

NAME	Burton Tract	Map # 52
DATE	1957	
DEVELOPER	Roy W. Burton	
BOUNDARY	Alejo Road to the north, Amado Road to the south, east side of Burton Way to the east and Sunrise Way 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>	

31/65

BURTON TRACT UNIT NO.1

IN THE CITY OF PALM SPRINGS

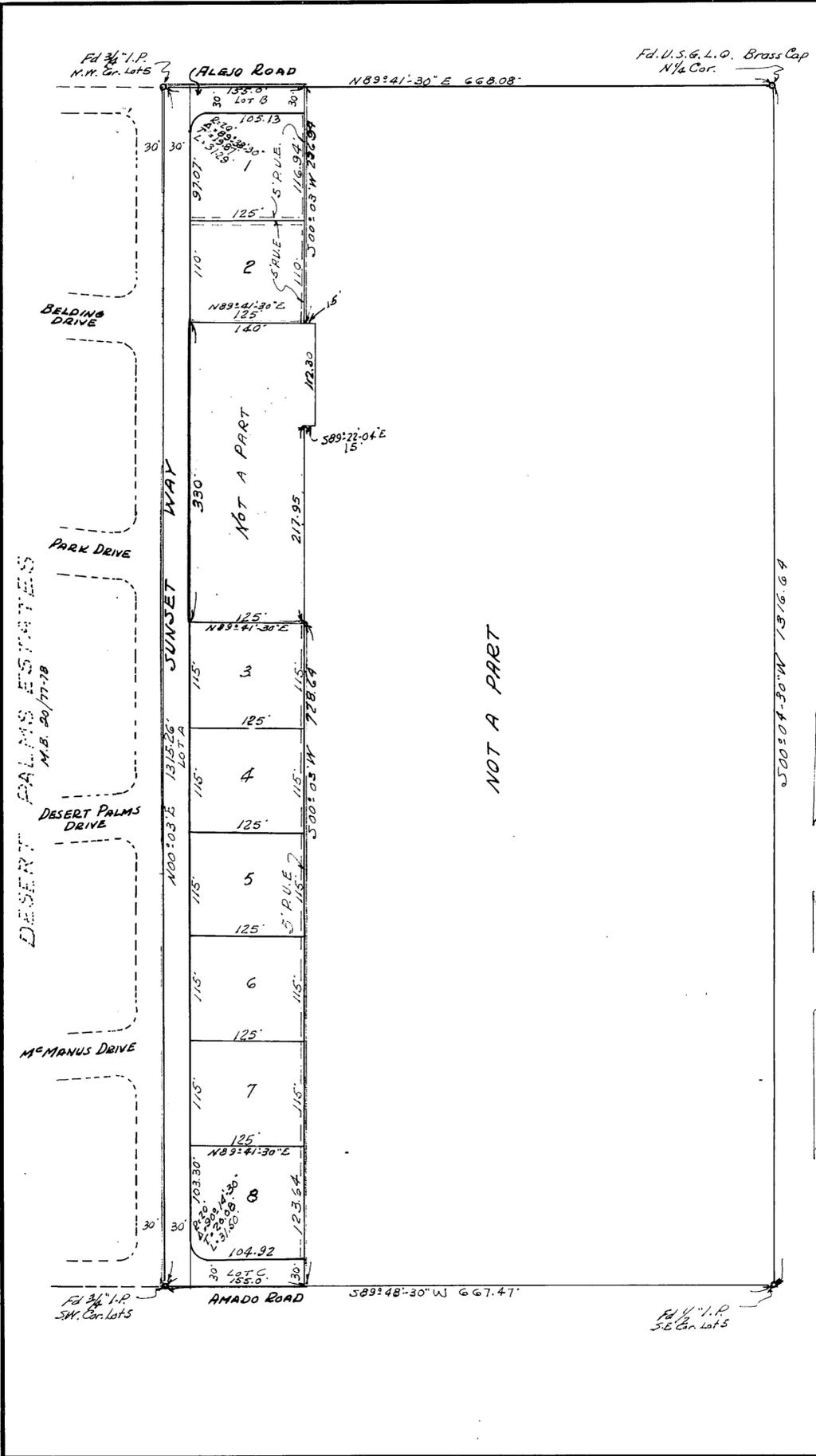
Being a subdivision of a portion of Lot 5
of Section 13, T.4S; R.4E; S.B.M. as shown on a
map of Palm Valley Colony Lands on file in
Map Book 14, Page 652, Records of San Diego
County, California.

G. K. Sanborn
Licensed Land Surveyor
March 1956 Scale 1" = 100'

FILED

AUG 8 1956

Jack A. Ross
C.A. Reed
Filed at 3:50 P.M.
By County Clerk
Fee \$5.00.



We hereby certify that we are the holders of, or interested in the legal title of the land included within the subdivision as shown on the annexed map, by reason of being Trustee in that certain Deed of Trust recorded May 2, 1956, in Book 1905, page 377, of Official Records in the office of the Recorder of Riverside County, California, and we consent to the making of said subdivision and map as shown within the colored border line, and to the dedication of Streets and easements as shown thereon, all pursuant to authorization of the beneficiary in said Deed of Trust.

CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE, Trustee

By, R. A. Steves
By, L. M. Harlow

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

On this 31 day of July, 1956, before me, the undersigned, a Notary Public in and for said County and State, personally appeared R. A. STEVES, known to me to be the VICE PRESIDENT & L. M. HARLOW, known to me to be the ASSISTANT TRUST OFFICER of the association that executed the within instrument, known 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.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal
Robert E. Owen
Notary Public in and for said county and state

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 \$ 1000.00.
Dated this 18 day of July, 1956. V. M. Hyde
County Tax Collector
By W. H. Strade Deputy

I hereby certify that a bond in the sum of \$ 1000.00 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 6 day of AUGUST, 1956. G. A. PEQUEGNAT
County Clerk and
ex-officio Clerk of
the Board of Supervisors
By R. E. Flaherty Deputy.

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 give 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-B and C, and for the construction and maintenance of public utilities, the five (5') foot easements shown on the map as 5' P.U.E.

Roy W. Burton Zita R. Burton

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

On this 23 day of July, 1956, before me, Kenneth J. Good Notary Public in and for said County and State, personally appeared Roy W. Burton and Zita R. Burton 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.

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

I, Louise McClarn City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs hereby certify that said City Council at its regular meeting held on the 28 day of March, 1956, duly approved the annexed map of "BURTON TRACT UNIT NO. 1" and accepted on behalf of the public the foregoing dedication.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs.
Dated July 16, 1956.

Louise McClarn
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 Planning Commission of the City of Palm Springs at its regular meeting held on the 21 day of March, 1956.
William T. 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 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. Hann J. E. 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 April 1956; that all monuments shown hereon actually exist and their positions are correctly shown.
G. K. Sanborn
Licensed Land Surveyor N° 2344

33/61

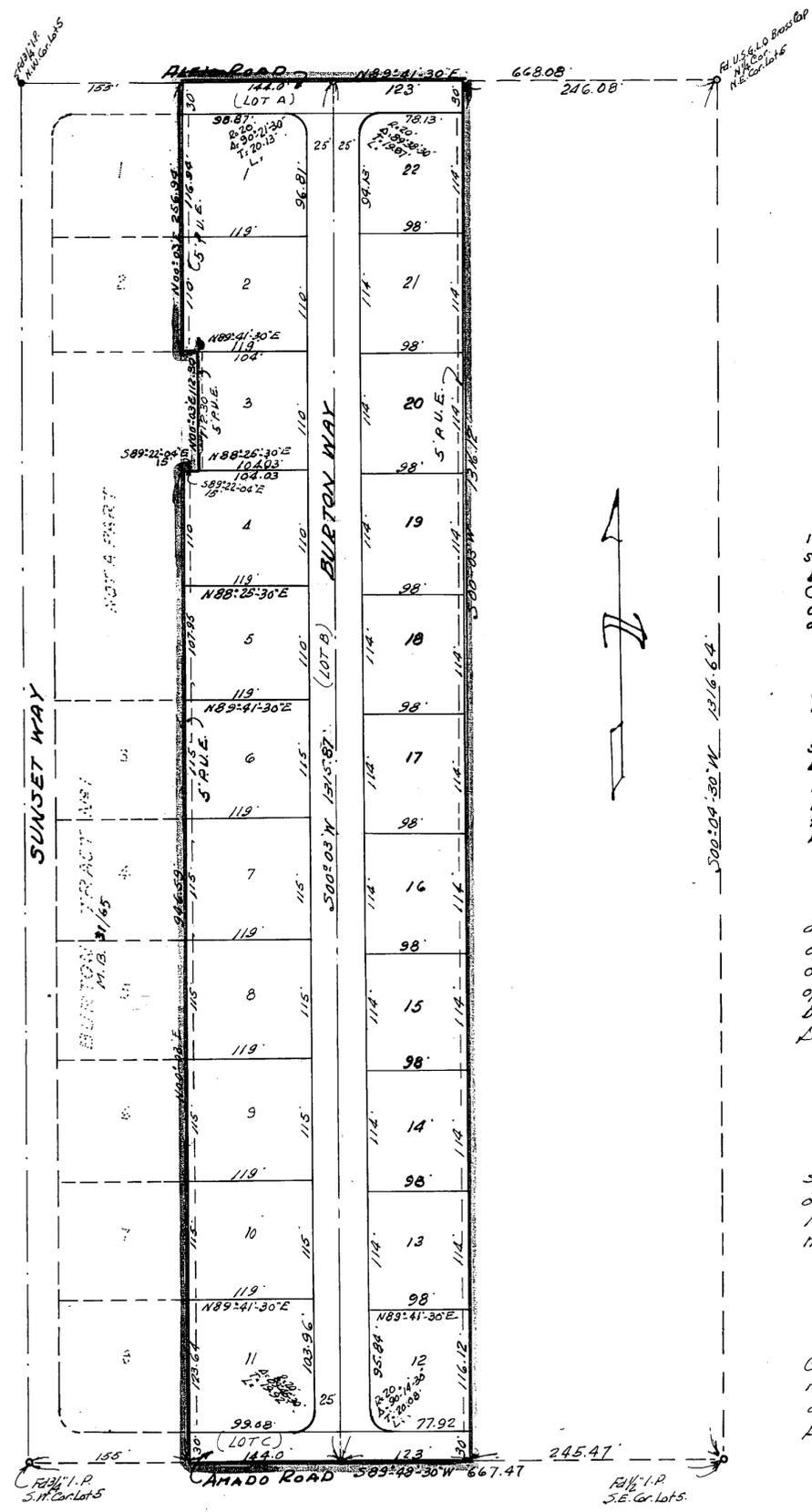
FILED
 AUG 30 1957
 No. 22117 at 2:40 P.M.
 JACK A. ROSS
 COUNTY RECORDER
 by O.A. Mead DEPUTY
 Fee \$ 5.00
 Filed by County Clerk
 Subdn Grantee - R.T. Co

BURTON TRACT NO.2

IN THE CITY OF PALM SPRINGS

Being a subdivision of a portion of Lot 5 of Section 13,
 T.4S; R.4E; S.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, California.

G.K. SANBORN
 Licensed Land Surveyor
 February 1957 Scale 1"=100'



We hereby certify that we are the owners of, or are 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 December 26, 1956 in Book 2016 page 68 of Official Records of Riverside County, California, and we hereby consent to the making of said map and subdivision as shown on this map within the colored border line and to the dedication of streets and easements as shown thereon

TITLE INSURANCE AND TRUST COMPANY, a corporation, Trustee
 by Armand R. Bruno
 State of California } Asst. Secretary
 County of Riverside } S.S.
 On this 19th day of August, 1957, before me, a Notary Public in and for said County and State, personally appeared Armand R. Bruno, known to me to be the Assistant Secretary of the corporation that executed the within instrument, and known to me to be the person who executed the foregoing instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same according to its By-laws or Resolution of its Board of Directors. WITNESS my hand and official Seal

Arnette Whitcomb
 Notary Public in and for said County and State
 I hereby certify that a bond in the sum of \$2500.00 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 of this map with the County Recorder are a lien against the property but not yet payable.
 G. A. PEQUEGNAT
 County Clerk and ex-officio
 Clerk of the Board of Supervisors
 Dated this 26th day of August 1957

By [Signature] 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 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 H. Hornaday RE 9630
 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 1957; that all monuments shown hereon actually exist or will be in place on or before May 30th 1957, and their positions are correctly shown.
G.K. Sanborn
 Licensed Land Surveyor N:2844.

Note:
 Bearings are derived from the North line of Lot 5 as shown on Map of Burton Tract N:1 M. B. 31 / 65 Riv. Co. Maps
 2x2x16 Redwood stakes set at all lot corners tagged L.S. 2344.
 O denotes 1/2 x 3/4 iron pipes set unless otherwise shown.

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 B, C and D, 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.

Ray W. Burton
Zita R. Burton
 STATE OF CALIFORNIA } S.S.
 COUNTY OF RIVERSIDE }

On this 24th day of July 1957, before me, Robert Pelegrin
 a Notary Public in and for said County and State, personally appeared
Ray W. Burton and Zita R. Burton
 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.

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

I, Louise M. Carr, City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs, hereby certify that said City Council at its regular meeting held on the 26th day of March 1957, duly approved the annexed map of Burton Tract N: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.
 Dated July 26, 1957.

Louise M. Carr
 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 Planning Commission of the City of Palm Springs at its regular meeting held on the 25 day of March 1957.
W.C. 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 a lien but not yet payable which are estimated at \$2500.00

Dated this 20th day of August, 1957
V.M. Hyde
 County Tax Collector
 By [Signature] Deputy.

NAME	Enchanted Homes	Map # 53
DATE	1957-58	
DEVELOPER	Alexander Construction Company	
BOUNDARY	Eastern part of Sunset Way, Burton Way, Orchid Tree Lane, Monterey Road, and Farrell Drive between Amado Road and Andreas Road, along with a series of cul-de-sacs: Jill Circle, Lyn Circle, Leslie Circle, Helena Circle, and the western part of Easmor Circle.	
ARCHITECT	Richard R. Leitch	
DEVELOPMENT HISTORY	<p>The Enchanted Homes tract is located within the former Sunmor Estates which the Alexanders purchased from Sunmor developer A.R. Simon. It included three phases of Alexander development between December 1957 and February 1958. Although sources have attributed these homes to Palmer and Krisel,¹⁶⁹ the <i>Desert Sun</i> attributes phases two and three of this development to Richard R. Leitch (1922-2008)¹⁷⁰ Krisel recalls designing the preliminary drawings for the homes, but Alexander Company executive Joe Dunas later removed him from the project.¹⁷¹ According to Krisel, the project was turned over to architect Anton Dalu (who was working in the Palm Springs area at the time as documented by the <i>Los Angeles Times</i>). Dalu's involvement cannot be verified at this time. A model home for the development was located at 2866 Livmore Avenue.</p> <p>The Enchanted Homes tract featured a single 1,200 square foot, three bedroom/two bathroom floor plan with an open kitchen designed by Palmer & Krisel.¹⁷² These Mid-century Modern style post-and-beam homes also featured multiple roof designs (flat, shed, butterfly, and low-pitch gable) and exterior materials such as stone and concrete block.</p> <p>Phase one included the parcels along Andres Road and the four cul-de-sacs plus parcels to the east of Easmor Circle and along Farrell Drive north of Andreas Road. Phase two is bordered by Amado Road on the north, Andreas Road to the south, Farrell Drive to the east and Orchid Tree Lane to the West. Phase three is bordered by Amado Road on the north, Andreas Road on the South, Orchid Tree Lane on the east and Sunset Way on the west.</p>	

¹⁶⁹ James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 44.

¹⁷⁰ "Hold Open House for New Enchanted Homes Grouping," *Desert Sun*, May 22, 1958, 7.

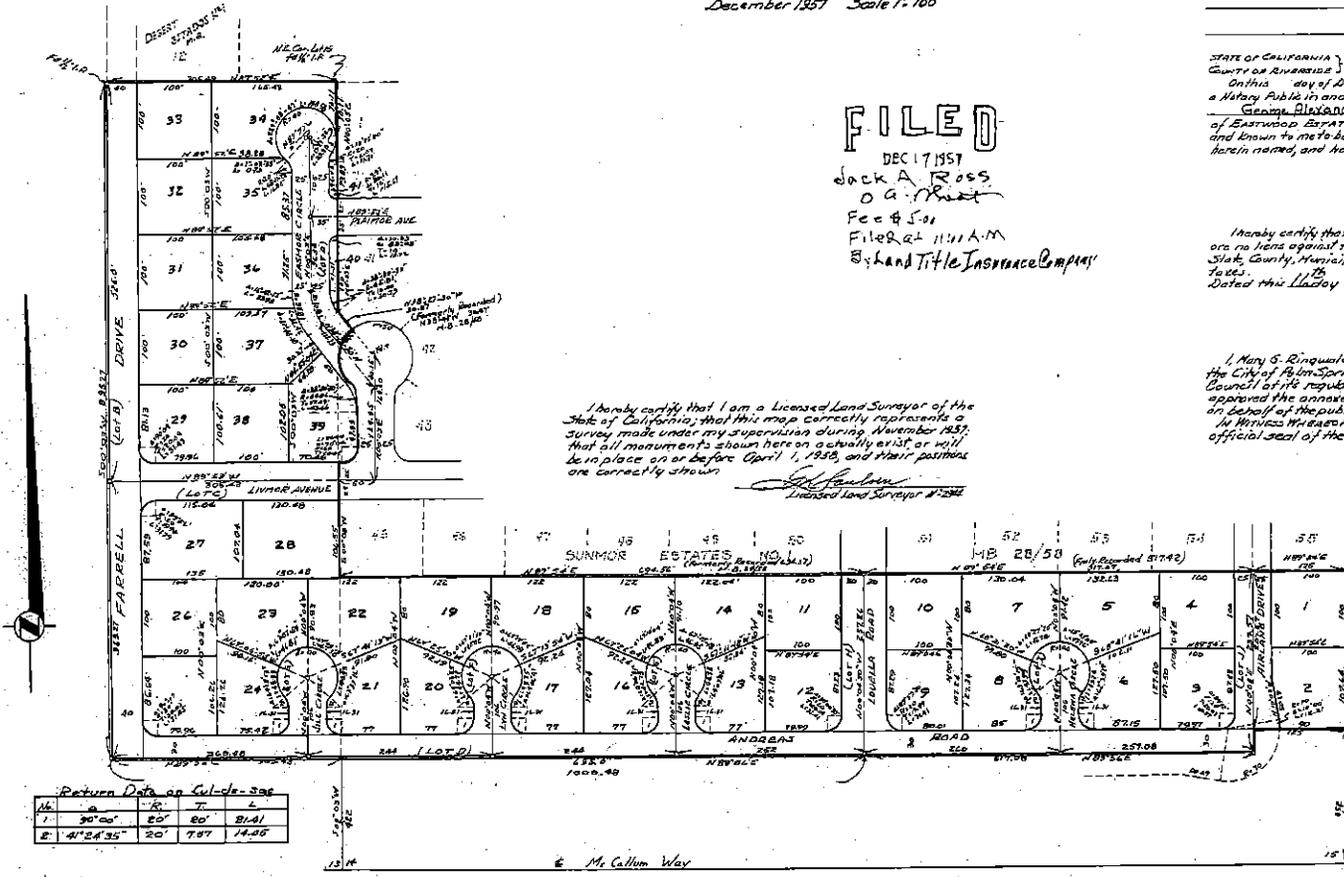
¹⁷¹ Email from William Krisel to Chris Menrad, January 2016.

24/17

ENCHANTED HOMES. UNIT NO.1

Being a subdivision of Lots 44 and 56 of Summer Estates No. 1 as shown by map on file in Map Book 28 Page 58, Records of Riverside County, California, and a portion of Lots 13, 14, and 15 of Section 13, T4S, R4E, S2N, as shown by map of Palm Valley Colony Lands on file in Map Book 16, Page 652, Records of San Diego County, California.

G. K. SANBORN
Licensed Land Surveyor
December 1957 Scale 1"=100'



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 1957; that all monuments shown here on a quarterly basis or will be in place on or before April 1, 1958, and their positions are correctly shown.

G. K. Sanborn
Licensed Land Surveyor #1294

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 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 record to the public, for all purposes, lots of 1/4 acre, and that the construction and maintenance of public utilities, the fire (S) and Public Utility Easements shown on the map as S.P.U.E.

ENCHANTED HOMES By Estancia Estates, A General Co-Partnership
by *[Signature]*

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE } S.S.
On this day of December 1957, before me Wilma Wilson a Notary Public in and for said County and State, personally appeared George Blakely known to me to be a Partner of Estancia Estates, A Co-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 he acknowledged to me that he executed the same.

[Signature]
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 to lots:
Dated this 17th day of December 1957

V. H. Hayes
County Tax Collector
By *[Signature]* Deputy

I, Mary S. 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 17th day of December, 1957, duly approved the annexed map of Enchanted Homes, Unit No. 1, and acquired in behalf of the said City the foregoing declaration.

In Witness Whereof, I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 21st day of December 1957.

[Signature]
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 12th day of December 1957.

[Signature]
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 of the approved alterations thereto, that all requirements of the local and local ordinances have been complied with and I am satisfied that said map is technically correct.

[Signature]
City Engineer R.E. 6830

MB 24/17

34/63

1958

ENCHANTED HOMES UNIT NO. 3

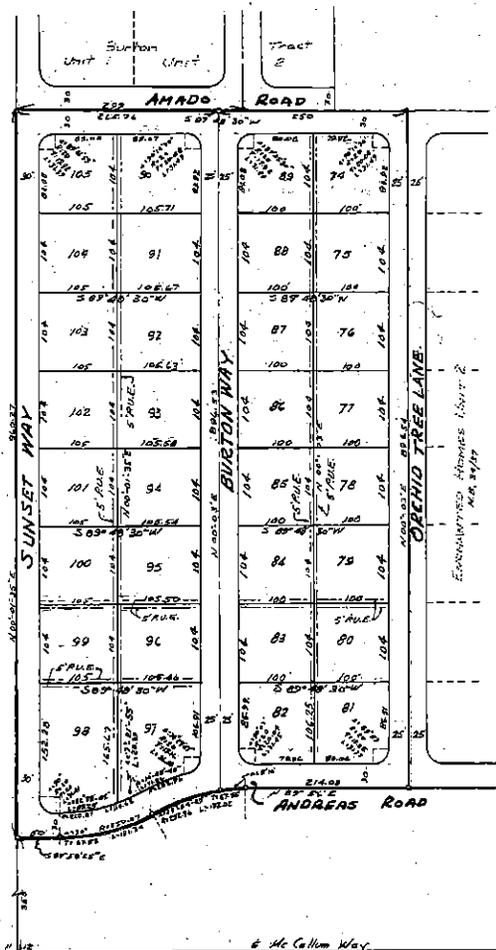
Being a subdivision of a portion of lot 12 of Section 13, T4S, R4E, S.B.B.M., as shown by map of Palm Valley Colony Lands on file in Map Book 14, Page 656, Records of San Diego County, California

G. K. Sanborn
Licensed Land Surveyor
January 1958 Scale 1 in. = 100 ft.

FILED

FEB 27 1958

Jack H. Ross
Filed at 3:20 P.M.
By Land Title Co
Fee \$5.00



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

Frank W. Lawrence
City Engineer R.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 December 1957; that all monuments shown hereon actually exist or will be in place on or before May 1, 1958, and their positions are correctly shown.

G. K. Sanborn
Licensed Land Surveyor N.E. 8244

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 claim title to said land and 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 the street, easements, lots A to E, 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.

ENCHANTED HOMES by EATON ESTATES

A GENERAL PARTNERSHIP

Robert Williams Partner

State of California S.S.

County of Riverside

On this 27th day of February, 1958, before me, Robert Williams, a Notary Public in and for said County and State, personally appeared Robert Williams, known to me to be a partner in said real estate, a General Partnership, that executed the within instrument and known to me to be the person who executed the same on behalf of the General Partnership herein named, and he acknowledged to me that they executed the same.

Robert Williams
Notary Public in and for the County of Riverside, State of California

I hereby certify that according to the records of the 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 called as taxes.

Dated this 27th day of Feb 1958.
V. M. HYDE
County Tax Collector

Marie H. Jones Deputy

I, Mary G. Riggwald, 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 22nd day of January 1958, duly approved the annexed map of Enchanted Homes Unit No. 3 and accepted on behalf of the public the foregoing dedications.

IN WITNESS WHEREOF I have unto set my hand and affixed the official seal of the City of Palm Springs this 15th day of February, 1958

Mary G. Riggwald
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 15th day of January 1958.

W. C. Taylor
Secretary

Note:
Bearings derived from the Center Line of Orchard Tree Lane as shown on map of Enchanted Homes Unit No. 1 on file in Map Book 34 Page 37 Records of Riverside County. E.T. 1111 Redwood Stakes set at all lot corners. 3 indicates 1/2" x 3/4" iron pipe set unless otherwise noted.

N^o 7 MB 34/63

NAME	Janis' Hilltop Estates	Map # 54
DATE	1957	
DEVELOPER	Sam Janis	
BOUNDARY		
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>	

34/67

19921
FILED
 ON March 18, 1958
 AT 3:25 P.M.
 Jack A. Ross
 COUNTY RECORDER
 By O.A. Hyatt
 DEPUTY
 Fee \$5.00
 SUBP. OFF. R.T.CO.

JANIS HILLTOP ESTATES NO.1

Being a Subdivision of a Portion of
 the S.W. 1/4 of Section 3 T.4S.R.4E.
 S.B.B & M.

G. K. Sanborn
 Licensed Land Surveyor
 November 1957 Scale 1"=100'

I hereby certify that a bond in the sum of \$500.00 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 this map with the County Recorder, are a lien against the property, but not yet payable.
 Dated this 17 day of March 1958.
 G.A. Pequegnat
 County Clerk and ex-officio clerk of the Board of Supervisors
 By [Signature] Deputy.

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 colored border line, and we hereby offer for dedication to public use for street purposes, Lots A, B, and C and for the construction and maintenance of public utilities, the five (5) foot Public Utilities Easement shown on the map as 5' P.U.E.; and also offer for dedication the areas designated as 10.0 drainage easements.

Sam Janis
Allice Janis
 State of California } S.S.
 County of Riverside }
 On this 4 day of March 1958 before me Ralph M. Wood a Notary Public in and for said County and State, personally appeared Sam Janis + Allice Janis 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
Ralph M. Wood
 Notary Public in and for the County of Riverside, State of California.

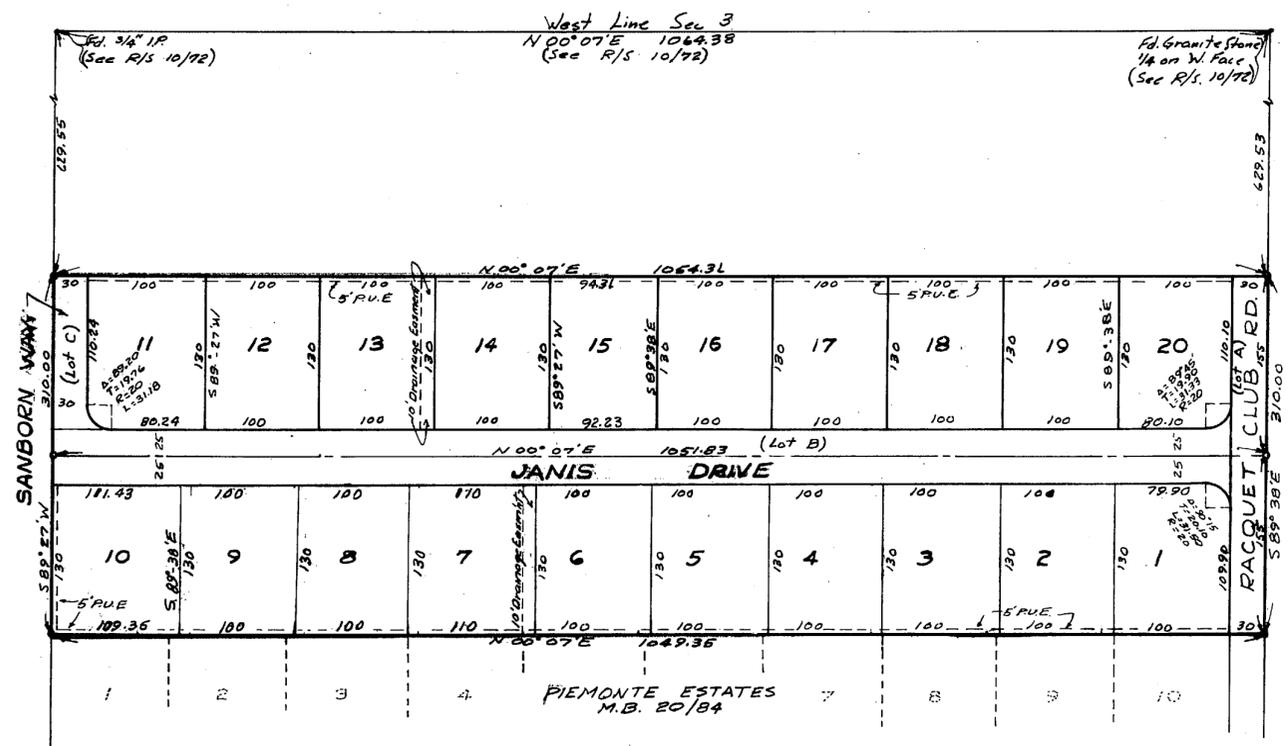
I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien but not yet payable which are estimated at \$500.00.
 Dated this 6 day of March 1958.
 V.M. Hyde
 County Tax Collector.
 By Marie H. Zeno Deputy

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 8 day of January 1958 duly approved the annexed map of Janis Hilltop Estates NO.1 and accepted the for going 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 4 day of March 1958
Mary G. Ringwald
 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 Planning Commission of the City of Palm Springs at its regular meeting held on the 5 day of January 1958.
[Signature]
 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
[Signature]
 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 November 1957; that all monuments shown hereon actually exist, or will be in place on or before APRIL 1957, and their positions are correctly shown
[Signature]
 Licensed Land Surveyor N° 2344



Note:
 Bearings are derived from the west line of Piemonte Estates M.B. 20/84 Rv. 6. Records.
 2x2x16 Redwood stakes tagged L.S. 2344 set at all lot corners.
 o indicates 1/2"x30" iron pipes unless otherwise shown

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 lots 1, 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, 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, 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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.

STATE OF CALIFORNIA }
 COUNTY OF RIVERSIDE }
 On this 10th day of March 1958 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jack Stiles known to me to be the Assistant Secretary of 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 thereon named and acknowledged to me that such corporation executed the same as Trustee.
 WITNESS my hand and official seal
[Signature]
 Notary Public in and for said County and State
 1957

NO. 7 MB 34/67

NAME	Chino Palms Estates	Map # 55
DATE	1958	
DEVELOPER	Jack Meiselman	
BOUNDARY	Phase I: south of Via Escuela; Phase II: east side of via Miraleste, all of Berne Street, and all of Jacques Street.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>In 1958-59, Meiselman embarked on the largest of his developments, Chino Palms Estates. This eighty-five parcel development consists of two tangential property areas. The first, developed in 1958, is south of Via Escuela. The second, developed in 1959, consists of the east side of via Miraleste, all of Berne Street, and all of Jacques Street. The second phase is composed of smaller parcels than the first (100 x 100 feet versus 125 x 150 feet in phase one). In February of 1959, Meiselman purchased a 10-acre parcel adjacent to the second phase of Chino Palms Estates from Julian Smith.¹⁷³ Thirty additional homes were built on this parcel.</p> <p>Chino Palms Estates houses were available in 2-bedroom+den or 3 bedroom, 2 bathroom plans. Air conditioning was featured as a key selling point. Model homes for the development included 1820 N. Via Miraleste, 1830 N. Via Miraleste, and 2295 N. Via Miraleste.</p>	

¹⁷³ "Meiselman Plan 30 New Homes," *Desert Sun*, February 12, 1959.

CHINO PALMS ESTATES UNIT NO.2

BEING A SUBDIVISION OF A PORTION OF THE W.1/2 OF THE SE.1/4 OF THE S.W.1/4 OF SECTION 2, T.4SR.4E., S.B.B.&M.

G.K. SANBORN
LICENSED LAND SURVEYOR
OCTOBER 1958 SCALE 1"=100'

FILED

Dec 24 1958
No. 3661 at 10:50 A.M.
JACK A. ROSS
County Recorder
by O. A. Wheat
Deputy
Fee \$5.00
Filed by Pioneer Title Inc. Co.

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 or under my supervision during October 1958, that all monuments shown here on actually exist or will be in place on or before March 31st 1959

G. Saulow
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. Hemenchlag
City Engineer R.E. 8680.

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 November 1958.

W. A. Fuller
Secretary.

I, Mary G. Ringwald, City Clerk and ex-officio Clerk of the City 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 November 1958, duly approved the annexed map of CHINO PALMS ESTATES UNIT NO.2 and accepted the foregoing dedications on behalf of the public.

IN WITNESS WHEREOF I have set my hand and affixed the official seal of the City of Palm Springs this 17th day of December 1958.

Mary G. Ringwald
City Clerk and ex-officio Clerk of the City Council, City of Palm Springs, California.

Note:-
Bearings are derived from the center line of Via Miralaste as shown on map of Chino Palms Estates, M.B. 34/66, Riv. Co. Records.
2"x2"x16" Redwood Stakes set at all lot corners tagged L.S. 2344
O Denotes 1/2"x3/8" Iron Pipe set unless otherwise noted.

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 D 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.

Bejack Corporation
by Berne B. Meiselman Sec.

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }

On this 19 day of Dec 1958, before me E. W. HOFER a Notary Public in and for said County and State, personally appeared Jack 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 here in named, and they acknowledged to me that such Corporation executed the same.

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

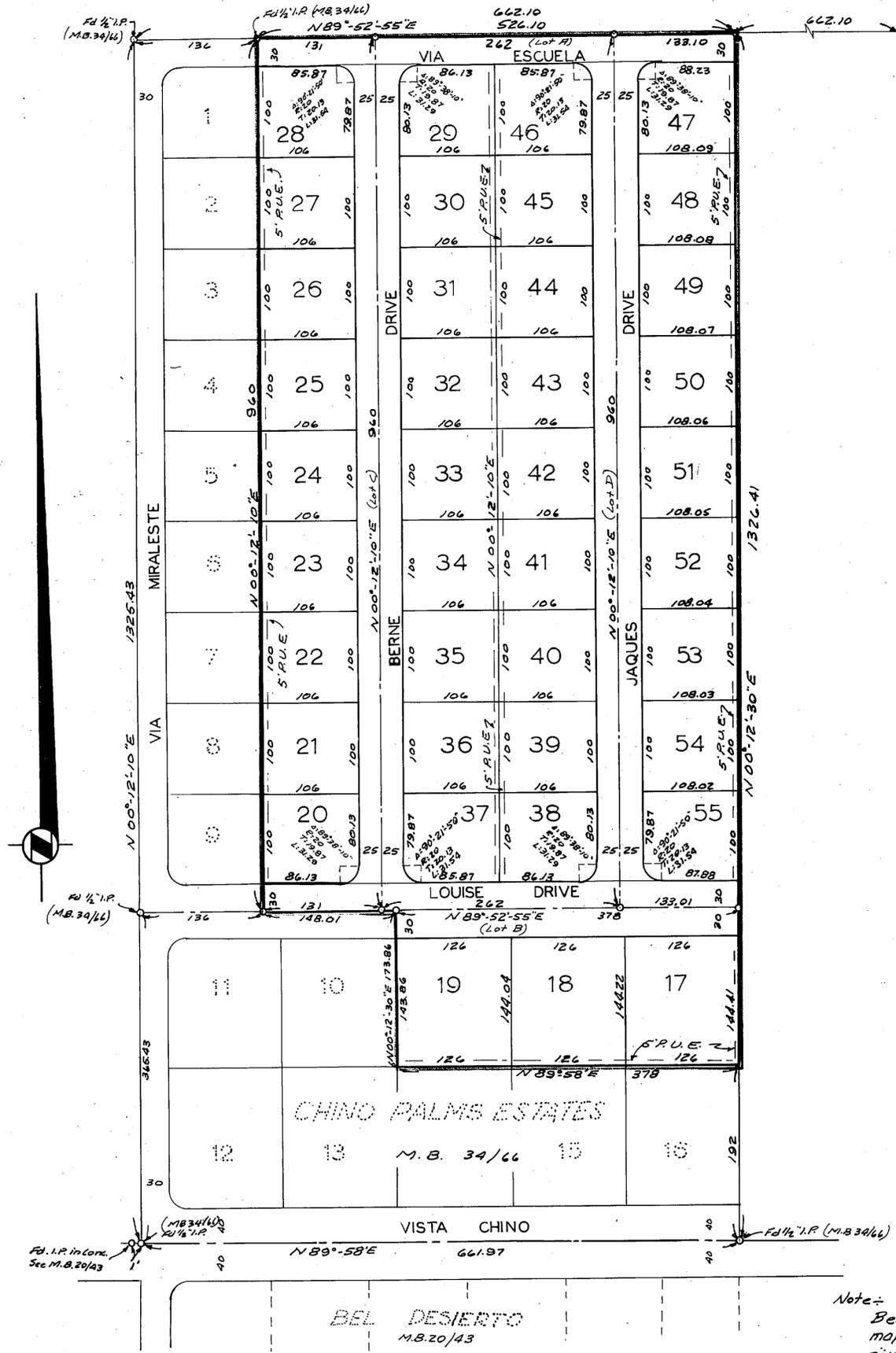
I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes

Dated this 24 day of Dec. 1958

V. M. HYDE
County Tax Collector
by W. Steade Deputy.

I hereby certify that a bond in the sum of \$_____ has been 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 ___ day of ___ 1958

by _____ Deputy.
G. A. PEQUESNAT
County Clerk and ex-officio clerk of the Board of Supervisors.



We hereby certify that we are holders of or interested in the legal title to the land included within the subdivision as shown on the annexed map consisting of one (1) sheet, by reason of being trustee in that certain Deed of Trust dated February 27, 1959 covering the land shown on said map, and recorded in the office of the Recorder of Riverside Co. Calif., 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 and easements as shown thereon, pursuant to the request of the beneficiaries in said Deed of Trust.

CHINO PALMS ESTATES UNIT NO. 3

BEING A SUBDIVISION OF THE EAST 660' FEET OF THE S.1/2 OF THE NW.1/4 OF THE S.W.1/4 OF SECTION 2, T.4S,R.4E, S.B.B.&M.

February 1959

G. K. SANBORN
Licensed Land Surveyor

Scale 1"=60'

FILED

MARCH 24, 1959
No. 21501 at 3:50 P.M.

JACK A. ROSS
Recorder
by Alvin Walker Deputy

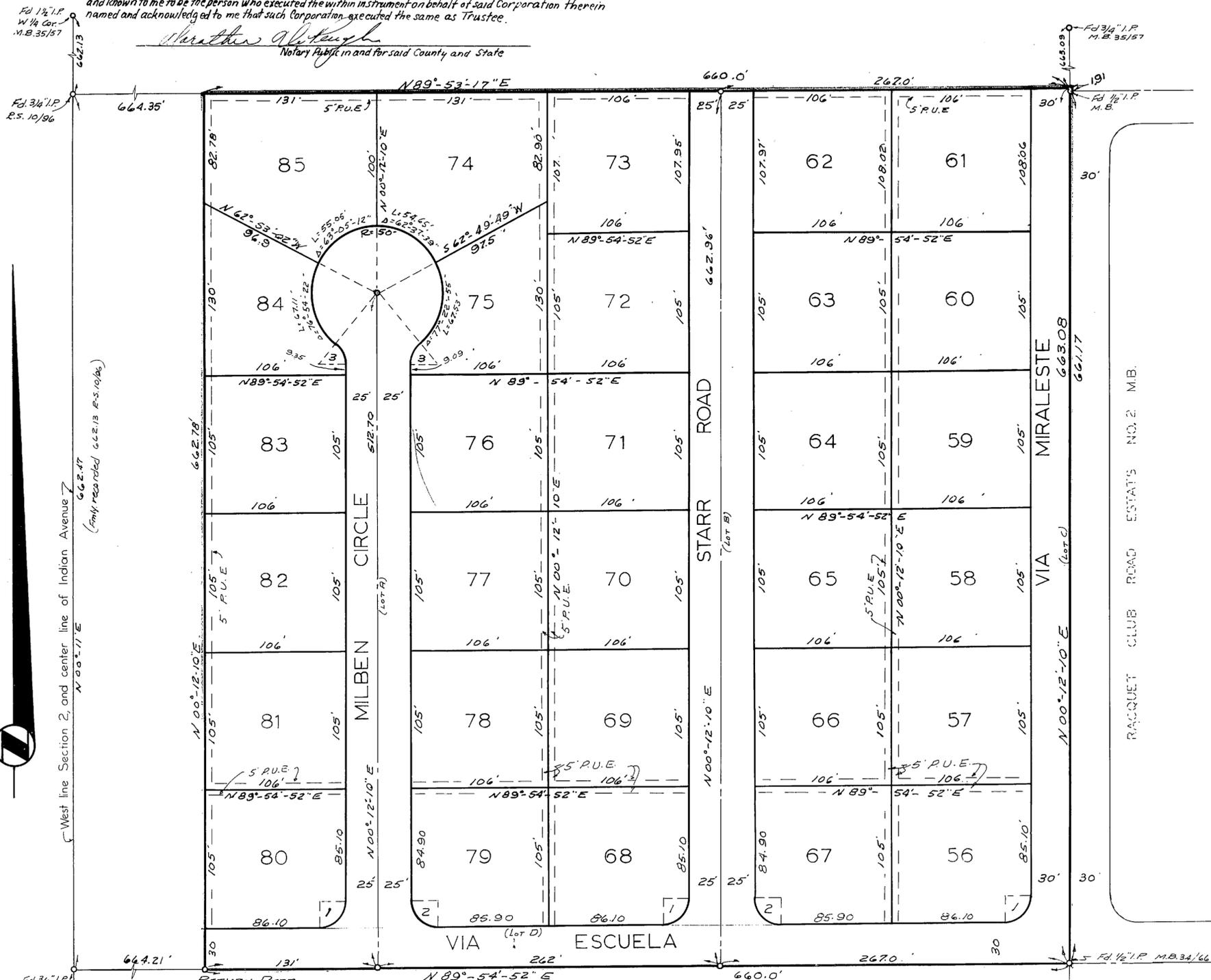
Fee: \$5.00

Filed by County Clerk
SUBDN G-TTEE - P.T.I.C.

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

On March 18, 1959 before me, the undersigned, a Notary Public in and for said County & State, personally appeared Paul G. Stewart known to me to be the Assistant Secretary of TITLE INSURANCE AND TRUST COMPANY the Corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said Corporation therein named and acknowledged to me that such Corporation executed the same as Trustee.

Walter O. Hough
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, that we are the only persons whose consent 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" to "D" 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.

EL MIRADOR PARK DEVELOPMENT CO

by Jack Meiselman Pres
by Berne B. Meiselman Sec'y

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

On this 17th day of March 1959, before me Robert E. Kreis a Notary Public in and for said County and State, personally appeared Jack Meiselman and Berne B. Meiselman known to me to be the President and Secretary of EL MIRADOR PARK 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 herein named, and they acknowledged to me that such Company executed the same.

Robert E. Kreis 5268
Notary Public in and for the State of California,
County of Riverside.

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 12th day of March 1959, duly approved the annexed map of CHINO PALMS ESTATES UNIT NO. 3 and accepted the foregoing dedications on behalf of the public. IN WITNESS WHEREOF I have set my hand and affixed the official seal of the City of Palm Springs this 13th day of March 1959.

Mary G. Ringwald
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 Planning Commission of the City of Palm Springs at its regular meeting held on the 9th day of March 1959.

W. C. 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 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.

H. H. 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 direction during March 1959, that all monuments shown hereon actually exist or will be in place on or before September 30, 1959.

G. K. Sanborn L.S. 2344

I hereby certify that a bond in the sum of \$1500.00 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 23rd day of MARCH 1959.
by C. Maurer Deputy.

G. A. PEQUEGNAT
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 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 \$500.00.

Dated this 18th day of March 1959.
by G. K. Sanborn Deputy

DONNA M. BOUER
County Tax Collector

CHINO PALMS
ESTATES, NO. 1
M.B. 34-66

NAME	Palm Springs Golf Club	Map # 56
DATE	1958	
DEVELOPER	Westview Development Corporation	
BOUNDARY	Cherry Hills Drive to the north, Waverly Drive to the south, Bob O Link Lane to the east and Broadmoor Drive to the west	
ARCHITECT		
DEVELOPMENT HISTORY	<p>One of the early residential golf communities in Palm Springs, the Palm Springs Golf Club (a.k.a. Palm Springs Municipal Golf Course and the Tahquitz Creek Golf Resort), dates back to 1958 (although it was not fully realized until the 1970s). The vision for the \$15,000,000 project included residential areas bordering the fairways of the golf course, a hotel and a shopping center. The 332-acre parcel along Highway 111 had been purchased in 1956 from Pearl McManus by the Palm Springs Capital Company (a holding company for the Palm Springs Turf Club) as a site for a horse-racing track.¹⁷⁴ At the time it was east of the Palm Springs city limits. When the California Horse Racing Board refused to grant the Turf Club a license in 1957, the holding company changed plans and partnered with Morton B. Zuckerman, President of the Westview Development Corporation, to turn it into a residential golf community. Zuckerman was a noted residential and commercial developer from Chicago. Frank Bogert was executive vice president of the Westview Development Corporation. For the housing development, Westview turned initially to architect William M. Bray (1905-1998) for the design of 350 units. Between 1961 and 1965,¹⁷⁵ Westview constructed the houses along Broadmoor Drive, Brentwood Drive, Bob O Link Drive and Cherry Hills Drive, Menlo Circle, and Oswego Circle.¹⁷⁶</p> <p>The vision for the development included the eighteen-hole championship golf course (1958-59, Lawrence Hughes), 240 single-family residences, plus 300 “garden cottages” that would feature swimming pools, and recreation and sports facilities. Owners were to automatically become members in the private country club.¹⁷⁷ Ads in the <i>Palm Springs Villager</i> not only touted these amenities, they featured a green map of the course and integrated home sites. Increasingly, however, the development began to face financial difficulties and, on July 1, 1959, Westview turned over control of the course to the City of Palm Springs and it became a public course.¹⁷⁸</p>	

¹⁷⁴ “Land Sold for Race Track,” *Los Angeles Times*, January 18, 1956, 25.

¹⁷⁵ Pending confirmation of dates.

¹⁷⁶ The project team is in contact with the architect’s son, Roger Bray, to locate historic material on the plans for these houses.

¹⁷⁷ “Huge Development Set for Palm Springs Area,” *Los Angeles Times*, July 27, 1958, F8.

¹⁷⁸ “In Black and White,” *Corona Daily Independent*, April 21, 1959, 6.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

35/49

FILED

On Aug. 17th 1958

No. at 2:25 P. M.

Jack A. Ross

County Recorder

By Deputy

Fee \$5.00

Subdn. Gtee - R.T.Co

PALM SPRINGS GOLF CLUB TRACT

UNIT NO.1

Being a subdivision of a portion of Section 29, T.4S, R.5E, S.B.M.

G.K. JANBORN
Licensed Land Surveyor
July 1958 Scale 1"=200'

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 and 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 11th day of August 1958
By Madeline Bauer Deputy
G.A. Paquegnat
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 supervision during July 1958; that all monuments shown thereon actually exist and their positions are correctly shown.

G.K. Janborn
Licensed Land Surveyor #2344.

Approved by the Riverside County Planning Commission in accordance with the requirements of law, in duly authorized meeting held on the 8 day of August 1958.

Harold J. Evenden
Secretary

The County of Riverside, State of California, by and through its duly authorized officers, hereby approves this final map

Dated this 11th day of August 1958.

Attest
G.A. Paquegnat
County Clerk and ex-officio Clerk of the Board of Supervisors.

By Madeline Bauer 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 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 \$1000.00.

Dated this 7 day of August 1958.

V.M. Hyde
County Tax Collector

By Marie H. ... 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.

Dated this 8th day of August 1958.
A.C. Keith
County Surveyor

By C. T. Worsley Deputy.

We hereby certify that we are the owners and purchasers under contract of the land in and to which 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 lands and we hereby consent to the making and filing of said map and subdivision as shown within the colored border line. Lots A to C inclusive are hereby retained as private non-exclusive roads to be used by the lot owners within the bounds of the subdivision, their successors and assigns, in common with Westview Development Corporation, their successors and assigns, and appurtenant to the lands of said Corporation now owned in Section 29, Township 4 South, Range 5 East, San Bernardino Base and Meridian.

PALM SPRINGS CAPITAL COMPANY
a corporation, Owner

By D. D. Dunlap Pres.

By E. G. Steele Secy.

WESTVIEW DEVELOPMENT CORPORATION
a corporation, Purchaser under contract

By Walter B. Zuckerman Pres.

By Arnold J. ... Vice Pres.

SECURITY TITLE INSURANCE COMPANY
Trustee under Deed of Trust

By W. Dawson VICE PRES

By Ronald W. ... ASST. SECT

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES } S.S.

On this 31 day of July 1958, before me Spencer J. Davis, a Notary Public in and for said County and State, personally appeared D. D. Dunlap and E. G. Steele known to me to be the President and Secretary of PALM SPRINGS CAPITAL COMPANY 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.

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

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

My Commission Expires April 25, 1961

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

On this 11 day of August 1958 before me William A. ... a Notary Public in and for said County and State, personally appeared Walter B. Zuckerman and Arnold J. ... known to me to be the President and Vice President of WESTVIEW DEVELOPMENT CORPORATION, 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.

