Public in and for the County of Los Angeles, State of California

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, municipal or local taxes or Special Assessments collected as taxes.

Dated this 17th day of February, 1946.

Louise McCarn
 City Auditor of Riverside County, California

I, Louise McCarn, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council, at its regular meeting held on the 9th day of January, 1946, duly approved the within annexed map of SPAULDING'S PALM SPRINGS ESTATES and accepted on behalf of the public, as dedicated to public use, Lots A to L inclusive for street purposes and the five-foot Public Utility Easements.

Louise McCarn
 City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State Law and local ordinance have been complied with, and I am satisfied that said map is technically correct.

J. F. Davidson
 City Engineer

This final map has been approved by the City Planning Commission of the City of Palm Springs, in accordance with requirements of law, at its regular meeting held on the 2nd day of January, 1946.

J. F. Davidson
 Secretary,
 Palm Springs Planning Commission.

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of these two (2) sheets, correctly represents a survey made under my direction in January, 1946; that all monuments shown hereon actually exist, and that their positions are correctly shown.

Dated, January 23rd, 1946.
J. F. Davidson
 Registered Civil Engineer No. 862

23/54

SHEET 1 OF 2 SHEETS

SPAULDING'S PALM SPRINGS ESTATES NO. 2

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE - HALF OF SECTION 3 T.4S. R.4E. S.B.B. & M.

FEBRUARY 1949

SCALE 1"=100'

J.F. DAVIDSON, C.E.

FILED

NOV 29, 1949
at 9:30 AM
by JACK A. ROSS
Deputy
Fee \$ 5.00
Filed by Riverside Title Co.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, municipal or local taxes or Special Assessments collected as taxes.
Dated February 22, 1949

R. T. Hicks
County Auditor of Riverside County, California
Ed B. Steele Deputy

We hereby certify that we are the owners of or are interested in the land included in the subdivision shown on the annexed map consisting of two (2) sheets, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision, as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A to C inclusive, for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as "S.P.U.E."

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council, at its regular meeting held on the 19 day of October, 1949, duly approved the within annexed map of SPAULDING'S PALM SPRINGS ESTATES NO. 2 and accepted on behalf of the public, as dedicated to public use, Lots A to C inclusive for street purposes and the five-foot Public Utility Easements.

Louise McCann
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California

TITLE INSURANCE and TRUST COMPANY as OWNER

Witness my hand and the seal of the County of Riverside, State of California, this 19 day of October, 1949, before me a Notary Public in and for the County of Riverside, State of California, knowing me to be the person whose name is subscribed to the within instrument, and the acknowledged to me that he executed the same in Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all requirements of State Law and local ordinance have been complied with, and I am satisfied that said map is technically correct.
Dated March 10, 1949

George J. Montenegro
City Engineer, R.E. 6720

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } s.s.
On this 15 day of March, 1949, before me J. J. Woodruff a Notary Public in and for the County of Los Angeles, State of California, residing therein and duly commissioned and sworn, personally appeared Benny Uffet and H. L. Shelton known to me to be the Vice President and Asst. Secretary respectively of the Title Insurance and Trust Company, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same as OWNER.
In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. J. Woodruff
Notary Public in and for the County of Los Angeles, State of California

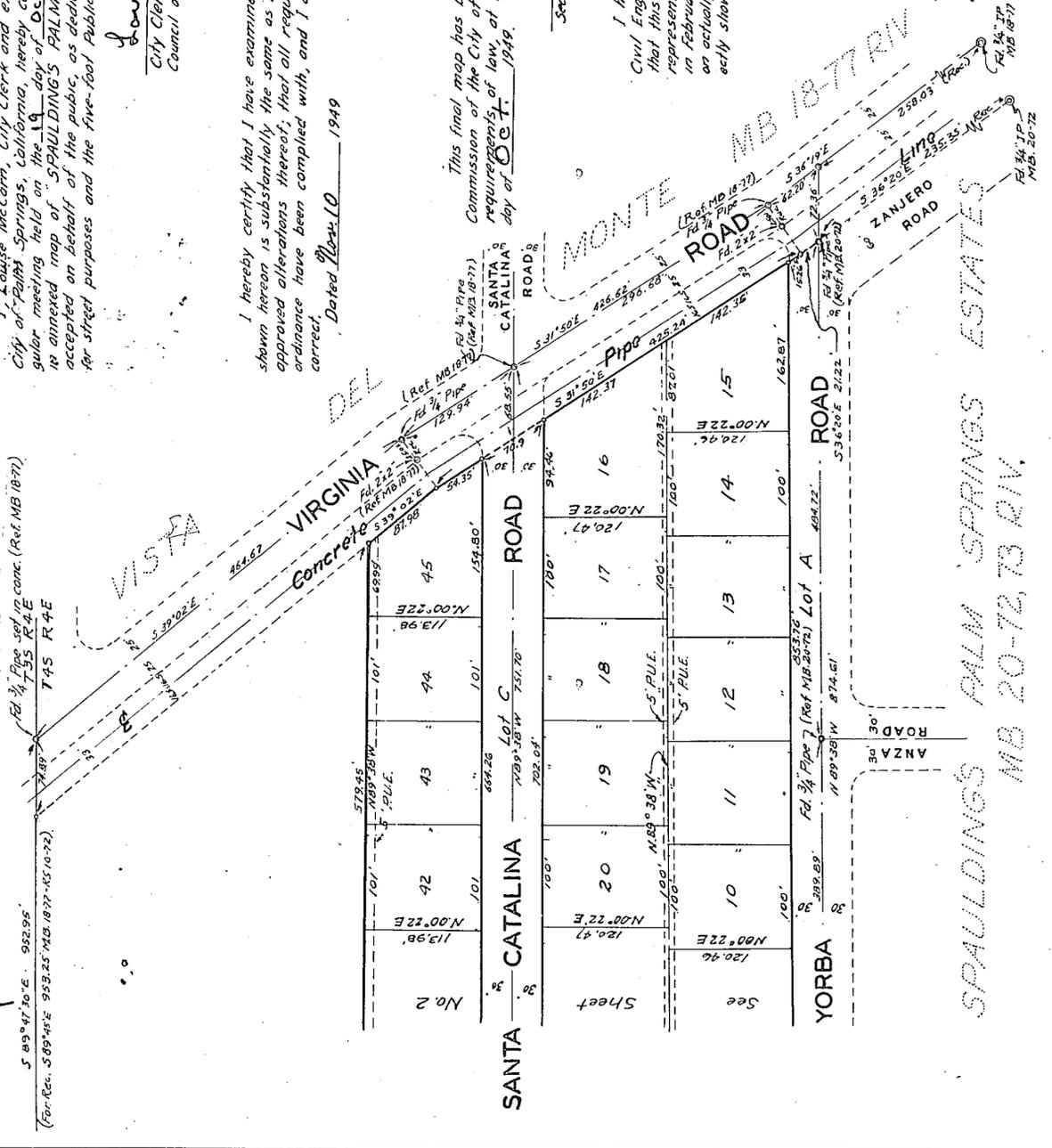
This final map has been approved by the City Planning Commission of the City of Palm Springs, in accordance with requirements of law, at its regular meeting held on the 12 day of Oct., 1949.

Harold O. Brady
Secretary, Palm Springs Planning Commission

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map, consisting of two (2) sheets, correctly represents a survey made under my supervision in February 1949, that all monuments shown hereon actually exist, and that their positions are correctly shown.

J. J. Davidson
Registered Civil Engineer No. 862

ENGINEER'S NOTE
Bearings based on the center line of Yorba Road as being N89°38'W as shown on M.B. 20-72
2x2 Redwood stakes set at all lot corners and returns
Indicates found monuments or 2" Ip set in E of streets down.
Distances as shown are in feet & decimals thereof



Book No. 3 MB 23/54

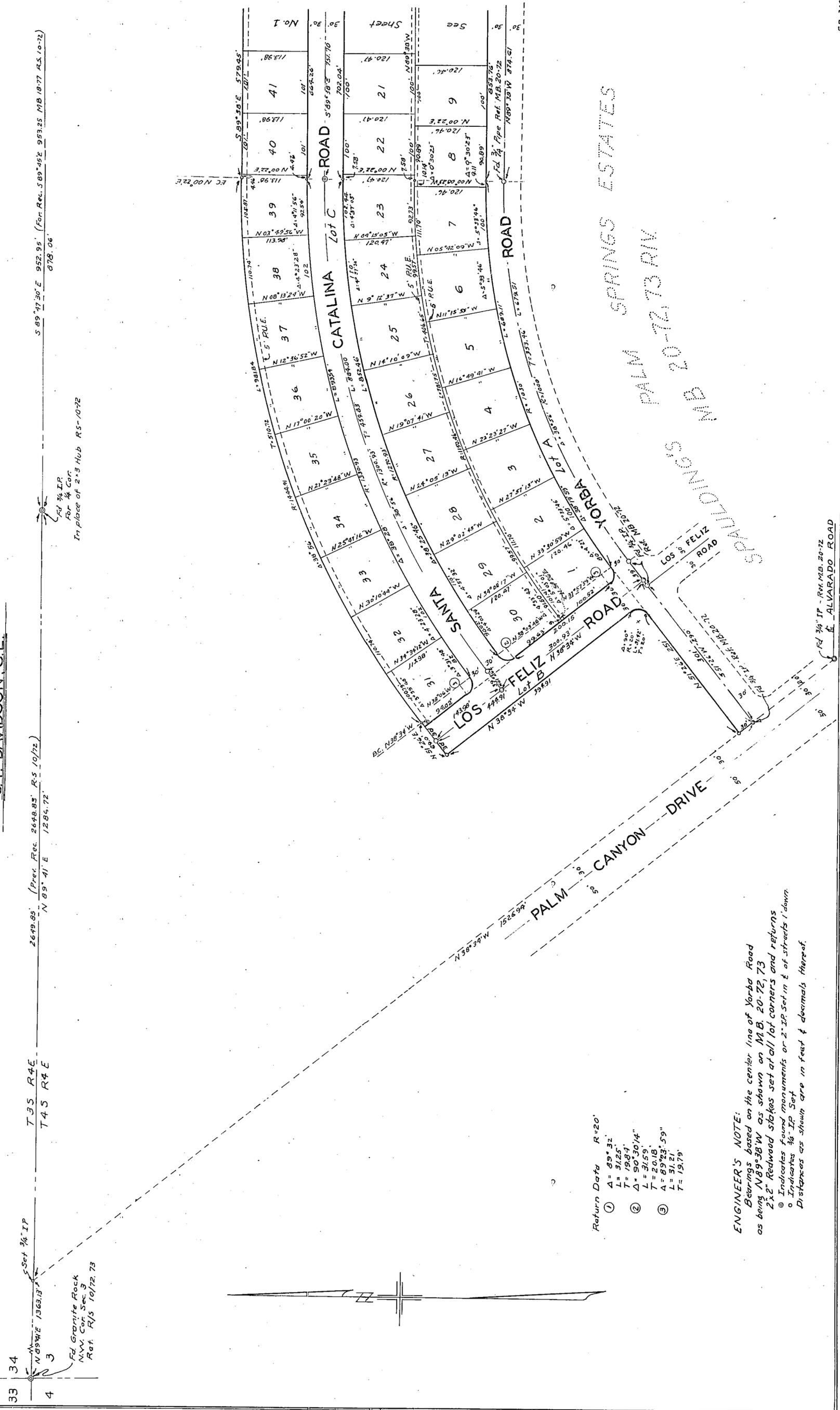
23/5

SPAULDING'S PALM SPRINGS ESTATES NO. 2

BEING A SUBDIVISION OF A PORTION OF THE NORTH ONE-HALF OF SECTION 3 T.4S. R.4E. S.B.B.&M.
FEBRUARY 1949

J.F. DAVIDSON, C.E.

SCALE 1" = 100'



2649.05' (Prev. Rec. 2648.85' R-5 10/72)
N 89° 41' E 1284.72'

T.4S. R.4E
T.4S. R.4E

5 Set 3/4" IP
N 89° 41' E 1363.13'

5 Set Granite Rock
N.W. Cor. Sec. 3
Ref. R/S 10/72. 73

In place of 2x3 Hub R-5-1072
For 3/4" Cor.
5 Set 3/4" IP

S 89° 47' 30" E 952.95' (For Rec. S 89° 45' E 953.25 MB 18-77 R.S. 10-72)
078.06'

Return Data R=20'

- ① A = 89° 32'
L = 51.25'
T = 19.84'
- ② A = 90° 30' 14"
L = 31.59'
T = 20.18'
- ③ A = 89° 23' 59"
L = 31.21'
T = 19.79'

ENGINEER'S NOTE:
Bearings based on the center line of Yorba Road as being N 89° 38' W as shown on M.B. 20-72, 73
2x2" Redwood stakes set at all lot corners and returns
o Indicates found monuments or 2" IP set in E of streets 1 down
o Indicates 3/4" IP Set
Distances as shown are in feet & decimals thereof.

M.B. 23

NAME	San Jacinto Estates	Map # 33
DATE	1946	
DEVELOPER	Elliot Bank and Harold Licker	
BOUNDARY	Tahquitz Canyon Way (previously McCallum Way) to the north, Baristo Road to the south, Sunset Way to the east, and Sunrise Way to the west.	
ARCHITECT		
DEVELOPMENT HISTORY	San Jacinto Estates (1946) featured curving streets with a prominent entrance. Located southeast of present-day Tahquitz Road (previously McCallum Way) and Sunrise Way, the 77-parcel subdivision was developed by Elliot M. Bank and attorney Harold H. Licker of New Jersey. However, the venture appears to have been less than successful as ads appear in the <i>Los Angeles Times</i> in 1949 for parcels at "liquidation pricing." ⁸⁸	

⁸⁸ "Classified Ad 35," *Los Angeles Times*, November 13, 1949, A14.

21/47

Sheet 1 of 2 Sheets

SAN JACINTO ESTATES

Being a Re-subdivision of Lots 22, 23, and 24, Palm Valley Colony Lands, Map Book 14, Page 652, Records of San Diego County, California: Sec. 13, T. 4 S., R. 4 E., S. B. B. & M. June, 1946.

J. F. Davidson, Civil Engineer.

Scale: 1" = 100'

FILED
OCT 15 1946

By Agnes B. Baker
County Recorder
2:00 P.M.

We hereby certify that we are the owners of or are interested in the land included in the subdivision shown on the annexed map consisting of two (2) sheets, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A to K, inclusive, for construction and maintenance of all public utilities, the five-foot easements shown by dotted lines and designated as "5-F.U.E."

Clayton R. Bank
President
William J. Baker
Vice President
Security Title Insurance and Guarantee Company, a Corporation
by William J. Baker
Assistant Secretary

Attorney - in - Fact for Henry C. Campbell Co., a corporation, RUTH B. WHITE, a widow, and AMERICAN TRUST COMPANY, a corporation, as Surviving Trustee under the Last Will and Testament of LAURA LYON WHITE, Deceased, as appointed by and pursuant to authorization in written contract dated January 23, 1946, and as Attorney - in - Fact for Helen Whitcomb.

Marjorie S. McPherson
Executrix of the Last Will and Testament of EDITH WHITE, Deceased.

STATE OF CALIFORNIA } s.s.
COUNTY OF LOS ANGELES }
On this 1st day of August, 1946, before me Joseph Friedman a Notary Public in and for the County of Los Angeles, State of California, residing therein and duly commissioned and sworn personally appeared Elliott M. Bank, Vice President, HARRY H. Baker and William J. Baker known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Joseph Friedman
Notary Public in and for the County of Los Angeles, State of California.

STATE OF CALIFORNIA } s.s.
COUNTY OF SAN FRANCISCO }
On this 3rd day of August, 1946, before me ALICE C. MORSE a Notary Public in and for the County of San Francisco, State of California, residing therein and duly commissioned and sworn personally appeared STERLING CARR and IRENE E. C. LYMAN known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Alice C. Morse
Notary Public in and for the County of San Francisco, State of California.

STATE OF CALIFORNIA } s.s.
COUNTY OF RIVERSIDE }
On this 5th day of October, 1946, before me Lois N. Wright, a Notary Public in and for the County of Riverside, State of California, residing therein and duly commissioned and sworn personally appeared Douglas D. Patterson and V. I. Lawson known to me to be the Vice President and Assistant Secretary respectively of the Security Title Insurance and Guarantee Company, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Lois N. Wright
Notary Public in and for the County of Riverside, State of California.

I hereby certify that a bond in the sum of \$300.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable, and said bond has been approved by said Board of Supervisors.
Dated this 14th day of October, 1946.

by Gordon A. Pequegnat
Deputy
County Clerk and ex-officio Clerk of the Board of Supervisors.

ENGINEER'S NOTE:
The bearings shown on this map are based on the center-line of SUNRISE WAY as shown on map of Luring Sands Tract, filed in M.B. 20, P. 62, Records of Riverside County, California.
© indicates 1/4" Iron Pipe Monument set unless otherwise noted.
2"x2" stakes painted white are set at each lot corner.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County or local taxes or special assessments collected as taxes except taxes and special assessments now a lien but not yet payable which are estimated at \$300.00. Dated this 4th day of October, 1946.

R. T. Hickok
County Auditor of Riverside County, California.

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map and approved alterations thereof, that all provisions of state law and local ordinances have been complied with and I am satisfied that this map is technically correct.
Dated: 8-5 1946.

J. Z. Davidson
City Engineer

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council, at its regular meeting held on the 1st day of August, 1946, duly approved the within annexed map of SAN JACINTO ESTATES and accepted on behalf of the public, as dedicated to public use, Lots A to K, inclusive, for street purposes and the five-foot Public Utility Easements.

Louise McCann
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California.

This final map has been approved by the City Planning Commission of the City of Palm Springs, in accordance with requirements of law at its regular meeting held on the 6th day of August, 1946.

Secretary
Palm Springs City Planning Commission.

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map consisting of two (2) sheets correctly represents a survey made under my supervision in August, 1946, and that all monuments shown hereon actually exist and their positions are correctly shown.

J. Z. Davidson
Registered Civil Engineer No. 862

Posted

057 M B 21/47

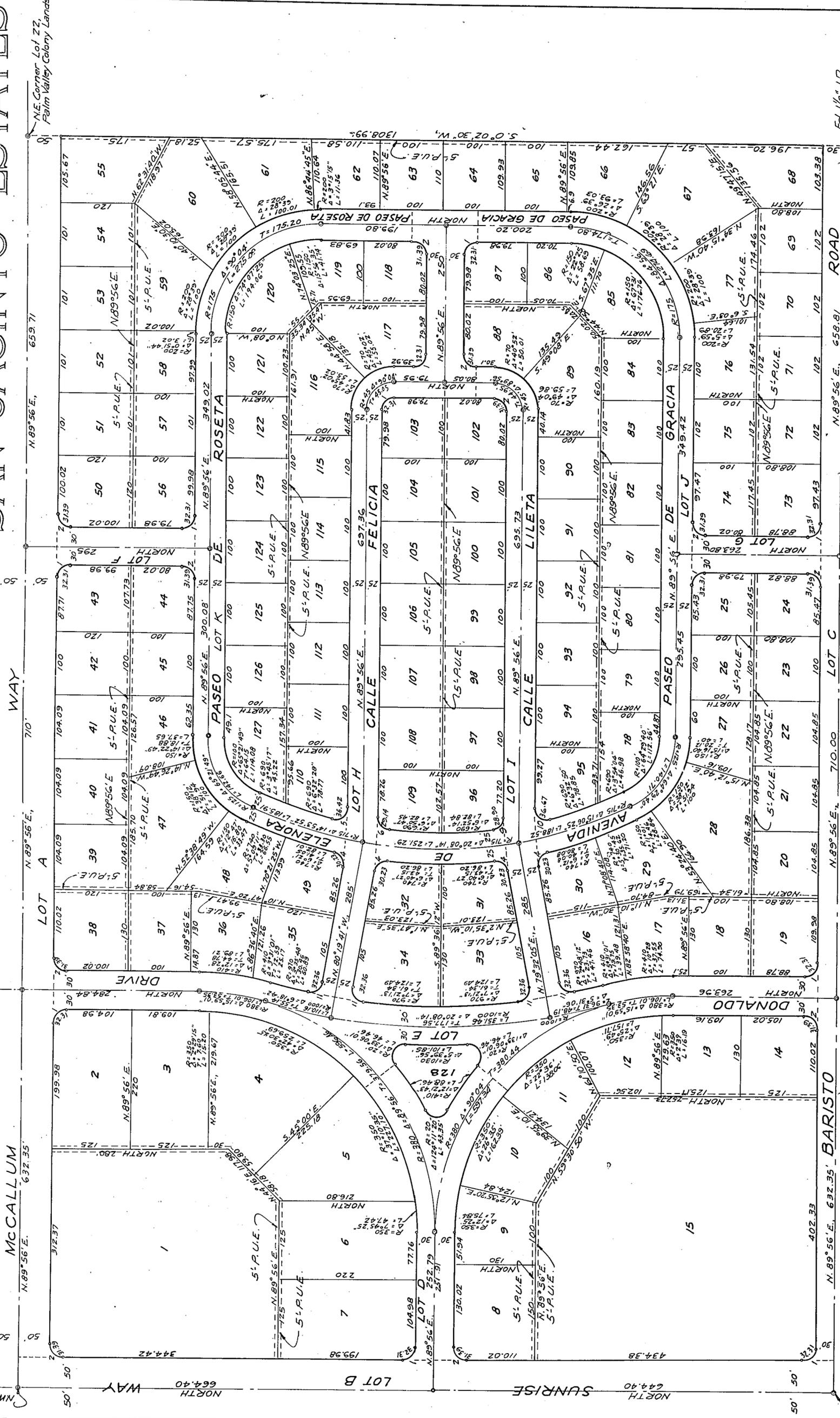
21/48

Sheet 2 of 2 Sheets

SAN JACINTO ESTATES

LURING SANDS M.B. 20, P. 71

LURING SANDS TRACT M.B. 20, P. 62



RETURN DATA

1	R=20.04	L=11.36
2	R=20.04	L=11.36
3	R=20.04	L=11.36
4	R=20.04	L=11.36
5	R=20.04	L=11.36
6	R=20.04	L=11.36
7	R=20.04	L=11.36
8	R=20.04	L=11.36
9	R=20.04	L=11.36
10	R=20.04	L=11.36
11	R=20.04	L=11.36

N.E. Corner Lot 22, Palm Valley Colony Lands

S.W. Cor. Lot 24, Palm Valley Colony Lands.

S.E. Corner Lot 22, Palm Valley Colony Lands.

CB7 MB21/48

Posted.

FB. 358, 1-11.

NAME	Vista Del Cielo	Map # 34
DATE	1946	
DEVELOPER	Sunny Dunes Development Corporation	
BOUNDARY	Ramon Road and Sunny Dunes Road to the north, Mesquite Avenue to the south, Calle Santa Cruz and Avenida Evelita to the east, and Placer Road to the west	
ARCHITECT		
DEVELOPMENT HISTORY	<p>The largest of the developments from the 1940s were found in what would colloquially become known as “The Veterans’ Tract” – the area located south of the airport and east of Farrell Drive north of Demuth Park.⁸⁹ The Veterans Tract area was actually composed of several tracts. Among them the 96-parcel Desert Tract (1946), the 200-parcel Vista Del Cielo Tract (1946), and the 54-parcel Val Vista Tract (1947). Developers involved in these ventures saw potential in the traditionally less desirable real estate on the eastern side of town.⁹⁰ These parcels were more exposed to the wind and the elements than the areas sheltered by the mountains.</p> <p>At the Vista Del Cielo tract, over 200 modest six-room homes designed to appeal to returning GIs who qualified for loans through the GI Bill were built by R.H. Grant Construction Company. Among the investors in Vista Del Cielo (referred to sometimes as the Sunny Dunes Development Corporation) were Henry Lockwood and John W. Williams. Lockwood was a local lawyer for the Mt. San Jacinto Winter Park Authority promoting the development of the Palm Springs Aerial Tramway project. John W. Williams was a long-time resident/developer who owned the pre-war Mira Monte Apartments (demolished) and also invested in the nearby Val Vista tract.</p>	

⁸⁹ There is no actual “Veteran’s Tract” as subdivided with Riverside County. The colloquial reference takes its name from the burst of new development in the area among several tracts that were designed to cater to the needs of returning GIs.

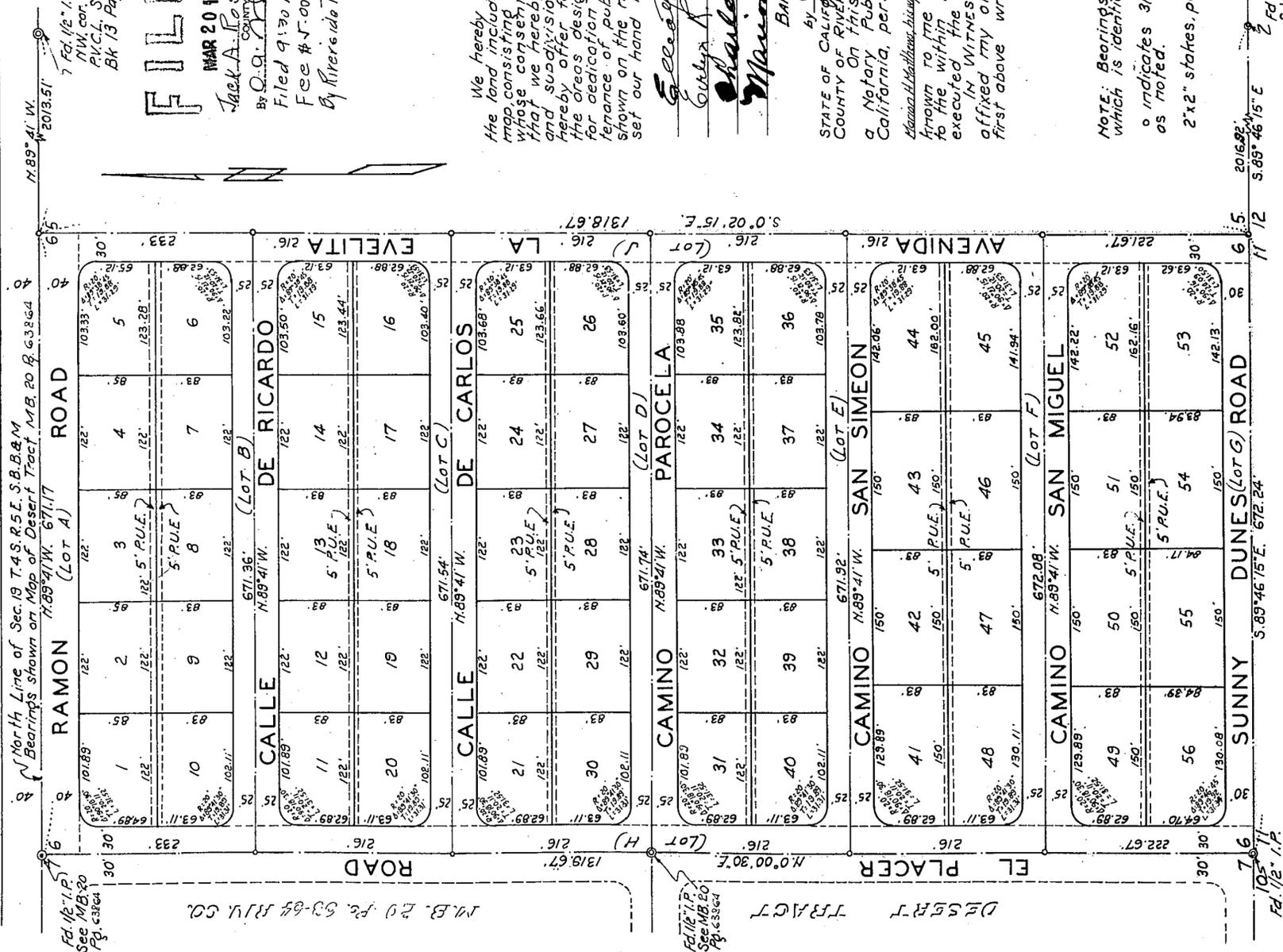
⁹⁰ This area was near the town dump at Ramon Road and Gene Autry Trail.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

23946



VISTA DEL CIELO

A SUBDIVISION OF LOT 6 SECTION 19 T.4S. R.5E.
S.B.&M. AS SHOWN ON A MAP OF PALM VALLEY
LANDS ON FILE IN MAP BOOK 14, PAGE 652 SAN
DIEGO COUNTY, CALIFORNIA RECORDS.

G.K. SANBORN
LICENSED LAND SURVEYOR
JANUARY 1946
SCALE 1" = 100'

FILED
MAR 20 1946
Jack A. Ross
By O.A. [Signature]
Filed 9:30 A.M.
Fee \$4.00
By Riverside Title Co.

On this 15th day of March 1946 before me the undersigned a Notary Public in and for said County per-
sonally appeared E. Williams and R. A. Tenby known to
me to be the Vice Pres. and Tr. Officer respectively of the Bank
of America National Trust and Savings Ass'n, the corporation
that executed the within instrument and known to me to be
the persons who executed the within instrument on behalf of
such corporation executed the same.
Witness my hand and official seal, the day and year in
this certificate first above written.
Notary Public in and for the County of
Riverside, State of California.

We hereby certify that we are the owners or have interest in
the land included within the subdivision shown upon the annexed
map consisting of this one sheet, that we are the only persons
whose consent is necessary to pass a clear title to said land;
that we hereby consent to the making and filing of this map
and subdivision shown within the colored border line, and we
hereby offer for dedication to public use for street purposes
the areas designated as Lots A through J inclusive and also offer
for dedication to public use for the construction and main-
tenance of public utilities the 5' Public Utility Easements
shown on the map as 5' P.U.E. IN WITNESS WHEREOF we hereunto
set our hand this 5th day of March 1946.

Ernest McCarroll
Charles J. Walters
Marion S. Mathews
By J. E. Kellerman Vice Pres. W. R. Wright Tr. Officer.
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } SS
On this 5th day of March 1946 before me Camille M. Ahlman
a Notary Public in and for the County of Riverside, State of
California, personally appeared Ernest McCarroll, Charles J. Walters, Marion S. Mathews,
Marion S. Mathews, W. R. Wright, Ernest McCarroll, Charles J. Walters, Marion S. Mathews,
known to me to be the persons whose names are subscribed
to the within instrument and acknowledged to me that they
executed the same.
IN WITNESS WHEREOF I have hereunto set my hand and
affixed my official seal the day and year in this certificate
first above written.

Camille M. Ahlman
Notary Public in and for the County
of Riverside State of California
MY COMM. EXPIRES DECEMBER 26, 1947.
NOTE: Bearings are based on the center line of Ramon Road
which is identical with the North line of Sec. 19 T.4S. R.5E. S.B.&M.
o indicates 3/4" iron pipe monuments set at street intersections
as noted.
2"x2" stakes, painted white, set at all lot corners

Louise McCarroll, City Clerk and ex-officio Clerk of the City
Council of the City of Palm Springs, State of California, hereby
certify that the said City Council at its regular meeting held
on the 6th day of March 1946 duly approved the within annexed
map of "Vista Del Cielo" and accepted on behalf of the public,
as dedicated to public use Lots A to J inclusive for Street
purposes, and the 5' Public Utility Easements.
IN WITNESS WHEREOF, I hereunto set my hand and affix the
official seal of the City of Palm Springs this 6th day of
March 1946.
Louise McCarroll
City Clerk and ex-officio Clerk of the City
Council of the City of Palm Springs, State
of California.

I hereby certify that the annexed map was duly approved by
the City Planning Commission of the City of Palm Springs at its regular
meeting held on the 2 day of March 1946.
Secretary Palm Springs City Planning Commission

I hereby certify that I have examined the within map, that
the subdivision thereon is substantially the same as it appeared
on the tentative map or approved alteration thereof; that all prop-
erties of the state law and local ordinances, have been compiled
with and I am satisfied that said map is technically correct.
J. J. Davidson
City Engineer

I hereby certify that according to the records of this office
as of this date, there are no liens against the property shown
on this map for unpaid State, County or Municipal taxes or
special assessments collected as taxes, except taxes now a lien but not
yet payable, which are estimated to be \$30.00.
R. T. Hicks by W. R. Wright County Auditor, Riverside County
R. T. Hicks, County Auditor, Riverside County

I hereby certify that I am a Licensed Land Surveyor of
the State of California; that this map consisting of one (1) sheet,
correctly represents a survey made by me in January 1946,
that all monuments shown hereon actually exist and their
positions are correctly shown and are sufficient to enable
the survey to be retraced.
G. K. Sanborn
Licensed Land Surveyor No. 2344

I hereby certify that a bond in the sum of \$30.00 has been filed with the Board
of Supervisors of the County of Riverside, State of California, conditioned upon the payment
of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the
time of filing of this map with the County Recorder are a lien against said property but not yet
payable, and said bond has been duly approved by said Board of Supervisors.
Dated this 15th day of March 1946. GORDON A. PEQUEGNAT County Clerk and ex-officio
Clerk of the Board of Supervisors, County of Riverside
By W. R. Wright Deputy

20/94

VISTA DEL CIELO NO. 2

SHEET NO. 1

A SUBDIVISION OF A PORTION OF LOTS 11, 12 & 13, SECTION 19, T. 4 S., R. 5 E., SBB & M AS SHOWN ON A MAP OF PALM VALLEY COLONY LANDS ON FILE IN MAP BOOK 14, PAGE 652, SAN DIEGO COUNTY, CALIFORNIA, RECORDS. GK SANBORN LICENSED LAND SURVEYOR MARCH 1946 SCALE 1"=100

1182

MAY 7 - 1946

Wick A. Nos. O.G. Present Fee \$ 5.00 Filed 9:30 A.M. By Riverside Title Company

We hereby certify that we are the owners or have interest in the land included within the subdivision shown upon the annexed map consisting of these two sheets that we are the only persons whose consent is necessary to pass a clear title to said land, that we hereby consent to the making and filing of this map and subdivision shown within the colored border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A to N inclusive and also offer for dedication to public use for the construction and maintenance of public utilities the S. Public Utility Easements shown on the map as S. P.U.E. In Witness WHEREOF we hereunto set our hand this 10th day of April 1946.

Henry Lockwood
John Lockwood
Evelyn R. Bank
John W. Williams
John W. Williams
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION
by J. E. Keelion, Vice Pres. Harold M. Gandy Jr. Officer.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) S.S.
On this 10th day of April 1946 before me E. L. Theriault a Notary Public in and for the County of Riverside, State of California, personally appeared Henry Lockwood, John W. Williams, Evelyn R. Bank, John W. Williams, Helen G. Williams known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.
In Witness WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Eugene L. Thierion
Notary Public in and for the County of Riverside State of California.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) S.S.
On this 10th day of April 1946 before me Bertha M. Gode a Notary Public in and for the County of Riverside, State of California, personally appeared J. E. Keelion and H. P. Tenn known to me to be the Vice Pres. and Treasurer respectively of the Bank of America National Trust and Savings Assn the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation their names and acknowledged to me that such corporation executed the same.
In Witness my hand and official seal the day and year in this certificate first above written.

Bertha M. Gode
Notary Public in and for the County of Riverside State of California.

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the said City Council, at its regular meeting held on the 14th day of April 1946 duly approved the within annexed map of Vista Del Cielo and accepted on behalf of the public, as dedicated to public use, Lots A to N inclusive for Street purposes, and the S. Public Utility Easements.
In Witness WHEREOF I hereunto set my hand and affix the official seal of the City of Palm Springs this 14th day of April 1946.

Louise McCann
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California.

I hereby certify that the annexed map was duly approved by the City Planning Commission of the City of Palm Springs at its regular meeting held on the 25th day of April 1946.

Raymond W. Sandoz
Secretary Palm Springs City Planning Commission.

I hereby certify that I have examined the within map, that the subdivision thereon is substantially the same as it appeared on the tentative map or approved alteration thereof, that all provisions of the State law and local ordinances, have been complied with and I am satisfied that said map is technically correct.

J. F. Sandoz
City Engineer.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County or Municipal taxes or special assessments collected as taxes, except taxes now alien but not yet payable, which are estimated to be \$400.
Apr. 15, 1946
by R. T. Hicks County Auditor
Riverside County

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map consisting of two (2) sheets correctly represents a survey made by me in March 1946; that all monuments shown hereon actually exist and their positions are correctly shown and are sufficient to enable the survey to be retraced.

John W. Sandoz
Licensed Land Surveyor No. 2344

I hereby certify that a bond in the sum of \$400 has been filed with the Board of Supervisors of the County of Riverside, State of California conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder, are a lien against said property but not yet payable, and said bond has been duly approved by the Board of Supervisors Dated this 15th day of April 1946.
Gordon A. Pequegnat County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Riverside

by W. J. Sandoz Deputy

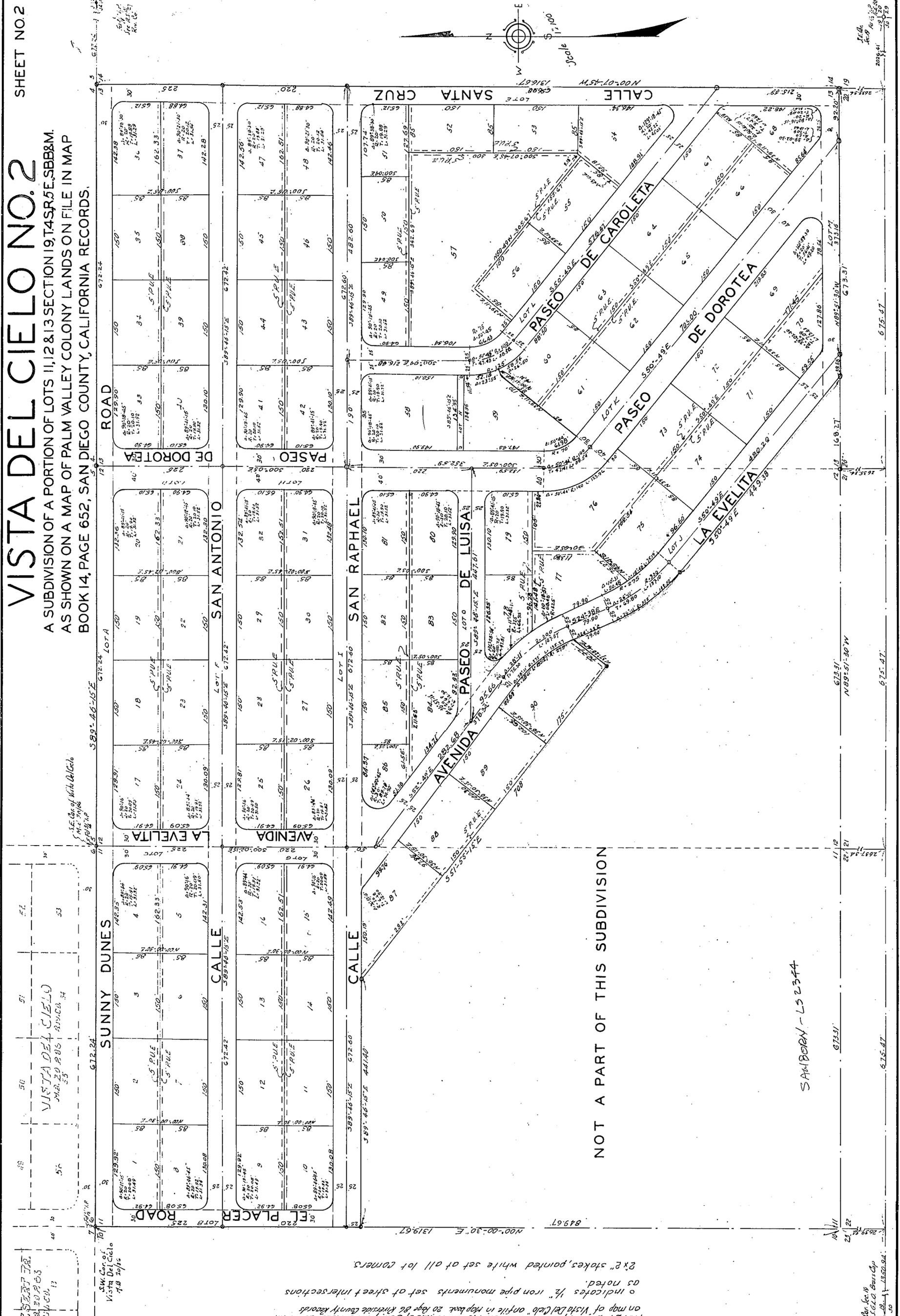
Book 107

MB 20/94

20/95

MP 20/95

Book 107



VISTA DEL CIELO NO. 2

A SUBDIVISION OF A PORTION OF LOTS 11, 12 & 13 SECTION 19, T4SR5E, SBB&M, AS SHOWN ON A MAP OF PALM VALLEY COLONY LANDS ON FILE IN MAP BOOK 14, PAGE 652, SAN DIEGO COUNTY, CALIFORNIA RECORDS.

DESECT J.A.
M.B. 20/95
M.B. 20/95
M.B. 20/95

NOT A PART OF THIS SUBDIVISION

SAMBORN - LS 2344

NOTE: Bearings are based on the centerline of Sunny Dunes Road as shown on map of Vista Del Cielo on file in Map Book 20 Page 86 Kitchikan County Records
 o indicates 1/2" iron pipe monuments set of street intersections
 x"x" stakes, painted white set of all lot corners

SMBORN - LS 2344
 M.B. 20/95
 M.B. 20/95

SHEET NO. 2

21/55

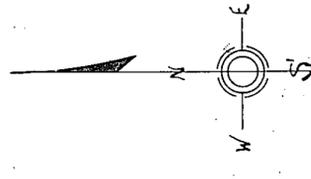
#3189
FILED
OCT 21 1946
COUNTY RECORDER
2:15 P.M.
\$500

VISTA DEL CIELO NO.3

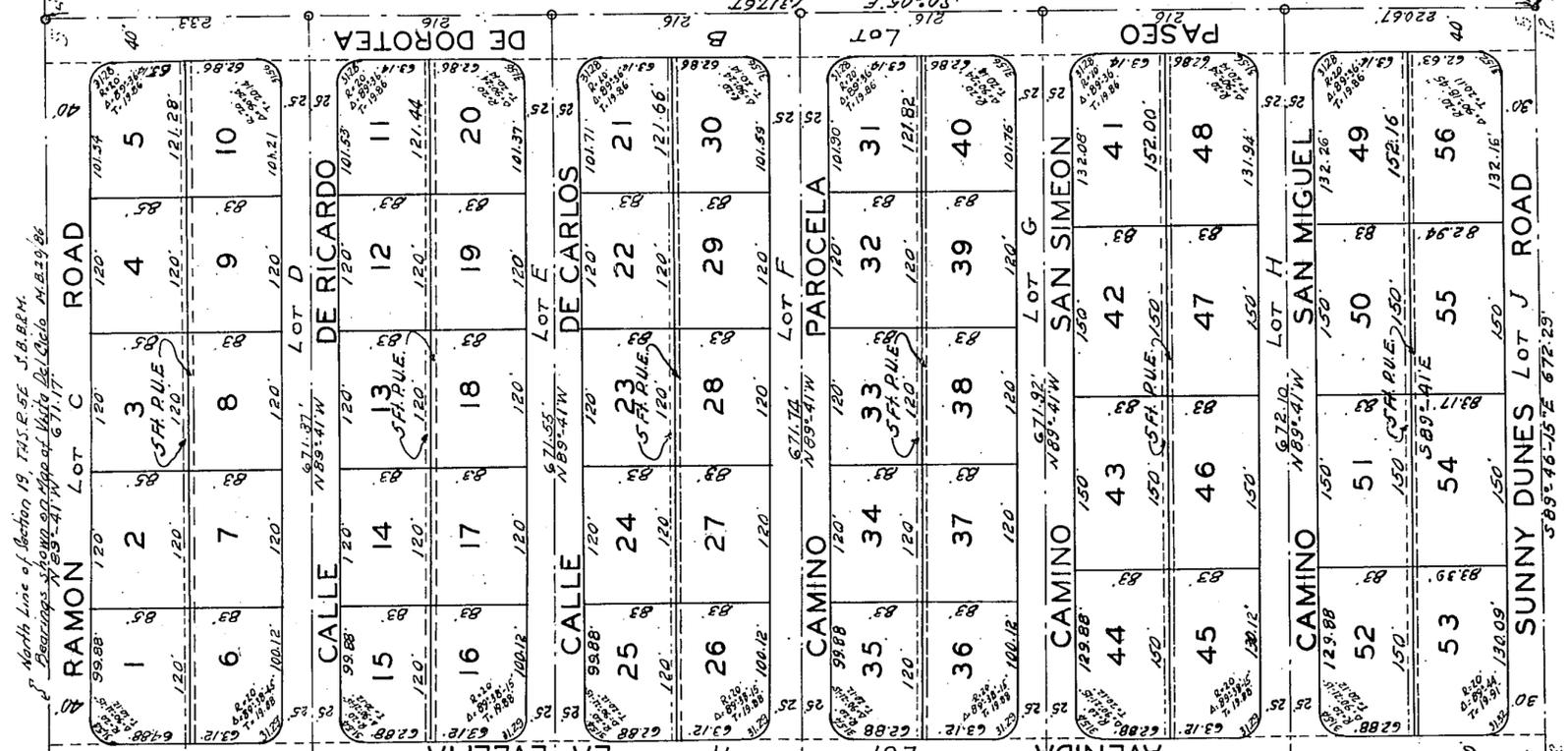
A SUBDIVISION OF LOT 5 SECTION 19 T.4 S, R.5 E.
S.B.B. & M. AS SHOWN ON A MAP OF PALM VALLEY
COLONY LANDS, ON FILE IN MAP BOOK 14, PAGE 652.
SAN DIEGO COUNTY CALIFORNIA RECORDS.