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

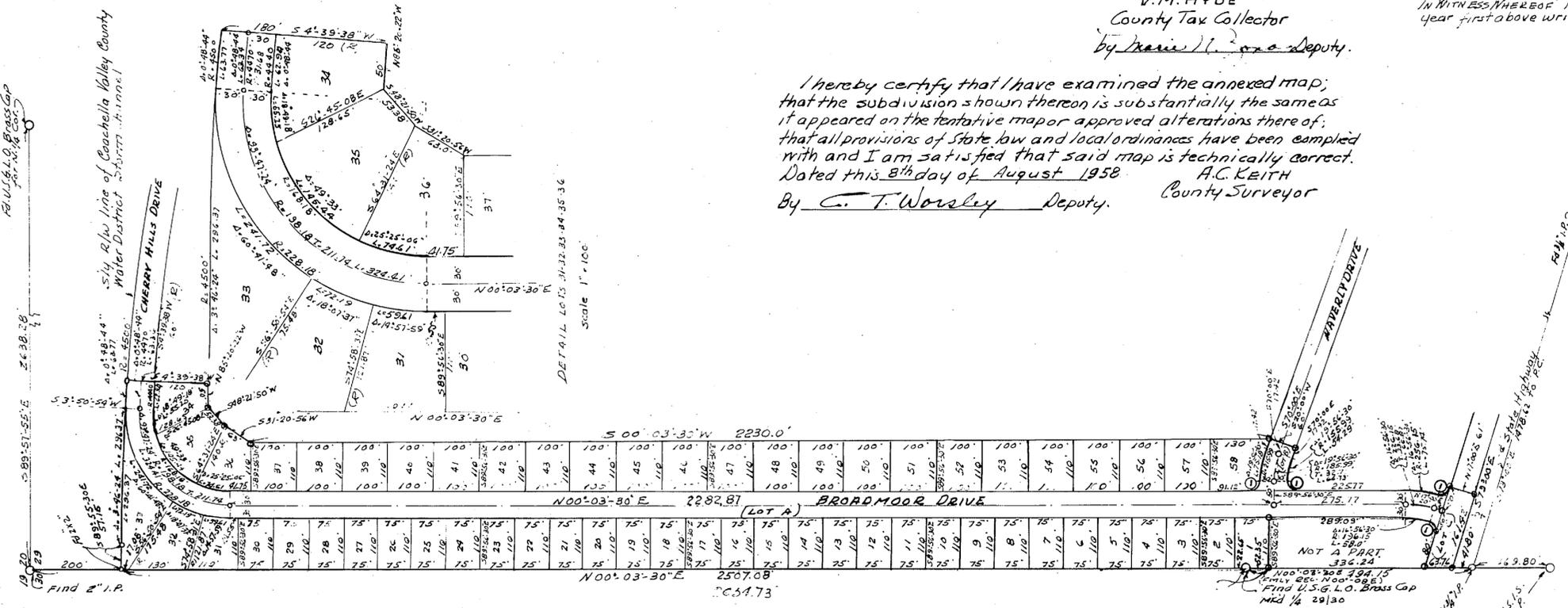
William A. ...
Notary Public in and for the County of Riverside, State of California.

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

On this 11 day of August 1958 before me Madeline Bauer a Notary Public in and for said County and State, personally appeared Walter B. Zuckerman and Ronald W. ... known to me to be the Vice President and Secretary of Security Title Insurance Company, 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.

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

Madeline Bauer
Notary Public in and for the County of Riverside, State of California.



RETURN DATA			
Δ	RADIUS	TANGENT	LENGTH
90°00'	20'	20'	31.42'

Notes:
Bearings are derived from the center line of State Highway as shown on Map of Palm Springs-Indio Road, File No. C62-2 County Surveyors Office.
2x2x16" Redwood stakes topped L.S. 2344 set at all lot corners.
0 Denotes 3/4" x 3/4" iron pipes set unless otherwise shown.

MB 35/49

PALM SPRINGS GOLF CLUB TRACT UNIT NO. 2

Being a subdivision of a portion of Section 29, T.4S, R.5E, S.B.M.

G.K. SANBORN
Licensed Land Surveyor
October 1958 Scale 1"=100'

We hereby certify that we are the owners and purchasers under contract 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 and we hereby consent to the making and filing of said map and subdivision as shown within the colored border line. Lots A to E inclusive are hereby retained as private non-exclusive roads to be used by the lot owners within the bounds of the subdivision, their successors and assigns, in common with Westview Development Corporation, their successors and assigns, and appurtenant to the lands of said Corporation now owned in Section 29, Township 4 South, Range 5 East, San Bernardino Base and Meridian.

PALM SPRINGS CAPITAL COMPANY WESTVIEW DEVELOPMENT CORP.
A Corporation, Owner A Corporation, Purchaser under contract.
By D.D. Dunlap Pres. By Morris Samuel Pres.
By E.G. Steele Secy By Morton B. Ullman Vice Pres.
Security Title Insurance Company
Trustee under Deed of Trust
By Robert E. Blau Vice Pres.
By Robert E. Blau Ass't. Sec'y

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
On this 26 day of November 1958 before me Agnes B. Hughes
a Notary Public and for said County and State personally appeared
D.D. Dunlap and E.G. Steele known to me to be the President and Secretary of
Palm Springs Capital Company the Corporation that executed the within
instrument, and known to me to be the persons who executed the same on behalf
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 first above written.

Agnes B. Hughes
Notary Public in and for the County of
Los Angeles State of California 6-19-1961

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 11 day of MARCH 1959 before me DOROTHY J. LOYDEN
a Notary Public in and for said County and State, personally appeared
MORRIS SAMUEL and MORTON B. ULLMAN known to me to be the
President and Vice President of Westview Development Corporation 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.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official
seal the day and year first above written.

Dorothy Loyden
Notary Public in and for the County
of Riverside State of California.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 28 day of APRIL 1959 before me DOROTHY MERRITT
a Notary Public in and for said County and State, personally appeared
ROBERT E. BLAU and HELEN E. SCUMMINS known to me to be the
Vice President and Ass't. Secretary of Security Title Insurance Company, 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.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official
seal the day and year first above written.

Dorothy Merritt
Notary Public in and for the County
of Riverside State of California.

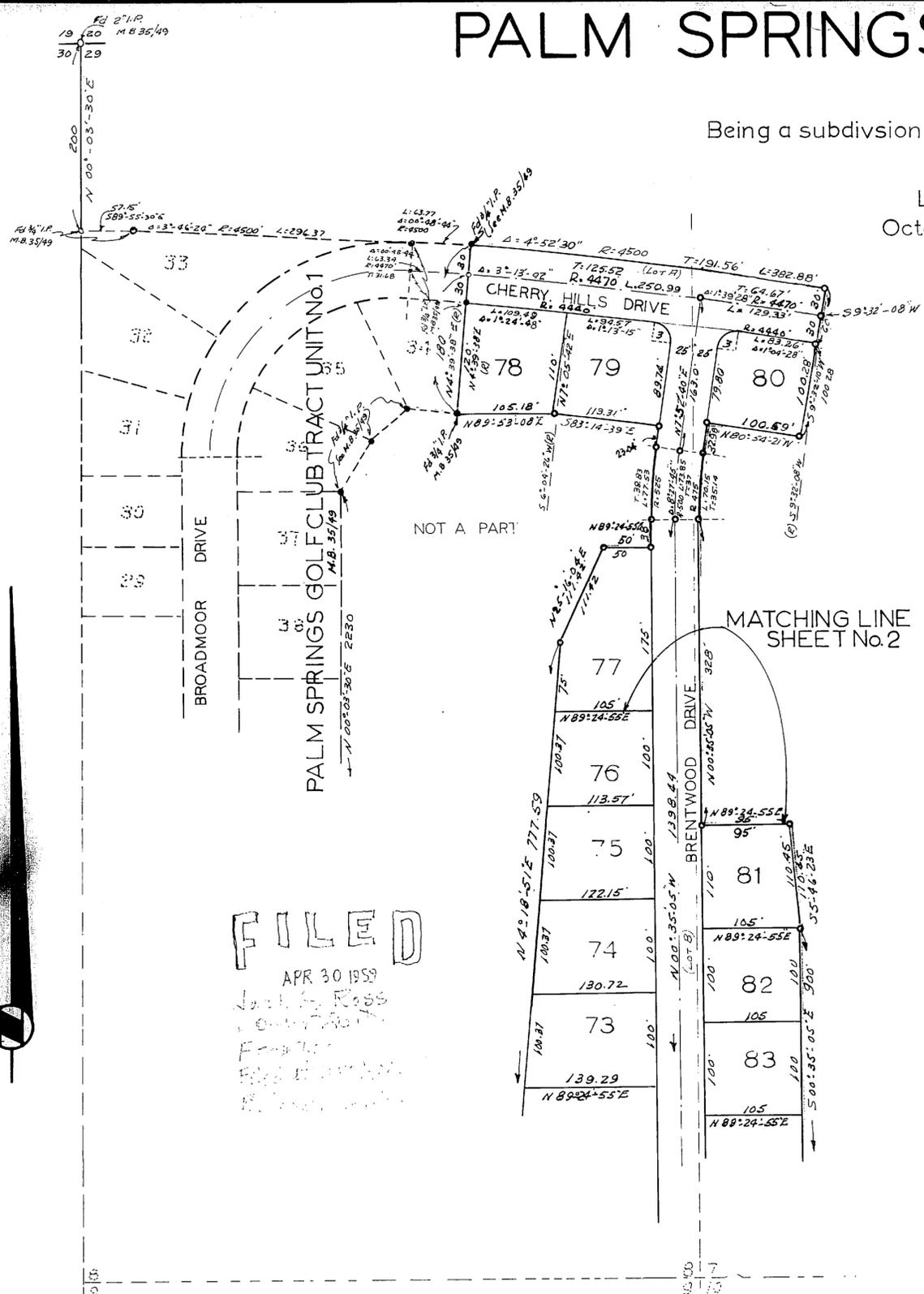
Approved by the Riverside County Planning Commission in accordance with
the requirements of law, in duly authorized meeting held on the 22 day of
April 1959

Harold J. Evensen
Secretary

The County of Riverside, State of California, by and through its duly
authorized officers, hereby approves this final map.
Dated this 27 day of April 1959

Attest
G.A. PEQUEGNAT
County Clerk and ex-officio Clerk
of the Board of Supervisors.
By Chas. J. Patten Deputy

By Chas. J. Patten
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 property shown on the
annexed map consisting of 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 \$ 700.⁰⁰
Dated this 30 day of April 1959.

by Donna M. Bouer Deputy
DONNA M. BOUER
COUNTY TAX COLLECTOR
I hereby certify that I have examined the annexed map consisting of
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. Dated this 22 day of April 1959.
A.C. KEITH
Deputy County Surveyor

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 thereon
actually exist and their positions are correctly shown.

G.K. Sanborn
Licensed Land Surveyor No. 2344

NOTE:-
This subdivision covers portions of Lots 7-8-9-10-23-24 of
Section 29, T.4 S.R.5 E., Palm Valley Colony Lands as Recorded in
Map Book 14, Page 652, Records of San Diego County, California.

NOTE:-
All utilities to be underground and in streets.
Building setback line to be 25 feet from front Property Line.

NOTE:-
Bearings are derived from the center line of Waverly Drive
(S 70°-00' E) as shown on map of Palm Springs Golf Club Tract
Unit No. 1, M.B. 35/49 Riverside County Records.
o Denotes 3/4" iron pipes set unless otherwise shown tagged L.S. 2344.
2x2" Redwood stakes set at all lot corners, tagged L.S. 2344.

I hereby certify that a bond in the sum of \$ 700.⁰⁰ has been executed and filed
with the approved by the Board of Supervisors of the County of Riverside, State of
California, conditioned upon the payments 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 April 1959.

G.A. PEQUEGNAT
County Clerk and ex-officio Clerk
of the Board of Supervisors
By Chas. J. Patten Deputy

FILED

APR 30 1959
Jack J. Ross
County Clerk
Riverside County, California

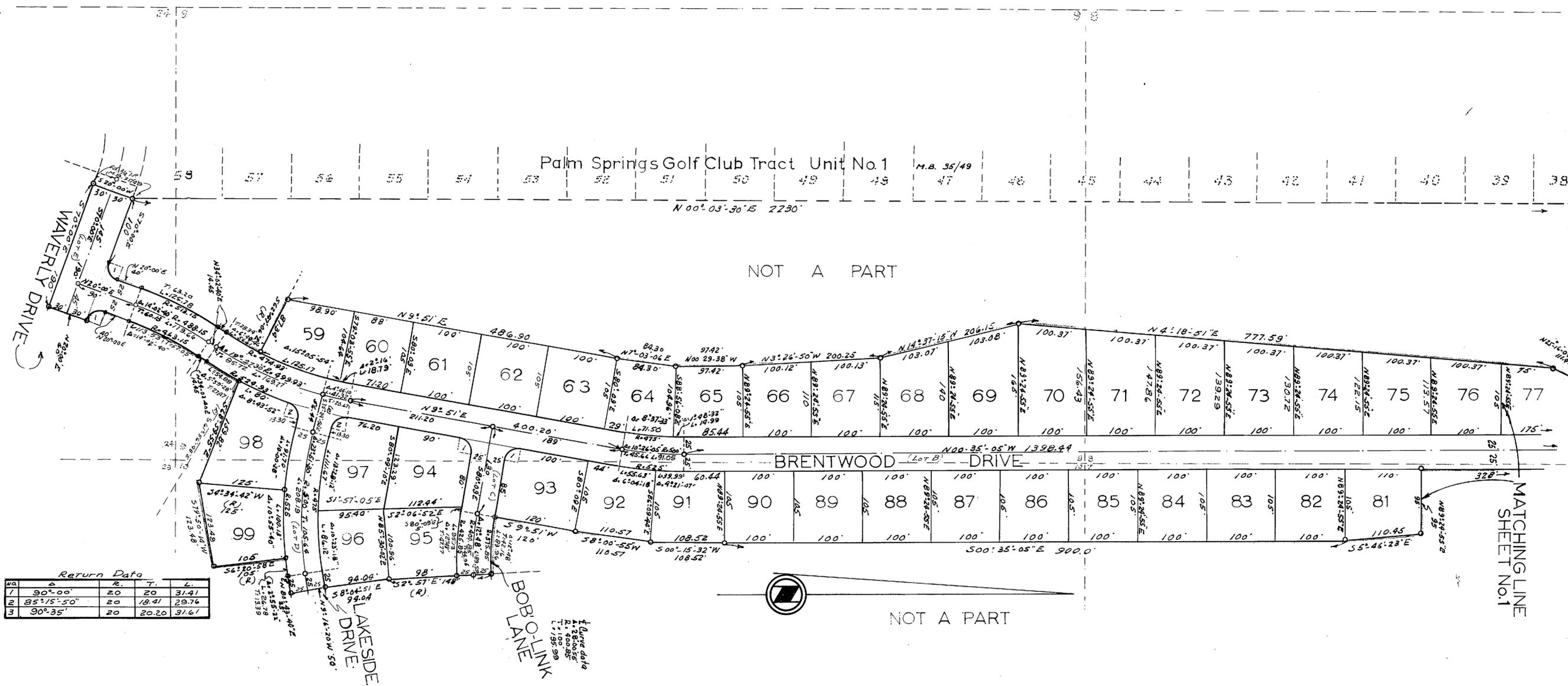
PALM SPRINGS GOLF CLUB TRACT UNIT NO. 2

SHEET No.2 of 2 SHEETS

Being a subdivision of a portion of Section 29 T.4S,R.5E,S.B.M.

G.K.SANBORN
Licensed Land Surveyor
October 1958 Scale 1"=100'

NOTE :-
This subdivision covers portions of Lots 7-8-9-10-23-24 of Section 29 T.4 S.R.5 E., Palm Valley Colony Lands as Recorded in Map Book 14 Page 652 Records of San Diego County, California.



PALM SPRINGS GOLF CLUB TRACT UNIT NO. 3

Being a subdivision of a portion of Section 29, T4S,R5E, SBM,
also shown as a portion of Lots 6,7,10 & 11 of Palm Valley
Colony Lands, Section 29, T.4S,R.5E. SBM, as recorded in Map
Book 14, Page 652 records of San Diego County, California.

G. K. SANBORN
Licensed Land Surveyor
March 1959

FILED
May 6, 1959
No. 17033 at 9:40 A.M.
JACK A. ROSS
County Recorder
By O. C. [Signature]
Deputy
Fee \$7.00
Filed by County Clerk
SUB'D N & TEE - P.T.I.C.

Approved by the Riverside County Planning Commission in accordance with the requirements of law in duly
authorized meeting held on the 30 day of April 1959, Nazel J. Evenson
Secretary

The County of Riverside, State of California, by and through its duly authorized officers, hereby approves this final map.
Dated this 4th day of MAY 1959.
Attest
By [Signature]
Chairman of the Board of Supervisors

G.A. PEQUEGNAT
County Clerk and ex-officio Clerk of the Board of Supervisors
By C. Mauker, 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 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 \$ 1000.00
Dated this 28th day of April 1959. DONNA M. BOUER
COUNTY TAX COLLECTOR
By [Signature] Deputy

I hereby certify that I have examined the annexed map, consisting of 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.
Dated this 29th day of April 1959. A. C. KEITH
COUNTY SURVEYOR
by A. C. Keith

I hereby certify that a bond in the sum of \$ 1,000.00 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
with the County Recorder are a lien against the property, but not yet payable.
Dated this 4th day of MAY 1959. G.A. PEQUEGNAT
County Clerk and ex-officio Clerk of the Board of Supervisors.
by C. Mauker 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 March 1959, that all monuments shown thereon actually exist and
their positions are correctly shown.
[Signature]
Licensed Land Surveyor No. 2344

NOTE -
Bearings derived from the east line of Lot C (S 2°57' E) as shown on map of Palm Springs Golf Club Tract
Unit No. 2 M.B. 37/37-8 Riverside County Records,
• Denotes 3/4" iron pipe set unless otherwise noted, tagged L.S. 2344
2"x2" Redwood stakes set at all lot corners tagged L.S. 2344.
All utilities to be underground and in streets.

We hereby certify that we are the owners and purchasers under contract 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, and we hereby consent to the making and filing
of said map and subdivision as shown within the colored border line. Lots A to D inclusive are hereby retained
as private non-exclusive roads to be used by the lot owners within the bounds of the subdivision; their
successors and assigns, in common with Westview Development Corporation, their successors and assigns, and
appurtenant to the land of said Corporation now owned in Section 29, T.4S,R.5E, S.B.B.&M.

PALM SPRINGS CAPITAL COMPANY
A Corporation Owner.
by D. D. Dunlap Pres.
by [Signature] Ass't Sect
SECURITY TITLE INSURANCE COMPANY, Trustee under Deed of Trust.
by Robert E. Blau Vice Pres.

WEST VIEW DEVELOPMENT CORPORATION
A Corporation, Purchaser under contract.
by Morris Samuels Pres.
by Morton B. Ulman Vice Pres.
by [Signature] Ass't Secy

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
On this 8th day of APRIL 1959 before me Frank M. Bogert a Notary Public in and for
said County and State personally appeared D. D. DUNLAP and F. CULVER PARKER known to me to be the
President and Secretary of Palm Springs Capital Company 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.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and
year first above written.
Frank M. Bogert
Notary Public in and for the County of Riverside,
State of California

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
On this 1st day of April 1959 before me FRANK M. BOGERT a Notary Public in and
for said County and State, personally appeared MORRIS SAMUELS and MORTON B. ULMAN
known to me to be the President and Vice President of Westview Development Corporation 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.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and
year first above written.
Frank M. Bogert
Notary Public in and for the County of Riverside,
State of California.

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
On this 28th day of APRIL 1959, before me DOROTHY MERRITT a Notary Public in and
for said County and State, personally appeared ROBERT E. BLAU and HELEN E. SIMMONS
known to me to be the Vice President and Ass't Secretary of Security Title Insurance Company, 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.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first
above written.
Dorothy Merritt
Notary Public in and for the County of Riverside,
State of California.

M.B. 37/41

37/42

PALM SPRINGS GOLF CLUB TRACT UNIT NO. 3

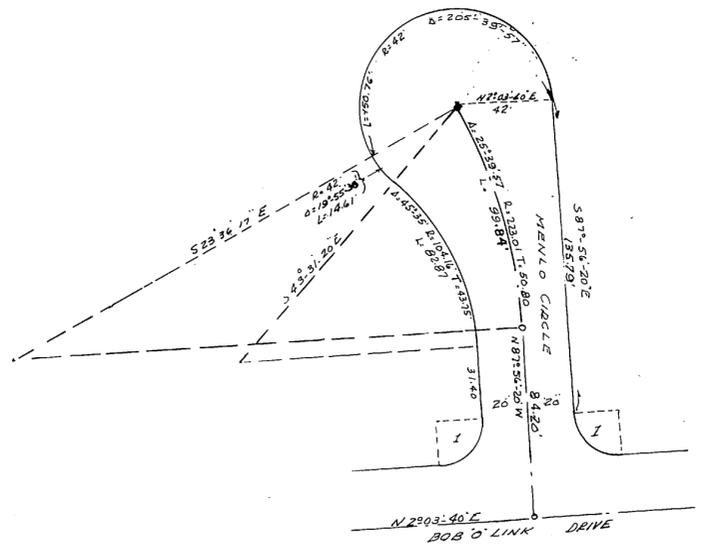
Being a subdivision of a portion of Section 29, T.4 S., R.5 E., S.B.M.

G.K. SANBORN

Licensed Land Surveyor

March 1959 Scale 1"=100'

NOTE—
This subdivision covers portions of Lots 6, 7, 10 & 11 of Section 29 T.4 S., R.5 E., PALM VALLEY COLONY LANDS as Recorded in Map Book 14, Page 652, of the Records of San Diego County, California.



DETAIL OF MENLO CIRCLE
Scale 1"=50'



N ^o	ANGLE	RAD.	TAN.	LENGTH
1	90° 00'	20'	20'	31.41'
2	90° 35'	20'	20.20'	31.61'
3	16° 42' 57"	93'	13.46'	27.13'

NAME	Racquet Club Road Estates	Map # 57
DATE	1958	
DEVELOPER	Alexander Construction Company	
BOUNDARY	Francis Drive to the north, the south side of Glen Circle and Via Escuela to the south, Avenida Caballeros south of Racquet Club Road, and Aurora Drive north of Racquet Club Road; the western boundary extends almost to Indian Canyon Drive.	
ARCHITECT	Palmer & Krisel	
DEVELOPMENT HISTORY	<p>Racquet Club Road Estates (1958-61, Palmer & Krisel) was by far the largest Palm Springs development by the Alexanders. It was developed in six phases and was bordered by Francis Drive to the north, the properties fronting the south side of Glen Circle and Via Escuela to the south, Avenida Caballeros south of Racquet Club Road, and Aurora Drive north of Racquet Club Road; the western boundary extends almost to Indian Canyon Drive. At the outset of the project, the Alexanders constructed a storage warehouse on West San Rafael Drive at North Puerta del Sol (designed by Palmer & Krisel). The warehouse was a key factor in the success of the Alexanders’ operation: to avoid delays, subcontractors were required to store all construction materials there before construction began.</p> <p>The irregularly-shaped development (punctuated by Victoria Park and a school) was first developed at the northwest end, then the southeast, then the southwest, and finishing in the summer of 1960 to the northeast – just in time for the beginning of the 1960-61 season. In May of 1958, the Alexanders purchased a forty-acre site from the Bureau of Indian Affairs “near the Racquet Club” which may have been the portion of the development east of Victoria Park School.¹⁷⁹ The design employed a series of streets and cul-de-sacs of 100-foot wide lots. Once again, the Alexanders turned to Palmer & Krisel for Mid-century Modern post-and-beam designs. In the sales brochure, they were billed as the “nationally famous architectural firm of Palmer & Krisel.”¹⁸⁰ Of course, proximity to the legendary Racquet Club and views of the mountains were also key selling points.</p> <p>Using the super-efficient square plan, Krisel devoted the full expanse of the rear of the plan to living and dining space and moved the kitchen to the center of the plan. According to author James Harlan, two basic floor plans were used at the development and two additional plans were experimented with and abandoned.¹⁸¹ A later marketing brochure for the development shows a plan with a kitchen now integrated into the living-dining space at the rear of the plan.</p> <p>Five different rooflines (butterfly, gable, low-pitch gable, side-gable, and flat) incorporated a carport and breezeway, creating a series of long, low horizontal façades along the street. Clerestory windows captured mountain views to the west. Palmer & Krisel laid out the specific combinations of floor plan and roofline on each parcel to maximize privacy and views, and to maintain an engaging visual architectural cadence.</p>	

¹⁷⁹ “Indian Land Bids Total \$794,963 for 82 Acres,” *Los Angeles Times*, May 9, 1958, B6.

¹⁸⁰ Racquet Club Estates Sales Brochure, www.racquetclubestates.com (accessed January 2015).

¹⁸¹ James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 38.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

	<p>Model homes for the development included 325 Francis Drive and 289 Racquet Club Road (Palmer & Krisel architects, interiors by Arthur Elrod, landscape design by Don Crabtree). Sales were brisk and a marketing brochure for later phases of the development read, "Here your neighbors will number among them world famous personalities in the entertainment, business and professional world – people who have complete freedom of choice."¹⁸²</p> <p>Racquet Club Road Estates received national attention in the architectural trade press with a feature in the June 1961 issue of <i>House and Home</i>. The development also earned several awards, including the National Home Builders Association Award of Merit in 1961.</p>
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¹⁸² Racquet Club Road Estates Brochure, Private Collection of Donna Sherwood, www.racquetclubestates.com (accessed January 10, 2011).

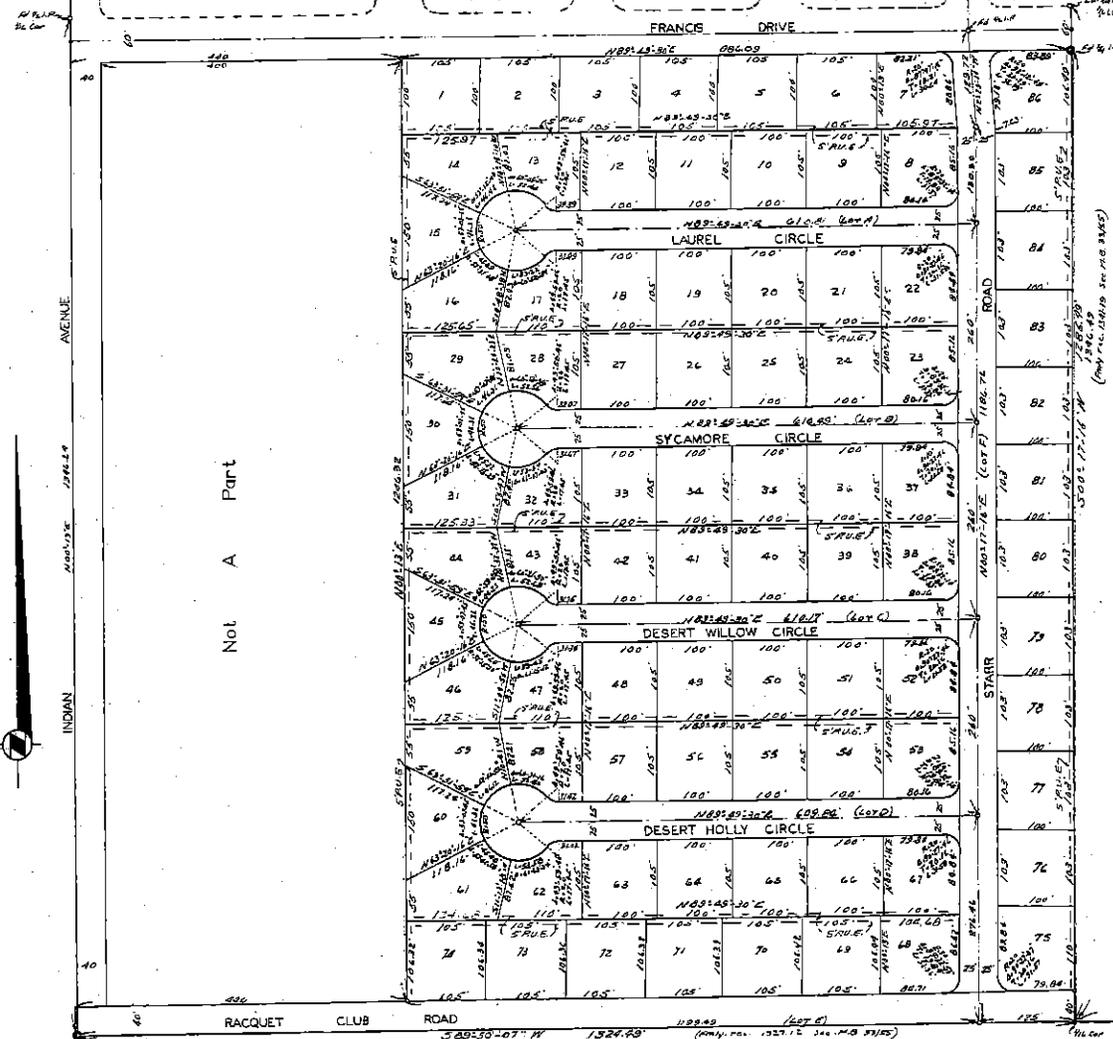
35/57

RACQUET CLUB ROAD ESTATES

BEING A SUBDIVISION OF A PORTION OF THE SW 1/4 OF NW 1/4 OF SECTION 2, T4SR4E, S8BM.

G. K. Sanborn
July 1958 Licensed Land Surveyor Scale 1"=100'

FILED
AUG 20 1958
JACK A. RESS
S.O.U. Registrar
Filed by LANTIERE, INC.



I hereby certify that I am the owner of the land included within the subdivision shown on the annexed map, that I am the only person whose consent is necessary to pass a deed there to said land and I hereby consent to the making and filing of this map and subdivision as shown within the blue border line, and I hereby offer for dedication to public use for street purposes, left 10 feet inclusive, and for the construction and maintenance of public utilities, the SW (S) that Rain Utility Easement shown on the map of S.P.U.E.

Amy C. Chapman

STATE of CALIFORNIA } ss.
COUNTY of RIVERSIDE }
On this 17th day of August, 1958, before me, Emilio Reubens, a Notary Public in and for said County and State, personally appeared Gottlieb Reubens 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.

Emilio Reubens
Notary Public in and for
the County of Riverside
State of California.

I, Amy C. Engwald, 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 2nd day of July, 1958, duly approved the annexed map of Racquet Club Road 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, this 17th day of August, 1958.

Thelma E. Longmire
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 15th day of June, 1958.

W. A. 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, due to Patent dated July 24th 1938, Record No. Aug 12-38, Book 2516, Page 336, Records of Riverside County. Dated this 15th day of August, 1958.

Y. M. Noyes
County Tax Collector.

I hereby certify that the bond of the said G. A. Reubens has been executed and filed with the approval of the Board of Supervisors of the County of Riverside, State of California, and that upon the payment of all taxes, State, County, Municipal or local and all special assessments, collected as taxes, when at the time of filing of this map with the County Recorder are a lien against the property, but not payable.

G. A. Reubens
County Clerk and ex-officio clerk of the Board of Supervisors.

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.

Franklin H. Hensinger
City Engineer R.E. 68306

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 July 1958, that all monuments shown hereon actually exist, or will be in place on or before November 1958, and their positions are correctly shown.

G. K. Sanborn
Licensed Land Surveyor No. 2384.

Note:
Bearing derived from the South Line of Francis Drive as shown on Map of Club Estate M.B. 35/58
2 1/2" x 10" Redwood Stakes tagged L.S. 2309 set at all corners
O denotes 1/2" x 3/4" Iron pipes unless other wise shown.

Not A Part

M.B. 35/57

35'
22'

RACQUET CLUB ROAD ESTATES UNIT 4

BEING A SUBDIVISION OF A PORTION OF THE N1/2 OF THE NW1/4 OF THE S.W.1/4 OF SECTION 2, T4S, R4E, S.B.B AND M, AND OF LOT 118 OF RACQUET CLUB ROAD ESTATES UNIT 2, MAP BOOK 37 PAGE 6, RIVERSIDE COUNTY RECORDS.

G. K. SANBORN
LICENSED LAND SURVEYOR
JULY 1959 SCALE 1" = 100'

FILED

SEP 8 1959
Jack A. Ross
D.A. Ross
Filed at Exempt Land Title Ins. Co.

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 to dedication to public use for street purposes lots 210 to 216 inclusive, and for the construction and maintenance of public utilities lots 174 and 175 (Sand 10) and Public Utility Easements shown on the map a 5' or 10' R.U.E.

GEORGE ALEXANDER COMPANY by Robert A. Ross Secretary

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE S.S.S.
On this 2nd day of August 1959, before me Stanley Henry, a Notary Public in and for said County, one Mary G. Progetta, appeared Robert Alexander known to me to be Secretary of George Alexander Company that executed the within instrument and known to me to be the persons who executed the same on behalf of the Company herein named and they acknowledged to me that such Company executed the same.

I, Mary G. Progetta, 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 26th day of August 1959, duly approved the annexed map of RACQUET CLUB ROAD ESTATE UNIT 4 and accepted on behalf of the public the foregoing dedications.

IT WITNESSES WHEREOF I have hereunto set my hand and affixed the official seal of the City of Palm Springs this 2nd day of September 1959.
Mary G. Progetta, 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 Planning Commission of the City of Palm Springs at its regular meeting held on the 12th day of August 1959.
W.H. Foster Secretary

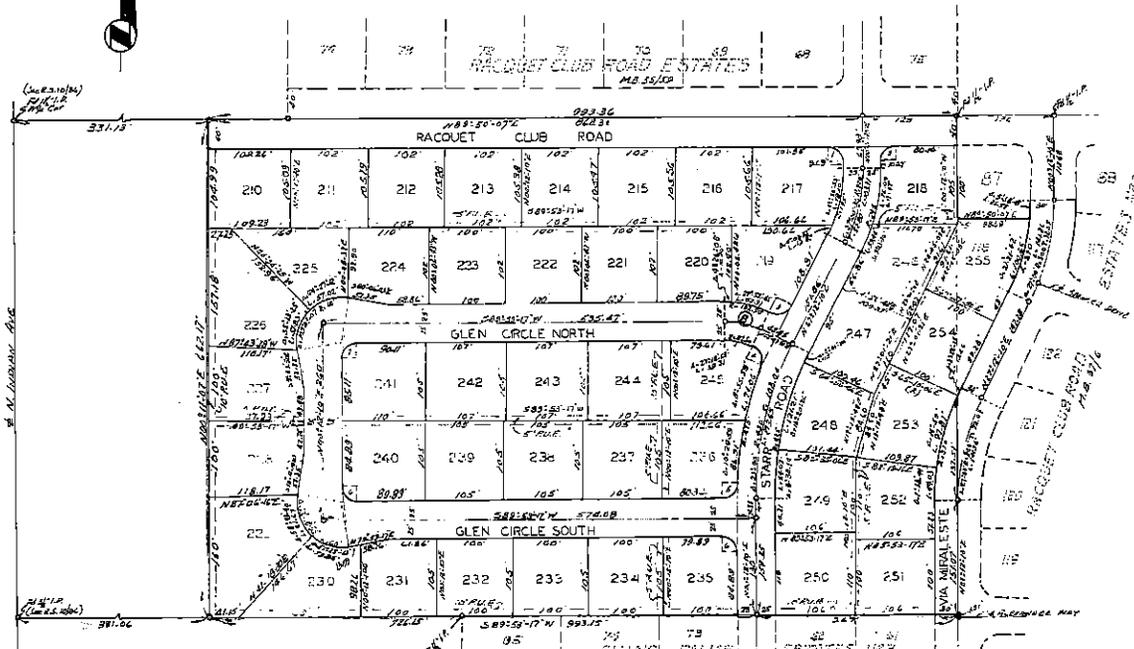
I hereby certify that I have examined the annexed map that the subdivision shown thereon is substantially the same as it appears on the tentative map or the approved alterations thereof, that all provisions of State law and ordinances have been complied with and I am satisfied that said map is technically correct.
Hubert 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 July 1959, that all monuments shown hereon actually exist or will be in place on or before December 31, 1959, and their positions are correctly shown.
G. A. Pequegnat
Licensed Land Surveyor No. 2344

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 _____ 1959.
G. A. PEQUEGNAT
County Clerk and ex-officio clerk of the Board of Supervisors
By _____ Deputy

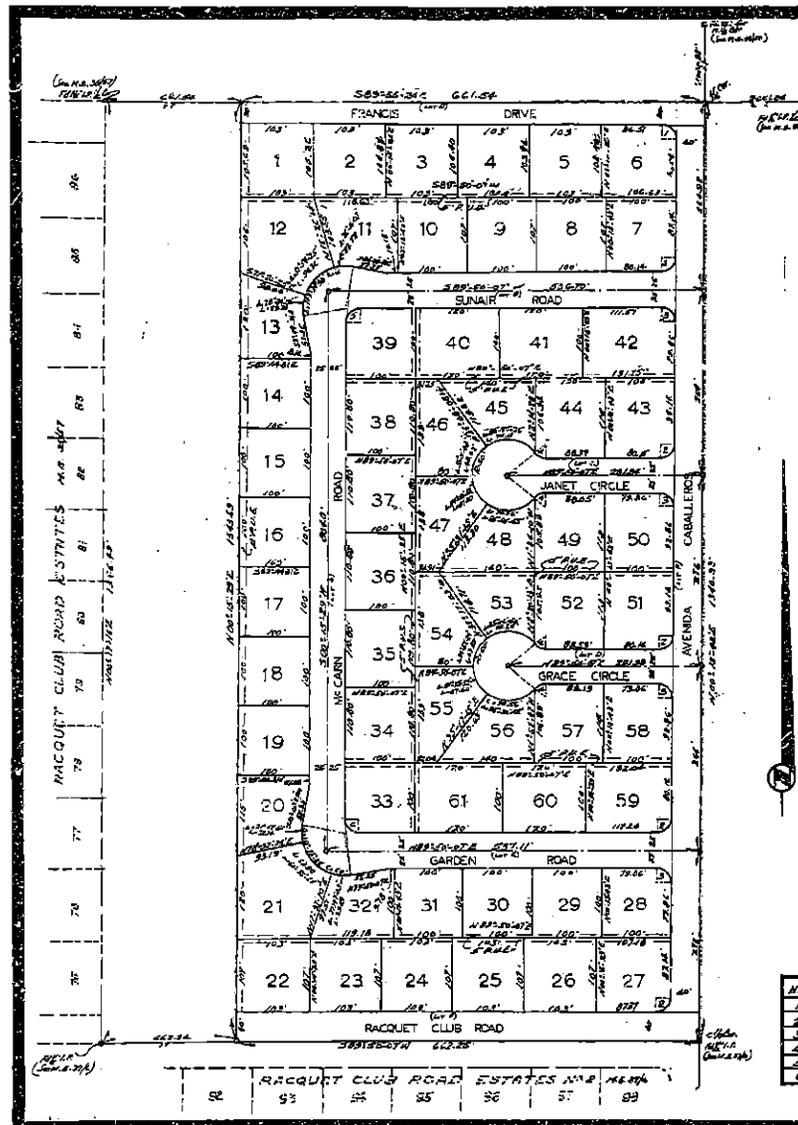
I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except those shown on the annexed map.
Dated this 11th day of September 1959.
Donna M. Bouer
County Tax Collector
By Bill Schramm Deputy

NOTE:
Bearings derived from the South Line (N 28° 51' 07" E) of Racquet Club Road Estates MB. 35/59, Riverside County Records.
• Dots 1/2" iron pipe set unless otherwise noted.
• 2"x2" Redwood stakes set at all lot corners tagged L.S. 2344



Return Data			
NO.	A	B	C
1	80° 21' 33"	30	30.19 31.64
2	88° 58' 27"	25	13.87 15.25
3	80° 58'	25	17.91 19.29
4	87° 57' 06"	20	18.25 19.59
5	87° 32' 27"	25	18.16 19.54
6	74° 16' 53"	30	20.11 21.52
7	82° 58' 27"	25	18.29 19.67
8	72° 4' 25"	25	20.22 21.60

39/8



RACQUET CLUB ROAD ESTATES NO. 5

Being a subdivision of the E.1/2 of the SE.1/4 of the NW.1/4 of Section 2, T.4S.R.4E, S.B.B. and M.

G.K. SANBORN
Licensed Land Surveyor
September 1959. Scale 1"=100'

2312

FILED

JAN 11 1960
Jack A. Ross
Notary Public
F.C. & S. Co.
Filed by First American
Title Insurance Co.
At 1:10 P.M.

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 offer for dedication to public use for street purposes, Lots A-B-I-I inclusive, and for the construction and maintenance of public utilities, the five (5) and (10) foot Public Utility Easements shown on the map as 579.15 and 1072.15.

RACQUET CLUB ROAD ESTATES NO. 5
a Co-Partnership with
JILL LAND COMPANY
STATE OF CALIFORNIA } SS.
COUNTY OF RIVERSIDE }
President

On this 22nd day of JANUARY 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 President of JILL LAND COMPANY the corporation that executed the within instrument and known to me the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of RACQUET CLUB ROAD ESTATES NO. 5, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partner executed the same. WITNESS my hand and official seal.

Mary G. Ringold, 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 11th day of OCTOBER 1959, duly approved the annexed map of RACQUET CLUB ROAD ESTATES NO. 5 and accepted on behalf of the public the foregoing dedications. IN WITNESS WHEREOF, I have hereunto set my hand and official seal of the City of Palm Springs this 12th day of JANUARY 1960.

I hereby certify that the annexed map was duly approved by the Planning Commission of the City of Palm Springs this 1st day of JANUARY 1959.

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 thereto, that all provisions of State Law and local ordinances have been complied with and I am satisfied that said map is technically correct.

I hereby certify that as a Licensed Land Surveyor of the State of California, that this map correctly represents a survey made under my direction during September 1959, that all monuments shown hereon actually exist or will be in place on or before May 1, 1960, and their positions are correctly shown.

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 9th day of JANUARY 1960.

RETURN DATA

NO.	Δ	R.	X.	L.
1	89°59'07"	20'	20.00'	21.67'
2	89°59'28"	20'	19.84'	21.38'
3	89°59'48"	20'	19.68'	21.09'
4	89°59'08"	20'	19.52'	20.80'
5	89°59'28"	20'	19.36'	20.51'
6	89°59'48"	20'	19.20'	20.22'

NOTE - Bearings derived from the north line (S 89°59'07" W) of Racquet Club Road Estate No. 2, MB 376, Riverside County Records. e. Depths 1/2" x 3/8" Iron pipe set unless otherwise noted. 2" x 2 1/2" Redwood stakes set at all lot corners tagged L.S. 2344

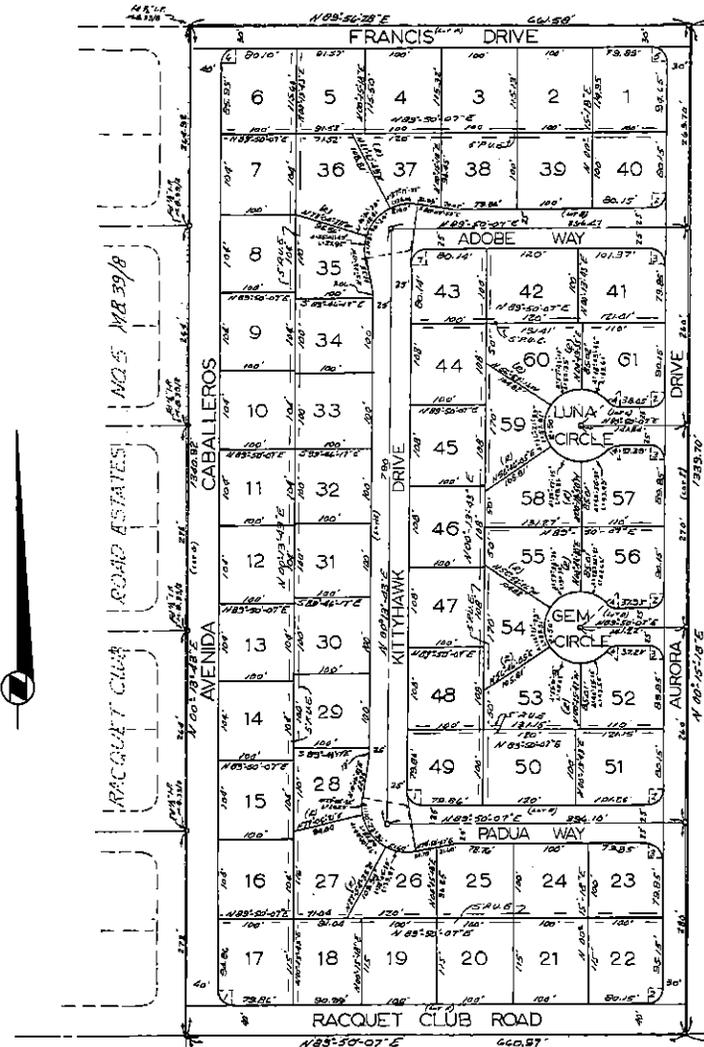
MB 39/8

40/18

RACQUET CLUB ROAD ESTATES NO. 6

Being a subdivision of the W 1/2 of the SW 1/4 of the N.E. 1/4 of Section 2, T4S, R4E, S.B.B. & M.

G. K. Sanborn
Licensed Land Surveyor
February 1960 Scale 1"=100'



FILED
ON July 7, 1960
at 10:15 A.M.
NO. 20004
JACK A. ROSS
County Recorder
by William D. DeWitt Deputy
Fee \$ 5.25
Filed by County Clerk
SUB'DN GTEE F.A.T. Co.

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 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 maps S.P.U.E. RACQUET CLUB ROAD ESTATES NO. 5 a Co-Partnership with JILL LAND CO. by W. K. DeWitt President

STATE OF CALIFORNIA) S.S.
COUNTY OF RIVERSIDE) S.S.
On this 12th day of June, 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 President of Jill Land Company the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Racquet Club Road Estates No. 5, the partnership that executed the within instrument and acknowledged to me that said corporation executed the same as such partner and that such partner executed the same.
WITNESS my hand and official seal.
Sam E. Hoffman
Notary Public in and for said County and State

I, Henry C. Jones 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 18th day of June, 1960, duly approved the annexed map of Racquet Club Road Estates No. 6 and accepted the same for going dedication on behalf of the public.
IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the City of Palm Springs, this 27th day of June, 1960.

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 June, 1960.
W. D. DeWitt 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 and local ordinances have been complied with and I am satisfied that said map is technically correct.
W. D. DeWitt
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 May 1960, that all monuments shown hereon actually exist or will be in place one year after date of recording of this map.
G. K. Sanborn L.S. 2344

I hereby certify that a bond in the sum of \$2000.00 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, or may be, against the property but not yet payable.
Dated this 22nd day of June, 1960.

by W. D. DeWitt Deputy 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 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 or may be, against the property but not yet payable which are estimated at \$3,322.00.
Dated this 22nd day of June, 1960.
W. D. DeWitt Deputy
G.A. PEQUEGNAT
DONNA M. BOUER
County Tax Collector

Return Data

	B	R	T	L
1	90° 79' 36"	20'	20.14'	31.65'
2	89° 24' 49"	20'	19.85'	31.27'
3	90° 25' 11"	20'	20.15'	31.56'
4	49° 59' 34"	20'	51.52'	17.45'
5	90° 18' 50"	20'	20.11'	31.57'
6	89° 42' 45"	20'	19.90'	31.31'
7	89° 36' 24"	20'	19.84'	31.25'

NOTE -
Bearings derived from the center line of Avenida Caballeros (N 00° 13' 43" E) as per map of Racquet Club Road Estates No. 5 M.B. 39/8.
2"x2" Redwood stakes set at all lot corners tagged L.S. 2344.
a Denotes 1/2" iron pipe set tagged L.S. 2344.

RACQUET CLUB ROAD
ESTATE NO. 22
M.A. 22/6

NAME	Alejo Palms	Map # 58
DATE	1959	
DEVELOPER	Jack Meiselman	
BOUNDARY	Amado Road to the north, Andreas Road to the south, Farrell Drive to the east, and Sunset Way to the west	
ARCHITECT		
DEVELOPMENT HISTORY	<p>In August of 1959, Meiselman purchased 20 acres in Section 14 from the Bureau of Indian Affairs and developed the area known as Alejo Palms Estates (1959, John P. "Jack" Moyer), a 57-parcel development boarded by Tamarisk Road on the north, Alejo Road on the south, Juanita Drive on the east, and the west side of Monterey Road on the west. These three-bedroom, two-bath plus family room designs were modeled on the successful Chino Palms Estates plans and were marketed for their quality construction, for being "worry-free," and as the only Palm Springs housing development with concrete driveways.¹⁸³ Model homes for the development were located at 505 Monterey Road, 506 Monterey Road, and 584 Farrell Drive.¹⁸⁴ 506 Monterey Road contained a series of murals by John Morris¹⁸⁵ that were advertised to the public to increase viewing.¹⁸⁶</p>	

¹⁸³ Advertisement, "Ask the Man Who Owns One," *Palm Springs Life*, Pictorial Issue, 1960.

¹⁸⁴ Advertisement, "Ask the Man Who Owns One," *Palm Springs Life*, Pictorial Issue, 1960.

¹⁸⁵ John Morris (1920-1991) was a Palm Springs-based painter in the Impressionist style who was known as "The Picasso of Palm Springs." He was an official combat artist during WWII. In 1957 he established an art center in Palm Springs. In 1967, he gave up teaching to devote his time to painting. His work is included in the collection of the Museum of Modern Art, the Vatican, and the *Gallerie Ensieme*, Rome.

¹⁸⁶ "Alejo Palms Estates Ad," *Desert Sun*, February 18, 1960.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

3875

ALEJO PALMS

Being a subdivision of the W.1/2 of the S.W. 1/4 of the S.E. 1/4 of Section 12, T.4 S., R. 4 E., S.B.B. and M.

G.K. SANBORN

Licensed Land Surveyor
September 1959 Scale 1"=100'

FILED
On Nov. 10, 1959

At 4:15 P.M.

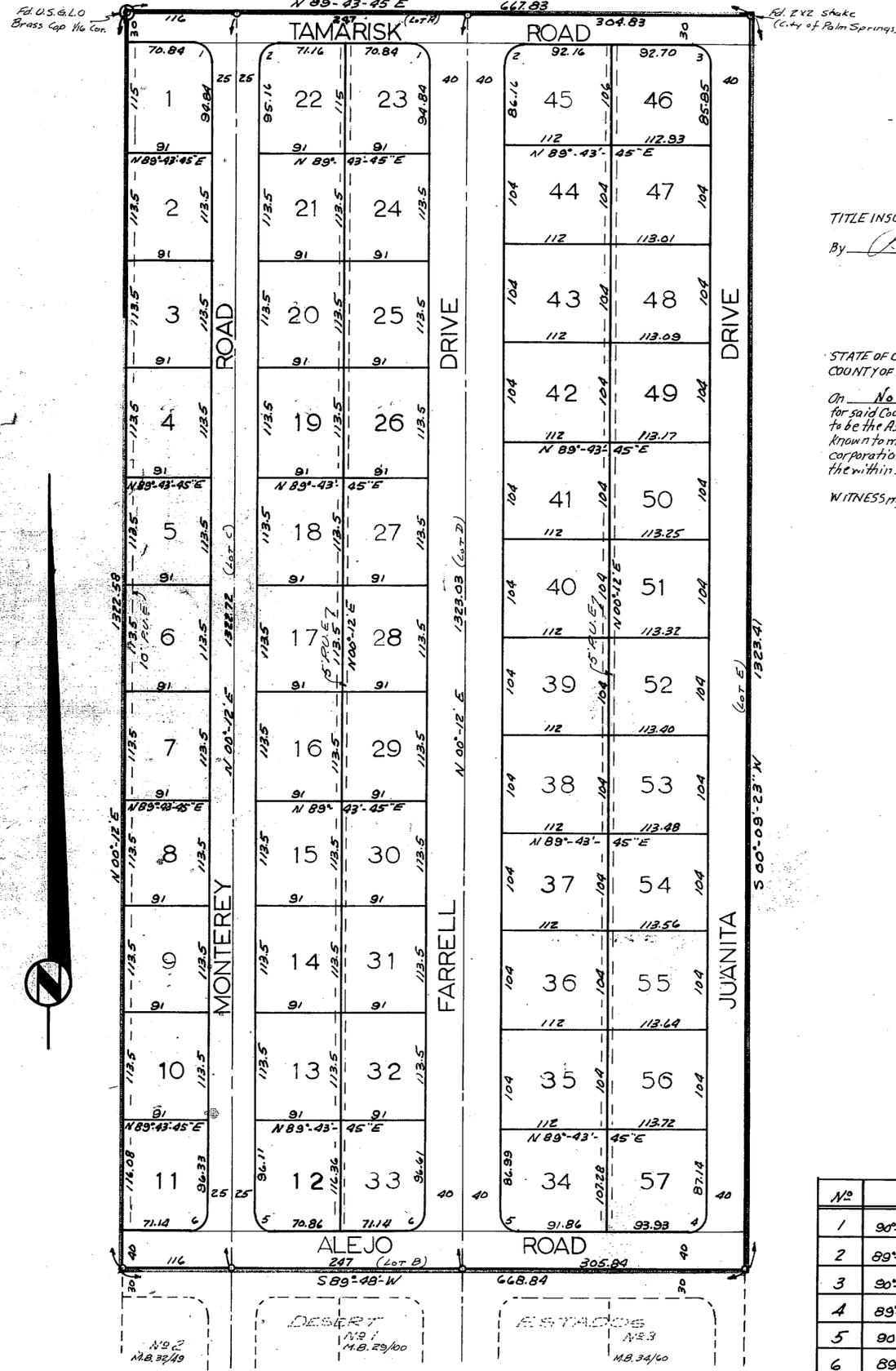
Jack A. Ross
County Recorder

By O.A. DeLoat
Deputy

Fee \$5.00

No. 96145
County Clerk

Filed by P.F. Co.



TITLE INSURANCE AND TRUST COMPANY, a corp., trustee under Deed of Trust.
By Karl C. Stewart
Assistant Secretary

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

On Nov. 10th, 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul G. Stewart, known to me to be the Assistant Secretary of the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Donatha DePough
NOTARY PUBLIC in and for said County and State
Commission Expires Nov. 6, 1962
Donatha DePough

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 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 to E inclusive and for the construction and maintenance of public utilities the five (5') and ten (10') foot Public Utility Easements shown on the map as 5' P.U.E. or 10' P.U.E.

ALEJO PALMS INC.

Jack Meiselman Pres.
Berne B. Meiselman Secy

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

On this 10th day of Nov., 1959, before me Donatha DePough a Notary Public in and for said County and State, personally appeared JACK MEISELMAN and BERNE B. MEISELMAN known to me to be the President and Secretary of ALEJO PALMS 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

Donatha DePough
Notary Public in and for said County and State
Commission Expires Nov. 6, 1962
Donatha DePough

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 14 day of October, 1959, duly approved the annexed map of ALEJO PALMS and accepted the foregoing dedication on behalf of the public.

Mary G. Ringwald
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 Planning Commission of the City of Palm Springs at its regular meeting held on the ___ day of ___ 1959.

W.A. Foster
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 ordinance have been complied with and I am satisfied that said map is technically correct.

Philip Adams 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 direction during September 1959, that all monuments shown hereon actually exist or will be in place on or before June 1960.

G.K. Sanborn L.S. 2344

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 ___ 1959.
By _____ Deputy
G.A. PEQUEGNAT
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 property shown on the annexed map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes.

Dated this 10 day of November 1959.
By M.C. White Deputy
DONNA M. BOUER
County Tax Collector

RETURN DATA

No.	Δ	R	T.	L.
1	90°-28'-15"	20	20.16	31.58
2	89°-31'-45"	20	19.84	31.25
3	90°-26'-38"	20	20.15	31.56
4	89°-38'-37"	20	19.88	31.29
5	90°-24'	20	20.14	31.56
6	89°-36'	20	19.86	31.28

NOTE -
Bearing derived from the center line of Alejo Road (S 89° 48' W) as per map of Desert Estados, M.B. 29/100.
2"x16" Redwood stakes set at all lot corners tagged L.S. 2344.
○ Denots 1/2"x36" Iron pipe set unless otherwise noted.

NAME	Caballeros Estates	Map # 59
DATE	1959	
DEVELOPER	Roy Fey	
BOUNDARY	Tamarisk Road on the north, Alejo Road on the south, Avenida Caballeros, to the east and Camino Real and Phillips Road to the west.	
ARCHITECT	Wexler & Harrison	
DEVELOPMENT HISTORY	Roy Fey, one of Palm Springs' most prolific developers and builders established the custom-designed Caballeros Estates (1959, Wexler & Harrison). The 1959 <i>Desert Sun</i> ad for the opening of the development described "27 individually styled homes" and featured Wexler & Harrison by name. ¹⁸⁷ Among the speculative houses they designed for Fey in the Caballeros Estates tract in 1960 are 615, 681, and 755 Avenida Caballeros; and 620 and 641 N. Camino Real. ¹⁸⁸	

¹⁸⁷ "Caballeros Estates Ad," *Desert Sun*, December 18, 1959, 4B.

¹⁸⁸ Lauren Weiss Bricker and Sydney Williams, *Steel and Shade: The Architecture of Donald Wexler* (Palm Springs Art Museum, 2011), 123.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

CABALLEROS ESTATES

A SUBDIVISION OF LOTS 1, 5, 6, 7 & 8 OF STEPHENS ESTATES
IN SEC. II, T4S, R4E, SBM- MB 18/86
RIVERSIDE COUNTY CALIFORNIA

SEPTEMBER 1958

JOHN R. BOTSFORD
C. E. NO. 6284.

FILED
JAN 19, 1959

No. 10002 at 4:00 P.M.

JACK A. ROSS

County Recorder

by Oa. [Signature]
Deputy

Fee \$ 7.00

Filed by Pioneer Title Ins. Co.

The undersigned hereby certifies that we are the owners of, or interested in the land included within this subdivision shown on the annexed map consisting of two sheets, that the undersigned are the only parties whose consent is necessary to pass a clear title to said land, and the undersigned hereby consents to the making and filing of said map and subdivision as shown within the colored boundary line, and they hereby offer for construction, and maintenance of all public utilities the easements designated as 5' P.U.E., and for dedication to public use for street purposes Lots A, B, C, D, E, F & G.

S. G. K. ENTERPRISES INC.
[Signature] President
[Signature] Secretary

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of 2 sheets correctly represents a survey made by me or under my supervision during Sept. 1 to Dec. 31, 1958, that all monuments shown actually exist and their positions are correctly shown.

[Signature]
John R. Botsford,
Registered Civil Engineer No. 6284

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

On this 6th day of Dec, 1958, before me, the undersigned, a Notary Public in and for said County and State, personally appeared George Simon known to me to be the president and Ruth Simon known to me to be the secretary of S. G. K. Enterprises Inc., a corporation, 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 acknowledged to me that said corporation executed the same.

[Signature]
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 this map for unpaid State, County, or local taxes or special assessments paid as taxes

Dated 1-17 1958
V. M. HYDE
Riverside County Tax Collector.

By: [Signature]
Deputy

RESOLVED that this map consisting of two sheets be, and the same is hereby accepted as the official map of the CABALLEROS ESTATES and the streets and easements hereon are accepted as public streets and easements, and the city clerk is hereby authorized and directed to attest said map by signing thereto as City Clerk of the City of Palm Springs California, and to affix the Official Seal of said City thereto. I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Palm Springs this 8th day of October 1958

[Signature]
City Clerk of the City of Palm Springs, 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 February 20, 1958 in Book 2225 page 416 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 and easements shown thereon

TITLE INSURANCE AND TRUST COMPANY
Trustee under Deed of Trust

by [Signature]
Assistant Secretary

I hereby certify that a bond in the sum of \$ _____ has been (executed and filed) deposited 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 _____ 1958.
G. A. 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 hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof; that all provisions of Chapter 2 (Subdivision Map Act) Statutes of California, 1953 and of Ordinances of the City of Palm Springs California and all the amendments thereto have been complied with that plans and specifications for drainage and sewer drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me, and I am satisfied that this map is technically correct
Dated: December 15, 1958 [Signature] RE 8636
City Engineer of Palm Springs, California

BASIS OF BEARINGS: The Center Line of Tamarisk Road as shown by MB 18/86, Riverside County Records.

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

On this 14th day of January 1959, before me, the undersigned, a Notary Public in and for the County of Riverside, State of California, residing therein and duly commissioned and sworn, personally appeared Jack Stiles known to me to be the Assistant Secretary of the Title Insurance and Trust Company, a California 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 within instrument pursuant to its by-laws or a resolution of its Board of Directors.
WITNESS my hand and official seal.

[Signature]
Notary Public in and for said County and State

STATE of CALIFORNIA
COUNTY of RIVERSIDE

I, [Signature] City Clerk of the City of Palm Springs California hereby certify that an undertaking satisfactory to the Council of said City, guaranteeing the construction of required street improvements in this subdivision was approved and filed in my office prior to the final acceptance of this subdivision map.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City of Palm Springs California.
this 16th day of December 1958

[Signature]
City Clerk of the City of Palm Springs California

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 this 1 day of October 1958.

[Signature]
Secretary

407 MB 36/41

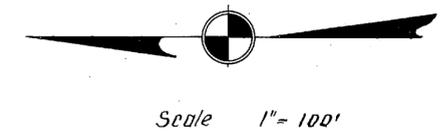
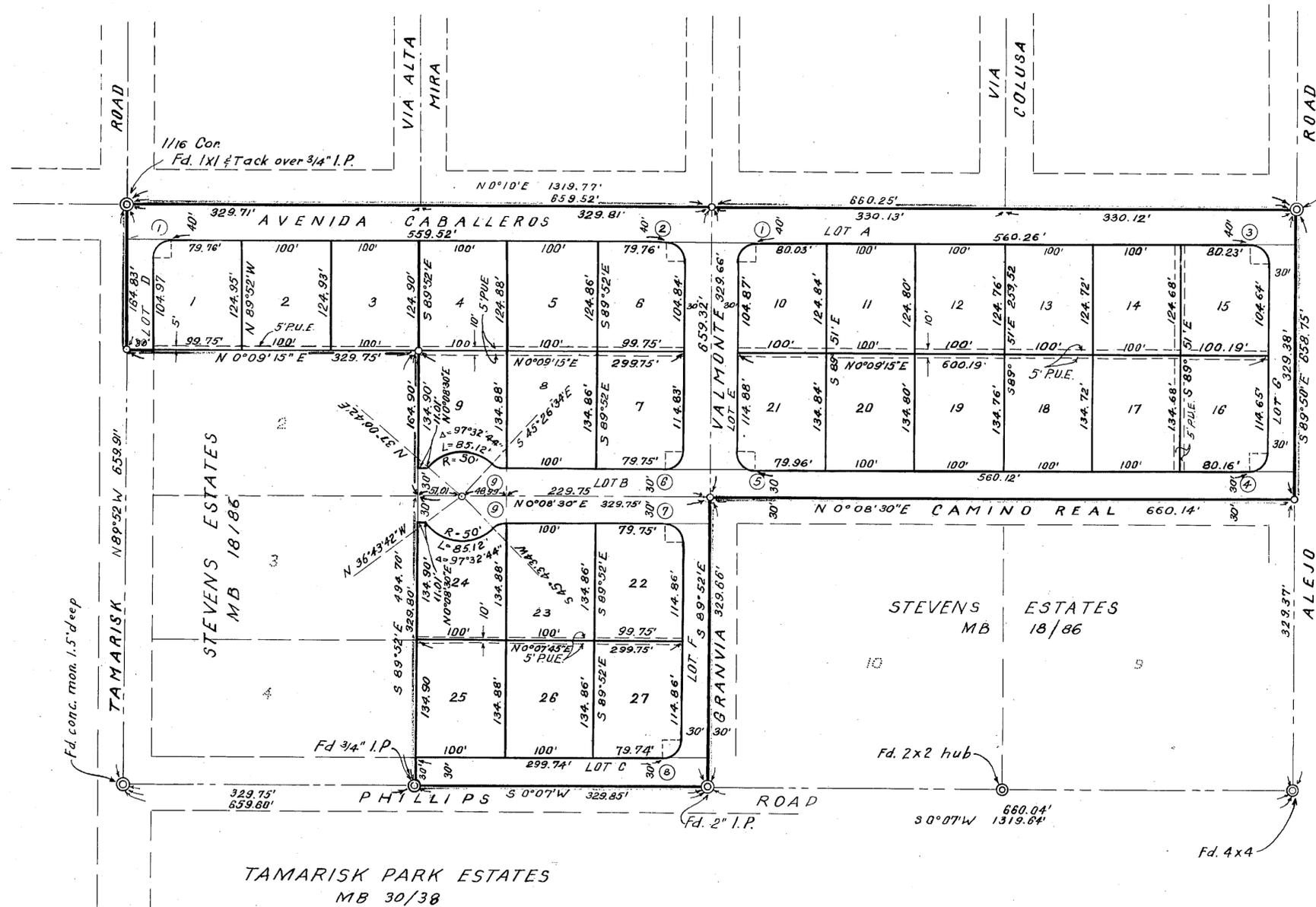
36/42

CABALLEROS ESTATES

A SUBDIVISION OF LOTS 1, 5, 6, 7 & 8 OF STEVENS ESTATES
IN SEC. II, T4S, R4E, SBM- MB 18/86
RIVERSIDE COUNTY CALIFORNIA

SEPTEMBER 1958

JOHN R. BOTSFORD
C. E. NO. 6284.



CURVE DATA				
No.	Δ	R	T	L
1	90°02'	20'	20.01	31.42
2	89°58'	20'	19.99	31.40
3	90°00'	20'	20.00	31.41
4	89°58'30"	20'	19.99	31.40
5	89°59'30"	20'	20.00	31.41
6	90°00'30"	20'	20.00	31.41
7	89°59'30"	20'	20.00	31.42
8	90°01'	20'	20.01	31.41
9	44°24'56"	20'	9.16	15.50

LEGEND

- ⊙ Indicates monuments found as noted.
- Indicates 3/4" I.P. set flush on street center lines after paving unless otherwise noted.
- PUE Indicates public utility easements of dimensions shown.

2x2 Rwd hub & tag RE 6284 set at all lot corners unless otherwise noted.

BASIS OF BEARINGS: The Center Line of Tamarisk Road as shown by MB 18/86, Riverside County Records.

MP 7 MB 30/42

NAME	El Rancho Vista Estates	Map # 60
DATE	1960	
DEVELOPER	Roy Fey	
BOUNDARY	Vista Chino on the north, Chia Road on the south, North Gene Autry Trail on the east, and Avenida Fey on the west.	
ARCHITECT	Wexler & Harrison	
DEVELOPMENT HISTORY	<p>In 1960 Roy Fey, one of Palm Springs’ most prolific developers and builders, looked eastward from the village and established the tract that would become El Rancho Vista Estates (1960-61, Wexler & Harrison). The “Barbara Tract” as it is officially known on the maps, was developed in three quick, successive phases from north to south and included a street named after the developer himself, Avenida Fey. The development consisted of 92 parcels bordered by Vista Chino on the north, Chia Road on the south, North Gene Autry Trail on the east, and Avenida Fey on the west.¹⁸⁹ El Rancho Vista Estates sat virtually isolated in the northeastern part of Palm Springs.</p> <p>Seeing the potential of the Alexander Construction Company’s use of modern architecture in housing tracts, Fey engaged the local architecture firm Wexler & Harrison to design homes in El Rancho Vista Estates; the subdivision was the first single-family tract residential development by Donald Wexler and Richard Harrison in Palm Springs.¹⁹⁰ Similar to the Alexander developments, the architects used a variety of rooflines throughout the curved streets of El Rancho Vista Estates, including gable, butterfly, and flat to give the neighborhood a dynamic architectural cadence. Variations in concrete block patterns were also used to give each house an individual look.</p> <p>Three basic floor plans included three-bedroom, two bath and two-bedroom, two bath versions plus family rooms that were priced at \$16,995.¹⁹¹ Moreover, buyers received a “golfing membership in the nearby Ranch Club at no additional cost.”¹⁹² A furnished model home was located at 3200 East Vista Chino—likely the present-day parcel located at the southwest corner of Vista Chino and Via Roberto Miguel. These homes were marketed to Los Angeles residents as part of the “Balanced Power Homes” program by the Southern California Gas Company that positioned the combined use of gas and electric power as less expensive than “All Electric Homes” that were popular in Southern California during the period.¹⁹³</p>	

¹⁸⁹ The adjacent parcels in the tract (780 along Chia Road and the southern cul-de-sac of Avenida Fey North) were subdivided in 1979 by Canadian-based Fairport Corporation and were not part of the original El Rancho Vista Estates.

¹⁹⁰ Fey, Wexler, and Harrison would continue to collaborate on projects over the years, including five speculative houses for Fey in the Caballeros Estates tract (1960) at 615, 681 and 755 Avenida Caballeros and 620 and 641 N. Camino Real. Fey also engaged the architects to design the clubhouse at Canyon Country Club (1961).

¹⁹¹ “Classified Ad 15,” *Los Angeles Times*, April 27, 1962, D14.

¹⁹² “Advertisement,” *Desert Sun*, May 7, 1960.

¹⁹³ Display Ad 312, *Los Angeles Times*, March 11, 1962, P15.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

40/189

BARBARA TRACT UNIT NO. 2

Being a subdivision of a portion of the West One-half
of the North West One Quarter of Section 7, T.4S, R.5E,
S.B.B.&M.

G.K. SANBORN
Licensed Land Surveyor
April 1960 Scale 1"=100'

We hereby certify that we are the owners of the land included within the subdivision 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, D, and for the construction and maintenance of public utilities the five (5) foot Public Utility Easement show on the map as 5' P.U.E. and the ten (10') foot sewer easement.

EL RANCHO VISTA ESTATES INC. SECURITY FIRST NATIONAL BANK, as Trustee
by Ray Fey Pres. by Robert L. Hanson Vice Pres
by Edith Fey Secy by J.C. Hall Asst Trust Officer

FILED

ON July 14 1960
at 11:30 P. M.
NO. 62514

JACK A. ROSS
County Recorder
by William M. Kelly
Fee \$ 5.00
Filed by County Clerk
SUBDN. GTEE. S.T.C.E.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 14 day of July 1960 before me James Ross, a Notary Public in and for said County and State, personally appeared Ray Fey and Edith Fey known to me to be the President and Secretary of El Rancho Vista 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.
WITNESS my hand and official seal.
James Ross
Notary Public in and for said County and State

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
On this 14 day of July 1960 before me the undersigned a Notary Public in and for said County and State, personally appeared HERBERT SAMSON known to me to be the Vice President and W.C. HALL known to me to be the Assistant Trust Officer of Security-First National Bank, the Association that executed the within instrument known to me to be the persons who executed the within instrument on behalf of the Association herein named, and acknowledged to me that such Association executed the same as Trustee.
WITNESS my hand and official seal.
Herbert Samson
Notary Public in and for said County and State

Shirley Lewis 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 22 day of July 1960, duly approved the annexed map of BARBARA TRACT UNIT 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 on the 22 day of July 1960.

Shirley Lewis
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 10 day of July 1960.

W.D. Tate 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 and local ordinances have been complied with and I am satisfied that said map is technically correct.

Philip Johnson City Engineer RE 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 April 1960, that all monuments shown hereon actually exist or will be in place one year from date of recording of this map.

Robert L. Hanson L.S. 2344
I hereby certify that a bond in the sum of \$ 600.00 has been executed and filed with and approved by the Board of Supervisors of the County of Riverside, State of California, and 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 map with the County Recorder are a lien against the property but not yet payable.

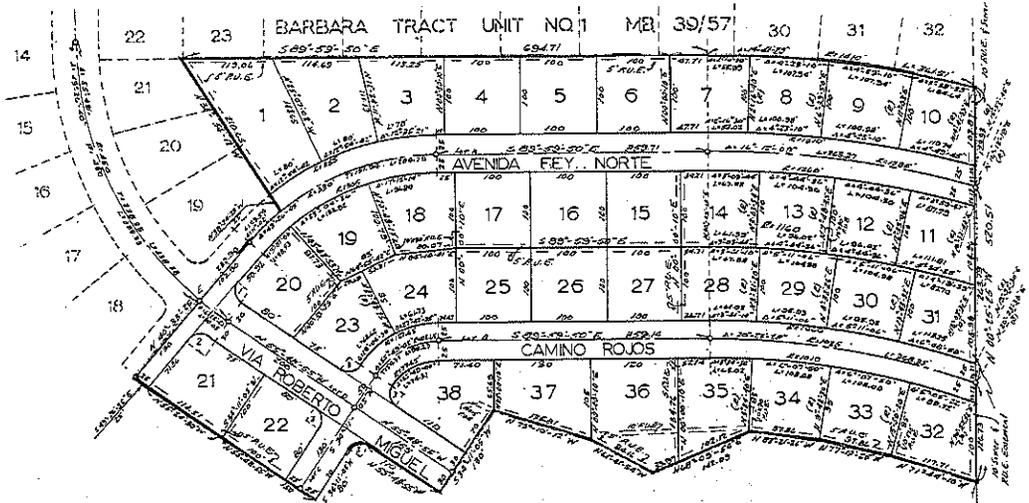
Dated this 14 day of July 1960.
G.A. FEQUEGNAT
County Clerk and ex-officio clerk of the Board of Supervisors.

by M.A. Keller 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 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 \$ 600.00.

Dated this 14 day of July 1960.
DONNA M. BOUER
County Tax Collector

by M.C. White Deputy
NOTE -
Bearings derived from the south line of Barbara Tract Unit No. 1, M.B. 39-57 Riverside County Records, being (S 89° 59' 50" E).

o Donkeys 1/2" from pipe set unless otherwise noted
2 1/2" Redwood stakes set at all lot corners tagged L.S. 2344



#	A	B	T	L
1	90° 27' 20"	23.42	21.75	22.73
2	87° 37' 40"	21.78	22.44	24.40
3	90° 00'	20'	20'	21.41

42/2

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, and handed upon the payment of all taxes, State, County, Municipal and all special assessments collected as hereinafter provided, and the filing of this map with the County Recorder are a lien against the property hereof, if any.

Dated this 12th day of July, 1961.

G. P. PASQUANOT
County Clerk and ex-officio clerk of the Board of Supervisors

by John Kelleher Deputy

IN THE CITY OF PALM SPRINGS
BARBARA TRACT
UNIT NO. 3

BEING A SUBDIVISION OF A PORTION OF THE W/2 OF THE NW/4 OF SECTION 7, T. 4 S., R. 5 E., S. B. B. & M.

G. K. SANBORN
LICENSED LAND SURVEYOR
NOVEMBER 1960 SCALE: 1" = 100'

I, Stanley Henry City Clerk and ex-officio clerk of the City of Palm Springs, state of California, hereby certify that said City Council at its regular meeting held on the 12th day of December, 1960, duly approved the annexed map of BARBARA TRACT UNIT NO. 3 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 23rd day of June, 1961.

Stanley 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 approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 19th day of December, 1960.

W. A. Jeter 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 and local ordinances have been complied with and I am satisfied that said map is technically correct.

William P. Johnson City Engineer R.E. 10,022

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 \$1000.00.

Dated this 7th day of July, 1961.

Donna M. Souder County Tax Collector

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 November 1960, that all monuments shown hereon actually exist or will be in place one year from the date of recording of this map.

G. K. Sanborn
L.S. 2342

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE } ss.
On this 6th day of July, 1961, before me William C. Marshall, a Notary Public in and for said County and State, personally appeared Ray Fay and John F. Sikes, known to me to be the Vice President and Secretary of EL RANCHO VISTA ESTATES 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 acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

William C. Marshall
Notary Public in and for said County and State.
My Commission Expires July 26, 1962.

FILED

No. 61691
JACK A. ROSS
COUNTY CLERK
by John F. Sikes Deputy
July 19, 1961
Fee \$5.00
SUSHI OVER, RIV. DN-STIC
Filed by Co. CLK

We hereby certify that we are the owners of the land included within the subdivision 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 1 to 10 inclusive and for the construction and maintenance of public utilities the five (5) foot Public Utility Easement shown on the map as 5' P.U.E., and ten (10) foot sewer easement.

EL RANCHO VISTA ESTATES INC.
by John F. Sikes President

SECURITY TITLE INSURANCE COMPANY, as Trustee
by W. Lincoln Williams Vice President
by Robert E. Williams Asst. Secy.

FINANCIAL FEDERATION, INC., a Corporation
by Edward A. Sikes

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE } ss.
On this 6th day of July, 1961, before me James P. Bress, a Notary Public in and for said County and State, personally appeared Ray Fay and John F. Sikes, known to me to be the President and Secretary of EL RANCHO VISTA ESTATES 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 acknowledged to me that such Corporation executed the same.

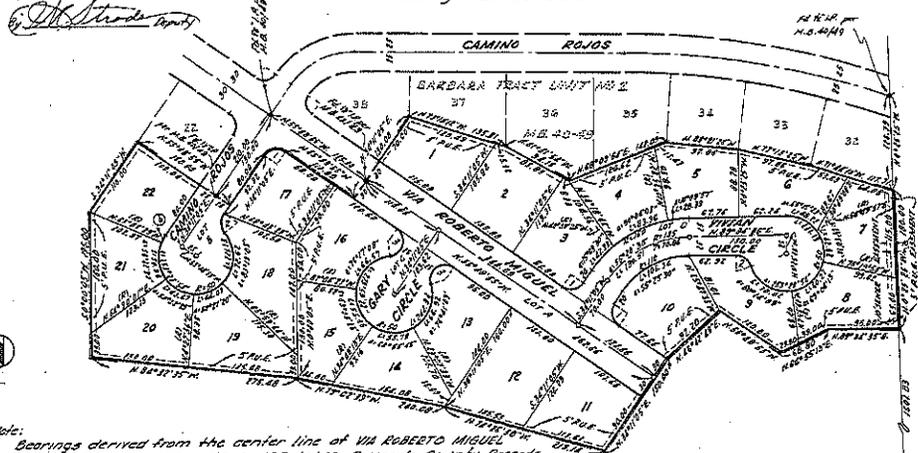
WITNESS my hand and official seal.

James P. Bress
Notary Public in and for said County and State.
My Commission Expires Jan 21, 1964.

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE } ss.
On this 17th day of July, 1961, before me Robert M. Hester, a Notary Public in and for said County and State, personally appeared W. Lincoln Williams and Robert E. Williams, known to me to be the Vice President and Asst. Secretary of SECURITY TITLE INSURANCE COMPANY, the Association 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 as Trustee.

WITNESS my hand and official seal.

Robert M. Hester
Notary Public in and for said County and State. My Commission Expires 8/13/64.



Note:
Bearings derived from the center line of VIA ROBERTO MIGUEL of BARBARA TRACT UNIT NO. 2, M.C. 4016, Riverside County Records, Daring (N. 55° 28' 53" W.)
5' x 2" Redwood stakes set at all lot corners pegged L.S. 2344.

CURVE 1 BETWEEN DATA

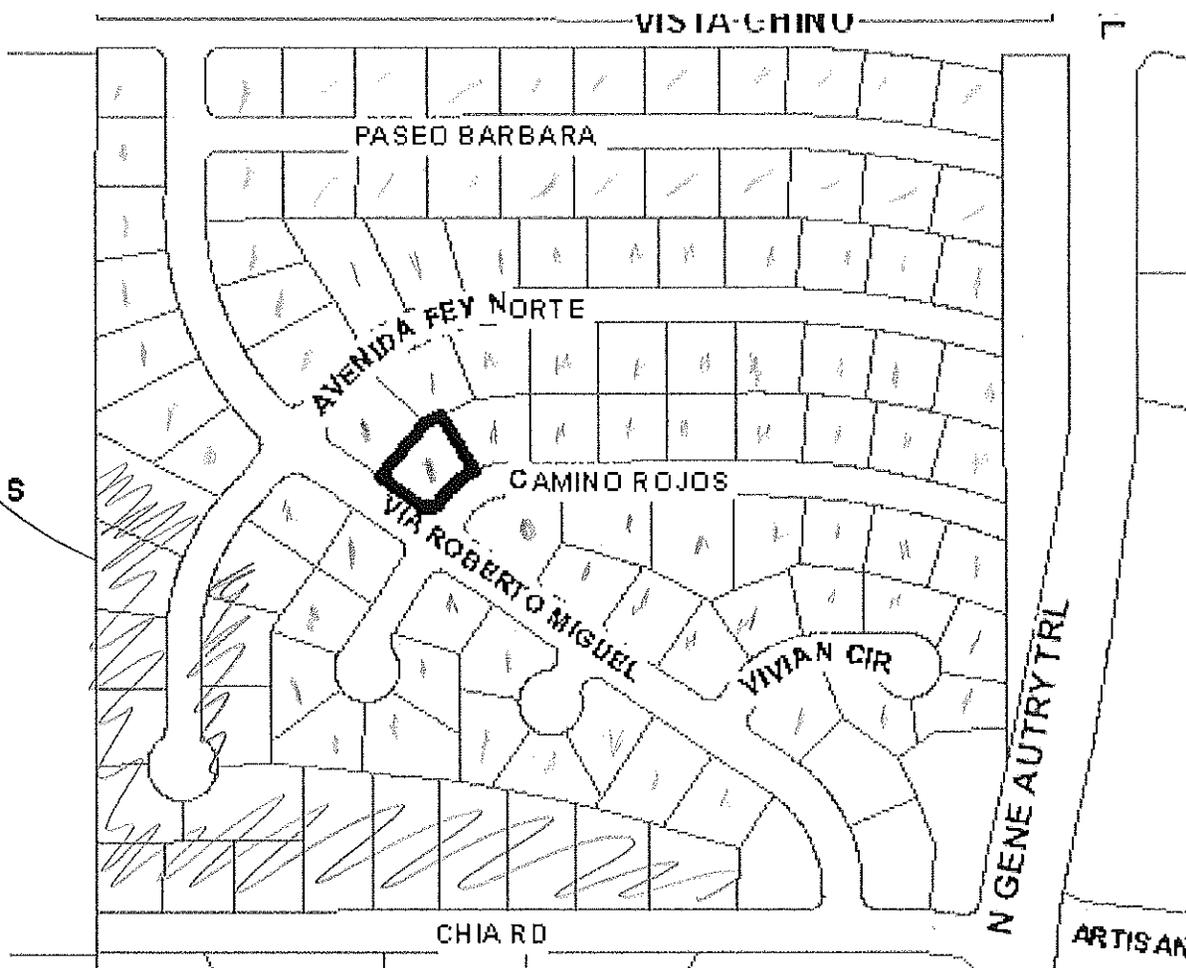
NO.	A	B	C	D	E	F
1	30°00'00"	70	100	100	70	30°00'00"
2	74°21'54"	70	100	100	70	74°21'54"
3	00°00'00"	70	100	100	70	00°00'00"
4	11°18'36"	70	100	100	70	11°18'36"

7 MB 42/12

EL RANCHO VISTA ESTATES

Roy Fey DANCORA

NOT PART OF THE FEY
TRACT



UNIT #1 19600

UNIT #2 19600

UNIT #3 19601

NAME	Golden Vista Estates	Map # 61
DATE	1960	
DEVELOPER	Alexander Construction Company	
BOUNDARY	W. Lures on the north, the south side of Leisure Way on the south, Via Monte Vista to the east, and Rose to the west.	
ARCHITECT	Palmer & Krisel	
DEVELOPMENT HISTORY	<p>In a new variant on the “resort stay to home sales” recipe, the Alexanders purchased the Desert Inn in 1950. In 1960, to promote their new residential venture, Golden Vista Estates, they erected a model home on the grounds of the Desert Inn.¹⁹⁴ Golden Vista Estates (1960, Palmer & Krisel) expanded the Vista Las Palmas offerings to the south. Here the developers offered three floor plans: two modified versions of the Twin Palms plan and a larger four-bedroom, three bath plan that included a courtyard at the entryway.¹⁹⁵ New roof designs included an “innovative folded plate roof and a quirky barrel roof.”¹⁹⁶ A second model home for the tract was constructed at 963 Via Monte Vista.</p>	

¹⁹⁴ According to James R. Harlan, the model home was moved in 1961 to the Corner of Anza Drive and Joshua Tree Place.

¹⁹⁵ James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

¹⁹⁶ James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

ROBERT ALEXANDER
GOLDEN VISTA ESTATES

App B - 208

8/19/60

40/74

TRACT NO. 2094

Being a subdivision of the S.1/2 of the NE.1/4 of the SW.1/4 of Section 10, T.4 S. R.4 E., S.B.B. and M.

G.K. Sanborn
Licensed Land Surveyor

July 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, that we hereby consent to the making and filing of said map and subdivision as shown within the blue border line and we offer for dedication to public use for street purposes lots A to H inclusive, and for the construction and maintenance of Public Utilities the (5) five foot Public Utility Easements shown on the map as 5' P.U.E. and (2) drainage easement:

GOLDEN VISTA ESTATES
A Co-Partnership with
JILL LAND COMPANY

by Robert Alexander
President

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On this 19th day of August, 1960, before me the undersigned a Notary Public in and for said State and County, personally appeared Robert Alexander known to me to be the President of Jill Land Company and the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Golden Vista Estates, the partnership that executed the within instrument and acknowledged to me that said corporation executed the same as such partner and that such partner executed the same.

FILED

AUG 24 1960
Jack A. Ross
Notary Public
Filed at 10:35 AM
By County Clerk

Jack A. Ross
Notary Public in and for said State and County

Walter J. Foster 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 22nd day of August, 1960, duly approved the annexed map of Tract 2094 and accepted the foregoing dedications on behalf of the public.

IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the City of Palm Springs this 19th day of August, 1960.

Walter J. Foster
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 Planning Commission of the City of Palm Springs at its regular meeting held on the 22nd day of July, 1960.

Walter J. Foster 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.

Walter J. Foster City Engineer - R.E. 662

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 July 1960, that all monuments shown hereon actually exist or will be replaced one year after recording of this map.

G.K. Sanborn L.S. 2344

I hereby certify that a bond in the sum of \$2000.00 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 due against the property but not yet payable. Dated this 22nd day of August, 1960.

G.A. PEQUEGNAT
County Clerk and ex-officio clerk of the Board of Supervisors

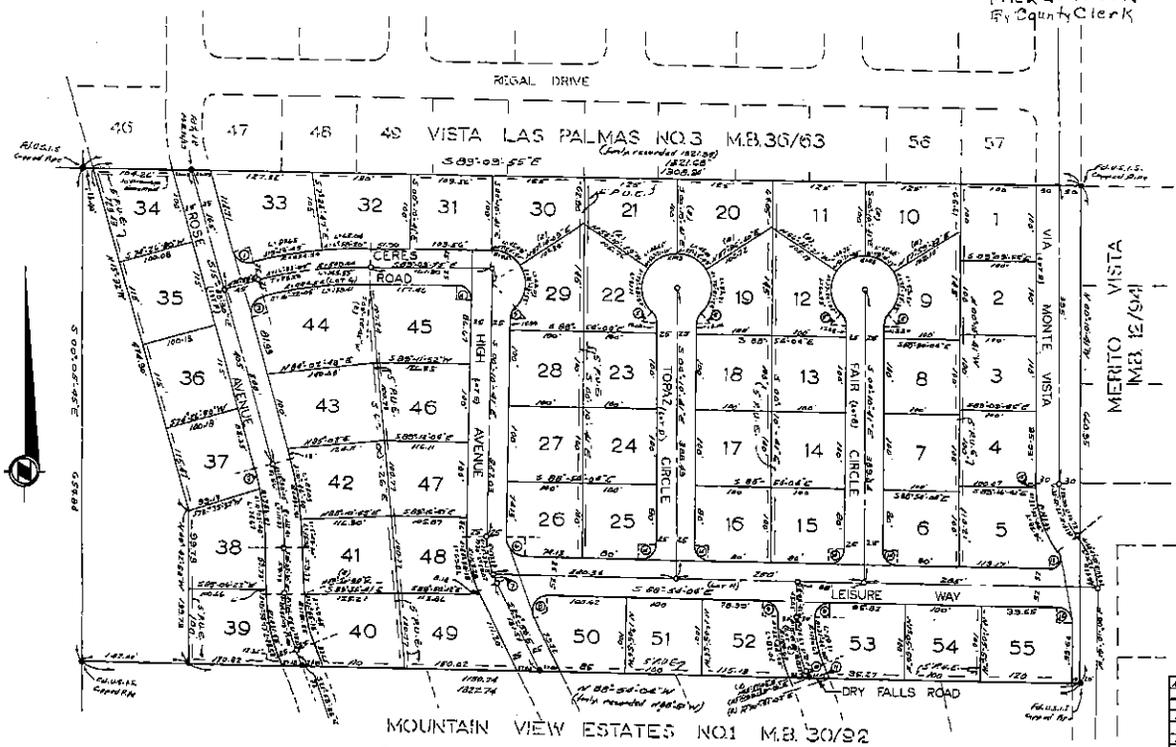
I hereby certify that according to the records of this office as of this date there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local or special assessments collected as taxes except taxes and special assessments now lien but not yet payable, which are estimated at \$2000.00. Dated this 22nd day of August, 1960.

DONNA M. BOUER
County Tax Collector

Walter J. Foster Deputy

NOTE -

Bearings derived from the south line of Vista Las Palmas No. 3 (N 89°09'55"W) M.B. 36/63. 2 1/2" Red-wood Stakes set at all lot corners tagged L.S. 2344. a Durable 1/2" iron pipe set tagged L.S. 2344.



CURVE				DATA					
LINE	B	C	L	B	C	L			
1	89°09'55"	20'	28.36	21.07'	8	115°53'55"	20'	28.26	20.42'
2	89°09'55"	20'	28.36	21.07'	9	32°00'	20.00'	20.00'	14.57'
3	7°32'30"	100.00'	100.00'	20.00'	10	1°02'40"	6.00'	6.00'	7.00'
4	89°09'55"	20'	28.36	21.07'	11	150°00'	6.00'	6.00'	14.87'
5	89°09'55"	20'	28.36	21.07'	12	20°10'57"	20.00'	20.00'	12.00'
6	20°10'57"	20'	28.36	21.07'	13	128°52'40"	12.00'	12.00'	12.00'
7	3°09'32"	100.00'	100.00'	20.00'	14	90°00'	20'	20'	21.61'
					15	7°07'10"	148.33'	20'	2.47'

32/10

Notes: Bearings are derived from the South line of Palm Kate Estates
M.B. 86/9 Riv. County Records.
Elev. Redwood stakes topped L.S. 2264 set at all lot corners
on Daniels 1/234/1 iron pipes

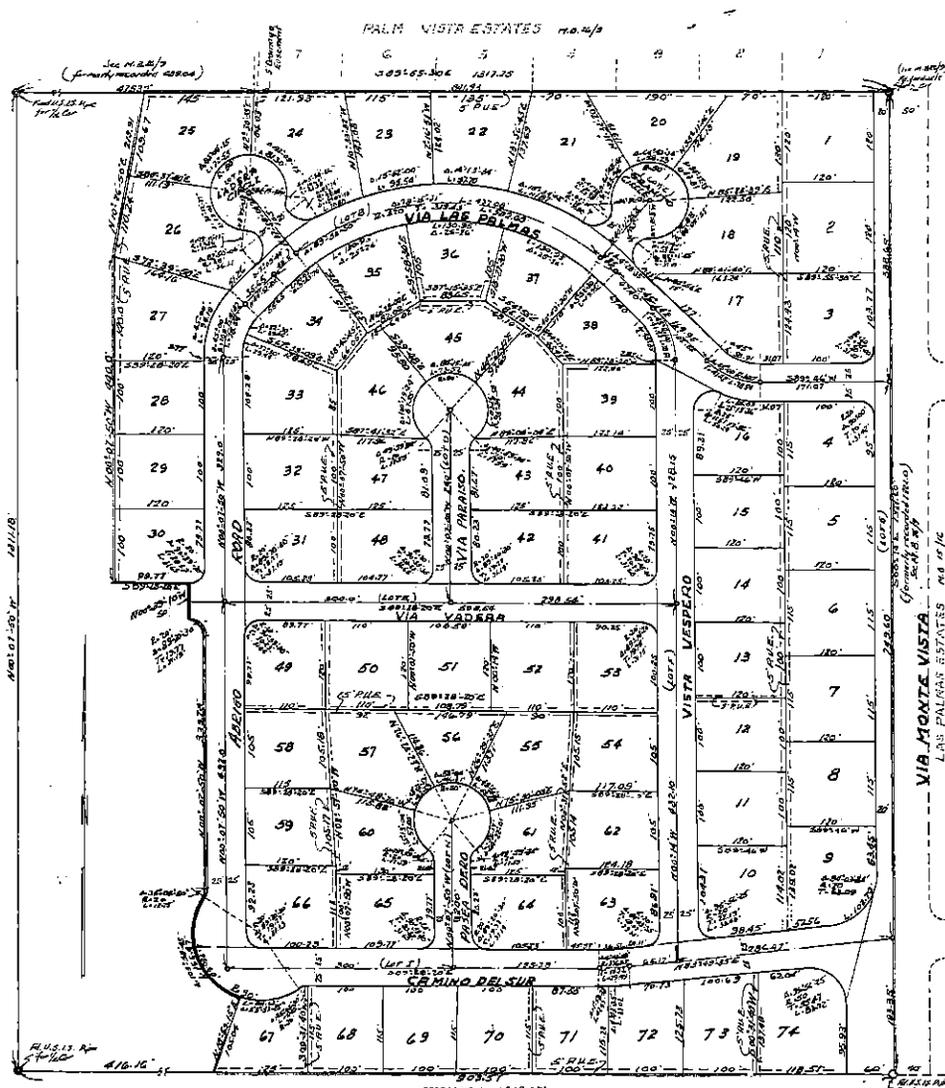
VISTA LAS PALMAS NO. 1

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.4 S; R.4 E; S. B. B and M.

G.K. SANBORN
Licensed Land Surveyor
August 1956 Scale 1/2"=100'

FILED
Dec. 21, 1956

No. _____ of 1956 P.M.
JACK A. ROSS
County Recorder
By Allen S. Baker
Deputy
Fee \$3.50
Filed by City Clerk
SUDON GTEE - 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 here by offer for dedication to public use for street purposes the area's shown on the map as lots A through I including 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. and the five (5) foot Drainage Easement as noted.

Eastwood Estates, a partnership LAND TITLE COMPANY OF RIVERSIDE COUNTY, Trustee
By Derys Alexander
Attorney-in-fact
By Allen S. Baker
Deputy

I hereby certify that according to the records of this office or 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 taxes, except those noted on special assessments collection notices.
Dated December 21, 1956. V.M. HYDE
Tax Collector
By Allen S. Baker Deputy

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }

I hereby certify that the land in the name 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, is owned and they acknowledged to me that such partnership executed the same.
In Witness Whereof I have hereunto set my name and official seal this 20th day of December 1956 and my official seal the day and year in this certificate full above written.
G.K. SANBORN
County Clerk and official clerk of the Board of Supervisors
By Allen S. Baker Deputy

On this 20th day of December, 1956, before me Thomas W. Dierke a Notary Public in and for said County of 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, is owned and they acknowledged to me that such partnership executed the same.
In Witness Whereof I have hereunto set my name and official seal this 20th day of December 1956 and my official seal the day and year in this certificate full above written.
Thomas W. Dierke
Notary Public in and for the County of Los Angeles, State of California.

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 John H. Carr known to me to be the President and William H. Brainerd known to me to be the Secretary 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.

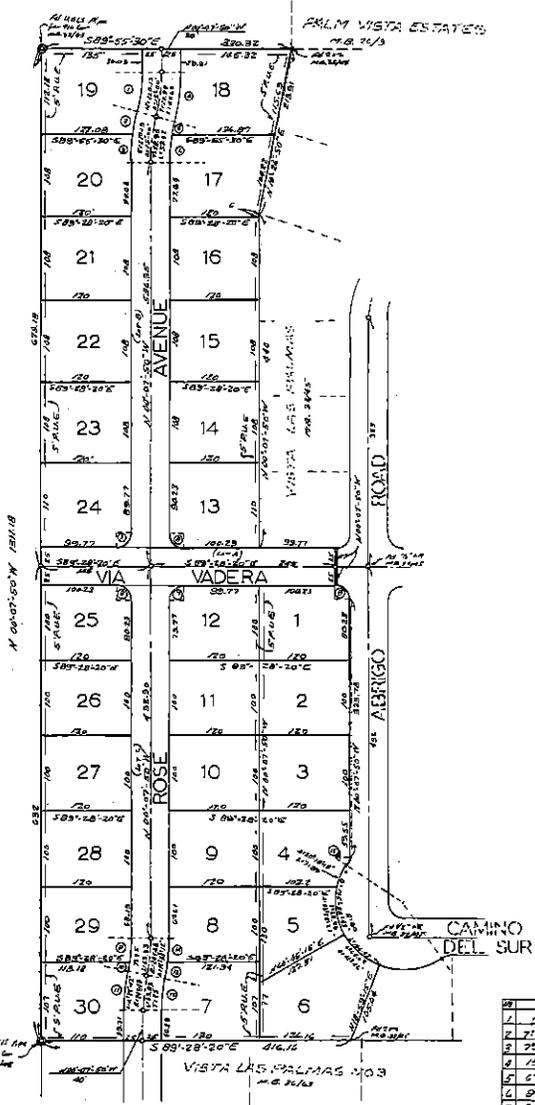
I, Louise M. Carr, City Clerk and another clerk of the City Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 11th day of September, 1956, approved the annexed map of Vista Las Palmas and accepted the foregoing said subdivision on behalf of the public.
In Witness Whereof I have hereunto set my hand and official seal the official seal of the City of Palm Springs this 21st day of September 1956.
Louise M. Carr
City Clerk and as-official clerk of the City Council of the City of Palm Springs
By Allen S. Baker
Secretary

Thomas W. Dierke
Notary Public in and for said County and State

I hereby certify that I have examined the annexed map; that the subdivision shown thereon is substantially the same as it appears 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. Thompson RE 5620
City Engineer

I hereby certify, that I am a Licensed Land Surveyor of the State of California; that this map is correctly prepared by the survey, made under my supervision during August 1956; that all monuments shown thereon 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 2264

29/72



VISTA LAS PALMAS NO. 2

Being a subdivision of a portion of the SE. 1/4 of the NW. 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'

FILED
MAR 23 1960
Jack A. Ross
D.O. Notary
Filed at 1:30 PM
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. 35/63, Riverside County Records.
2" x 16" Reduced stakes set at all lot corners tagged L.S. 2344.
• Denotes 1/2" iron pipe set unless otherwise noted.

Lot	A	B	C	D	E	F
1	15° 00'	195.13	21.08	22.84	6° 58' 25"	222.49
2	71° 31' 25"	245.12	32.18		4° 38' 27"	222.49
3	71° 30' 35"	245.12	31.50		11° 32' 12"	272.48
4	15° 00'	245.12	29.77	33.72	11° 32' 12"	272.48
5	6° 11'	185.12	21.08		4° 47' 33"	272.48
6	0° 49'	135.12	32.02		6° 49' 33"	272.48
7	90° 28' 30"	20	21.08	20.23	35° 02' 30"	20
8	89° 28' 30"	20	21.08	19.77		

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 S. P. U. E.

LAS PALMAS ESTATES A PARTNERSHIP
by Robert J. Alexander
Attorney in Fact
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } SS
On this 22 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 Stewart
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 22 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 22 day of Feb, 1960.
Barley Stewart
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 22 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 those and Special Assessments as a lien against the property on the 22 day of Feb, 1960.
DOYNA M. BOUVER
County Tax Collector

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 Williams
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.K. Sanborn
L.S. 2344

I hereby certify that a bond in the sum of \$2,000.00 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 22 day of Feb, 1960.
G.A. PEQUEGNAT
County Clerk and ex-officio clerk of the Board of Supervisors

by G.K. Sanborn Deputy

CB7 MB39/72

3663

S598

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. P. S.S.
C.O. - 100-100-100-100
Filed at 2:00 PM
By Land Title I & Co. Fee \$1.00

STATE of CALIFORNIA 7.5.
County of RIVERSIDE 5.5.
On this 22 day of January 1959, before me, Norman Patterson
a Notary Public in and for said County and State, personally appeared
Robert Alexander, and George 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.

Norman 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, ~~and~~
~~and special assessments, mortgages, but not yet payable, which are~~
~~indicated on it.~~
Dated this 22 day of January 1959. D. M. Bauer
County Tax Collector
by [Signature] Deputy.

I hereby certify that a bond in the sum of \$500.00 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, when at the time of filing
of this map with the County Recorder of a lien against the
property, but not yet payable.
Dated this 22 day of January 1959.
G. A. SQUEGNET
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 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 as shown within the blue border line, and we hereby
offer for dedication to public use for street purposes, lots 7 to
7 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.
By Robert Alexander Secretary
of Georgina Corporation
By George Alexander Secretary
of Georgina Corporation

STATE of CALIFORNIA 7.5.
County of RIVERSIDE 5.5.
On this 22 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 Georgina
Alexander Co. 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.