LICENSED LAND SURVEYOR
JUNE 1946.

G K SANBORN
SCALE 1" = 100'



North Line of Section 19 T.4 S. R.5 E. S.B.B. & M.
See Map in File No. 14, Page 652
671.17



We hereby certify that we are the owners or have interest in the land included within the subdivision shown upon the annexed map consisting of this one sheet, that we are the only persons whose consent is necessary to pass a clear title to said land, and we hereby consent to the making and filing of this map and subdivision shown within the colored bordered line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots 1 through 56 inclusive and also offer for dedication to public use for the construction and maintenance of public utilities the 57th Public Utility Easements shown on the map as 57th P.U.E. In Witness Whereof we hereunto set our hand this 18th day of October 1946.

Charles J. Matthews
Edward Wright
Colyn R. Bank
William R. Wright
Etchen A. Knight
Harold O. Probst
Marion H. Matthews

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION
by *J. E. Killian*, Vice Pres. *James J. Quirk*, Asst. Trust Officer
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
On this 18th day of October 1946 before me *EMILIE M. AULMAN*, a Notary Public in and for the County of Riverside, State of California personally appeared *Edward Wright*, *William R. Wright*, *Charles Matthews*, *Marion H. Matthews*, *Harold O. Probst*, *Etchen A. Knight*, *Colyn R. Bank*, *James J. Quirk* and *James J. Quirk* known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Emilie M. Aulman
Notary Public in and for the County of Riverside, State of California.
My Commission Expires Dec. 26, 1949.

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
On this 18th day of October 1946 before me *Betha M. Goble*, a Notary Public in and for the County of Riverside, State of California, personally appeared *J. E. Killian* and *James J. Quirk* known to me to be the Vice Pres. and Trust Officer of the Bank of America National Trust and Savings Assn. the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same. In Witness my hand and seal the day and year in this certificate first above written.

Betha M. Goble
Notary Public in and for the County of Riverside, State of California.
My Commission Expires July 18, 1949

NOTE: Bearings are based on the center line of Ramon Road which is identical with the North line of Sec. 19 T.4 S. R.5 E. S.B.B. & M.
o indicates 1/2" iron pipe monuments set
x indicates 1/2" iron pipe monuments set
2X2 X1/6" stakes painted white set at all lot corners.

I, *Louise McCann*, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the said City Council at its regular meeting held on the 16th day of October 1946 duly approved the within annexed map of Vista Del Cielo No. 3 and accepted on behalf of the public as dedicated to public use, Lots A to J inclusive for Street purposes, and the 57th Public Utility Easements for Street purposes. In Witness Whereof I hereunto set my hand and affix the official seal of the City of Palm Springs this 11th day of October 1946.

Louise McCann
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California.

I hereby certify that the annexed map was duly approved by the City Planning Commission of the City of Palm Springs at its regular meeting held on the 11th day of October 1946.

Robert S. Sussman
Secretary, Palm Springs City Planning Commission

I hereby certify that I have examined the within map, that the subdivision thereon is substantially the same as it appeared on the tentative map or approved alteration thereof, that all provisions of the state law and local ordinances have been complied with and I am satisfied that said map is technically correct.

J. E. Davidson
City Engineer.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this map for unpaid State County or Municipal taxes or special assessments collected by the City of Palm Springs, except taxes now due but not yet payable, which are estimated to be \$1,200.00.

R. T. Hicks, County Auditor, Riverside County
Dated this 19th day of October 1946.

I, hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of one (1) sheet correctly represents a survey made under my supervision in June, 1946; that all monuments shown hereon actually exist and their positions are correctly shown and are sufficient to enable the survey to be retraced.

Edna E. Paulsen
Licensed Land Surveyor No. 2344

I hereby certify that a band in the sum of \$170.00 has been filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal local and all special assessments assessed as taxes, which at the time of filing this map with the County Recorder, are a lien against the property but not yet payable, that said band has been duly approved by the Board of Supervisors. In Witness Whereof, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Riverside, State of California, I have hereunto set my hand and seal this 11th day of October 1946.

Edna E. Paulsen
County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Riverside, State of California.

CB7 MB 21/55

Book 7

NAME	Tahquitz River Estates	Map # 35
DATE	1947	
DEVELOPER	Paul Trousdale	
BOUNDARY	Sunny Dunes Road on the north, Calle Palos Fierro on the west, Mesquite Avenue on the south, and Sunrise Way on the east.	
ARCHITECT	Allen G. Siple and Stephen A. Stepanian, architects; Edward Huntsman-Trout, landscape architect	
DEVELOPMENT HISTORY	<p>In response to the need for postwar housing, well-known developer Paul Trousdale teamed up with Pearl McCallum McManus on a Palm Springs development. In a 1948 interview, McManus remembered, “When I built the Oasis Hotel I had dreams of a project like Trousdale’s...Frank [sic] Lloyd Wright had drawn plans...very modern.”⁹¹ As previously discussed, these plans never came to fruition; however, McManus clearly saw in Trousdale a man of similar vision. By this time, Trousdale had already built over 1,700 tract homes in Southern California. At the time, Tahquitz River Estates was the largest and most ambitious standardized tract housing development that had been attempted in Palm Springs; it was also the first large postwar development of tract homes by a major developer.</p> <p>In 1947, Trousdale subdivided the land into 213 one-hundred-foot wide parcels averaging 10,000 square feet each. In 1948, he added another forty-nine parcels to the far western end of the subdivision in a second unit. “Outdoor living” was promoted including patios, and mountain and garden vistas. Another featured amenity was the location adjacent to schools and shopping centers.⁹² The fact that they were architect-designed homes also featured prominently in the marketing materials.</p> <p>The first part of the project was to construct the Tahquitz Creek Channel storm drain, which divided the development from east to west. On September 22, 1947 the first earthmovers appeared and the \$100,000 flood channel project began. Pearl and Austin McManus were photographed on the earthmover and the picture appeared on the front page of the next day’s <i>Desert Sun</i>.⁹³ At some point, the McManuses sold their interests in the project to Trousdale.⁹⁴</p> <p>Trousdale engaged architects Allen G. Siple and Stephen A. Stepanian to design eight models with two- and three-bedroom floor plans. Edward Huntsman-Trout, a frequent collaborator with Trousdale, was brought on as landscape architect.⁹⁵ Each house was completely landscaped, and owners had the choice of including a pool designed by Huntsman-Trout. According to the <i>Desert Sun</i> and the sales brochure, “the models were designed so that each home would be situated on the lot in such a way that it allowed for complete privacy while enjoying the pool.”⁹⁶</p>	

⁹¹ Interview of Pearl McManus To Melba Bennett, April 26, 1948, Clippings Files, Palm Springs Historical Society.

⁹² Display Ad 66, *Los Angeles Times*, January 18, 1948, F14.

⁹³ Renee Brown, “Palm Springs History: Homes Bloomed Along Tahquitz Wash,” *Desert Sun*, September 11, 2014.

⁹⁴ The reason for the McManus selling their interest in the development is unknown.

⁹⁵ Finding aid to the Edward Huntsman-Trout papers, UCLA Special Collections, <http://www.oac.cdlib.org/view?docId=tf1x0nb0cp&developer=local&style=oac4&s=1&query=%22palm+Springs%22&x=16&y=12&servlet=view>

⁹⁶ Renee Brown, “Palm Springs History: Homes Bloomed Along Tahquitz Wash,” *Desert Sun*, September 11, 2014.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

Eight different floor plans were created for the two-bedroom, two bathroom models and two floor plans for the three-bedroom, two bathroom homes. Each plan makes the most of its outdoor space by featuring large lanais and/or porches with large expanses of glass to the backyards and the desert vistas beyond. Breezeways were also common features on these plans, "...a fashionable, convenient addition nearly doubles the size appearance of your home." Each model also featured a large fireplace.

As described in the sales brochure, eighteen different exterior designs created "a unique and personalized pattern of deliquescent charm."⁹⁷ Variety in tract home styles within a subdivision was a reaction to the Levittown model of postwar America that were decried for their relentless cookie-cutter streetscapes. Renderings from the sales brochure for Tahquitz River Estates show the design of the houses to be Contemporary Ranch-style with restrained facades of stucco, Tropic-Kolor cement block, and vertical wood siding. The houses featured steel reinforced concrete slabs and heat reflecting roofs. As described by Allen G. Siple's sponsor for AIA Fellowship, noted architect A. Quincy Jones, "the houses of masonry and heavy timber in the planned community of Tahquitz River Estates provide[d] comfortable living in the desert with an unusually high degree of protection against the hot, windy days and cold, windy nights."⁹⁸ The sales brochure went a step further claiming that the houses were designed to be "earthquake proof."⁹⁹ While the supporting evidence for this claim remains a mystery, Siple's ongoing interest in building science and seismic protection are consistent with this idea. Lots in Tahquitz River Estates were landscaped with native desert plants including athel tamarisks, cottonwoods, and palms.¹⁰⁰

By March of 1948, half of the first unit of 72 homes had been sold.¹⁰¹ By August, the first unit was completely sold out. In 1949, two new model homes were added. The subdivision received national acclaim when the March 1950 issue of *House Beautiful* featured a Tahquitz River Estates model home.

A 1949 *Los Angeles Times* ad for Trousdale and Associates featured the Palm Springs development of Tahquitz Canyon Estates with a valuation at \$1,500,000, which was the second smallest of the organization's holdings. Trousdale would later embark on two of his best-known developments: Baldwin Hills Estates in Los Angeles and Trousdale Estates in Beverly Hills. By the end of 1949, Trousdale's involvement with the subdivision appears to have waned. In November of 1949, Henry S. Reid, Russell Wade, and Walter Morrison formed a company to construct FHA-qualifying residences for returning GIs on the north side of the channel in Tahquitz River Estates.¹⁰² Morrison, a seasoned San Fernando Valley contractor partnered with local doctor Reid on the project. Another developer, Carl Bohne, completely took over the project from Trousdale by April of 1950.¹⁰³

⁹⁷ "Tahquitz River Estates Sales Brochure," Private Collection.

⁹⁸ "Allen G. Siple, Fellowship Nomination Form," August 29, 1962.

⁹⁹ Tahquitz River Estates" Sales Brochure, Private Collection.

¹⁰⁰ Tahquitz River Estates" Sales Brochure, Private Collection.

¹⁰¹ "Real Estate: Program Costing Nears Completion," *Los Angeles Times*, March 7, 1948, 23.

¹⁰² "New Company Organizes for Building Campaign Here," *Desert Sun*, November 11, 1949.

¹⁰³ "Bohne Request Again Denied," *Desert Sun*, April 14, 1950.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

22/69

SHEET NO. 1 OF 3 SHEETS

FILED

NOV 20 1947
Notified at 2:30 P.M.
Jack A. Ross
by Charles F. ...
Fee \$ 5.00
Filed by Riverside Title Co.

TAHQUITZ RIVER ESTATES

BEING A SUBDIVISION OF A PORTION OF LOT 16 AND ALL OF LOTS 17, 18, 19 AND 20, SECTION 23 OF PALM VALLEY COLONY LANDS, AS RECORDED IN MAP BOOK 14, PAGE 652, RECORDS OF SAN DIEGO COUNTY, CALIF.

PALM SPRINGS, RIVERSIDE COUNTY, CALIF

G.K. SANBORN
AUGUST 1947

LICENSED LAND SURVEYOR
SCALE 1"=100'

We hereby certify that we are the owners of the real property included in the subdivision shown on the annexed map consisting of three (3) sheets, that we are the only persons whose consent is necessary to pass a four mile to said land and we hereby consent to the marking of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use, for street purposes, Lots A to X inclusive; for construction and maintenance of all public utilities, the fire hydrant locations shown by dotted lines and designated as "F.U.E." We also offer for dedication to public use, for street purposes, Lots A to X, inclusive.

James M. McManus
Walter S. McManus

I hereby certify that this final map has been duly approved by the City Planning Commission of the City of Palm Springs, State of California, in accordance with requirements of law, at its regular meeting held August 19, 1947.

W. H. ...
Secretary
City Planning Commission
City of Palm Springs

I hereby certify that a bond in the sum of \$500.00 has been filed with and accepted by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments as levied or to be levied on the lots of this subdivision with the County, together with all other taxes and assessments on the property, but not yet payable and said bond has been duly approved by said Board of Supervisors.

W. H. ...
Secretary
GORDON A. BEQUEEN, Sr.
County Clerk and ex-officio Clerk
of the Board of Supervisors.

I, LOUISE McCANN, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council did at its regular meeting held on the 5 day of November, 1947, duly approve the within map and accepted on behalf of the public, Lots A to X inclusive and the 5 foot Public Utility Easements as delineated to public use, Lots 2A, 2B, 2C and 2D hereby met, accepted and published.

Louise McCann
City Clerk and ex-officio Clerk of the
City Council of the City of Palm Springs

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved application thereof; that all provisions of said map or approved application are in compliance with, and I am satisfied that said map is technically correct.

James M. ...
City Engineer

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE)
On this 15th day of August 1947, before me, *James S. Johnson*, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned, and my authority is hereby certified to by the Secretary of State and Seal of Notary, known to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
James S. Johnson
Notary Public in and for the County of
Riverside, State of California.
My Commission Expires
Sept. 15, 1950.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this map for unpaid State, County or Municipal taxes or special assessments as levied or to be levied on the lots shown on this map, which are subject to payment, which of course are not to be paid until they are due.
Dated August 19, 1947
R. D. ...
County Auditor
Riverside County, California.

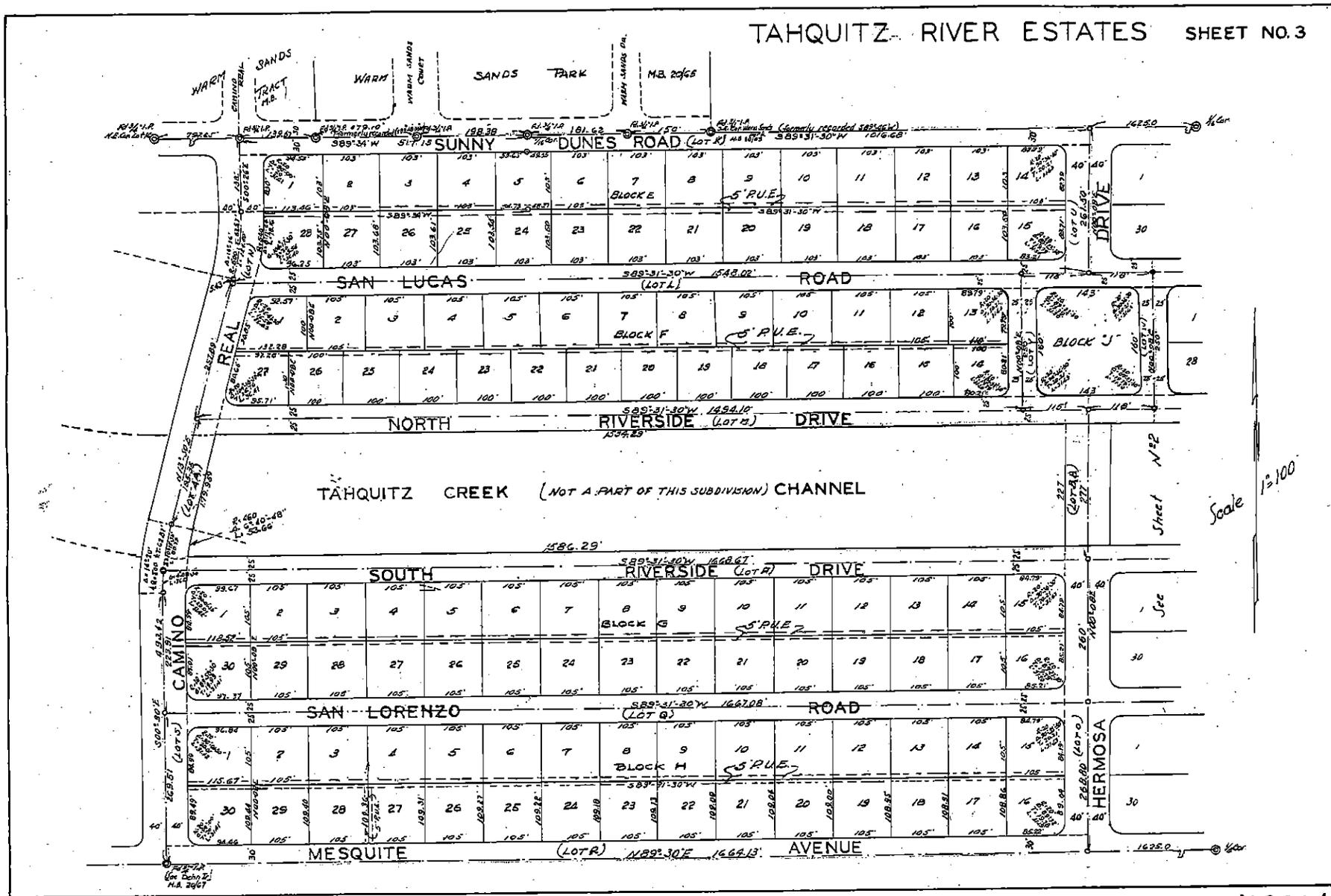
I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of three (3) sheets, correctly represents a survey made under my supervision, in July and August 1947, that all measurements shown thereon, as they exist at their positions are correct, shown and are sufficient to enable the survey to be readily re-ran.
W. H. ...
Licensed Land Surveyor No. 1344.

NOTE: Bearings are derived from the North line of San Vian Estates M.B. 2143, Riverside County Records, and are true courses. Denotes 1/4 30 iron pipes set in below surface (Stationed L.S. 2244) 2121/4 Redwood street corner map, set of all corners.

Book 1107 MB 22/69

22/76

TAHQUITZ RIVER ESTATES SHEET NO.3



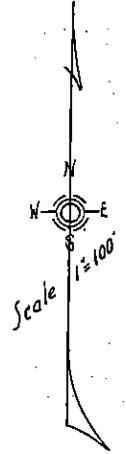
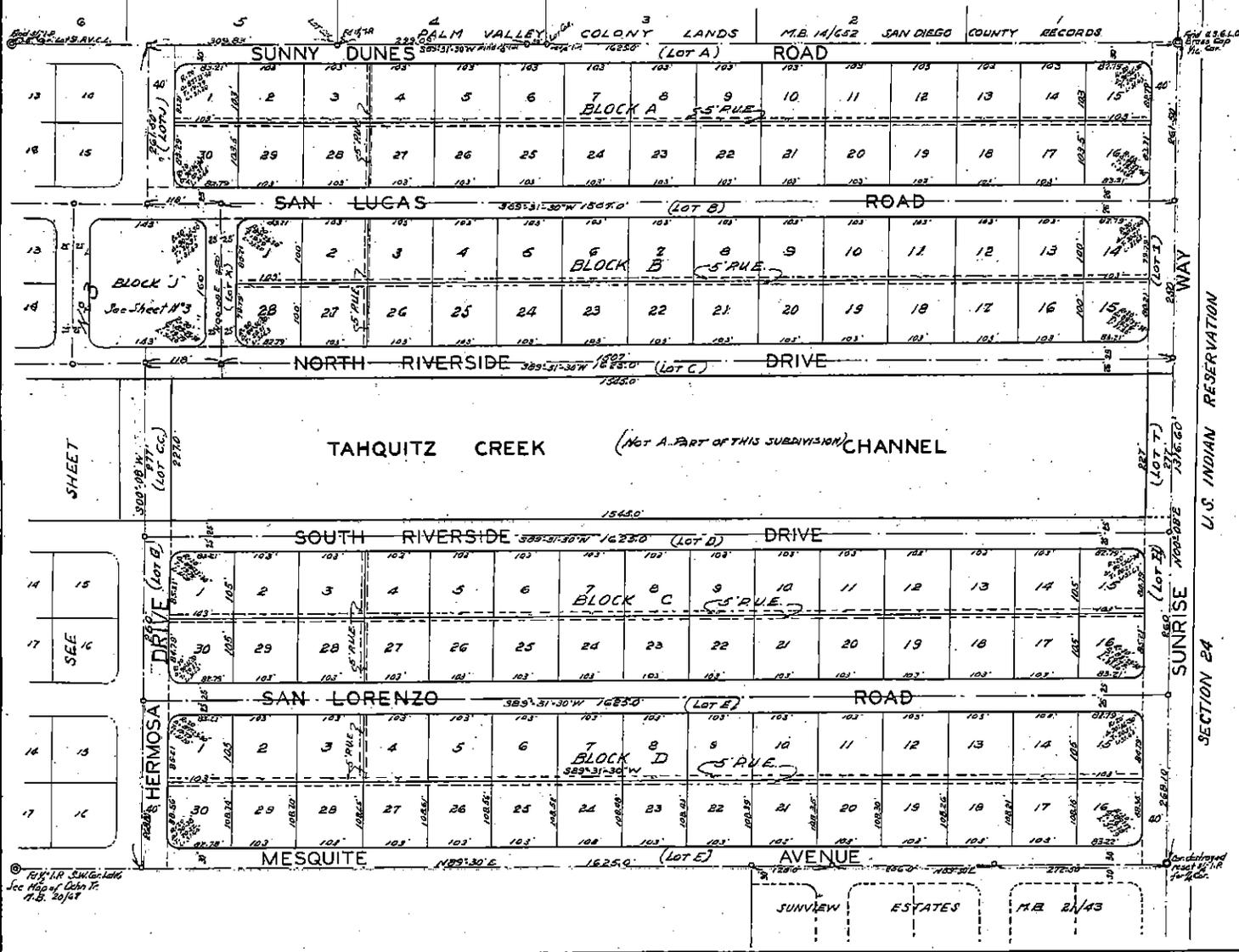
Scale 1:100

MB 22/76

27/10

TAHQUITZ RIVER ESTATES

SHEET 2 OF 3 SHEETS



© 1954-1955 Sunview Estates
See Map of Tahquitz River Estates
A.B. 20/47

SUNVIEW ESTATES M.B. 21/43

MB 22/70

NAME	Val Vista	Map # 36
DATE	1947	
DEVELOPER		
BOUNDARY	Ramon Road to the north, Sunny Dunes Road to the south, Paseo Dorotea to the east, and Avenida Evelita to the west	
ARCHITECT		
DEVELOPMENT HISTORY	<p>The largest of the developments from the 1940s were found in what would colloquially become known as “The Veterans’ Tract” – the area located south of the airport and east of Farrell Drive north of Demuth Park.¹⁰⁴ The Veterans Tract area was actually composed of several tracts. Among them the 96-parcel Desert Tract (1946), the 200-parcel Vista Del Cielo Tract (1946), and the 54-parcel Val Vista Tract (1947). Developers involved in these ventures saw potential in the traditionally less desirable real estate on the eastern side of town.¹⁰⁵ These parcels were more exposed to the wind and the elements than the areas sheltered by the mountains. One of the investors in Val Vista was John W. Williams, a long-time resident/developer who owned the pre-war Mira Monte Apartments (demolished) and also invested in the nearby Vista Del Cielo tract.</p>	

¹⁰⁴ There is no actual “Veteran’s Tract” as subdivided with Riverside County. The colloquial reference takes its name from the burst of new development in the area among several tracts that were designed to cater to the needs of returning GIs.

¹⁰⁵ This area was near the town dump at Ramon Road and Gene Autry Trail.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

20/99

VAL VISTA TRACT

A SUBDIVISION OF LOT 3, SECTION 19, T.4S.R.5E.,
 SBB&M.OF PALM VALLEY COLONY LANDS MB14,
 PAGE 652, SAN DIEGO COUNTY RECORDS.

G.K.SANBORN LICENSED LAND SURVEYOR
 APRIL 1946 SCALE 1"=100'

I hereby certify that a bond in the sum of \$25,000 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this 6th day of May, 1946.

GORDAN A. PEQUEGNAT
 County Clerk and ex-officio Clerk of the Board of Supervisors

We hereby certify that we are the owners of the real property included in the subdivision shown on this map, that we are the only persons whose consent is necessary to pass a clear title thereto and we hereby consent to the making and filing of said map and subdivision as shown within the colored boundary line. We hereby dedicate to public use Lots A to H and J, Inc. for street purposes and the 5-foot easements for public utilities indicated by dotted lines and designations on this map.

VAL VISTA CORPORATION

John W. Williams, President
 Helen G. Williams, Secretary
 by J. G. Kellian, Vice Pres. and General Manager
 STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE

On this 15th day of April, 1946, before me, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared M. Bonnerman and H. Herbert Lane, known to me to be the president and Secretary, respectively, of the Val Vista Corporation, the Corporation that executed the within instrument, and known to me to be the persons who executed it in behalf of said Corporation, and they acknowledged to me that such Corporation executed the same. WITNESS my hand and official seal this 15th day of April, 1946.

Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA } S.S.
 COUNTY OF RIVERSIDE } S.S.

On this 15th day of April, 1946 before me CAMILLE M. AHLMAN, a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared John W. Williams and Helen G. Williams his wife, known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Camille M. Ahlman
 Notary Public in and for the County of Riverside, State of California.
 MY COMM. EXPIRES DEC. 26, 1949.

STATE OF CALIFORNIA } S.S.
 COUNTY OF RIVERSIDE } S.S.

On this 16th day of April, 1946 before me the undersigned a Notary Public in and for said County personally appeared J.E. ALTMAN and H. H. TERREY known to me to be the Vice Pres. and Treasurer, respectively, of the Bank of America National Trust and Savings Ass'n, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

Witness my hand and official seal, the day and year in this certificate first above written.

Notary Public in and for the County of Riverside, State of California.

I hereby certify that this final map has been duly approved by the City Planning Commission of the City of Palm Springs, State of California, in accordance with requirements of law, at its regular meeting held April 16, 1946.

Secretary
 City of Palm Springs.

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes now a lien but not yet payable, which are estimated to be \$25.00.

Dated April 16, 1946.

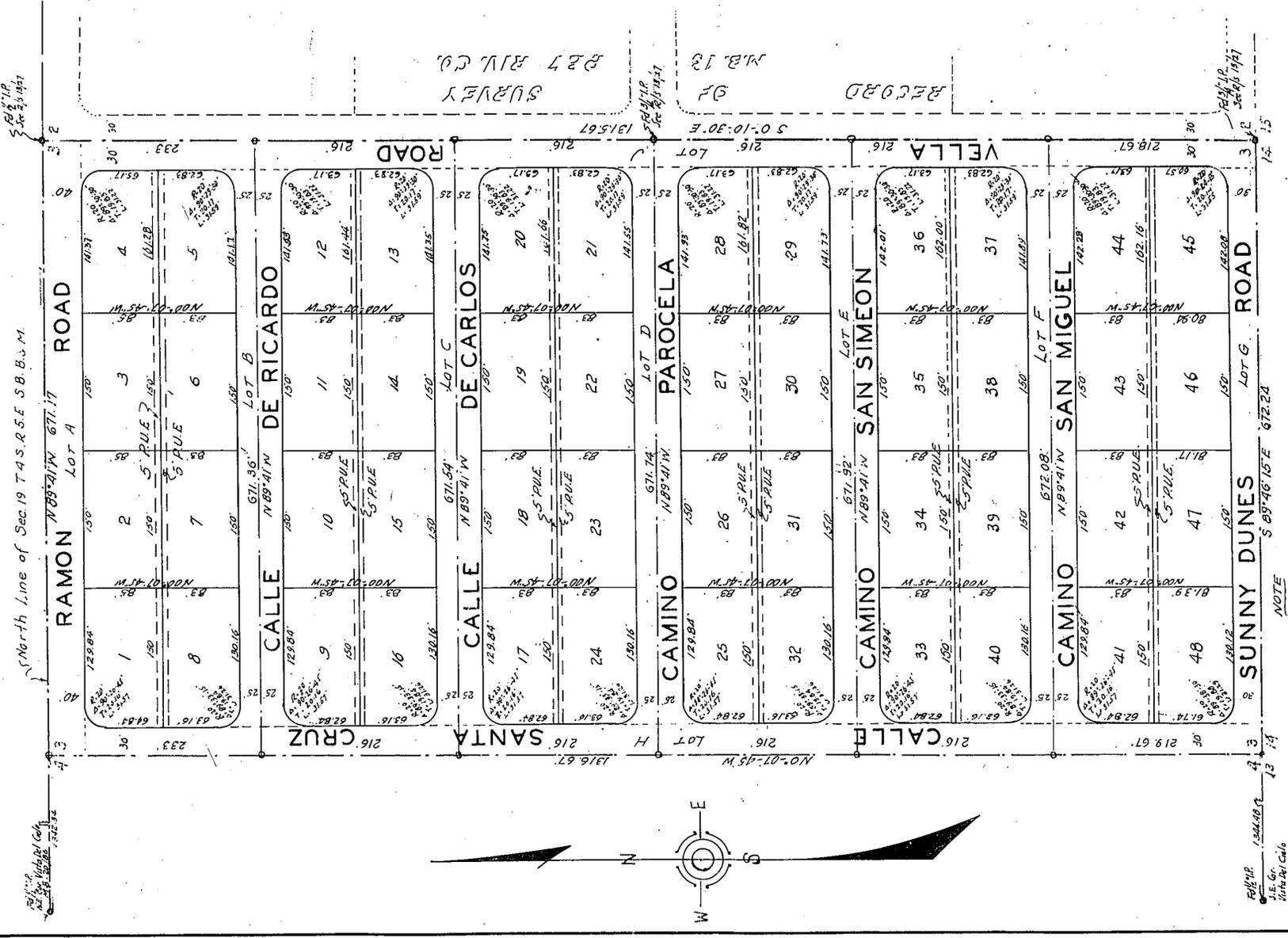
City Auditor
 City of Palm Springs.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved platations thereof; that all requirements of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

City Engineer
 City of Palm Springs, Calif.

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map, consisting of one sheet, correctly represents a survey made by me in April, 1946, that all monuments shown hereon actually exist; that their positions are correctly shown and that they are sufficient to enable the survey to be readily retraced.

Licensed Land Surveyor #2244.



NOTE: Bearings derived from Centerline of Ramon Road, which is identical with the North line of Section 19 T.4S.R.5E. S.B. & M., as shown by survey of Palm Springs-Edom Road indicated by 'x' on the map.

2 1/2" x 16" stakes painted white set at all lot corners.

MB 20/99

Book No. 7

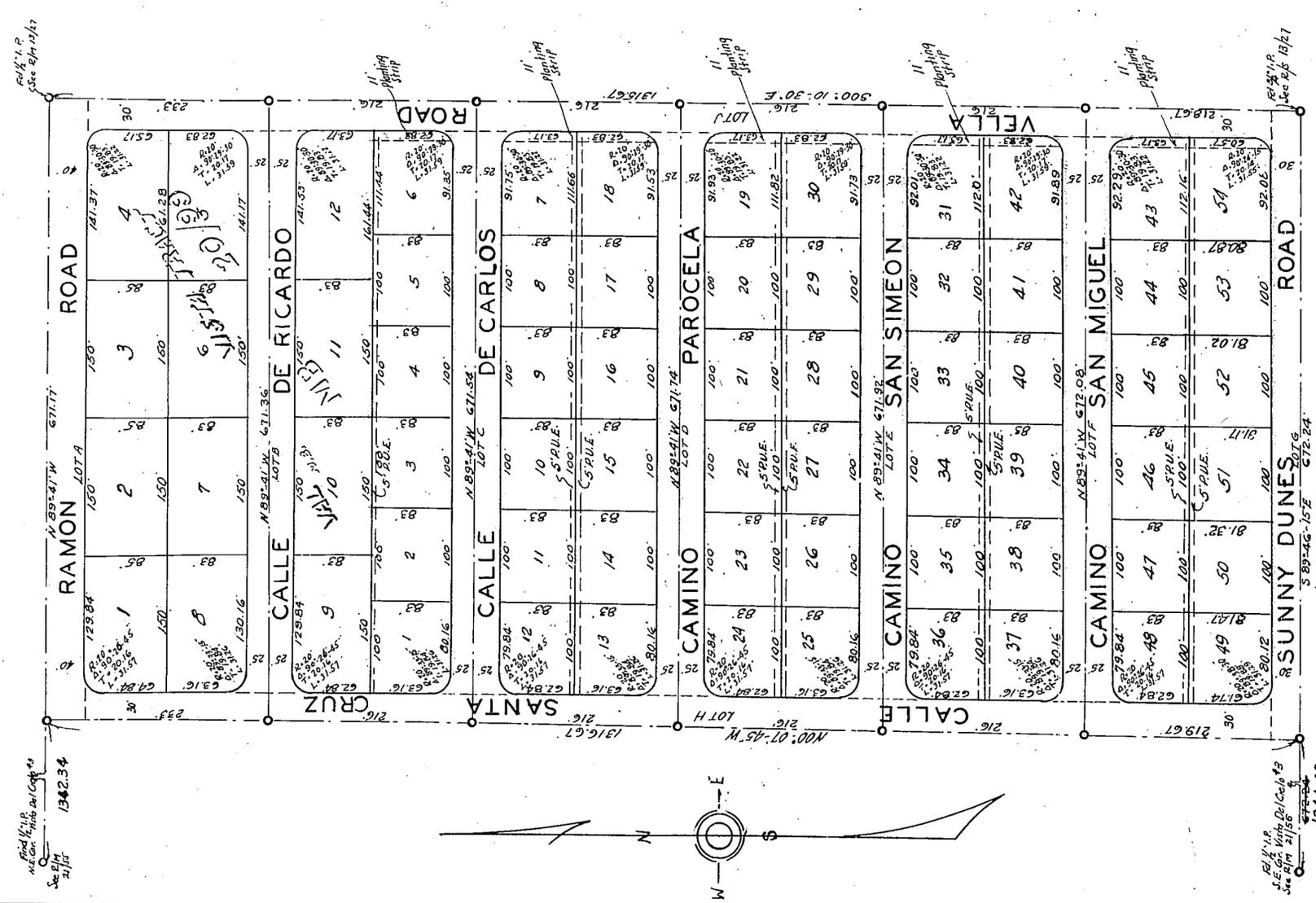
21/100

AMENDED MAP OF A PORTION OF VAL VISTA TRACT

RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A RESUBDIVISION OF LOTS 13 TO 48 INCLUSIVE OF
VAL VISTA TRACT MAP BOOK 20 PAGE 99,
G.K. SANBORN LICENSED LAND SURVEYOR
FEBRUARY 1947
SCALE 1" = 100'

FILED
FEB. 28, 1947
Jack A. Jones
COUNTY RECORDER
DEPUTY
FEB 28 1947
By Riverside Title Company



I hereby certify that a bond in the sum of _____ has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, rents collected as taxes, which at the time of filing of the amended map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this _____ day of _____ 1947

Gordon A. Piqueras
County Clerk ex-officio
of the Board of Supervisors.

I hereby certify that this final map has been duly approved by the City Planning Commission of the City of Palm Springs, State of California, in accordance with the requirements of law at its regular meeting held _____ 1947

Secretary
City of Palm Springs.

I, Louise Mc Carr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the _____ day of _____ 1947, duly approved the within map and accepted on behalf of the public, _____ the 5 foot Public Utility Easements, as dedicated to public use.

City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.

Dated _____ 1947

City Auditor

I hereby certify that I have examined the within map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all requirements of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

City Engineer
City of Palm Springs, Calif.

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map consisting of one sheet correctly represents a survey made by me in February, 1947 that all monuments shown hereon actually exist and their positions are correctly shown and that they are sufficient to enable the survey to be readily retraced.

Licensed Land Surveyor No. 2344

We hereby certify that we are the owners of the real property included in the subdivision shown on this map, that we are the only persons whose consent is necessary to pass a clear title thereto and we hereby consent to the making and filing of said map and subdivision as shown within the colored boundary lines. We hereby dedicate to public use _____ the 5 foot easements for public utilities indicated by dotted lines and designations thereon.

VAL VISTA CORPORATION

President

Secretary

I, E. H. Williams, Vice President of the Val Vista Corporation, do hereby certify that I am a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared _____ and _____ known to me to be the president and Secretary respectively of the Val Vista Corporation and the Corporation that executed the within instrument, and known to me to be the persons who executed it on behalf of said Corporation and they acknowledged to me that such Corporation executed the same. Witness my hand and official seal _____

Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
On this 19 day of February 1947 before me Peter B. Shestak a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared John N. Williams and Helen G. Williams his wife, known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same. In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the County of Riverside, State of California.

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
On this 19 day of Feb. 1947 before me the undersigned a Notary Public in and for said County personally appeared E. H. Williams and J. N. Williams known to me to be the Vice Pres. and Officer respectively of the Bank of America National Trust and Savings Assn, the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation herein named and acknowledged to me that such Corporation executed the same. Witness my hand and official seal, the day and year in this certificate first above written.

Notary Public in and for the County of Riverside, State of California.

NOTE:
Bearings derived from the Map of Val Vista Tract M.B. 20/99 Riv. Co. indicates 1/4" P. found (See M.B. 20/99)
2' x 2' stakes pointed white set at all lot corners.

CR 87-244 LOT 1 (CALLE DE CARLOS)

BOOK 7

MB 21/100 CB 7

NAME	Venable Tract	Map # 37
DATE	1947	
DEVELOPER	Reginald and Fay Bainter Venable	
BOUNDARY	Mesquite Road to the north, Morongo to the South, Via Grande Boulevard (present-day S. Camino Real) to the east, and the Palos Verdes Tract to the west.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Proving that post-war real estate development in Palm Springs was not just for the professional developers, the 35-parcel Venable Tract was subdivided in February of 1947 by Commander Reginald Venable and his wife, actress Fay Bainter Venable (1893-1968). It is located adjacent to the prewar Palos Verdes Tract (1929).</p> <p>The Venable Tract was marketed from the beginning using Bainter’s association with Hollywood. The three-time Academy Award nominee won Best Supporting Actress for “Jezebel” in 1938. “This tract is owned and being developed by a famous stage and screen star,” reads an early advertisement for the tract in the <i>Palm Springs Villager</i>.¹⁰⁶ During the 1940s and 1950s, Bainter worked extensively in television theatre including <i>Lux Video Theater</i> (1950-55), <i>Robert Montgomery Presents</i> (1952-55), and <i>Kraft Theater</i> (1956). She received her final Academy Award nomination for <i>The Children’s Hour</i> (1961).</p> <p>The Venable Tract boasted large lot sizes of 120 x135 feet and its prime location “...adjoining the new Biltmore Hotel property, Deep Well Guest ranch...and the new Cahuilla School”¹⁰⁷ in the “close-in South”¹⁰⁸ were key selling points. Lots were offered for custom home development or speculation. According to ads in the <i>Villager</i>, sales and improvement of the lots were slow. The hefty price tag of \$3,250 may have been a factor. In 1948, Bainter built a “beautiful model house” at 679 Palo Verde Avenue¹⁰⁹ to draw interest in the property with the promise that “several new houses are planned for the fall.”¹¹⁰ In 1953, real estate ads suggested lots were still available for speculative builders.¹¹¹</p> <p>Before turning to real estate, U.S. Navy Lieutenant Commander Reginald Venable (1890-1964) enjoyed an illustrious military career.</p>	

¹⁰⁶ “Palm Springs for Solid Real Estate Values in 1948 as in the Past,” *Palm Springs Villager*, December 1947, 21.

¹⁰⁷ “Muriel E. Fulton Ad,” *Palm Springs Villager*, September 1947, 22.

¹⁰⁸ “Palm Springs for Solid Real Estate Values in 1948 as in the Past,” *Palm Springs Villager*, December 1947, 21.

¹⁰⁹ *Palm Springs City Directory*, 1948-49.

¹¹⁰ “Muriel E. Fulton Ad,” *Palm Springs Villager*, September 1947, 22.

¹¹¹ “Foster Features Ad,” *Palm Springs Villager*, June 1953, 3.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

NOT PART OF THE TRACT

21/93

2821

VENABLE TRACT

Being an amended map of the DEHN TRACT, Recorded in M.B. 20, Pg. 67, Records of Riverside County, a Subdivision of a portion of Lot 30, Section 23 of Palm Valley Colony Lands, as recorded in Map Book 14, Page 652, Records of San Diego County, California

Dec. 1946

J. F. DAVIDSON
Civil Engineer

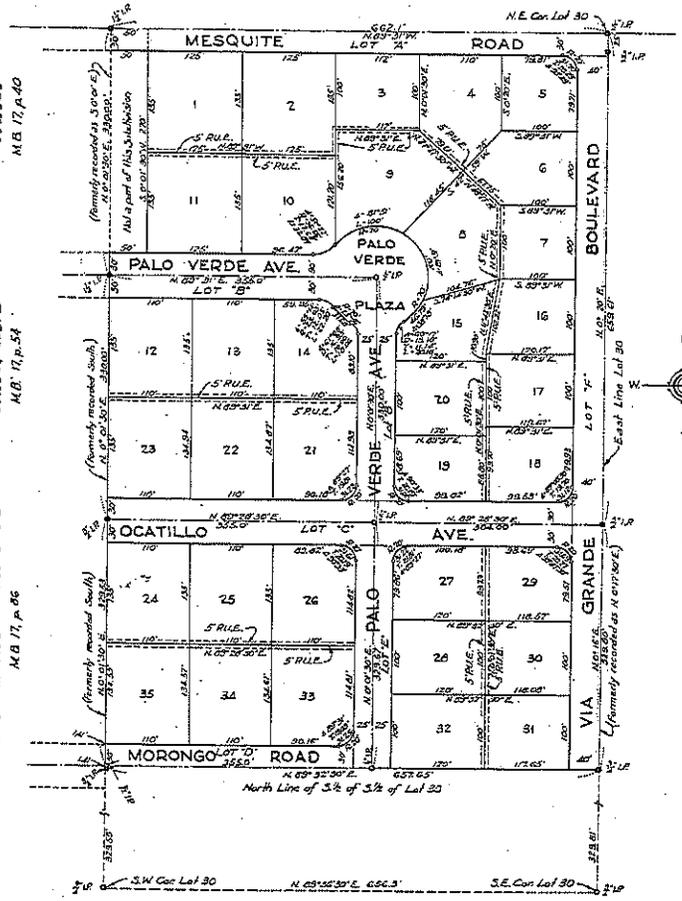
Scale: 1"=100'

FILED
FEB. 21, 1947
Jack A. Reiss
City Clerk
Filed 9:36 A.M.
By Riverside T.H.C.

PALOS VERDES TRACT
M.B. 17, P. 40

PALOS VERDES TRACT NO. 2
M.B. 17, P. 54

PALOS VERDES TRACT NO. 3
M.B. 17, P. 66



We hereby certify that we are the owners of or interested in the land included within the subdivision shown on the amended map consisting of one (1) sheet that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the color ad border line, and we hereby offer for dedication to public use for street purposes, Lots A to F, inclusive; and for construction and maintenance of all public utilities the five-foot easements shown by dotted lines and designated as "5' R.U.E."