Norman 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 22nd
day of January 1959, duly approved the annexed map of Vista Las
Palmas No. 3 and accepted on behalf of the public the foregoing
dedications.

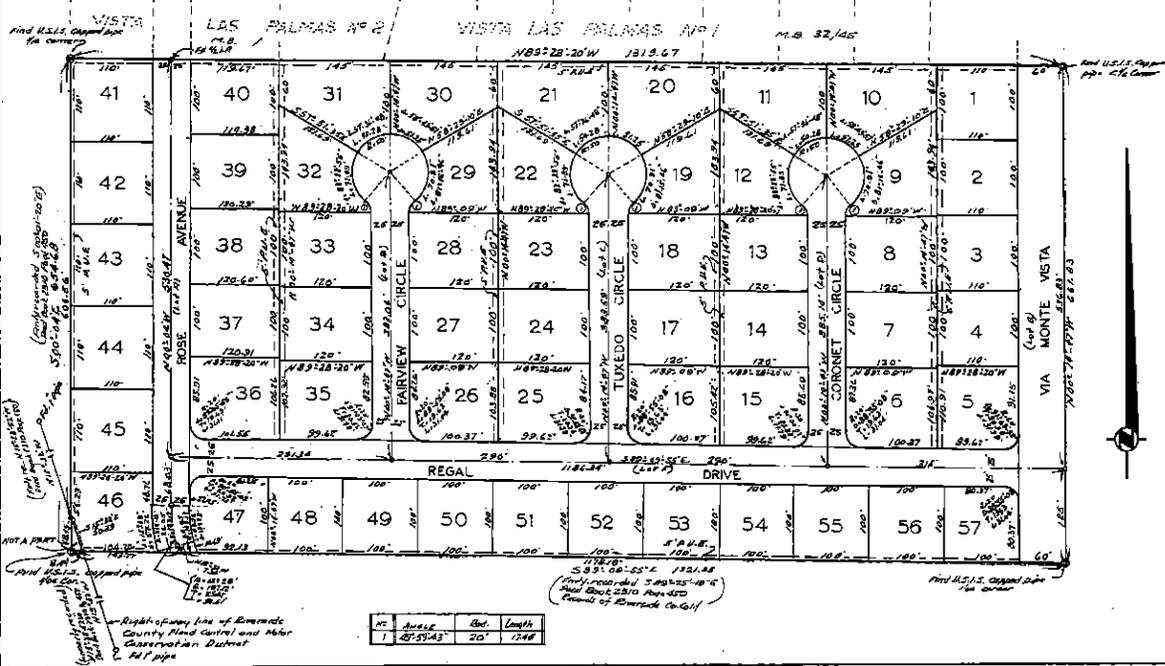
IN WITNESS WHEREOF I have hereunto set my hand and affixed
the official seal of the City of Palm Springs this 22 day of January 1959.
Mary G. Ringwald
City Clerk and ex-officio clerk of the City
Council of the City of Palm Springs

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 22 day of August 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 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 R. Hamann
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 as 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
N.A. 2344.

Notes -
Bearings are derived from the South line of VISTA LAS PALMAS
No. 1, as shown in M.B. 32, 148, Records of Riverside County.
2x2x16 Redwood stakes set at all lot corners, tagged 45, 2344.
o Denotes 1/2" x 3/4" Iron pipe set unless otherwise noted.



NAME	Canyon Country Club	Map # 62
DATE	1961	
DEVELOPER	Golf Club Company Sales	
BOUNDARY		
ARCHITECT		
DEVELOPMENT HISTORY	<p>The 368-parcel subdivision Canyon Country Club (1961-1965)¹⁹⁷ was developed by the Golf Club Sales Company. The clubhouse (designed by Wexler & Harrison) opened on New Year’s Eve 1961. It is located on Agua Caliente land and cost \$50 million. The Canyon Country Club was the culmination of efforts by Andrew Catapano and Harold M. Simon of the Palm Canyon Country Club, Inc. after years of complicated negotiations with the tribe. Ultimately, it was the largest Indian land lease in American history.¹⁹⁸</p> <p>The Golf Club Sales Company was a subsidiary of the New York-based First National Realty & Construction Corporation owned by Robert Grundt. Grundt started out building residential developments on Long Island shortly after the war; he built the business to a publically held corporation and by 1963 had developed more than 4,000 apartments in fourteen buildings in Manhattan.¹⁹⁹ Grundt was a long-time winter resident of Palm Springs. In 1963, Grunt established a West Coast office in Los Angeles and began developing high rise apartment buildings along the Wilshire corridor in the Westwood neighborhood of Los Angeles, and in Phoenix, Arizona. Grunt described the process for Canyon Country Club:</p> <p style="padding-left: 40px;">Our introduction to Southern California in Palm Springs was one of the most fascinating and challenging experiences in my career. We were finally successful in arranging the first utilized lease on property owned by the Agua Caliente Indians...it was owned by no less than twenty five families and it took more than a year of negotiations before we finally concluded all the details of the master lease—which was about three inches thick....²⁰⁰</p> <p>The custom home development was built in four phases: after the initial 168 parcels within the golf course were subdivided, parcels along the perimeter streets were subdivided annually in 1963, 1964, and 1965. To create interest in the subdivision, a “Plaza of Model Homes” was built, comprising the eight residences on Bonita Circle.²⁰¹ Homes in the subdivision (along Caliente Road) were designed by Stan Sackley; designs for the 1963 homes along Yosemite Drive are attributed to contractor A. Belden Crist.²⁰²</p> <p>Initially, due to its remote location, Canyon Country Club had a difficult time drawing members. However, a partnership with the Palm Springs Racquet Club helped boost its popularity and draw celebrities and politicians. Famous people associated with the club include Walt Disney, who purchased properties along the second hole of the course and</p>	

¹⁹⁷ The original name of the club was “Wind Free” but it was quickly changed to Canyon Country Club.

¹⁹⁸ “Canyon Country Club,” Clipping File, Palm Springs Historical Society.

¹⁹⁹ “Reach for the Sky,” *Los Angeles Times*, April 21, 1963, 11.

²⁰⁰ “Reach for the Sky,” *Los Angeles Times*, April 21, 1963, 11.

²⁰¹ Canyon Country Club Estates Ad, *Palm Springs Life*, April 30, 1970, 14.

²⁰² “Canyon Country Club,” <http://www.architecturalproperties.net/neighborhoods/canyon.html> (accessed November 17, 2014).

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

	donated a copper fountain to the club erected between the ninth and eighteenth holes. In 1963, the course became the location for the annual Frank Sinatra Invitational golf tournament. ²⁰³ That same year the public south course was opened.
--	--

²⁰³ "Remember When," *Desert Sun*, November 7, 1973, no page. "Golf Classic Renamed," *Desert Sun*, August 10, 1964, no page.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

4370

IN THE CITY OF PALM SPRINGS

TRACT 2269

BEING A SUBDIVISION OF A PORTION OF THE S. 1/2 OF SECTION 26 AND A PORTION OF THE N. 1/2 OF SECTION 35, T. 4 S. R. 4 E., S. B. B. AND M.

FRANK HAMERSCHLAG, C. E. JULY 1961

SHEET 1 OF 5

FILED
On Oct 19 1961

At 3:15 P.M.

JACK A. ROSS
County Recorder

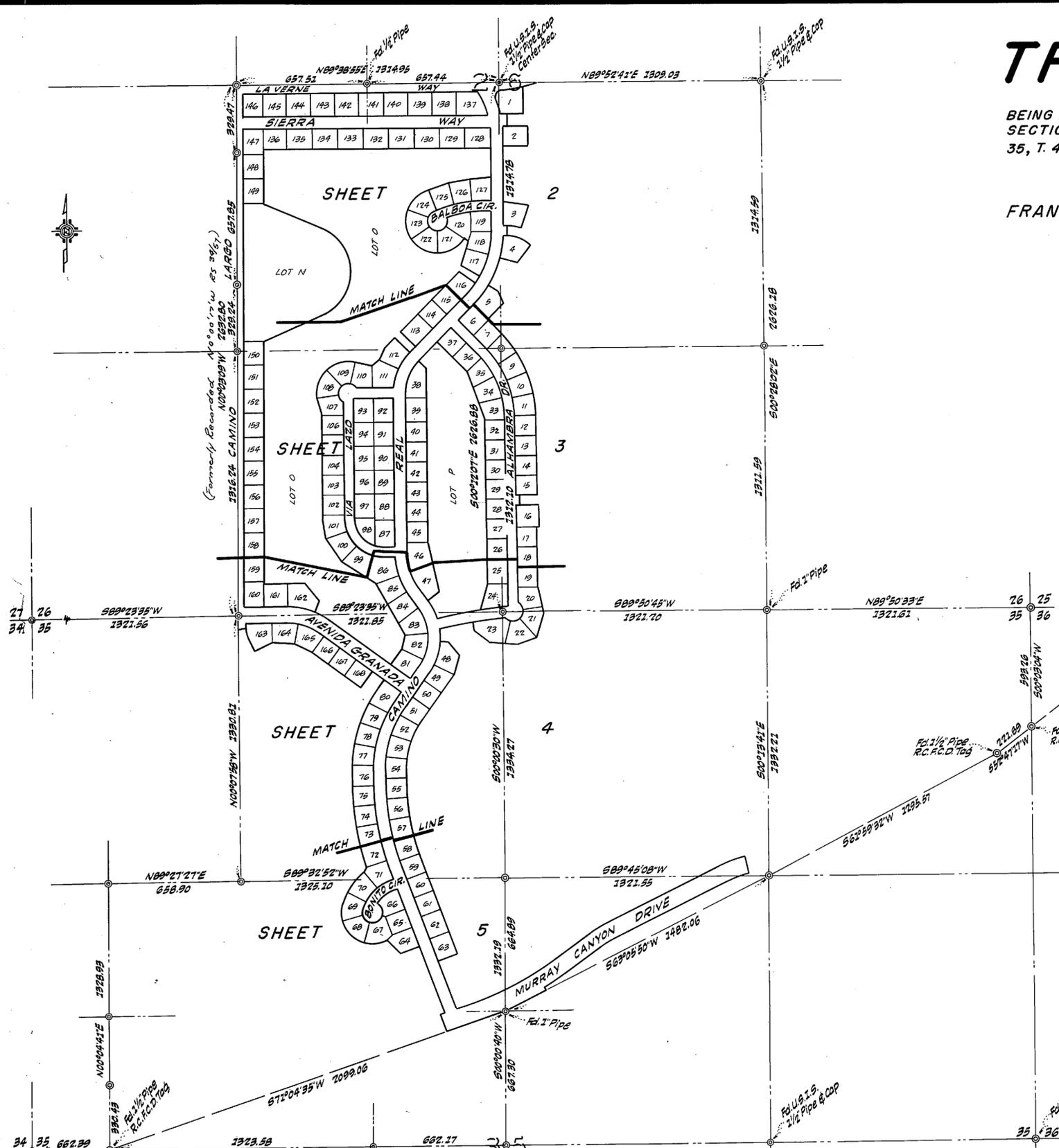
By William D. Balph
Deputy

Fee \$ 131.00

No. 81061

Riverside Division
Filed by Pioneer Title Ins. Co.

Subdiv. Fee - P.T.I. Co.



I hereby certify that I have examined the within annexed map consisting of five (5) 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.

By Philly Abrams
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 the annexed map consisting of five (5) sheets for unpaid State, County, Municipal or local taxes or special assessments collected as taxes except taxes and special assessments now in arrears but not yet payable, which are estimated to be \$ _____.

Dated October 19, 1961.
DONNA M. BOUER County Tax Collector

By W. H. Strode Deputy

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map consisting of five (5) sheets correctly represents a survey made under my supervision during July of 1961; that all monuments shown hereon actually exist or will be in place on December 31, 1961, and their positions are correctly shown.

By Frank Hamerschlag
Registered Civil Engineer No. 8630

I, Philly Henry, 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 21st day of July, 1961, duly approved the annexed map consisting of five (5) sheets.

Dated October 5, 1961.

By Philly Henry
City Clerk and ex-officio Clerk of the City Council of City of Palm Springs

Thereby certify that a bond in the sum of \$ _____ 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 five (5) 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 October 19, 1961.
By G.A. PEQUEGNAT
County Clerk and ex-officio Clerk of the Board of Supervisors

I hereby certify that the annexed map consisting of five (5) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 19th day of July, 1961.

By W. L. Foster
Secretary

The United States of America, as owner in fee of the land shown on the annexed map, and Palm Canyon Country Club, Inc., a California Corporation, as Lessee thereof, and having some right, title and interest therein, are the only parties whose consents are necessary to execute and deliver any and all conveyances, leases, subleases, agreements and all acts necessary or incidental in and to said land and the development and improvement thereof.

There is also included herewith no offer of dedication of any part of said land for public use.

THE UNITED STATES OF AMERICA
Department of the Interior
Bureau of Indian Affairs
By R.W. Jackson
R.W. Jackson, Director Palm Springs Office
Bureau of Indian Affairs

PALM CANYON COUNTRY CLUB, Inc. a California Corporation, Lessee under lease from the U.S. of A., Dept. of Interior Bureau of Indian Affairs No. PSL-47 dated 11-15-60.
By Andrew Caporaso By Harold M. Simon
President Harold M. Simon, Secretary

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } s.s.
On Oct. 5, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared R.W. JACKSON known to me to be the director of Palm Springs office of Bureau of Indian Affairs, Dept. of Interior of U.S. of A., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Director.

WITNESS my hand and official seal.
Alice M. Stevens
Notary Public in and for said County and State
Alice M. Stevens
My Com. Exp. 6-1-65

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } s.s.
On October 18, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew Caporaso and HAROLD M. SIMON, known to me to be the President and Secretary of the Corporation that executed the within instrument, 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.
Frank Fischer
Notary Public in and for said County and State
MY COMMISSION EXPIRES ON MARCH 11, 1963

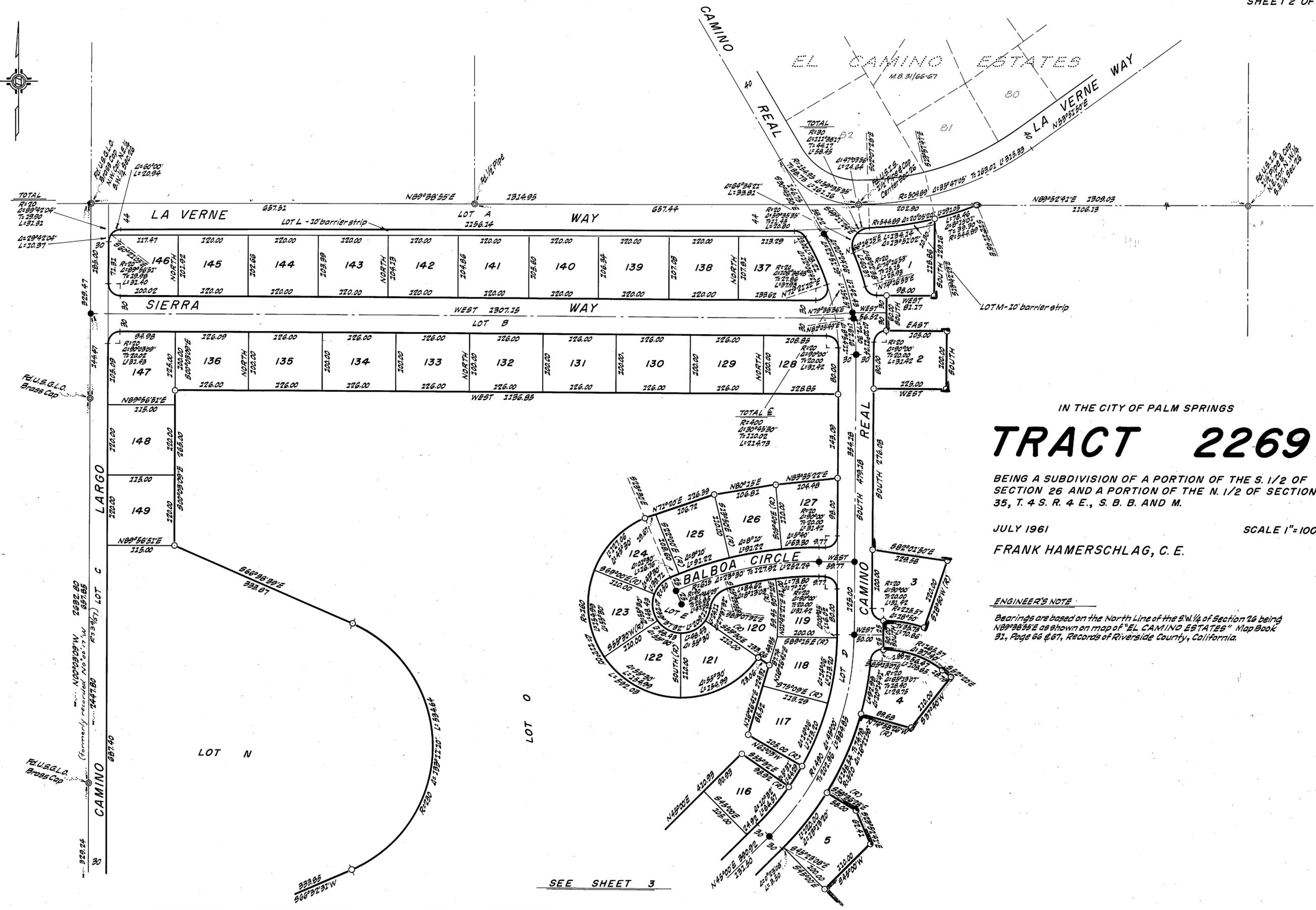
ENGINEER'S NOTE
Bearings are based on the North Line of the SW 1/4 of Section 26, being N89°38'55"E as shown on map of EL CAMINO ESTATES, Map Book 31, pages 64 & 67, Records of Riverside County, Calif.
2 x 2 Redwood stakes tagged RCE 8630 set at all lot corners
1" I.P. of Palm Springs Standard Monument set as indicated thus: ●

INDEX AND VICINITY MAP

SCALE 1"=400'

● Indicates U.S.G.L.O. Brass Cap Found unless noted otherwise.

7 MB42/70



IN THE CITY OF PALM SPRINGS
TRACT 2269

BEING A SUBDIVISION OF A PORTION OF THE S. 1/2 OF SECTION 26 AND A PORTION OF THE N. 1/2 OF SECTION 35, T. 4 S. R. 4 E., S. B. B. AND M.

JULY 1961
 FRANK HAMERSCHLAG, C. E.

ENGINEER'S NOTE
 Bearings are based on the North Line of the S.W. 1/4 of Section 26 being N89°28'55"E as shown on map of "EL CAMINO ESTATES" Map Book 31, Page 66 & 67, Records of Riverside County, California.

SEE SHEET 3

42/72

SEE SHEET 2

IN THE CITY OF PALM SPRINGS

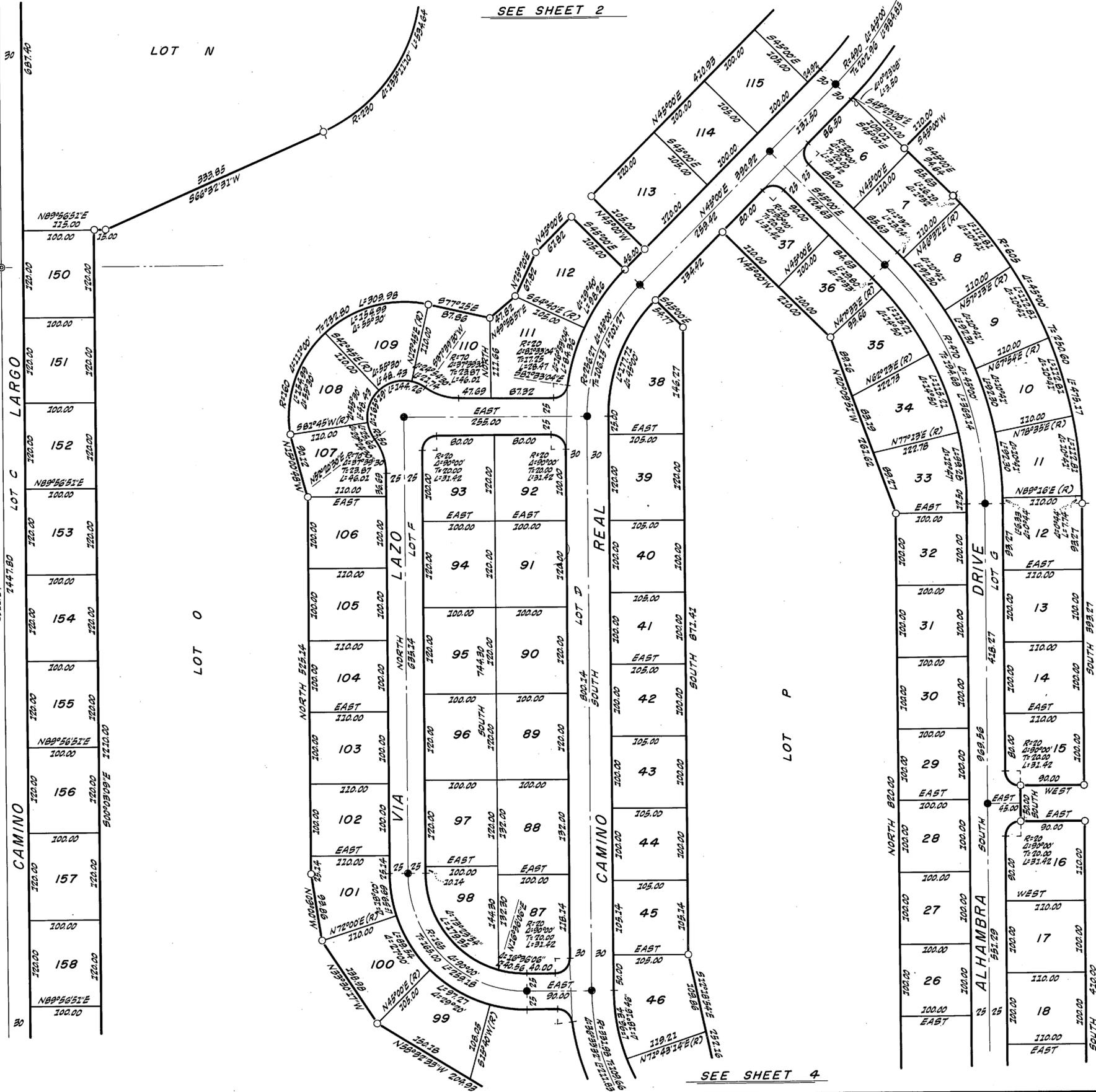
TRACT 2269

BEING A SUBDIVISION OF A PORTION OF THE S. 1/2 OF SECTION 26 AND A PORTION OF THE N. 1/2 OF SECTION 35, T. 4 S. R. 4 E., S. B. B. AND M.

JULY 1961

SCALE 1"=100'

FRANK HAMERSCHLAG, C. E.



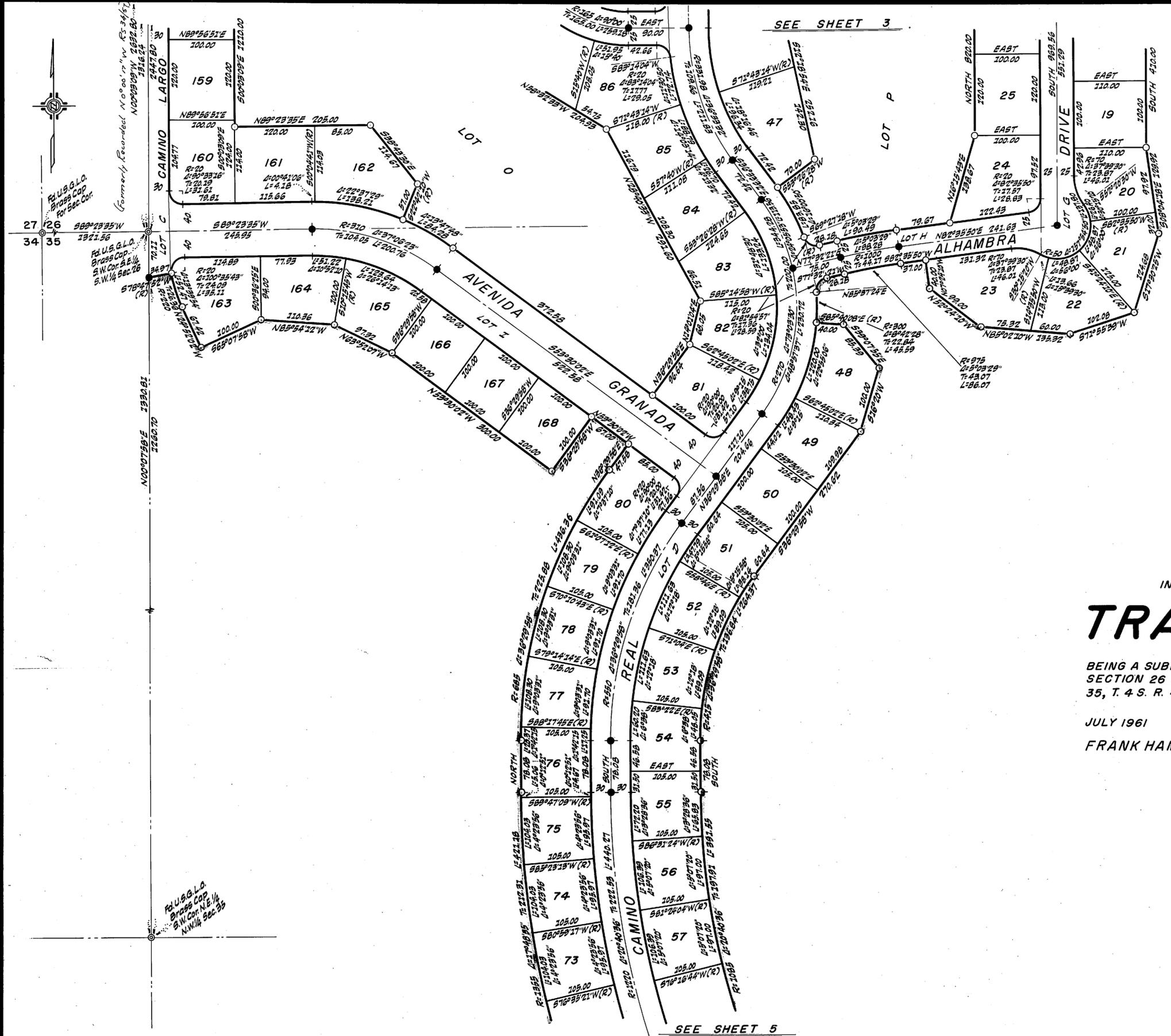
SEE SHEET 4

CR 89-267 LOT 150
CR 90-53 LOT 96

7 MB42/72

SEE SHEET 3

SEE SHEET 5



IN THE CITY OF PALM SPRINGS

TRACT 2269

BEING A SUBDIVISION OF A PORTION OF THE S. 1/2 OF SECTION 26 AND A PORTION OF THE N. 1/2 OF SECTION 35, T. 4 S. R. 4 E., S. B. B. AND M.

JULY 1961

SCALE 1"=100'

FRANK HAMERSCHLAG, C. E.

Pl. U.S.G.L.O.
 Brass Cap
 S.W. Cor. N.E. 1/4
 N.W. 1/4 Sec. 35

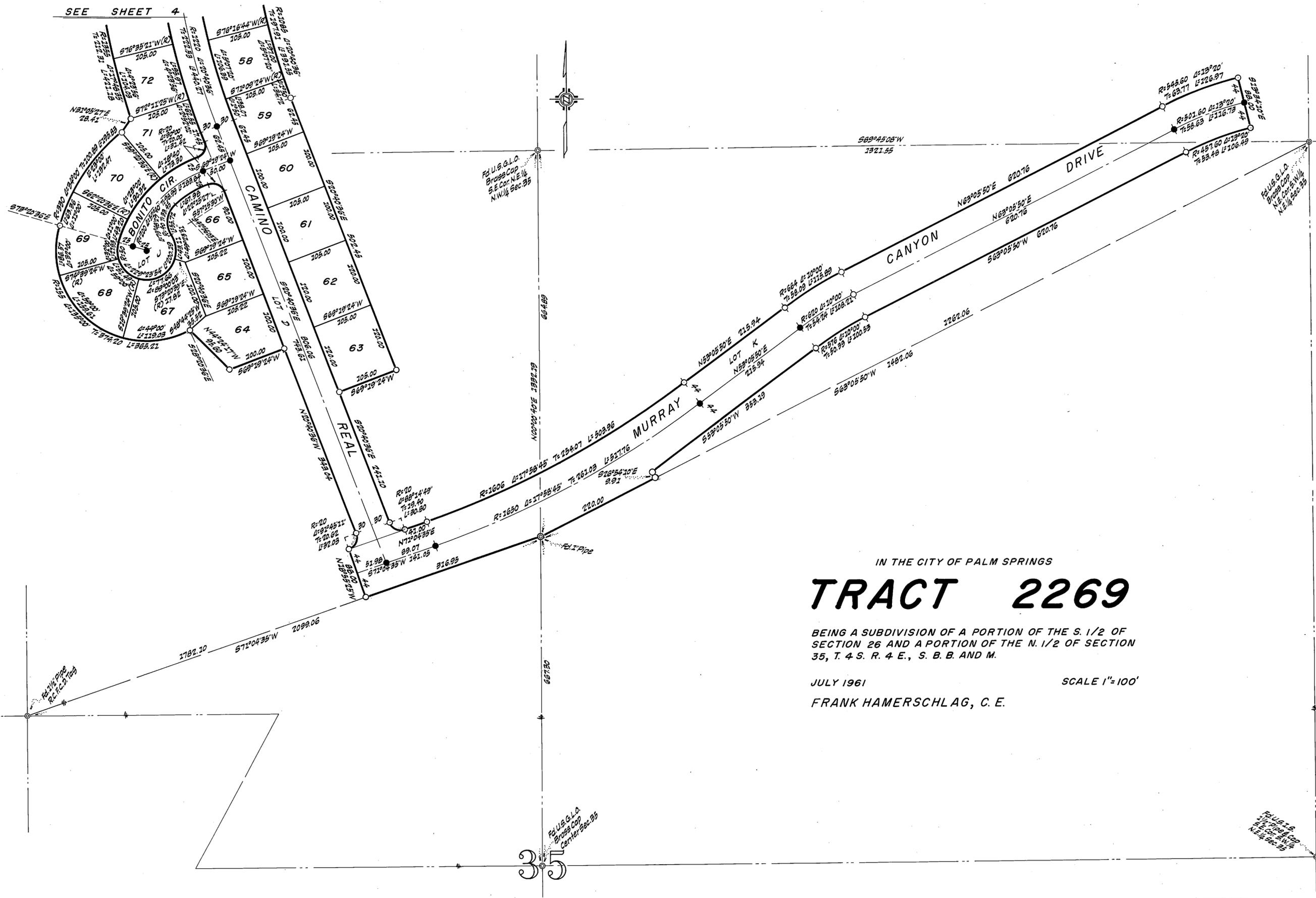
Pl. U.S.G.L.O.
 Brass Cap
 For Sec. Cor.

Commonly Known as N. 0° 00' 00" W. 65.3467'
 N. 0° 00' 00" W. 65.3467'
 711.655'

7 MB42/73

42/74

SEE SHEET 4



IN THE CITY OF PALM SPRINGS

TRACT 2269

BEING A SUBDIVISION OF A PORTION OF THE S. 1/2 OF SECTION 26 AND A PORTION OF THE N. 1/2 OF SECTION 35, T. 4 S. R. 4 E., S. B. B. AND M.

JULY 1961

SCALE 1"=100'

FRANK HAMERSCHLAG, C. E.

MB42/74

NAME	Golf Club Estates	Map # 63
DATE	1961	
DEVELOPER	Alexander Construction Company	
BOUNDARY	North side of Par Drive to the north, the south side of Eagle Way to the south, the east side of Birdie Way to the east, and Bogie Road to the west.	
ARCHITECT	L.C. Major and Associates	
DEVELOPMENT HISTORY	<p>In the early 1960s, the Alexanders embraced the new trend of golf course-based residential development. To capitalize on general proximity to the Palm Springs Golf Club (a.k.a. Palm Springs Municipal Golf Course and the site of present-day Tahquitz Creek Golf Resort), in April of 1961 the Alexanders subdivided Golf Club Estates (1963-64, L.C. Major and Associates). Marketed as “accessible to the greens by golf cart,” ads also refer to Palm Springs as “the nation’s winter golf capital.”²⁰⁴</p> <p>The development comprised 52 homes. Construction followed the familiar pattern of one three-bedroom floor plan and seven different designs for the exterior. Photographs indicate the plan may be the same as that used for Araby Estates. Designs for Golf Club Estates were modest, contemporary Ranch style, often with decorative concrete block fencing.²⁰⁵</p>	

²⁰⁴ “50 Dwellings at Spa Planned,” *Los Angeles Times*, May 26, 1963, O11.

²⁰⁵ “50 Dwellings at Spa Planned,” *Los Angeles Times*, May 26, 1963, O11.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

GOLF CLUB ESTATES RST ALEXANDER

App B - 220

4174

TRACT NO 2159

Of a portion of the E. 1/2 of the NE. 1/4 of the NE. 1/4 of Section 30; T4 S.R.5 E., S.B.B. and M.

G.K. Sanborn
Licensed Land Surveyor

February 1961

Scale 1"=100'

FILED

APR 12 1961
Jack A. Reese
County Clerk
Filed at 10:12 A.M.

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 closed subdivision, and we hereby consent to the making and filing of this map and subdivision within the blue barred 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) foot and ten (10) foot Public Utility Easements shown on the map as S.L. P.U.E.

FOUNTAIN ESTATES INC. by W. J. O'Connell

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On this 21st day of February, 1961, before me Philip Adams, a Notary Public in and for said County and State, personally appeared W. J. O'Connell, known to me to be the Secretary of Fountain 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.

WITNESS my hand and official seal.

Philip Adams
Notary Public in and for said County and State.

I hereby certify that the annexed map of Tract No. 2159 was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 12 day of March, 1961.

W. J. Foster
Secretary

I, Philip Adams, 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 March, 1961, duly approved the annexed map of Tract No. 2159 and accepts on behalf of the public the foregoing dedications.

IN WITNESS WHERE OF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs.

Philip Adams
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 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 ordinance 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 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 \$ 2500.00.

Dated this 2 day of April, 1961
by Donna M. Bouer Deputy

DONNA M. BOUER
County Tax Collector

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 10 day of April, 1961.
by Ma Kella Deputy

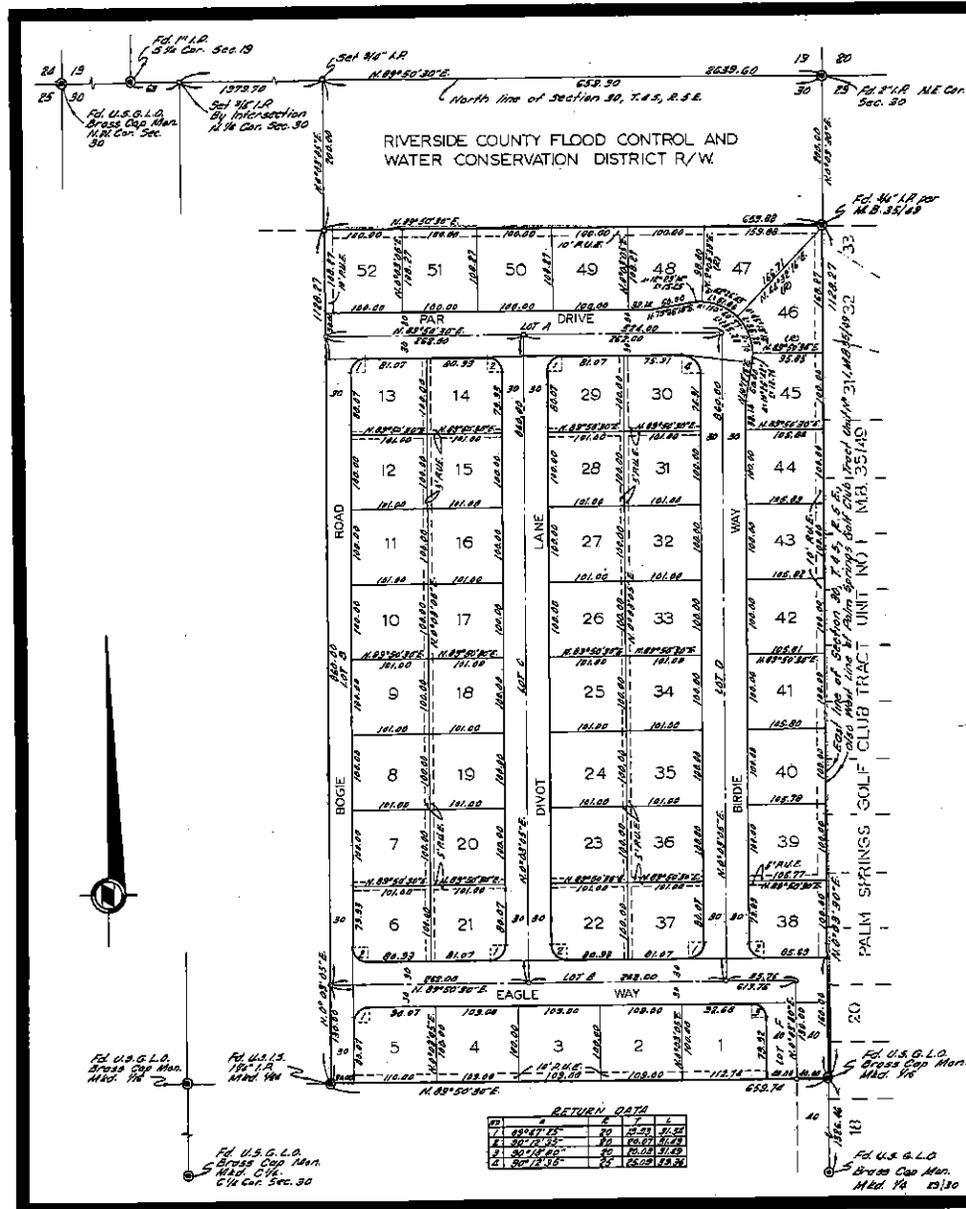
G. A. PEQUEGNAT
County Clerk and ex-officio clerk of the Board of Supervisors.

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 February 1961, that all monuments shown hereon actually exist or will be in place within one year after date of recording of this map.

W. J. O'Connell L.S. 2344

NOTE-

- Bearings derived from the East Line of Section 30, T4 S.R.5 E., S.B.B. & M. (N 00°-03'-30" E) as per map of Palm Springs Golf Club Tract Unit No. 1, M.B. 35/48, Riverside County Records.
- 2" x 2" Reduced stakes set at all lot corners tagged L.S. 2344.
- o Denotes City of Palm Springs Standard Monuments set unless otherwise noted.
- @ Denotes monuments found as shown.



1937 MB 41/74

NAME	Calcor Prefabricated Homes/Steel Development Houses	Map # 64
DATE	1961	
DEVELOPER	Alexander Construction Company	
BOUNDARY		
ARCHITECT	Donald Wexler	
DEVELOPMENT HISTORY	<p>In 1962, noted Palm Springs developers George and Robert Alexander made a foray into steel housing development. Local architect Donald Wexler approached the Alexanders with the idea for using the Calcor steel wall system he had been introduced to by Bernard Perlin, a Calcor engineer. The Alexanders decided to work with Wexler to develop seven parcels with forty-eight designated lots in the 1961 tract north of their Racquet Club subdivision with steel tract housing. As a result, the Steel Development Houses, also known as the Calcor Prefabricated Homes and Alexander Steel Homes, project was born in partnership with the Columbia-Geneva Division of U.S. Steel and Calcor (a.k.a., Rheem Manufacturing Company) of Huntington Park, California. The 1,400 square foot homes were priced at \$13,000-\$17,000 plus the cost of the land.²⁰⁶ Landscape architecture was by David Hamilton.</p> <p>Architecturally, the use of steel freed interior walls from being load bearing and enabled an open plan. A 9 x 36 foot central core contained the kitchen and bathrooms, however the rest of the plan was flexible. Composed primarily of steel and glass, the houses feature eight-foot high glass sliding doors and stationary panels and the designs are quintessentially Mid-century Modern in style. The houses were designed with three different rooflines (flat roof, raised with clerestory, and a zig-zag folded roof plate) to give the identical pre-fabricated house development an interesting visual architectural cadence from the street.</p> <p>With the use of the Calcor system, the homes utilized a unique combination of factory prefabrication and on-site assembly or “a factory in the field.”²⁰⁷ The cores were prefabricated in the factory at the same time that concrete slabs were poured to a steel template. Non-load bearing walls came in large sections and were bolted into the concrete slab foundation. The result was a practical construction process that required only three days to complete.</p> <p>The Alexanders planned to develop 35 of the lots with steel housing.²⁰⁸ The first three of the seven model homes were started in late 1961 and opened to the public in March of 1962;²⁰⁹ the remaining four houses were constructed in phase two.²¹⁰ During the construction of the second phase, Calcor was purchased by a larger firm and the price of steel was raised. According to Donald Wexler, “The Alexanders wouldn’t have any of it – they refused to pay more...someone had to be the pioneer. They were very powerful and</p>	

²⁰⁶ Adele Cygelman, *Palm Springs Modern* (Rizzoli, New York: NY), 1999, 142.

²⁰⁷ *Journeyman Architect: The Life and Work of Donald Wexler*, Jonamac Productions, 2009.

²⁰⁸ Oscar Lopez, "AD Classics: Steel Pre-Fab Houses / Donald Wexler," *ArchDaily*, August 20, 2011, <http://www.archdaily.com/?p=155411> (accessed December 8, 2014).

²⁰⁹ Racquet Club Estates, <http://www.racquetclubestates.com/Steel%20History.html> (accessed January 2015).

²¹⁰ The seven houses were constructed at 290 E. Simms Road; 300 and 330 E. Molino Road; and 3100, 3125, 3133, and 3165 N. Sunny View Drive.

all the other developers were watching them to see what would happen.”²¹¹ Ultimately, the higher cost of steel priced them out of the market and the plans for the tract were derailed.²¹² The Steel Development Houses were published in *Architectural Record* and named Record House of 1963.

In 2001, the City of Palm Springs made the seven Steel Development Houses a Class 1 Historic Site. In 2012, Steel Development House No. 2 (3125 North Sunny View Drive) was listed in the National Register of Historic Places.

²¹¹ Adele Cygelman, *Palm Springs Modern* (New York, NY: Rizzoli, 1999), 142.

²¹² On the remaining lots in the tract, the Alexanders built Riviera Gardens (1963-64). These were more traditional wood-frame Ranch-style houses. The model home was located at 370 Simms Road. James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 42.

2/19/61

41/50

IN THE CITY OF PALM SPRINGS
TRACT NO. 2085

BEING A SUBDIVISION OF A PORTION OF THE NW/4
OF THE NW/4 OF THE NW/4 OF SECTION 2, T.4S.,
R.4E., S.B.B. & M.

G.K. SANBORN
LICENSED LAND SURVEYOR

NOVEMBER 1960

SCALE: 1" = 100'

I, Richard L. Hays, 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 December, 1960, duly approved the annexed map of TRACT NO. 2085 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 15th day of February, 1961.

Richard L. Hays
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 1st day of December, 1960.

W.A. Jett, 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 and local ordinances have been complied with and I am satisfied that said map is technically correct.

Philip Williams
City Engineer R.E. 8021

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 November 1960, that all monuments shown hereon actually exist or will be in place one year from date of recording of this map.

Richard L. Hays
S.B. 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, 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 the public use for street purposes, Lots 1 to 5 inclusive, and for the construction and maintenance of public utilities, the five (5) foot Public Utility Easements shown on the map as 5' R.U.E.

RIVIERA GARDENS, A CO-PARTNERSHIP

By: W.A. Jett
Authorized Agent

STATE OF CALIFORNIA, s.s.
COUNTY OF RIVERSIDE

On this 15th day of February, 1961, before me the undersigned, a Notary Public in and for said County and State, personally appeared Robert Alexander, known to me to be the Authorized Agent of the Co-Partnership that executed the within instrument and known to me that he executed the same for and on behalf of said Co-Partnership and that said Co-Partnership executed the same. Witness my hand and official seal.

Richard L. Hays
Notary Public in and for said County and State
My Commission Expires July 7, 1964

I hereby certify that a bond in the sum of \$ 100 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 Records are a lien against the property but not yet payable.
Dated this 15th day of February, 1961.
By: G.R. DePuegnat
Deputy 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 property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, which at the time of filing of this map with the County Records are a lien against the property but not yet payable.
Dated this 15th day of February, 1961.
By: G.R. DePuegnat Deputy

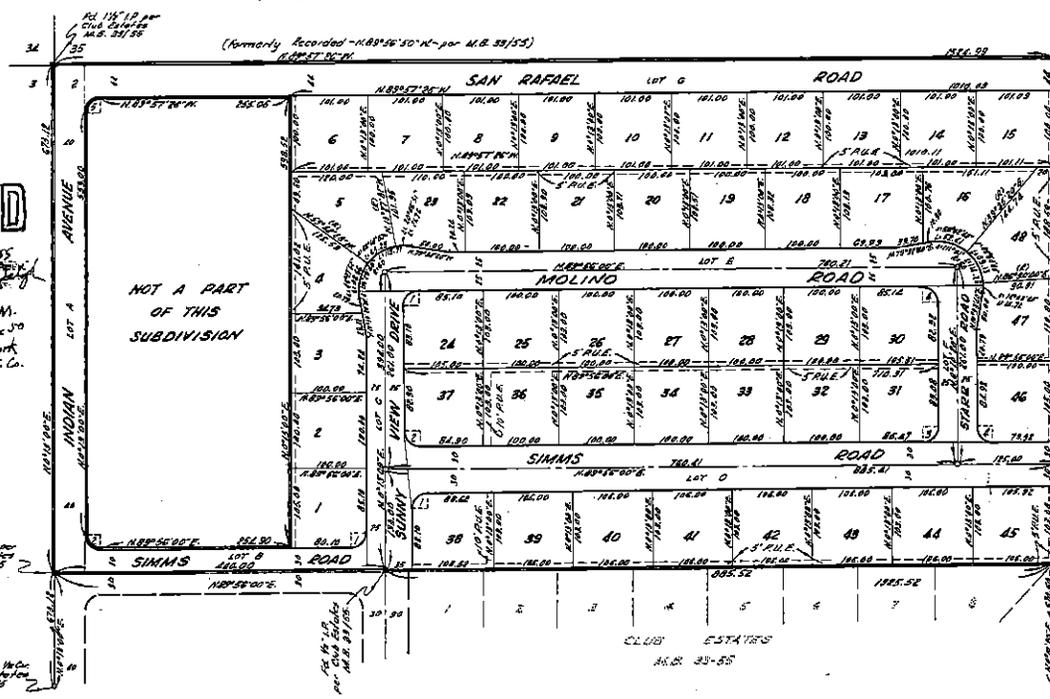
Note: Bearings derived from the North line of Club Estates, M.B. 33/55 Riverside County Records, being C.N. 28°58'00"E.

Denotes 1" Iron pipe set per City of Palm Springs Standard Monument.

1" Redwood stakes set of all at corners topped S.B. 2344

RETURN DATA

NO.	DATE	BY	FILE
1	2/15/61	RD	1234
2	2/15/61	RD	1234
3	2/15/61	RD	1234
4	2/15/61	RD	1234
5	2/15/61	RD	1234



FILED
FEB 23 1961
Jack A. Ross
City Clerk
Face of S. 23
AT - 3:00 P.M.
Book 41 Maps Page 50
By - County Clerk
F.A.T. Co.

NAME	New Riviera	Map # 65
DATE	1961	
DEVELOPER	Alexander Construction Company	
BOUNDARY	San Rafael Road to the north, Simms Road to the south, the east side of Starr Road to the east, Indian Canyon Way to the west	
ARCHITECT		
DEVELOPMENT HISTORY	<p>When further development of the steel houses were nixed due to increased cost, the Alexanders turned to selling off the rest of the subdivision with more traditional designs. This development, known as New Riviera Gardens (a.k.a., Riviera Gardens and Riviera Gardens Estates). Although the tract had been subdivided in 1961, the steel house project delayed construction in New Riviera Gardens until 1963-64.</p> <p>Referred to as “Sunshine Homes” in advertising, the homes were conventional ranch-style in design and the model was located at 370 Simms Road.²¹³ New Riviera Gardens was unique among Alexander developments in that it offered a common pool and recreation area – the Riviera Gardens Recreation Club. Usage of the pool and cabana area were limited to residents of Riviera Gardens and ownership was held by all “owner members.”²¹⁴ It featured “the nation’s first prefabricated pool house, manufactured by Anthony Pools, Inc., South Gate.²¹⁵ The cabana, roof sections of which were constructed of colored fiberglass, contained a dressing room. The new amenity proved popular as New Riviera Gardens was sold out by July of 1965.²¹⁶</p>	

²¹³ Advertisement, *Desert Sun*, April 3, 1964, 20.

²¹⁴ Advertisement, *Desert Sun*, July 4, 1964, 12.

²¹⁵ Untitled Article, *Desert Sun*, June 19, 1964, no page.

²¹⁶ Advertisement, *Desert Sun*, July 23, 1965, 14.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

IN THE CITY OF PALM SPRINGS TRACT NO. 2085

BEING A SUBDIVISION OF A PORTION OF THE NW/4
OF THE NW/4 OF THE NW/4 OF SECTION 2, T.4 S.,
R.4 E., S.B.B. & M.

G. K. SANBORN
LICENSED LAND SURVEYOR

NOVEMBER 1960 SCALE: 1" = 100'

I, Shirley Henry, 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 December, 1960, duly approved the annexed map of TRACT NO. 2085 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 15th day of February, 1961.

Shirley 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 7th day of DECEMBER, 1960.

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.

Cheryl Abrams
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 November 1960, that all monuments shown hereon actually exist or will be in place one year from date of recording of this map.