MONTANA CONSTRUCTION CO., a Corp.

by W. M. Marshall
President
by Joe B. Banta
Secretary

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE)
On this 15th day of January, 1947, before me Harold L. Johnson
Notary Public in and for the County of Riverside, State of California, residing therein and duly commissioned and sworn, personally appeared Walter Venable and Edw. B. Banta Venable known to me to be the President and Secretary, respectively, of the Montana Construction Co., the Corporation that executed the within instrument, and known to me to be the persons who executed it on behalf of said Corporation, and they acknowledged to me that such Corporation executed the same. In WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
My commission expires Harold L. Johnson
September 15, 1952
Notary Public in and for the County of Riverside, State of California.

I hereby certify that this final map has been duly approved by the City Planning Commission of the City of Palm Springs, State of California, in accordance with requirements of law at its regular meeting held January 22, 1947.

by Ray T. Hicks
Secretary
City Planning Commission
City of Palm Springs.

I, Luise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said Council did, at its regular meeting held on the 12 day of February, 1947, duly approve the within map and accepted on behalf of the public, Lots A, B, C, D, E, and F, and the 5 foot Public Utility Easements, as dedicated to public use.

by Luise McCann
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes. Dated this 20 day of Feb, 1947.

RAY T. HICKS
County Auditor

by M. J. Lingler
County

by J. F. Davidson
Civil Engineer
City of Palm Springs, California

I hereby certify that I have examined the within map; that the subdivision shown hereon is identical with the "Dehn Tract" as shown in Map Book 20, page 67, Riverside County Records; that all requirements of State laws and local ordinances have been complied with, and I am satisfied that said map is technically correct.

ENGINEER'S NOTE:
Bearings derived from Palos Verde Tract No. 2, as recorded in Map Book 17, page 54, Riverside County Records.
2"x2" Red cedar stakes set at each lot corner or curve point.
Iron Pipe monuments found are shown thus: \odot (Cross noted)
 $\frac{1}{2}$ "x30" galv. Iron Pipe monuments set are shown thus: \circ

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map, consisting of one (1) sheet correctly represents a copy of the DEHN Tract, as recorded in Map Book 20, Page 67, Records of Riverside County, California, is being filed for the sole purpose of changing the name of DEHN TRACT to VENABLE TRACT.

by J. F. Davidson
Registered Civil Engineer No. 652

BOOK 8

CBBMB 21/93

NAME	Lilliana Gardens	Map # 38
DATE	1948	
DEVELOPER	Sam Martin and Lillian Zalud	
BOUNDARY	Sixteen parcels around Lilliana Drive.	
ARCHITECT	William F. Cody	
DEVELOPMENT HISTORY	<p>In 1948, Sam Martin Zalud and his wife Lillian subdivided a small six-acre tract west of South Palm Canyon Drive known as Lilliana Gardens. Composed of sixteen parcels around Lilliana Drive, the Zaluds engaged local architect William F. Cody to design the houses on spec and advertised the subdivision as Cody-designed. Early plans called for fifteen homes surrounding a community park on a central parcel.¹¹² In April of 1951, the model house was open for viewing and additional houses were under construction;¹¹³ the model house was located at 250 Lilliana Drive.¹¹⁴ According to architectural historians Lauren Weiss Bricker and Sydney Williams, two homes in Lilliana Gardens were designed by Wexler & Harrison (the firm of Donald Wexler and Richard Harrison): 210 and 231 Lilliana Drive, for local contractor Joe Pauling [sic] in 1954.¹¹⁵ Wexler & Harrison both worked in Cody's office prior to forming their own firm.</p>	

¹¹² "Display Ad 37," *Los Angeles Times*, May 23, 1951, B3.

¹¹³ "Ad for Lillian Gardens," *Palm Springs Villager*, March 1951, 37.

¹¹⁴ Riverside County Land Information website lists the construction date for this house as 1952, although documentation shows it was open for visitation in 1951.

¹¹⁵ Possibly the same person as Joe Pawling the designer?

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

23/8

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on this map for unpaid State, County, Local or Municipal taxes or special assessments collected or rates, except taxes and special assessments now a lien but not yet payable, which are estimated to be \$255.00. R. T. Wells Auditor.

Dated July 30, 1948

M. D. Bunnell Deputy
County Auditor Riverside County

I hereby certify that a bond in the sum of \$255.00 has been executed and filed with the Board of Supervisors of the County of Riverside conditioned upon the payment of all taxes, State, County, Municipal or Local and all special assessments, collected or rates, which at the time of the filing of the annexed map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors. Dated this 23rd day of August 1948

By: Gordon A. Pequegnat
County Clerk and ex-officio
Clerk of the Board of Supervisors
Riverside County, California

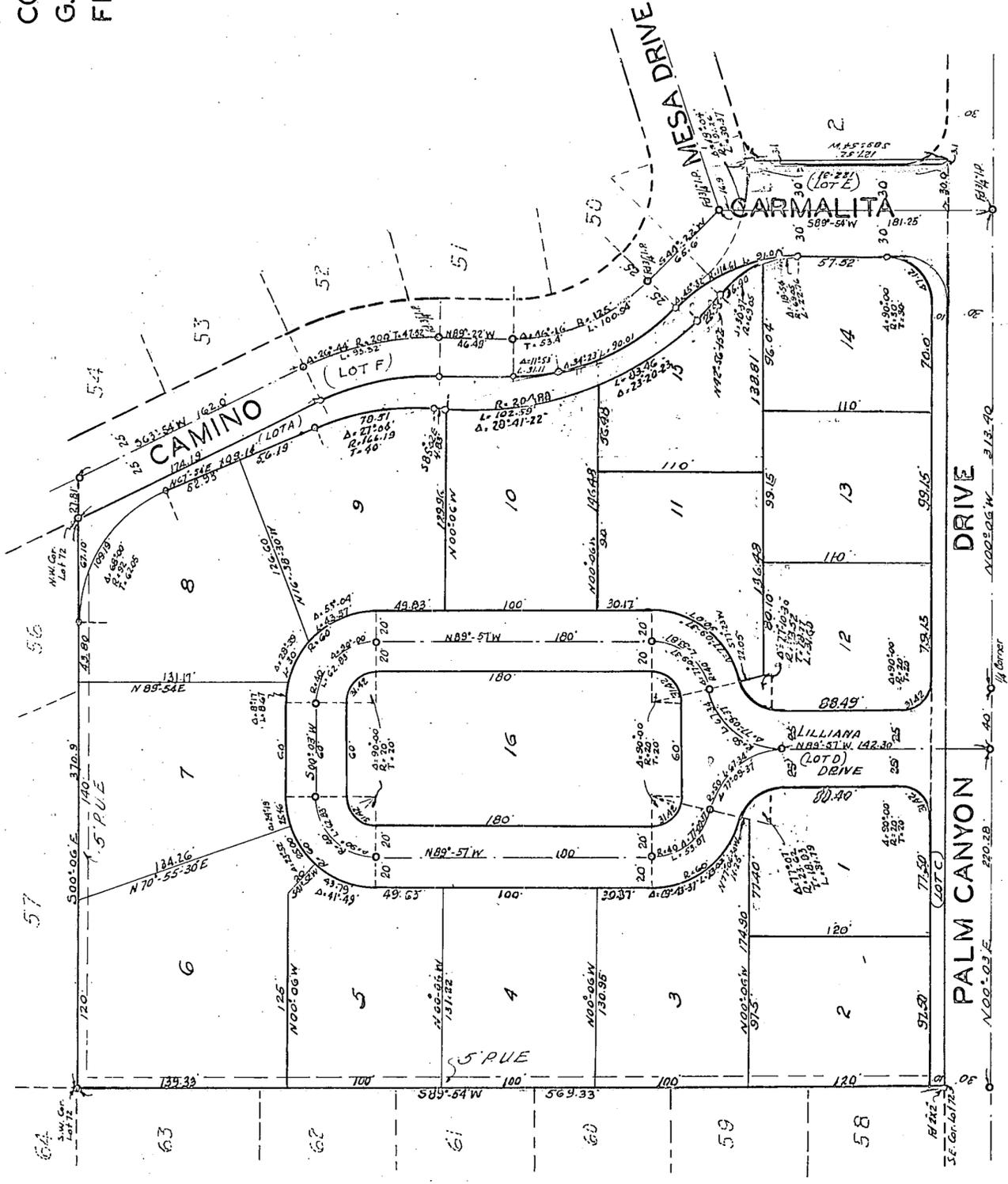
LILLIANA GARDENS

A SUBDIVISION OF LOTS 1 & 72 OF PALM CANYON MESA TRACT NO. 2 AS SHOWN ON A MAP ON FILE IN MAP BOOK 16, PAGES 41 & 42, RIVERSIDE COUNTY, CALIFORNIA RECORDS G.K.SANBORN LICENSED LAND SURVEYOR FEBRUARY 1948 SCALE 1"=60'

FILED

AUG 6 1948

JACK A. ROSS
COUNTY RECORDER
RIVERSIDE TITLE COMPANY



We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map, that we are the only persons whose consent is necessary to pass a clear title to said land, that we hereby consent to the making and filing of this map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, the areas designated as Lots A to F inclusive and also offer for dedication to public use for construction and maintenance of public utilities the 5-foot Public Utility easement shown on the map.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 1st day of March 1948 before me, the undersigned a Notary Public in and for the County of Riverside, State of California, appearing therein duly commissioned and sworn personally appeared William J. Peck and William J. Peck and I know them to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

William J. Peck
Notary Public in and for the County of Riverside, State of California.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 22nd day of June, 1948.

Harold O. Price
Secretary, Palm Springs City Planning Commission.

I, Louise McCom, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California hereby certify that said City Council, at its regular meeting held on the 30th day of June, 1948, duly approved the annexed map of Lilliana Gardens and accepted on behalf of the public for purposes set forth in the offer of dedication, Lots A to F inclusive and the 5-foot Public Utility easement. In Witness Whereof, I have hereunto set my hand and affixed the seal of the City of Palm Springs this 1st day of July, 1948.

Louise McCom
City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, California.

I hereby certify that I have examined the within map, that the subdivision shown thereon is substantially the same as that appearing on the tentative map or approved alteration thereof, that all positions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

George M. McArthur
City Engineer R.F. 6720

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my supervision during February 1948, that all the monuments shown hereon actually exist and their positions are correctly shown and are sufficient to enable the survey to be readily retraced.

George M. McArthur
Licensed Land Surveyor No. 2344.

NOTE: Bearings are derived from the center line of Palm Canyon Drive as shown on map of Palm Canyon Mesa Tract No. 2, M.B. 16, Pages 41 & 42. 0 denotes 1/2" x 3/8" iron pipe set. 212116 Redwood stakes set at all corners.

Book No. 7

M.B. 23/8

NAME	Bel Vista Tract	Map # 39
DATE	c. 1950	
DEVELOPER	Jack Meiselman	
BOUNDARY	Chia Road to the north, Tachevah Dr to the south, Sunrise Way to the east, and Paseo de Anza to the west.	
ARCHITECT	Donald B. Van Kamp	
DEVELOPMENT HISTORY	During the 1950s, Meiselman worked with Rancho Mirage-based designer Donald B. Van Kamp on the design of several homes for a cluster of parcels within the Bel Vista tract. ¹¹⁶ These very simplified and plain modern homes were noted for their plain elevations and overlapping roof plates at the highpoint of the gable. ¹¹⁷	

¹¹⁶ "William F. Cody Papers, 1918-1980," Special Collections Department, Robert E. Kennedy Library, California Polytechnic State University, San Luis Obispo.

¹¹⁷ A single sheet from these plans was located in a William F. Cody project for the Desert Palms Estates homes Cody designed for Meiselman.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

20/38

BEL VISTA

PALM SPRINGS, CALIF.

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, T.4S. R.4E. S.B. & M.

NOVEMBER 1944
J. F. DAVIDSON, CIVIL ENGINEER, RIVERSIDE, CALIF.

SCALE: 1" = 100'

FILED
By *Jack A. Ross*
COUNTY CLERK
JAN 11 1945
RIVERSIDE, CALIF.
By *O. G. P. [Signature]*
Deputy
Fee \$45.00
Filed at 9:30 A.M.

I hereby certify that I am the owner in fee simple absolute of the land included within the subdivision shown upon the annexed map, consisting of this one sheet, that I am the only person whose consent is necessary to pass a clear title to said lands; that I hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and I hereby offer for dedication to public use for street purposes the areas designated as Lots A, B, C, D, E, F, G, H, and also offer for dedication to public use for the construction and maintenance of public utilities the 5 foot Public Utility Easements shown on the map as "P.U.E." IN WITNESS WHEREOF, I have hereunto set my hand this 3 day of January, A.D. 1945

Sallie Stevens Nichols
Sallie Stevens Nichols

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

On this 4 day of January 1945 before me, F. G. Ingram a Notary Public in and for the County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Sallie Stevens Nichols, known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first hereinbefore written.

F. G. INGRAM,
Notary Public in and for the County of Riverside, State of California.
My Commission Expires October 1, 1945

I hereby certify that I am a registered Civil Engineer of the State of California that this map correctly represents a survey made under my supervision during November 1944, that all the monuments shown hereon actually exist in the positions shown and are sufficient to enable the survey to be retraced.

J. F. Davidson
Registered Civil Engineer No. 862.

- NOTE -

Bearings are derived from center-line of Tachevah Drive as shown on Map of "Desert Sands" filed for record Feb. 15, 1935 in Book 18 of Maps, page 74. Monuments consisting of 3/4" iron pipe 30" long, and marked R.E. 862 are set one foot below ground at each point shown thus: 2" x 2" x 16" redwood stakes, painted white at all lot corners

This is to certify that the within annexed map was duly approved by the Palm Springs City Planning Commission at its regular meeting held on the 21st day of November 1944.

[Signature]
Secretary
Palm Springs City Planning Commission.

I hereby certify that I have examined the within annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

[Signature]
City Engineer.

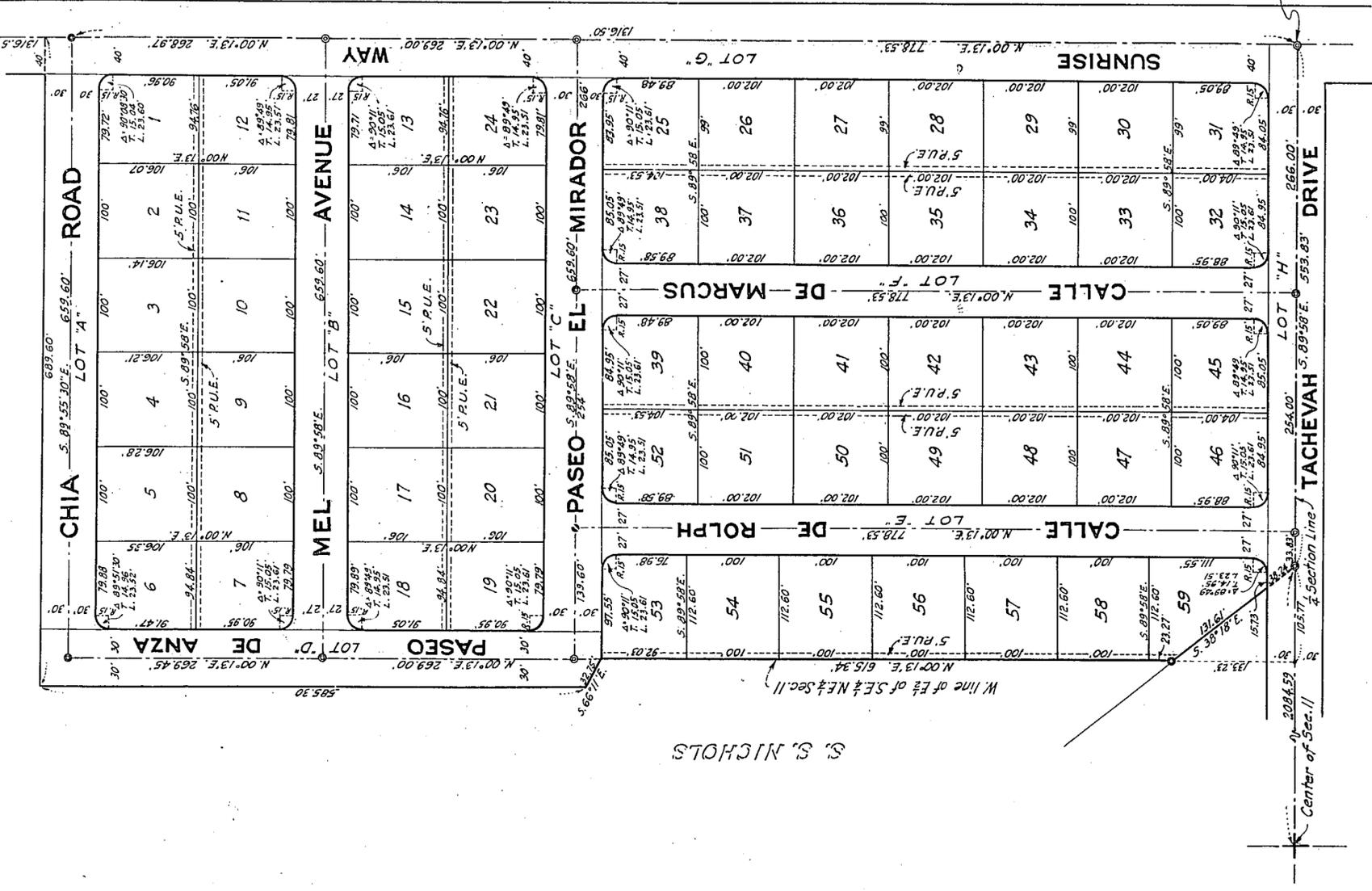
I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the said City Council, at its regular meeting held on the 21st day of November, 1944, duly approved the within annexed map of "Bel Vista" and accepted on behalf of the public, as dedicated to public use, lots A, B, C, D, E, F, G and H for street purposes and the 5 Ft Public Utility Easements.

[Signature]
Louise McCann
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County or Municipal taxes or special assessments collected as taxes, dated through the day of [blank] 1945.

[Signature]
R. T. HICKS, County Auditor of Riverside County, State of California.

1
2
11
12



S. S. NICHOLS

NAME	Deep Well Ranch Estates	Map # 40
DATE	1951	
DEVELOPER	William Grant	
BOUNDARY	Mesquite Avenue to the north, the east side of Sagebrush Road to the east, Primavera Drive to the west, and the south side of Deep Well Road to the south with an extension at Palm Tree Drive on the southern end of the development.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Deep Well Ranch Estates (also known as Deep Well Estates, Deep Well Colony Estates, or Deepwell Ranch Estates) had its origins in the Deep Well Ranch and guest ranch.¹¹⁸ After unsuccessful farming efforts in the early 20th century by two previous owners, Henry Parsons (a scientist and authority on rubber) purchased the property in 1926. He drilled a well and found water close to the surface. After drilling further he found water again at 630 feet and the property became known as Deep Well Ranch.</p> <p>In 1928, Pearson sold the Ranch to Charles Doyle who converted an old apricot shed and ranch house to guest accommodations and called it Deep Well Guest Ranch. In 1929, Doyle sold the property to Major and Mrs. Everett and Everett's brother-in-law, Carol Smith. They significantly improved the property when, in 1930, they engaged architect Paul Williams (1894-1980) to design hacienda-type buildings around patios. In the Fall of 1931, Frank and Melba Bennett of Beverly Hills bought the property along with Phil Boyd (local banker and first mayor of Palm Springs) and operated the guest ranch for sixteen years.</p> <p>By 1951, residential subdivisions were beginning to encroach on the land around the Deep Well Guest Ranch and it became clear that there was money to be made in real estate. William Grant, a local builder for the Rancho Royale, Sun View Estates (immediately adjacent to Deep Well Ranch estates just east of Sagebrush Road), and Thunderbird Ranch and Country Club developments, purchased a significant portion of Deep Well Ranch and subdivided it for custom-home development that became Deep Well Ranch Estates.</p> <p>The 231-parcel development was subdivided in ten units between 1951 and 1955. The earliest unit was developed by Grant; however, the subsequent units were developed in conjunction with Harry A. Dart and his wife Gladys M. Dart of Dart Properties. Lots south of Mesquite Avenue were subdivided in 1952, and the majority of the area was subdivided by 1953. In June of 1963, the remaining 22-acre Deep Well Guest Ranch was sold to a Los Angeles syndicate with the intent to make it "an exclusive sportsman's club."¹¹⁹ In 1969, the former guest ranch property was transformed into condominiums by another developer.</p> <p>According to an article in the <i>Villager</i>, "One enters from the Palm Springs-Indio Highway over a beautiful new divided roadway, landscaped and decorated at the attractive</p>	

¹¹⁸ The early development of Deep Well as a dude and guest ranch is discussed in the theme "Commercial Development between the Wars (1919-1941)" in the "Palm Springs between the Wars" context.

¹¹⁹ "Palm Springs Ranch Sold," *Los Angeles Times*, June 16, 1963, N7.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

entrance.”¹²⁰ Grant formed an architectural review committee for Deep Well Ranch Estates that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles.

Deep Well Ranch Estates attracted its share of prominent residents and significant architecture. Architect Hugh Kaptur remembers designing several homes in the Deep Well Ranch Estates prior to becoming a licensed architect.¹²¹ Deep Well homes by E. Stewart Williams include the 1958 Theodore Sutter House at 1207 S. Calle De Maria (with interiors by Arthur Elrod); and the Leo Koerner Residence (1955) at 1275 S. Calle Maria.¹²² Wexler & Harrison built a residence at 1344 S. Calle De Maria, and the William Bogess House at 1366 S. Calle de Maria (with interiors by Arthur Elrod). Designer and builder A. Belden Crist built his home at 1366 S. Paseo de Marcia (1958), and Michael Black designed a residence at 1430 S. Calle De Maria (1967). Stan Sackley designed several residences in Deep Well, including 1131 S. Driftwood Drive (1955); 1475 S. Paseo De Marcia (1955); and the James M. Hollowell Residence at 1325 Sagebrush Road (1965), which was featured in *Playboy* magazine as a “Playboy Pad.”

Deep Well Ranch Estates tended to attract postwar professionals and newly retired industrialists. Examples include the residences of retired Innes Shoe Corporation executive Nat Burkett, who lived at 1346 S. Paseo de Marcia in 1958; Edward Kadlac, a retired executive from Du Pont Corporation, at 1411 S. Paseo De Marcia; and Abe L. Levin, a retired food executive, who lived at 1076 Deepwell Road in the 1960s. A significant number of local developers, realtors, and contractors lived in the neighborhood as well, including Leo Baker, Paul Keil, Herman C. Newman, and W.G. Hercules. Mr. and Mrs. Roy Fey lived at 1120 S. Calle de Maria. A large number of local hoteliers also resided at Deep Well. Deep Well residences were the focal point of an active social scene in the postwar period – the frequent sites of parties and charity events hosted by the socially prominent wives of Deep Well residents.

During the mid-1960s, film comedian Jerry Lewis lived at 1349 Sagebrush Road. In 1967 Oscar-winning actor William Holden established his permanent residence at 1323 S. Driftwood Drive. Two homes in Deep Well Ranch Estates are associated with the pianist Liberace. The first at 1516 Manzanita Avenue is where the performer lived circa 1957. The second, at 1106 Driftwood Drive was built for his beloved mother, Frances. Noted television actor/producer Jack Webb lived at 1255 S. Manzanita Avenue next door to his first wife, actress Julie London at 1297 S. Manzanita Avenue.¹²³

NAME	Palm Vista Estates	Map # 41
DATE	1953	

¹²⁰ Bennett, “Story of Deepwell (sic).”

¹²¹ ModernismWeek.com, <http://www.modernismweek.com/hugh-kaptur-from-mid-century-to-our-century-part-one/> (accessed January 2015).

¹²² “Farewell Party Honors Koerners,” *Desert Sun*, April 7, 1955.

¹²³ Howard Johns, *Palm Springs Confidential* (Barricade Books, Fort Lee, NJ, 2004), 213-216. Other famous residents reportedly include Michael Todd and Elizabeth Taylor at 1315 Manzanita.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

DEVELOPER	Harold Hicks & Associates
BOUNDARY	North side of Stevens Road to the north, South side of Camino Norte to the south, and Via Monte Vista to the west
ARCHITECT	
DEVELOPMENT HISTORY	Another trend in postwar development was investor consortia, such as that for Palm Vista Estates (1953), developed by a consortium of ten owners. Promoted as “wind free half acre sites” Palm Vista Estates played off the reputation of its neighbors Little Tuscany and Las Palmas Estates. ¹²⁴ In 1956, Howard Lapham designed a speculative residence in Palm Vista Estates at 787 Stevens Road. ¹²⁵ At the time, it was the only residence in the development after nearly two years of sales

¹²⁴ “Harold Hicks Ad,” *Palm Springs Villager*, April 1954, 11.

¹²⁵ “Your Dream of Perfection,” *Palm Springs Villager*, May 1956, 10.

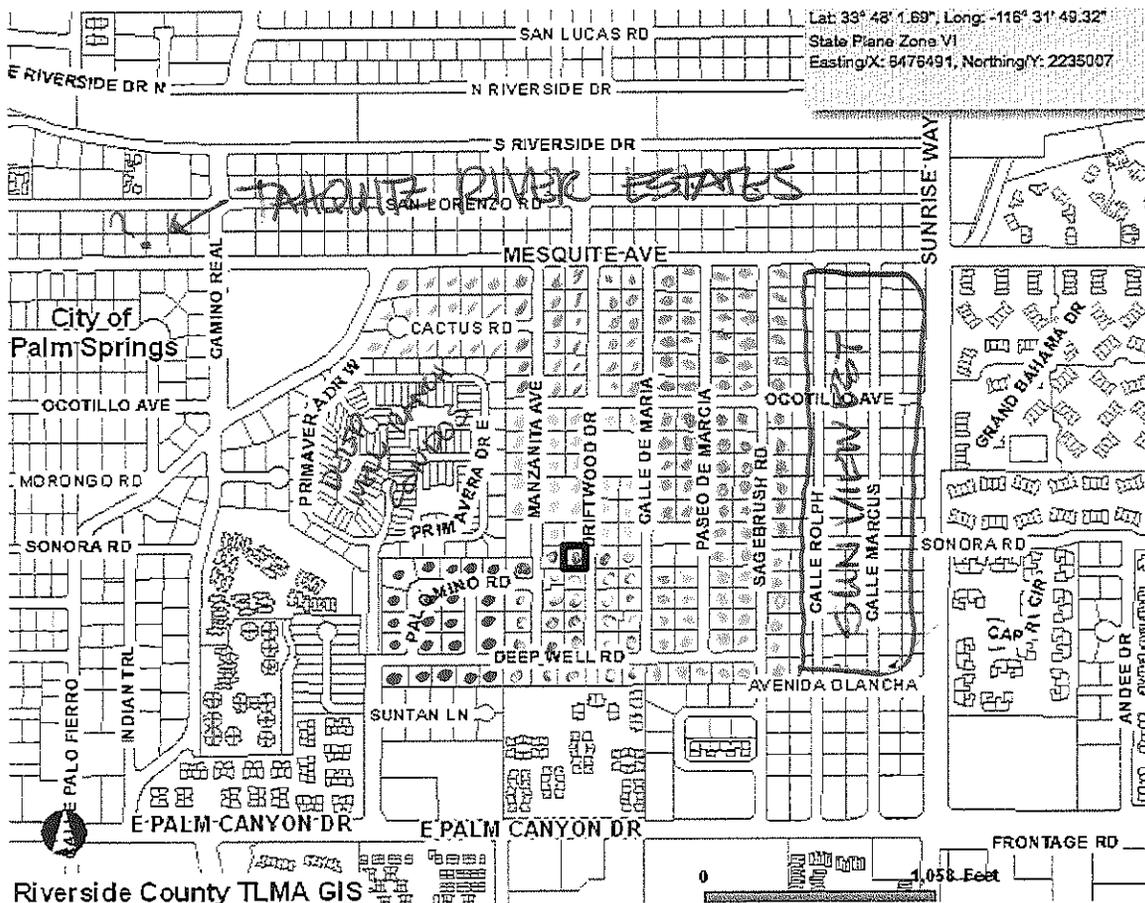
FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

DEEPWELL RANCH ESTATES



UNIT #8

UNIT #10

MISSING UNIT 9

- UNIT #1
- UNIT #2
- UNIT #3
- UNIT #4
- UNIT #5
- UNIT #6
- UNIT #7

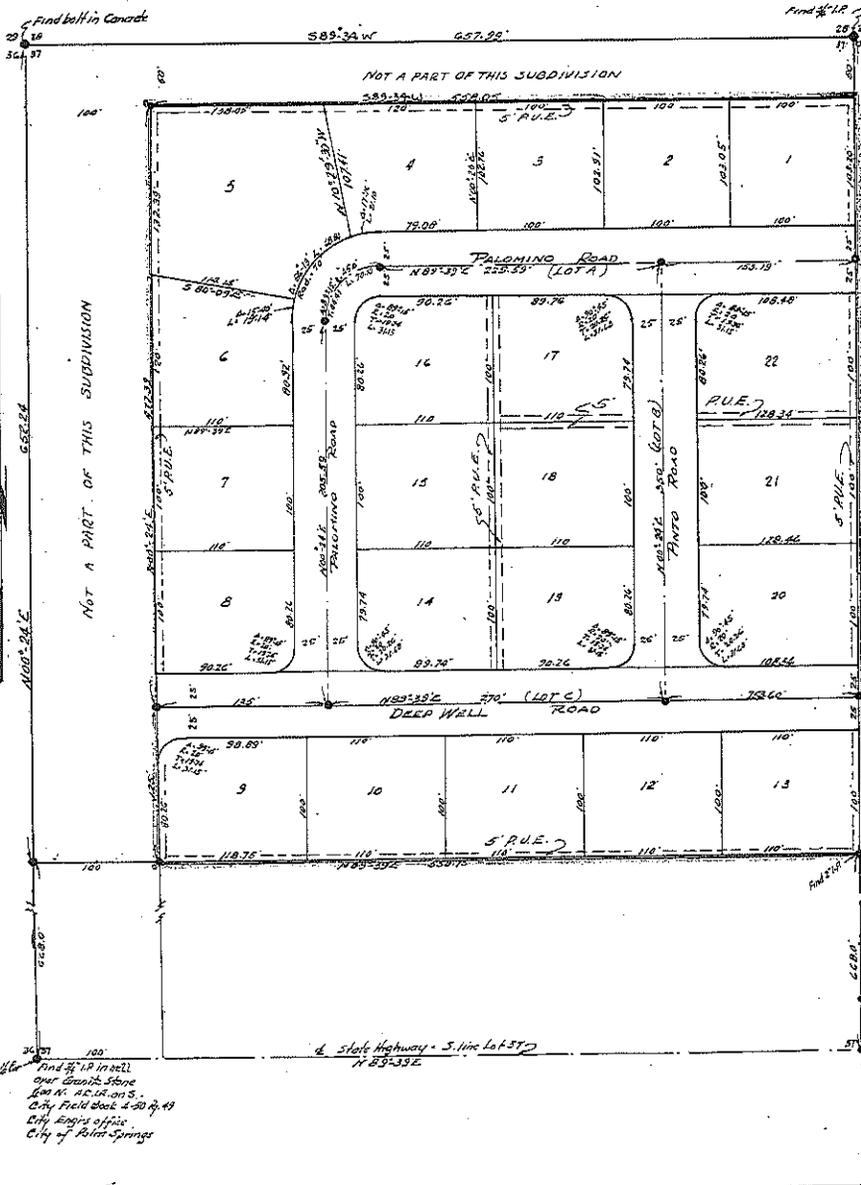
24/87

DEEP WELL RANCH ESTATES UNIT NO.1

FILED

OCT 11 1951
No. 429322 at 11:00 AM
JACK A. ROSS
County Clerk
Filed by County Clerk

Being a subdivision of a portion of Lot 37 in Section 23 T.4S. R.4E. S.B. 24, as shown by Map of Palm Valley Colony Lands on file in Book A of Maps, page 652, Records of San Diego County, California. G. K. Sanborn Licensed Land Surveyor July 1951. Scale 1" = 60'



We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, the areas designated as Lots A, B and C, and also offer for dedication for the construction and maintenance of public utilities the five foot public utility easements shown on the map enclosed.

William J. Cron
James M. Grant

STATE of California } ss.
COUNTY of Riverside }
On this 2nd day of Sept. 1951 before me William J. Cron a Notary Public in and for said County and State, residing therein, and duly commissioned and sworn, personally appeared James M. Grant & William J. Cron known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

James M. Grant
Notary Public in and for the County of Riverside State of California

Thereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable which are estimated to be \$ 5.00. Dated this 4th day of October 1951.

E. T. Hicks
County Auditor
By W. M. McCarra Deputy

Thereby certify that a bond in the sum of \$ 500.00 has been executed and filed with the Board of Supervisors of Riverside County and that upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of the annexed map with the County Boarder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors. Dated this 5th day of October 1951.

G. A. Paquegnat
County Clerk and Ex-Officio Clerk of the Board of Supervisors
By H. C. Beardsley Deputy

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 24th day of September 1951.

Harvey C. Clancy
Secretary, Palm Springs City Planning Commission

I, Louise McCarra, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 25th day of September 1951, duly approved the annexed map of Deep Well Ranch Estates, Unit No. 1, and accepted on behalf of the public for purposes set forth in the offer of dedication, Lots A, B and C and the five foot Public Utility Easements.

Louise McCarra
City Clerk and Ex-Officio Clerk of the City Council of the City of Palm Springs, State of California

I hereby certify that I have examined the within map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Robert A. Planch
City Engineer
City of Palm Springs

Thereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my supervision during July, 1951; that all monuments shown hereon actually exist and their positions are correctly shown and are sufficient to enable the survey to be readily retraced.

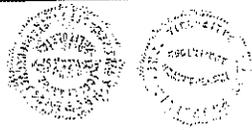
G. K. Sanborn
Licensed Land Surveyor No. 2344.

Note:
Bearings are derived from the West line of Lot 37, as shown on R.S. 1268 Riverside County Records
• 1" iron pipes set 1' below surface of ground
2 1/2" x 1/2" iron stakes painted white and tagged L.S. 2344 set at all lot corners

Book

CB7MB 24/87

75/92



I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map, for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.
Date of February 6, 1953.

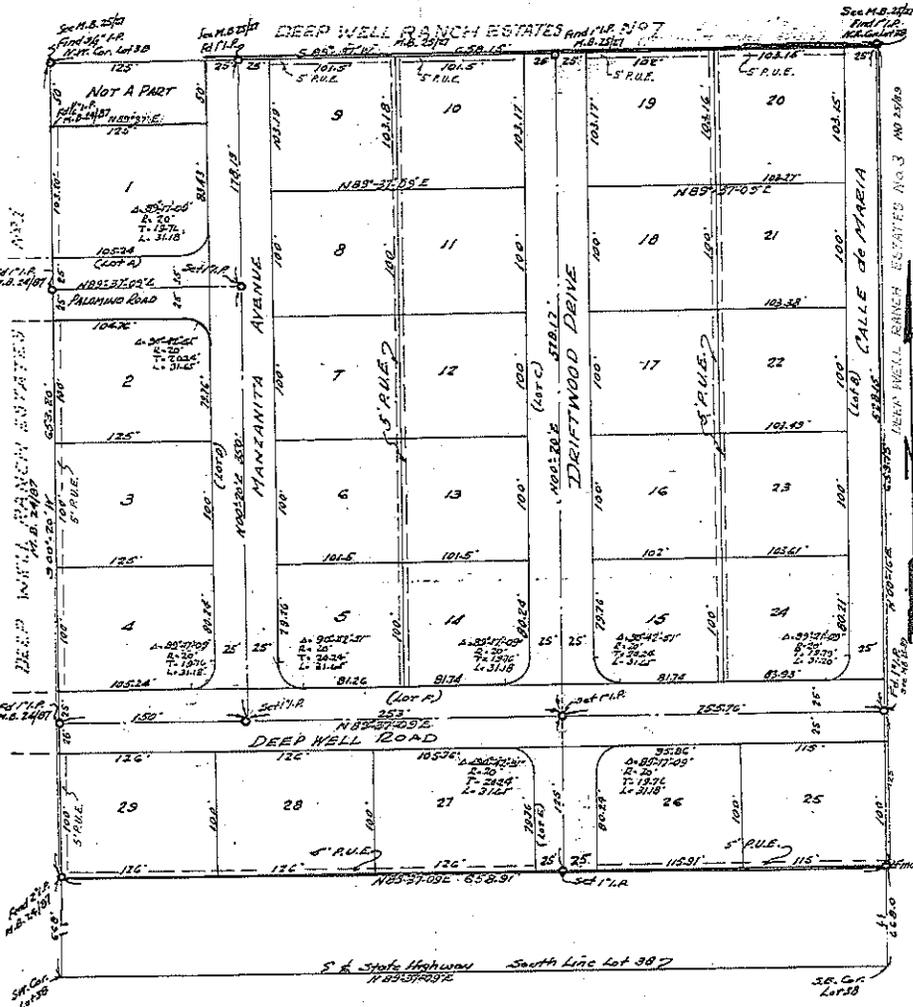
V.M. HYDE
Tax Collector, Riverside County

DEEP WELL RANCH ESTATES NO. 2 IN THE CITY OF PALM SPRINGS, CALIF.

Being a subdivision of a portion of Lot 33, Section 23 T4S.R4E; S.B.M. of Palm Valley Colony Lands as shown by a map recorded in Map Book 14 Page 652, Records of San Diego County, California.

G.K. Sanborn
Licensed Land Surveyor
September 1951 Scale 1"=60'

FILED
FEBRUARY 19, 1953
No. 25,517 of 314 L.M.
J.A. SKA, P.S.S.
COUNTY CLERK
by O.G. [Signature]
DEPUTY
FEE \$6.50
FILED BY COUNTY CLERK
SUBDIVISION - RTCO.



We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land, and we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, the areas designated as Lots A to F inclusive and also offer for dedication to public use for the construction and maintenance of public utilities the five foot Public Utility Easements shown on the map as 5' P.U.E. DART PROPERTIES, INC. a California Corporation.
Witness my hand and the seal of said County of Los Angeles this 22 day of January 1953.

I, Louis M. Carr, City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the said City Council, at its meeting held on the 21st day of January, 1953 duly approved the within map of Deep Well Ranch Estates No. 2 and accepted on behalf of the public as dedicated to public use Lots A to F inclusive for street purposes and the five foot Public Utility Easements.

Witness my hand and the seal of said City of Palm Springs, California this 21st day of January 1953.

Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of law in duly authorized meeting held on the 18th day of January, 1953.

On this 22 day of JANUARY 1953 before me HARRY C. WILLIAMS a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared VINCENT C. LUSIGNEAU and DOROTHY M. LUSIGNEAU known to me to be the President and Secretary respectively of Dart Properties, Inc., the Corporation whose name is on the annexed map and personally appeared in witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above mentioned.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all requirements of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

I, [Signature], Notary Public in and for the State of California, County of Los Angeles, do hereby certify that on this 22 day of January 1953, I was present and personally examined the within map and subdivision as shown within the colored border line and I am satisfied that the same is correct and that the same is in accordance with the requirements of law in this respect.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during September 1951; that all monuments shown thereon actually exist and their positions are correctly shown.

On this 22 day of February 1953 before me BERTHA M. CARROLL a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared L. C. BRADSHAW and B. C. SCHULTZ known to me to be the Vice President and Trustee respectively of the Bank of America National Trust and Savings Association, Trustee, the Association that executed the within instrument and acknowledge me to be the persons who executed the same on behalf of the Association named therein and acknowledged same that such Association executed the same as Trustee of the Bank of America National Trust and Savings Association, State of California, July 18, 1952.

25/89

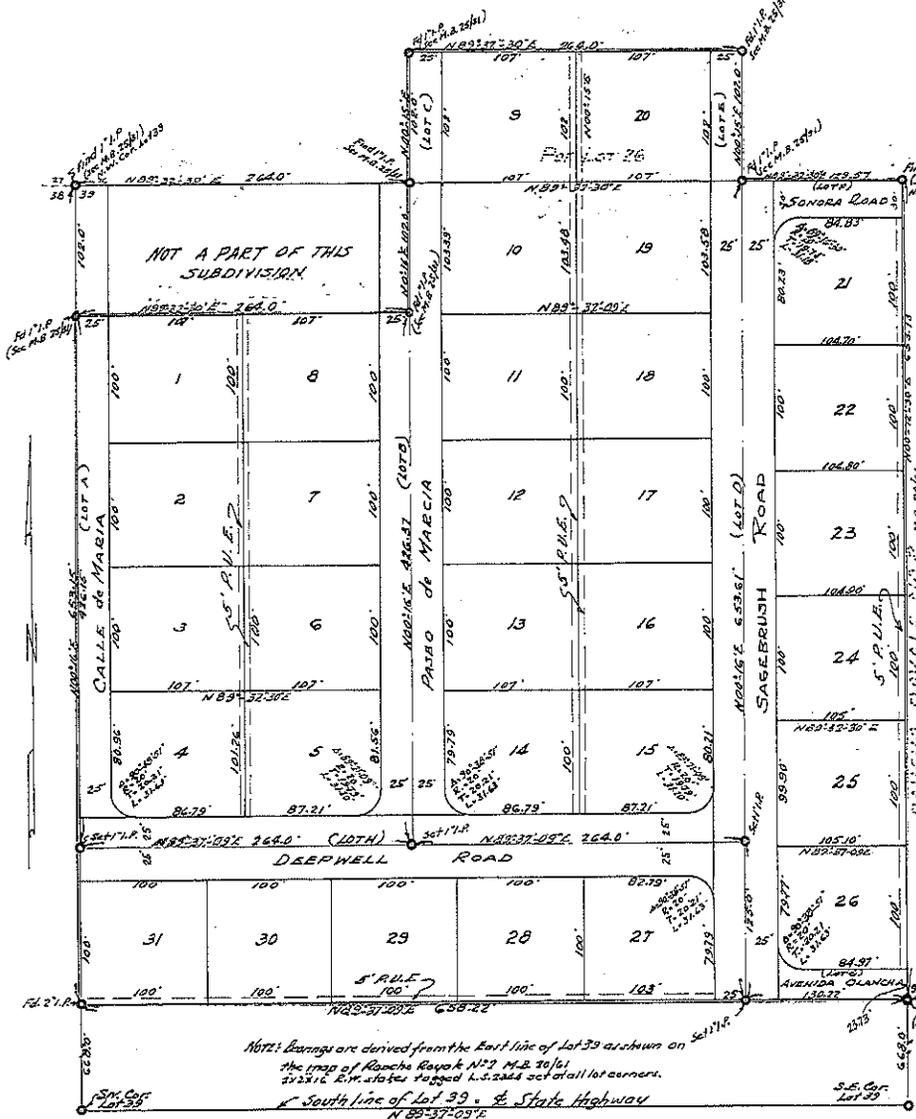
DEEP WELL RANCH ESTATES NO. 8 n.s. 261

DEEP WELL RANCH ESTATES NO. 3

IN THE CITY OF PALM SPRINGS, CALIF.

Being a subdivision of a portion of Lots 26 and 39 of Section 23, T4 S, R4 E, S4 M., of Palm Valley Colony Lands as shown by Map recorded in Map Book 14, Page 652, Records of San Diego County, California.

G. K. Sanborn
Licensed Land Surveyor
September 1951 Scale 1" = 60'



Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of law in duly authorized meeting held on the 28th day of May 1952.

Andrew Hicks
Secretary.

I, Louie McLean, City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council, at its meeting held on the 7th day of January 1953 duly approved the within map of Deep Well Ranch Estates No. 3 and accepted on behalf of the public as dedicated to public use, Lots 1 to 11 inclusive and the five foot Public Utility Easements.

Louise McLean
City Clerk and Ex-officio Clerk of the City Council City of Palm Springs, Calif.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State Law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

Harold R. Moore
City Engineer.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during August 1951; that all the monuments shown hereon actually exist and their positions are correctly shown.

G. K. Sanborn
Licensed Land Surveyor No. 2344

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, Lots 1 to 11 inclusive and also offer for dedication to public use for the construction and maintenance of public utilities the five foot Public Utility Easements shown on the map as 5' P.U.E.