W. K. S. 2344
L.S. 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 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 the public use for street purposes, Lots "A" to "G" 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..

RIVIERA GARDENS, A CO-PARTNERSHIP

By: W. K. S.
Authorized Agent

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

On this 1st day of February, 1961, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Alexander, known to me to be the Authorized Agent of the Co-Partnership that executed the within instrument and knowledgeable to me that he executed the same for and on behalf of said Co-Partnership and that said Co-Partnership executed the same.
Witness my hand and official seal

Barbara A. Sakson
Notary Public in and for said County
and State
My Commission Expires July 7, 1964

I hereby certify that a bond in the sum of \$ 100 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 February, 1961.

By: G.A. PEQUEGNAT
Deputy 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 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 \$.

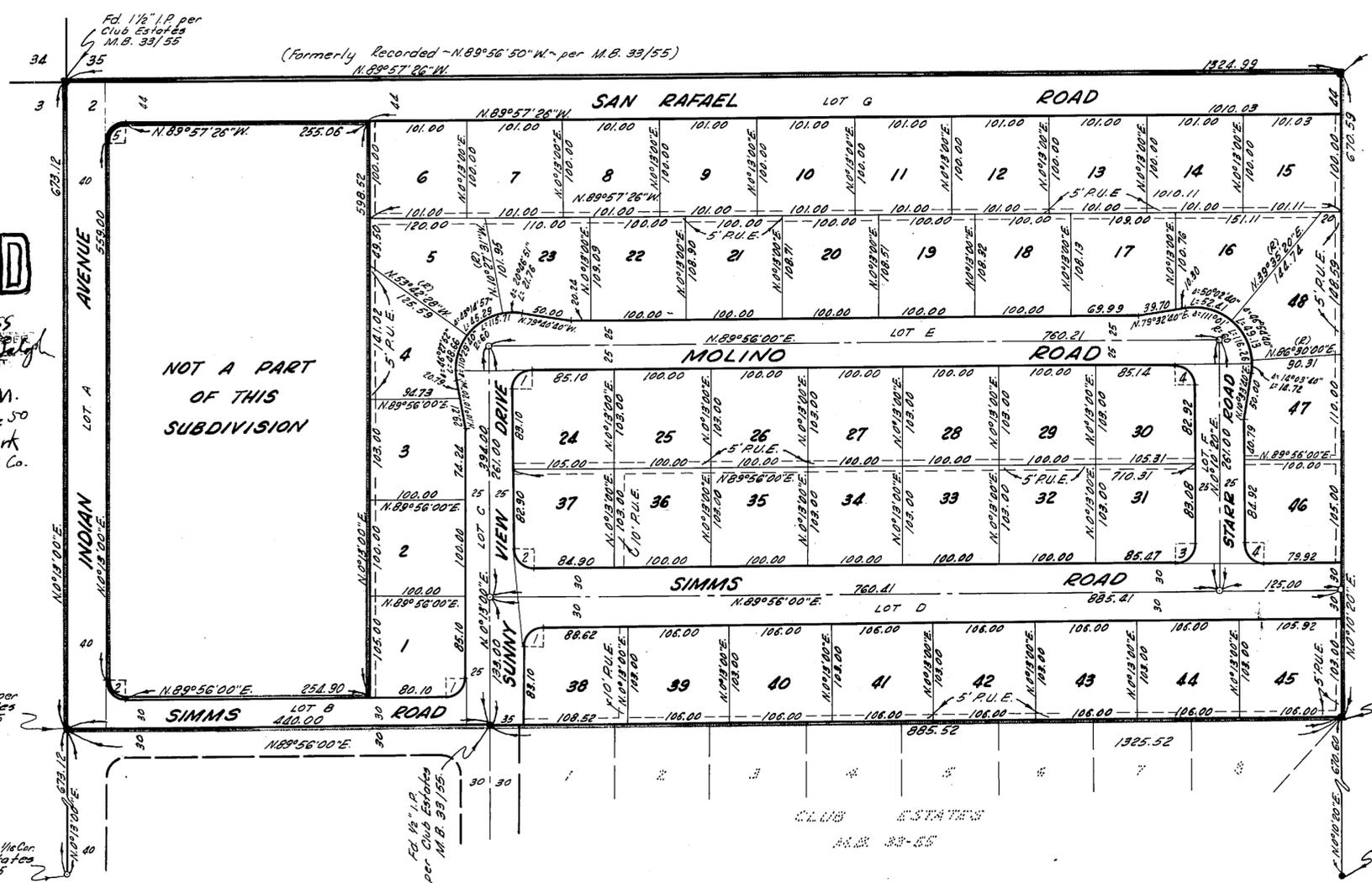
By: W. K. S. Deputy

Note: Bearings derived from the North line of Club Estates, M.B. 33/55 Riverside County Records, being (N. 89° 56' 00" E.)

RETURN DATA				
No.	Bearing	Distance	Lat	Long
1	89° 43' 00"	20	31.32	19.90
2	90° 17' 00"	20	31.51	20.10
3	89° 45' 00"	20	31.33	19.92
4	90° 18' 20"	20	31.50	20.08
5	89° 49' 34"	20	31.36	19.94

o Denotes 1" Iron Pipe set per City of Palm Springs Standard Monument.
2"x2" Redwood stakes set of all lot corners tagged L.S. 2344

FILED
FEB 23 1961
Jack A. Ross
County Clerk
Fees \$ 8.00
AT - 3:00 P.M.
Book 41 Maps Page 50
By - County Clerk
F. A. T. Co.



NAME	Las Palmas Summit	Map # 66
DATE	1962	
DEVELOPER	Alexander Construction Company (Joseph C. Dunas)	
BOUNDARY	North end of Los Robles Drive, Friar Court, and Capistrano Court.	
ARCHITECT	Charles DuBois	
DEVELOPMENT HISTORY	<p>In October of 1962, Las Palmas Summit,²¹⁷ a tract of twenty homes including the north end of Los Robles Drive, Friar Court, and Capistrano Court, was developed by Alexander partner Joseph C. Dunas (1900-1987). Advertisements for the homes differentiated them from other Palm Springs offerings by evoking popular culture’s increasing interest in Hawaii as a vacation destination: “Where island living meets desert living, the ‘all seasons’ home designed for year round living.” Sales agent, “Aloha-Bob Paine” was on hand to provide “Hawaiian Hospitality.”²¹⁸ According to author James R. Harlan, 1211 Los Robles was likely the model home for the development.²¹⁹ However, a 1962 classified ad in the <i>Los Angeles Times</i> identifies the model location as 1355 Rose Avenue.²²⁰</p>	

²¹⁷ Also known as Tract 2421.

²¹⁸ “Aloha Las Palmas Summit Ad,” *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 32.

²¹⁹ James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 34.

²²¹ “Display Ad,” *Desert Sun*, May 31, 1963.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

IN THE CITY OF PALM SPRINGS TRACT NO. 2421

BEING A SUBDIVISION OF A PORTION OF THE NE 1/4 OF
THE SW 1/4 OF THE NW 1/4 OF SECTION 10, T.4S., R.4E., SBB&M.

PHILIP ABRAMS
REGISTERED CIVIL ENGINEER
AUGUST 1962 SCALE: 1"=100'

FILED
On Oct. 3, 1962

At 10:35 A.M.

JACK A. ROSS
COUNTY RECORDER

By William O. Dwyer

Fee \$ 5.00

No. 1122

Filed by County Clerk
F. A. T. Co.

I, Stanley Henry, 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 11th day of Sept., 1962 duly approved the annexed map of this Tract No. 2421 and accepted on behalf of 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 19th day of Sept., 1962.

Stanley 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 5th day of Sept., 1962.

[Signature]
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 the 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 according to the records of this office as of this date there are no liens against the property shown on this 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 \$ 100.00.

Dated 11th day of Sept., 1962.
By [Signature] Deputy

DONNA M. BOUER
County Tax Collector

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 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 1st day of October, 1962.
By [Signature] Deputy

G.A. DEQUEGNAT
County Clerk and ex-officio
Clerk of the Board of Supervisors

I hereby certify that I am Registered Civil Engineer of the State of California, that this map correctly represents a survey made under my direction during August 1962, that all monuments shown hereon actually exist or will be placed within one year from date of recording of this map.

Philip Abrams
Registered Civil Engineer 8821

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 the public use for street purposes, lots "A" to "E" inclusive, and for the construction and maintenance of public utilities, and Flood Control Works, the 16 foot and 8 foot easements respectively shown on this map.

LAS PALMAS SUMMIT, A CO-PARTNERSHIP

By: [Signature]
Authorized Agent

STATE OF CALIFORNIA } ss
COUNTY OF RIVERSIDE }

On this 28th day of Oct., 1962, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Robert Alexander, known to me to be the Authorized Agent of the Co-Partnership that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said Co-Partnership and that Co-Partnership executed the same.

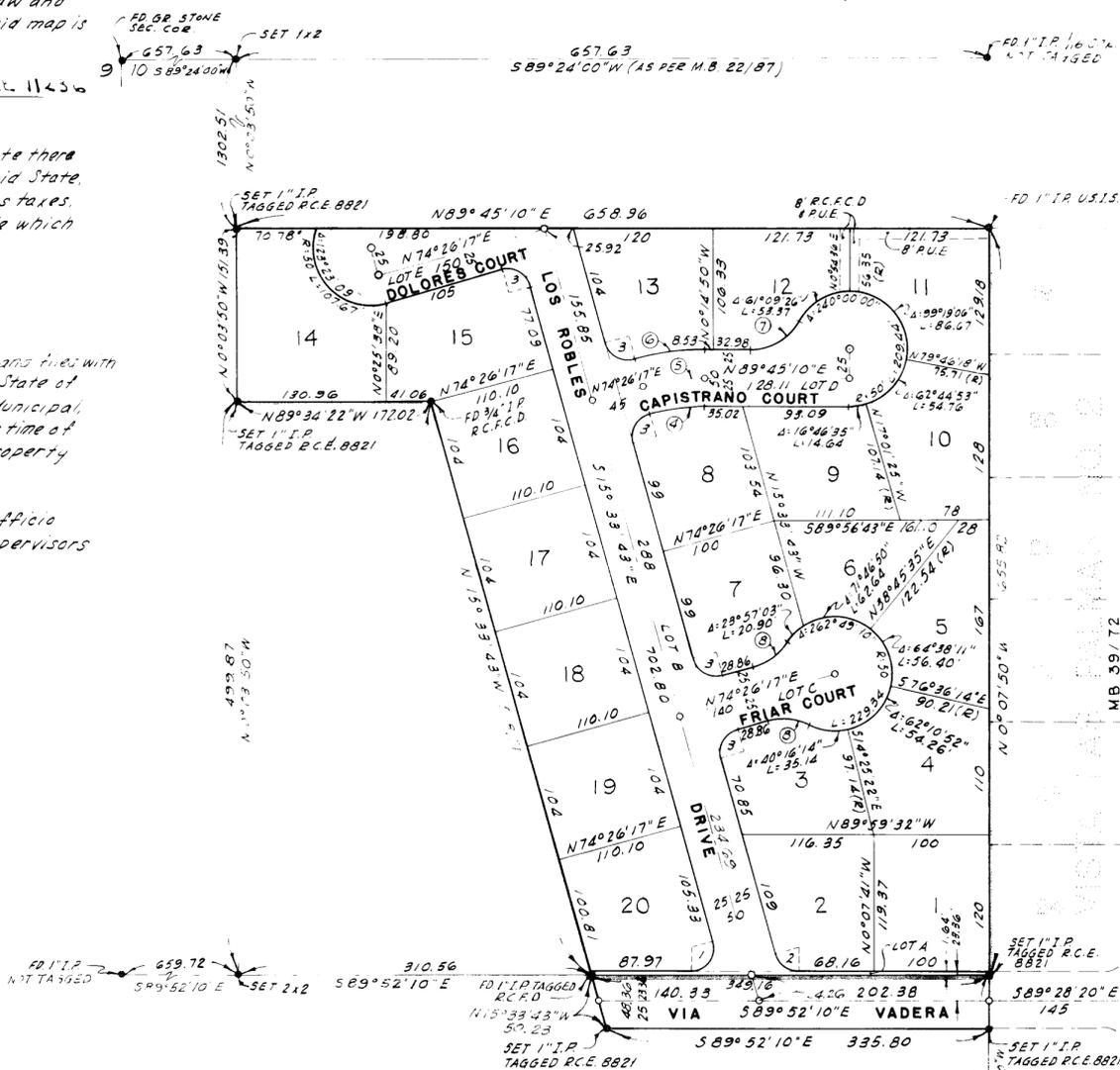
Witness my hand and official seal

[Signature]
Notary Public in and for said
County and State
My Commission Expires 11/15/64

NOTES:

Bearing derived from the west line of Vista Las Palmas No 2, M.B. 39/72 Riverside County Records Being (N 0° 07' 50" W)

- Indicates monument found or 1" I.P. set with tag R.C.E. 8821.
- Indicates City of Palm Springs Std Monument set unless otherwise noted.
- 2" x 2" redwood stakes set at all lot corners tagged R.C.E. 8821.



NO	A	R	T	L
1	105° 41' 33"	20	26.39	36.89
2	74° 18' 27"	20	15.15	25.94
3	90° 00' 00"	20	20.00	31.42
4	15° 18' 53"	175	23.53	46.78
5	15° 18' 53"	200	26.89	53.68
6	15° 18' 53"	225	30.25	60.14
7	60° 00' 00"	50	28.87	52.36
8	41° 24' 35"	50	18.90	36.14

NAME	Desert Lanai	Map # 67
DATE	c. 1963	
DEVELOPER	Alexander Construction Company	
BOUNDARY	Tachevah Drive to the North, Sunrise Estates to the south, Cerritos Drive to the east, and Sunrise Way to the west	
ARCHITECT		
DEVELOPMENT HISTORY	The Alexanders also decided to try their hand at the co-op apartment market. This project, Desert Lanai, was developed in at least three phases. Models included a two-bedroom, two deluxe baths and a one-bedroom plus den configuration. ²²¹ Like other co-op communities, Desert Lanai offered buyers “maintained to perfection, whether you are here or not.” ²²² The model apartment was located at 1707 E. Tachevah Road and Sunrise Way.	

²²¹ “Display Ad,” *Desert Sun*, May 31, 1963.

²²² “Display Ad,” *Desert Sun*, April 21, 1964

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

22/14

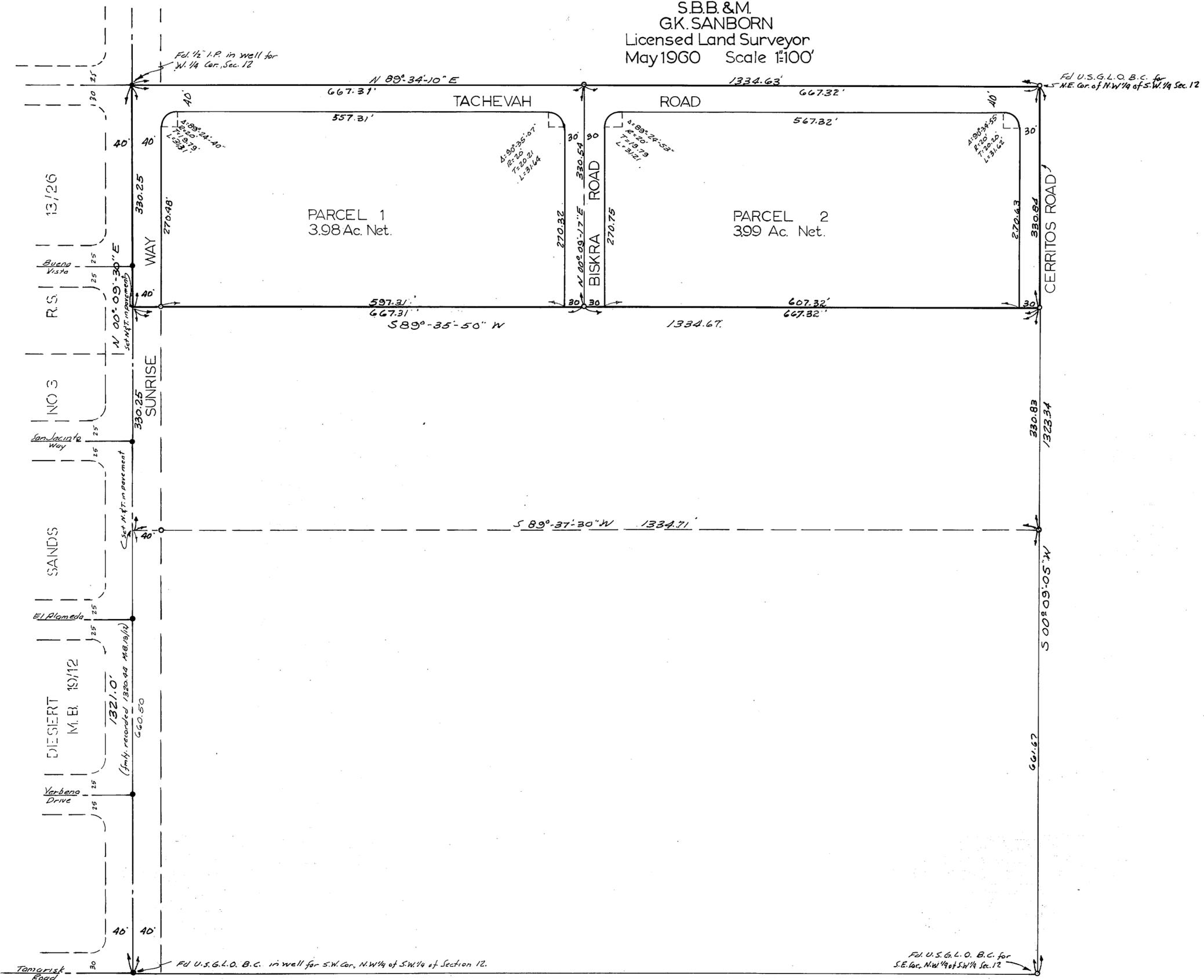
(IN THE CITY OF PALM SPRINGS)

RECORD OF SURVEY

Of the N.1/2 of the N.1/2 of the NW.1/4 of the SW.1/4 of Section 12, T.4S.R.4E.

S.B.B. & M.
G.K. SANBORN
Licensed Land Surveyor
May 1960 Scale 1"=100'

Filed for record at request of County Surveyor this 1st day of July
19 60 at 10:10 A.M. in Book 32 of Record of Survey at Page 14
Fee \$5.00
No. 58712
By Jack A. Ross
County Recorder
Deputy O. G. Neal



NOTE -
 Bearing derived from the west line of Section 12, T.4S.R.4E being (N 00°-09'-30" E) as shown on Record of Survey 13/26, Riverside County Records.
 2 1/2" Redwood stakes set at all lot corners tagged L.S. 2344.
 ● Denotes 1/2" iron pipe in well (City of Palm Springs).
 ○ Denotes 1/2" iron pipe set tagged L.S. 2344 unless otherwise noted.

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Chapter 15 of Division 3 of the business and professions code at the request of Joseph Dugas in May, 1960.
 (Signed and Sealed)
 No. 5234

This map has been examined for conformance with the requirements of Chapter 15 of Division 3 of the Business and Professions Code this 30th day of June, 1960.
 A.C. Keith
 County Surveyor
 By C. T. Worsley
 Deputy

Fd. U.S.G.L.O. B.C. for S.E. 1/4, N.W. 1/4 of S.W. 1/4 Sec. 12.

Fd. U.S.G.L.O. B.C. in well for S.W. Cor. N.W. 1/4 of S.W. 1/4 of Section 12.

Fd. U.S.G.L.O. B.C. for N.E. Cor. of N.W. 1/4 of S.W. 1/4 Sec. 12.

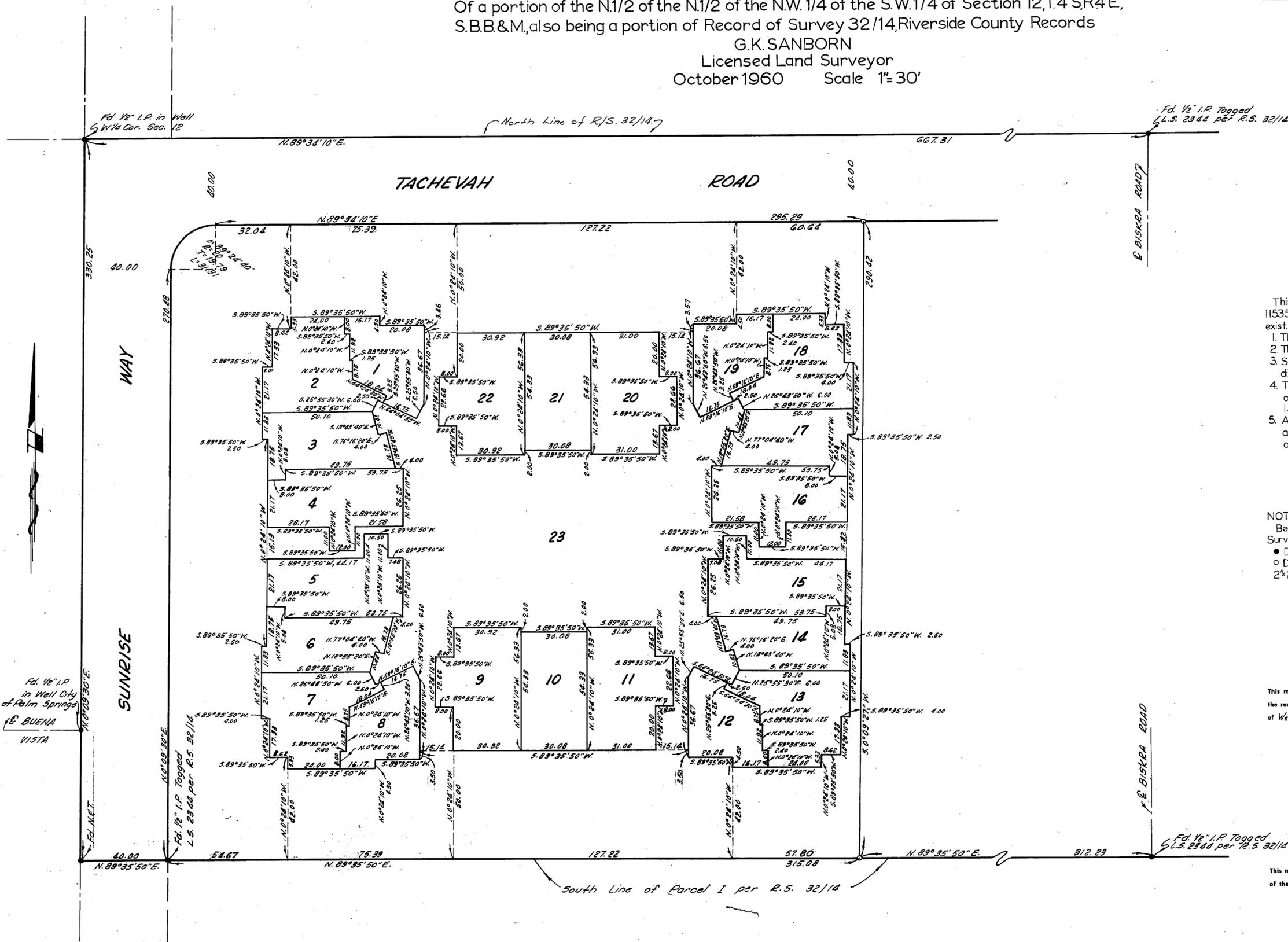
Fd. 1/2" I.P. in well for N.W. 1/4 Cor. Sec. 12.

Filed for record at request of County Surveyor this 28 day of November
 1960 at 4:30 P.M. in Book 32 of Record of Survey at Page 91
 Fee \$5.00
 No. 100918
 by Jack A. Ross County Recorder
William D. Balogh Deputy

(IN THE CITY OF PALM SPRINGS)
RECORD OF SURVEY

Of a portion of the N.1/2 of the N.1/2 of the N.W. 1/4 of the S.W. 1/4 of Section 12, T.4 S, R.4 E,
 S.B.B.&M, also being a portion of Record of Survey 32/14, Riverside County Records

G.K. SANBORN
 Licensed Land Surveyor
 October 1960 Scale 1"=30'



This survey delineated hereon is not a subdivision as defined by Section 11535 of the Business and Professions Code in that the following conditions exist:
 1. The parcel of land contains less than 5 acres.
 2. The parcel of land abuts dedicated streets or highways.
 3. Street openings or widenings not required by the governing body in dividing the land into lots.
 4. The lot design was approved by the governing body (City Council) of the City of Palm Springs at the regular meeting held on the 13th day of October 1960.
 5. All parcels shown on this map are for the purpose of defining an area of occupancy, and all said parcels have an unrestricted right of access to a dedicated public street.

G. Maulow
 L.S. 2344

NOTE—
 Bearings derived from the North Line (N89°34'10"E) of Record of Survey 32/14, Riverside County Records.
 ● Denotes monuments found as shown.
 ○ Denotes 1/2" iron pipe set, tagged L.S. 2344.
 2 1/2" Redwood stakes set at all lot corners tagged L.S. 2344.

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Chapter 15 of Division 3 of the business and professions code at the request of West Coast Investments, Inc. in October 20, 1960

G. Maulow
 (Signed and Sealed)
 No. L.S. 2344

This map has been examined for conformance with the requirements of Chapter 15 of Division 3 of the Business and Professions Code this 25th day of November, 1960.

A.C. Keith
 County Surveyor
 by C.T. Worsley
 Deputy

34/14

IN THE CITY OF PALM SPRINGS RECORD OF SURVEY

Of a portion of the N.1/2 of the N.1/2 of the NW.1/4 of the SW.1/4 of Section 12, T4S, R4E.,
S.B.B.&M., also being a portion of Record of Survey 32/14, Riverside County Records.

G. K. SANBORN
Licensed Land Surveyor
April 1961 Scale 1"=30'

Filed for record at request of County Surveyor this 18 day of May

19 61 at 2:40 P.M. in Book 34 of Record of Survey at Page 14

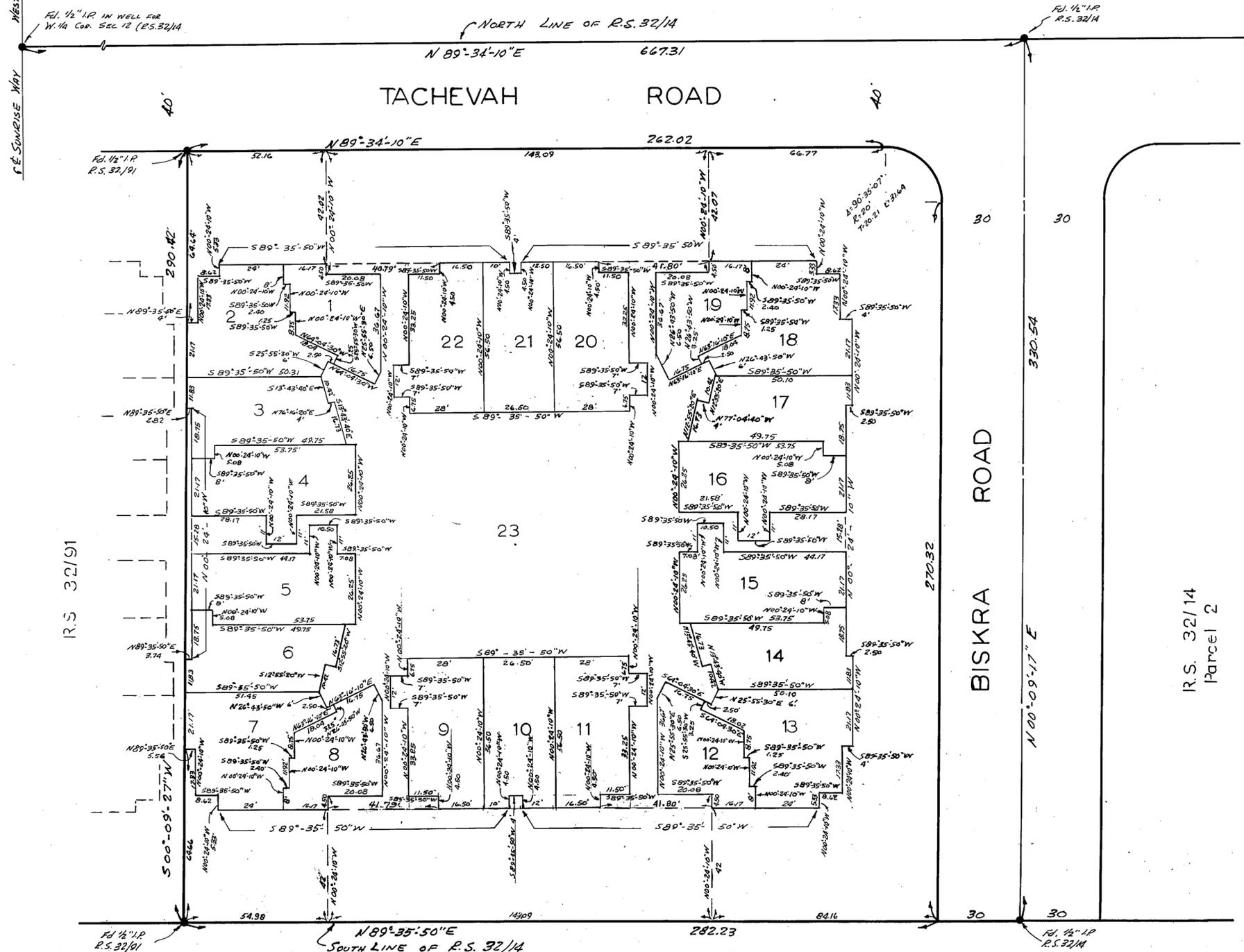
Fee \$ 5.00

Jack A. Ross
County Recorder

No. 42592

William H. Balogh
Deputy

WEST LINE SECTION 12
E. SUNRISE WAY



This survey delineated hereon is not a subdivision as defined by Section 11535 of the Business and Professions Code in that the following conditions exist.

1. The parcel of land contains less than 5 acres.
2. The parcel of land abuts dedicated streets or highways.
3. Street openings or widenings not required by the governing body in dividing the land into lots.
4. The lot design was approved by the governing body (City Council) of the City of Palm Springs at the regular meeting held on the 24th day of April 1961.
5. All parcels shown on this map are for the purpose of defining an area of occupancy, and all said parcels have an unrestricted right of access to a dedicated public street.

G.K. Sanborn
L.S. 2344

NOTE -
Bearings derived from the North Line (N 89° 34' 10" E) of Record of Survey 32/14, Riverside County Records.

- Denotes monuments found as shown.
- 2" x 2" Redwood stakes set at all lot corners tagged L.S. 2344

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Chapter 15 of Division 3 of the business and professions code at the request of WEST COAST INVESTMENTS INC. In APRIL 25, 1961

G.K. Sanborn
(Signed and Sealed)

No. L.S. 2344

This map has been examined for conformance with the requirements of Chapter 15 of Division 3 of the Business and Professions Code this 18 day of May 1961

A.C. KEITH
County Surveyor

G.T. Worsley
Deputy

7 R.S. 32/14

NAME	Farrell Canyon Estates	Map # 68
DATE	1963	
DEVELOPER	Alexander Construction Company	
BOUNDARY	San Joaquin and San Mateo Drives, north of Sonora Road and San Mateo Circle, northwest of Farrell Drive.	
ARCHITECT		
DEVELOPMENT HISTORY	In December 1963, following the continued eastern movement of residential development in Palm Springs, the Alexanders subdivided Farrell Canyon Estates (1963). The fifty-seven parcel development featured six elevation designs that evoked the exotic and international including Parisian, Mediterranean, Granada, and Tiki. ²²³ The Parisian featured a distinctive mansard roof. The model home, the “Spanish Ranchero” model was located at 1350 S. Farrell Drive. ²²⁴	

²²³ “Farrell Canyon Draws Visitors from Far Away,” *Los Angeles Times*, May 2, 1965, 120.

²²⁴ Advertisement, *Desert Sun*, May 14, 1964, 13.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

481/67

IN THE CITY OF PALM SPRINGS

TRACT NO. 2777

BEING A SUBDIVISION OF THE W 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, T.4S., R.4E., S.B.B.&M.

PHILIP ABRAMS
REGISTERED CIVIL ENGINEER
OCTOBER 1963 SCALE: 1"=100'

SHEET 1 OF 2 SHEETS
FILED
ON DECEMBER 2 1963
AT 3:45 P.M.
WILLIAM BALOGH
COUNTY RECORDER
BY William Blough
FEE \$ 7.00
NO. _____
FILED BY County Clerk
Sub Gter: F.A.T.Co

TAX COLLECTOR

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 collected as taxes now a lien but not yet payable, which are estimated to be _____
Dated, this 28th day of December, 1963
By Philip Abrams Deputy
Danna M. Bover
County Tax Collector

ENGINEERS CERTIFICATE

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 direction during November, 1963. That all monuments shown hereon actually exist or will be in place one year after the date of recording of this map and will be of the character and occupy the positions indicated. That said monuments are sufficient to enable the survey to be readily retraced and that the survey is true and complete as shown
Philip Abrams
Registered Civil Engineer 8221

TAX BOND

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 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 _____ day of _____, 1963
By _____ Deputy
Donald D. Sullivan
County Clerk and Ex-Officio
Clerk of Board of Supervisors

CITY ENGINEERS CERTIFICATE

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 of approved alterations 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.
Thomas W. Pison RE 11236
City Engineer

PLANNING COMMISSION

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 Jan, 1963.
W. J. State Secretary

OWNERS CERTIFICATE

We hereby certify that we are the owners of 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 the public use for street purposes, lots "A" to "G" inclusive, and for the construction and maintenance of 12' public utilities easements, and 8' drainage easement shown on this map.
FARRELL CANYON ESTATES, a CO-PARTNERSHIP
By: Shirley Healey
Authorized Agent

ACKNOWLEDGEMENT

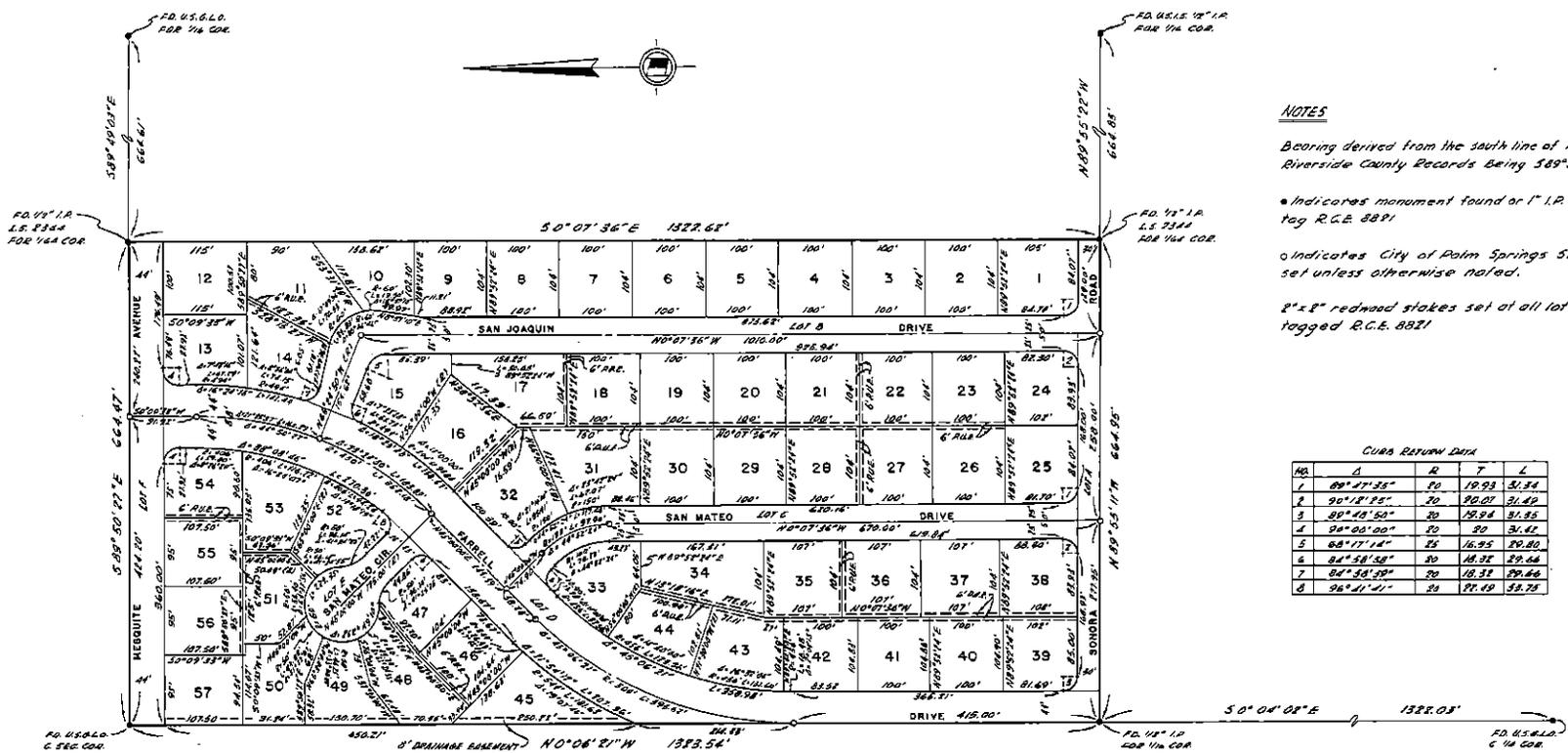
State of California, s.s.
County of Riverside }
On this 2 day of December, 1963, before me, the undersigned a Notary Public in and for the said County and State, personally appeared Robert Alexander known to me to be the Authorized Agent of the Co-Partnership that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said Co-Partnership and that Co-Partnership executed the same. Witness my hand and official seal
William Blough
Notary Public in and for said
County and State
My Commission Expires Jan 21 1964

I Shirley Healey 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 22 day of Nov, 1963 duly approved the annexed map of Tract No. 2777 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 Nov, 1963.
Shirley Healey
City Clerk and ex-officio clerk of the
City Council of the City of Palm Springs

48/63

IN THE CITY OF PALM SPRINGS
TRACT NO. 2777
 BEING A SUBDIVISION OF THE W 1/2 OF THE NW 1/4 OF
 THE SE 1/4 OF SECTION 24, T.4 S., R.4 E., S.B.B.&M.

PHILIP ABRAMS
 REGISTERED CIVIL ENGINEER
 OCTOBER 1963 SCALE: 1"=100'



NOTES

- Bearing derived from the south line of R.S. 24/99 Riverside County Records Being 58°30'17"E
- * Indicates monument found or I" I.P. set with tag R.C.E. 887
- o Indicates City of Palm Springs Std. Monument set unless otherwise noted.
- 2"x8" redwood stakes set at all lot corners tagged R.C.E. 887

CURB RETURN DATA

NO.	A	B	T	L
1	89°27'35"	20	19.93	51.34
2	90°12'25"	20	20.07	51.42
3	89°06'50"	20	19.94	51.55
4	89°06'00"	20	20	51.62
5	88°17'14"	25	16.25	50.80
6	88°38'38"	20	16.25	50.86
7	88°38'39"	20	16.22	50.86
8	96°41'41"	20	21.19	52.75

NAME	Araby Estates	Map # 69
DATE	1964	
DEVELOPER	Alexander Construction Company	
BOUNDARY	Sonora Road on the north, Avery Drive on the south, Beverly Drive on the east, and the west side of La Brea Road on the west.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Araby Estates, a small 40-parcel tract featured a wide range of Mid-century Modern exterior designs similar to Farrell Canyon Estates. The three-bedroom, two-bath plans featured lanais and enclosed, detached garages. Two model homes were located at 2996 Avery Drive (1965) and 2988 Avery Drive (1965).²²⁵ Later, another model home was located at 2955 Sonora Road.²²⁶</p> <p>Ads in the <i>Desert Sun</i> for Araby Estates tout “The address is Palm Springs...The architecture is international.” Six elevations were featured: the Polynesian inspired “Bali Hai” and “Tiki” models, the mansard-roofed “Parisian,” the Ranch style “Casa Grande,” the Spanish arched façade of the “Granada.” and the columned “Mediterranean.” Featured amenities included a “circulating floor-plan,” open living rooms with sliding glass doors in every direction, luxurious master suites with Roman tubs, underground utilities, and air conditioning.”²²⁷</p>	

²²⁵ “Display Ad 28,” *Los Angeles Times*, May 29, 1965, B3.

²²⁶ Araby Estates Classified Ad, *Desert Sun*, October 7, 1965, 15.

²²⁷ Araby Estates Classified Ad, *Desert Sun*, October 7, 1965, 15.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

ARABY ESTATES
App B-236
RBT ALEXANDER

50/62

IN THE CITY OF PALM SPRINGS

TRACT NO. 2589

BEING A SUBDIVISION OF A PORTION OF THE W.1/2 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 24, T.4 S.R.4 E., S.B.B. & M.

G.K. SANBORN
Licensed Land Surveyor
March 1964 Scale 1"=100'

TAX COLLECTOR

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 collected as taxes and a lien but not yet payable which are estimated to be \$1,000.00.
Dated this 22 day of June 1964. Danna M. Bower
By W. B. Bower Deputy County Tax Collector

TAX BOND

I hereby certify that a bond in the sum of \$1,000.00 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 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 20 day of June 1964.
By Ma. Kellor Deputy Donald D. Sullivan
County Clerk and ex-officio Clerk of Board of Supervisors.

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California that this map consisting of 2 sheets correctly represents a survey made under my supervision during March 1963. That all monuments shown hereon actually exist or will be in place one year after the date of recording of this map and will be of the character and occupy the positions indicated. That said monuments are sufficient to enable the survey to be readily retraced and that the survey is true and complete as shown.
Dated this 20 day of March 1964. G. K. Sanborn
L.S. 2344

ACKNOWLEDGEMENT

State of California }
County of Los Angeles } S.S.
On this 22 day of June, 1964 before me a Notary Public in and for said County and State personally appeared J. J. Corley and S. Gunther known to me to be the Vice Pres. and Secretary of Financial Transport Services Inc. 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 within instrument pursuant to its by-laws or resolution of its board of directors.
WITNESS my hand and official seal. Catherine M. Marsch
Notary Public in and for said County and State
My Commission expires 5-12-68.

FILED
DN July 1 1964

AT 2:30 P.M.
WILLIAM BALLOON
COUNTY RECORDER
BY William B. Wanger
FEE \$ 7.00
NO _____
FILED BY City Clerk
Sub. Grad. F.A.T.C.

OWNER'S CERTIFICATE

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 the public use for street purposes, 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, Z.
by Robert Alexander

FINANCIAL AND TRANSPORT SERVICES INC

by J. J. Corley by S. Gunther

ACKNOWLEDGEMENT

State of California }
County of Riverside } S.S.
On this 22 day of June 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Alexander, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal. James O'Hall
Notary Public in and for said County and State
My Commission expires Aug 12 1966

CITY CLERK

I, Shirley Henry, 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 22 day of June 1964 duly approve the annexed map of Tract No. 2589 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 22 day of June 1964.

Shirley Henry
City Clerk and ex-officio clerk of the City Council of the City of Palm Springs

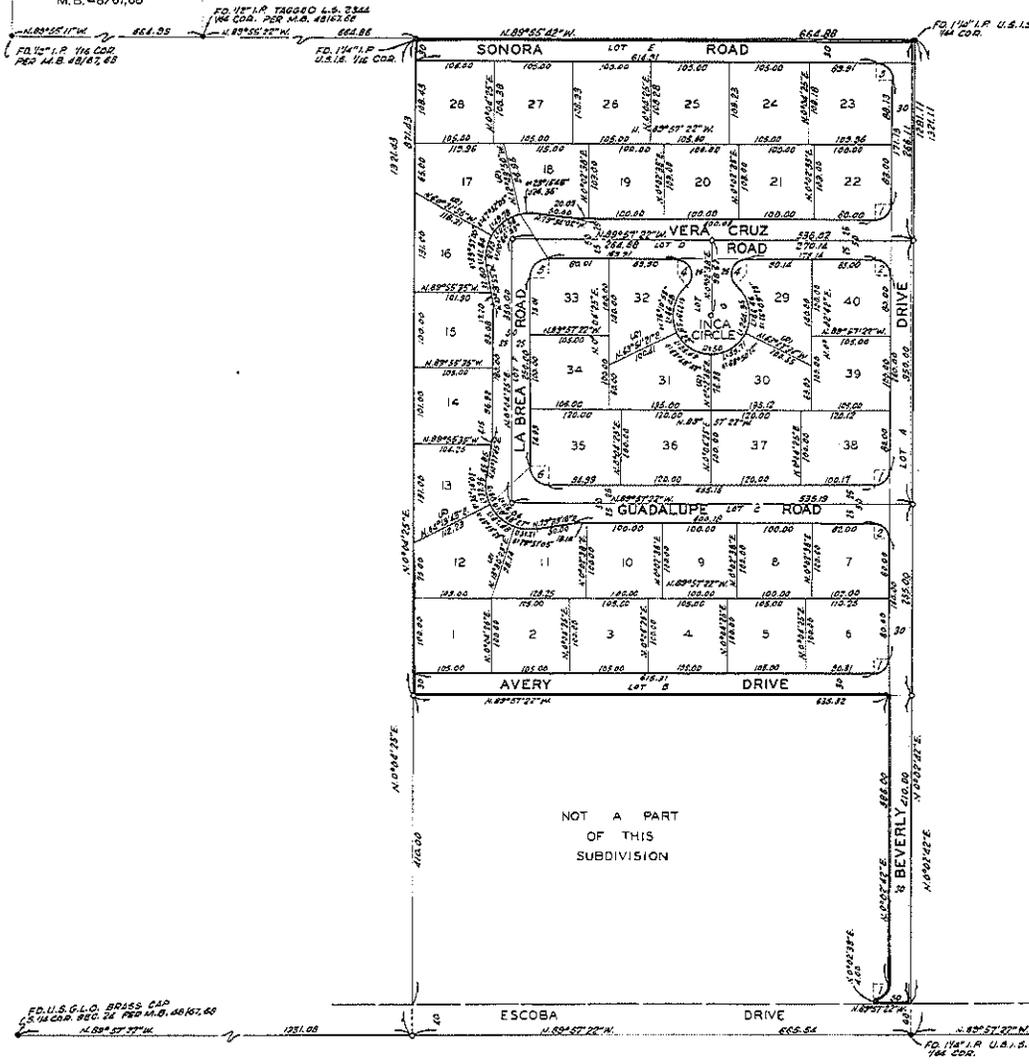
PLANNING COMMISSION

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 22 day of June 1964.
W. A. Jatta Secretary

CITY ENGINEER

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 the state law and local ordinances have been complied with and I am satisfied that said map is technically correct.
Dated this 17 day of June 1964 Thomas W. Case
City Engineer RE 11236

TRACT NO. 2777
M.B. 48/67,68



IN THE CITY OF PALM SPRINGS
TRACT NO. 2589

BEING A SUBDIVISION OF A PORTION OF THE W/2
OF THE S.E. 1/4 OF SECTION 24, T.4 S.,
R. 2 E., S. B.B. & M.

MARCH 1964 G. K. SANBORN SCALE: 1"=100'
LICENSED LAND SURVEYOR

NOTES

BEARINGS DERIVED FROM THE SOUTH LINE OF
TRACT NO. 2777, M.B. 48/67,68, RIVERSIDE
COUNTY RECORDS, BEING N 89° 55' 11\"/>

- INDICATES MONUMENTS FOUND AS SHOWN.
- INDICATES CITY OF PALM SPRINGS STANDARD
MONUMENT SET, UNLESS OTHERWISE NOTED.

2" X 2" REDWOOD STAKES SET AT ALL LOT CORNERS
TAGGED L.S. 2344

CURVE DATA

NO.	ANGLE	CHORD	ARC	AREA
1	89° 55' 28"	20	20	31.62
2	50° 00' 04"	20	20	31.62
3	89° 28' 36"	20	20.29	31.61
4	124° 50' 47"	20	24.34	18.97
5	89° 58' 13"	25	24.99	38.76
6	30° 01' 27"	25	25.01	38.76

NOT A PART
OF THIS
SUBDIVISION

T.4 S. R. 2 E.
T.4 S. R. 5 E.

24 19
25 30

NAME	Green Fairway Estates	Map # 70
DATE	1964	
DEVELOPER	Alexander Construction Company	
BOUNDARY	Easternmost streets of the Palm Springs Golf Club subdivision: Pebble Beach Drive and Lakeside Drive.	
ARCHITECT	Wexler & Harrison	
DEVELOPMENT HISTORY	<p>In early 1964, Robert and George Alexander subdivided the easternmost streets of the Palm Springs Golf Club subdivision: Pebble Beach Drive and Lakeside Drive.²²⁸ Their development consisted of 55 parcels that they named “Green Fairway Estates.” In marketing materials and advertising, the Alexanders turned the lack of exclusivity associated with being on a public (vs. private) golf course into a selling point: “because it is a municipal course, there are no membership charges – only low green fees when you play.”²²⁹ Other selling points included “golf-course living...with a golf course as your backyard,” a “bi-functional floor plan” with “quiet areas separated from active living area,” and oversized garages to accommodate an electric golf cart.²³⁰</p> <p>For the design of these homes, the Alexanders worked with Wexler & Harrison, who designed a three-bedroom and a four-bedroom plan along with nine different exterior designs. In plan, the designs are identical and divided into two distinct pavilions: one public and one private linked by a central entry. The four-bedroom plan includes the simple addition of another bedroom and bathroom completing the square of the public pavilion.</p> <p>Six of the nine exterior designs reflect a simple Mid-Century Modern style (Gleneagles, St. Cloud, Wentworth, Hague, Maracaibo, and St. Andrews plans); there were three more “exotic” designs that evoke resort destinations (the Hawaiian-influenced Belhi and Royal Singapore models, as well as the eclectic Southwestern/Tunisian style Capilano). With such a high ratio of designs to developed units (6:1), the streets of Green Fairway Estates resembled a custom home development instead of a standardized tract. According to Wexler, it was his architectural partner Richard Harrison who “provided the tropical touch.”²³¹ The designs also prominently feature stone masonry accents.</p>	

²²⁸ Green Fairway Estates was one of the last subdivisions built by the Alexanders before their tragic death in a plane crash in November of 1964.

²²⁹ “Display Ad 18,” *Los Angeles Times*, November 13, 1965, 19.

²³⁰ “Green Fairways Estates Sales Brochure,” Private Collection.

²³¹ Jack Levitan, “Green Fairway Estates,” www.eichlernetwork.com/green-fairway-estates-palm-springs (accessed November 19, 2014).

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

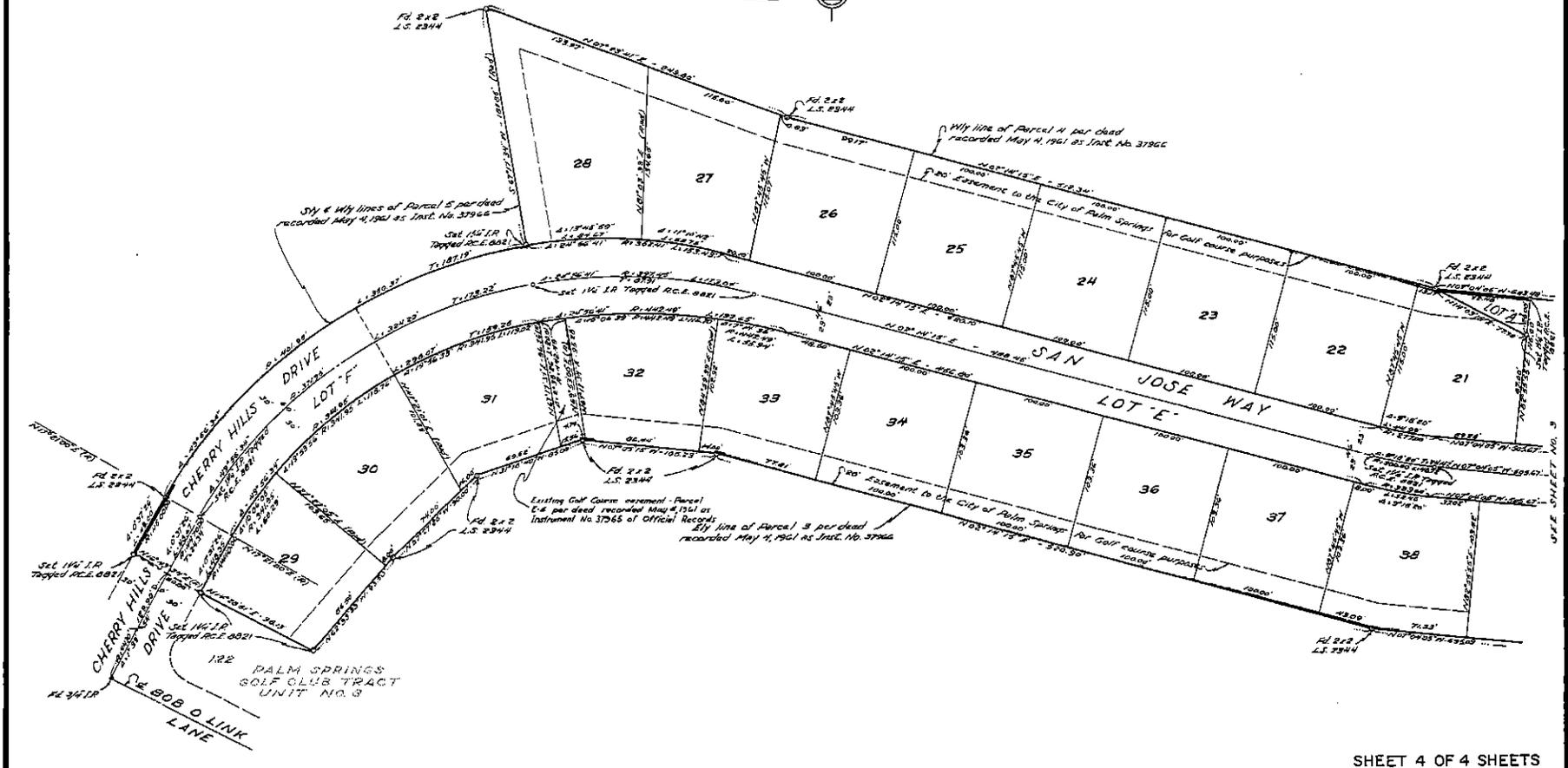
Citywide Historic Context Statement & Survey Findings

521
48

IN THE CITY OF PALM SPRINGS
STATE OF CALIFORNIA
TRACT NO. 2808

BEING A SUBDIVISION OF PORTIONS OF LOTS 6, 7, 10 & 11 OF PALM VALLEY COLONY
LANDS PER M.B.14 PG.652 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA IN SECTION
29, T.4S., R.5E., S.B.B. & M.

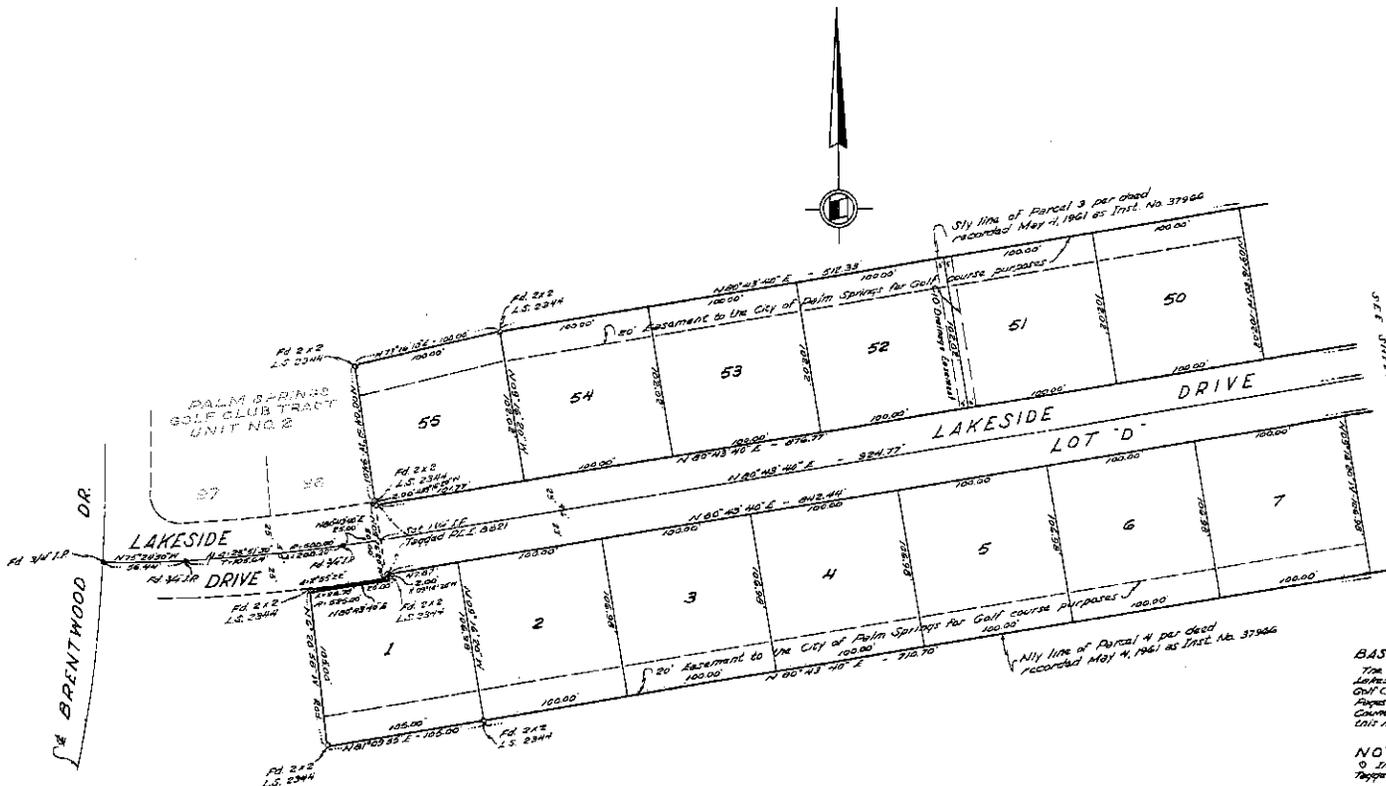
PHILIP ABRAMS
REGISTERED CIVIL ENGINEER
NOVEMBER 1964 SCALE 1" = 50'



52 / 45

IN THE CITY OF PALM SPRINGS
STATE OF CALIFORNIA
TRACT NO. 2808
BEING A SUBDIVISION OF PORTIONS OF LOTS 6, 7, 10 & 11 OF PALM VALLEY COLONY
LANDS PER M.B. 14 PG. 652 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA IN SECTION
29, T. 4S., R. 5E., S.B.B. & M.

PHILIP ABRAMS
REGISTERED CIVIL ENGINEER
NOVEMBER 1964 SCALE 1"=50'



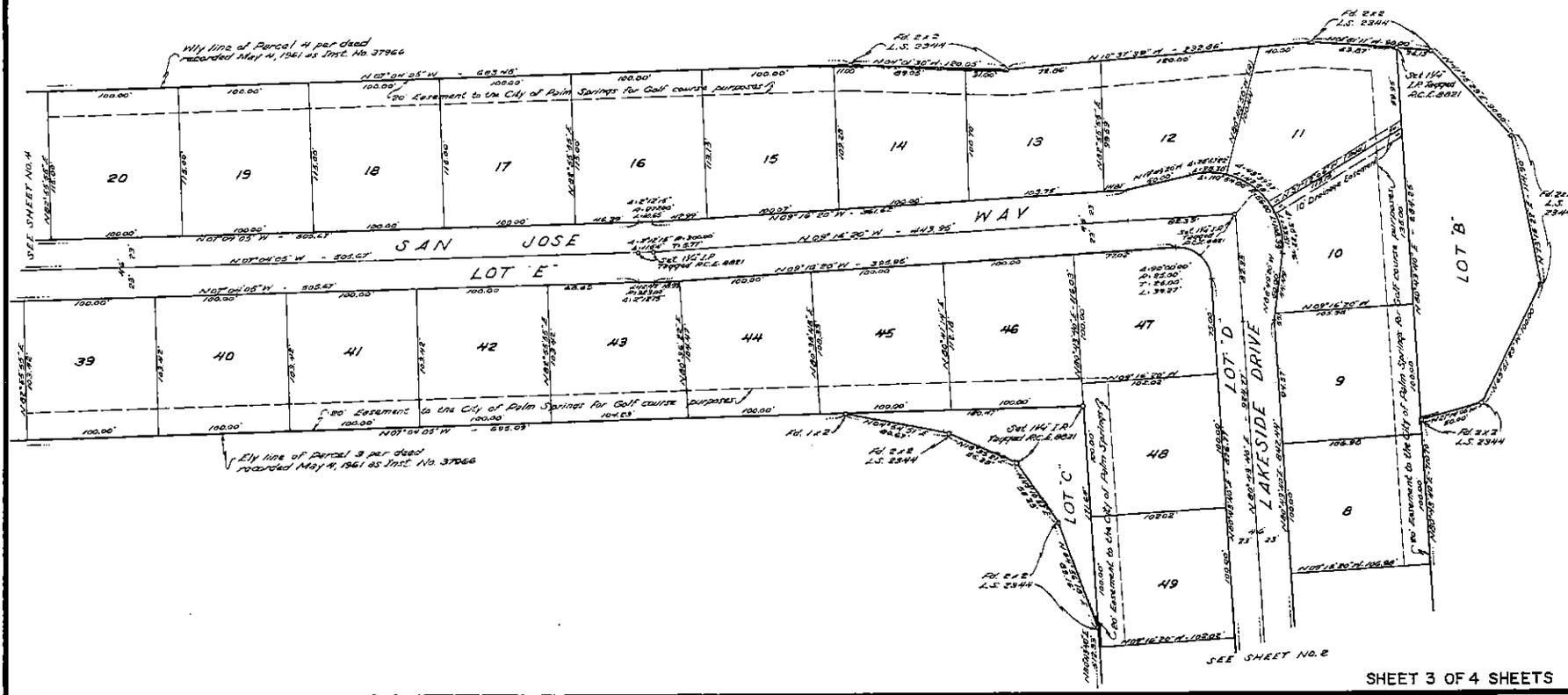
BASIS OF BEARINGS:
The bearings used are 1/4" of the center line of
Lakeside Drive as shown on map of Palm Springs
Golf Club Tract, Unit No. 2, as recorded in Book 51
Page 31, and 32, of 1961, records of San Diego
County, and used as the basis of bearings used on
this map.

NOTE:
o Indicates 1/4" I.R. set, replaced with 1/4" I.R.
Tapped R.C.E. #821.
• Indicates 3/4" I.R. found.
o Indicates 1/4" I.R. set and Tapped R.C.E. #821
Monuments set on center line of streets to
be City of Palm Springs Standard Monument
when pavement construction is completed.
2x2" redwood stakes Tapped R.C.E. #821 set
at all lot corners.

IN THE CITY OF PALM SPRINGS
STATE OF CALIFORNIA
TRACT NO. 2808

BEING A SUBDIVISION OF PORTIONS OF LOTS 6,7,10 & 11 OF PALM VALLEY COLONY
LANDS PER M.B.14 PG.652 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA IN SECTION
29, T.4S., R.5E., S.B.B.&M.

PHILIP ABRAMS
REGISTERED CIVIL ENGINEER
NOVEMBER 1964 SCALE 1"=50'



11 79 / 10

NAME	Seven Lakes Country Club	Map # 71
DATE	1964	
DEVELOPER	Johnny Dawson	
BOUNDARY	4100 E. Seven Lakes Drive	
ARCHITECT	Richard Harrison	
DEVELOPMENT HISTORY	<p>One of the most distinguished residential golf communities in the city of Palm Springs was Seven Lakes Country Club Estates (1964, Richard Harrison) at 4100 E. Seven Lakes Drive. A Johnny Dawson-owned and built venture, this self-contained, multi-million dollar development consisted of 400 condominium units on 120 acres built around an 18-hole course. The attached buildings are Mid-century Modern in style; they are low profile, rectilinear, flat-roofed buildings placed at angles throughout the course to capture views of putting greens, mountains, and the course's namesake seven lakes. The units were available in one-bedroom and two-bedroom models. Images of Velma Dawson's residence (interior designer, artist, creator of <i>Howdy Doody</i> and wife of the developer Johnny Dawson) were published in <i>House Beautiful</i>. Seven Lakes Country Club Estates also contained a clubhouse (1965, William F. Cody), restaurant, and a swimming pool and sauna for each group of condominiums.</p>	

TRACT No. 3017

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30,

T4S., R.5E., S.B.B. & M.

C.J. QUEYREL L.S. 2988 AUGUST 1964 35 LOTS 6.124 ACRES

W.D. BALOGH
Amm B Vaughn
AT: 11:45 A.M.
No. 21
Filed By: City Clerk
Sub CATEC: F.A.I. Co
FEE: \$ 7.00

TAX COLLECTOR

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 to be \$ _____

Dated this 5th day of SEPT, 1964 Donna M. Bouer
By [Signature] Deputy County Tax Collector

TAX BOND

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 collected as taxes, which at the time of filing of this map with the County Recorder are alien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated this _____ day of _____, 1964 Donald D. Sullivan
By _____ Deputy County Clerk and ex-officio Clerk of Board of Supervisors

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map consisting of 2 sheets correctly represents a survey made under my supervision during August 1964. That all monuments shown hereon actually exist or will be in place one year after the date of recording of this map and will be of the character and occupy the positions indicated. That said monuments are sufficient to enable the survey to be readily retraced and that the survey is true and complete as shown.

Dated this 11th day of August, 1964. C. J. Queyrel
C. J. Queyrel, L.S. 2988

CITY CLERK

I, Judith Sumich, Acting 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 SEPTEMBER, 1964 duly approved the annexed map of Tract No. 3017.

In witness whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this 10th day of SEPTEMBER, 1964.

[Signature]
Acting City Clerk and ex-officio clerk of the City Council of the City of Palm Springs.

PLANNING COMMISSION

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 SEPT, 1964.

[Signature]
Secretary

CONSENT OF BENEFICIAL OWNER

Priscilla Patencio Gonzales
Guardian of the Estate of Vincent Gonzales Jr., a minor, Lessor

By: Priscilla Patencio Gonzales

State of California } S.S.
County of Riverside }

On Aug. 21, 1964, before me the undersigned a Notary Public in and for said County and State personally appeared Paul W. Hand, known to me to be the director of Palm Springs Office of Bureau of Indian Affairs, Dept. of Interior of U.S. of A., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such director.

Witness my hand and official seal
[Signature]
Notary Public in and for said County and State
My Commission expires: 6-1-65

Modern Land Design Corporation, a California corporation, Lessee under that certain business Lease, Lease No. P.S.L. 80, Contract No. 14-20-0550-1153, Allotment No. P.S. 106 and 106-E, Dated June 21, 1963 and recorded July 24, 1964 and amended September 20, 1963, by and between Priscilla Patencio Gonzales, Guardian Lessor at time of execution of Lease.

By: [Signature]
President

CITY ENGINEER'S CERTIFICATE

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.

Dated this 11th day of Sept, 1964. [Signature]
City Engineer R.E. 11236

OWNERS CERTIFICATE

We the undersigned being the Record Owners of the land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored border line pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code.

THE UNITED STATES OF AMERICA
Department of the Interior
Bureau of Indian Affairs

By: Paul W. Hand
Paul W. Hand, Director Palm Springs Office, Bureau of Indian Affairs
State of California } S.S.
County of Riverside }

On this 21 day of Aug, 1964, before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal
[Signature]
Notary Public in and for said County and State
My Commission expires: 6-1-65

ACKNOWLEDGEMENT

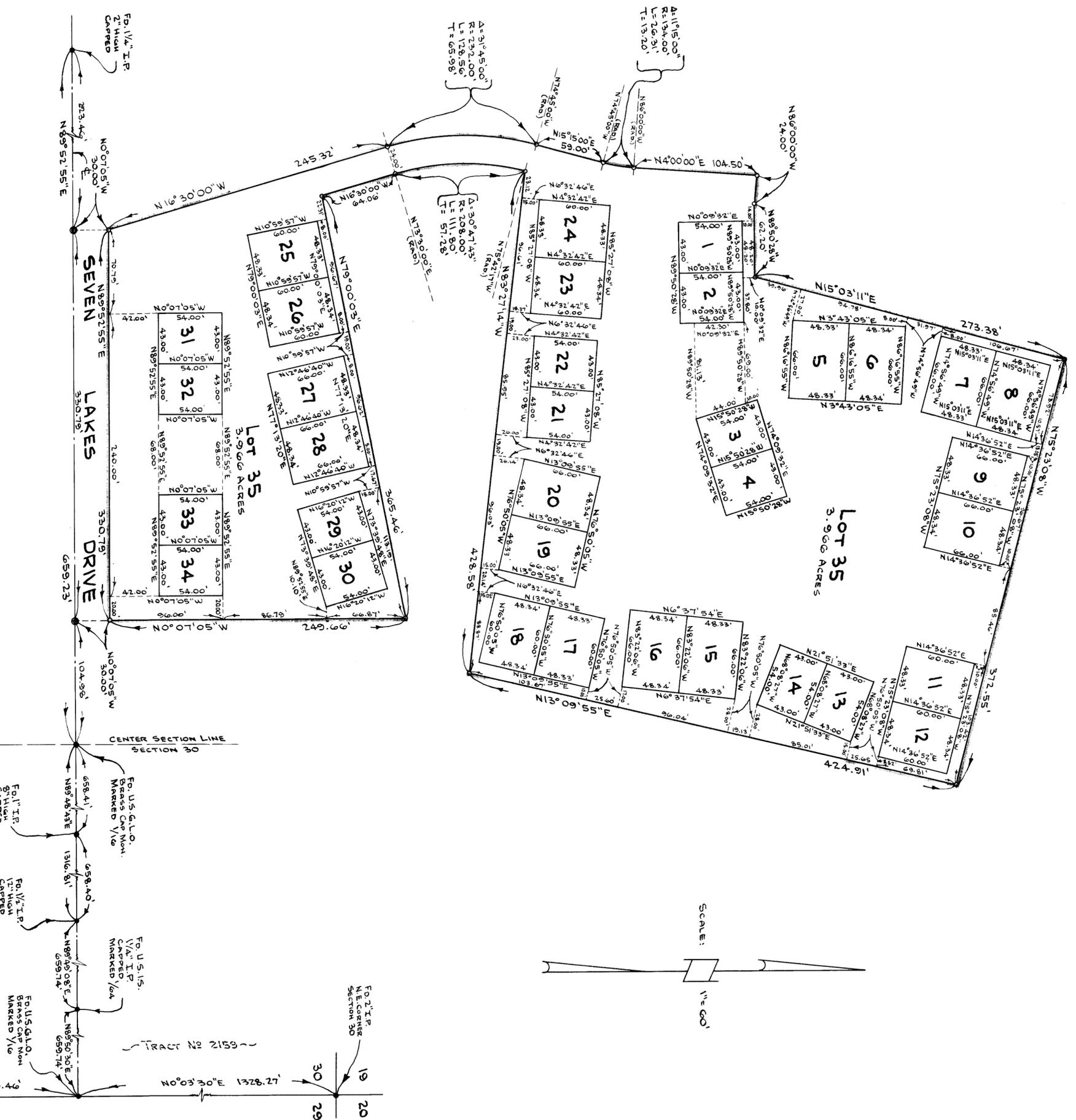
State of California } S.S.
County of Riverside }
On this 24 day of Aug, 1964 before me the undersigned, a Notary Public in and for said County and State personally appeared William T. Grant, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal
[Signature]
Notary Public in and for said County and State
My Commission expires: 6-1-65



TRACT NO. 3017

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA
 BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30, T.4S., R.15E., S.B.B. & M. 1W
 THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA.
 C.J. QUEYREL L.S. 2988 SCALE: 1"=60' AUGUST 1964 35 LOTS 6.124 ACRES



NOTE:
 DERIVED FROM EAST LINE OF SECTION 30, T.4S., R.15E., S.B.B. & M. (N0°03'30"E) AS PER MAP OF PALM SPRINGS GOLF CLUB TRACT UNIT NO. 1, M.B. 35/49 RIVERSIDE COUNTY RECORDS.

- DENOTES MONUMENTS FOUND AS SHOWN.
- DENOTES 1" IRON PIPE SET, TAGGED L.S. 2988
- ⊙ DENOTES 1" IRON PIPE & CITY OF PALM SPRINGS STD. MONUMENT SET UNLESS OTHERWISE NOTED.

MB 51-53

TRACT No. 3018

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30,
T.4S, R.5E, S.B.B. & M.

C.J. QUEYREL L.S. 2988 AUGUST 1964 33 LOTS 6.296 ACRES

W.D. BALOGH
Clerk B. Vaughn
AT: 11:45 AM

No. 112274
FEE: \$7.20
Filed By: City Clerk
SUBJECT: PATCO.

TAX COLLECTOR

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 \$~~

Dated this 24 day of SEPT, 1964. Donna M. Bouer
By Deputy Deputy County Tax Collector

TAX BOND

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 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 _____ day of _____, 1964. Donald D. Sullivan
By _____ Deputy County Clerk and ex-officio Clerk of Board of Supervisors

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California, that this map consisting of 2 sheets correctly represents a survey made under my supervision during August, 1964. That all monuments shown hereon actually exist or will be in place one year after the date of recording of this map and will be of the character and occupy the positions indicated. That said monuments are sufficient to enable the survey to be readily retraced and that the survey is true and complete as shown.

Dated this 11 day of August 1964. C. J. Queyrel
C. J. Queyrel, L.S. 2988

CITY CLERK

I, Judith Sumich, Acting 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 SEPTEMBER, 1964 duly approved the annexed map of Tract No. 3018. In witness whereof I have hereunto set my hand and affixed the official seal of the City of Palm Springs, this _____ day of SEPTEMBER, 1964.

Judith Sumich
Acting City Clerk and ex-officio clerk of the City Council of the City of Palm Springs

PLANNING COMMISSION

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 SEPT, 1964.

M. C. [Signature]
Secretary

CONSENT OF BENEFICIAL OWNER

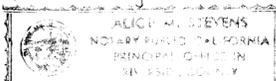
Priscilla Patencio Gonzales
Guardian of the Estate of Vincent Gonzales Jr., a minor, Lessor

By: Priscilla Patencio Gonzales

State of California }
County of Riverside } S.S.

On Aug 21, 1964, before me the undersigned a Notary Public in and for said County and State personally appeared Paul W. Hand, known to me to be the director of Palm Springs Office of Bureau of Indian Affairs, Dept. of Interior of U.S. of A., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such acting director.

Witness my hand and official seal



Alice M. Stevens
Notary Public in and for said County and State

Modern Land Design Corporation, a California corporation, Lessee under that certain business Lease, Lease No. P.S.L. 80, Contract No. 14-20-0550-1153, Allotment No. P.S. 106 and 106-E, Dated June 21, 1963 and recorded July 24, 1964 and amended September 20, 1963, by and between Priscilla Patencio Gonzales, Guardian Lessor at time of execution of Lease

By: William T. Grant
President

CITY ENGINEER'S CERTIFICATE

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.

Dated this 1st day of Sept, 1964. Thomas W. [Signature]
City Engineer RE. 11236

OWNERS CERTIFICATE

We the undersigned being the Record Owners of the land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored border line pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code.

THE UNITED STATES OF AMERICA
Department of the Interior
Bureau of Indian Affairs

By: Paul W. Hand
Paul W. Hand, Director Palm Springs Office, Bureau of Indian Affairs
State of California }
County of Riverside } S.S.

On this 21 day of Aug, 1964, before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal.



Alice M. Stevens
Notary Public in and for said County and State

ACKNOWLEDGEMENT

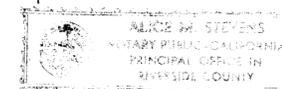
State of California }
County of Riverside } S.S.

On this 24 day of Aug, 1964 before me the undersigned, a Notary Public in and for said County and State personally appeared William T. Grant, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal

My Commission expires 6-1-65

Alice M. Stevens
Notary Public in and for said County and State



57
55

TRACT NO. 3018

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA
 BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 30, T.4S., R.5E., S.B.B. & M. 1M
 THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, CALIFORNIA.
 C.J. QUERREL L.S. 2988 SCALE: 1"=60' AUGUST 1964 33 LOTS 6.296 ACRES

SHEET 2 OF 2 SHEETS



NOTE:
 BEARINGS DERIVED FROM EAST LINE OF SECTION 30, T.4S., R.5E., S.B.B. & M.
 (N0°03'30"E) AS PER MAP OF PALM SPRINGS GOLF CLUB TRACT UNIT No 1,
 M.B. 35/49 RIVERSIDE COUNTY RECORDS.
 @ DENOTES IRON PIPE SETS OF PALM SPRINGS STD. MONUMENT SET UNLESS OTHERWISE NOTED.
 • DENOTES MONUMENTS FOUND AS SHOWN.
 ° DENOTES 1" IRON PIPE SET, TAGGED L.S. 2988

MB 51-55

561
61

IN THE CITY OF PALM SPRINGS
TRACT NO. 3504

A SUBDIVISION OF A PORTION OF THE N 1/2 OF THE N 1/2 OF SECTION 30, T.4.S., R.5.E., S.B.B.&M.

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' AUGUST, 1966

SHEET 1 OF 2
FILED
ON OCTOBER 5, 1966
At 2:40 P.M.
W.D. BALOUGH
County Recorder
By _____
Deputy
Fee \$ 7.00
No. _____
Filed by City - Clerk

ENGINEER'S CERTIFICATE

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 May, 1966, that all monuments shown hereon actually exist or will be in place within one year of recordation of this map, and their positions are correctly shown and are sufficient to enable the survey to be retraced; that the survey is true and complete as shown.

Frank Hamerschlag
Registered Civil Engineer No. 8630

CITY ENGINEER'S CERTIFICATE

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 the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct.

By: James M. Shan
City Engineer
Date: Sept. 23, 1966

PLANNING COMMISSION'S CERTIFICATE

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 18th day of May 1966

By Richard J. Smith
Secretary

CITY COUNCIL'S CERTIFICATE

I, FRANK D. ALESHIRE, 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 12th day of September 1966 duly approved the annexed map consisting of two (2) sheets.

Dated Sept 23 1966 F. Daleshire
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

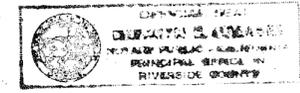
NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }

On this 19th day of August 1966 before me the undersigned, a Notary Public in and for said County and State personally appeared Walter Sibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal Nathun A. Guevara
Notary Public in and for said County and State

My Commission expires March 16, 1969



TAX COLLECTOR

Thereby 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 4th day of October 1966 DONNA BOUER BABCOCK
By Debra L. Stark Deputy County Tax Collector

NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of Sacramento }

On this 26th day of Sept 1966 before me the undersigned, a Notary Public in and for said County and State, personally appeared Leonard M. Hill, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Area Director.

Witness my hand and official seal George E. Fran
Notary Public in and for said County and State

My Commission expires December 19, 1967

We the undersigned being the Record Owners of the Land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code. Lot 35 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

OWNER'S CERTIFICATE

The United States of America, Department of Interior, Bureau of Indian Affairs

By Leonard M. Hill, Area Director, Sacramento, California.

CONSENT OF BENEFICIAL OWNER

Priscilla Patencio Gonzales
Guardian of the Estate of Vincent Gonzales Jr, a minor, Lessor

By: Priscilla Patencio Gonzales

LESSEE'S CERTIFICATE

Modern Land Design Corporation, a California Corporation, Lessee under that certain business Lease, Lease No. RSL 80, Contract No. 14-20-0550-1153, Allotment No. RSL 106 and 106-E, Dated June 21, 1963, and recorded July 24, 1964 as document No. 90683, and amended September 20, 1963 as document No. 90684, records of Riverside County, California, by and between Priscilla Patencio Gonzales, Guardian of Lessor

By: Walter Sibbert
President

NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }

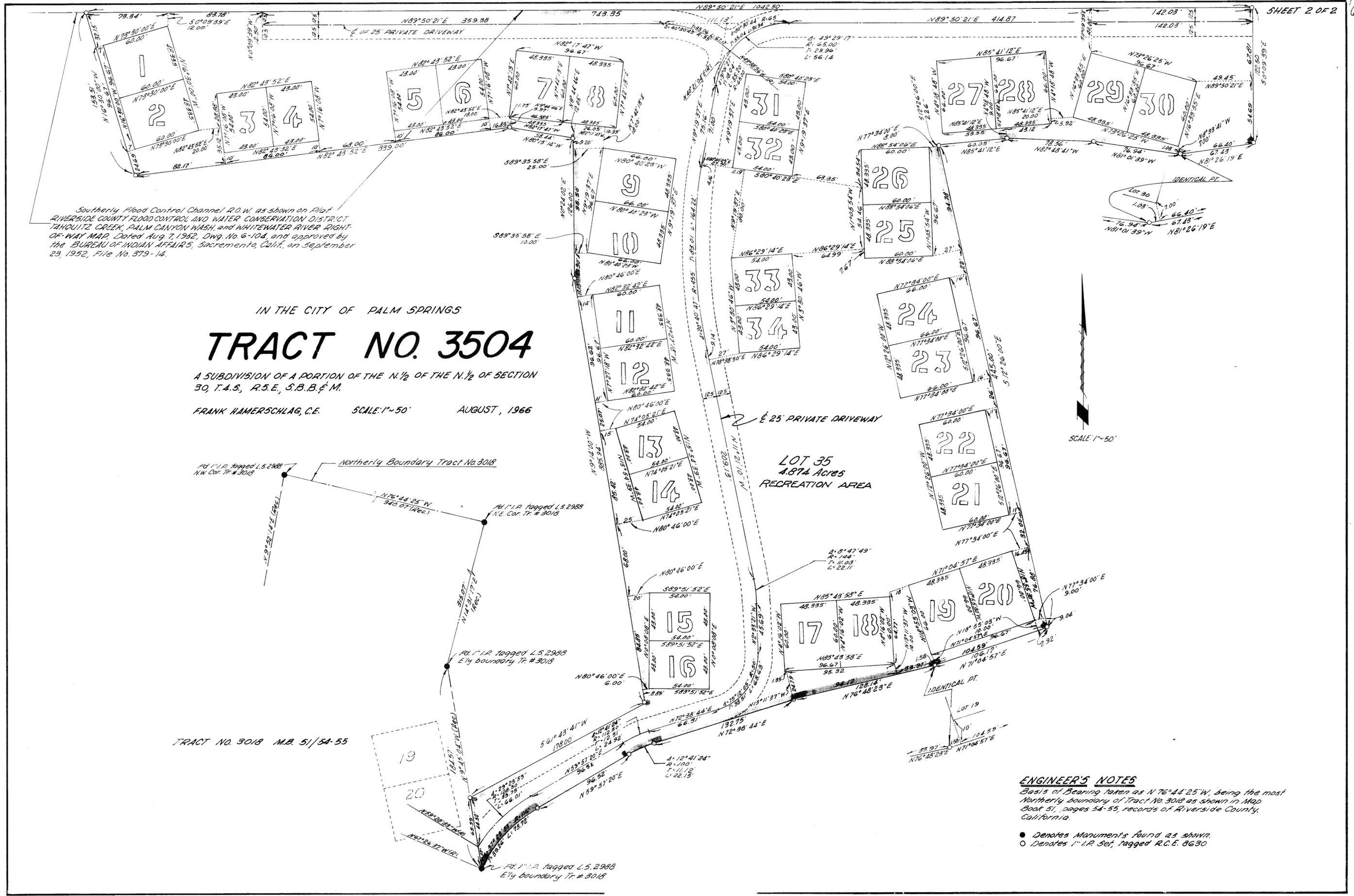
On this 19th day of August 1966 before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal Nathun A. Guevara
Notary Public in and for said County and State

My Commission expires March 16, 1969



The signatures of Palm Springs Water Company, owners of an easement as disclosed by deed recorded June 21, 1965 as Instrument No. 71615, official records of Riverside County, have been omitted under the provisions of Section 11587(a) Subdivision Map Act. Their interest is such that it cannot ripen into Fee Title.



Southerly Flood Control Channel R.O.W. as shown on Plat RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TAHQUITZ CREEK, PALM CANYON WASH. and WHITEWATER RIVER RIGHT-OF-WAY MAP, Dated Aug 7, 1952, Dwg. No 6-104, and approved by the BUREAU OF INDIAN AFFAIRS, Sacramento, Calif. on September 23, 1952, File No. 379-14.

IN THE CITY OF PALM SPRINGS
TRACT NO. 3504

A SUBDIVISION OF A PORTION OF THE N. 1/2 OF THE N. 1/2 OF SECTION 30, T.4.S., R.5.E., S.B.B. & M.

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' AUGUST, 1966

ENGINEER'S NOTES
 Basis of Bearing taken as N 76° 44' 25" W, being the most Northerly boundary of Tract No. 3018 as shown in Map Book 51, pages 54-55, records of Riverside County, California.

- Denotes Monument found as shown.
- Denotes 1" I.P. Sta., tagged R.C.E. 8630

IN THE CITY OF PALM SPRINGS TRACT NO. 3649

A SUBDIVISION OF TRACT 3648-R AS PER MAP RECORDED IN BOOK 57 PAGE 59 and 60 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND OF A PORTION OF THE N. 1/2 OF THE N. 1/2 OF SECTION 30, T.4.S., R.5.E., S.8.B.&M.

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' MAY, 1967

FILED
July 11-1967

At 2:30 P.M.

W.D. BALOGH
County Recorder

By James B. Vaughn
Deputy

Fee \$ 9.00

No. _____

Filed by City Clerk

Sub G.T.S.: F.A.C.

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California, that this map, consisting of three (3) sheets correctly represents a survey made under my supervision in May, 1967, that all monuments shown hereon actually exist or will be in place within one year of recordation of this map and their positions are correctly shown and are sufficient to enable the survey to be retraced; that the survey is true and complete as shown.

Frank Hamerschlag
FRANK HAMERSCHLAG, R.C.E. 8630

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within annexed map consisting of three (3) 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 the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct.

By James H. Sims
City Engineer
Date: 6-28-67

PLANNING COMMISSION'S CERTIFICATE

I hereby certify that the annexed map consisting of three (3) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 17th day of May, 1967.

By Richard Smith
Secretary

CITY COUNCIL'S CERTIFICATE

I, FRANK D. ALESHIRE, 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 26th day of June, 1967 duly approved the annexed map consisting of three (3) sheets.

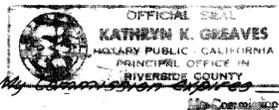
Dated 6-28-67 19 Lawrence C. Craig
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

NOTARY ACKNOWLEDGEMENT

State of California } 55
County of Riverside }

On this 2nd day of JUNE 1967, before me the undersigned, a Notary Public in and for said County and State, personally appeared Walter Sibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal



Kathryn K. Greaves
Notary Public in and for said County and State

TAX COLLECTOR

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 11th day of July 1967 Donna Bouer Babcock
Deputy COUNTY TAX COLLECTOR

NOTARY ACKNOWLEDGEMENT

State of California } 55
County of Sacramento }

On this 5th day of JULY 1967 before me the undersigned, a Notary Public in and for said County and State, personally appeared Leonard M. Hill, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Area Director.

Witness my hand and official seal

Ramona L. Harris
Notary Public in and for said County and State

My Commission expires Mar. 7, 1971

We the undersigned being the Record Owners of the Land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code. Lot 37 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

OWNER'S CERTIFICATE

The United States of America, Department of Interior, Bureau of Indian Affairs

By Leonard M. Hill, Area Director, Sacramento, California

CONSENT OF BENEFICIAL OWNER

Priscilla Patencio Gonzales

Guardian of the Estate of Vincent Gonzales, Jr. a minor, Lessor

By Priscilla Patencio Gonzales

LESSEE'S CERTIFICATE

Modern Land Design Corporation, a California Corporation, Lessee under that certain business Lease, Lease No. PSL 89 Contract No. 14-20-0550-1153, Allotment No. 25, 106 and 106-E recorded July 24, 1964 as Instrument No. 90683, amended by supplemental agreement recorded July 24, 1964 as Instrument No. 90684, and amendments thereto recorded November 9, 1966 as Instrument No. 109440 and February 14, 1967 as Instrument No. 11979, Records of Riverside County, California, by and between Priscilla Patencio Gonzales, Guardian of Lessor.

By Walter Sibbert
President

NOTARY ACKNOWLEDGEMENT

State of California } 55
County of Riverside }

On this 2nd day of JUNE 1967 before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales, Jr. and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal

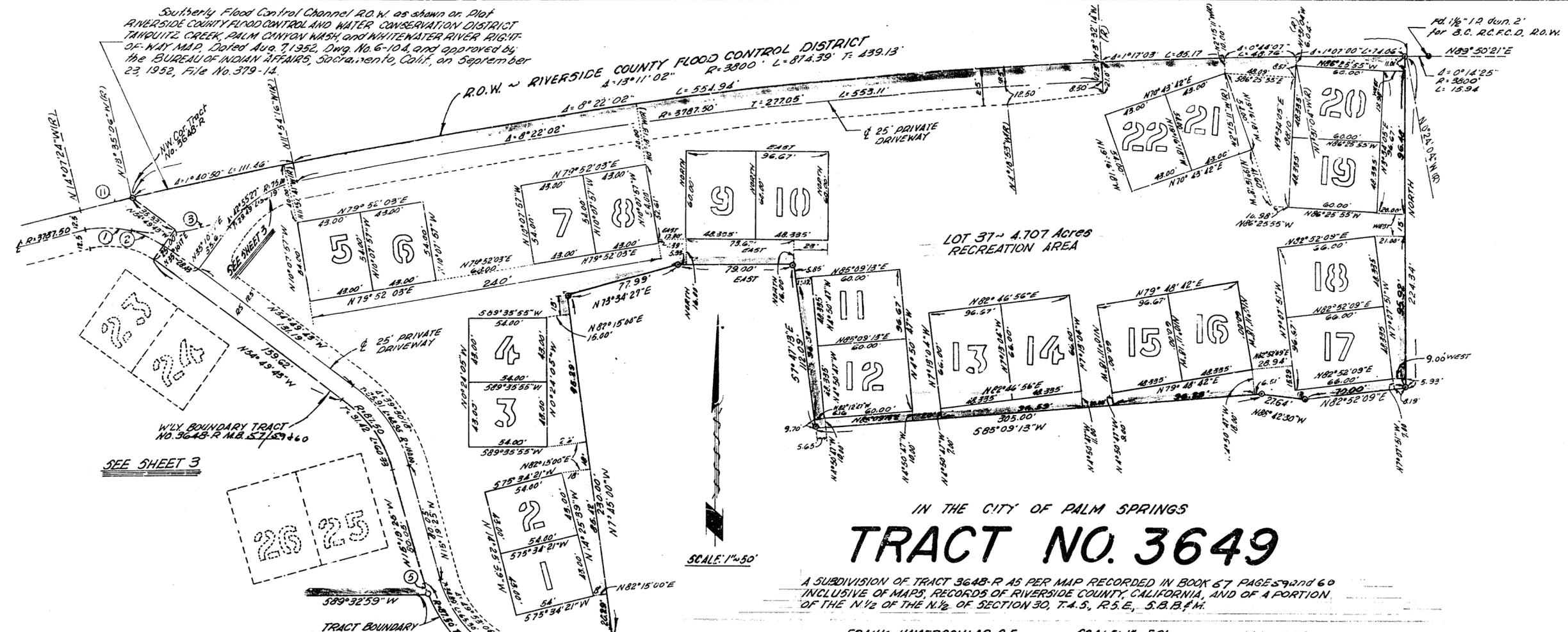


Kathryn K. Greaves
Notary Public in and for said County and State

The signatures of Palm Springs Water Company, owners of an easement as disclosed by deed recorded June 21, 1965 as Instrument No. 71615, Official Records of Riverside County, have been omitted under the provisions of Section 11587(a) Subdivision Map Act. Their interest is such that it cannot ripen into Fee Title.

Southerly Flood Control Channel R.O.W. as shown on Plat
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
TANQUITZ CREEK, PALM CANYON WASH, and WHITEWATER RIVER RIGHT
OF WAY MAP, Dated Aug. 7, 1952, Dwg. No. 6-104, and approved by
the BUREAU OF INDIAN AFFAIRS, Sacramento, Calif. on September
23, 1952, File No. 379-14.

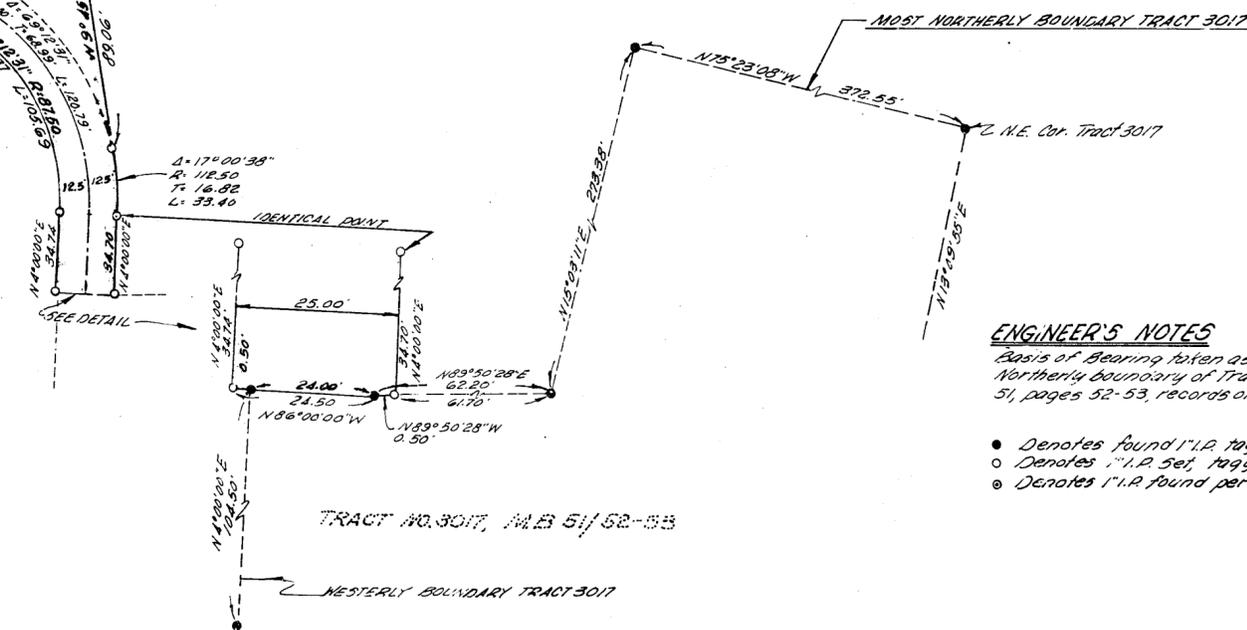
R.O.W. ~ RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
A-13°11'02" R-3900' L-874.39' T-439.13'
A-0°22'02" R-3767.90' L-554.94' T-277.05'
A-0°22'02" R-3767.90' L-553.11' T-277.05'



IN THE CITY OF PALM SPRINGS
TRACT NO. 3649

A SUBDIVISION OF TRACT 3648-R AS PER MAP RECORDED IN BOOK 67 PAGES 59 AND 60
INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND OF A PORTION
OF THE N 1/2 OF THE N 1/2 OF SECTION 30, T.4.S., R.5.E., S.B.B.#4.

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' MAY, 1967



ENGINEER'S NOTES

Basis of Bearing taken as N75°23'08"W, being the most
Northernly boundary of Tract No. 3017 as shown in Map Book
51, pages 52-53, records of Riverside County, California.

- Denotes found I.P.A. tagged L.S. 2328, unless otherwise noted.
- Denotes I.P.A. Set, tagged R.C.E. 8630
- Denotes I.P.A. found per Tract No. 3503, M.B. 56/59-60

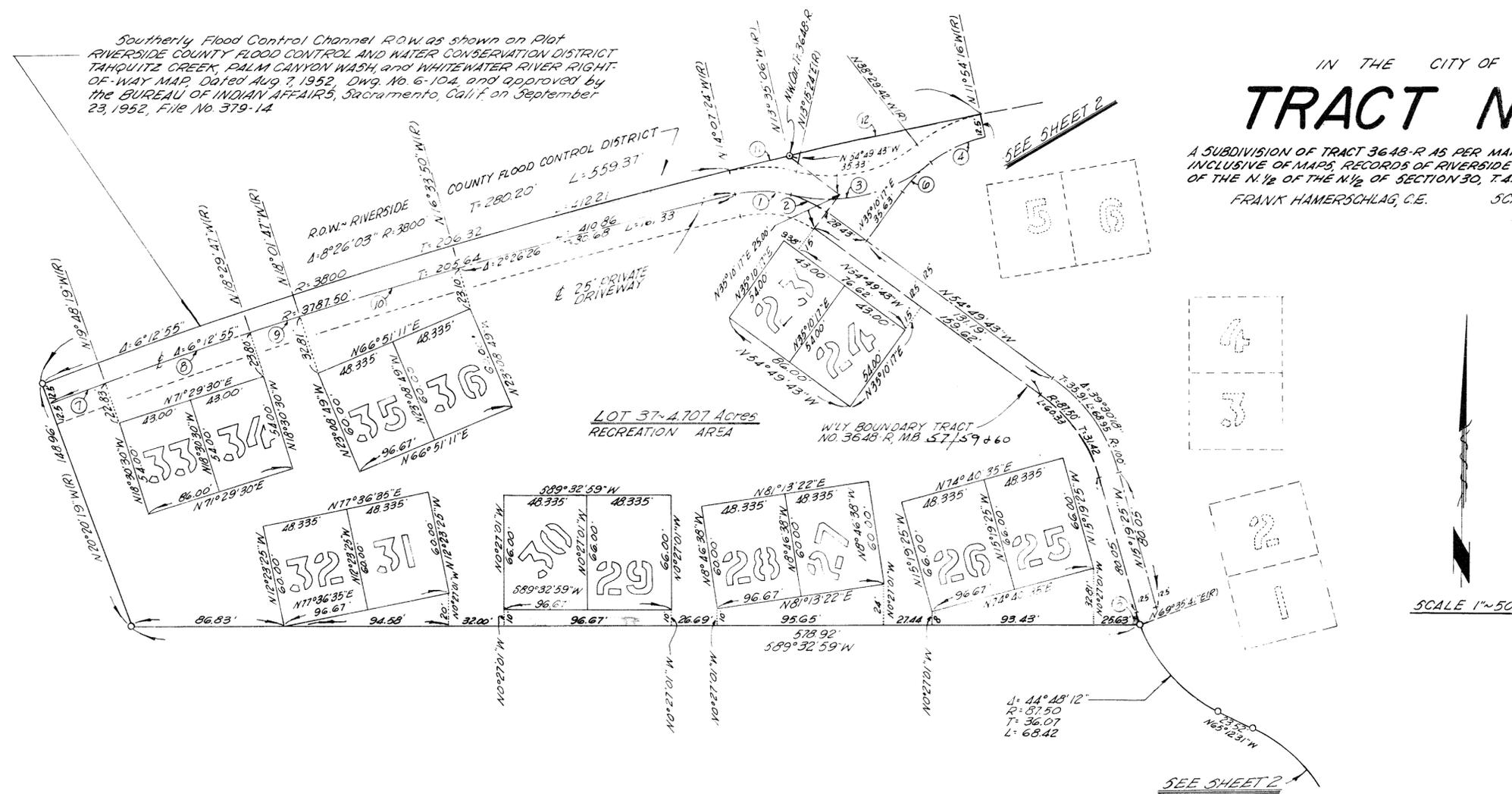
Southerly Flood Control Channel R.O.W.s shown on Plot RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TAHQUITZ CREEK, PALM CANYON WASH, and WHITEWATER RIVER RIGHT-OF-WAY MAP, Dated Aug 7, 1952, Dwg. No. 6-104, and approved by the BUREAU OF INDIAN AFFAIRS, Sacramento, Calif. on September 23, 1952, File No. 379-14.

IN THE CITY OF PALM SPRINGS

TRACT NO. 3649

A SUBDIVISION OF TRACT 3648-R AS PER MAP RECORDED IN BOOK 57 PAGE 59 and 60 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND OF A PORTION OF THE N 1/2 OF THE N 1/2 OF SECTION 30, T.4.S., R.5.E., S.B.B.E.M.