Leo Jones
Jean Jones

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }
On this 15th day of January 1953, before me the undersigned, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared Leo Jones

Leo Jones
Known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.
In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written:

Kenneth C. Hansen
Notary Public in and for the County of Riverside, State of California.

I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or Local taxes or special assessments collected or taxes.
Dated January 20th 1953

FILED

JAN 21 1953
Jack A. Ross
Clerk

W.M. Hyde
County Tax Collector
W.M. Hyde Deputy

25/11

DEEP WELL ESTATES NO. 4

IN THE CITY OF PALM SPRINGS, CALIF.
 Being a subdivision of the North one-half of Lot 26, Section 23,
 T.4.S.24.E. of Palm Valley Colony Lands as shown by Map recorded
 in Map Book 14, Page 652, Records of San Diego County, California. No. 6717 of 2332, M.
 FEB. 15, 1952
 by OGOR
 Licensed Land Surveyor
 January 1952 Scale 1"=60'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes Lots A to E inclusive, and also offer for dedication to public use for the construction and maintenance of public utilities the five-foot Public Utility Easements shown on the map as S.P.U.E.

Barry L. Dent Bladys J. Dent

I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or Local taxes or special assessments collected or taxes.

Dated February 7, 1952
R.T. Hicks
 County Auditor
 By [Signature] Deputy

Approved by the Planning Commission of the City of Palm Springs in accordance with requirements of law in duly authorized meeting held on the 16th day of JANUARY 1952.
James O. Gray
 Secretary

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

[Signature]
 City Engineer

We hereby certify that we are the owners of, or interested in the property included within the subdivision shown on the annexed map, consisting of one sheet, by reason of being Trustee in that certain Deed of Trust recorded December 28, 1951 in Book 939 page 495 of Official Records of Riverside County, California, and we hereby consent to the making of said map and subdivision as shown within the colored border line.

[Signature] PRESIDENT
[Signature] TRUST OFFICER

State of California } s.s.
 County of Riverside }
 On this 11 day of February, 1952, before me, a Notary Public in and for the said County and State, residing therein, duly Commissioned and Sworn, personally appeared WALTER FREEMAN and R.T. Hicks known to me to be the Vice President and Trust Officer respectively of the Bank of America National Trust and Savings Association, Trustee, the Association that executed the within instrument and known to me to be the persons who executed the same on behalf of the Association named therein and acknowledged to me that such Association executed the same as Trustee.

[Signature]
 Notary Public in and for the County of Riverside, State of California
 My Commission Expires July 14, 1952

STATE OF CALIFORNIA } s.s.
 COUNTY OF RIVERSIDE }
 On this 11 day of February, 1952, before me the undersigned, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared Barry L. Dent and Bladys J. Dent known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first seen mentioned.

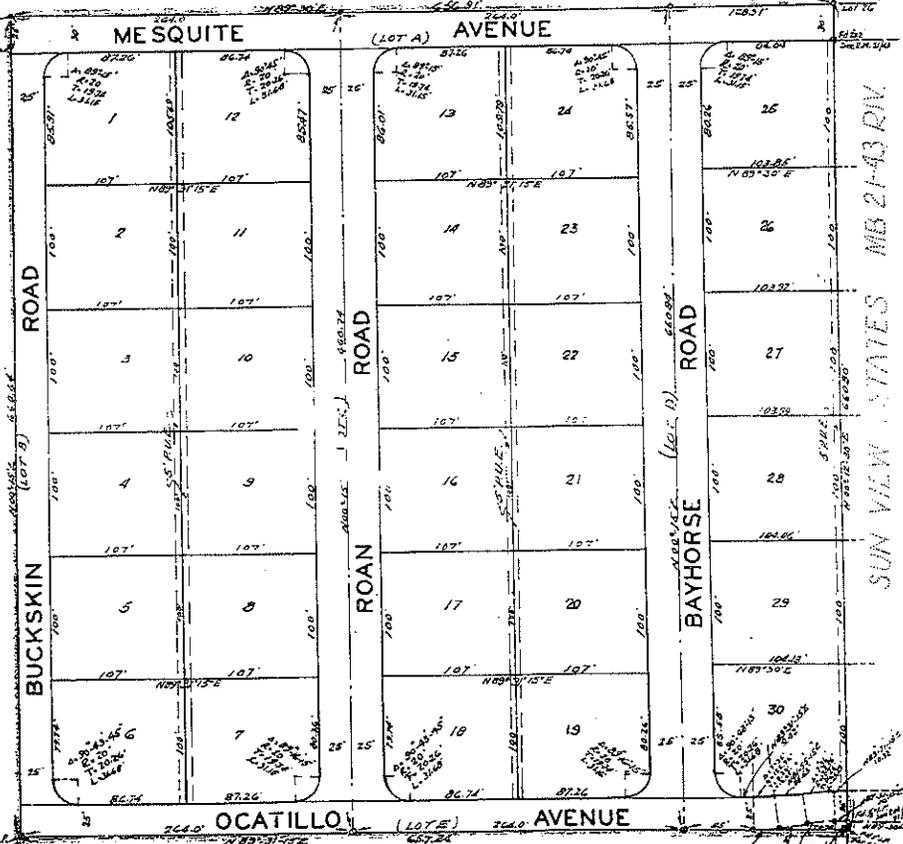
[Signature]
 Notary Public in and for the County of Riverside, State of California.

I, Louise Mc Carr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council, at its meeting held on the 9 day of January, 1952, duly approved the within map of Deep Well Ranch Estates No. 4 and accepted on behalf of the public as dedicated to public use, Lots A to E inclusive for street purposes and the five-foot Public Utility Easements.

[Signature]
 City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during September 1951; that all monuments shown hereon actually exist and their positions are correctly shown.

[Signature]
 Licensed Land Surveyor No. 2344.



NOTE:-
 Bearings are derived from the East line of Lot 26 as shown on Map of Sunview Estates, M.B. 2143 RIV. Records 522'x16' R.M. stakes tagged L.S. 2344 set of all lot corners 1'30" iron pipes set thus unless otherwise shown.

MB 25/11

CALLE MARSA

PRADO DE MARINA

SERRANACH

II

25/25

IN THE CITY OF PALM SPRINGS, CALIFORNIA DEEP WELL RANCH ESTATES NO. 5

Being a subdivision of the N¹/₄ of Lot 27, Section 23, T. 4 S, R. 2 E,
of Palm Valley Colony Lands as shown by Map recorded in Map Book
14 Page 652, Records of San Diego County, California.

G. K. Sanborn
Licensed Land Surveyor
November 1951 Scale 1" = 60'

FILED
APR 24 1952
No. 7 11:20 A.M.
Fee # 500
by J.A. Ross
County Registrar
Filed by County Clerk

We hereby certify that we are the owners of the land included within the subdivision shown on the enclosed map, and we are the only persons whose consent is necessary to pass or cause to be passed a lien but we hereby consent to the making and recording of said map and subdivision as shown within the blue border line and we hereby offer for dedication to public use for street purposes, lots A to F inclusive and also offer for dedication to public use for the construction and maintenance of public utilities the five foot Public Utility Easement shown on the map as lot P.U.F.

I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on this map for unpaid State, County, local and municipal taxes or special assessments collected as taxes except taxes and special assessments now a lien but not yet payable, which are estimated at \$ 1,200.⁰⁰
Dated this 15th day of March 1952
R.T. Hicks
County Auditor
Deputy

I hereby certify that I have examined the within annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map approved alternatively thereof, that all requirements of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.
Harold O. Grace
City Engineer

STATE OF CALIFORNIA } ss.
County of Riverside }
On this 17th day of MARCH 1952 before me WILLIAM J. BOGESSA Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared

HARRY A. DART and GLADYS H. DART known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same in the premises. I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
My commission expires _____ 1952

We hereby certify that we are the owners of, or interested in the property included within the subdivision shown in the annexed map, consisting of one sheet, by reason of being trustee in that certain Deed of Trust recorded January 25th, 1952 in Book 1836 page 418 of Official Records of Riverside County, California, and we hereby consent to the making of said map and subdivision as shown within the colored border line.
BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION, TRUSTEE

State of California } ss.
County of Riverside }
On this 6th day of April, 1952, before me, a Notary Public in and for the said County and State, residing therein, duly Commissioned and Sworn, personally appeared LESLIE FREEMAN and RICHARD S. SUTHERLAND known to me to be the Vice President and Trust Officer respectively of the Bank of America National Trust and Savings Association, Trustee, the Association that executed the within instrument and known to me to be the persons who executed the same on behalf of the Association named therein and acknowledged to me that such Association executed the same as Trustee.
R. S. Sutherland
Notary Public in and for the County of Riverside State of California
My Commission Expires July 11, 1952

Louise McEwen, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that said City Council at its meeting held on the 5th day of March 1952 duly approved the within map of Deep Well Ranch Estates No. 5 and accepted on behalf of the public as dedicated to public use, Lots A to F inclusive for street purposes and the five foot Public Utility Easements.

Louise McEwen
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California

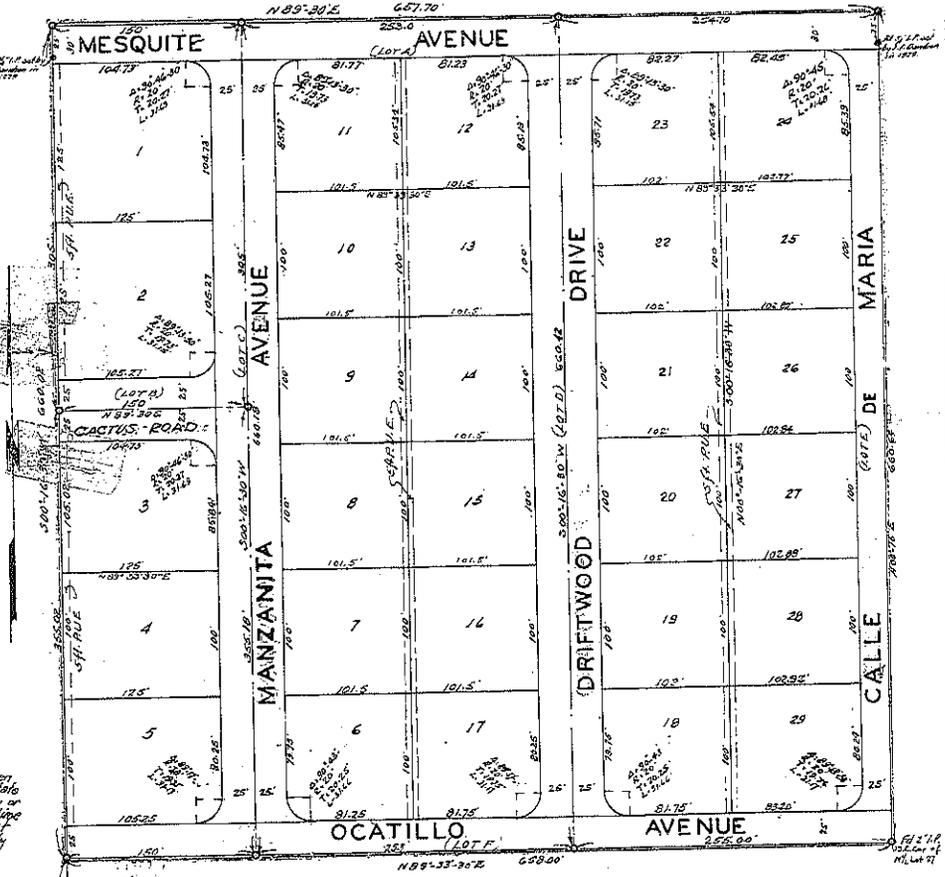
Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of law in duly authorized meeting held on the 5th day of MARCH 1952.

Harold O. Grace
Secretary

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during November 1951; that all monuments shown hereon actually exist and their positions are correctly shown.

G. K. Sanborn
Licensed Land Surveyor No. 2964

I hereby certify that a bond in the sum of \$ 1,200.⁰⁰ has been filed with the Board of Supervisors of the County of Riverside State of California, conditioned on the payment of all taxes, county or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.
Dated this 21st day of April, 1952
G. P. Proulx
County Clerk and ex-officio Clerk of the Board of Supervisors
By H. B. Fogarty Deputy



NOTE:
Bearings derived from the E of Mesquite Avenue as shown on Map of Tehovity River Estates M.S. 22, 162-70
2221'± R.M. stakes tagged L.S. 2244 set at all lot corners
1" = 100' 21/25 set 11/10/51

25/26

IN THE CITY OF PALM SPRINGS, CALIFORNIA DEEP WELL RANCH ESTATES NO. 6

Being a subdivision of a portion of Lots 28 and 29, Section 23, T.4S, R.4E, of Palm Valley Colony Lands as shown by a Map recorded in Map Book 14, Page 652, Records of San Diego County, California.

G. K. Sanborn
Licensed Land Surveyor
Jan. 1952 Scale 1" = 50'

FILED
APRIL 25 1952
No. 7755 of 11:30 AM
JACK A. ROSS
County Recorder
Filed by County Clerk

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A and B.

... B ... and also offer for dedication to public use for the construction and maintenance of public utilities the five-foot Public Utility Easements shown on the map as follows:

Harry A. Hart
Richard M. Hart

I hereby certify that a bond in the sum of \$200.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, municipal or local and all special assessments collected or taxes, which at the time of filing of this map with the County Recorder are in lien against said property, but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this 21 day of April, 1952
G. A. PEQUEOMAT
County Clerk and Ex-officio
Clerk of the Board of Supervisors
by A. C. Adams Deputy

I, Louise McLean, City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that said City Council, at its meeting held on the 5 day of March, 1952, duly approved the within map of Deep Well Ranch Estates No. 6 and accepted on behalf of the public as dedicated to public use Lots A and B for street purposes and the five-foot Public Utility Easements.

Louise McLean
City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, California.

Approved by the Planning Commission of the City of Palm Springs in accordance with requirements of law in duly authorized meeting held on the 5th day of MARCH 1952

Harold O. Phipps
Secretary

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

On this 14th day of MARCH 1952, before me WILLIAM J. BOGESS a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared HARRY A. DART AND GLADYS M. DART

known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

William J. Bogess
Notary Public in and for the State of California,
County of Riverside
My commission expires Jan. 30, 1956.

I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes except taxes and special assessments now a lien but not yet payable, which are estimated at \$400.00.

Dated APRIL 15 1952
R. T. Hicks
County Auditor
by A. C. Adams Deputy

We hereby certify that we are the owners of, or interested in, the land included within the subdivision shown on the annexed map, consisting of one sheet, by reason of being Trustee in that certain Deed of Trust recorded January 23, 1951, in Book 1336 page 418 of Official Records of Riverside County, California, and we hereby consent to the making of said map and subdivision as shown within the colored border line.

BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, Trustee
Richard M. Hart
Trustee

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

On this 8th day of April, 1952, before me, a Notary Public in and for said County of Riverside, personally appeared GLADYS E. FRENCH known to me to be the Vice President and G. G. SCHWILKE known to me to be the Trust Officer respectively of Bank of America National Trust and Savings Association, Trustee, the Association that executed the within instrument and known to me to be the persons who executed the same on behalf of the Association named therein and acknowledged to me that such Association executed the same as Trustee.

Glady E. French
Notary Public in and for the County of Riverside, State of California
My commission expires July 16, 1956.

Notar:
Earnings derived from the tax of Marguerite Inc. as shown on Map of Tahquamenon River Estates.

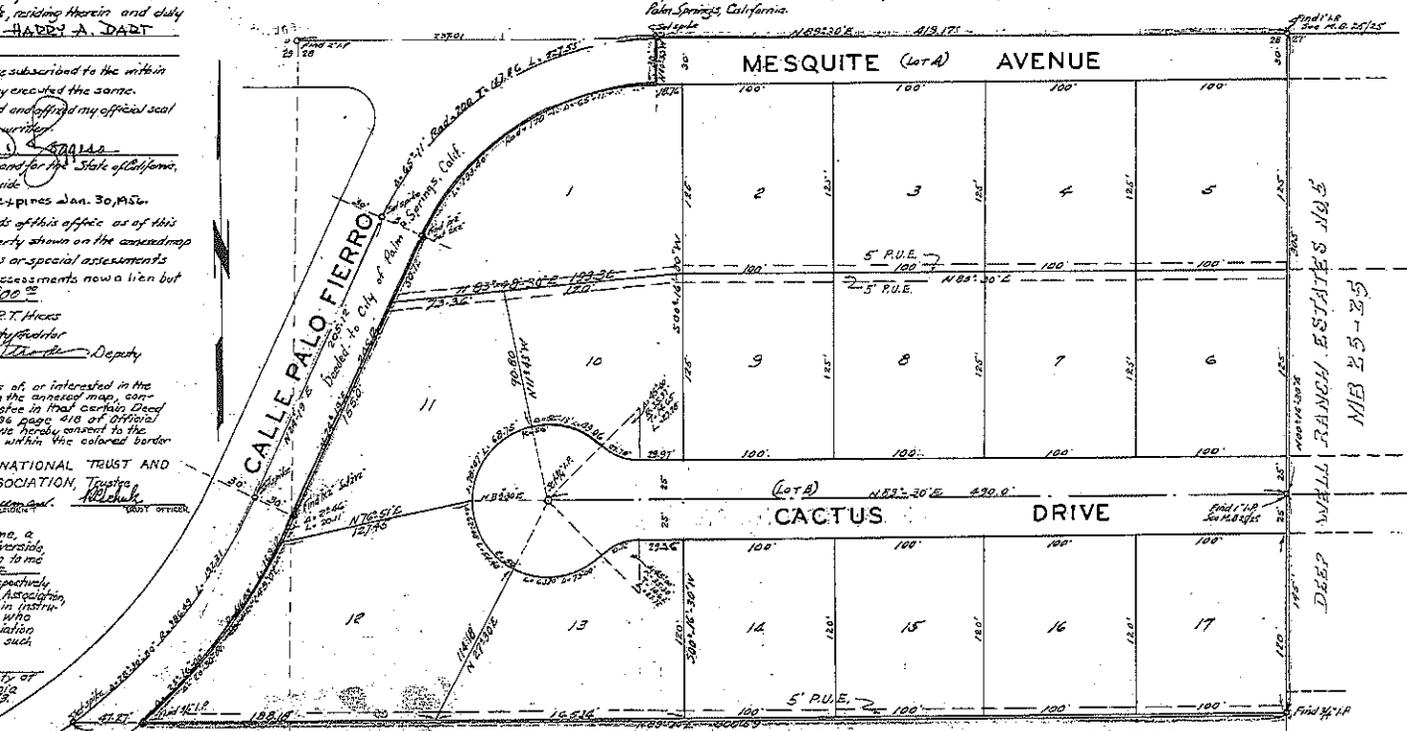
M.A. 22, 1/14/52 En. C. 2-20-52
2231 E.W. 2/24/52 En. C. 2-20-52 at all instances

I hereby certify that I have examined the within map; that the subdivision shown therein is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Harold O. Phipps City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made by me in January 1952; that all monuments shown herein actually exist and their positions are correctly shown.

G. K. Sanborn
Licensed Land Surveyor, No. 13567



257
27

Whereby certified we are the owners of the land included within the subdivision shown on the annexed map: that we are the only persons whose consents are necessary to pass a clear title to said land, that we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A-B-C and D and also offer for dedication to public use for the construction and maintenance of public utilities the five-foot Public Utility Easements shown on the map as follows:

Frank H. Bennett Harold O. Brady Walter H. Bennett John H. Bennett

We hereby certify that we are the owners of, or interested in the property included within the subdivision shown on the annexed map, consisting of one sheet, by reason of being Trustee in that certain Deed of Trust recorded January 25, 1952, in Book 1336 page 418 of Official Records of Riverside County, California; and we hereby consent to the making of said map and subdivision as shown within the colored border line.

BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION, TRUSTEE

Walter H. Bennett VICE PRESIDENT
John H. Bennett TRUST OFFICER

IN THE CITY OF PALM SPRINGS, CALIFORNIA DEEP WELL RANCH ESTATES NO. 7

Being a subdivision of a portion of the S½ of Lot 27, Section 23, T4S, R.4E, of Palm Valley Colony Lands as shown by a Map recorded in Map Book 14, Page 652, Records of San Diego County, California.

G. K. SANBORN
Licensed Land Surveyor
January 1952 Scale 1"=60'

FILED
APR 28 1952
No. 177815 of 11:11 A.M.
Feb 5th Jack A. Ross
by O. Q. [Signature] Deputy
Filed by County Clerk

County of Riverside } S.S.
State of California }
On this 7th day of March 1952 before me
WILLIAM D. BOGESS a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared **HARRY A. DART, GLADYS M. DART, FRANK H. BENNETT AND MELBA B. BENNETT** known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above mentioned.

William D. Bogess
Notary Public in and for the County of Riverside, State of California.
My commission expires Jan. 30, 1954

Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of law in duly authorized meeting held on the 5th day of MARCH 1952 Harold O. Brady
Secretary

Notary certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected or taxes except taxes and special assessments now a lien but not yet payable, which are estimated at \$ 800.00

Dated April 19 1952 **R. T. Hicks**
County Auditor
by [Signature] Deputy

Whereby certify that a bond in the sum of \$ 800.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected or taxes, which at the time of filing this map with the County Recorder are a lien but not yet payable.

Dated this 22 day of April 1952 **G. A. PUGHANAT**
County Clerk and Register
Clerk of the Board of Supervisors
by [Signature] Deputy

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council, at its meeting held on the 5th day of March 1952 duly approved the annexed map of Deep Well Ranch Estates No. 7 and accepted on behalf of the public as dedicated to public use Lots A-B-C and D for street purposes and the five-foot Public Utility Easements.

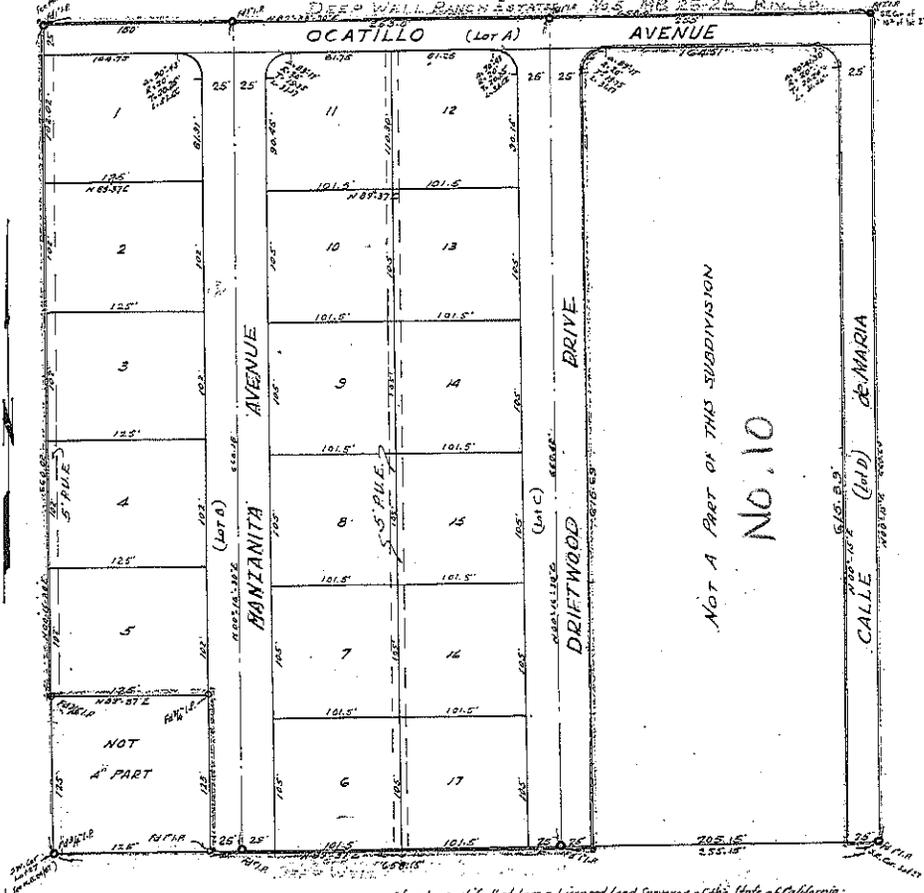
Louise McCann
City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, California.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the platotic map or the approved alterations thereof; that all requirements of that law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

Harold O. Brady
City Engineer

State of California } S.S.
County of Riverside }
On this 8th day of April, 1952, before me, a Notary Public in and for the said County and State, residing therein, duly Commissioned and sworn, personally appeared LESLAY FREEDMAN and R. C. STELLER known to me to be the Vice President and Trust Officer respectively of the Bank of America National Trust and Savings Association, Trustee, the Association that executed the within instrument and known to me to be the persons who executed the same on behalf of the Association named herein and acknowledged to me that such Association executed the same as Trustee.

Walter H. Bennett
Notary Public in and for the County of Riverside, State of California.
My commission expires July 18, 1953



NOTE: Bearings are derived from the N. line of Lot 27, Section 23, T4S, R.4E, of Palm Valley Colony Lands as shown by a Map recorded in Map Book 14, Page 652, Records of San Diego County, California.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during November 1951; that all monuments shown hereon actually exist and their positions are correctly shown.

[Signature]
Licensed Land Surveyor No. 1234

25/21

IN THE CITY OF PALM SPRINGS, CALIFORNIA DEEP WELL RANCH ESTATES NO. 8

BEING A SUBDIVISION OF A PORTION OF LOTS 26 AND 39 OF SECTION 22,
T4S-R4E, OF PALM VALLEY COLONY LANDS AS SHOWN BY MAP RECORDED IN MAP
BOOK M, PAGE 652, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

G. K. SANBORN
LICENSED LAND SURVEYOR
NOVEMBER 1951. SCALE 1" = 60'

FILED
MAY 2 1952

No. 11 at 10:14 A.M.
For 5th Legh A. Pequegnat
County Registrar
by D.A. DART
DEPUTY
FILED BY County Clerk

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line; and we hereby offer for dedication to public use, for street purposes the areas designated as Lots A to E inclusive and also offer for dedication to public use for the construction and maintenance of public utilities the five-foot Public Utility Easements shown on the map as 5' P.U.E.

Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of law in duly authorized meeting held on the 5th day of MARCH 1952
Harold O. Moore
Secretary.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereto; that all requirements of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.
Harold O. Moore
City Engineer.

Truly certifying, not according to the records of this office as of this date; that there are no liens against the property shown on the annexed map; for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated at \$1800.00.
Dated DECEMBER 15 1951
E. T. Hicks
County Auditor,
by [Signature] Deputy.

Truly certify that a bond in the sum of \$1,000.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or Local and all special assessments collected as taxes, which at the time of filing this map with the County Recorder are a lien but not yet payable.
Dated this 28th day of October 1951.
G. A. PEQUEGNAT
Deputy County Clerk and Ex-officio
Clerk of the Board of Supervisors.

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }
On this 11th day of MARCH 1952, before me William J. Boggs a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared HARRY A. DART AND GLADYS H. DART

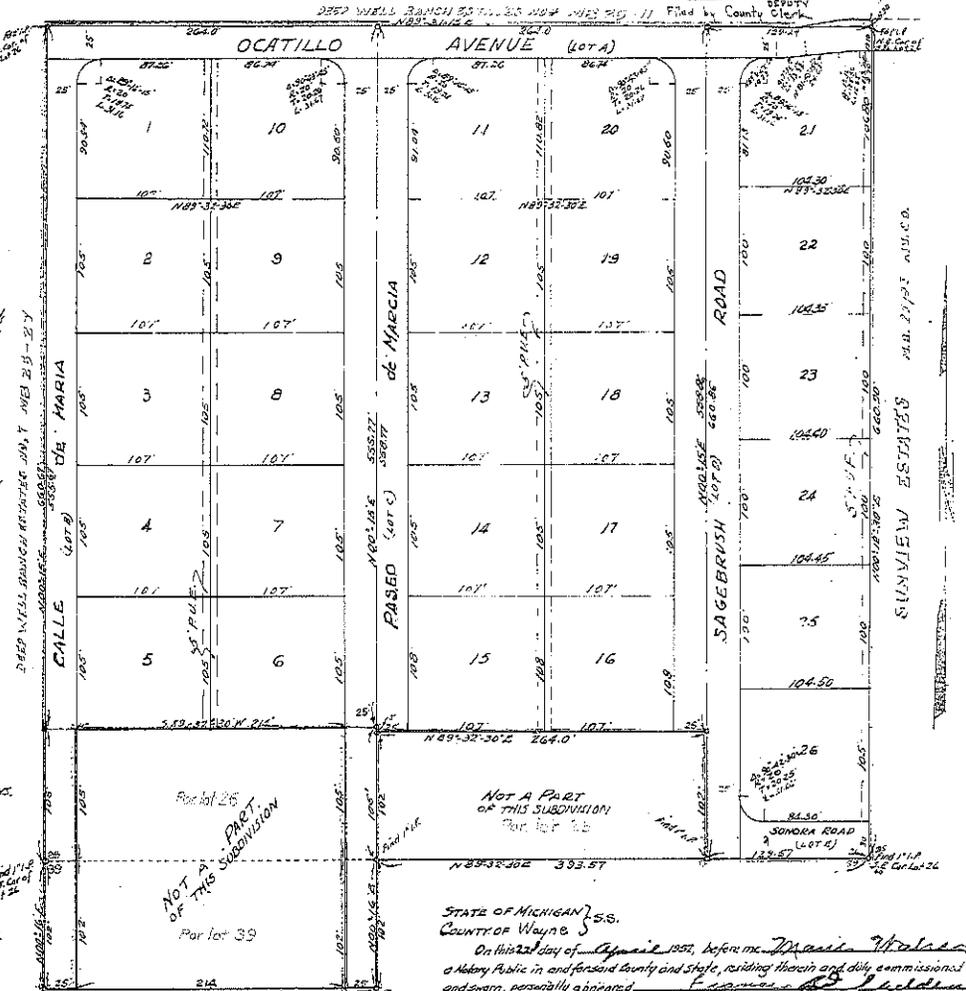
known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same in witness whereof I have hereunto set my hand and office my official seal the day and year in this certificate first above written.

William J. Boggs
Notary Public in and for the County of Riverside, State of California.
My commission expires Jan 30, 1956.

I Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that the said City Council at its meeting held on the 5th day of March 1952, duly approved the within annexed map of Deep Well Ranch Estates No. 8 and accepted on behalf of the public as dedicated to public use Lots A to E inclusive for street purposes and the five-foot Public Utility Easements.

Louise McCann
City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs California.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during November 1951; that all monuments shown hereon actually exist and their positions are correctly shown.
[Signature]
Licensed Land Surveyor No. 2344.



STATE OF MICHIGAN } ss.
COUNTY OF WAYNE }
On this 22nd day of April 1952, before me Maude Walden a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared [Signature] known to me to be the person whose name is subscribed to the within instrument and she acknowledged to me that she executed the same.
In WITNESS WHEREOF, I have hereunto set my hand and office my official seal the day and year in this certificate first above written.
Maude Walden
Notary Public in and for the County of WAYNE, State of Michigan.
My Commission expires July 19, 1955.

NOTE: Bearings derived from West line of Sun View Tracts, being 11 01'12" S 62° E as shown by Map recorded in Book 21, page 43 B.W. Co. Calif. 2" x 10" A.W. stakes set at all lot corners tagged 152344. 1x30" iron pipes set thus unless otherwise shown.

MAY 2 1952

28/69

FILED
MAR. 30, 1955

No. 1116 M.
JACK A. ROSS
COUNTY RECORDER
by O. A. PROSSER
Fee \$522 DEPUTY
Filed by County Clerk.
SUBSD G'EE - RTLO.

DEEP WELL RANCH ESTATES NO.10

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the 5/8 of Lot 27, Section 23, of T4S, R.4E, S.2E.M., of Palm Valley Colony Lands as shown on a Map recorded in Map Book 14, Page 653, Records of San Diego County, Calif., and a por. of Lots A, C, and all of Lot D, Deep Well Ranch Est. No. 7, per MB 2327, Riv. Co, Calif. G. L. S. a return Licensed Land Surveyor February 1955 Scale 1" = 60'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a check title to said land, that we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer the subdivision to public use for the construction and maintenance of public utilities and for public street purposes, Lots A, B and C.
DEEP WELL RANCH ESTATES, INC.
By Vincent C. Hickson Pres. by Dorothy M. Mason Secy.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

On this 17 day of MARCH 1955 before me ETHEL L. MASON a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared Vincent C. Hickson and Dorothy M. Mason known to me to be the President and Secretary of Deep Well Colony Estates, Inc., the corporation that executed the within instrument and instrument to be the parties who created the same on behalf of said corporation and that such corporation executed the same. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ethel L. Mason
Notary Public in and for the County of Los Angeles, State of California.

I, Louis McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that the said City Council at its meeting held on the 11 day of MARCH 1955, duly approved the annexed map of Deep Well Ranch Estates No. 10 and accepted on behalf of the public the foregoing dedications.
Louis McCann
City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, California.

Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of Part 1 of the City Ordinance meeting held on the 22nd day of FEBRUARY 1955.
William A. White
Secretary.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all requirements of State Law and local ordinances have been complied with, and I am satisfied that said map is technically correct.
Harold W. Prosser
acting City Engineer.

We hereby certify that we are the holders of, or interested in the legal title to the land included within the subdivision shown on the annexed map by reason of being Trustees in that certain Deed of Trust recorded February 25, 1953 in Book 1698 page 500 of Official Records of Riverside County, California, and we hereby consent to the making of said subdivision and map.
BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION,
Trustee by William J. Giffels
by Robert J. Giffels
Deputy.

I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes except taxes and special assessments now a lien but not yet payable, which are estimated at \$2,250.00.
Dated March 22, 1955
V.M. HYDE
County Tax Collector
by Robert J. Giffels Deputy.

I hereby certify that a bond in the sum of \$540.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, and posted with the payment of all taxes, State, County, Municipal or Local and all special assessments collected as taxes, which at the time of filing this map with the County Recorder are a lien but not yet payable.
Dated this 22 day of March 1955
G.A. PROSSER
County Clerk and Notary Public
Clerk of the Board of Supervisors.
By M.D. Prosser Deputy.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during February 1955; that all monuments shown thereon as actually exist and their position are correctly shown.
Harold W. Prosser
Licensed Land Surveyor No. 2204

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
On this 22 day of March 1955 before me RECTOR M. GOBLE a Notary Public in and for said County and State personally appeared L. Claiborne and R. S. Sabala known to me to be the Vice President and Trust Officer, respectively, of Bank of America National Trust and Savings Association, Trustee, the Association that executed the within instrument and known to me to be the persons who executed the same on behalf of the Association named therein, and acknowledged to me that such Association executed the same as Trustee.
Rector M. Goble
Notary Public, and for the County of Riverside, State of California.
My commission expires July 11, 1957

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
On this 22 day of March 1955 before me a Notary Public in and for said County and State, personally appeared William J. Giffels known to me to be the person whose name is subscribed to this within instrument and they acknowledged to me that they executed the same.
William J. Giffels
Notary Public, and for the County of Riverside, State of California.
My commission expires _____

NOTE: Bearings are derived from the S of Driftwood Drive as shown on Map of Deep Well Ranch Estates No. 7 M.B. 24727 2nd stage setback all lot corners tagged L.S. 2366.

NAME	Ranch Club Estates / Desert Park Estates	Map # 42
DATE	1955	
DEVELOPER	Noel B. Clarke	
BOUNDARY	Joyce Drive on the north, Vista Chino on the south, the golf course and Whitewater Club Drive on the east, and Sunrise Way on the west; southwest portion of the development was bordered by Racquet Club Drive to the north and N. Farrell Drive to the east.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>In 1955, developer Noel B. Clarke (1896-1964) embarked on the most ambitious postwar tract development ever undertaken in Palm Springs: Ranch Club Estates. The 500-acre development was in the flats of northeast Palm Springs. Developed in twelve phases between February of 1955 and November of 1958 under tract maps bearing the names Desert Park Estates (numbers 1 through 12), the southwest portion of the development employed a street pattern evocative of the earlier Prescott T. Stevens developments like Las Palmas Estates and Merito Vista in which gently curving streets were favored over a rigorous grid pattern. The final five phases (numbers 7 through 12) abandoned the curving street pattern in favor of a more efficient grid.</p> <p>Developer Noel Clarke was a hospitality man turned developer. Having owned clubs in southern Orange County in the 1920s, he invested in Walnut Estates, which was located near Encino and was one of the first San Fernando Valley suburban housing developments. Clarke and his wife Joyce then turned their talents to the desert playground and took over the Ranch Club in 1955. Given the popularity of the club, they began to market the surrounding new subdivision (platted Desert Park Estates) as Ranch Club Estates. By 1961, they turned the basic nine-room hotel-club operation¹²⁶ into Ranch Club enterprises: the Ranch Club Hotel of more than 250 rooms, the Ranch Country Club (the 18-hole golf course designed by Joe Caldwell in the north east section of the city),¹²⁷ and Ranch Club Estates, the homes near the golf course built by Clarke’s Ranch Construction Company.¹²⁸</p> <p>In 1957, Ranch Construction Company foreman Tom Sills approached a young Hugh Kaptur to design the home plans. In the documentary <i>Quiet Elegance: The Architecture of Hugh Kaptur</i>, Kaptur remembers, “I filled the void for builders who didn’t want to spend thousands of dollars for plans. They were using draftsmen or building designers. I started doing work for contractors...that’s how I came to do houses out at Ranch Club Estates.” Five designs were created: the “Spur,” “Lariat,” “Saddle,” “Prairie,” and “Sombbrero.” The Mid-century Modern designs abstracted adobe and indigenous architecture to create solid expressionistic forms with a variety of rooflines. The homes were noted for masonry at the center of the façade designed to, in Kaptur’s own words, “anchor the designs to the earth.”¹²⁹</p> <p>The development was envisioned to include between 800-1,000 homes. But sales were slow, and by 1961 only 250 homes had been built. Instead of building the homes in clusters and creating neighborhoods, the homes were built “scattershot” around the development in hopes that it would increase the value of the undeveloped lots.¹³⁰</p>	

¹²⁶ Located at Paseo El Mirador and Sunrise Way.

¹²⁷ The Ranch Country Club Board of Directors also included Bob Kelley, broadcaster for the Los Angeles Rams; Raymond Parkhurst, a Hughes Aircraft executive; movie producer Bob Waterfield; local attorney Arthur Crowley; Gerald Sanborn, mayor of Palm Springs; and Joe Kirkwood, golf professional.

¹²⁸ Joan Winchell, “Real Whingdinger at Palm Springs,” *Los Angeles Times*, February 3, 1961, A7.

¹²⁹ John C. Brown, *Quiet Elegance: The Architecture of Hugh Kaptur*, CD-ROM (This N’ That Films, 2014).

¹³⁰ Brown, *Quiet Elegance: The Architecture of Hugh Kaptur*.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

	<p>Unfortunately, this was not a successful strategy. In February of 1964, Clarke died of a heart attack after a year of illness.¹³¹ In 1967, Clarke's widow Joyce sold the Ranch Club proper and it was ultimately razed. The Ranch Construction Company went bankrupt and the undeveloped properties were sold to other developers who built more tract homes in the 1970s and 1980s.</p>
--	--

¹³¹ "Clarke Services," *Redlands Daily Facts*, February 17, 1964, 6.

DESERT PARK ESTATES NO. 1

IN THE CITY OF PALM SPRINGS.

Being a subdivision of a portion of the S.W. 1/4 of Section 1,
T. 4 S., R. 4 E., S. B. 6 and M.
G. K. Sanborn
Licensed Land Surveyor
December 1954, Scale 1" = 100'

FILED
FEB. 7 1955
No. 8283 at 4:10 P.M.

JACK A. ROSS
COUNTY RECORDER
by O. A. Neal
DEPUTY
Fee \$5.00
FILED BY R. H. TITLE CO.
SUBDN GTEE - R.T. Co.

We hereby certify that we are the owners of the property included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, the areas designated as Lots 'A' to 'N' inclusive, and also offer for dedication for park purposes the area designated as Lot 'O'; also offer for dedication for the construction and maintenance of public utilities the five foot public utility easements shown on the map as '5' P.U.E.

WALNUT ESTATES INC.
By W. Clarke Pres. R. E. Jenkins Sec'y

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 30 day of January 1955 before me James J. Campbell a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared N. B. Clarke and R. E. Jenkins known to me to be the president and Secretary of Walnut Estates, the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that that such corporation executed the same. James J. Campbell Notary Public in and for the County of Riverside, State of California. My commission expires Dec. 23rd 1955.

Louise McCorn, City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 19 day of January 1955, duly approved the annexed map of Desert Park Estates No. 1 and accepted on behalf of the public for purposes set forth in the offer of dedication Lots 'A' to 'O' inclusive and the five foot Public Utility Easements. In Witness Whereof, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 27 day of January 1955.
Louise McCorn
City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, Calif.

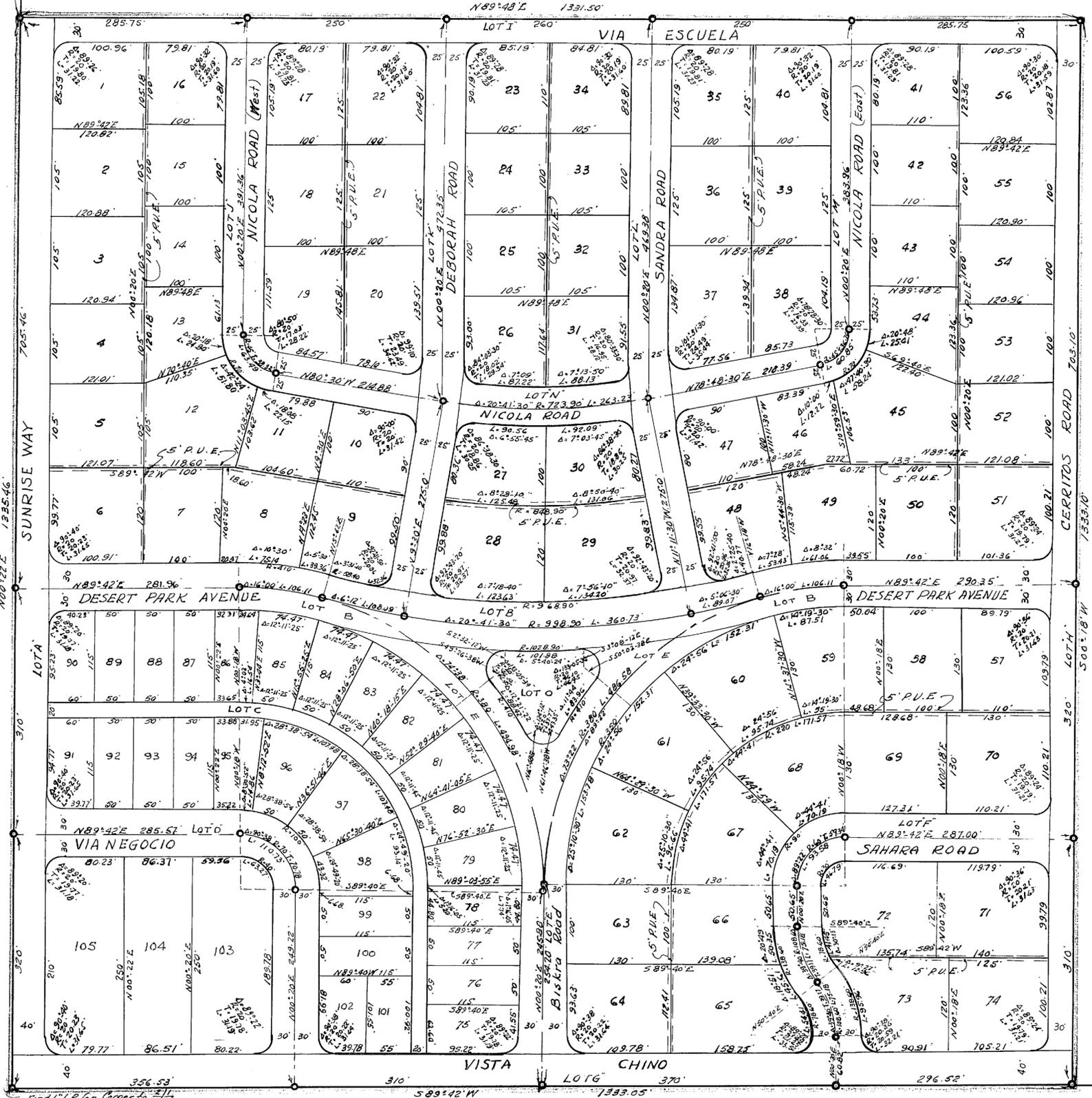
I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.
Dated this 4th day of February 1955.
V. M. HYDE
County Tax Collector
Deputy.