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' MAY 1967



CURVE DATA

No.	A	R	T	L
1	27° 22' 48"	65.00	15.83	31.06
2	21° 34' 53"	65.00	12.58	24.86
3	31° 45' 26"	95.00	46.08	85.81
4	26° 35' 26"	75.00	17.72	34.81
5	5° 04' 54"	87.50	3.88	7.76
6	16° 20' 01"	75.00	17.76	21.38
7	0° 32' 00"	3787.50	17.63	35.26
8	1° 18' 32"	"	13.26	86.52
9	0° 28' 00"	"	13.42	30.85
10	1° 27' 57"	"	43.16	96.90
11	0° 32' 18"	3800.00	17.85	35.70
12	1° 40' 50"	"	55.73	111.46

ENGINEER'S NOTES

Basis of Bearing taken as N75°23'08"W, being the most Northerly boundary of Tract No. 3017 as shown in Map Book 51, pages 52-53, records of Riverside County, California.

- o Denotes 1" I.P. found per Tract No. 3503, M.B. 56, 59-60
- o Denotes 1" I.P. found per Tract No. 3503, M.B. 56, 59-60

FILED
MAY 1 - 1968

At 3:40 P.M.

W. D. BALOGH
County Recorder

By Ann B. Vaughn
Deputy

Fee \$ 9.00

Filed by City Clerk

Sub CTEF:
F.A.T.C.

IN THE CITY OF PALM SPRINGS

TRACT NO. 3743

A SUBDIVISION OF A PORTION OF THE N $\frac{1}{2}$ OF THE N $\frac{1}{2}$ OF SECTION 30 T.4.S., R.5.E., S.B.B&M

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' MARCH, 1968

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$10,000⁰⁰ has been deposited (executed and filed) with the Board of Supervisors of the county of Riverside, California, conditioned upon payment of all taxes, State, County, Municipal or local taxes 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 and said bond has been duly approved by said Board of Supervisors DATED this 29th day of APRIL, 1968

DONALD D SULLIVAN County Clerk and Ex-Officio Clerk of the board of supervisors

ENGINEER'S CERTIFICATE

By James Hughes deputy I hereby certify that I am a Registered Civil Engineer of the State of California, that this map, consisting of three (3) sheets correctly represents a survey made under my supervision in March, 1968, that all monuments shown hereon actually exist or will be in place within one year of recordation of this map, and their positions are correctly shown and are sufficient to enable the survey to be retraced; that the survey is true and complete as shown. Frank Hamerschlag R.C.E. 8630 Registered Civil Engineer

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within annexed map consisting of three (3) 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 the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct. By Thomas W. Valm City Engineer 11226 Date: 4/5/68

PLANNING COMMISSION'S CERTIFICATE

I hereby certify that the annexed map consisting of three (3) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 6th day of MARCH 1968

By Richard Smith Secretary

CITY COUNCIL'S CERTIFICATE

I, FRANK D. ALESHIRE, 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 4 day of April 1968 duly approved the annexed map consisting of three (3) sheets.

Dated 4 April 1968 Frank D. Aleshire City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

NOTARY ACKNOWLEDGEMENT

State of California } ss.
County of Riverside }

On this 6th day of MARCH 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Walter Sibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal

Kathryn K. Greaves
Notary Public in and for said County and State

My Commission expires MARCH 16 1969



TAX COLLECTOR

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, now a lien but not yet payable which are estimated to be \$ 10,000⁰⁰. Dated this 29 day of April 1968 DONNA BOLLER BABCOCK Deputy County tax Collector

NOTARY ACKNOWLEDGEMENT

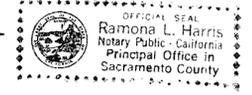
State of California } ss.
County of Sacramento }

On this 21st day of MARCH 1968 before me the undersigned, a Notary Public in and for said County and State, personally appeared Leonard M. Hill, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Area Director.

Witness my hand and official seal

Ramona L. Harris
Notary Public in and for said County and State

My Commission expires MARCH 7, 1971
My Commission Expires March 7, 1971



We the undersigned being the Record Owners of the Land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code. Lot 41 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

OWNER'S CERTIFICATE

The United States of America, Department of Interior, Bureau of Indian Affairs
By Leonard M. Hill, Area Director, Sacramento, California

CONSENT OF BENEFICIAL OWNER

Priscilla Patencio Gonzales
Guardian of the Estate of Vincent Gonzales Jr, a minor, Lessor.
By: Priscilla Patencio Gonzales

LESSEE'S CERTIFICATE

Modern Land Design Corporation, a California Corporation, Lessee under that certain business Lease, Lease No. R6L 80, Contract No. 14-20-0550-1153, Allotment No. P.S. 106 and 106-E, Dated June 21, 1963, and recorded July 24, 1964 as document No. 90683, and amended September 20, 1963 as document No. 90684, records of Riverside County, California, by and between Priscilla Patencio Gonzales, Guardian of Lessor.

By: Walter Sibbert President

NOTARY ACKNOWLEDGEMENT

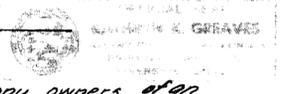
State of California } ss.
County of Riverside }

On this 12th day of MARCH 1968 before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal

Kathryn K. Greaves
Notary Public in and for said County and State

My Commission expires MARCH 16 1969



The signatures of Palm Springs Water company, owners of an easement as disclosed by deed recorded June 21, 1965 as Instrument No. 71615, official records of Riverside County, have been omitted under the provisions of Section 11587 (a) Subdivision Map Act. Their interest is such that it cannot ripen into Fee Title.

IN THE CITY OF PALM SPRINGS

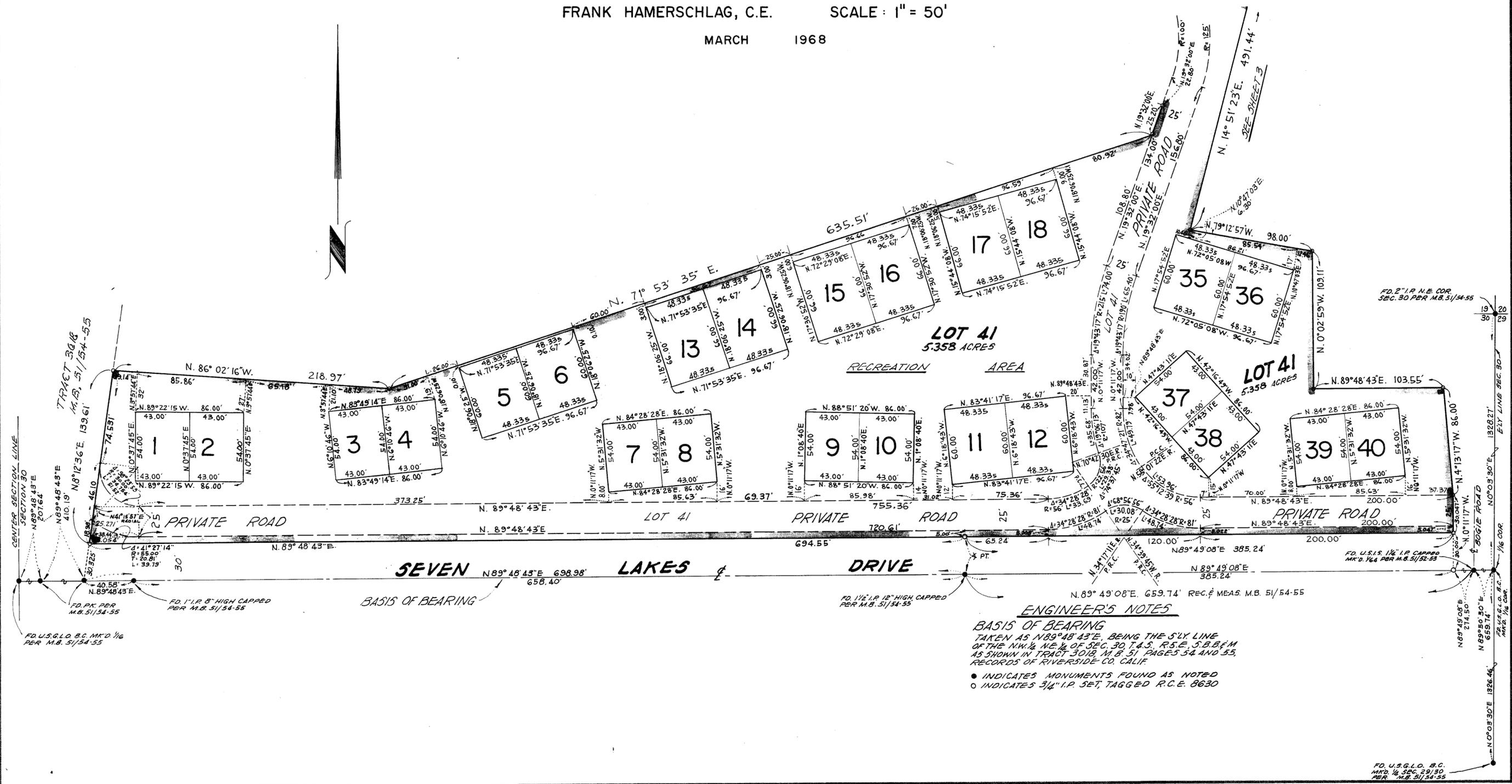
TRACT No 3743

A SUBDIVISION OF A PORTION OF THE N1/2 OF THE N1/2 OF SECTION 30, T.4S., R.5E., S.B.B & M..

FRANK HAMERSCHLAG, C.E.

SCALE: 1" = 50'

MARCH 1968



ENGINEER'S NOTES

BASIS OF BEARING
 TAKEN AS N89°48'43"E BEING THE 5'X LINE
 OF THE N1/4 NE 1/4 OF SEC. 30, T.4S., R.5E., S.B.B & M.
 AS SHOWN IN TRACT 3018, M.B. 51/54-55, PAGES 54 AND 55,
 RECORDS OF RIVERSIDE CO., CALIF.

- INDICATES MONUMENTS FOUND AS NOTED
- INDICATES 3/4" I.P. SET, TAGGED R.C.E. 8630

FD. U.S.G.L.O. B.C. MK'D. 1/6
 PER M.B. 51/54-55

FD. 1" I.P. 8" HIGH CAPPED
 PER M.B. 51/54-55

FD. 1 1/2" I.P. 12" HIGH CAPPED
 PER M.B. 51/54-55

FD. U.S.I.S. 1/2" I.P. CAPPED
 MK'D. 1/6 PER M.B. 51/52-53

FD. U.S.G.L.O. B.C.
 MK'D. 1/6 SEC. 29/30
 PER M.B. 51/54-55

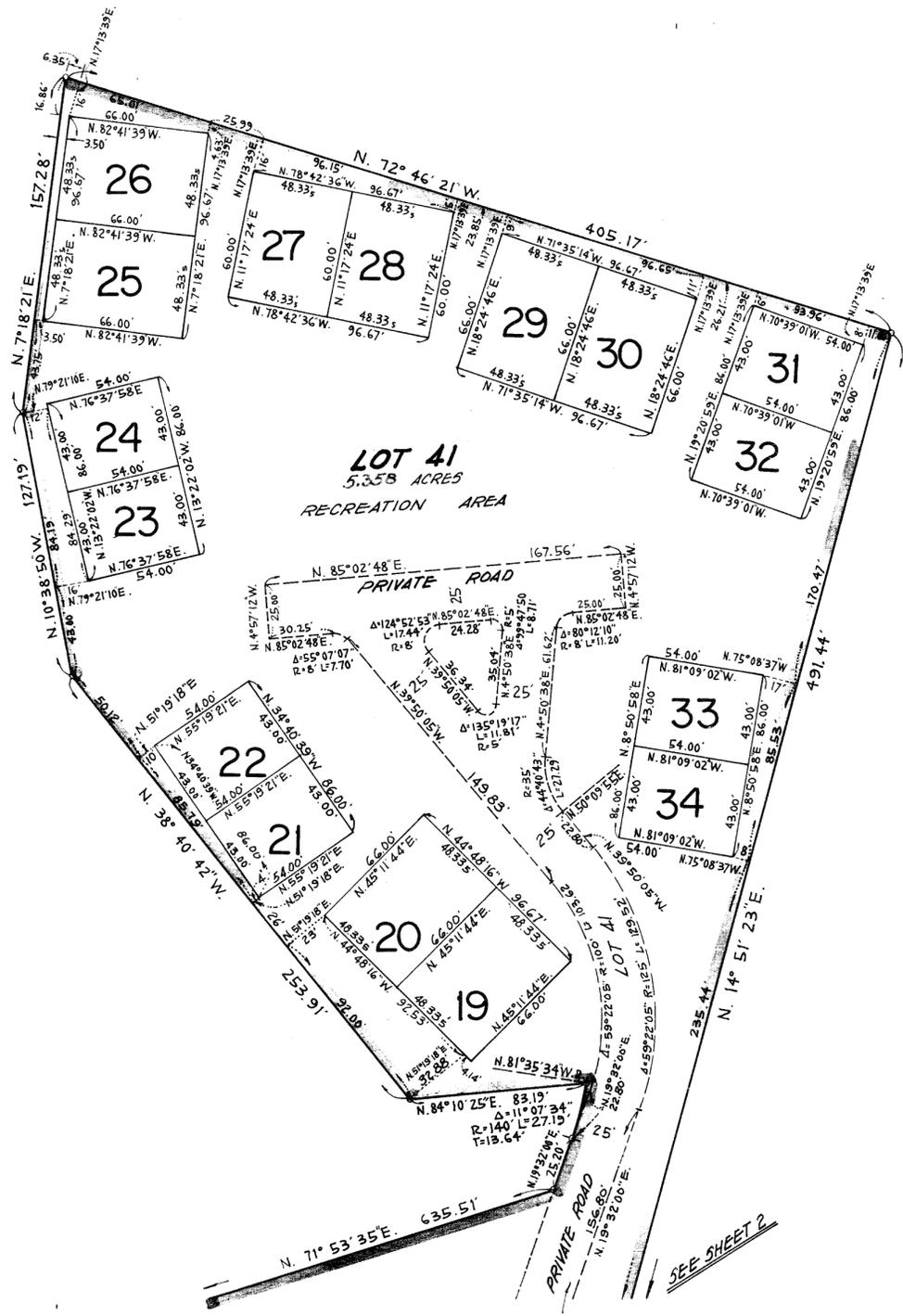
IN THE CITY OF PALM SPRINGS
TRACT No 3743

A SUBDIVISION OF A PORTION OF THE N.1/2 OF THE
 N.1/2 OF SECTION 30, T.4S., R.5E., S.B.B & M..

FRANK HAMERSCHLAG, C.E. SCALE : 1" = 50'

MARCH 1968

TRACT 3504
 N.B. 56/61-62



ENGINEER'S NOTES

o INDICATES 3/4" I.P. SET, TAGGED R.C.E. 8630

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$10,000⁰⁰ has been deposited (executed & filed) with the Board of Supervisors of the County of Riverside, Calif. conditional upon payment of all taxes, State, County, Municipal or local taxes 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 and said bond has been duly approved by said Board of Supervisors.

Dated this 6th day of MAY, 1968

Donald D Sullivan - County Clerk & Ex-Officio Clerk of the Board of Supervisors
By: Frank Hamerschlag DEPUTY

ENGINEER'S CERTIFICATE

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 March, 1968, that all monuments shown hereon actually exist or will be in place within one year of recordation of this map and their positions are correctly shown and are sufficient to enable the survey to be retraced, that the survey is true and complete as shown.

Frank Hamerschlag
Registered Civil Engineer 8630

CITY ENGINEER'S CERTIFICATE

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 the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct.

By: Thomas W. Smith
City Engineer
Date: 4/22/68

PLANNING COMMISSION'S CERTIFICATE

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 5th day of April, 1968, duly approved the annexed map consisting of two (2) sheets.

By: Richard J. Smith
Secretary

CITY COUNCIL'S CERTIFICATE

I, FRANK D ALESHIRE, 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 5th day of April, 1968, duly approved the annexed map consisting of two (2) sheets.

Dated April 22, 1968 Frank D. Aleshire
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

IN THE CITY OF PALM SPRINGS

TRACT NO. 3744

A SUBDIVISION OF A PORTION OF THE N $\frac{1}{2}$ OF THE N $\frac{1}{2}$ OF SECTION 30 T.4.S., R.5.E., S.B.B&M

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' MARCH, 1968

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }

On this 1st day of March, 1968, before me the undersigned a Notary Public in and for said County and State personally appeared Walter Sibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal Kathryn H. Greaves
Notary Public in and for said County and State

My Commission expires March 16, 1969

TAX COLLECTOR

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 now a lien but not yet payable.

Dated this 3rd day of April, 1968 Donna Bover Babcock
Deputy County Tax Collector

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Sacramento }

On this 29th day of March, 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Leonard M. Hill, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Area Director.

Witness my hand and official seal Ramona L. Lewis
Notary Public in and for said County and State

My Commission expires MARCH 7 1971

FILED
MAY 8 - 1968

At 10:00 AM
W. D. BULLOCH
County Registrar
By Ann B. Jung
Deputy
Fee \$ 7.00
Filed by City Clerk

We the undersigned being the Record Owners of the land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code. Lot 41 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

OWNER'S CERTIFICATE

The United States of America, Department of Interior, Bureau of Indian Affairs
By: Leonard M. Hill, Area Director, Sacramento, California

CONSENT OF BENEFICIAL OWNER

Priscilla Patencia Gonzales
Guardian of the Estate of Vincent Gonzales, Jr, a minor, Lessor
By: Priscilla Patencia Gonzales

LESSEE'S CERTIFICATE

Modern Land Design Corporation, a California Corporation, Lessee under that certain business Lease, Lease No. P&L 80, Contract No. 14-20-0550-1153, Allotment No. P.5.106 and 106-E, Dated June 21, 1963, and recorded July 24, 1964 as document No. 90683, and amended September 20, 1963 as document No. 90684, records of Riverside County, California, by and between Priscilla Patencia Gonzales, Guardian of Lessor.
By: Walter A. Lebert
President

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }

On this 1st day of MARCH 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencia Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal Kathryn H. Greaves
Notary Public in and for said County and State

My Commission expires March 16, 1969

The signatures of Palm Springs Water Company, owners of an easement as disclosed by deed recorded June 21, 1965 as instrument No. 71615, official records of Riverside County, have been omitted under the provisions of Section 11587(a) Subdivision Map Act. Their interest is such that it cannot ripen into Fee Title.

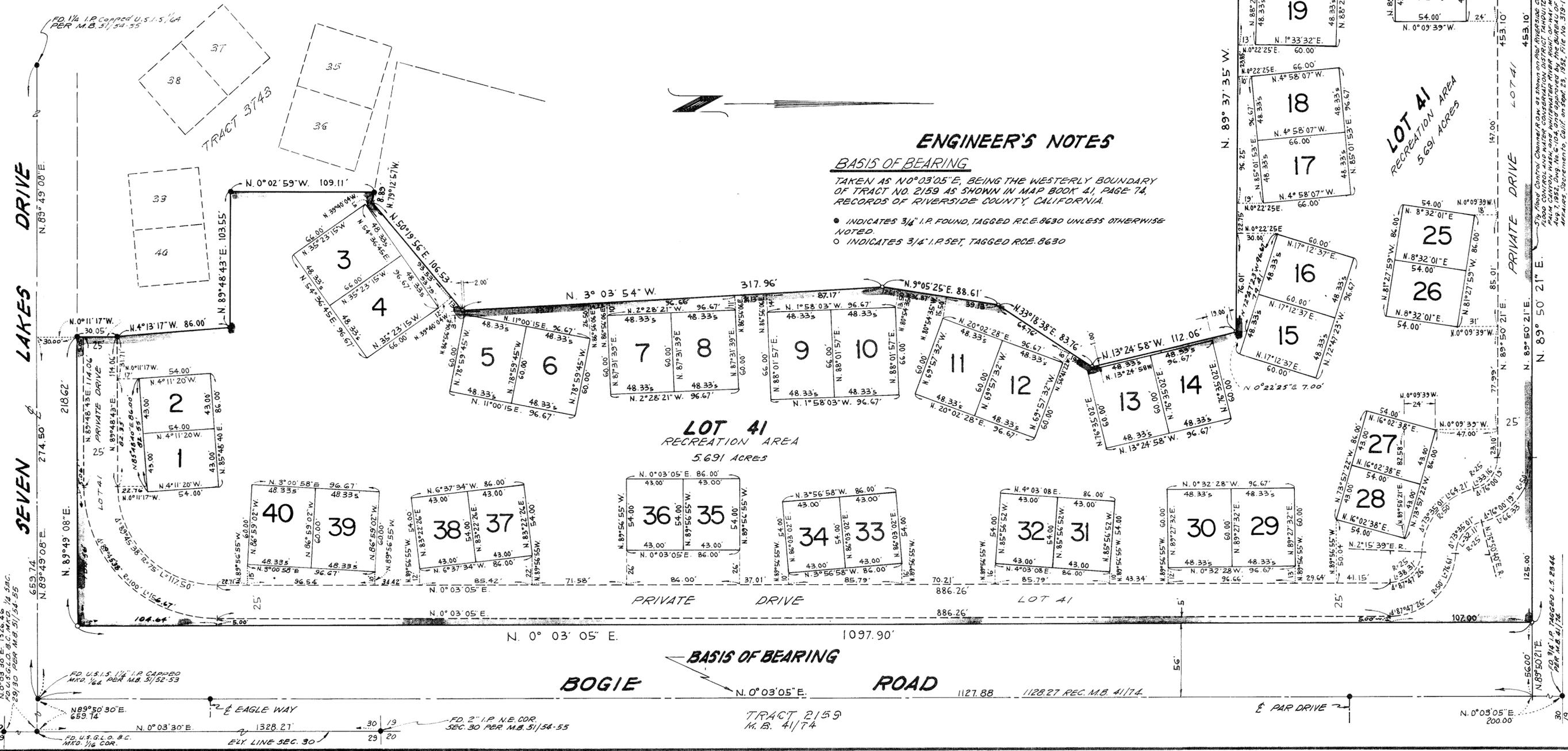
IN THE CITY OF PALM SPRINGS

TRACT No 3744

A SUBDIVISION OF A PORTION OF THE N.1/2 OF THE N.1/2 OF SECTION 30, T.4 S., R.5 E., S.B.B & M..

FRANK HAMERSCHLAG, C.E. SCALE: 1" = 50'

MARCH 1968



ENGINEER'S NOTES

BASIS OF BEARING

TAKEN AS N 0° 03' 05" E, BEING THE WESTERLY BOUNDARY OF TRACT NO. 2159 AS SHOWN IN MAP BOOK 41, PAGE 74, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES 3/4" I.P. FOUND, TAGGED R.C.E. 8630 UNLESS OTHERWISE NOTED.
- INDICATES 3/4" I.P. SET, TAGGED R.C.E. 8630

LOT 41
RECREATION AREA
5.691 ACRES

BASIS OF BEARING

BOGIE ROAD

SEVEN LAKES DRIVE

PRIVATE DRIVE

IN THE CITY OF PALM SPRINGS TRACT NO. 3745

A SUBDIVISION OF A PORTION OF THE N¹/₂ OF THE NW¹/₄ OF SECTION 39 T.4.S., R.5.E., S.B.B.&M.

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' JUNE, 1968

FILED
Mar. 13, 1969
At 2:45 P.M.

W.D. Balogh
County Recorder
By Oliver Stalder
Deputy
Fee \$9.00

Filed by City of Palm Springs
City Clerk

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of three (3) sheets correctly represents a survey made under my supervision in June, 1968, that all monuments shown hereon actually exist or will be in place within one year of recordation of this map, and their positions are correctly shown and are sufficient to enable the survey to be retraced; that the survey is true and complete as shown.

Frank Hamerschlag
Registered Civil Engineer 8630

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within annexed map consisting of three (3) 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 the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct.

By: James W. Owen
City Engineer
R.C.E. No. 11236 Date: October 1, 1968

PLANNING COMMISSION'S CERTIFICATE

I hereby certify that the annexed map consisting of three (3) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 20th day of MARCH 1968

By: Richard Smith
Secretary

CITY COUNCIL'S CERTIFICATE

I, FRANK D. ALESHIRE, 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 5 day of November 1968, duly approved the annexed map consisting of three (3) sheets.

Dated March 1 1969 Frank D. Aleshire
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }

On this 23rd day of July 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Walter Sibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.

Witness my hand and official seal
Mathryn K. Greaves
Notary Public in and for said County and State

My Commission expires _____
OFFICIAL SEAL
MATHRYN K. GREAVES
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY

TAX COLLECTOR

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 12 day of March 1968 Donna Bouer Babcock
Deputy County Tax Collector

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Sacramento }

On this 12th day of August, 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared William E. Finale, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Area Director.

Witness my hand and official seal
Ramona L. Lewis
Notary Public in and for said County and State

My Commission expires MARCH 7, 1971
OFFICIAL SEAL
RAMONA L. LEWIS
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY

The signatures of the Palm Springs Water Company, owners of an easement as disclosed by deed recorded June 21, 1965 as instrument No. 71615, official records of Riverside County, have been omitted under the provisions of Section 11587 (a) Subdivision Map Act. Their interest is such that it cannot ripen into fee title.

We the undersigned being the Record Owners of the Land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code. Lot 41 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

OWNER'S CERTIFICATE

The United States of America, Department of Interior, Bureau of Indian Affairs
By: William E. Finale Area Director, Sacramento, California

CONSENTS OF BENEFICIAL OWNERS

Priscilla Patencio Gonzales
Guardian of the Estate of Vincent Gonzales, Jr, a minor, Lessor.
By: Priscilla Patencio Gonzales
Ione Lois Pete Mendez
Guardian of the Estate of Lois Marie Pete, a minor, Lessor.
By: Ione Lois Pete Mendez

LESSEE'S CERTIFICATE

Modern Land Design Corporation, a California Corporation, Lessee under that certain business Lease, Lease No. RS.L. 80, Contract No. 14-20-0550-1153, Allotment Nos. RS.106-E and RS.79-E, Dated June 21, 1963, and recorded July 24, 1964, as document No. 90683, and amended September 20, 1963 as document No. 90684, records of Riverside County, California, by and between Guardians of Lessors.
By: Walter Sibbert
President

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }

On this 23 day of July 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal.
Mathryn K. Greaves
Notary Public in and for said County and State
My Commission expires _____

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }

On this 30 day of July 1968, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ione Pete Mendez, known to me to be the Guardian of the Estate of Lois Marie Pete, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.

Witness my hand and official seal.
Walter Patterson
Notary Public in and for said County and State
My Commission expires 7/15/1969

61/7

IN THE CITY OF PALM SPRINGS

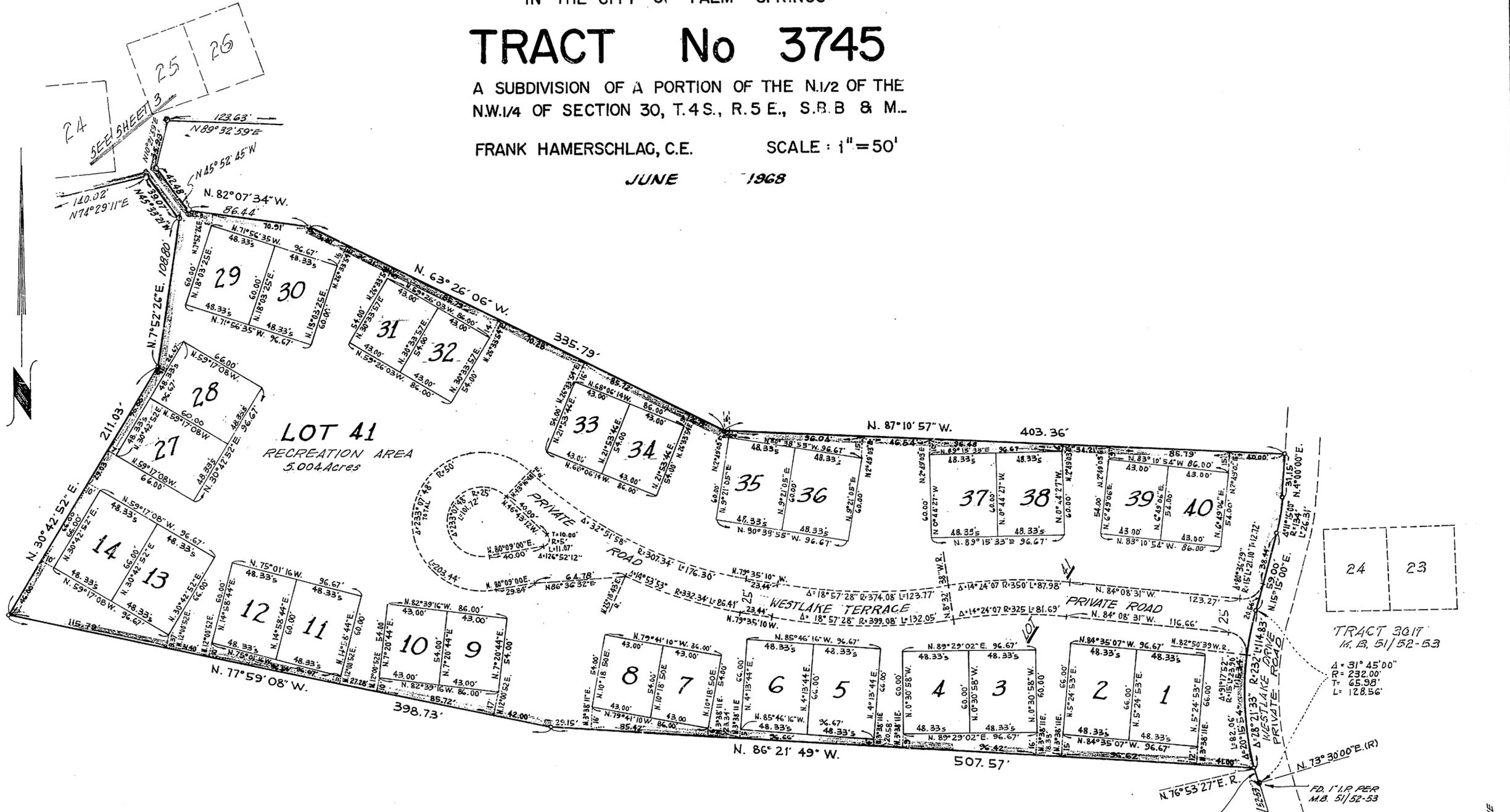
TRACT No 3745

A SUBDIVISION OF A PORTION OF THE N.1/2 OF THE N.W.1/4 OF SECTION 30, T.4 S., R.5 E., S.B.B & M.

FRANK HAMERSCHLAG, C.E.

SCALE: 1" = 50'

JUNE 1968

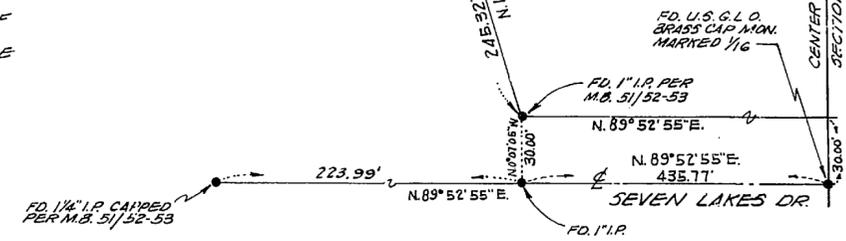


ENGINEER'S NOTES

BASIS OF BEARING

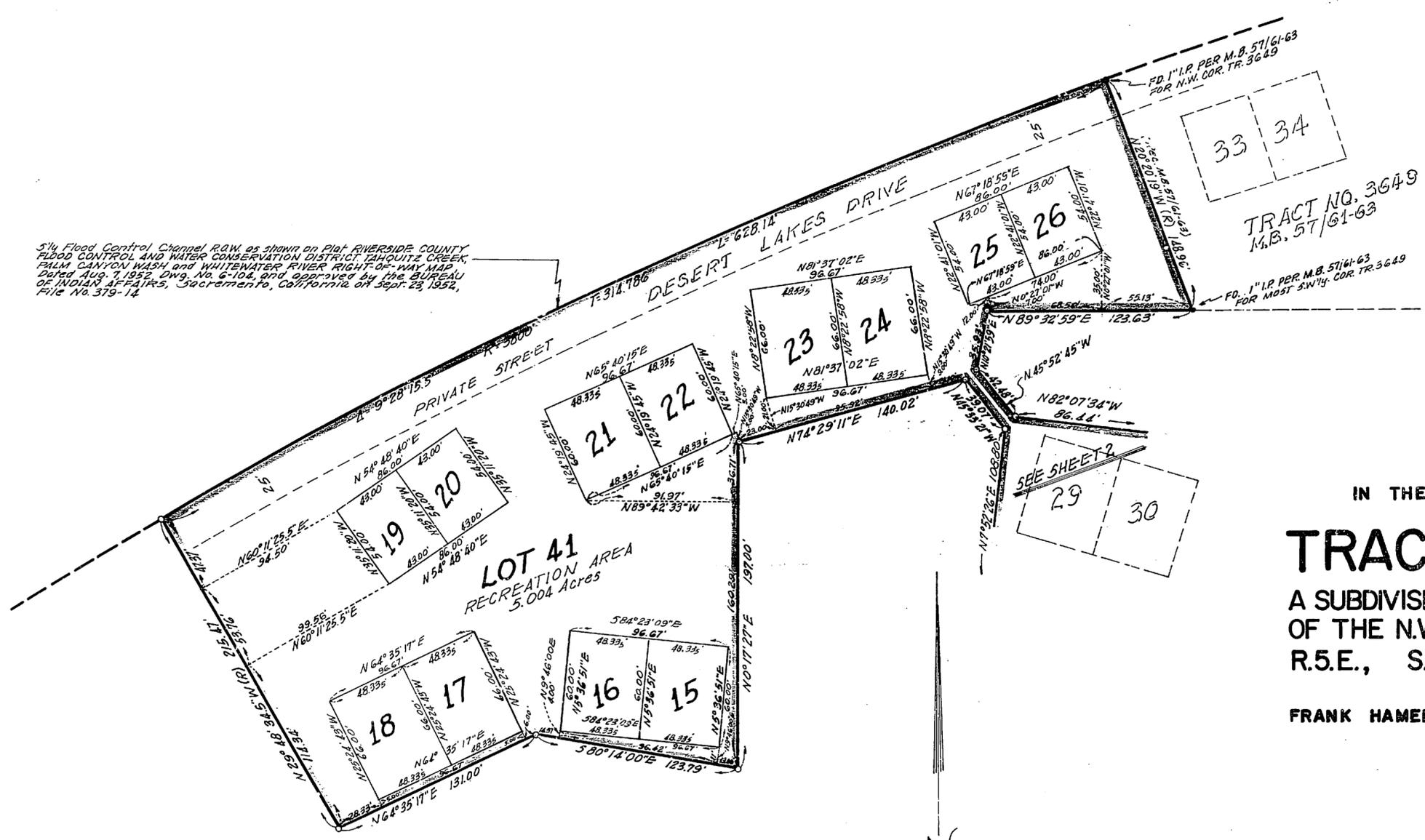
TAKEN AS N. 89° 52' 55" E, BEING THE CENTERLINE OF SEVEN LAKES DRIVE AS SHOWN TRACT 3011, MAP BOOK 51, PAGES 52 & 53, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND AS NOTED
- INDICATES 3/4" I.P. SET, TAGGED R.C.E. 8630



MB 61/7

3/4 Flood Control Channel R.W. as shown on Plat, RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT TAHQUITZ CREEK, PALM CANYON WASH and WHITEWATER RIVER RIGHT-OF-WAY MAP DATED Aug. 7, 1952, DWG. No. S-104, and approved by the BUREAU OF INDIAN AFFAIRS, Sacramento, California on April 23, 1954, File No. 379-14.



TRACT NO. 3649
M.B. 57/61-63

IN THE CITY OF PALM SPRINGS

TRACT No. 3745

A SUBDIVISION OF A PORTION OF THE N. 1/2
OF THE N.W. 1/4 OF SECTION 30, T.4.S.,
R.5.E., S. B. B. 8...M.

FRANK HAMERSCHLAG, C.E. SCALE: 1" = 50'

JUNE 1968

ENGINEER'S NOTES

- INDICATES FOUND AS NOTED
- INDICATES 3/4" I.P. SET, TAGGED R.C.E. 8630

IN THE CITY OF PALM SPRINGS

TRACT NO. 3794

A SUBDIVISION OF A PORTION OF THE N¹/₂ OF THE N¹/₂ OF SECTION 30 T.4.S., R.5.E., S.8.B.&M.

FRANK HAMERSCHLAG, C.E. SCALE: 1"=50' JULY, 1968

FILED
Mar 13, 1969
At 2:45 P.M.

W. D. Bolph
County Recorder
By Alvin Stalder
Deputy
Fee \$ 7.00
No. 2382

Filed by City of Palm Springs
City Clerk

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California; that this map, consisting of three (3) sheets correctly represents a survey made under my supervision in July, 1968, that all monuments shown hereon actually exist or will be in place within one year of recordation of this map and their positions are correctly shown and are sufficient to enable the survey to be retraced; that the survey is true and complete as shown. Frank Hamerschlag
Registered Civil Engineer 8630

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within annexed map consisting of three (3) 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 the State Subdivision Map Act and local ordinances, applicable at the time of approval of the tentative map, have been complied with and I am satisfied that said map is technically correct.
By: Thomas W. Wynn RE 11236
City Engineer
Date: 3/11/69

PLANNING COMMISSION'S CERTIFICATE

I hereby certify that the annexed map consisting of three (3) sheets was duly approved by the Planning Commission of the City of Palm Springs at its regular meeting held on the 5th day of MARCH 1968
By: Richard J. Smith
Secretary

CITY COUNCIL'S CERTIFICATE

I, FRANK D. ALESHIRE, 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 30 day of March 1969 duly approved the annexed map consisting of three (3) sheets.
Dated 11 March 1969 F. D. Aleshire
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs.

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }
On this 23rd day of July 1968 before me the undersigned a Notary Public in and for said County and State personally appeared Walter Sibbert, known to me to be the President of Modern Land Design Corp., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation herein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or resolution of its board of directors.
Witness my hand and official seal Kathryn K. Greaves
Notary Public in and for said County and State
My Commission Expires March 16, 1969

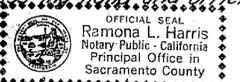


TAX COLLECTOR

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 12 day of March 1969 DONNA BOUER BABCOCK
By: D. B. Stude Deputy County Tax Collector

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Sacramento }
On this 12th day of August 1968 before me the undersigned, a Notary Public in and for said County and State, personally appeared William E. Finale, known to me to be the Area Director, Bureau of Indian Affairs, Sacramento Area Office, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as such Area Director.
Witness my hand and official seal Ramona L. Harris
Notary Public in and for said County and State
My Commission Expires March 7, 1971



The signatures of the Palm Springs Water Company, owners of an easement as disclosed by deed recorded June 21, 1965 as instrument No. 71615, official records of Riverside County, have been omitted under the provisions of Section 11587 (a) Subdivision Map Act Their interest is such that it cannot ripen into Fee Title.

We the undersigned being the Record Owners of the Land included within the subdivision shown on the annexed map, and the Record Holders of security interests therein hereby consent to the recordation of this map and subdivision as shown within the blue colored borderline pursuant to the provisions of Chapter 1, Title 6, Part 4, Division Second of the Civil Code.
Lot 29 is hereby designated "RECREATION AREA" and structures for other than recreational purposes erected thereon shall be subject to the prior approval of the Planning Commission of the City of Palm Springs.

OWNER'S CERTIFICATE

The United States of America, Department of Interior, Bureau of Indian Affairs
By: William E. Finale, Area Director, Sacramento, California

CONSENTS OF BENEFICIAL OWNERS

Priscilla Patencio Gonzales
Guardian of the Estate of Vincent Gonzales, Jr., a minor, Lessor
By: Priscilla Patencio Gonzales
Ione Pete Mendez
Guardian of the Estate of Lois Marie Pete, a minor, Lessor
By: Ione Pete Mendez

LESSEE'S CERTIFICATE

Modern Land Design Corporation, a California Corporation, Lessee under that certain business Lease, Lease No. P.S.L. 80, Contract No. 14-20-0550-1153 Allotment No's. P.S. 106-E and P.S. 79 E, Dated June 21, 1963, and recorded July 24, 1964 as document No. 90683, and amended September 20, 1963 as document No. 90684, records of Riverside County, California, by and between Guardians of Lessors.
By: Walter A. Sibbert
President

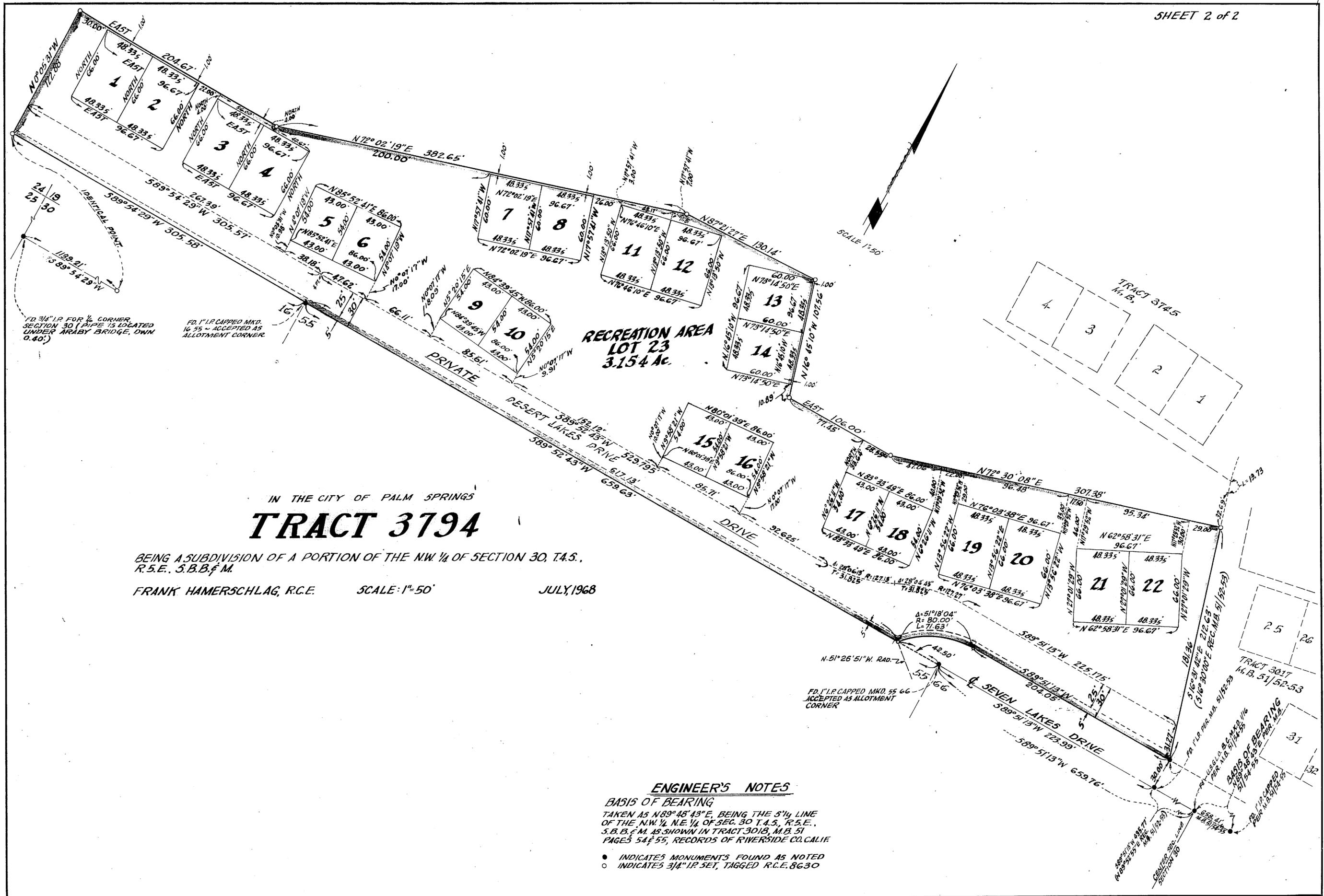
NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }
On this 23 day of July 1968 before me the undersigned a Notary Public in and for said County and State, personally appeared Priscilla Patencio Gonzales, known to me to be the Guardian of the Estate of Vincent Gonzales Jr., and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.
Witness my hand and official seal. Kathryn K. Greaves
Notary Public in and for said County and State
My Commission Expires March 16, 1969



NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }
On this 30 day of July 1968 before me the undersigned a Notary Public in and for said County and State, personally appeared Ione Pete Mendez, known to me to be the Guardian of the Estate of Lois Marie Pete, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as such Guardian.
Witness my hand and official seal. Nelen Patterson
Notary Public in and for said County and State
My Commission Expires _____



IN THE CITY OF PALM SPRINGS
TRACT 3794

BEING A SUBDIVISION OF A PORTION OF THE NW 1/4 OF SECTION 30, T.4.S.,
 R.5.E., S.B.B. & M.

FRANK HAMERSCHLAG, R.C.E. SCALE: 1"=50' JULY, 1968

ENGINEER'S NOTES

BASIS OF BEARING
 TAKEN AS N89°48'43"E, BEING THE S 1/4 LINE
 OF THE N.W. 1/4 N.E. 1/4 OF SEC. 30 T.4.S., R.5.E.,
 S.B.B. & M. AS SHOWN IN TRACT 3018, M.B. 51
 PAGES 54 & 55, RECORDS OF RIVERSIDE CO. CALIF.

- INDICATES MONUMENTS FOUND AS NOTED
- INDICATES 3/4" I.P. SET, TAGGED R.C.E. 8630

FD 3/4" I.P. FOR 1/4 CORNER
 SECTION 30 (PIPE IS LOCATED
 UNDER ARABY BRIDGE, DWN
 0.40')

FD 1" I.P. CAPPED MKD.
 16 35 - ACCEPTED AS
 ALLOTMENT CORNER

FD 1" I.P. CAPPED MKD. 55 66
 ACCEPTED AS ALLOTMENT
 CORNER

BASIS OF BEARING
 N89°48'43"E
 PER M.B. 51/52-53
 PAGES 54 & 55

NAME	Smoke Canyon Estates	Map # 72
DATE	1964	
DEVELOPER	R.M. Myer and Victor Koozin	
BOUNDARY	Caliente Drive to the north, the southern side of Madrona Drive to the south, Cadiz Circle to the east, and Canyon Country Club to the south. It also included the east and west sides of Toledo Avenue to the south, Sierra Way to Madrona and is inclusive of Chico Drive, Tulare Drive, Lobo Way, Maricopa Drive, Bolero Circle, Concha Circle, Cabildo Circle, Toledo Circle, Cadiz Circle and Ledo Circle.	
ARCHITECT		
DEVELOPMENT HISTORY	<p>Smoke Canyon Estates (Tract 2812 and Tract 3137) was subdivided in 1964 by two San Fernando Valley-based developers, R. M. Myer and Victor T. Koozin. Tract 2812, subdivided and developed first, was a 55-parcel tract. The 100-parcel Tract 3137 was subdivided in early 1965. As described by the developers, the area was “transformed into a lush and beautiful landscape” through the planting of 2,200 palm trees, 4,500 specimen olive trees, and hundreds of shrubs and flowers.²³² The neighborhoods were also populated with large desert boulders and Colorado River stone to simulate dry riverbeds on front lawns.</p> <p>Smoke Canyon Estates consisted of five four-bedroom, three bathroom floor plans and 22 elevations with a variety of rooflines including flat, gabled, and shed. The high number of elevations for the 155-unit development contributed to neighborhood’s appearance as custom homes. Home features included a step-down wet-bar, outdoor built-in barbecue, Roman tub in master bath and private, and enclosed front patios. In 1965, the sales office was located at 1449 Madrona Drive. By 1965, it was located at 1911 Cadiz Circle.</p> <p>R. “Mike” Myers (1914-2007) and Victor T. Koozin (b. 1914) were active real estate developers in the Encino area of the San Fernando Valley during the early 1960s.²³³ Projects included the rezoning and development of seven acres of Ventura Boulevard near Louise Avenue as well as the development of a professional building. Myers’ residential development activities included apartment houses in Los Angeles. Myers and Koozin were both active in the Encino Chamber of Commerce, with Myers serving as its president in 1962. Koozin, the son of Russian immigrants, came to America in 1923 and settled in Seattle, Washington. In 1940, he relocated to Los Angeles as an aircraft engineer.²³⁴</p>	

²³² “Palm Springs Tract ‘Transforms’ Desert,” *Los Angeles Times*, June 26, 1966, L19.

²³³ The development of TR2812 was handled under the corporate name of Sunrise Estates, Inc., of which Myers and Koozin were president and secretary, respectively. This is not to be confused with the Sunrise Estates development marketed as such by the Alexander Construction Company farther to the north in Palm Springs.

²³⁴ U.S. Census, 1940.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

IN THE CITY OF PALM SPRINGS

TRACT NO. 2812

BEING A SUBDIVISION OF A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S.B.B. #M.

JANUARY 1964 G.K. SANBORN LICENSED LAND SURVEYOR SCALE: 1" = 100'

PLANNING COMMISSION:

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 11TH DAY OF NOVEMBER 1963.
W. G. Feltz SECRETARY

CITY COUNCIL:

I Judith Sumich, Acting CITY CLERK AND EX-OFFICIO CLERK OF THE COUNCIL OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 13TH DAY OF JULY 1964, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 2812 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 27TH DAY OF August 1964.
Judith Sumich
Acting CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

CITY ENGINEER'S CERTIFICATE:

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 THE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.
Thomas W. Green RE 11236
CITY ENGINEER

TAX COLLECTOR:

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 \$5000.⁰⁰
DATED THIS 16 DAY OF June 1964
Donna M. Bouer DEPUTY
DONNA M. BOUER
COUNTY TAX COLLECTOR

TAX BOND:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$5000.⁰⁰ 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 September 1964
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS
BY m. a. Keller DEPUTY

FILED

ON Sept 22 1964
AT 2:40 P.M.
NO. 11111
W.D. BALOGH
COUNTY RECORDER
BY W.D. Balogh
DEPUTY
FEE \$7.⁰⁰
FILED BY County Clerk
SUBD'N. G'TEE: T.I. & Tr. Co.