They certify that a bond in the sum of \$ has been executed and filed with the Board of Supervisors of Riverside County, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors. Dated this day of 1955.
G. A. PEQUEGNAT
County Clerk and Ex-officio Clerk of the Board of Supervisors of Riverside County.
By Deputy.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 12th day of January 1955.
Pauline A. Weith
Secretary.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.
Julius Kaefer
City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during December 1954; that all the monuments shown hereon actually exist and their positions are correctly shown.
G. K. Sanborn
Licensed Land Surveyor N-2344.



NOTE:
Bearings are derived from the South line of Sec. 1 as shown on U.S.G.L.O. survey of 1927.
2x2x16 Redwood stakes tagged L.S. 2344 set at all lot corners.
• denotes 1/2"x30" iron pipes tagged L.S. 2344.

DESERT PARK ESTATES NO. 2 IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the S.W. 1/4 of
Section 1, T.4S, R.4E, S.B.M.

G.K. SANBORN
Licensed Land Surveyor
March 1955 Scale 1"=100'

Find 1" I.P. for
C 1/4 Cor.

FILED

MAY 17 1955
No. 28812 at 3:00 P.M.
JACK A. ROSS
COUNTY RECORDER
by O.A. D. West
Fee \$ 5.00
Filed by County Clerk
SUBDN GTEE-R.T.C.

We hereby certify that we are the owners of the property included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots A to M inclusive and also offer for dedication for park purposes the area designated as Lot N; also offer for dedication for the construction and maintenance of public utilities the five foot public utility easements shown on the map as 5' P.U.E.

WALNUT ESTATES INC.
by W. M. Crashe
Pres. J. M. Stentz
Secy

STATE OF CALIFORNIA) S.S.
County of Los Angeles)
On this 9 day of May 1955 before me Lois L. Crummett Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared N.B. Clarke and R.F. Jenkins known to me to be the President and Secretary of Walnut Estates Inc; the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

Lois L. Crummett
Notary Public in and for the County of Los Angeles, State of California.

My Commission expires April 20, 1959

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 14 day of April 1955, duly approved the annexed map of Desert Park Estates No. 2 and accepted on behalf of the public for purposes set forth in the offer of dedication, Lots A to M inclusive and the five foot Public Utility Easements.

In WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 14 day of May 1955.

Louise McCann
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California.

I hereby certify that according to the records of this office as of this date, that there are no liens against the property shown on this map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated at \$ 900.00

Dated this 10th day of May 1955
V.M. HYDE
County Tax Collector
by M.C. White Deputy

I hereby certify that a bond in the sum of \$ 900.00 has been deposited with the Board of Supervisors of Riverside County, and it is on upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder as a lien against the property but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated this 16 day of May 1955
G.A. PEQUEGNAT
County Clerk and Ex-officio Clerk of the Board of Supervisors of Riverside County.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 13 day of April 1955.

William J. Weidert
Secretary

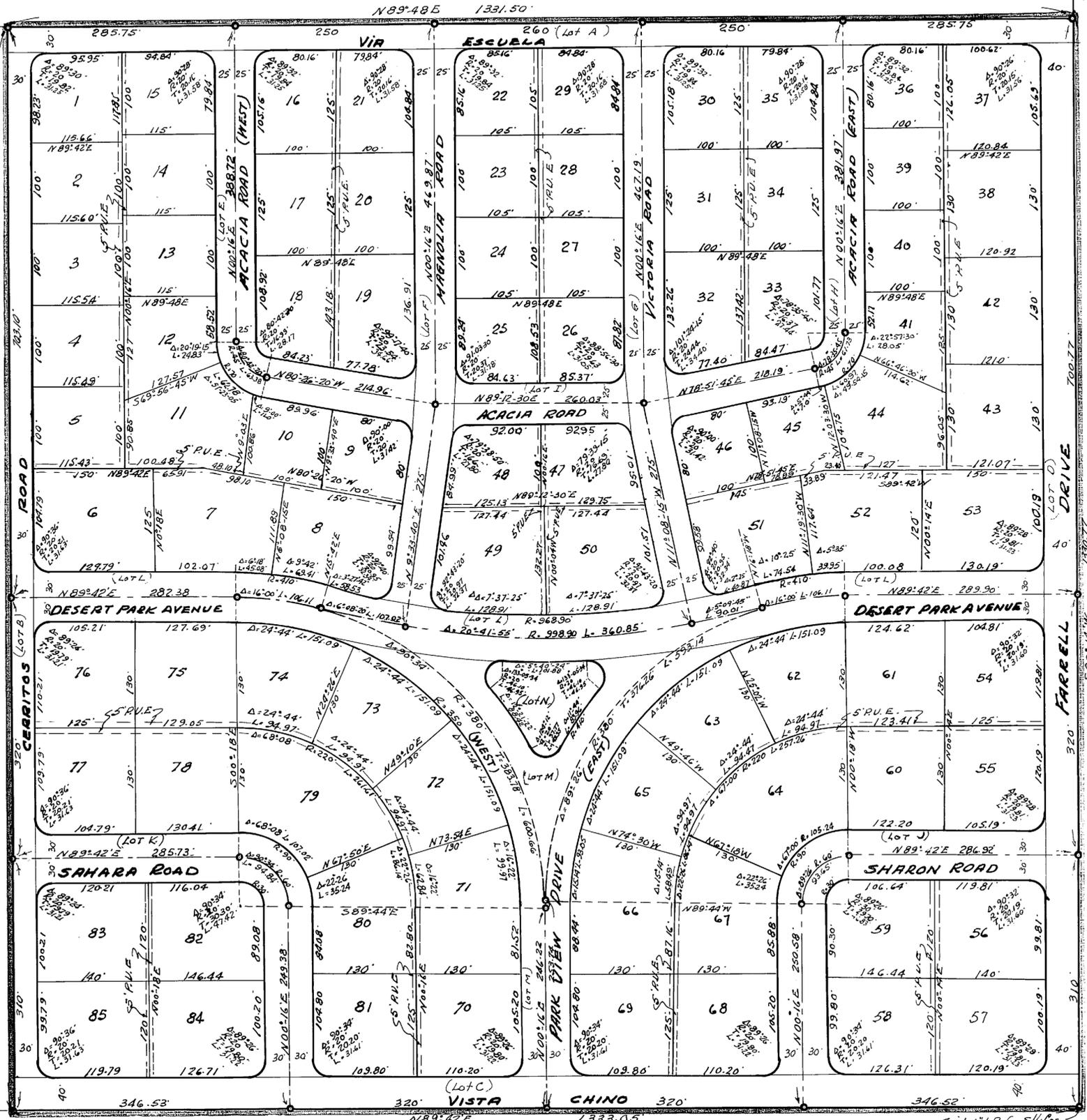
I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Hambling
City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during March and April 1955; that all monuments shown hereon actually exist or will be in place on or before July 15th 1955, and their positions are correctly shown.

G.K. Sanborn
Licensed Land Surveyor No. 2344.

NOTE:
Bearings are derived from the South line of Sec. 1 as shown on the Map of Desert Park Estates No. 1 M.B. 28136 Riv. Co. Records.
2x2x16 Redwood stakes tagged L.S. 2344 set at all lot corners.
• Indicates 3/4" x 20" iron pipes set unless otherwise shown.



DESERT PARK ESTATES NO.3

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the S.W. 1/4 of Section 1, T.4S, R.4E, S.B.M.

G. K. SANBORN
Licensed Land Surveyor
May, 1955 Scale 1"=100'

FILED

JUL 27 1955

JACK A. ROSS

County Clerk

By County Clerk

9:00 A.M. R.I.P. Clerk?

We hereby certify that we are the owners of the property included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, the areas designated as Lots A to I inclusive, and we also offer for dedication for the construction and maintenance of public utilities, the five foot public utility easements shown on the map as 5' P.U.E.

WALNUT ESTATES INC.

By W. Clarke Pres. By J. M. Stentz Secretary

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }
On this 18th day of July 1955, before me Lois L. Crumme, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared N.B. Clarke and J. M. Stentz known to me to be the President and Secretary of Walnut Estates Inc., the corporation that executed the within instrument and known to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that such corporation executed the same.

My Commission expires April 20, 1959
Lois L. Crumme
Notary Public in and for the County of Los Angeles, State of California

I, Louise McCorn, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 7th day of June, 1955, duly approved the annexed map of Desert Park Estates No. 3 and accepted on behalf of the public for purposes set forth in the offer of dedication, Lots A to I inclusive and the five foot Public Utility Easements.
IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 13th day of July 1955.

Louise McCorn
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 25th day of May 1955.

William A. Veith
Secretary

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated at \$1500.00.
Dated July 19th 1955
V.M. HYDE
County Tax Collector

By James D. King Deputy.

I hereby certify that a bond in the sum of \$1500.00 has been executed and filed with the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal, or local and all special assessments collected as taxes, which at the time of filing of the annexed map with the County Recorder are a lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors.
Dated this 25th day of July 1955.

G.A. PEQUEGNAT
County Clerk and ex-officio Clerk of the Board of Supervisors of Riverside County, California.

By J. D. ... Deputy.

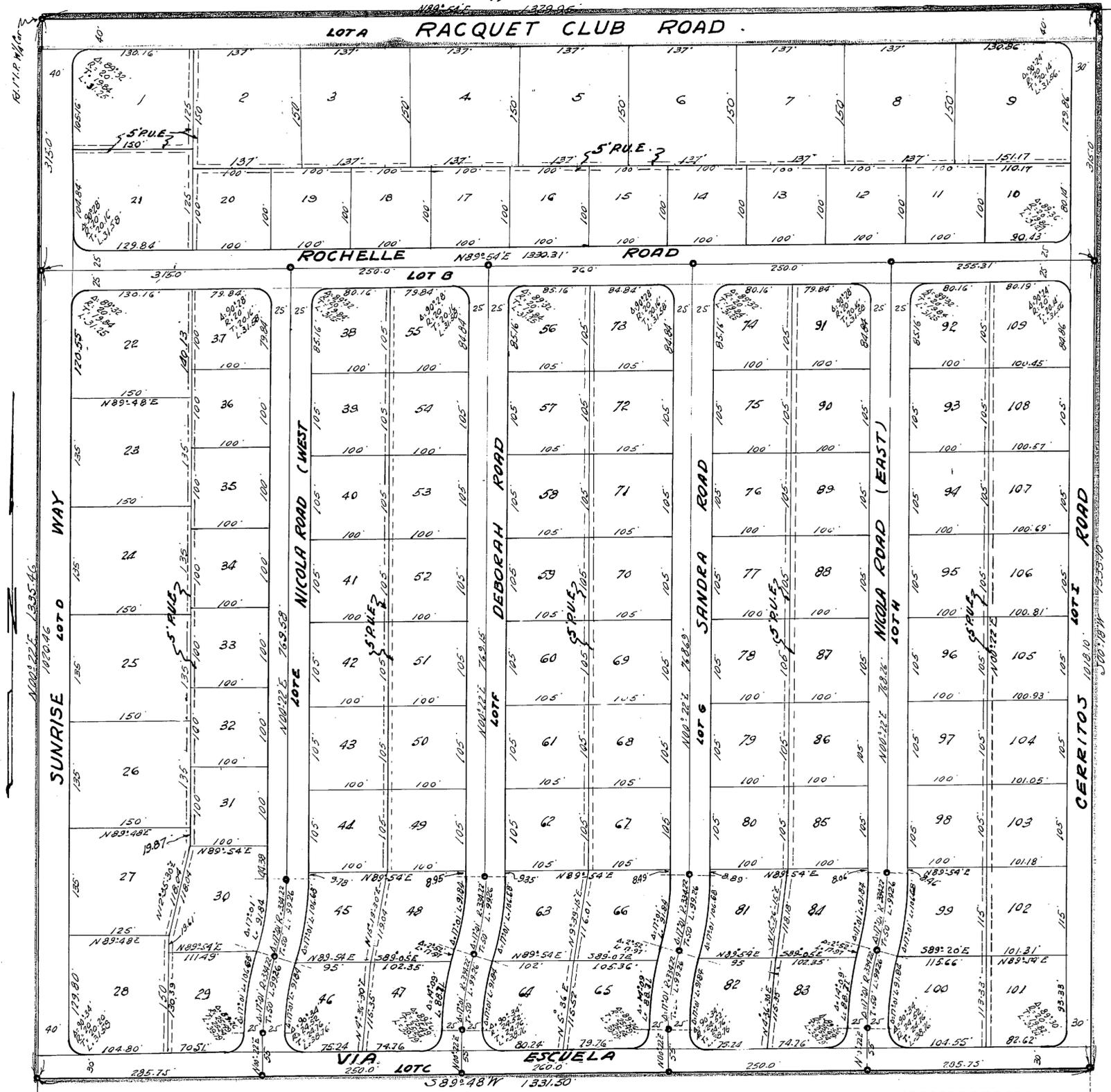
I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Hamerschlag
CE 8630 City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during May, 1955; that all monuments shown hereon actually exist or will be in place on or before Sept. 15, 1955; and their positions are correctly shown.

G. K. Sanborn
Licensed Land Surveyor No. 2344.

NOTE:
Bearings are derived from the W. line of Section 1 as shown on Map of Desert Park Estates No. 1 M.B. 2836 Riv. Co. Records
2x2x16 Redwood stakes tagged L.S. 2344 set at all lot corners
O indicates 3/4" x 36" iron pipes



29/1/55

DESERT PARK ESTATES NO. 4

IN THE CITY OF PALM SPRINGS
Being a subdivision of a portion of the NE 1/4 of S.W. 1/4 of Section 1,
T.4S, R.4E, S.8M.
G.K. SANBORN
Licensed Land Surveyor
August, 1955 Scale 1"=100'

FILED
NOV. 1 1955
No. _____ at H.W.S.P.M.

JACK A. ROSS
COUNTY RECORDER
by O.A. [Signature]
DEPUTY
Fee \$5.00
Filed by Riverside Title Co.

We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land, that we hereby consent to the making and filing of this map and subdivision as shown within the big border line, and we hereby offer for dedication to public use for street purposes the areas designated as lots A to K inclusive, and also offer for dedication for the construction and maintenance of public utilities the five (5) foot easements shown on the map as 5' P.U.E.

WALNUT ESTATES INC. By [Signature] Pres
By J. M. [Signature] Sec'y

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 31 day of October 1955, before me Lois L. Crumney, a Notary Public in and for said County and State, personally appeared N. B. CLARKE and [Signature] known to me to be the President and Secretary of Walnut Estates Inc., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

My commission expires April 30, 1959.
Lois L. Crumney
Notary Public in and for the County of Los Angeles,
State of California.

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 13 day of September 1955, duly approved the annexed map of Desert Park Estates No. 4, and accepted on behalf of the public for purposes set forth in the offer of dedication, lots A to K inclusive and the five foot (5') Public Utility Easements.
In Witness Whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 16 day of October 1955.
Louise McCann
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 31 day of August 1955.
[Signature]
Secretary.

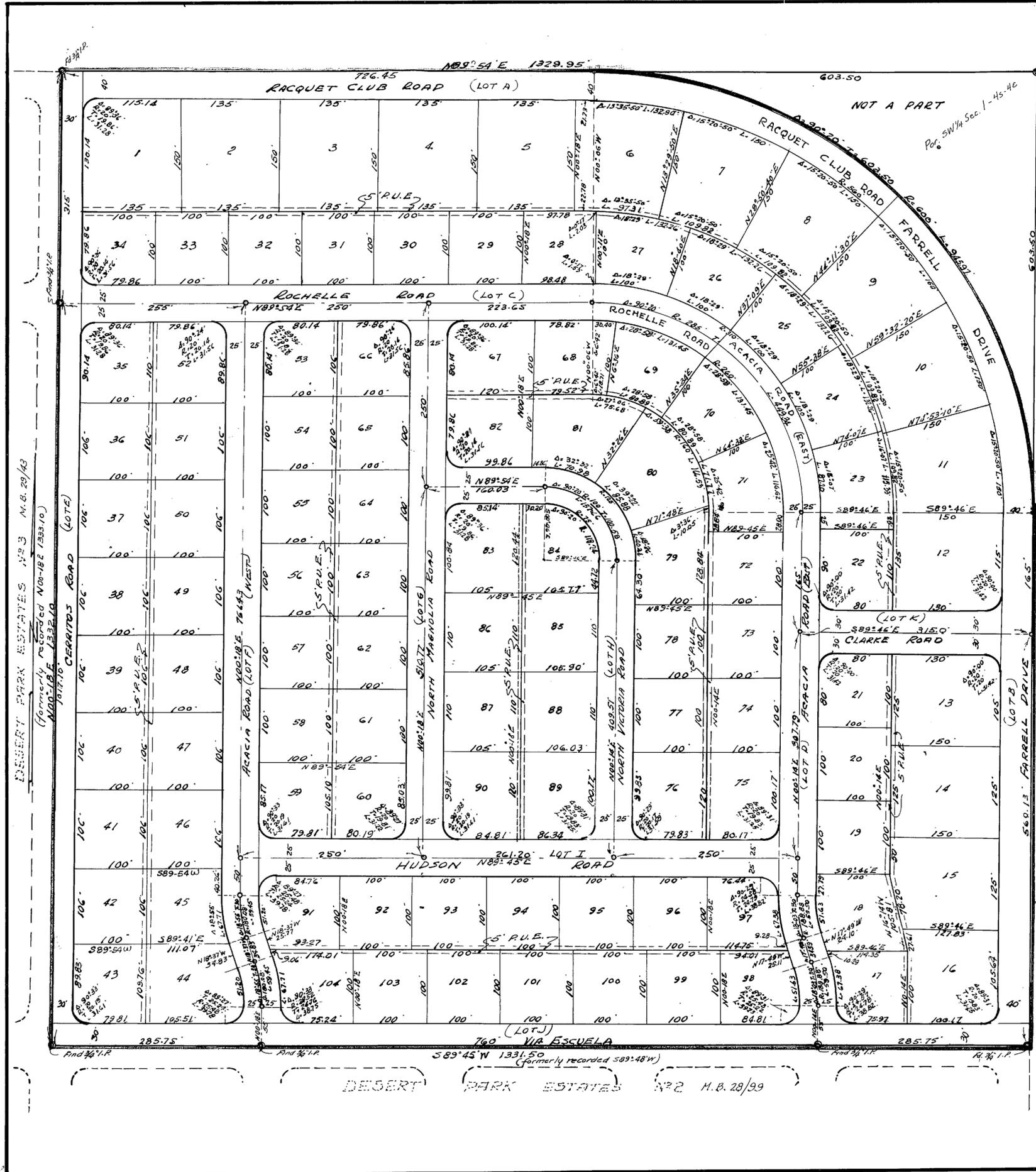
I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.
Dated this 1st day of November 1955.
V.M. HYDE
County Tax Collector
By [Signature] Deputy.

Thereby certify that a bond in the sum of \$ _____ has been executed and filed with and approved by the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal and local and all special assessments collected as taxes, which at the time of filing of the annexed map with the County Recorder are a lien against the property, but not yet payable.
Dated this _____ day of _____ 1955.
G.H. PEQUEGNAT
County Clerk and ex-officio Clerk of the Board of Supervisors.
By _____ Deputy.

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.
[Signature]
City Engineer R.E. N. 8636

I hereby certify that I am a licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during September, 1955; that all monuments shown hereon actually exist or will be in place on or before December 15th 1955, and their positions are correctly shown.
[Signature]
Licensed Land Surveyor No. 2344.

NOTE:-
Bearings are derived from the North line of SW 1/4 of Sec. 1 as shown on map of Desert Park Estates No. 2 M.B. 29/43 Rm. C. Records
O Denotes 3/4" x 3/4" iron pipes set unless otherwise shown.
X Denotes Redwood stakes tagged L.S. 2344 set at all lot corners



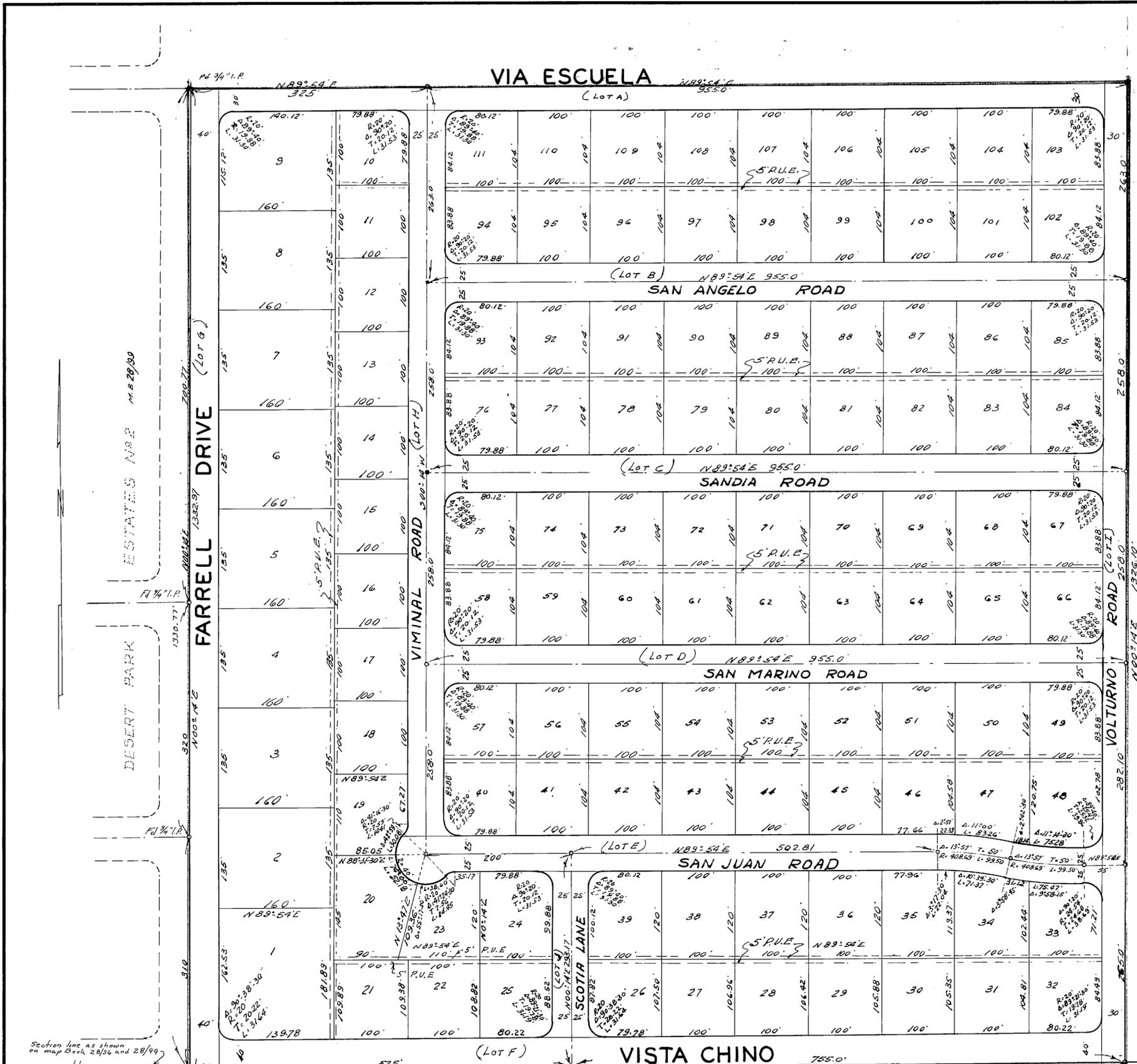
CR 85-53 LOT 16
CR 89-337 LOT 86
CR 90-65 LOT 86

DESERT PARK ESTATES No. 2 M.B. 29/43

DESERT PARK ESTATES NO. 5 IN THE CITY OF PALM SPRINGS

BEING A SUBDIVISION OF A PORTION OF THE
SE. 1/4 OF SECTION 1, T. 4 S, R. 4 E, S.B.M.

G.K. SANBORN
LICENSED LAND SURVEYOR,
JANUARY 1956 SCALE 1"=100'



We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map consisting of one (1) sheet; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, Lots A to J inclusive, and for the construction and maintenance of public utilities, the five (5) foot easements shown on the map as S.U.E.

WALNUT ESTATES INC. By W. S. Clark President
By J. M. Stentz Secretary

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }
On this 10th day of February 1956, before me LOIS L. CRUMME, a Notary Public in and for said County and State, personally appeared N. B. CLARK and J. M. Stentz known to me to be the President and Secretary of WALNUT ESTATES INC., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

My Commission expires April 30, 1957. Lois L. Crumme
Notary Public in and for the County of Los Angeles, State of California

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the within map consisting of one (1) sheet for unpaid State, County, Municipal or local taxes, or special assessments collected as taxes.
V. M. HROS
County Tax Collector
Dated this 2nd day of February 1956.
By W. S. Clark Deputy

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 11 day of January 1956, duly approved the annexed map, consisting of one (1) sheet of Desert Park Estates No. 5, and accepted on behalf of the public for purposes set forth in the offer of dedication, Lots A to J inclusive and the five foot (5) Public Utility Easements.
In Witness Whereof I have hereunto set my hand and affixed the seal of the City of Palm Springs this 8 day of February 1956.

Louise McCann
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, Calif.

I hereby certify that the annexed map consisting of one (1) sheet, was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 4 day of January 1956.
William A. V. V. V.
Secretary

I hereby certify that I have examined the within map consisting of one (1) sheet; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.
Frank B. Hamerschlag
City Engineer R.E. 6230

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of one (1) sheet, correctly represents a survey made under my supervision during January 1956; that all monuments shown hereon actually exist or will be in place on or before April 1st, 1956, and their positions are correctly shown.
G. K. Sanborn
Licensed Land Surveyor N-2344

FILED
March 1, 1956

No. _____ at 3:30 P.M.
JACK A. ROSS
COUNTY RECORDER
by O. A. Y. V. V.
DEPUTY
Fee: \$5.00 Filed by Riv. Title Co.
Subdn Gtee - Riv. Title Co.

Section line as shown on map Book 28/36 and 28/99
1"=100' for Corner to 1/12
True Section line
NOTE: This corner re-established by me in 1948 from record bearing and distance as shown on R.S. 13/19
G. K. Sanborn L.S. 2344

NOTE: Bearings are derived from the center line of Farrell Drive as shown on map of Desert Park Estates No. 2, M.B. 28/99 R.V.C. 2x2x16 Redwood stakes set of all lot corners.
0 indicates 1/2" x 30" iron pipes, unless otherwise shown.

DESERT PARK ESTATES NO.6

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the S.E. 1/4 and SW 1/4 of Section 1, T.4S; R.4E; S. B. B. and M.

G. K. SANBORN
Licensed Land Surveyor
March 1956 Scale 1"=100'

FILED
APRIL 21, 1956
No. 2001 at 2:30 P.M.
JACK A. ROSS
COUNTY RECORDER
by D. A. Mead DEPUTY
Fee \$ 5.00
FILED BY COUNTY CLERK
SUBDN G TEE - R. T. Co.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map consisting of (2) two sheets for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes, except taxes and Special Assessments now a lien but not yet payable, which are estimated at \$1000.
Dated this 16 day of April 1956
V. M. HYDE
County Tax Collector

By [Signature] Deputy

I hereby certify that a bond in the sum of \$ 600.00 has been executed and filed with the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all Special Assessments collected as taxes, which at the time of filing of the annexed map consisting of (2) two sheets with the County Recorder are a lien against the property but not yet payable.
Dated this 23 day of April 1956
G. A. PEQUEGNAT
County Clerk and ex-officio Clerk of the Board of Supervisors

By [Signature] Deputy

I hereby certify that I have examined the annexed map consisting of (2) two sheets; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

[Signature]
City Engineer RB # 1630

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of (2) two sheets correctly represents a survey made under my supervision during March 1956; that all monuments shown hereon actually exist or will be in place on or before June 1st 1956, and their positions are correctly shown.

[Signature]
Licensed Land Surveyor N: 2344

Note: - Bearings are derived from the center line of Farrell Drive as shown on Map of Desert Park Estates N: 4 M. B. 29/74. Riv. Co. Records
2x2x16 Redwood stakes tagged LS. 2344 Set at all lot corners.
o Indicates 1/2" x 30" iron pipes unless otherwise shown.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map consisting of two (2) sheets; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes the areas designated as Lots 'A' to 'K' inclusive, and also offer for dedication for the construction and maintenance of public utilities the five (5) foot Public Utility Easements shown on the map as S' P. U. E.

WALNUT ESTATES INC By [Signature] Pres.
By [Signature] Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 3rd day of April 1956 before me LOIS L. CRUMMEY a Notary Public in and for said County and State, personally appeared N. B. Clarke and J. M. Stentz known to me to be the President and Secretary of Walnut Estates Inc; the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the Corporation herein named, and they acknowledged to me that such Corporation executed the same.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public in and for the County of Los Angeles, State of California
My Commission expires April 30, 1959

I Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 28th day of March 1956, duly approved the annexed map consisting of (2) two sheets of "Desert Park Estates N: 6" and accepted on behalf of the public for purposes set forth in the offer of dedication, Lots A to K inclusive and the five foot (5') Public Utility Easements.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 16 day of April, 1956.
[Signature]
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

I hereby certify that the annexed map consisting of two (2) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 21 day of March 1956.
[Signature]
Secretary.

MB 30/97

DESERT PARK ESTATES NO.6 IN THE CITY OF PALM SPRINGS G.K. SANBORN LICENSED LAND SURVEYOR

N 89° 54' E 1280.0'

2011 R.
E. 14 Cor.



Scale 1" = 100'

ESTATES NO. 6 MAP 1/14
DESERT PARK

FARRELL DRIVE

VIMINAL ROAD

VERONA ROAD

VERONA ROAD

VINCENIA ROAD

VENETIA ROAD

VALENCIA ROAD

VENTURA ROAD

VIA ESCUELA

VOLTURNO ROAD

DESERT PARK ESTATES NO. 6
109 108 107 106 105 104 103

347

I hereby certify that I am a licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my supervision during June, 1957; that all monuments shown hereon actually exist or will be in place on or before January 15, 1958, and their positions are correctly shown.

G.K. SANBORN
Licensed Land Surveyor N: 2344

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Hamendlag
C.E. 8630 City Engineer

R.I.P. E.H.C.

DESERT PARK ESTATES NO. 7

IN THE CITY OF PALM SPRINGS

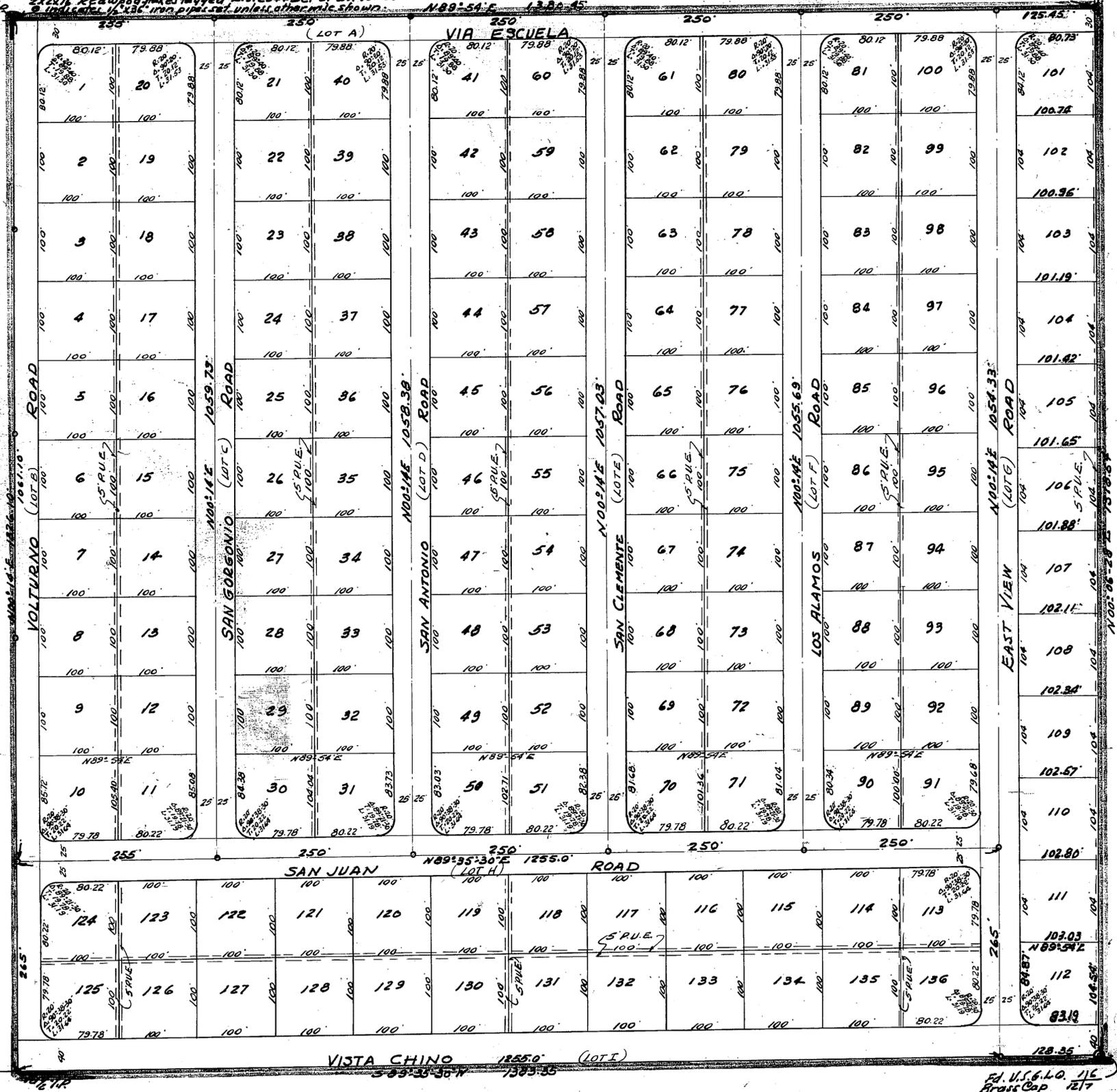
Being a subdivision of a portion of the S.E. 1/4 of Section 1, T.4S; R.4E; S.B.M.

G.K. SANBORN
Licensed Land Surveyor
June 1957 Scale 1/2"=100'

FILED
Nov. 15 1957
at 3:15 P.M.
JACK A. ROSS
County Recorder
by O.A. [Signature]
Deputy
Fee \$ 5.00
Filed by Riverside Title Co.
81744

NOTE: Bearings are derived from S. line of Sec. 1 as shown on map of Desert Park Estates No. 5, M.B. 30/57, P.S. Co. Records. 5" x 1/2" Redwood stakes topped L.S. 2344 set at all lot corners. 5" iron pipe set unless otherwise shown.

DESERT PARK ESTATES NO. 5 M.B. 30/57



We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue borderline and we hereby offer for dedication to public use for street purposes Lots A to I inclusive and for the construction and maintenance of public utilities, the five (5) foot easements shown on the map as 5' P.U.E.

WALNUT ESTATES INC. By [Signature] President
By [Signature] Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 15 day of November, 1957, before me LOIS K. CRUMMEY a Notary Public in and for said County and State, personally appeared N.B. CHURKE and J.M. STENTZ, known to me to be the President and the Secretary of WALNUT ESTATES INC, the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

My Commission Expires April 20, 1959
Lois K. Crummeey
Notary Public in and for the County of Los Angeles, State of California

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes.

Dated this 15 day of November 1957
V.M. HYDE
Tax Collector
By [Signature] Deputy

I hereby certify that a bond in the sum of \$ [blank] has been executed and filed with and approved by the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State County, Municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable.

Dated this [blank] day of [blank] 1957
G.P. ARQUEGNAT
County Clerk and ex-officio Clerk of the Board of Supervisors
By [Signature] Deputy

I, Mary G. Murtaugh, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 12 day of September 1957 duly approved the annexed map of Desert Park Estates No. 7 and accepted the foregoing dedications on behalf of the public.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 5 day of November 1957
Mary G. Murtaugh
By [Signature] Deputy
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 12 day of September 1957

W.A. Justice
Secretary

25/17/58

DESERT PARK ESTATES NO. 8 IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of S.E. 1/4 of Section 1, T45, R4E, S. B. M.
G.K. Sanborn
Licensed Land Surveyor
February 1958 Scale 1"=100'

FILED

Sept. 17 1958

No. 23344

JACK A. ROSS

County Recorder

Filed by Co. Clerk

Subdiv. & Rec. - P.T.C.O.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown, within the blue borderline and we hereby offer for dedication to public use for street purposes Lots A to J inclusive and for the construction and maintenance of public utilities, the five (5') foot easements shown on the map as 5' R.O.E.

WALNUT ESTATES INC. By N.B. Clarke President

By J.M. Stentz Secretary

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 5th day of September 1958, before me LOUIS H. CRUMMEY a Notary Public in and for said County and State, personally appeared N.B. Clarke and J.M. Stentz, known to me to be the President and Secretary of WALNUT ESTATES INC., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

Louis H. Crummey
Notary Public in and for the County of Los Angeles, State of California

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes, except taxes and Special Assessments now alien but not yet payable, which are estimated at \$1000.00. Dated this 10th day of September 1958.

V.M. Hyde
County Tax Collector
By [Signature] Deputy

I hereby certify that a bond in the sum of \$1000.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all Special Assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable. Dated this 5th day of September 1958.

By C. Maurer Deputy
County Clerk and ex-officio Clerk of the Board of Supervisors

I, Mary G. Ringwald, City Clerk and ex-officio Clerk of the City Council, of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 27th day of August 1958, duly approved the annexed map of DESERT PARK ESTATES NO. 8 and accepted, on behalf of the public, the foregoing dedications. IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 28th day of August 1958. MARY G. RINGWALD

By [Signature] Deputy
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alteration thereof; that all provisions of State law, and local ordinances have been complied with and I am satisfied that said map is technically correct.

[Signature]
City Engineer

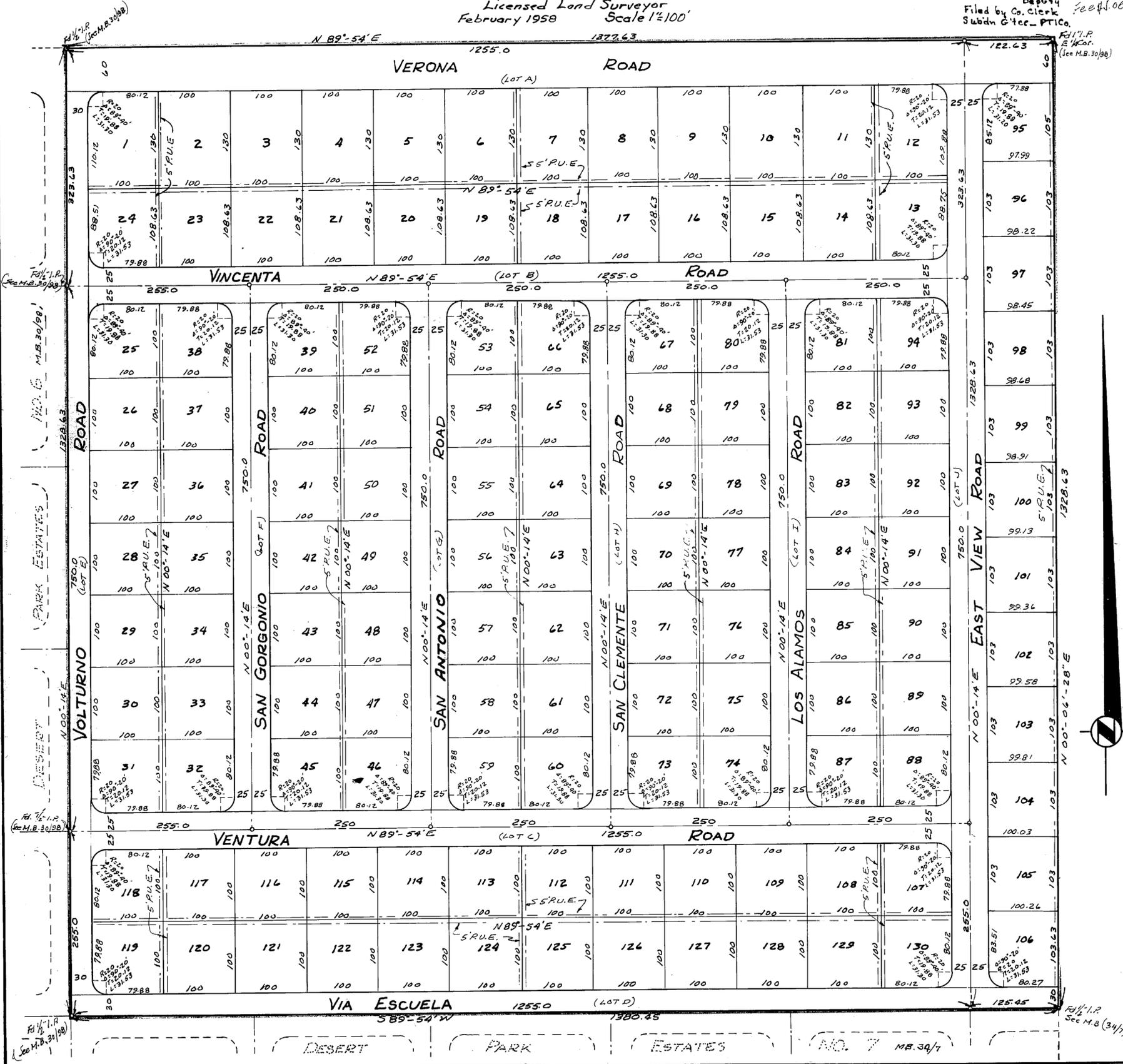
I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during March 1958; that all monuments shown hereon actually exist or will be in place on or before Nov. 1st 1958, and their positions are correctly shown.

[Signature]
Licensed Land Surveyor No. 2344

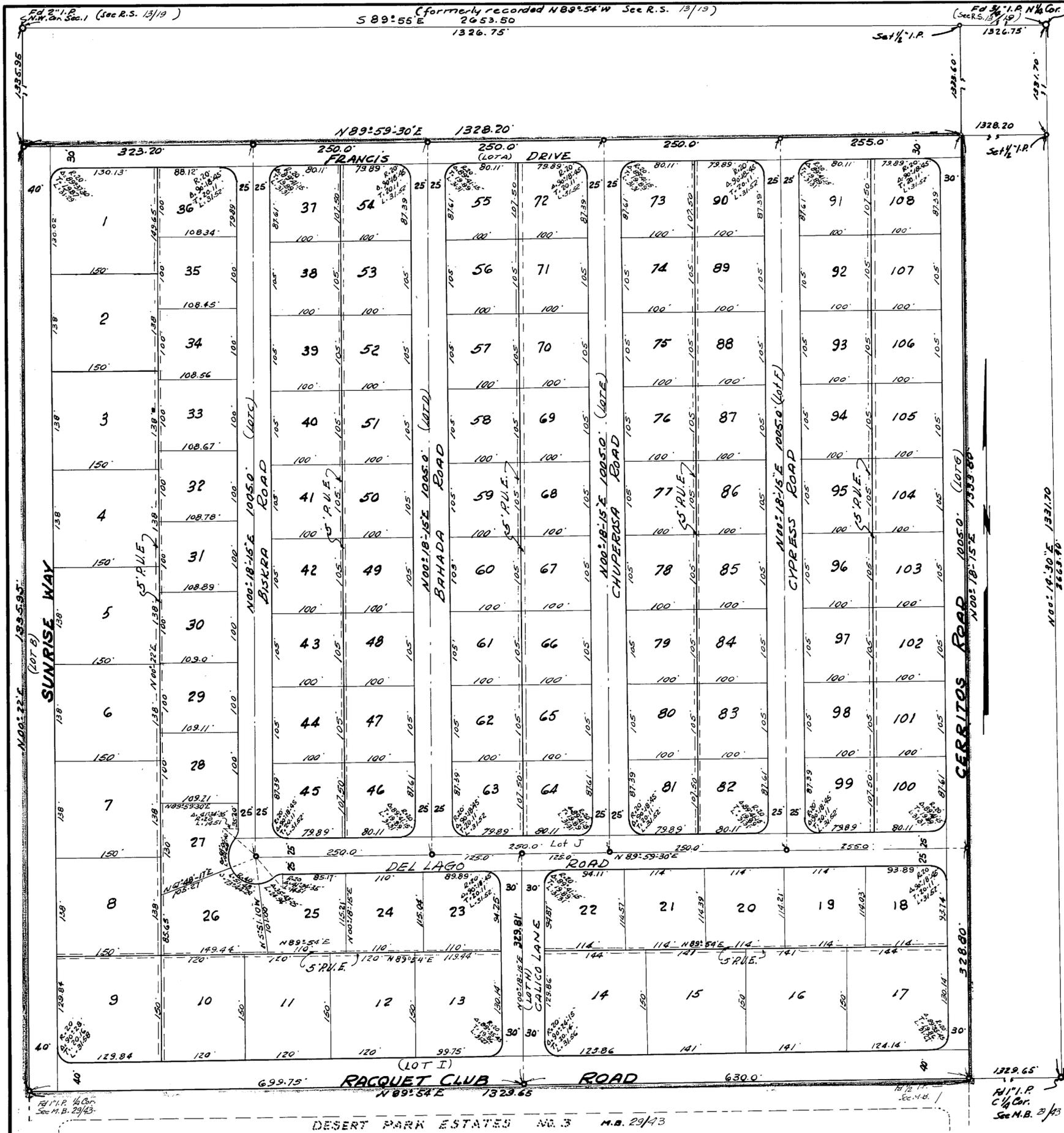
NOTE :-
Bearings are derived from the center line of Volturmo Road as shown on map of Desert Park Estates No. 6, M.B. 30/98, Riv. Co. Records. 2x2x16 Redwood Stakes set at all lot corners tagged L.S. 2344. o indicates 1/2" x 3/4" iron pipe unless otherwise shown.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 3rd day of September 1958.

[Signature]
Secretary



37/56



FILED
 February 8, 1957
 No. 1112
 at 1:40 P.M.
JACK A. ROSS
 County Recorder
 by D. A. [Signature]
 Deputy
 Fee \$500
 filed by Riv. Title Co.

DESERT PARK ESTATES NO. 9
 IN THE CITY OF PALM SPRINGS
 Being a subdivision of the S.W. 1/4 of the N.W. 1/4
 of Section 1, T.4S. R.4E, S.B.B. and M.
G. K. SANBORN
 Licensed Land Surveyor
 October 1956 Scale 1"=100'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A to Land I, and for the construction and maintenance of public utilities, the five (5) easements shown on maps S.P.U.E. WALNUT ESTATES INC. by [Signature] President by [Signature] Secretary.

STATE OF CALIFORNIA } S.S.
 COUNTY OF LOS ANGELES }
 On this 8th day of February, 1957, before me LOIS L. CRUMMEY a Notary Public in and for said County and State, personally appeared N.B. CLARKE and J.M. STENZ, known to me to be the President and Secretary of WALNUT ESTATES INC., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

My Commission Expires April 20, 1959
Lois L. Crummeay
 Notary Public in and for the County of Los Angeles, State of California

I, Louise McCann, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 23rd day of November, 1956, duly approved the annexed map of Desert Park Estates No. 9 and accepted on behalf of the public for purposes set forth in the offer of dedication Lots A to Land I and the five (5) foot Public Utility easements.
 In Witness Whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 29th day of January, 1957.
Louise McCann
 City Clerk and ex-officio Clerk of the City of Palm Springs, State of California.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 21st day of November, 1956.
W. O. Foster
 Secretary

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes, or Special Assessments collected as taxes.
 Dated this 8th day of February, 1957
V. M. Hyde
 County Tax Collector
[Signature] Deputy

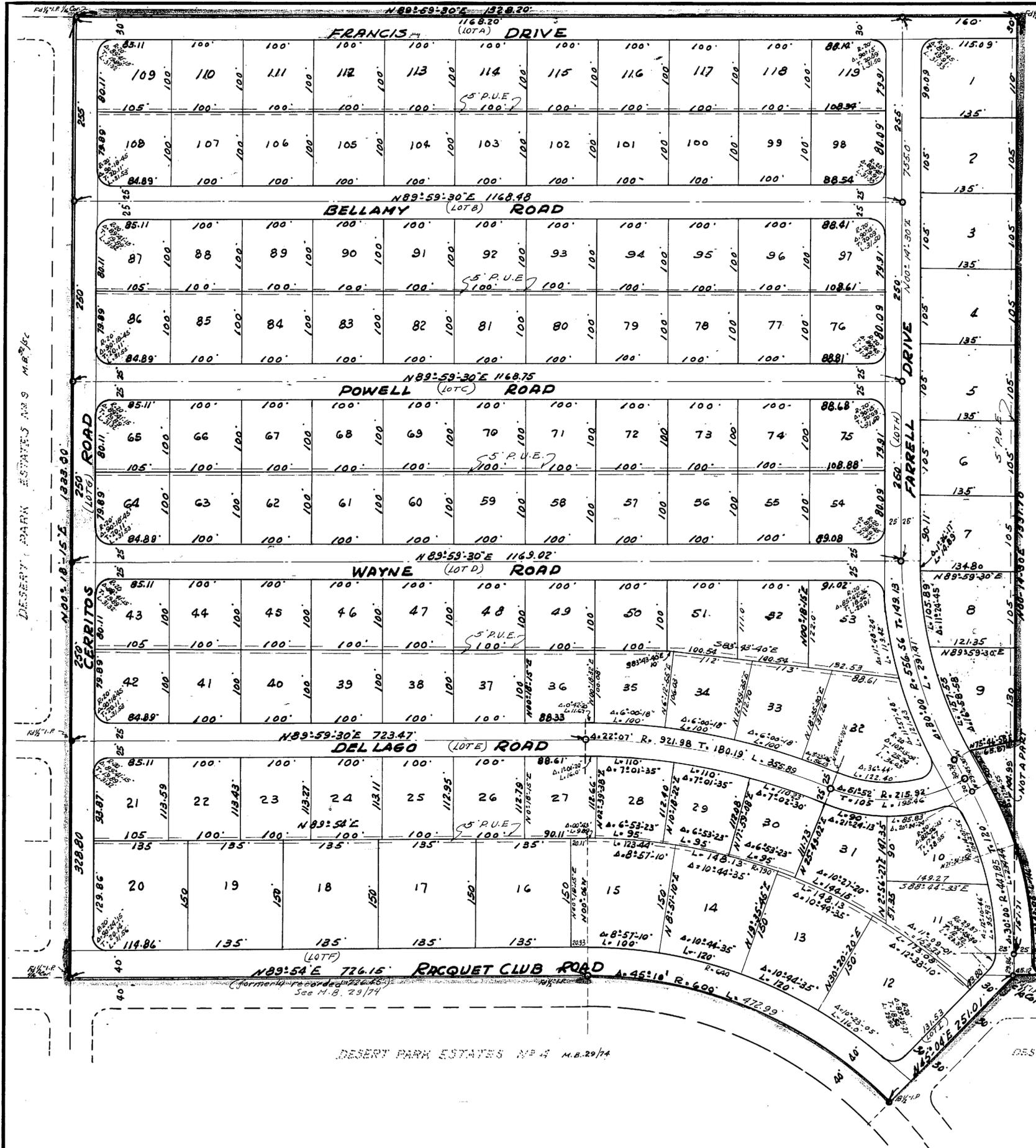
Thereby certify that a bond in the sum of \$_____ has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, state, county, municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against the property shown hereon but not yet payable.
 Dated this _____ day of _____, 1957
G. A. Pequegnat
 County Clerk and Ex-officio Clerk of the Board of Supervisors of Riverside County, State of California.
 By _____ Deputy

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.
Frank P. Hamensting
 City Engineer R.E. 8630.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during October 1956; that all monuments shown hereon actually exist or will be in place on or before February 15th, 1957, and their positions are correctly shown.
[Signature]
 Licensed Land Surveyor No. 2344.

NOTE:
 Bearings are derived from the 1/4 of Racquet Club Road as shown on Map of Desert Park Estates No. 3 M.B. 28x16 Redwood stakes tagged L.S. 2344 set at all lot corners.
 O indicates 1/2" x 30" iron pipes set unless otherwise shown.

33/20



I hereby certify that a bond in the sum of \$ 400.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, condition upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable.
 Dated this 27 day of May, 1957
 By G.A. Requegnat Deputy
 County Clerk and ex-officio
 Clerk of the Board of Supervisors

FILED
 MAY 29 1957
 No. 39587 at 10:20 AM
 JACK A. ROSS
 County Recorder
 DEPUTY
 Fee \$ 5.00 Filed by Co. Clerk
 Subdn Gtee-RTCo.

DESERT PARK ESTATES NO. 10

IN THE CITY OF PALM SPRINGS
 Being a subdivision of a portion of the S.E. 1/4 of the N.W. 1/4 and a portion of the N.E. 1/4 of the S.W. 1/4 and a portion of the S.W. 1/4 of the N.E. 1/4 of Section 1, T. 4 S; R. 4 E; S. B. 13. and M.

G. K. SANBORN
 Licensed Land Surveyor
 December 1956 Scale 1"=100'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes lots A to I inclusive and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as 5' P.U.E.
 WALNUT ESTATES INC. By W. Barke Pres. By J. M. Steutz Secy.

STATE OF CALIFORNIA } S.S.
 COUNTY OF LOS ANGELES }

On this 13 day of May, 1957, before me, HOIS K. CRUMMEY, a Notary Public in and for said County and State, personally appeared N. B. Clarke and J. M. Steutz, known to me to be the President and Secretary of Walnut Estates Inc., the Corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of said corporation and they acknowledged to me that such corporation executed the same.
 My Commission Expires April 30, 1959.

Hois K. Crumme
 Notary Public in and for the County of Los Angeles, State of California.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special Assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated to be \$400.00.
 Dated May 21 1957

V. M. HYDE
 County Tax Collector

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 6 day of March, 1957.

William A. Jett
 Secretary

I, Louise M. Carn, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California, hereby certify that said City Council at its regular meeting held on the 13 day of March, 1957, duly approved the annexed map of Desert Park Estates No. 10 and accepted on behalf of the public the foregoing dedications.
 In Witness WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 7 day of May, 1957

Louise M. Carn
 City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California.

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank H. Hames
 City Engineer R.E. 8630.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during December, 1956; that all monuments shown hereon actually exist or will be in place on or before August 15th 1957, and their positions are correctly shown.

G. K. Sanborn
 Licensed Land Surveyor No. 2344

Note:-
 Bearings are derived from the E of Racquet Club Road as shown on map of Desert Park Estates No. 4, M.B. 29/74
 2 1/2 x 1 1/2 Redwood stakes tagged L.S. 2344 set at all lot corners.
 O indicates 1/2 x 3/8 iron pipes unless otherwise shown.

CR 86-150 LOT 48
 CR 89-330 LOTS 56,60
 CR 91-143 LOT 119

26/15

FILED Nov. 21 1958 No. 84378 AT 1:50 P. M.
JACK A. ROSS County Recorder
By O. A. [Signature] Deputy
FILED BY COUNTY CLERK SUBD'N. GTEE: PTICo.
Hence Title Co.

DESERT PARK ESTATES NO. II

Being a subdivision of the N.W. 1/4, of the N.W. 1/4, of Section 1, T.4 S., R.4 E., S.B.B. & M.

G. K. Sanborn
Licensed Land Surveyor
October 1958 Scale 1"=100'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line and we here by offer for dedication to public use for street purposes Lots A to H inclusive and for the construction and maintenance of public utilities, the five (5) foot easements shown on the maps as S.P.U.E.

WALNUT ESTATES INC. by [Signature] President
by [Signature] Secretary

STATE OF CALIFORNIA 2 S.S.
COUNTY OF LOS ANGELES
On this 14th day of Nov. 1958, before me LOIS L. CRUMMEY a Notary Public in and for said County and State, personally appeared N.B. CLARKE and J.M. STENTZ, known to me to be the President and Secretary of WALNUT ESTATES INC., the corporation that executed the within instrument and known to me to be the persons who executed the same, on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

Lois L. Crummeey
Notary Public in and for the County of Los Angeles, State of California.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes.

Dated this 20 day of Nov 1958.
by M. C. White Deputy. V.M. HYDE County Tax Collector

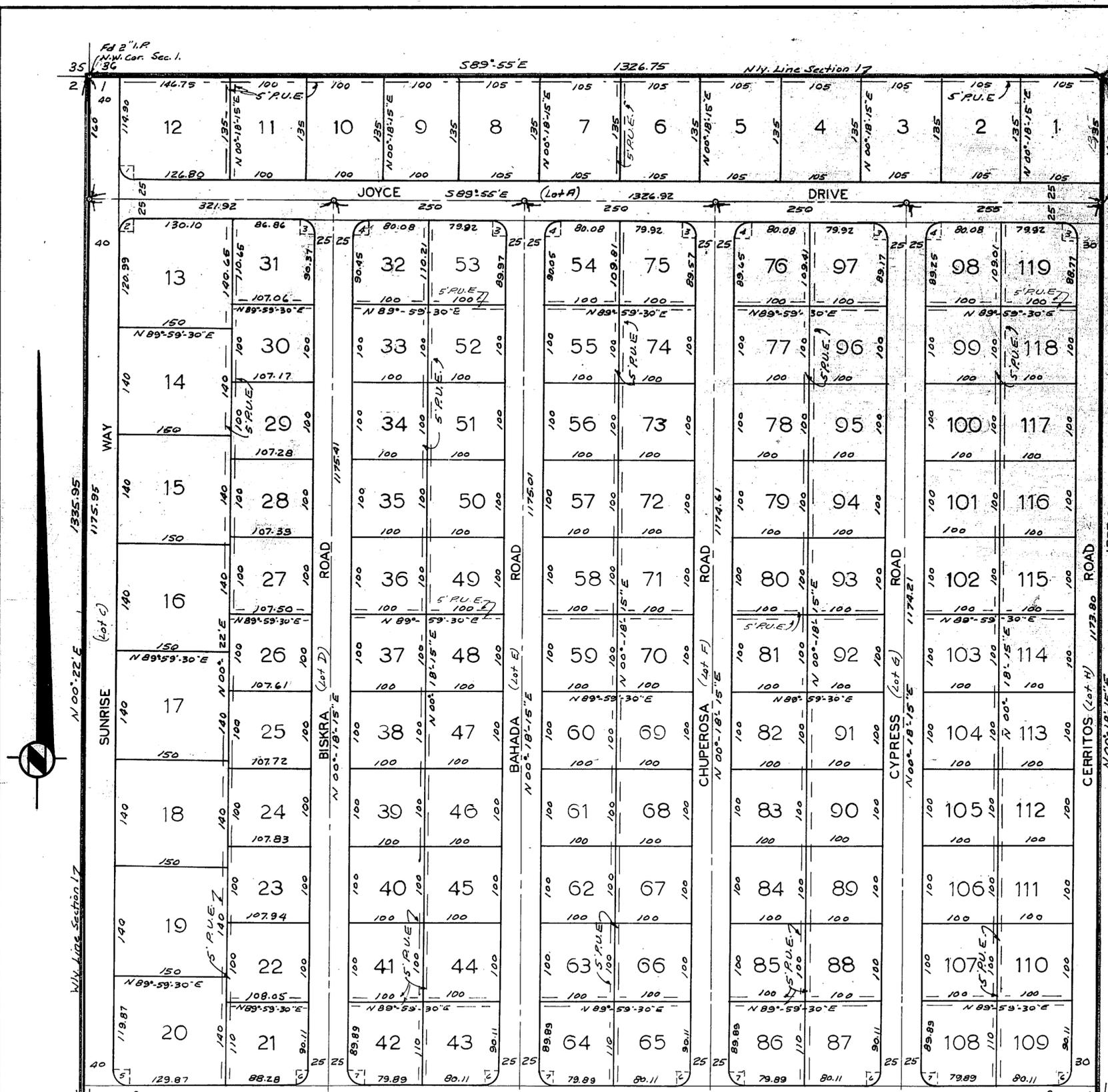
I hereby certify that a bond in the sum of \$[] has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all State, County, Municipal or local and all Special Assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against the property but not yet payable. Dated this [] day of [] 1958.
by [Signature] Deputy. G.A. PEQUEGNAT County Clerk and ex-officio Clerk of the Board of Supervisors

I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 31 day of October 1958, duly approved the annexed map of DESERT PARK ESTATES NO. II and accepted on behalf of the public the for going dedications.
IN WITNESS WHEREOF I have here unto set my hand and affixed the official seal of the City of Palm Springs this 12 day of November 1958.
Mary G. Ringwald
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

Thereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 15 day of October 1958.
[Signature] Secretary.

I hereby certify that I have examined the annexed map; that the subdivision shown there on is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of state law, and local ordinances have been complied with and I am satisfied that said map is technically correct
[Signature] City Engineer P.E. 8430

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during October 1958, that all monuments shown hereon actually exist or will be in place on or before March 31st 1959, and their positions are correctly shown.
[Signature]
Licensed Land Surveyor No. 2344



Return Data

No.	A	B	T	L
1	90°-17'	20	20.10	31.57
2	89°-33'	20	19.89	31.25
3	90°-13'-15"	20	20.08	31.49
4	89°-36'-45"	20	19.86	31.27
5	90°-22'-30"	20	20.13	31.54
6	89°-41'-15"	20	19.89	31.31
7	90°-18'-45"	20	20.11	31.52

Note: Bearings are derived from the E of Francis Dr. as per map of Desert Park Estates # 9, M.B. 32/56. 2x2x16 Redwood stakes set at all lot corners tagged L.S. 2344. 0 Denotes 1/2" x 3/4" iron pipe set unless other wise noted.

NO. 7 MB 36/15

FILED Nov 1 1958 No. 1111 AT 1:50 P.M.
 JACK A. ROSS By O.A. [Signature] FEE: \$5.00
 County Recorder, Title Ins. Co. Deputy
 FILED BY COUNTY CLERK SUBDN. GEE: PTIC.

DESERT PARK ESTATES NO. 12

Being a subdivision of the NE 1/4 of the
 N.W. 1/4 of Section 1, T.4S, R.4E, S.B.B. & M.

G.K. Sanborn
 Licensed Land Surveyor
 October 1958 Scale 1"=100'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line and we hereby offer for dedication to public use for street purposes Lots A to J inclusive and for the construction and maintenance of public utilities, the five (5') foot easements shown on the map as 5' R.U.E.

by N.B. Clarke President
 WALNUT ESTATES INC.
 by J.M. Stentz Secretary

STATE OF CALIFORNIA s.s.
 COUNTY OF LOS ANGELES s.s.
 On this 14th day of Nov. 1958, before me H. CRUMMEY a Notary Public in and for said State and County, personally appeared N.B. CLARKE and J.M. STENTZ known to me to be the President and Secretary of WALNUT ESTATES INC., the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation herein named, and they acknowledged to me that such corporation executed the same.

Lois L. Crummeey
 Notary Public in and for the County of Los Angeles, State of California

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes.

Dated this 20 day of Nov. 1958. by M.C. White Deputy, V.M. HYDE County Tax Collector

I hereby certify that a bond in the sum of \$_____ has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all State, County, Municipal or local and all Special Assessments collected as taxes, which at the time of filing this map with the County Recorder are a lien against the property but not yet payable. Dated this _____ day of _____ 1958. G.A. PEQUEGNAT County Clerk and ex-officio clerk of the Board of Supervisors

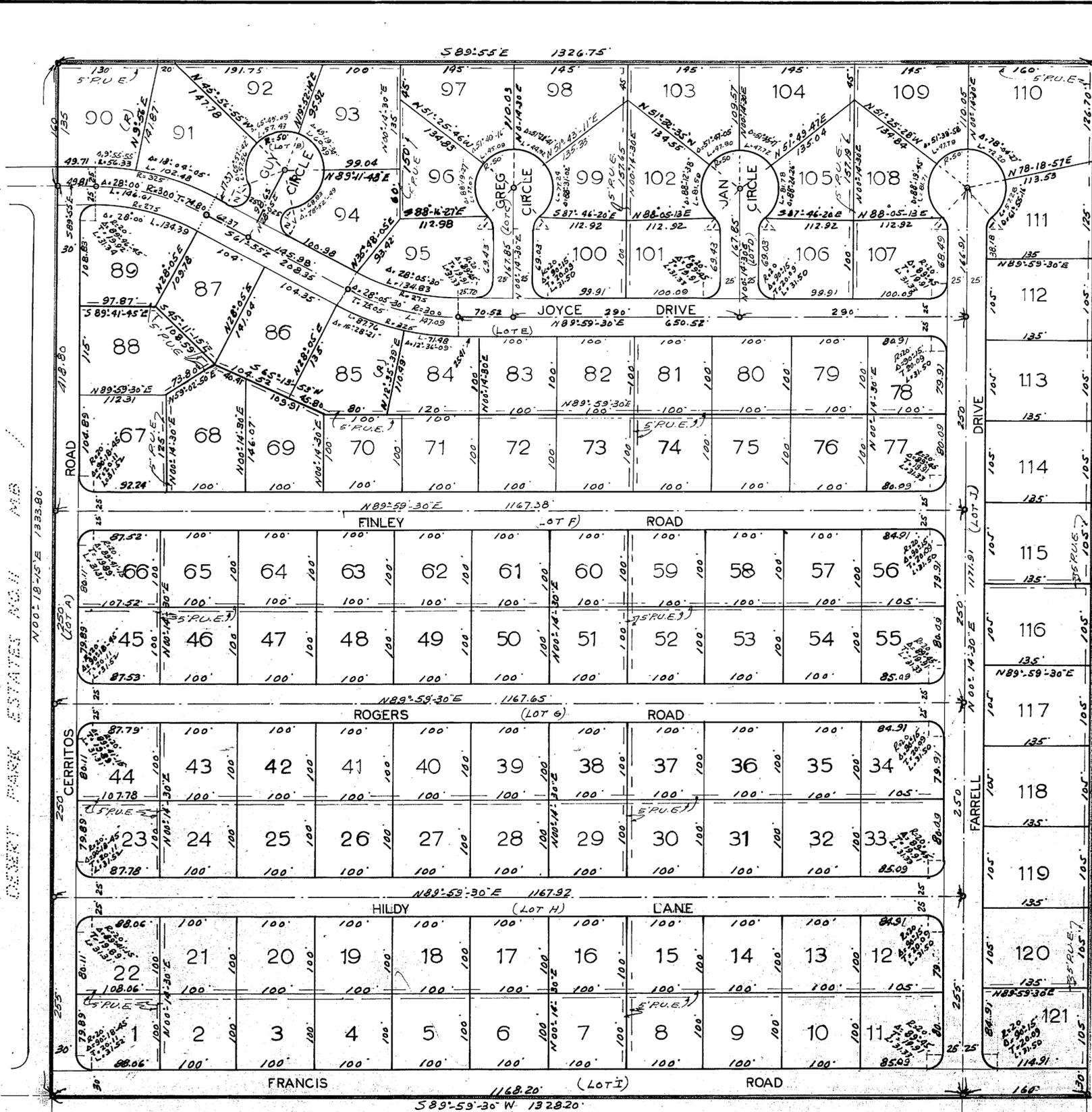
I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 31 day of October 1958, duly approved the annexed map of DESERT PARK ESTATES NO. 12, and accepted on behalf of the public the foregoing dedications. IN WITNESS WHEREOF I have here unto set my hand and affixed the official seal of the City of Palm Springs this 12 day of November 1958.
Mary G. Ringwald
 City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 15 day of October 1958. W.A. Foster Secretary

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof of that all provisions of State Law, and local ordinances have been complied with and I am satisfied that said map is technically correct.
Frank R. Hameschlag City Engineer R.E. 8630

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during October 1958, that all monuments shown here on actually exist or will be in place on or before March 31 1959, and their positions are correctly shown.
G.K. Sanborn Licensed Land Surveyor No. 2344

Note:
 Bearings are derived from the E of FRANCIS DRIVE, as per map of Desert Park No. 10, M.B. 33/20 R.V.G. Records, 2x16" Redwood Stakes set at all lot corners tagged L.S. 2344
 b Denotes 1/2" x 3/8" Iron Pipe set unless other wise noted.



RETURN DATA

NO.	Δ	R.	T.	L.
1	49° 59' 43"	20	932	17.45
2	90° 00'	20	20	3142

DESERT PARK ESTATES NO. 12
 M.B. 33/20

CR 86-295 RAD. OF GREG CIRCLE CR 89-295 LOT 77
 CR 86-373 LOT 81 CR 91-175 LOT 32

NO. 7 MB 36/16

NAME	Sunmor Estates	Map # 43
DATE	1955	
DEVELOPER	A.R. Simon and Merrill Brown	
BOUNDARY	Eastern portion of Playmor Avenue and Livmor Avenue, Morsun Circle, and Arline Drive.	
ARCHITECT	Wexler & Harrison	
DEVELOPMENT HISTORY	<p>During WWII, the area now occupied by Sunmor Estates was part of the Palm Springs Army Airfield as a site for several “Tie Down” or hardstand stations for aircraft.¹³² In 1955 the local Sands Realty and Development Corporation consisting of Abram Robert (A.R.) Simon and Merrill Brown subdivided the first phase of Sunmor Estates, a 55-parcel tract including the eastern portion of Plaimor Avenue and Livmor Avenue, Morsun Circle, and Arline Drive.¹³³ Simon was a realtor in the city and Brown was a Judge in the Indio Superior Court.¹³⁴</p> <p>The vision for Sunmor Estates appears to have been much larger than the reality. <i>The Los Angeles Times</i> reports the venture as a “\$50 million project.”¹³⁵ The July-August issue of the <i>Villager</i> describes the development as 213 acres, and the tract map refers to the area as “Sunmor Estates No. 1;” however, no subsequent tracts were ever registered. A 1955 <i>Villager</i> advertisement identifies areas of planned future construction north of Tahquitz Canyon (formerly McCallum Way) almost as far west as Sunrise Way; and south of Tahquitz Canyon as far south as Ramon Road. Yet only the initial twenty acres were built out, and Simon’s plan to follow the initial 55 homes with 100 more was never realized.¹³⁶ Sunmor Estates was notable for its paved streets and rolled curbs, which were not standard in Palm Springs developments subdivided before the war.</p> <p>Sunmor Estates was envisioned by A.R. Simon as part of a combination residential and commercial development with a modern, \$10,000,000, 22-acre landscaped pedestrian mall and shopping center at Tahquitz Canyon and Farrell Drive.¹³⁷</p> <p>Local builder Robert “Bob” Higgins was engaged to build “a neighborhood of affordable modernist tract homes.”¹³⁸ Sunmor Estates included two-, three-, and four-bedroom plans.¹³⁹ According to the <i>Palm Springs Villager</i>, Wexler & Harrison designed the Mid-century Modern-style homes.¹⁴⁰ The post-and beam homes featured colored rock roofs, extra-wide overhangs, large expanses of glass and sliding glass doors, and large covered patios.¹⁴¹</p> <p>Although Sunmor Estates was clearly envisioned as a series of tract homes, ads tout the houses as “individually designed and decorated.”¹⁴² Ads also suggest that the developers were willing to sell unimproved property in the subdivision. In 1957, the Sunmor Estates property was sold to fellow developers George and Robert Alexander of the Alexander</p>	

¹³² Historic Site Preservation Board #40 Plaque.

¹³³ Although Sunmor Estates is often colloquially referred to as including The Alexander Company houses developed as the Enchanted Homes tract, this sub-theme refers only to the original Sunmor Estates homes.

¹³⁴ Judge Merrill Brown would later be one of three judges criticized for the handling of Agua Caliente lands in the late 1960s, “Equal Rights for Agua Caliente Indians Asked,” *Los Angeles Times*, June 1, 1968, B1.

¹³⁵ “Palm Springs Home Project,” *Los Angeles Times*, June 26, 1955, F15.

¹³⁶ “Palm Springs Home Project,” *Los Angeles Times*, June 25, 1955, F15.

¹³⁷ “Center Planned at Resort City,” *Los Angeles Times*, August 17, 1958, F12.

¹³⁸ Sunmor Neighborhood, www.sunmorestates.com/#!about/cjn9 (accessed December 5, 2014).

¹³⁹ Additional research is needed to confirm the number of models, plans, and layout of the development.

¹⁴⁰ *Palm Springs Villager*, July-August, 1955.

¹⁴¹ “Sunmor Estates Advertisement,” *Palm Springs Villager*, October, 1955, 4.

¹⁴² Sunmor Estates Advertisement, *Palm Springs Villager*, September, 1955, 9.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

	Construction Company; the property became part of the Alexander's adjacent Enchanted Homes development (subdivided in 1957). ¹⁴³
--	---

¹⁴³ In his book *The Alexanders*, James R. Harlan refers to the Alexander development here as Sunmor Estates, rather than its official tract name Enchanted Homes. There is currently no evidence that the Alexanders ever marketed them under the Sunmor name. The reason for the sale is currently unknown. Simon may have decided that he preferred commercial instead of residential development, or he may have needed the cash to fund new projects. Simon expanded the nearby commercial shopping center in 1964, creating the first air-conditioned mall with an ice skating rink in Southern California. "Shopping Centers Showing Surge," *Los Angeles Times*, January 19, 1964, K1.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

281
58

17212

SUNMOR ESTATES NO. 1 IN THE CITY OF PALM SPRINGS

Being a subdivision of the N¹/₂ of Lots 14 and 15 of Section 13, T⁴S, R¹⁶E, S. B. and N., as shown on a map of Palm Valley Colony Lands recorded in Map Book 11 Page 652, Records of San Diego County, California.

G. K. Sanborn
Licensed Land Surveyor
February 1955 Scale 1"=100'

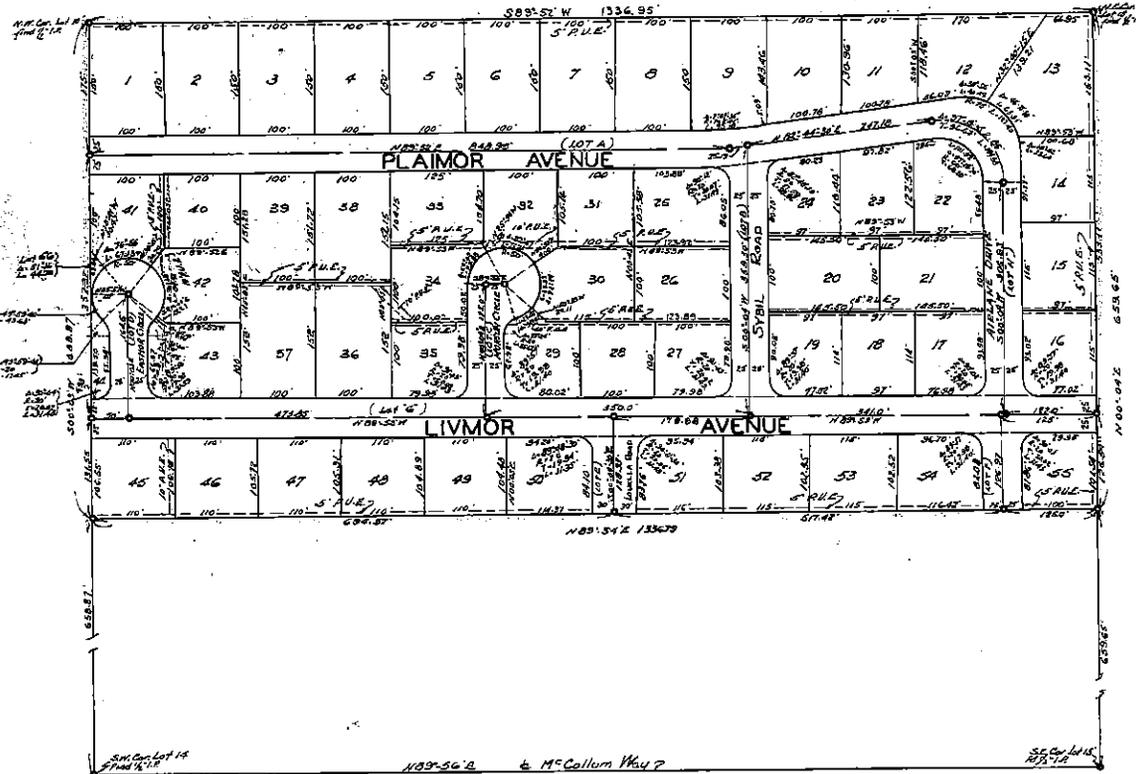
I hereby certify that a map in the sum of \$1,000.00 has been filed with the Board of Supervisors of the County of Riverside, California conditional upon payment of said taxes, State, County, Municipal or local and all special assessments indicated as taxes which on the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by the said Board of Supervisors.
Dated this 14th day of March 1955

Garow A. Aguevart
County Clerk and officia Clerk
of the Board of Supervisors of
Riverside County, California.

By McBeal Deputy.

FILED

MAR 16 1955
Jack A. Ross
O.A. Ross
Recorder
Filed at 1:40 P.M.
By County Clerk.



We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making and recording of this map and subdivision as shown within the above described plat, and offer for public use for either purchase the areas designated on lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, and the fee and not case rentals for the construction and maintenance of public utilities designated on the map as 5' R.U.E. and 10' R.U.E.

SANDS REALTY AND DEVELOPMENT CO.

By Alan Sands Pres. By Harold Brown Secy.

STATE OF CALIFORNIA } SS.
COUNTY OF RIVERSIDE }

On this 14th day of March 1955 before me Joseph S. Long a Notary Public in and for the County of Riverside, State of California, residing therein and duly commissioned and sworn, personally appeared Harold Robert Simon and Merrill Brown known to me to be the President and Secretary of SANDS REALTY AND DEVELOPMENT CO., the Company that executed the within instrument and known to me to be the persons who executed the same on behalf of the Company, based thereon and they acknowledged to me that such company executed the same. In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Joseph S. Long
Notary Public in and for the County of
Riverside, State of California.

I, Louise McEwen, City Clerk and officia Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 23rd day of February 1955, duly approved the annexed map of Sunmor Estates No. 1 and adopted on behalf of the public for purposes set forth in the offer of dedication, Lots A to H inclusive and the public and 10 foot Public Utility easements.
In Witness Whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 2nd day of March 1955.

Louise McEwen
City Clerk and officia Clerk of the
City Council of the City of Palm Springs,
State of California.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 23rd day of February 1955.

Thomas Brown, Secy. Patricia
Secretary.

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law have been complied with and also all local ordinances and requirements have been complied with, and I am satisfied that said map is technically correct.

Blair W. Payne
Acting City Engineer

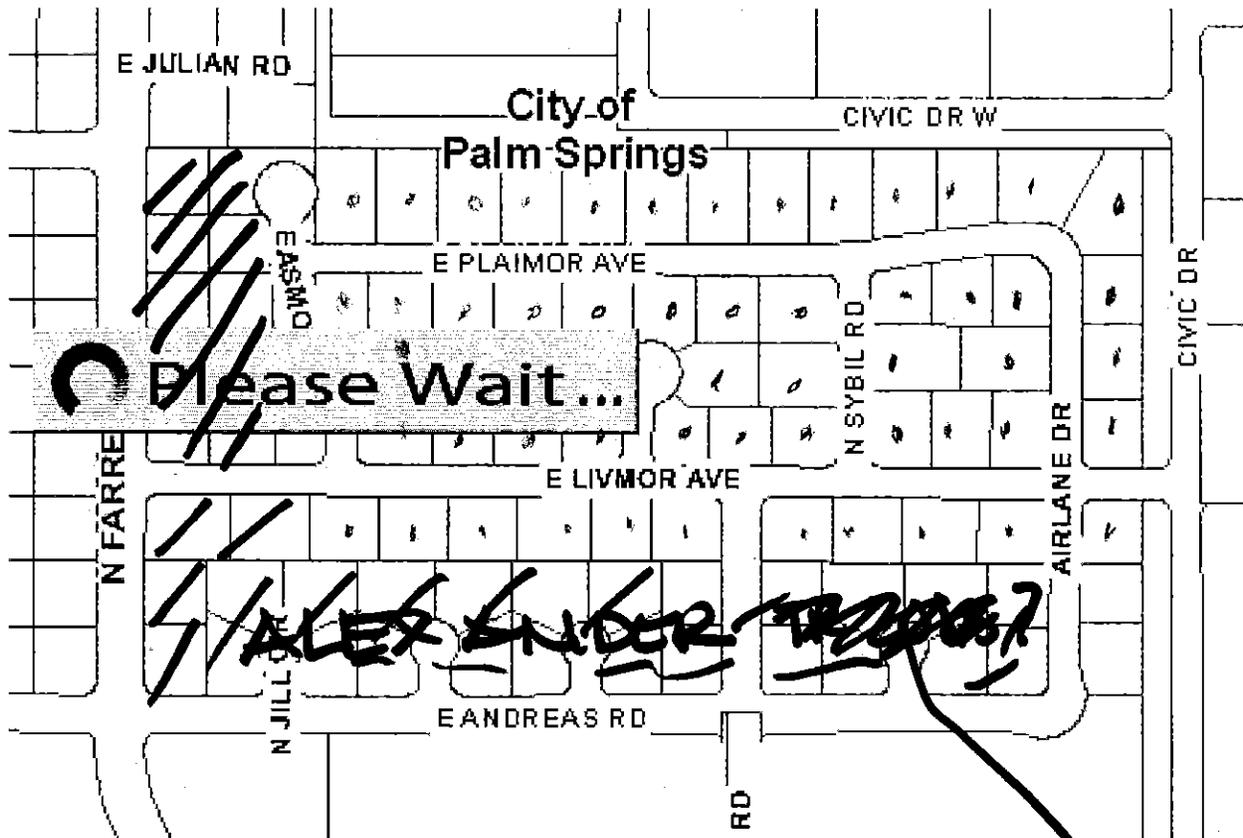
I hereby certify that according to the records of this office as of this date there are no delinquent taxes against the property shown on the within map for unpaid State, County or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated at \$1,000.00.

Dated this 9th day of March 1955. V. H. Hurd
County Tax Collector
by William D. Long Deputy

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during January, 1955; that all measurements shown thereon actually exist and their positions are correctly shown.

G. K. Sanborn
Licensed Land Surveyor 1955.

Note:
Bearings are derived from the corner line of Colburn Map as shown on a map of San Jacinto Estates No. 1, B. 11, Page 4, Town of B. Co. Records, 670' x 116' Reduced of Atlas August 1, 1904, set of all lot corners.
© Indicates 1/4" = 20' paper distances otherwise shown.



SUNMOR EST #1 1955

**ENCHANTED
HOMES**

NOT PART OF DEVELOPMENT

NAME	Twin Palms Estates	Map # 44
DATE	1955	
DEVELOPER	Alexander Construction Company	
BOUNDARY	Irregular boundary: south side of E. Twin Palms Drive and La Jolla Road on the north, intersection of S. La Verne Way and S. Camino Real on the south, west side of Via Aguila between La Jolla Road and S. La Verne Way on the east	
ARCHITECT	Palmer & Krisel	
DEVELOPMENT HISTORY	<p>The first Alexander Construction Company residential development in Palm Springs was Twin Palms Estates (a.k.a. Smoke Tree Valley Estates, El Camino Estates, and Royal Desert Estates). Twin Palms Estates was subdivided in 1955; the homes were constructed between 1957 and 1958 and designed by Palmer & Krisel. Krisel also served as the landscape architect for the development.¹⁴⁴ Sited on 10,000-square-foot lots and assembled on 40 x 40 foot concrete pads, the tract of more than ninety homes was built in three phases: the first two in the Twin Palms Estates I and II tracts and the third comprised 19 houses in the middle of the adjacent El Camino Tract in 1957.¹⁴⁵ Two variations (plans A and B) were offered of essentially one square floor plan with a utility core at the center; exterior options included several Mid-century Modern designs with different rooflines (butterfly, gable, and flat). This provided construction efficiency, the appearance of individuality for the buyer, and an engaging visual cadence for the streetscape.¹⁴⁶</p> <p>Twin Palms received national recognition in the architectural trade press. It was lauded by <i>Progressive Architecture</i> in March of 1958 for artfully addressing the profession’s issues with much postwar tract home design by flipping the plans, and using variations in orientation and fenestration to “...consciously minimize the tract look.”¹⁴⁷ The square floor plan was key to Palmer & Krisel’s economical work for the Alexanders in Palm Springs. After visiting a concrete tradesman, Krisel learned that a flat slab with only four corners would be the least expansive to construct. Although his Los Angeles designs were rectangles, Krisel remembers, “When I went to Palm Springs they became squares. Square was more efficient than a rectangle because it encompassed more square footage with the least amount of perimeter with four corners.”¹⁴⁸</p>	

¹⁴⁴ Krisel studied landscape architecture under Garrett Eckbo and became a licensed landscape architect in 1954.

¹⁴⁵ This number comes from the Harlan book and appears to include a branch of another tract.

¹⁴⁶ Sian Winship, “Quality and Quantity: Architects Working for Developers in Southern California, 1960-1973 (MHP Thesis, University of Southern California, 2011), 192. This technique was a classic feature of Palmer & Krisel-designed developments, including Midland La Mirada (1955) in Fullerton, California that won the National Association of Home Builders Award (NAHB) of Merit in January 1956, as well as awards from the Home Building Institute and *American Builder* magazine.

¹⁴⁷ “Speculative Builders Houses: Palm Springs, California,” *Progressive Architecture*, March 1958, 146.

¹⁴⁹ “Palm Springs; North End is a Black Enclave Amidst Resort Town’s Opulence,” *Press Enterprise*, May 27, 1979, B1.

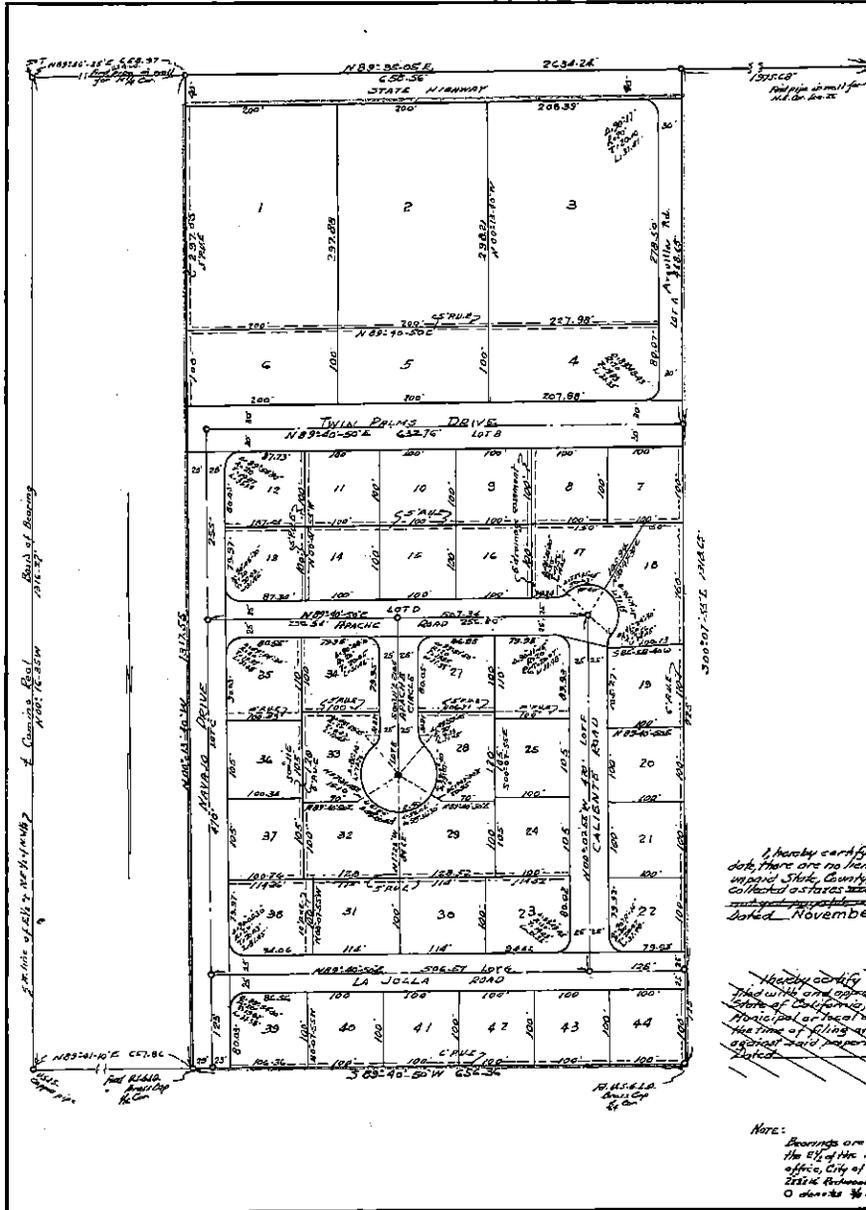
FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

29/77



TWIN PALMS ESTATES NO. 1

IN THE CITY OF PALM SPRINGS
 Being a subdivision of the West one-half of the Northwest
 one-quarter of the Northeast one-quarter of Section 26, T4S, R4E, S;

J.B. Bond M.
 Licensed Land Surveyor
 August 1955 - Subk R. 100

NOV 8, 1955
 Subk R. 100
 O.A. M. Bond
 FCC # 500
 Filed at 11:30 A.M.

I hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making and recording of said map and subdivision of a portion within the colored border line, and we hereby offer for dedication to public use for street purposes, lots A, B, C, D, E, F, G, and for the construction and maintenance of public utilities the five (5), six (6) and three (3) easements shown by broken lines and designated as 5, 6 and 10 feet. We also offer for dedication an easement for drainage purposes designated as 3' drainage easement.

Sam Alexander
Walter A. Bond

STATE OF CALIFORNIA,)
 County of Los Angeles,)
 On this 1st day of October, 1955, before me, Leo D. Jones,
 a Notary Public in and for said County and State, personally appeared
Sam Alexander & Walter A. Bond, known
 to me to be the persons who executed the within instrument and they
 acknowledged to me that they executed the same.
 In Witness Whereof, I have hereunto set my hand and affixed my official
 seal the day and year in this certificate first above written.

My Commission expires October 1956
Leo D. Jones
 Notary Public in and for the County
 of Los Angeles, State of California.

I hereby certify that the annexed map was duly approved by the
 Planning Commission of the City of Palm Springs at its regular meeting
 held on the 1st day of September, 1955.
Walter A. Bond
 Secretary

I, Leonie M. Carr, City Clerk and ex-officio Clerk of the City Council of the City
 of Palm Springs, State of California hereby certify that said City Council at
 its regular meeting held on the 13 day of September, 1955, duly approved the
 annexed map of Twin Palms Estates No. 1 and accepted on behalf of the
 public for purposes set forth in the offer of dedication, the foregoing
 dedications.
Leonie M. Carr
 City Clerk and ex-officio Clerk of
 the City Council of the City of
 Palm Springs, California.

I hereby certify that I have examined the within annexed map, that the
 subdivision shown thereon is substantially correct and as it appears on
 the foregoing map as approved in Heretofore thereof, that all requirements
 of State law and local ordinances have been complied with, and I am
 satisfied that said map is technically correct.
Walter A. Bond
 City Engineer R.S. # 1630

I hereby certify that I am a Licensed Land Surveyor of the State of California;
 that this map correctly represents a survey made under my supervision
 during July and August, 1955; that all the measurements shown hereon
 are correctly set forth and will be in place on or before Dec. 15, 1955, and
 their positions are correctly shown.
J.B. Bond M.
 Licensed Land Surveyor 1955.

I hereby certify that according to the records of this office as of this
 date there are no liens against the property shown on the annexed map for
 unpaid State, County, Municipal or local taxes, or special assessments,
 collected or to be collected, or for any other indebtedness.
Walter A. Bond
 dated November 2, 1955

W.M. Wade
 County Tax Collector
W.M. Wade Deputy

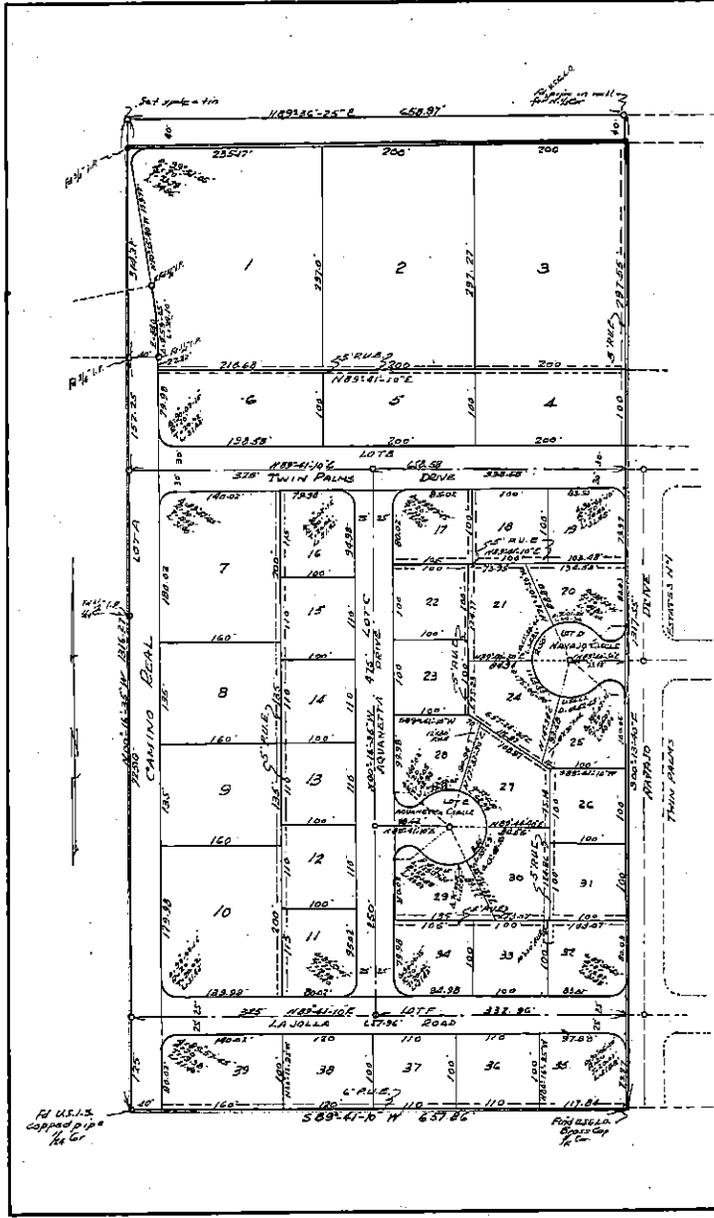
I hereby certify that a bond in the sum of \$1000.00 has been
 filed with and approved by the Board of Supervisors of the County of Riverside,
 State of California, to secure the payment of all taxes, State, County,
 Municipal, local and all special assessments collected or to be collected at
 the time of filing of the annexed map with the County Treasurer or a lien
 against said property but not yet payable.
Walter A. Bond
 dated

G. D. Anderson
 County Clerk and ex-officio Clerk
 of the Board of Supervisors
G. D. Anderson Deputy

Note:
 Drawings are derived from the S. of Cammie (fuel) being the West line of
 the E1/4 of the NW1/4 of Sec 26, as per map on file in the City Engineer's
 office, City of Palm Springs. P.M. 1954
 22114 Richmond Street, Palm Springs, California
 O. Bonds # 1000, 1000, unless otherwise shown.

NO. 7 - MB 29/77

29/78



FILED

NOV 7 1955
 Jack A. Ross
 O.A. Street
 F.e.e. B.F. 00
 Filed at 4:35 P.M.
 Filed By Land Title Ins. Co.

TWIN PALMS ESTATES NO. 2
 IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the E 1/4 of the NE 1/4 of
 the NW 1/4 of Section 24, T4S, R16E, S 6, B. 4 N. W.
 G. K. SANDORN
 Licensed Land Surveyor
 August 1955 Scale 1"=100'

JERRY NATHANSON

I hereby certify that we are the owners of the land included within the subdivision shown herein; that we are the only persons whose interests are necessary to show in this subdivision and we hereby consent to the making and recording of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and we (A) and we (B) first easements shown by broken lines as 5' and 6' E.B.S.

Jerry Nathanson

STATE OF CALIFORNIA)
 County of Riverside) 25.

On this 21st day of October 1955 before me *Thomas W. Dinkler*
 a Notary Public in and for said County and State, personally appeared *Jerry Nathanson*
 known to me to be the persons who executed the within instrument and they acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above mentioned.

My commission expires May 27, 57

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 15th day of September 1955

Thomas W. Dinkler
 Notary Public

Donnie McCann
 City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs.

I, *Donnie McCann* City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 15th day of September 1955, duly approved the annexed map of Twin Palms Estates No. 2, and accepted on behalf of the public for purposes set forth in the offer of dedication, the foregoing dedications.

I hereby certify that I have examined the within annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof, and that all requirements of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

Frank J. Jamieson
 City Engineer E.S. 0630

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during July and August of 1955; that all measurements shown herein actually exist, or will be in place on or before Dec. 15, 1955 and that the portions are correctly shown.

G. K. Sandorn
 Licensed Land Surveyor 172000

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as hereinafter provided.

After this 21st day of November 1955 *H.M. Hradek*
 County Tax Collector

I hereby certify that I am the owner of the land described within and approved by the Board of Supervisors of Riverside County, State of California, as defined by the payment of all taxes, State, County, Municipal, and local, and all other obligations, which are the duty of the owner of the land, and that the same are paid in full, and that the same are not subject to any lien or claim of any kind.

G. K. Sandorn
 Licensed Land Surveyor

NOTE:
 Bearings are derived from the S. of Camino Real as shown by a map on file in the City Engineer's Office of the City of Palm Springs. R.E.S. 88 242 x 16' (followed State) tagged L.S. 2244 set of all lot corners. 0 indicates 3/4" iron pipe unless otherwise shown.

No. 7 MB 29/78

JERRY NATHANSON

TOTALY DISCONNECTED FROM KRISER TRACT

TWIN PALMS ESTATES NO.3

BEING A SUBDIVISION OF THE W.1/3 OF THE E.1/4
OF THE S.W.1/4 OF THE SW.1/4 OF SECTION 24,
T4S,R4E,SBB&M.

FILED

JAN 14 1958

Jan 14 1958
L. J. HANCOCK
Recorder
Riverside, California

G.K. Sanborn
Licensed Land Surveyor
June 1958 Scale 1"=100'

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now due but not yet payable which are estimated at \$.
Dated this 21 day of December, 1958.

V.M. Hyde
County Tax Collector

J.H. Strader
County Clerk

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land, that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes, Lot 19 to E inclusive, and for the construction and maintenance of public utilities, the five (5) foot easements, shown on the map as 5' P.U.E.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 13 day of January, 1958 before me, Patrick B. Bradley, a Notary Public in and for said County and State, personally appeared Jerry Nathanson and Janine Beaman, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same.

Patrick B. Bradley
Notary Public in and for the County of Riverside, State of California.

I hereby certify that said map in the case of has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder, are a lien against the property, but not yet payable.

G.A. Prosser
County Clerk and ex-officio clerk of the Board of Supervisors

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my direction during June 1958; that all monuments shown hereon actually exist, or will be in place on or before Dec. 15th, 1958; and their positions are correctly shown.

G.K. Sanborn
Licensed Land Surveyor, No. 2244

NOTE -
Bearings are derived from the center line of State Highway 111, as shown by map 602-Z on file in the office of the Riverside County Surveyor.
2"x6" Redwood stakes set at all lot corners.
o indicates 2"x3/4" iron pipe set, unless otherwise noted.

I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, certify that said City Council at its regular meeting held on the 9th day of July, 1958, duly approved the annexed map of Twin Palms Estates No. 3, and accepted the foregoing dedications on behalf of the public.

In WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 13 day of Dec, 1958.

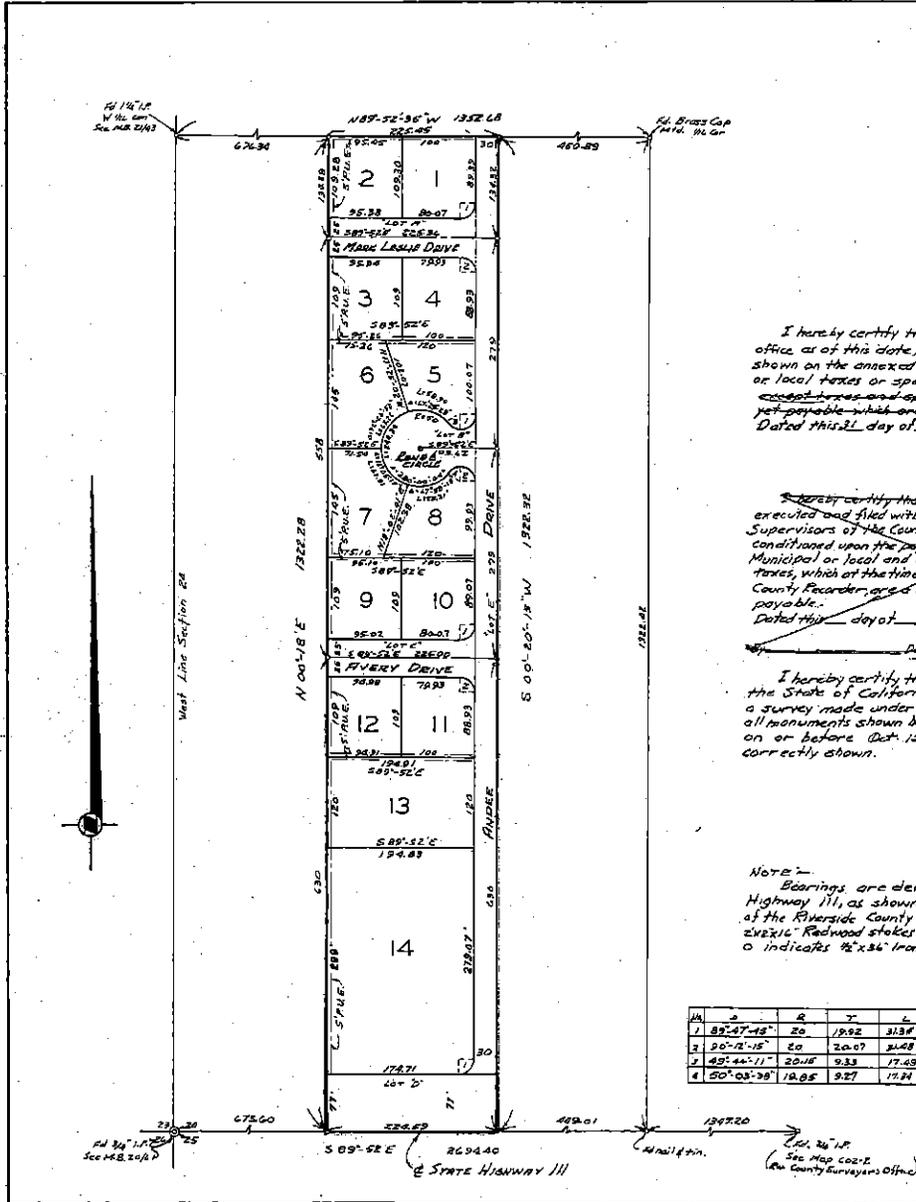
Mary G. Ringwald
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs, at its regular meeting held on the 2nd day of July, 1958.

William Stiller
Secretary

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof, that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Homan
City Engineer R.E. 6350



Lot	Bearing	Distance	Lot	Bearing	Distance
1	89°47'-48"	20	1992	313#	
2	90°-0'-15"	20	20.07	2148	
3	49°-46'-11"	20.16	9.33	17.49	
4	50°-03'-39"	10.65	9.27	17.21	

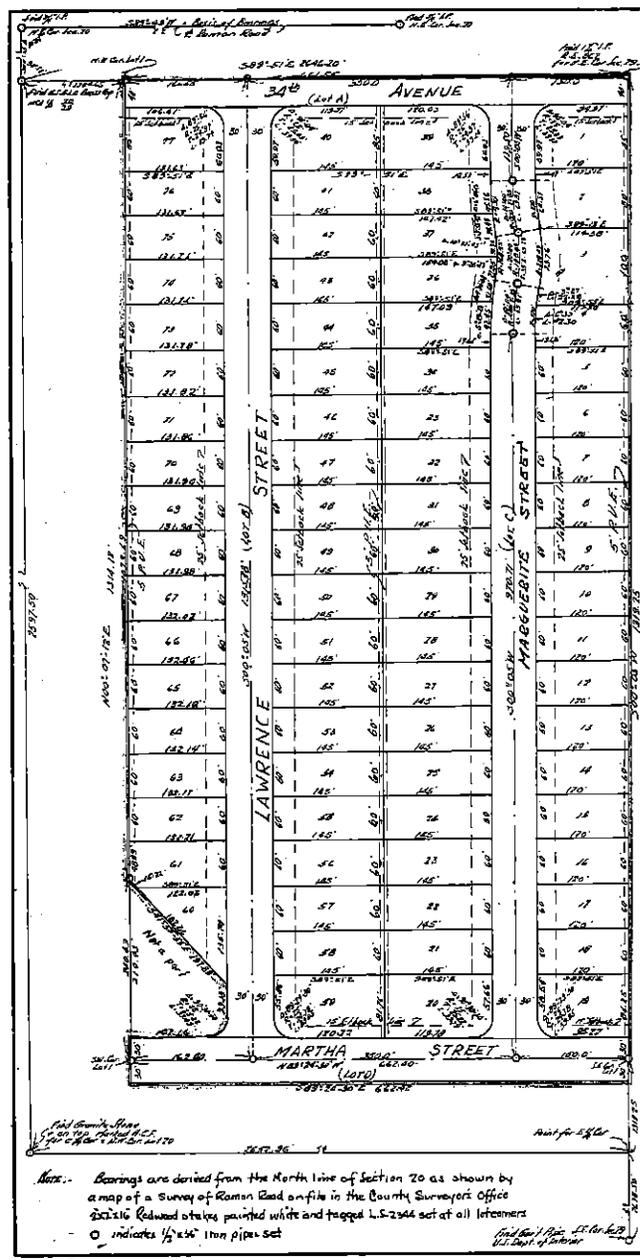
197 MB 36/35

NAME	Crossley Tract	Map # 45
DATE	1956	
DEVELOPER	Lawrence Crossley	
BOUNDARY	34 th Avenue to the north, Martha Street to the south, the west side of Lawrence Street to the west, and the east side of Marguerite Street on to the east.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>This twenty-acre tract was subdivided by Palm Springs’ first African-American resident, Lawrence Crossley (1899-1962). It was located in an area that was east of the city limits at the time of its subdivision. It was bordered by 34th Avenue to the north, Martha Street to the south, the west side of Lawrence Street to the west, and the east side of Marguerite Street on to the east. The 77-parcel development was composed of a series of modest Minimal Traditional-style homes.</p> <p>Crossley intended the subdivision to be for African-American families who were largely barred from living in other Palm Springs developments by racial restrictions. African Americans had migrated to Palm Springs in earnest during the mid-1940s when the oil fields of Texas offered little promise. Those who came primarily found work as domestic servants.¹⁴⁹</p> <p>As a result of these restrictions, prior to the subdivision of the Crossley tract, African-Americans and Mexican Americans all lived in Section 14 (also known as “the reservation”) “...in a cluster of unpaved streets, jumbled shacks, no street lights and outside toilets.”¹⁵⁰ When “the reservation” was closed by the city and county health department in the early 1960s, African-Americans in Palm Springs migrated to outlying areas such as the Desert Highland Estates Tract (1951) north of the city where homes were relatively inexpensive and the Federal Housing Authority (FHA) offered low-interest loans.¹⁵¹ The area was not annexed into Palm Springs until the mid-1960s. By 1984, Desert Highland Estates and nearby Gateway Estates (1960) had become the heart of the African-American residential community in Palm Springs.¹⁵²</p>	

¹⁴⁹ “Palm Springs; North End is a Black Enclave Amidst Resort Town’s Opulence,” *Press Enterprise*, May 27, 1979, B1.
¹⁵⁰ Wendell Green, “Plan Negro Eviction from Palm Springs,” *Los Angeles Sentinel*, October 5, 1961, A1.
¹⁵¹ “The Other Side of Palm Springs,” *Los Angeles Times*, November 5, 1984, F1.
¹⁵² “The Other Side of Palm Springs,” *Los Angeles Times*, November 5, 1984, F1.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs
Citywide Historic Context Statement & Survey Findings



FILED

DEC 30, 1956
 No. 11-9-30 A.M.
JACK A. ROSS
 COUNTY RECORDER
 by Alan F. Steiner
 Deputy
 Fee \$ 5.00
 Filed by County Clerk
 SUBDN GTEE-RTG

CROSSLEY TRACT

Being a subdivision of Lot 1 and the Northernly 30 feet of Lot 2 of Section 29, T.4S., R.5E., S.B.M. of Palo Verde Colony Lands as shown on a Map on file in Map Book 14, Page 657, Records of San Diego County, State of California.

G. K. Sarbarn
 Licensed Land Surveyor
 October 1955 Scale 1" = 100'

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly authorized meeting held on the 13 day of October 1956
Harold J. Evensen
 Secretary

The County of Riverside, State of California, by and through its duly authorized officers hereby approves this final map and accepts the foregoing dedications, except lots A, B, C, and D which are not accepted as County Roads.
 Dated this 17th day of December 1956

County of Riverside, State of California
 by [Signature]
 Chairman of the Board of Supervisors.

Street
 S. P. Moussemant
 County Clerk and Chief Clerk of the Board of Supervisors
 by [Signature] Deputy

I hereby certify that according to the records of this office as of this date; that there are no liens against the property shown on the annexed map for unpaid State, County or local taxes or special assessments collected as taxes.

Dated this 17th day of December 1956

V. M. Hvoz
 County Tax Collector
 by [Signature] Deputy

I hereby certify that a bond in the sum of \$ _____ has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County or local and all special assessments collected as taxes, which at the time of filing this map with the County Recorder are a lien against the property shown herein, but not yet payable.
 Dated this _____ day of _____ 1956.

G. A. Poussemant
 County Clerk
 by [Signature] Deputy

I hereby certify that I have examined the within annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.
 Dated this 18th day of December 1956

R. C. Keith
 County Surveyor
 by [Signature] Deputy

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during September 1955; that all monuments shown hereon actually exist and their positions are correctly shown, and are sufficient to enable the survey to be readily retraced.

[Signature]
 Licensed Land Surveyor No. 2344

We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map; that we are the only persons whose names are necessary to pass a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, the areas designated as lots A, B, C and D, and also offer for dedication to public use for the construction and maintenance of public utilities the gridded Public Utility Easements shown on the map as 5' P.U.E.
[Signature]
[Signature]

STATE OF CALIFORNIA } S.S.
 County of Riverside }
 On this _____ day of AUGUST 1955 before me MAURICE DRETSKE

a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared LAWRENCE CROSSLEY & MARTHA CROSSLEY known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.
 In Witness Whereof I have hereunto set my hand and affixed my official seal this day and year in this certificate first above written.

[Signature]
 Notary Public in and for the County of Riverside, State of California.
 My commission expires Jan. 12, 1958

We hereby certify that we are interested in and holder of the legal title to the land included within the subdivision shown on the annexed map, by reason of being Trustees in that certain deed of Trust recorded March 23, 1955 in Book 111, page 436 of Official Records in the office of the Recorder of Riverside County, California, and we hereby consent to the making of said map and the dedication of streets as shown on said map, all within the colored border line.

Citizens National Trust & Savings Bank of Riverside, a Trustee
 by [Signature]
 Trust Officer
 County of Riverside, State of California, S.S.
 On this 18th day of December 1956 before me, a Notary Public in and for said County and State, personally appeared R. A. STEVES known to me to be the TRUST OFFICER and [Signature] known to me to be the TRUST OFFICER of the Association that executed the within instrument and I am to me to be the persons who executed the within instrument on behalf of the Association therein named, and acknowledged to me that such Association executed the within instrument as stated.

Note: Bearings are derived from the North line of section 20 as shown by a map of a Survey of Roman Road on file in the County Surveyers Office. 2x16 Reduced stakes painted white and tagged L.S. 2344 set at all lot corners. O indicates 1/2" iron pipe set.

NAME	El Camino Estates	Map # 46
DATE	1956	
DEVELOPER		
BOUNDARY	Marion Way and the south side of La Jolla Road to the north, La Verne Way to the south, East side of Caliente Drive to the east, and west side of Joshua Tree Place to the west.	
ARCHITECT		
DEVELOPMENT HISTORY	Another trend in development was investor consortia, such as that for El Camino Estates (1956) a large 110-parcel tract development in south Palm Springs (immediately south of Twin Palms Estates) that included no fewer than sixteen owners.	

SHEET No. 1

FILED
On Aug. 8, 1956
At 3:50 P.M.

Jack A. Ross
County Recorder
By O.A. Foster
Deputy
Fee \$5.00
No. _____
Sub. G.Tee by R.T.Co.
Filed By County Clerk.

EL CAMINO ESTATES

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the E 1/4 of the SE 1/4 of N. W 1/4 and a portion of the S. W 1/4 of the NE 1/4 of Section 26, T.4S; R.4E; S. B. M.

G. K. SANBORN
Licensed Land Surveyor
April 1956 Scale 1"=100'

I hereby certify that a bond in the sum of \$3000.00 has been filed with the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of the annexed map consisting of two (2) sheets with the County Recorder are a lien against the property but not yet payable, and said bond has been duly approved by said Board of Supervisors.
Dated this 6th day of AUGUST 1956.

G. R. PEQUEGNAT
County Clerk and ex-officio
Clerk of the Board of
Supervisors.
By R. Gluck Deputy.

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map consisting of two (2) sheets for unpaid State, County, Municipal or local taxes or special assessments collected as taxes except taxes and special assessments now a lien but not yet payable, which are estimated at \$3000.00.
Dated June 27, 1956

V. M. HYDE
County Tax Collector
By H. Strade Deputy.

I hereby certify that I have examined the within annexed map consisting of two (2) sheets; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Hemerich
City Engineer R.E.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map consisting of two (2) sheets correctly represents a survey made under my supervision during March and April of 1956; that all monuments shown hereon actually exist or will be in place on or before October 15th 1956, and their positions are correctly shown.

G. K. Sanborn
Licensed Land Surveyor No. 2344.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 3rd day of May, 1956, before me Helma H. Egan, a Notary Public in and for said County and State, personally appeared Harry Chapman and Raymond Chapman known to me to be the President and Secretary of Harry Chapman Inc, the corporation that executed the within instrument and known to me to be the person who executed the same on behalf of the corporation herein named, and he acknowledged to me that such corporation executed the same.

Helma H. Egan
Notary Public in and for the County of Riverside, State of California

We hereby certify that we are the holders of or interested in the legal title to the land included within the subdivision as shown on the annexed map consisting of two (2) sheets, by reason of being Trustee in that certain Deed of Trust recorded March 20, 1956 in Book 1882, page 452 of Official Records in the office of the Recorder of Riverside County, California, and we hereby consent to the making of said subdivision and map, all as shown within the colored border line, and to the dedication of streets as shown thereon.

LAND TITLE COMPANY of Riverside County, a corporation, Trustee
by William W. Crowden W. Crowden
V. Crowden

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 1st day of August, 1956, before me, Thomas W. Deich, a Notary Public in and for said County and State, personally appeared R. P. Lewis known to me to be the Vice Pres and William W. Crowden known to me to be the Pres of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the same and acknowledged to me that such Corporation executed the same as Trustee.

WITNESS my hand and official seal.
Thomas W. Deich
Notary Public in and for said County and State

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map consisting of (2) two sheets; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and we hereby offer for dedication to public use for street purposes, Lots A to M inclusive, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as S.P.U.E.

Alb Schwartz
Harry Chapman Inc
Les McCune
Mona B. Udell
Milton M. Niemetz
Sol Mitchell
Eugene Mitchell
Molly Udell
Merion Schwartz
Mildred Backstrom Virginia Backstrom
Ann Marie Plascjak
Anthony M. Plasciak
Betty Niemetz
Sam Janis
Zella P. Hutchins
Margarette Rea
Harry Chapman Inc

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 21st day of May, 1956 before me Helma H. Egan, a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared Alb Schwartz & Merion Schwartz, Robert G. Backstrom, Virginia Backstrom, Anthony Plascjak & Ann Marie Plascjak, Milton M. Niemetz & Betty Niemetz, Morris A. Udell & Molly Udell, Sol Mitchell & Eugene Mitchell, Sam Janis & Zella Janis, L. W. Rea & Margarette Rea and G. Howard Hutchins & Zella Hutchins known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

Helma H. Egan
Notary Public in and for the County of Riverside, State of California.

I, Louise McCorn, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 14th day of March, 1956, duly approved the annexed map consisting of (2) two sheets and accepted on behalf of the public the foregoing dedications.
Dated this 27th day of June, 1956

Louise McCorn
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that the annexed map consisting of two (2) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 14th day of March, 1956.

W. A. Foster
Secretary.

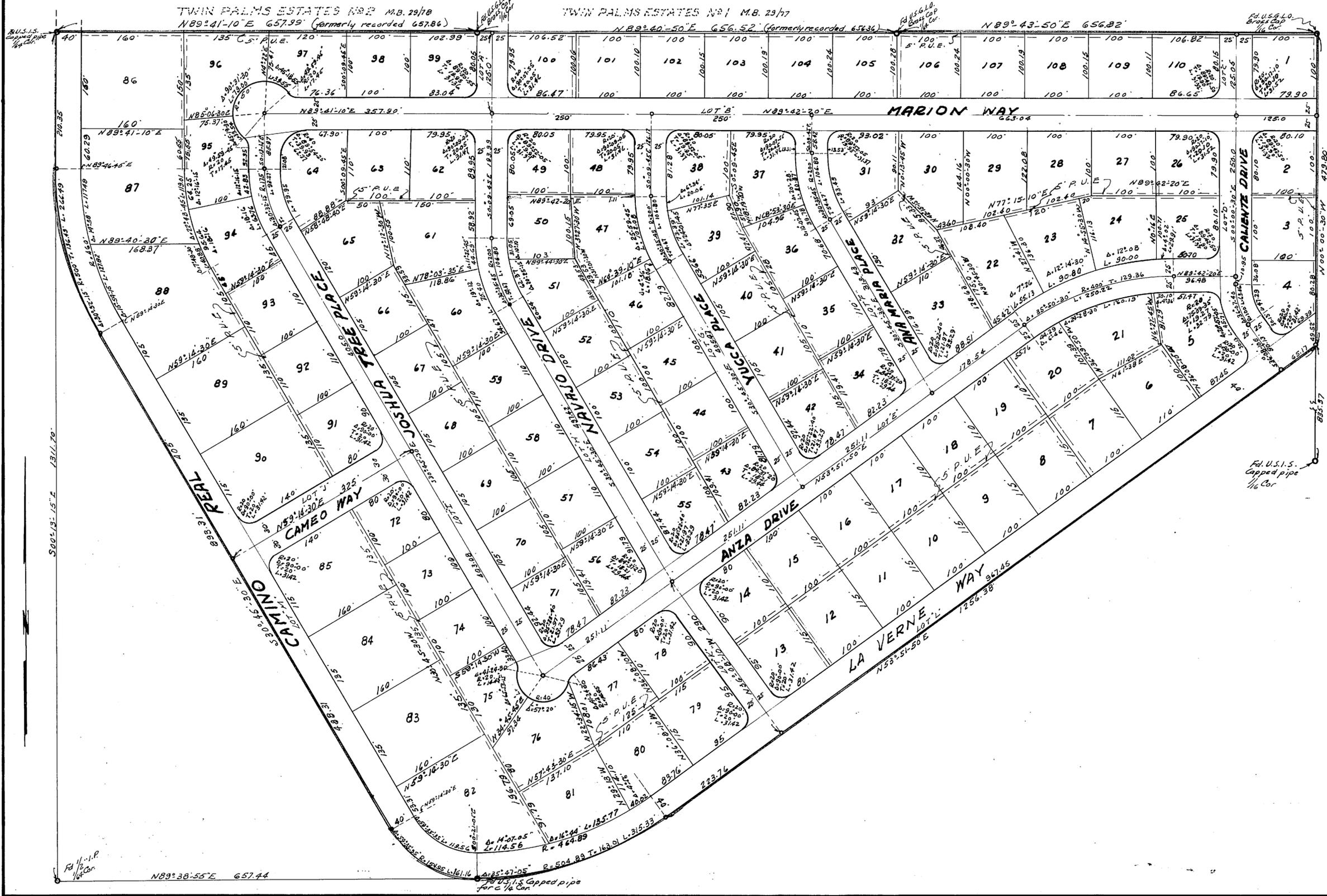
NOTE:-
Bearings are derived from the South line of Twin Palms
N 2 1/2° E, M.B. 29/77, R.V. Co. Records
2"x2 1/2" Redwood Stakes, tagged L.S. 2344 set at lot corners.
0 indicates 1/2"x3/8" iron pipes.

31/67

EL CAMINO ESTATES

Being a subdivision of a portion of the E 1/4 of the SE 1/4 of the NW 1/4 and a portion of the SW 1/4 of the NE 1/4 of Section 26, T4S, R.4E, S. B. B. and M.

G. K. Sanborn
Licensed Land Surveyor
March 1956, Scale 1"=100'



MB 31/67

NAME	Karlisa Cove	Map # 47
DATE	1956	
DEVELOPER	Jack Meiselman	
BOUNDARY	Cul-de-sac off Paseo de Caroleta.	
ARCHITECT		
DEVELOPMENT HISTORY	In June of 1956, Meiselman established two subdivisions in Palm Springs. The first, Karlisa Cove, was a small seven-parcel tract of homes in the Karlisa Cove cul-de-sac off Paseo de Caroleta in the area popularly known as the Veterans Tract. These irregularly shaped parcels are unique among Meiselman developments.	

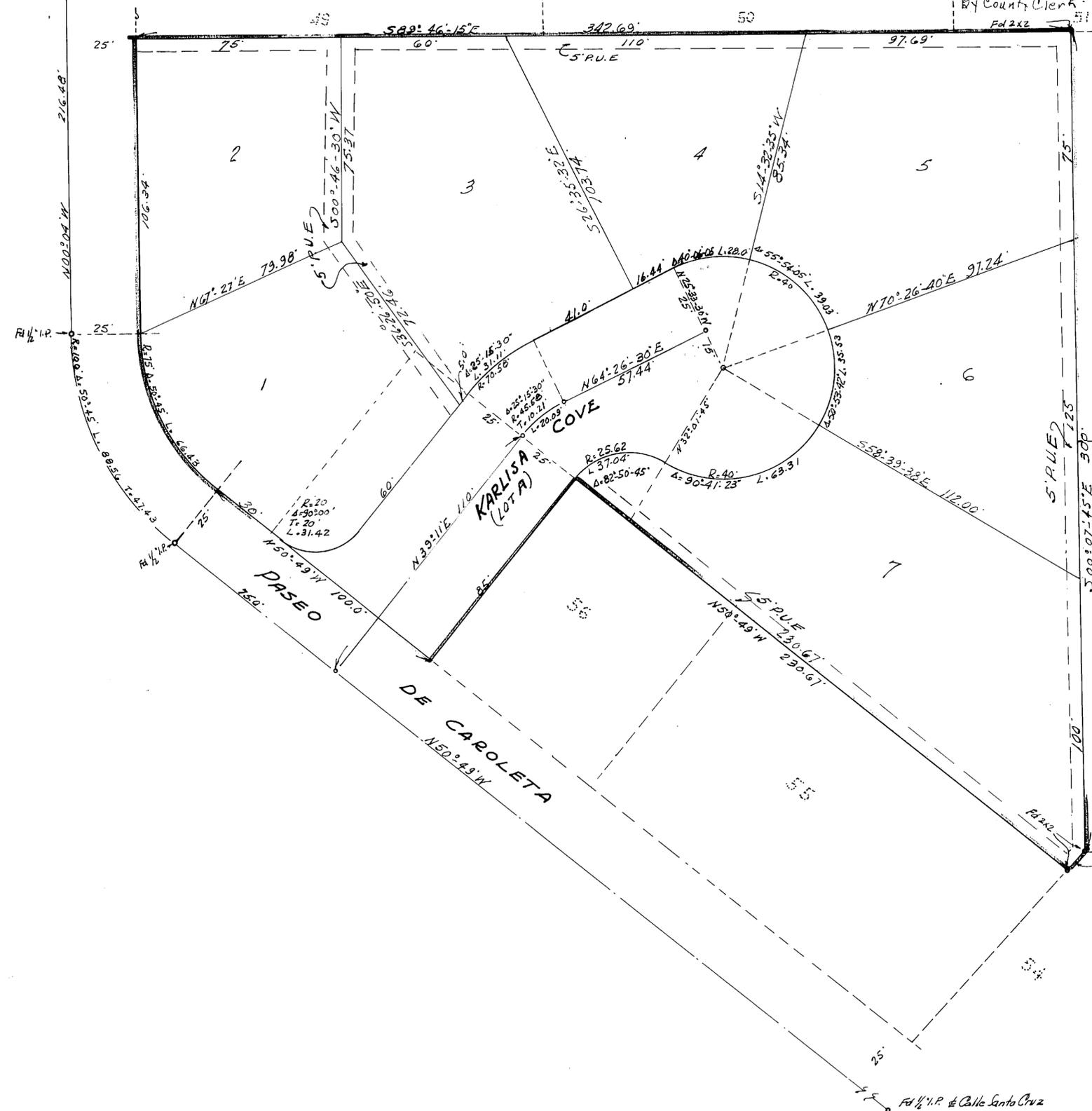
KARLISA COVE

IN THE CITY OF PALM SPRINGS
Being a subdivision of the Westerly 1/2 of Lot 56
and 2/11 of Lot 57 of Vista Del Cielo N22 as shown
on a Map on file in Map Book 20, Pages 94 and 95
Records of Riverside County, California.

G. K. SANBORN
Licensed Land Surveyor
March 1956 Scale 1"=30'

FILED

JUN 14 1956
Jack A. Ross
O.A. Wheat
Filed at 10:10 A.M.
By County Clerk



We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lot A and for the construction and maintenance of public utilities the five (5) foot easements shown on the map as S.P.U.E.

BEJACK CORPORATION
Jack Heuselmar Pres.
Berne B. Meiselman Secy.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 29 day of May 1956 before me the undersigned a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared JACK I. MEISELMAN and BERNE B. MEISELMAN known to me to be the President and Secretary of BEJACK CORPORATION, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that such corporation executed the same.

Patricia Marshall
Notary Public in and for the County of Riverside, State of California.

My Commission expires March 1 1960

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes except taxes and Special Assessments now a lien but not yet payable which are estimated at \$400.00
Dated this 25 day of May 1956.

V.M. HYDE
County Tax Collector
By W. Strode Deputy

I hereby certify that a bond in the sum of \$400.00 has been filed with the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all Special Assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors.

G.A. PEQUEGNAT
County Clerk and ex-officio Clerk of the Board of Supervisors of Riverside County, State of California.

Dated this 12 day of June 1956

By W. Strode Deputy

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 7th day of March 1956.

William J. Deitch
Secretary.

I, Louise McClain, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 14th day of March 1956, duly approved the annexed map of Karlisa Cove and accepted on behalf of the public, the foregoing dedications.

Louise McClain
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California.

In Witness Whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs
Dated this 16 day of May 1956

I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Samuel H. Hamerschlag 8630
City Engineer, R.E.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during February 1956; that all monuments shown hereon actually exist or will be in place on or before May 1, 1956, and their positions are correctly shown.

G.K. Sanborn
Licensed Land Surveyor
L.S. 2844.

Note:-
Bearings are derived from the N. line of Lot 57 as shown on map of Vista Del Cielo N22 M.B. 20/94 and 95
2x2x16 Redwood stakes set at all lot corners
o indicates 1/2 x 30" iron pipes unless otherwise shown

MS 31/24

NAME	Palm Lane	Map # 48
DATE	1956	
DEVELOPER	Jack Meiselman	
BOUNDARY	Amado Road on the north, the south side of Andreas Road on the south, Sunset Way on the east, and the west side of Michelle Road on the west.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>In June of 1956, Meiselman established two subdivisions in Palm Springs. The first, Karlisa Cove, was a small seven-parcel tract of homes in the Karlisa Cove cul-de-sac off Paseo de Caroleta in the area popularly known as the Veterans Tract. The second, Palm Lane, was a 49-parcel subdivision bordered by Amado Road on the north, the south side of Andreas Road on the south, Sunset Way on the east, and the west side of Michelle Road on the west. These houses were three- or four-bedroom, two-bathroom plans with “spacious living rooms with fireplace, glass sliding doors leading to patio and pool areas, and Youngstown engineered kitchens...” priced at \$23,200.¹⁵³ Meiselman also allowed Palm Lane buyers to customize their homes in terms of plans and colors. The model home, located at 2247 East Amado Road, was lauded by the <i>Desert Sun</i> for its “desert contemporary design...refreshing in that it favors quiet and comfortable elegance instead of flashy gimmicks.”¹⁵⁴ A second model home was opened at 227 Sunset Way¹⁵⁵ in June of 1957.¹⁵⁶ By 1959, 217 Michelle Road was the model home on display.¹⁵⁷</p> <p>Although it is currently unknown what designer may have been associated with the first phase of Palm Lane, phase two of the tract was designed by John P. Moyer. These designs eschewed wood facia in favor of rust-proof metal. Other model homes were opened in 1958 at 2281 E. Andreas Road and 225 Sunset Way.¹⁵⁸</p>	

¹⁵³ “Gannon Realty Company Ad,” *Palm Springs Villager*, c. 1956.

¹⁵⁴ “Meiselman Offers Customized Homes in New Palm Lane Estates,” *Desert Sun*, March 9, 1957.

¹⁵⁵ The *Desert Sun* article for this reference cites “227 Sunset Way” although this address could not be confirmed in the field.

¹⁵⁶ “Customized Homes in Palm Lane Estates Now Offered,” *Desert Sun*, June 7, 1957.

¹⁵⁷ Ad, *Desert Sun*, February 13, 1959.

¹⁵⁸ Advertisement, *Desert Sun*, May 17, 1958.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

PALM LANE

Being a subdivision of a portion of Lot 11, Section 13, T.4S, R.2E, S.B.B.M., as shown on a map of Palm Valley Colony Lands on file in Map Book 14, Page 652, Records of San Diego County, Calif.
 G. K. Sanborn
 Licensed Land Surveyor
 March 1956 Scale 1"=100'

FILED

JUN 14 1956
 Jack A. Ross
 O.A. Whet
 Filed at 10:10 A.M.
 By County Clerk K
 Fee \$5.00

We hereby certify that we are the owners of the land included within the subdivision shown on the within annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes, Lots A to F inclusive, and for the construction and maintenance of public utilities, the five (5) easements shown on the map as 5' P.U.E. also the 10 foot sewer easement shown on Lot 45.

KARLISA CORPORATION
 By Jack Meiselman pres.
 By Berne B. Meiselman secy

STATE OF CALIFORNIA } S.S.
 COUNTY OF RIVERSIDE }

On this 29 day of May 1956 before me the undersigned a Notary Public in and for said County and State, residing therein and duly commissioned and sworn, personally appeared Jack Meiselman and Berne B. Meiselman who claim to be the President and Secretary of Karlisa Corporation, the corporation that executes the within instrument, and known to me to be the persons who executed the same on behalf of the corporation herein named and they acknowledged to me that such corporation executed the same.

My Commission Expires March 1, 1960

Patricia Mammillo
 Notary Public in and for the County of Riverside, State of California

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State County, Municipal or local taxes or special assessments collected as taxes and special assessments now in lien but not yet payable which are estimated at \$ 7000

Dated this 25 day of May 1956
 V.M. Hyde
 Tax Collector
 by A. Steede Deputy

I hereby certify that a bond in the sum of \$ 700.00 has been filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which of the time of filing of this map with the County Recorder are or may be due on the property but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated this 12 day of June 1956
 G.A. PEQUEBANAT
 County Clerk and ex-officio Clerk of the Board of Supervisors of Riverside County, State of California
 By A. Steede Deputy

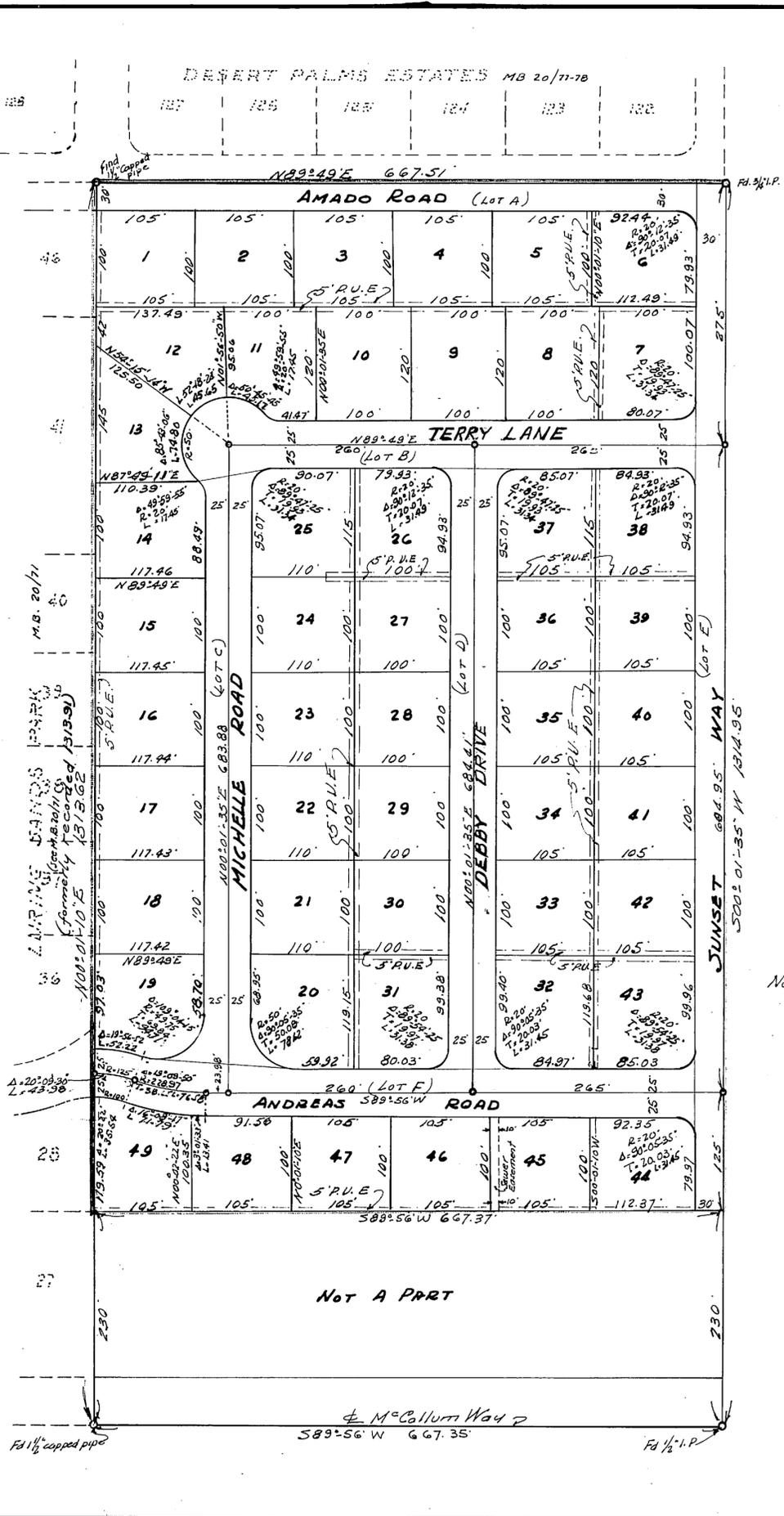
I, Louise McCann City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs California hereby certify that said City Council at its regular meeting held on the 14 day of March, 1956 duly approved the annexed map of Palm Lane and accepted on behalf of the public the foregoing dedications. In Witness Whereof we have hereunto set my hand and affixed the official seal of the City of Palm Springs.

Dated May 15 1956
 Louise McCann
 City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, California

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 12 day of March, 1956.

William J. Veitch
 Secretary
 I hereby certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or maps approved or altered thereon; that all provisions of State, city and local ordinances have been complied with and I am satisfied that said map is technically correct.
Frank R. Howard 8630
 City Engineer R.E.

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during March, 1956; that all monuments shown hereon actually exist or will be in place on or before August 1, 1956 and their positions are correctly shown.
G. K. Sanborn
 Licensed Land Surveyor No. 2344.



NOTE:
 Bearings are derived from the North line of Lot 11 as shown on Map of Desert Palms Estates, M.B. 20/11 and 78 2x2 1/2. Redwood stakes tagged L.S. 2344 set at all lot corners. O indicates 1/2" Iron pipes unless otherwise shown.

NAME	Mountain View Estates	Map # 49
DATE	1956	
DEVELOPER	David M. Benjamin	
BOUNDARY	Crescent Drive to the south, Via Monte Vista to the east and Rose Avenue to the west	
ARCHITECT		
DEVELOPMENT HISTORY	<p>During the 1950s, residential development in Palm Springs continued to expand eastward and southward. Like other locations in Southern California, it was a period in which large developers dominated the scene; among them were William Grant, Noel B. Clarke, A. R. Simon, George and Robert Alexander, Roy Fey, and Jack Meiselman. However, a series of small developers still flourished. Examples included Roy W. Burton's Burton Tract (1957); auto salesman-turned-real estate developer Sam Janis who subdivided Janis' Hilltop Estates (1958); and David M. Benjamin (1894-1987), who developed the El Mirador Park tract (1946) and Mountain View Estates (1956).</p>	

27711

MOUNTAIN VIEW ESTATES NO. 1

BEING THE N 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, T4S, R4E,
S.B.B.&M. RIVERSIDE COUNTY, CALIFORNIA.

AUGUST 1955

K. IRVING MARSHALL
CIVIL ENGINEER

SCALE 1"=100'

FILED

APR 17 1956
Jack A. Ross
O. G. Wheat
Fcc #5.01
Filed at 10:45 A.M.
By County Clerk.

We hereby Certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the blue borderline; and we hereby offer for dedication to public use, for street purposes the areas designated as Lots A to F inclusive, and also offer for dedication to public use for construction and maintenance of public utilities and drainage, the 5' public utility easements designated 5' P.U.E. and the 5' and 7.5' public utility and drainage easements designated 5' P.U.E. and Drainage Easement and 7.5' P.U.E. and Drainage Easement.

Rose Benjamin

Approved by the Planning Commission of the City of Palm Springs in accordance with the requirements of law in duly authorized meeting held on the 13 day of October 1955

William J. Fisher
Secretary

I hereby Certify that I have examined the within map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof; that all requirements of State law and local ordinances have been complied with, and I am satisfied that said map is technically correct.

Frank B. Hames-Hogg P.C.E. 8630
City Engineer

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

On this 26 day of MARCH, 1956, before me Wilma Wilson, a Notary Public in and for said County and State, residing therein and duly Commissioned and sworn, personally appeared

ROSE BENJAMIN

known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF I hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Wilma Wilson
Notary Public in and for the County of Riverside, State of California.

My Commission expires Sept 18, 1956

I, Louise McCarr, City Clerk and ex-officio Clerk of the City of Palm Springs, California hereby Certify that the said City Council, at its meeting held on the 18 day of October, 1955, duly approved the within annexed map of Mountain View Estates No. 1 and accepted on behalf of the public as dedicated to public use Lots A to F inclusive for Street purposes and accept for dedication to public use for construction and maintenance of public utilities and drainage, the 5' public utility easements designated 5' P.U.E. and the 5' and 7.5' public utility and drainage easements designated 5' P.U.E. and Drainage Easement and 7.5' P.U.E. and Drainage Easement.

Louise McCarr
City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs, California.

I hereby Certify that according to the records of this office as of this date, that there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable, which are estimated at \$ 2,000.00.

Dated April 2nd 1956

V. M. HYDE
Tax Collector Riverside County
By H. Stroh Deputy

I hereby Certify that a bond in the sum of \$ 2,000.00 has been executed, filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all assessments collected as taxes, which at the time of filing this map with the County Recorder are a lien but not yet payable.

Dated this 9th day of April, 1956

By H. Christie Deputy.

G. A. PEQUEGNAT
County Clerk and Ex-officio
Clerk of the Board of Supervisors

I hereby Certify that I am a Registered Civil Engineer of the State of California; that this map consisting of two sheets represents a survey made under my supervision during July, 1952; that all monuments shown hereon actually exist and are sufficient to enable the survey to be retraced.

K. Irving Marshall
Registered Civil Engineer No. 1126



N46 MB 30/91

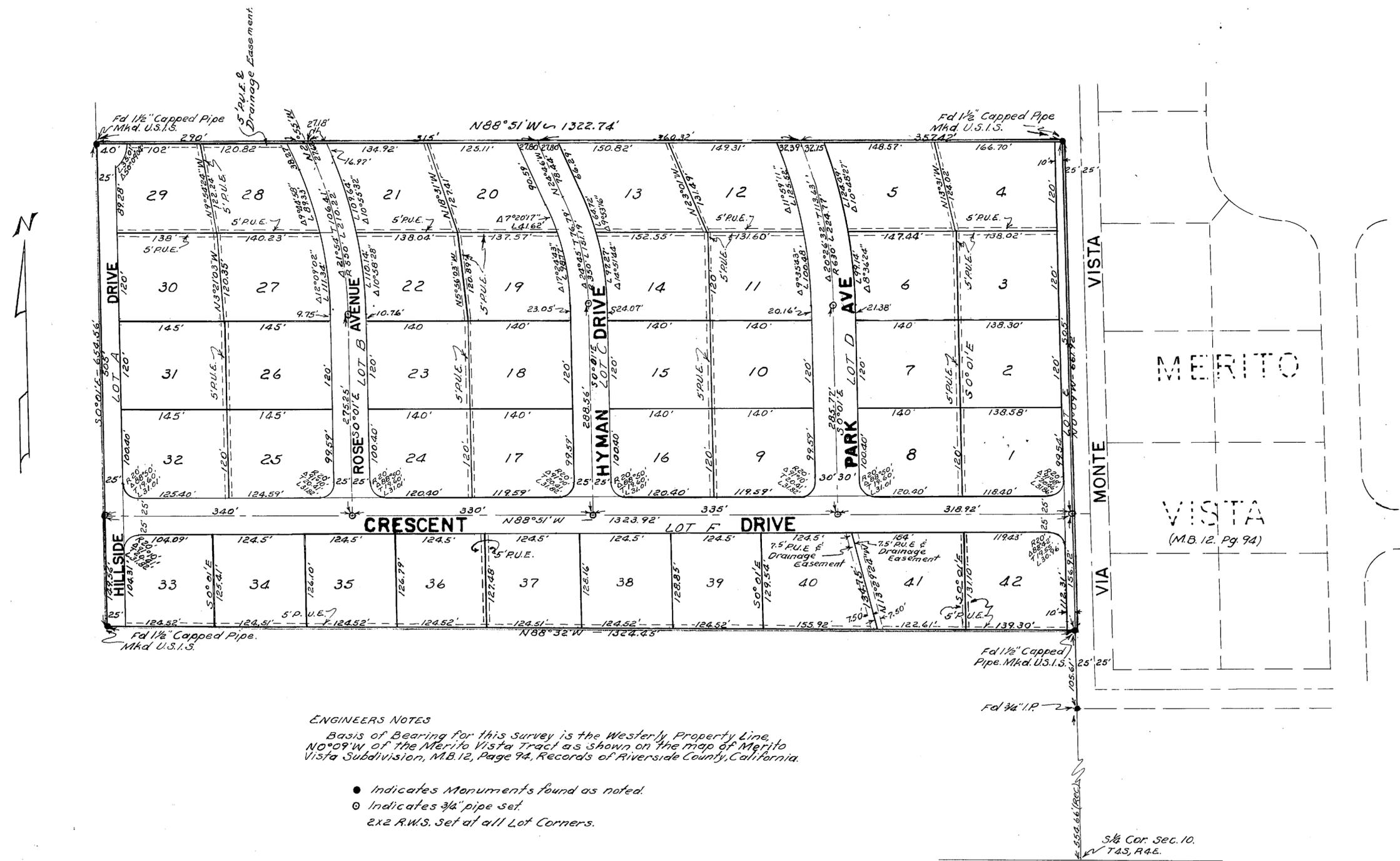
MOUNTAIN VIEW ESTATES NO. 1

BEING THE N 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, T4S, R4E,
S.B.B.&M. RIVERSIDE COUNTY, CALIFORNIA.

AUGUST 1955

K. IRVING MARSHALL
CIVIL ENGINEER

SCALE 1"=100'



ENGINEERS NOTES
 Basis of Bearing for this survey is the Westerly Property Line,
 N0°09'W of the Merito Vista Tract as shown on the map of Merito
 Vista Subdivision, M.B. 12, Page 94, Records of Riverside County, California.

- Indicates Monuments found as noted.
- Indicates 3/4" pipe set.
- 2x2 R.W.S. Set at all Lot Corners.

NAME	Ramon Rise Estates	Map # 50
DATE	1956	
DEVELOPER	The Alexander Construction Co. and George R. Goldberg and Maurice Horner, Jr.	
BOUNDARY	Ramon Road to the north, Sunny Dunes Road to the south, Cielo Road to the east, and Compadre Drive to the west.	
ARCHITECT	Palmer & Krisel	
DEVELOPMENT HISTORY	<p>Ramon Rise Estates (1956-58, Palmer & Krisel) consisted of a 106-parcel development. The tract was subdivided by George R. Goldberg and Maurice Horner, Jr.¹⁵⁹ Goldberg, a Los Angeles-based real estate man, appears to have sold some of the parcels to the Alexander Construction Company. This includes 16 parcels at the north end of Roxbury, Bedford, Beverly and Canon Drives, Compadre Road and Cielo Road. Company partner Joe C. Dunas handled the project and turned initially to Palmer & Krisel for designs. After the preparation of floor plans, plot plans and elevations, Dunas engaged with other designers to prepare the working drawings.¹⁶⁰</p> <p>According to the <i>Desert Sun</i>, the original developer of Ramon Rise, George E. Goldberg who formed Ramon Rise Enterprises, partnered with Jack Meiselman in 1956 to construct a number of homes in the subdivision which were marketed as "Ramon Rise Estates."¹⁶¹ Included among these were homes at 602, 630, 654, 676 and 688 Canon Drive and 603, 631, 655, 677, 689 and 695 Cielo Drive.¹⁶² In 1957, Goldberg unsuccessfully petitioned city council for the rezoning of the parcels on the south side of Ramon Road from residential to commercial.¹⁶³</p>	

¹⁵⁹ Tract map for this subdivision is illegible. The name may be Maurice Homer, Jr.

¹⁶⁰ Email from William Krisel, June 8, 2016.

¹⁶¹ "Ramon Rise Groundbreaking Held," *Desert Sun*, October 12, 1956.

¹⁶² "Week's City Building Permits," *Desert Sun*, November 30, 1956.

¹⁶³ "City Council Receives Appeal From Owner for Denial of Ramon Rise Shopping Center," *Desert Sun*, July 2, 1959.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

RAMON-RISE ESTATES IN THE CITY OF PALM SPRINGS

Being a subdivision of the N.E. 1/4 of N.E. 1/4
of Section 24, T.4S; R.4E; S.B.B. and M.

G.K. SANBORN
Licensed Land Surveyor
May 1956 Scale 1:100

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and recording of said map and subdivision as shown within the colored border lines, and we hereby offer for dedication to public use for street purposes the areas shown on the map as lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

RAMON-RISE ENTERPRISES INC.
By James J. Greubler President
By Maxwell S. Homes Jr Secretary

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

On this 10th day of October 1956 before me
James Franks a Notary Public in and for said
County and State, residing therein and duly commissioned
and sworn personally appeared James J. Greubler
and Maxwell S. Homes Jr both known to me to be the President
and Secretary of RAMON-RISE ENTERPRISES INC. the corporation
that executed the within instrument, and known to me to
be the persons who executed the same on behalf of the
Corporation herein named and they acknowledged to me
that such Corporation executed the same.

My Commission expired May 27, 1958
James Franks
Notary Public in and for the
County of Cook, State of
Illinois

Louise McCann City Clerk and ex-officio Clerk of the
City Council of the City of Palm Springs,
California, hereby certifies that said City Council at its regular meeting
held on the 10th day of October 1956, duly approved the
annexed map of RAMON-RISE ESTATES and accepted on
behalf of the Public the foregoing dedications.

In Witness WHEREOF I have hereunto set my hand and affixed
the official seal of the City of Palm Springs.
Dated Oct 4 1956

Louise McCann
City Clerk and ex-officio Clerk of the
City Council of the
City of Palm Springs.

I hereby certify that the annexed map was duly approved
by the Planning Commission of the City of Palm Springs
at its regular meeting held on the 5th day of Sept. 1956

W.D. Foster
Secretary

I hereby certify that according to the records of this
office as of this date, there are no liens against the property
shown on the annexed map for unpaid State, County, Municipal
or local taxes or special assessments collected as taxes.

Dated this 29 day of October 1956. V.M. HYDE
County Tax Collector

By W.D. Foster Deputy
They certify that a bond in the sum of \$ has been
executed and filed with and approved by the Board of Supervisors
of Riverside County, State of California, conditioned upon the
payment of all taxes, State, County, Municipal or local and/or
Special Assessments, collected as taxes, which at the time of
filing of this map with the County Recorder are a lien against
said property but not yet payable.

Dated this day of 1956. G.A. PEQUEGNAT
County Clerk and ex-officio
Clerk of the Board of Supervisors

By Deputy

I hereby certify that I have examined the annexed map; that the
subdivision shown thereon is substantially the same as that
appeared on the tentative map or approved alterations thereof;
that all provisions of State law and local ordinances have been
complied with and I am satisfied that said map is
technically correct.

Frank J. Hames
City Engineer R/S 1630

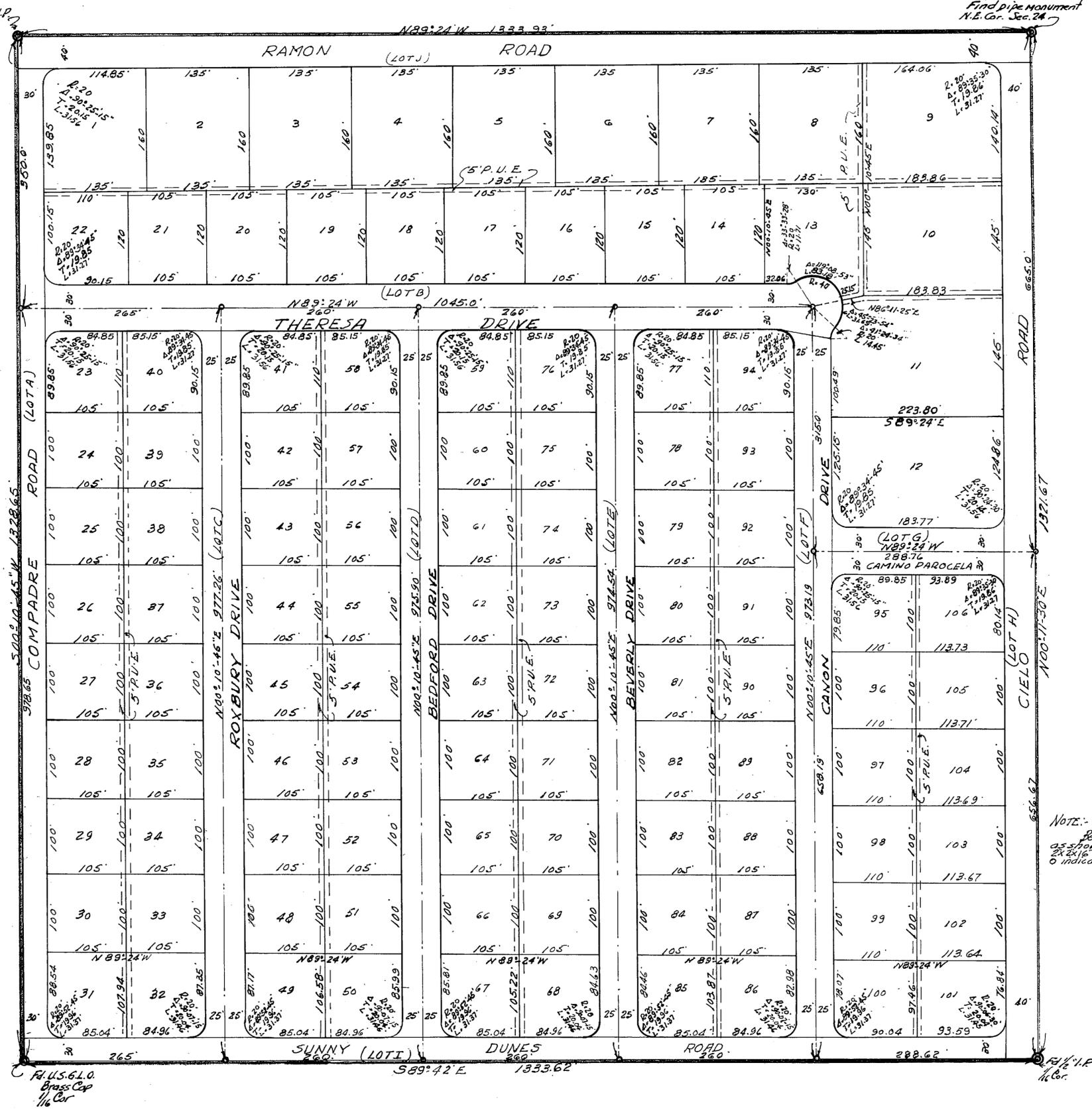
I hereby certify that I am a Licensed Land Surveyor of the
State of California; that this map correctly represents a
survey made under my supervision and approved by me on April
1956; that all monuments shown hereon actually exist or
have been in place on or before 1956, and their
positions are correctly shown.

G.K. Sanborn
Licensed Land Surveyor No. 2344

FILED
Oct. 29 1956

No. 24225 at 4:02 P.M.
JACK A. ROSS
County Recorder
By O.D. Wheat
Deputy
Fee \$5.00
Filed by Riverside Title Co.

NOTE:
Bearings are derived from the North line of Sec. 24
as shown on Los Compadres Tract, R.S. 1127, Riv. Co. Records.
2x 2x 1/2 Redwood stakes set at all lot corners tagged L.S. 2344.
O indicates 1/2" x 3/4" iron pipes.



Find pipe monument N.E. Cor. Sec. 24
F.U.S. 61.0 Brass Cap 1/4 Cor
F.U.S. 61.0 Brass Cap 1/4 Cor
F.U.S. 61.0 Brass Cap 1/4 Cor

NAME	Vista Las Palmas	Map # 51
DATE	1956	
DEVELOPER	Alexander Construction Company	
BOUNDARY	North side of Via Las Palmas to the north, the south side of Regal Drive to the south, Via Monte Vista to the east, and Rose Avenue to the West.	
ARCHITECT	Charles DuBois; Palmer & Krisel	
DEVELOPMENT HISTORY	<p>In December of 1956, the Alexanders subdivided the first phase of Vista Las Palmas (1956-59). This included the area bordered by properties fronting the north side of Via Las Palmas to the north, properties fronting the south side of Regal Drive to the south, Via Monte Vista to the east, and Rose Avenue to the West. Because of its central location and adjacency to Las Palmas Estates, this development targeted a more upscale clientele than Twin Palms.</p> <p>Vista Las Palmas was developed in three phases and these phases appear to be loosely tied to their architectural heritage. The first phase, in 1956, is the northern portion of the development from the north side of Via Las Palmas to the south side of Camino del Sur. Many of these designs are attributed to architect Charles E. DuBois. Phase II includes Rose Avenue and the southwestern bend of Abrigo Road with houses all attributed to Palmer & Krisel. Phase III was subdivided in 1959 and included Fairview, Tuxedo, and Cornet Circles along with Regal Drive; these houses are also attributed to Palmer & Krisel.¹⁶⁴</p> <p>The three-bedroom plus maid’s room designs for the Palmer & Krisel-designed homes in Vista Las Palmas included three rectangular floor plans and three versions of each plan.¹⁶⁵ One design included “...a striking porte-cochere option.”¹⁶⁶ Placement of the carport on these designs varied from street-facing to set at a right angle to the residence, contributing to a distinctive visual architectural cadence for this neighborhood. The designs feature long, low Mid-century Modern lines with varying rooflines of the butterfly, low-pitch, and folded plate. The model home was located at the corner of Via Las Palmas and Via Monte Vista. A second model home was located at 1215 Via Paraiso.¹⁶⁷</p> <p>The DuBois-designed homes in Vista Las Palmas featured “floorplans with the living rooms angled at forty-five degrees and complementary stone walls likewise extended at that angle.”¹⁶⁸ DuBois is credited with the design of the “Swiss-Miss” houses that are dotted throughout Vista Las Palmas. These designs feature a distinctive A-frame roofline that projects above the rooflines of the surrounding houses. Based on the marketing materials, the steeply pitched A-frame elements which some have interpreted as alpine, may in fact draw more inspiration from Tiki or Polynesian architecture.</p>	

¹⁶⁴ Inexplicably, the tract map for Las Palmas Number 3 predates the map for Las Palmas Number 2.

¹⁶⁵ The rectangular floor plans for Vista Las Palmas did not accommodate the rotation of the plans as Palmer & Krisel did in their designs for Twin Palms.

¹⁶⁶ James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

¹⁶⁷ A handwritten note by William Krisel in the Vista Las Palmas files at the Getty Research Institute indicates that “the Las Palmas Model Home was moved to Twin Palms.” Another letter from William Krisel to Paul and Michael dated October 17, 2006 indicates the new address was 922 E. Anza Road. Source: Flatfile 86.

¹⁶⁸ Harlan, *The Alexanders: A Desert Legacy*, 34.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

32/10

Note: Bearings are derived from the South line of Palm Vista Estates M.B. 26/9 Riv. County Records. 2x2x16 Redwood stakes tagged L.S. 2244 set at all lot corners. o Denotes 1/2"x3/8" iron pipes

VISTA LAS PALMAS NO.1

FILED

DEC. 21, 1956

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of the S.E. 1/4 of the N.W. 1/4 of Section 10, T.4S; R.4E; S.B.8 and M.

G.K. SANBORN
Licensed Land Surveyor
August 1956 Scale 1"=100'

No. _____ at 2:50 P.M.

JACK A. ROSS

County Recorder
By Alfred Johnson
Deputy
Fee \$5.00

Filed by City Clerk
SUBDIVISION - LTC.

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map; that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and recording of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes the areas shown on the map as Lots A to I inclusive and for the construction and maintenance of public utilities the five (5) foot Public Utility Easements shown on the map as 5' P.U.E., and the five (5) foot Drainage Easement as noted.

EASTWOOD ESTATES, A Partnership LAND TITLE COMPANY OF RIVERSIDE COUNTY, Trustee

By Dery, Alexander Justus
attorney-in-fact President

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

On this 14th day of December, 1956, before me Thomas W. Diecks a Notary Public in and for said County and State, personally appeared George Alexander

known to me to be the Attorney-in-Fact of Eastwood Estates, a partnership; the partnership that executed the within instrument and known to me to be the persons who executed the same on behalf of the partnership herein named, and they acknowledged to me that such partnership executed the same.
In WITNESS WHEREOF I have hereunto set my name and affixed my official seal the day and year in this certificate first above written.

Thomas W. Diecks
Notary Public in and for the County of Los Angeles, State of California.

I, Louise M. Carr, City Clerk and ex-officio clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 11 day of September, 1956, approved the annexed map of Vista Las Palmas and accepted the foregoing dedications on behalf of the public.
In WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 11 day of September 1956.

Louise M. Carr
City Clerk and ex-officio clerk of the City Council of the City of Palm Springs

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 5th day of September 1956

W.D. Justice
Secretary

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appeared on the tentative map or the approved alterations thereof; that all provisions of State law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Frank B. Vanarsdall, RE 8630
City Engineer

I hereby certify that I am a Licensed Land Surveyor of the State of California; that this map correctly represents a survey made under my supervision during August 1956; that all monuments shown hereon actually exist or will be in place on or before December 1st, 1956, and their positions are correctly shown.

G.K. Sanborn
Licensed Land Surveyor 2344.

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or Special Assessments collected as taxes, except taxes and special assessments now in lien but not yet payable which are estimated at \$18.00
Dated December 20, 1956. V.M. Hyde
Tax Collector

By W. Strode Deputy.

I hereby certify that a bond in the sum of \$100.00 has been executed and filed with and approved by the Board of Supervisors of Riverside County, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all Special Assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable.
Dated 1956. G.H. Pequegnat
County Clerk and ex-officio clerk of the Board of Supervisors.

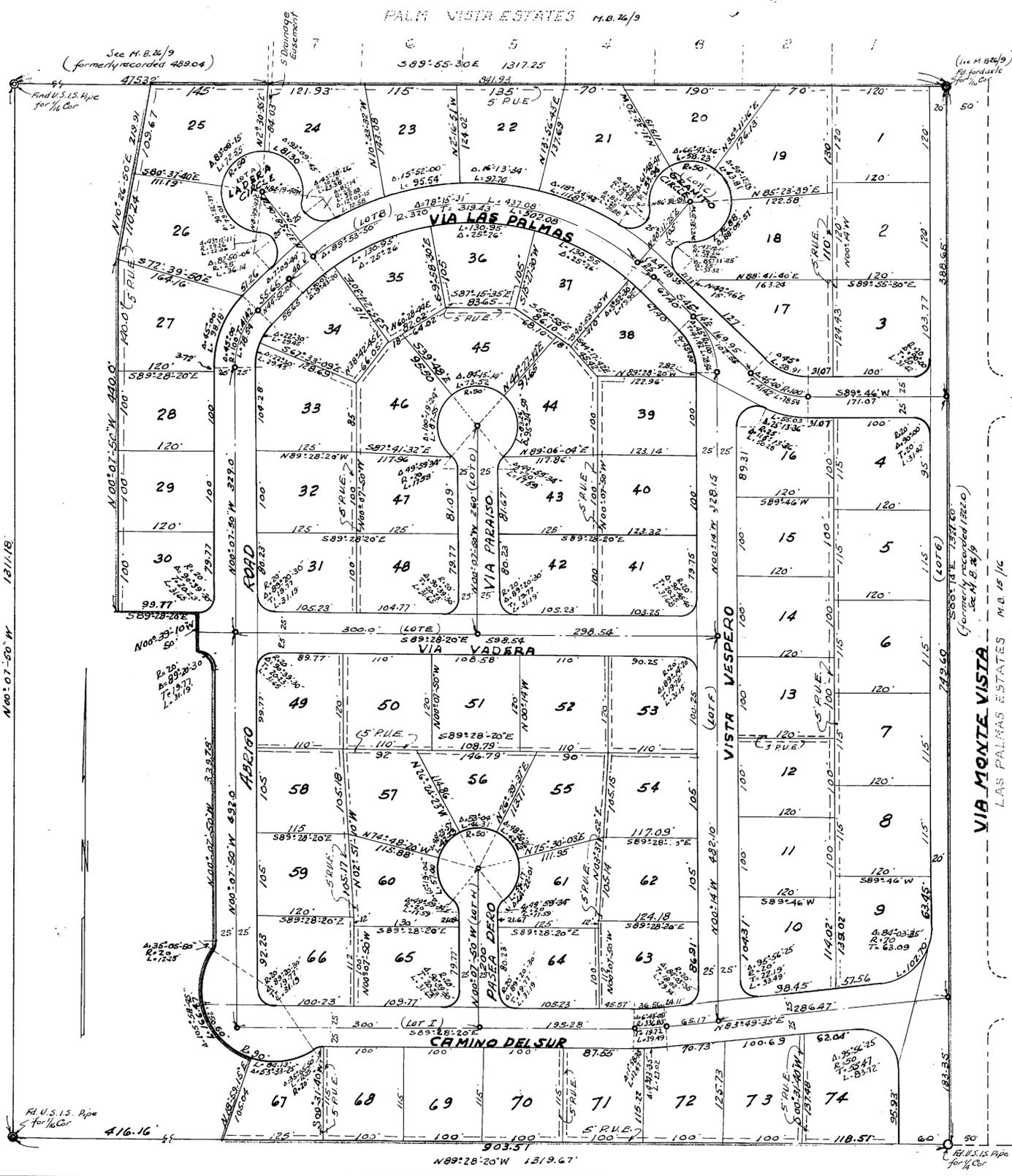
By _____ Deputy

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 20th day of December, 1956, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ben H. Lewis known to me to be the President and William W. Brewster known to me to be the Vice President of the Corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

Thomas W. Diecks
Notary Public in and for said County and State



39/42

VISTA LAS PALMAS NO. 2

Being a subdivision of a portion of the S.E. 1/4 of the N.W. 1/4 of Section 10, T.4 S.R.4 E., S.B.B. & M.

G.K. Sanborn
Licensed Land Surveyor
February 1960 Scale 1"=100'

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map, that we are the only persons whose consents are necessary to pass a clear title to said land and we hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and we hereby offer for dedication to public use for street purposes Lots A, B, & C, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as 5' P.U.E.

LAS PALMAS ESTATES, A PARTNERSHIP

by Robert Alexander
Attorney in Fact

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.

On this 23rd day of Feb 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT ALEXANDER, known to me to be the Attorney in Fact of Las Palmas Estates, a partnership, the partnership that executed the within instrument and known to me to be the person who executed the same on behalf of the partnership herein named, and they acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal
Barley Henry
Notary Public in and for said County and State

I, MARY G. RINGWALD, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 24th day of Feb 1960, duly approved the annexed map of VISTA LAS PALMAS NO. 2 and accepted on behalf of the public the foregoing dedications.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 26th day of Feb 1960.

DEP Barley Henry
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 17th day of Feb 1960.

W.D. Foster
Secretary

I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now alien but not yet payable, which are estimated at \$1500.00.
Dated this 14 day of March 1960.
Dotina M. Bouer
County Tax Collector

by Shelton Deputy

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map or approved alterations thereof, that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

Philip Adams
City Engineer R.E. 8821

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during February 1960, that all monuments shown hereon actually exist or will be in place on or before December 30, 1960, and their positions are correctly shown.

G. A. Pequegnat
L.S. 2344

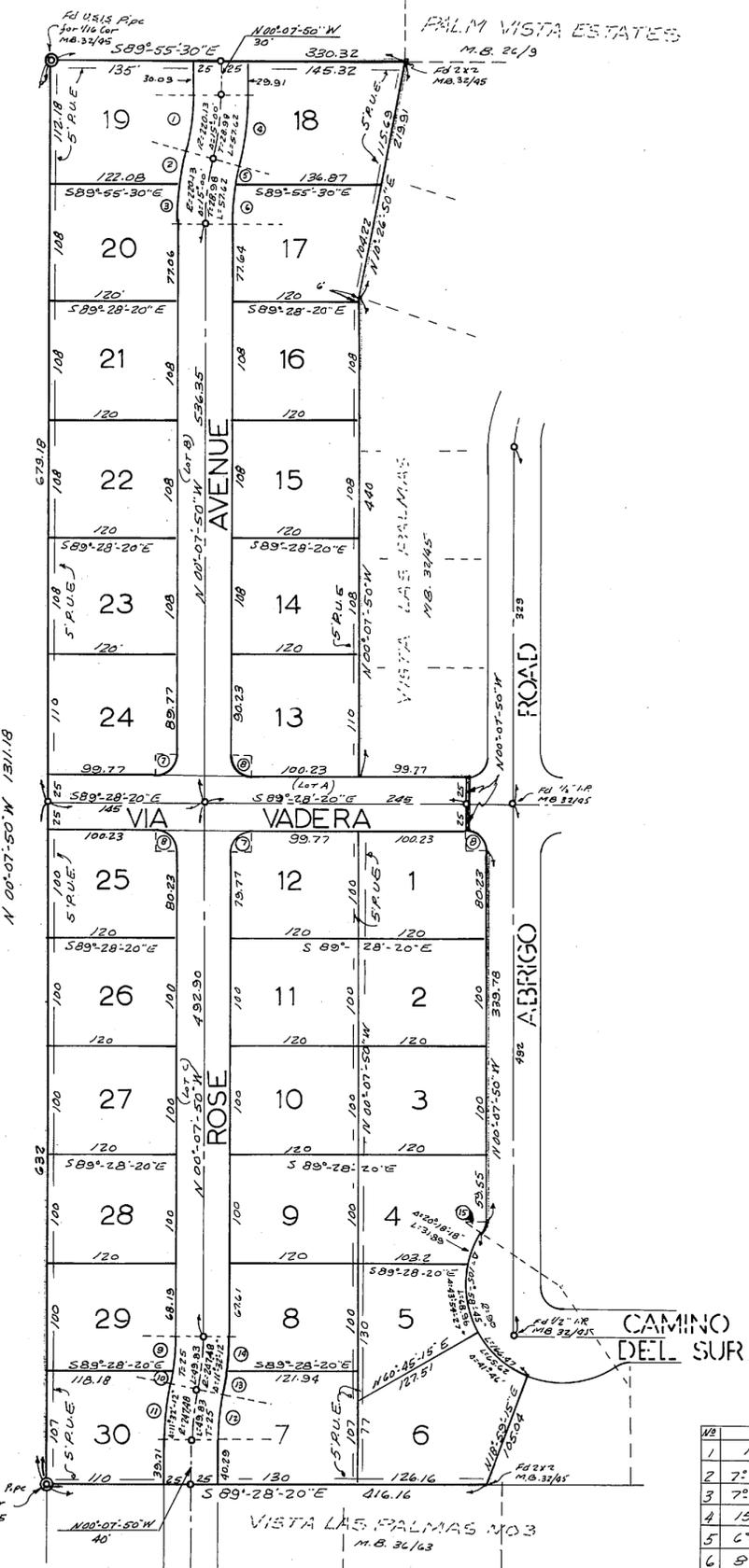
I hereby certify that a bond in the sum of \$1500.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder, are a lien against the property, but not yet payable.

Dated this 21 day of March 1960.
G. A. PEQUEGNAT
County Clerk and ex-officio clerk of the Board of Supervisors

by D.P. Patten Deputy

FILED

MAR 23 1960
Jack A. Ross
O.A. Wheat
Fee \$5.00
Filed at 1:30 P.M.
By County Clerk



NOTE -
Bearings are derived from the North Line (S 89° 28' 20" E) of Vista Las Palmas No. 3 as shown in M.B. 36/63, Riverside County Records.
2" x 2" x 16" Redwood stakes set at all lot corners tagged L.S. 23 44.
o Denotes 1/2" iron pipe set unless otherwise noted.

Lot	Δ	R	L	T
1	15° 00'	195.13	51.08	26.84
2	7° 31' 25"	245.13	32.18	
3	7° 28' 35"	245.13	31.98	
4	15° 00'	245.13	64.17	33.72
5	6° 11'	195.13	21.05	
6	9° 49'	195.13	30.02	
7	90° 39' 30"	20	31.65	20.23
8	89° 20' 30"	20	31.19	19.77

Lot	Δ	R	L	T
9	6° 58' 35"	222.48	27.09	
10	4° 33' 37"	222.48	17.70	
11	11° 32' 12"	272.48	54.86	27.52
12	11° 32' 12"	222.48	44.79	22.47
13	4° 42' 39"	272.48	22.39	
14	6° 49' 33"	272.48	32.46	
15	35° 05' 50"	20	12.25	6.32

CB7 MB39/72

STATE OF CALIFORNIA S.S.
COUNTY OF RIVERSIDE

8598

On this 1st day of January 1959, before me, Heleen Patterson
a Notary Public in and for said County and State, personally appeared
ROBERT ALEXANDER and HELENE ALEXANDER, known to me to be the
persons whose names are subscribed to the within instrument, and
acknowledged to me that they executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal the date and year in this certificate first above written.

VISTA LAS PALMAS NO. 3

Being a subdivision of a portion of the N1/2 of the NE.1/4 of the
S.W.1/4 of Section 10, T.4S,R.4E., S.B.B.&M.

G. K. Sanborn
Licensed Land Surveyor
August 1958 Scale 1"=100'

FILED

JAN 30 1959
Jack A. Ross
County Clerk
Filed at 2:10 PM
By hand Title & Co. Fee \$5.00

Heleen Patterson
Notary Public in and for said County and State.

I hereby certify that according to the records of this office
as of this date, there are no liens against the property shown on
the annexed map for unpaid State, County, Municipal or local
taxes or special assessments collected as taxes, ~~except taxes~~
~~and special assessments now a lien, but not yet payable which are~~
~~estimated at \$~~

Dated this 29 day of January 1959. D. M. Bauer
County Tax Collector.

by J. H. Stude Deputy.

I hereby certify that a bond in the sum of \$ has been
executed and filed with the approved by the Board of Supervisors
of the County of Riverside, State of California, conditioned upon
the payment of all taxes, State, County, Municipal or local and all
special assessments collected as taxes, which at the time of filing
of this map with the County Recorder are a lien against the
property, but not yet payable.
Dated this day of 1958.

by G. A. PEQUEGNAT Deputy, County Clerk and ex-officio clerk
of the Board of Supervisors.

We hereby certify that we are the owners of the land included
within the subdivision shown on the annexed map; that we are the
only persons whose consents are necessary to pass a clear title to
said land, and we hereby consent to the making and filing of this map
and subdivision as shown within the blue border line, and we here by
offer for dedication to public use for street purposes, Lots 7 to
"F" inclusive, and for the construction and maintenance of public
utilities, the five (5') foot Public Utility Easements shown on the
map as S.P.U.E.

GEORGE ALEXANDER Co. By ROBERT ALEXANDER Secretary
a CALIFORNIA CORPORATION
Heleene Alexander WIFE

STATE OF CALIFORNIA S.S.
COUNTY OF RIVERSIDE

On this 14th day of January 1959, before me the undersigned
a Notary Public in and for said County and State, personally
appeared ROBERT ALEXANDER known to me to be the Secretary of GEORGE
ALEXANDER Co. a California Corporation; the Corporation that executed the within
instrument and known to me to be the person who executed the same on
behalf of the Corporation here in named, and they acknowledged to me
that such Corporation executed the same.

WITNESS my hand and official seal.
Heleen Patterson
Notary Public in and for said County and State.

I, Mary G. Ringwald, City Clerk and ex-officio clerk of the City
Council of the City of Palm Springs, State of California, here by
certify that said City Council at its regular meeting held on the 24th
day of September 1958, duly approved the annexed map of VISTA LAS
PALMAS No. 3 and accepted on behalf of the public the foregoing
dedications.

IN WITNESS WHEREOF, I have here unto set my hand and affixed
the official seal of the City of Palm Springs this 13th day of January 1959.

Mary G. Ringwald
City Clerk and ex-officio clerk of the City
Council of the City of Palm Springs.

I hereby certify that the annexed map was duly approved by the
Planning Commission of the City of Palm Springs at its regular meeting
held on the 20th day of August 1958.

J. C. Jost
Secretary.

I hereby certify that I have examined the annexed map; that the
subdivision shown there on is substantially the same as it appeared on
the tentative map or the approved alterations there of; that all
provisions of State law and local ordinances have been complied
with and I am satisfied that said map is technically correct

Frank W. Hernandez
City Engineer R.E. 6630.

I hereby certify that I am a Licensed Land Surveyor of the
State of California, that this map correctly represents a survey
made under my direction during August 1958, that all monuments
shown here on actually exist, or will be in place on or before June
30th 1959, and their positions are correctly shown.

G. K. Sanborn
Licensed Land Surveyor
No. 2344

NOTE -
Bearings are derived from the South line of VISTA LAS PALMAS
No. 1, as shown in M.B. 32/45, Records of Riverside County.
2x2x16 Redwood stakes set at all lot corners, tagged 45.2344.
o Denotes 3/4" x 3/4" iron pipe set unless otherwise noted.