OWNER'S CERTIFICATE:

THE UNITED STATES OF AMERICA, AS OWNER IN FEE OF THE LAND SHOWN ON THE ANNEXED MAP AND SUNRISE ESTATES INC. AS LESSEE THEREOF AND HAVING SOME RIGHT, TITLE AND INTEREST THEREIN, ARE THE ONLY PARTIES WHOSE CONSENTS ARE NECESSARY TO EXECUTE AND DELIVER ANY AND ALL CONVEYANCES, LEASES, SUBLEASES, AGREEMENTS AND ALL ACTS NECESSARY OR INCIDENTAL IN AND TO SAID LAND AND THE DEVELOPMENT AND IMPROVEMENT THEREOF. THERE IS ALSO INCLUDED HERewith NO OFFER OF DEDICATION OF ANY PART OF SAID LAND FOR PUBLIC USE BY THE UNITED STATES OF AMERICA.

THE UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS.

BY Paul W. Hand
PAUL W. HAND DIRECTOR PALM SPRINGS
OFFICE, BUREAU OF INDIAN AFFAIRS.

LESSEES CERTIFICATE:

SUNRISE ESTATES INC. A CORPORATION
LESSEE UNDER LEASE FROM U.S. OF A. DEPT. OF INTERIOR, BUREAU OF INDIAN AFFAIRS, NO. PSL-76, DATED Oct. 5, 1962, and SUPPLEMENTAL LEASES and ASSIGNMENTS THEREOF, and we hereby offer for dedication to public use for street, highway and public utility purposes Lots A to I inclusive and Lot U to the full extent of our leasehold interest in said land per the above mentioned lease. We also reserve our leasehold interest in Lot K. We also reserve our leasehold interest in Lot J for use for riding and hiking trail purposes.

BY A. M. Myers AND BY Victor T. Kozin
PRESIDENT SECRETARY

TRUSTEE'S CERTIFICATE:

UNITED CALIFORNIA BANK, A CORPORATION
AS TRUSTEE under deed of trust, and we consent to the Lessees dedications & reservations.
BY E. J. Dow AND BY Richard Robinson
Assistant President Manager SECRETARY

ACKNOWLEDGEMENTS:

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE } S.S.
ON THIS 25 DAY OF June 1964, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, PAUL W. HAND, KNOWN TO ME TO BE DIRECTOR PALM SPRINGS OFFICE, BUREAU OF INDIAN AFFAIRS, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE THAT HE EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL Alice M. Stedman
MY COMMISSION EXPIRES 6-1-65 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

SURVEYOR'S CERTIFICATE:

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 JANUARY, 1964, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE WITHIN ONE YEAR FROM DATE OF RECORDING OF THIS MAP AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
DATED THIS 6TH DAY OF APRIL 1964.
G. K. Sanborn
L.S. 2344

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES } S.S.
ON THIS 30 DAY OF June 1964, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, R. M. Myers AND Victor T. Kozin KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF SUNRISE ESTATES INC. 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 ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS.
WITNESS MY HAND AND OFFICIAL SEAL Virginia J. Steller
MY COMMISSION EXPIRES May 25, 1961 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

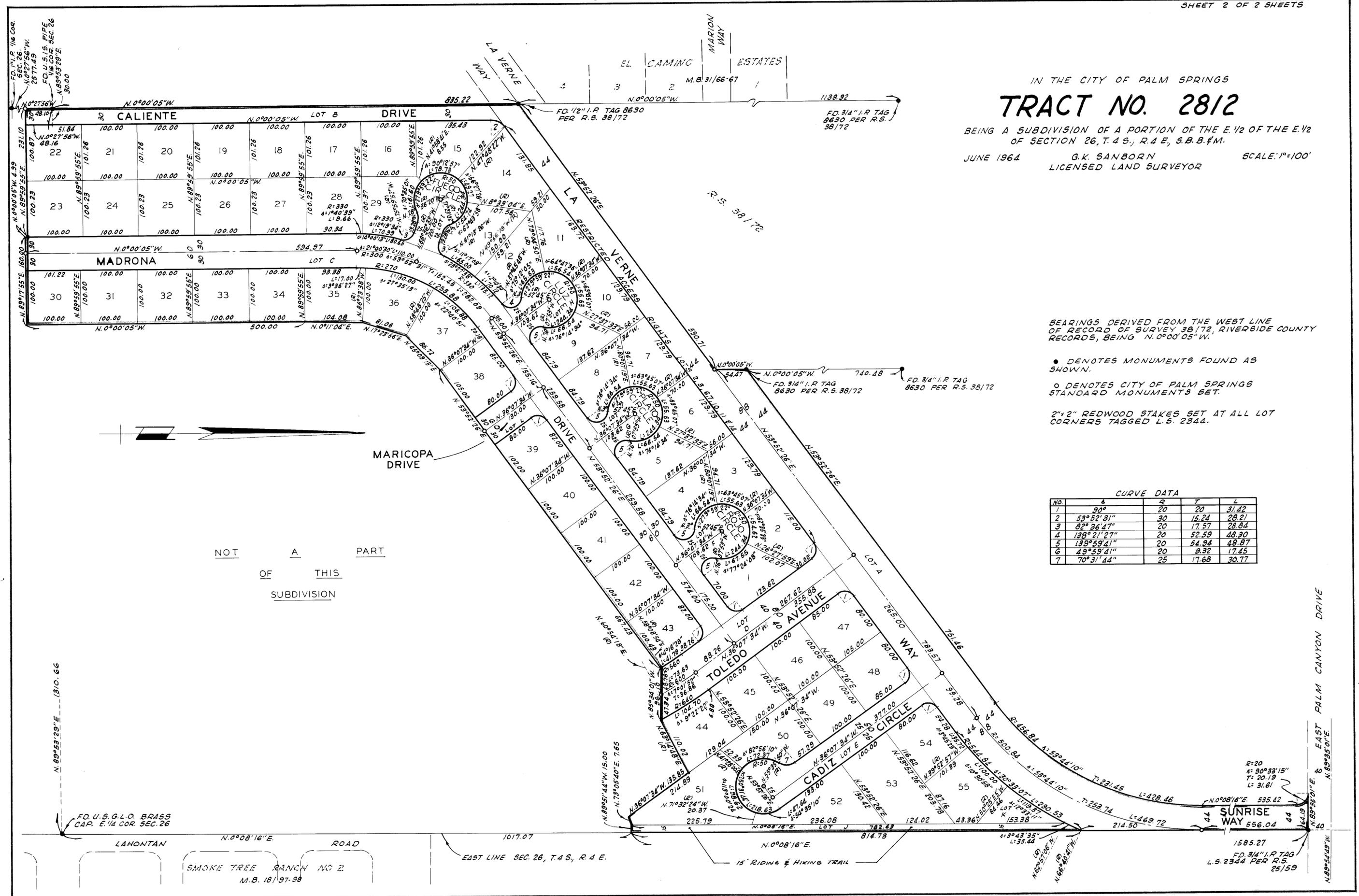
STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES } S.S.
ON THIS 24TH DAY OF June 1964, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, E. J. Dow AND Richard Robinson KNOWN TO ME TO BE THE ASST. MGR. AND SECT. OF UNITED CALIFORNIA BANK THE CORPORATION 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 ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS.
WITNESS MY HAND AND OFFICIAL SEAL Martha K. Steinhilber
MY COMMISSION EXPIRES 11-5-66 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

51/42

TRACT NO. 2812

IN THE CITY OF PALM SPRINGS
BEING A SUBDIVISION OF A PORTION OF THE E. 1/2 OF THE E. 1/2
OF SECTION 26, T. 4 S., R. 4 E., S.B.B.F.M.

JUNE 1964 G.K. SANBORN LICENSED LAND SURVEYOR SCALE: 1"=100'



BEARINGS DERIVED FROM THE WEST LINE OF RECORD OF SURVEY 38,172, RIVERSIDE COUNTY RECORDS, BEING N. 0° 00' 05" W.

● DENOTES MONUMENTS FOUND AS SHOWN.

○ DENOTES CITY OF PALM SPRINGS STANDARD MONUMENTS SET.

2" x 2" REDWOOD STAKES SET AT ALL LOT CORNERS TAGGED L.S. 2344.

CURVE DATA

NO.	Δ	T	L
1	90°	20	31.42
2	53° 52' 31"	30	15.24 28.21
3	82° 36' 47"	20	17.57 28.84
4	138° 21' 27"	20	52.59 48.30
5	139° 59' 41"	20	54.94 48.87
6	49° 59' 41"	20	9.32 17.45
7	70° 31' 44"	25	17.68 30.77

NOT A PART OF THIS SUBDIVISION

N. 89° 53' 29" E 1310.66

FD. U.S.G.L.O. BRASS CAP. E. 1/4 COR. SEC. 26

LAHONTAN ROAD
SMOKE TREE RANCH NO. 2
M.B. 18/97-98

EAST LINE SEC. 26, T. 4 S., R. 4 E.

SUNRISE WAY 556.04
FD. 3/4" I.P. TAG L.S. 2344 PER R.S. 25/59

EAST PALM CANYON DRIVE

IN THE CITY OF PALM SPRINGS

TRACT NO. 3137

BEING A SUBDIVISION OF A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

AUGUST 1964 G. E. SANBORN LICENSED LAND SURVEYOR SCALE: 1" = 100'

PLANNING COMMISSION:

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 SEPT. 1964

W. J. Ister Secretary

CITY COUNCIL:

I Stanley Henry City Clerk and Ex-officio Clerk of the Council of the City of Palm Springs, State of California, hereby certify that said City Council at its regular meeting held on the 1st day of SEPT. 1964, duly approved the annexed map of Tract No. 3137 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 14th day of September 1964

Stanley Henry
City Clerk and Ex-officio Clerk of the City Council of the City of Palm Springs

CITY ENGINEERS CERTIFICATE:

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 the State law and Local ordinances have been complied with and I am satisfied that said map is technically correct. Dated this 22nd day of October 1964

Thomas W. Esen
City Engineer RG 11224

TAX COLLECTOR:

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 21st day of JANUARY 1964

By Gladys J. Stark Deputy
DONNA M. BOUER
COUNTY TAX COLLECTOR

TAX BOND:

~~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 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 _____ 1964~~

~~By _____ Deputy
DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS~~

FILED

ON JANUARY 25 1965
AT 2:30 PM
NO. 11773

W. D. BALOGH
COUNTY RECORDER
BY Law BU DEPUTY
FEE \$ 9.00
FILED BY City Clerk
SUB'D'N. G'TEE: T. I. & Tr. Co.

OWNER'S CERTIFICATE

The United States of America, as owner in fee of the land shown on the annexed map, in accordance with the Code of Federal Regulations, Title 25-Indians and Sunrise Estates Inc. as Lessee thereof and having some right, title and interest therein, are the only parties whose consents are necessary to execute and deliver any and all conveyances, leases, subleases, agreements and all acts necessary or incidental in and to said land and the development and improvement thereof. There is also included herewith no offer of dedication of any part of said land for public use by the United States of America.

THE UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

By Paul W. Hand
PAUL W. HAND DIRECTOR PALM SPRINGS OFFICE, BUREAU OF INDIAN AFFAIRS.

SUNRISE ESTATES INC. A CORPORATION

Lessee under lease from U.S. of A., Dept. of Interior, Bureau of Indian Affairs, No PLS-76, dated Oct. 5, 1962, and supplemental leases and assignments thereto, and we hereby offer for dedications to public use for street, highway, and public utilities, Lots 21" to "4" inclusive. We also reserve our lease hold interest in Lot 21" for hiking, land riding trail purposes.

By R. M. Meyers President And by Walter T. Koozin Secretary

UNITED CALIFORNIA BANK A CORPORATION

AS TRUSTEE under deed of trust, and we consent to the Lessee's dedications and reservations. RECORDED MAY 26-1964 BK 3703 PAGE 470 RIVERSIDE COUNTY.

By John H. Larson And by John H. Larson

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

On this 22nd day of Oct. 1964, before me, the undersigned, a notary public in and for said County and State, personally appeared, PAUL W. HAND, known to me to be director Palm Springs Office, Bureau of Indian Affairs, whose name is subscribed to the within instrument and acknowledge that he executed the same.

My commission expires 6-1-65
Alvin M. Stevens
Notary Public in and for said County and State

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

On this 26th day of October 1964, before me, the undersigned, a notary public in and for said County and State, personally appeared R. M. Meyers and Walter T. Koozin known to me to be the President and Secretary of Sunrise Estates Inc. the corporation that executed the within instrument of behalf of the corporation herein named and acknowledge to me that such corporation executed the within instrument pursuant to its by-laws or resolution of its Board of Directors. Witness my hand and official seal.

My Commission expires May 25, 1967
Virginia H. Keller
Notary Public in and for said County and State

SURVEYOR'S CERTIFICATE:

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, 1964, that all monuments shown hereby actually exist or will be in place within one year from date of recording of this map and that the monuments will be sufficient to enable the survey to be retraced and the survey is true and complete as shown.

Dated this 16th day of Sept. 1964

G. E. Sanborn
L.S. 2344

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } 55
COUNTY OF RIVERSIDE }

On this 13th day of DECEMBER 1964, before me, the undersigned, a notary public in and for said County and State, personally appeared A. H. THOMSEN and GOLDEN R. LARSON known to me to be the ASSISTANT SECRETARY and VICE PRESIDENT of United California Bank 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 acknowledge to me that such corporation executed the within instrument pursuant to its by-laws or resolution of its Board of Directors.

My commission expires MAY 24, 1967
Ed Canham
Notary Public in and for said County and State

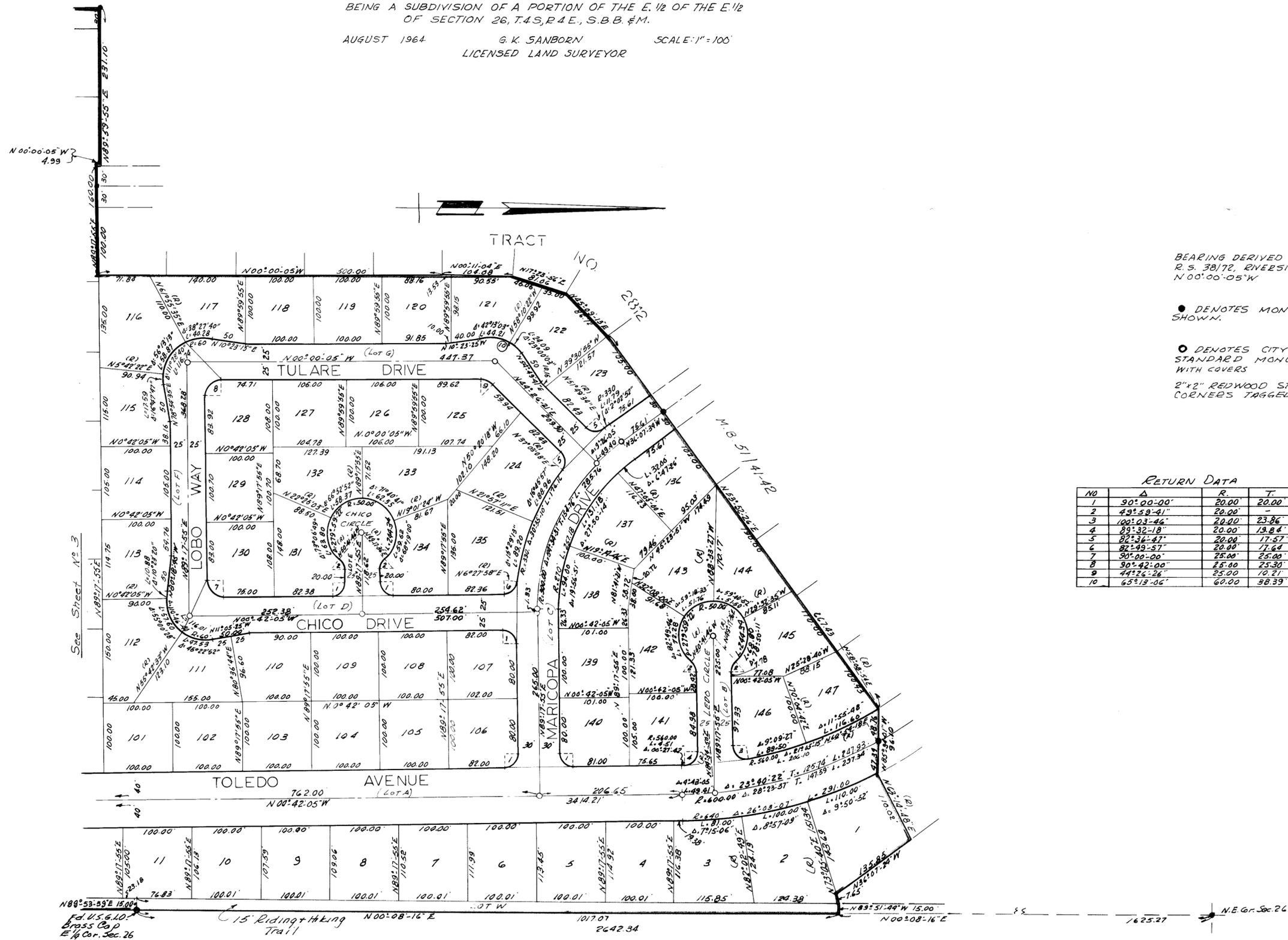


52/59

TRACT NO. 3137

BEING A SUBDIVISION OF A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T.4S, R.4E., S.B.B. & M.

AUGUST 1964 G. K. SANBORN SCALE: 1" = 100'
LICENSED LAND SURVEYOR



BEARING DERIVED FROM THE WEST LINE OF R. S. 38172, RIVERSIDE COUNTY RECORDS BEING N 00° 00' 05" W

● DENOTES MONUMENTS FOUND AS SHOWN.

○ DENOTES CITY OF PALM SPRINGS STANDARD MONUMENTS SET IN WELLS WITH COVERS

2"x2" REDWOOD STAKES SET AT ALL LOT CORNERS TAGGED L.S. 2344.

RETURN DATA

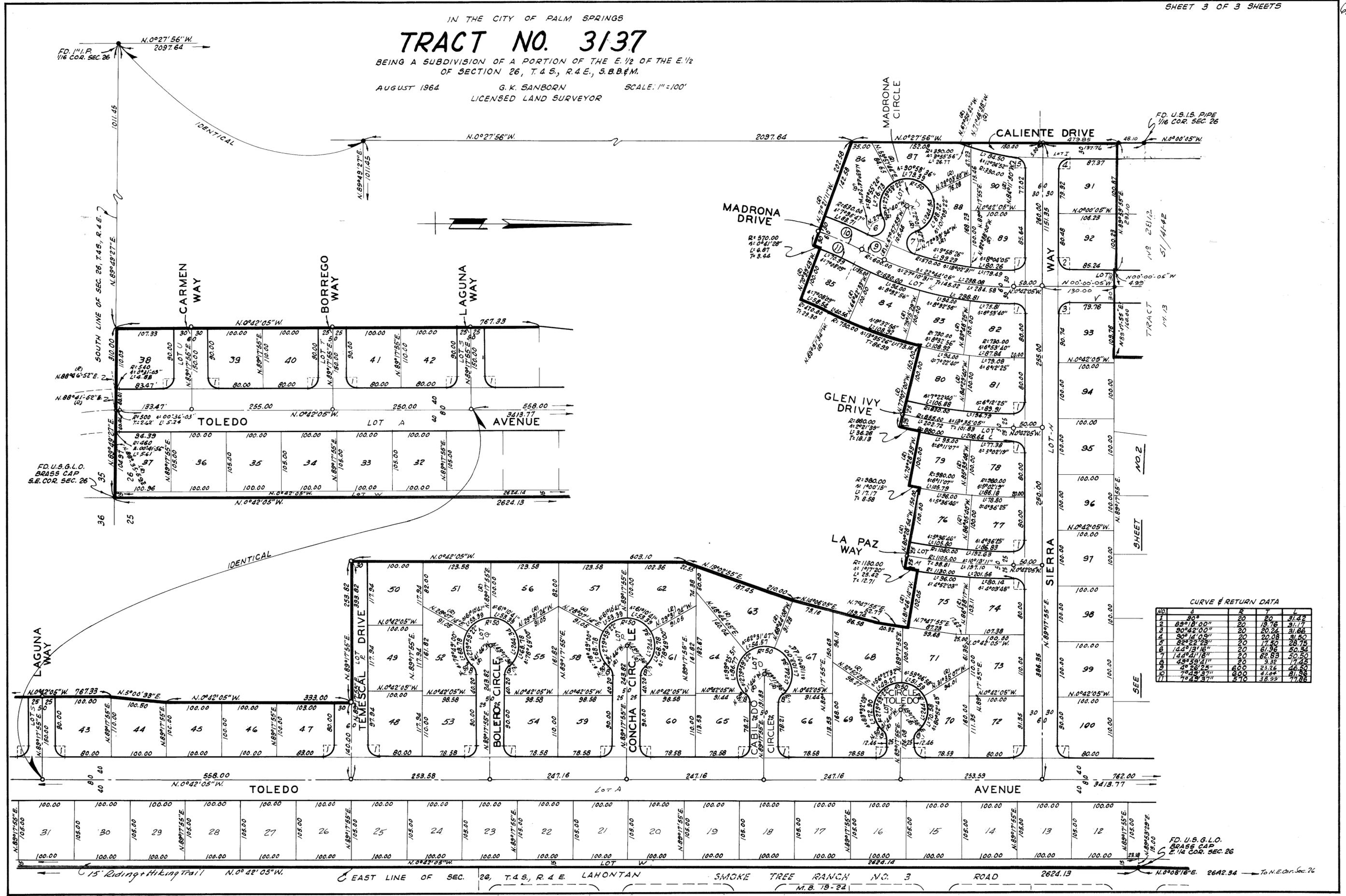
NO	Δ	R	T	L
1	90° 00' 00"	20.00	20.00	31.42
2	43° 58' 41"	20.00	-	17.45
3	100° 03' 46"	20.00	23.86	34.93
4	89° 32' 18"	20.00	19.84	31.25
5	82° 36' 47"	20.00	17.57	28.88
6	82° 49' 57"	20.00	17.64	28.91
7	90° 00' 00"	25.00	25.00	35.27
8	90° 42' 00"	25.00	25.30	39.58
9	44° 26' 26"	25.00	10.21	19.39
10	65° 18' 06"	60.00	38.39	68.30

IN THE CITY OF PALM SPRINGS

TRACT NO. 3137

BEING A SUBDIVISION OF A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S.B.B.&M.

AUGUST 1964 G. K. SANBORN
LICENSED LAND SURVEYOR SCALE: 1" = 100'



CURVE & RETURN DATA

NO.	A	R	T	L
1	90°	20	20	31.42
2	89°18'00"	20	19.76	31.17
3	90°42'00"	20	20.24	31.66
4	89°14'00"	20	17.50	28.75
5	89°22'29"	20	17.50	28.75
6	124°13'16"	20	61.94	50.54
7	144°41'18"	20	82.83	50.50
8	49°53'41"	20	9.39	7.45
9	7°22'24"	600	23.76	46.50
10	7°43'37"	600	41.64	81.90
11	7°43'37"	670	38.99	77.88

FD. U.S.G.L.O.
BRASS CAP
E. 1/4 COR. SEC. 26

NAME	Sunrise Estates	Map # 73
DATE	1964	
DEVELOPER	Alexander Construction Company	
BOUNDARY	Cul-de-sacs at Buttonwillow Circle and Cibola Circle, with six homes on Biskra Road and three on Cerritos (Tract 2809).	
ARCHITECT		
DEVELOPMENT HISTORY	<p>In 1964, the Alexanders developed Sunrise Estates, a 21-parcel development that included the cul-de-sacs at Buttonwillow Circle and Cibola Circle, with six homes on Biskra Road and three on Cerritos (Tract 2809). At \$19,900, homes in Sunrise Estates were at a lower price point than other Alexander Homes available during this period. The designs are based on the same floor plans as the Golf Club Estates homes.²³⁵ After the plane crash that killed the father and son development team, the brother of Robert Alexander's wife Helene, Sheldon L. Appel (1931-1999), oversaw the company's projects in progress.</p>	

²³⁵ James R. Harlan, *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, 2011, 52.

SUNRISE ESTATES
 AppB - 270
 2/27/64
 ROBERT ALEX.

49/
32

IN THE CITY OF PALM SPRINGS

TRACT NO. 2809

BEING A SUBDIVISION OF A PORTION OF THE S1/2 OF THE N1/2
 OF THE NW1/4 OF THE SW1/4 OF SECTION 12, T.4S., R.4E., S.B.B.M.

PHILIP ABRAMS
 REGISTERED CIVIL ENGINEER
 NOVEMBER 1963 SCALE: 1" = 100'

SHEET 1 OF 2 SHEETS
FILED
 ON FEBRUARY 27 1964
 AT 3:40 P.M.
 WILLIAM BALOGH
 COUNTY RECORDER
 BY James B. Vaughn
 FEE \$ 7.00
 NO. _____
 FILED BY County Clerk
 SUGAR: F.A.P.C.

TAX COLLECTOR

I hereby certify that according to the records of this office as to 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 collected as taxes now in arrears but not yet payable, which are estimated to be _____
 Dated this 27 day of February, 1964
 By Donna M. Bower Deputy County Tax Collector

CITY ENGINEERS CERTIFICATE

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 the state law and local ordinances have been complied with and I am satisfied that said map is technically correct.
Thomas W. Price RE 11231
 City Engineer

ACKNOWLEDGEMENT

State of California)
 County of Riverside)
 On this 27 day of February, 1964, before me, the undersigned Notary Public in and for the said County and State, personally appeared Robert Alexander known to me to be the Authorized Agent of the Co-Partnership that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said Co-Partnership and that Co-Partnership executed the same. Witness my hand and official seal

ENGINEERS CERTIFICATE

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 direction during NOVEMBER, 1963. That all monuments shown hereon actually exist or will be in place one year after the date of recording of this map and will be of the character and occupy the positions indicated. That said monuments are sufficient to enable the survey to be readily retraced and that the survey is true and complete as shown.
Philip Abrams
 Registered Civil Engineer 8821

PLANNING COMMISSION

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 18 day of Dec., 1963.
W. A. Foster Secretary

Notary Public in and for said County and State
 My Commission Expires _____

TAX BOND

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 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 27 day of February, 1964
 By Donald D. Sullivan Deputy County Clerk and Ex-Officio Clerk of Board of Supervisors

OWNERS CERTIFICATE

We hereby certify that we are the owners of 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 the public use for street purposes, lots "A" to "E" inclusive, and for the construction and maintenance of "G" and "R" public utilities easements, shown on this map.

Stanley Henry, 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 10 day of Feb., 1964 duly approved the annexed map of Tract No. 2809 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 27 day of Feb., 1964

Stanley Henry
 City Clerk and ex-officio clerk of the City Council of the City of Palm Springs

SUNRISE ESTATES, A CO-PARTNERSHIP

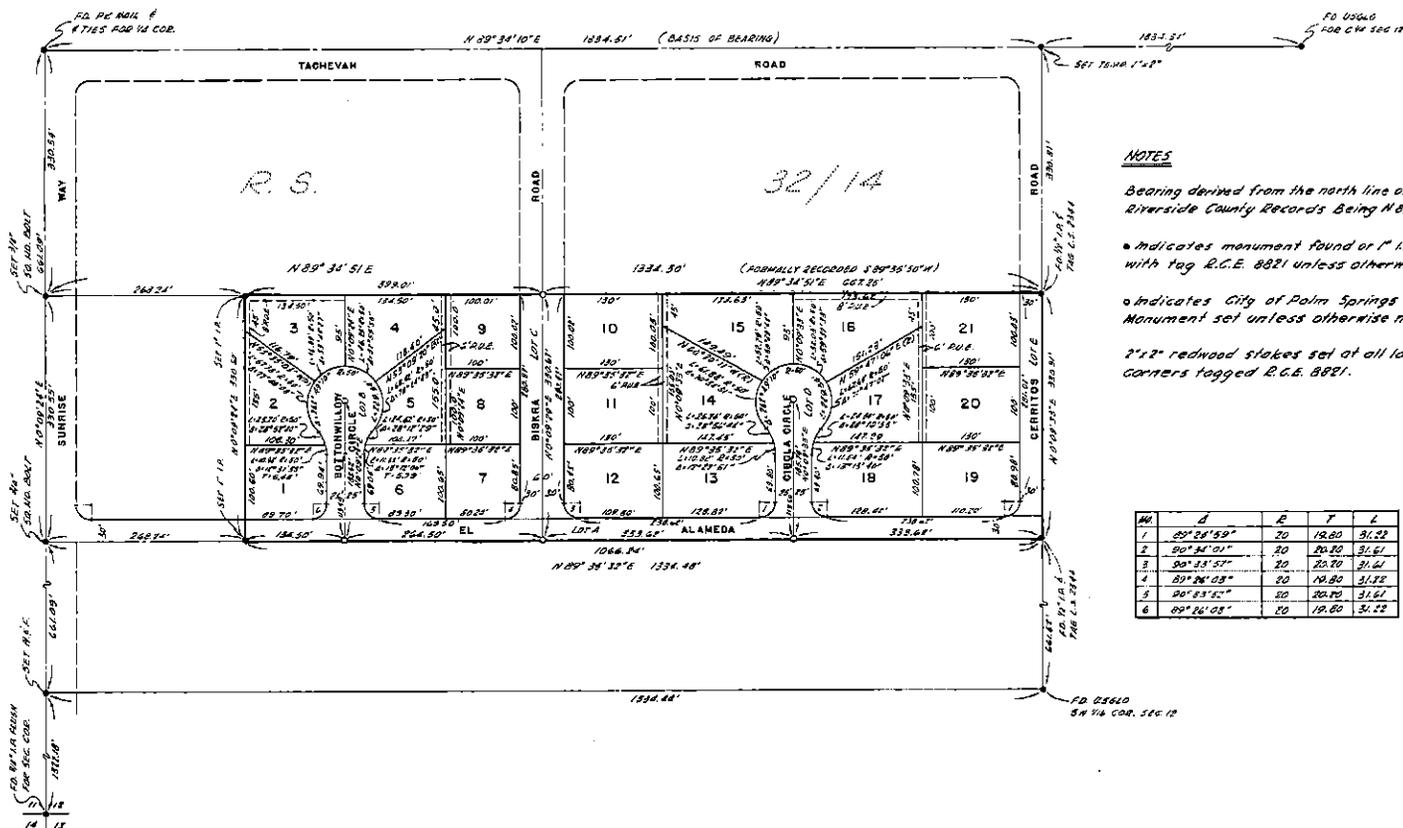
By: MT
 Authorized Agent

IN THE CITY OF PALM SPRINGS

TRACT NO. 2809

BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE N 1/2
OF THE NW 1/4 OF THE SW 1/4 OF SECTION 12, T.4 S., R.4 E., S.B.B.&M.

PHILIP ABRAMS
REGISTERED CIVIL ENGINEER
NOVEMBER 1963 SCALE: 1" = 100'



NOTES

Bearing derived from the north line of R.S. 36/14 Riverside County Records Being N 89° 34' 10\"

• Indicates monument found or I.P. set with tag R.C.E. 8821 unless otherwise noted.

◦ Indicates City of Palm Springs Srd. Monument set unless otherwise noted.

2\"

NO	A	E	T	L
1	29° 28' 59\"	20	19.80	31.22
2	30° 34' 01\"	20	20.80	31.61
3	30° 33' 57\"	20	20.70	31.61
4	30° 36' 03\"	20	19.80	31.22
5	30° 33' 52\"	20	20.70	31.61
6	30° 26' 05\"	20	19.80	31.22

NAME	Southridge Estates	Map # 74
DATE	1965	
DEVELOPER	E. Allan Petty, Richard E. Rahn, William Anable	
BOUNDARY	Southridge Drive, just south of E Palm Canyon Drive	
ARCHITECT		
DEVELOPMENT HISTORY	<p>During the 1960s, Southern California residential development turned to the hillsides. As flat, convenient parcels became scarcer and engineering advances made hillside development more feasible and economical, developers increasingly looked to the hills for property. The views associated with hillside properties also made these sites more desirable for homebuilders and buyers. Southridge Estates capitalized on these trends to create an exclusive neighborhood for an elite group of Palm Springs residences. On land sold to them by realtor Russell Wade, developers E. Allan Petty, Richard E. Rahn, and William Anable established the twenty-two parcel tract (Tract 2928) in January of 1965. A burgeoning Palm Springs population had made the traditional privacy afforded the wealthy and famous residents of Palm Springs harder to manage. As a result, the guard-gated Southridge Estates appealed to those residents seeking maximum privacy.</p> <p>Advertisements for the community, which appeared exclusively in local media like the <i>Palm Springs Villager</i>, touted the “view of Palm Springs and the Coachella Valley unequaled anywhere in the desert...underground utilities, A-1 engineering of the streets and lots and proper deed restrictions.”²³⁶ The first home constructed in Southridge was the Max Stoffel Residence (1961-62, Ross Patton and Duke Wild). According to the <i>Desert Sun</i>, Patton and Wild, general contractors, were “appointed by owners Richard Rahm, Alan Petty and William Anable to design and build Southridge Homes.”²³⁷</p>	

²³⁶ Ad for Southridge, *Palm Springs Life*, December 14, 1960.

²³⁷ “Untitled,” *Desert Sun*, November 3, 1961, no page.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

IN THE CITY OF PALM SPRINGS
TRACT 2928

SHEET 1 of 2

FILED
On January 7, 1965
At 9:00 AM.
M. D. BLOCH
County Recorder
By Debra R. Young
Deputy
Fee \$ 3.00
No
Filed by P. J. Clark
Sub Area: T. 1. T. C.

A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SEC 25 T. 4 S. R. 7 E. S. 34 N. M.
FRANK HAMERSCHLAG C.E. SCALE 1"=100' JULY, 1964

ENGINEER'S CERTIFICATE

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 July, 1964; that all monuments shown herein actually exist or will be in place within one year of recording of this map, and their positions are correctly shown and are sufficient to enable the survey to be retraced and that the survey is true and complete as shown.

Frank Hamerschlag
Registered Civil Engineer No 8630

OWNER'S CERTIFICATE

We hereby certify that we are the owners of the land included within the subdivision shown on the annexed map and we are the only persons whose consent is necessary to give a clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the two (2) sheets, and that we are retained as private streets for the benefit of all the lot owners within the subdivision; their respective licenses, vendors records, and servants, and successive owners of the same as shown on said map within said subdivision and their respective licenses, vendors records, and servants; and SOUTH RIDGE DEVELOPMENT COMPANY, a limited partnership, we hereby dedicate to the City of Palm Springs, a fee public over a right-of-way strip the 25 foot easement shown Lots 19 and 20 as shown on said map, and recognizing the fact that the precipitous slopes existing within the area designated will have such trail down from to time and from place to place, to be located beyond the boundaries indicated and unreasonably difficult to properly delineate, we do hereby and that at no time will we act to interfere with the use of said trail for its intended purposes.

SOUTH RIDGE DEVELOPMENT COMPANY, a limited partnership
Richard C. Egan, William Deakle, and Alan Petty
RICHARD C. EGAN, WILLIAM DEAKLE, and ALAN PETTY
Partners

(Owner of Lot 2 only)

TRUSTEES CERTIFICATE

Financial Federation, Inc., a Delaware corporation, trustee under deed of trust.

By Richard C. Egan, Trust Officer

ACKNOWLEDGEMENT

STATE OF CALIFORNIA, ss.
COUNTY OF RIVERSIDE, ss.

On this 1st day of December, 1964, before me the undersigned, a Notary Public in and for said County and State, personally appeared Richard C. Egan, William Deakle, and Alan Petty and 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.

Barbara McMillan
Notary Public in and for said State and County

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA, ss.
COUNTY OF RIVERSIDE, ss.

On this 1st day of December, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard C. Egan, William Deakle, and Alan Petty 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 herein named, and acknowledged to me that such corporation executes the same.

Barbara McMillan
Notary Public in and for said County and State
My Commission expires January 19, 1967

TAX COLLECTOR'S CERTIFICATE

I hereby certify that according to the records of this office as of this date there are no taxes 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.

Dated December 17, 1964
Debra R. Young Deputy
Debra R. Young, County Tax Collector

CITY ENGINEER'S CERTIFICATE

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.

By Harold W. Gamm City Engineer
Date 12/15/64

PLANNING COMMISSION'S CERTIFICATE

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 11th day of November, 1964.

By Harold W. Gamm Secretary

CITY COUNCIL'S CERTIFICATE

I, Harold W. Gamm, 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 22nd day of November, 1964 duly approved the annexed map consisting of two (2) sheets of Tract 2928, and I am the undersigned and the official seal of the City of Palm Springs this 1st day of December, 1964.

Harold W. Gamm
City Clerk and ex-officio Clerk of the City Council of the City of Palm Springs

NOTARY ACKNOWLEDGMENT

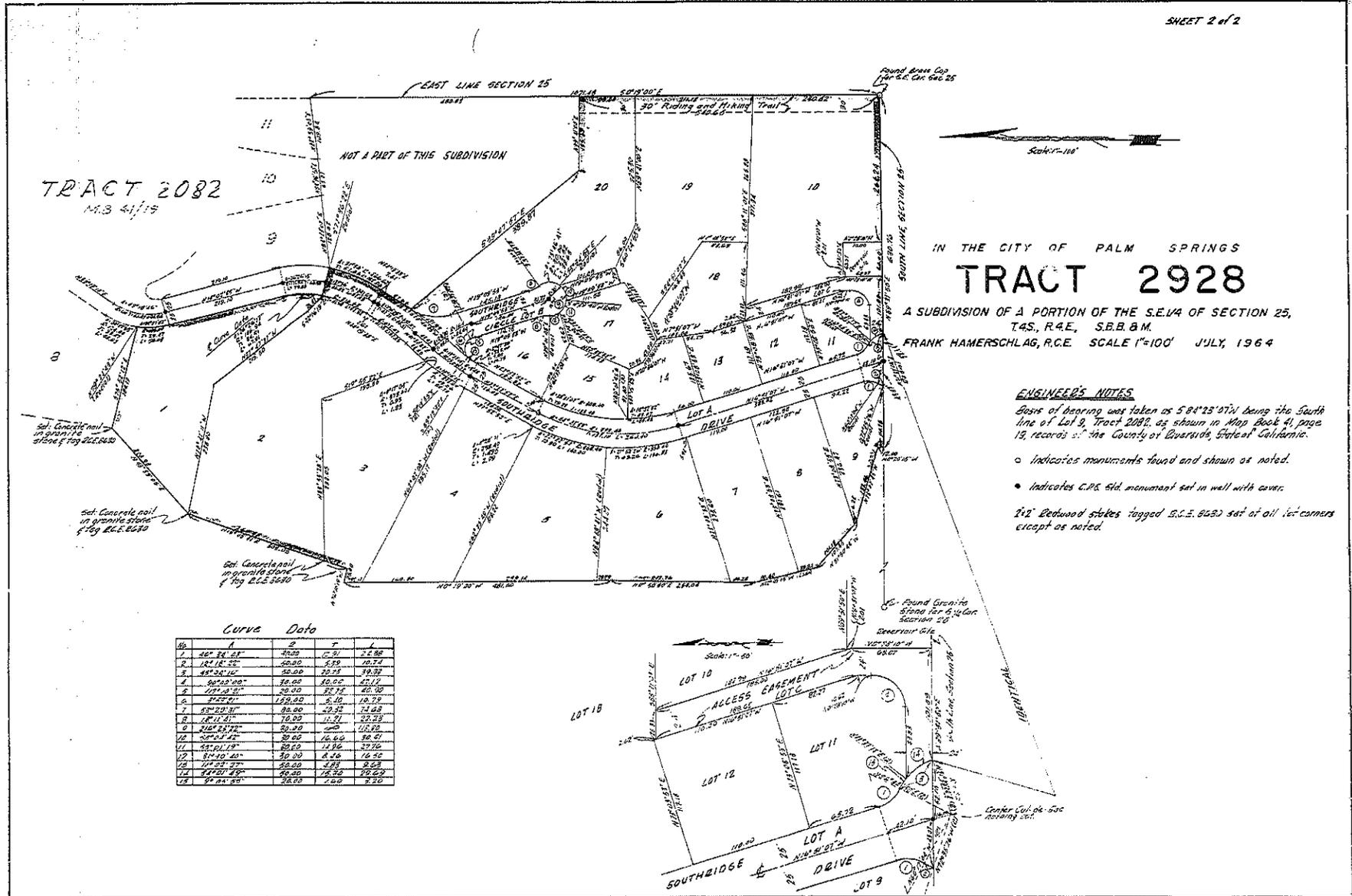
STATE OF CALIFORNIA, ss.
COUNTY OF RIVERSIDE, ss.

On January 6, 1965 before me, the undersigned, a Notary Public in and for said State, personally appeared Barbara McMillan known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal
Signature Barbara McMillan
Notary Public in and for said County and State

52/47

SHEET 2 of 2



TRACT 2082
M.B. 41/17

IN THE CITY OF PALM SPRINGS

TRACT 2928

A SUBDIVISION OF A PORTION OF THE S.E.1/4 OF SECTION 25,
T4S, R4E, S.B.B. & M.
FRANK HAMERSCHLAG, R.C.E. SCALE 1"=100' JULY, 1964

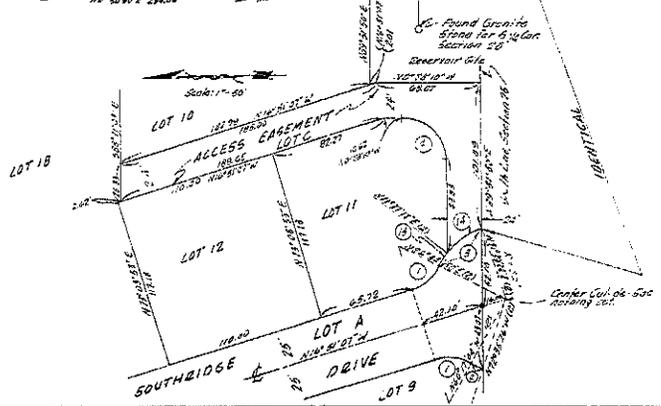
ENGINEER'S NOTES

Basis of bearing was taken as $S 84^{\circ} 23' 07'' W$ being the South line of Lot 9, Tract 2082, as shown in Map Book 41, page 19, records of the County of Riverside, State of California.

- o Indicates monuments found and shown as noted.
 - Indicates C.P.S. 5th. monument set in wall with cover.
- 2x2 Redwood stakes tagged S.C.E. 5423 set at all lot corners except as noted.

Curve Data

St. No.	A	B	T	L
1	46° 24' 28"	40.00	17.51	22.88
2	182° 18' 22"	50.00	8.39	10.74
3	48° 24' 16"	30.00	10.78	19.37
4	90° 23' 10"	30.00	10.00	17.17
5	107° 10' 18"	20.00	10.78	16.10
6	155° 01'	150.00	6.10	10.78
7	87° 22' 31"	80.00	22.32	14.68
8	18° 12' 31"	70.00	11.71	12.23
9	142° 24' 18"	30.00	10.00	10.00
10	20° 10' 12"	30.00	10.60	10.61
11	55° 01' 19"	20.00	12.96	22.70
12	17° 19' 40"	30.00	8.46	16.50
13	107° 23' 22"	20.00	11.71	8.46
14	24° 20' 29"	20.00	16.30	22.62
15	91° 04' 58"	20.00	2.60	7.20



41/19

TRACT NO. 2082

Being a subdivision of a portion of Government Lots 4 and 5, Section 25, T4 S, R4E, S.B.B. and M.

G.K. Sanborn
Licensed Land Surveyor
August 1960 Scale 1"=100'

H.J.R.
Notary Seal

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.

Philip Abrams 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 August 1960, that all monuments shown hereon actually exist or will be in place one year after recording of this map.

William L. S. 2344
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 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 Records, are a lien against the property but not yet payable.

Dated this _____ day of _____ 1960
by G.A. PEGUEGNAT Deputy,
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 property shown on the annexed map for unpaid State, County, Municipal or local or special assessments collected as taxes.

Dated this _____ day of _____ 1960.
by Donna M. Bouer Deputy,
County Tax Collector

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
ON NOVEMBER 22, 1960, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JACK A. ROSS, KNOWN TO ME TO BE THE VICE PRESIDENT AND JOHN J. HOSCH, KNOWN TO ME TO BE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, 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 WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL
Henry J. Romeo, Jr.
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
Henry J. Romeo, Jr.

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 this map and subdivision as shown within the blue border line, Lots A and B are retained as private streets for the benefit of all the lot owners within the subdivision, their respective licensees, visitors, tenants, and servants, and successive owners of lots shown on said map within said subdivision and their respective licensees, visitors, tenants and servants, and Richard E. Rahn, William Anable and E. Alan Petty; and their successors and assigns.

Richard E. Rahn William Anable E. Alan Petty
R. E. RAHN WILLIAM ANABLE E. ALAN PETTY
SOUTHLAND ESCROW CORPORATION TRUSTEE UNDER DEED OF TRUST
STATE OF CALIFORNIA) S.S. BY Richard E. Rahn BY William Anable
COUNTY OF RIVERSIDE) VICE PRESIDENT VICE PRESIDENT

On this _____ day of _____ 1960, before me the undersigned a Notary Public in and for said County and State personally appeared R. E. RAHN, WILLIAM ANABLE, E. ALAN PETTY and 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.

Shirley Henry
Notary Public in and for said State and County
SHIRLEY HENRY

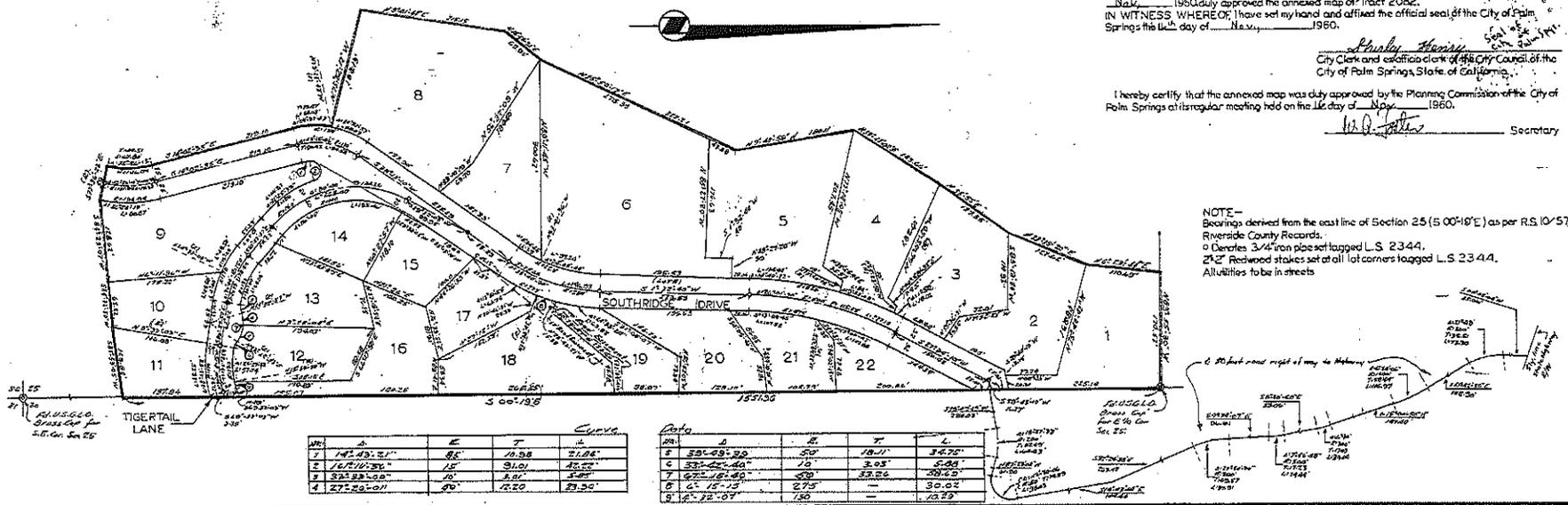
FILED
100351
No. 1122 A.M.
at 11:22 A.M.
JACK A. ROSS
County Clerk
by William L. S. 2344
Fee \$52
Filed by: P.T.I.C.
Subst. Fee: P.T.I.C.
Filed On: Nov. 25, 1960

I Shirley Henry, 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 _____ 1960, duly approved the annexed map of Tract 2082.
IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the City of Palm Springs this _____ day of _____ 1960.

Shirley Henry
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 Planning Commission of the City of Palm Springs at its regular meeting held on the _____ day of _____ 1960.
W.D. Gates Secretary

NOTE -
Bearings derived from the east line of Section 25 (S 00°18'E) as per R.S. 10°57, Riverside County Records.
o Corners 3/4" iron pipe set tagged L.S. 2344.
2x2" Redwood stakes set at all lot corners tagged L.S. 2344.
All utilities to be in streets



NAME	Orchid Tree Lane	Map # 75
DATE	1966	
DEVELOPER	Howard P. Lapham	
BOUNDARY	Orchid Tree Lane between Alejo Road and Amado Road	
ARCHITECT		
DEVELOPMENT HISTORY	<p>In 1966 noted local designer Howard P. Lapham (1905-2008) subdivided a single street of single-family residences on Orchid Tree Lane between Alejo Road and Amado Road.²³⁸ Orchid Tree Lane Estates consisted of 22 parcels of three- and four-bedroom, two- and three-bathroom plans with family room.²³⁹ These “All-Electric Homes” were marketed as part of Southern California Edison’s initiative to encourage electricity-driven living during the 1960s and featured in their advertising in 1967-68. Orchid Tree Lane Estates homes featured all-electric kitchens and air conditioning.</p> <p>The exact number of original elevation designs is currently unknown, however, the homes were marketed in ads as “individually styled.”²⁴⁰ The Mid-Century Modern, post-and-beam model home – the “Patio Home” – was located at 314 Orchid Tree Lane.</p>	

²³⁸ Pending additional research to confirm whether Lapham also provided the designs for the residences in the subdivision, and whether they were custom or tract homes.

²³⁹ “Southern California Edison Ad,” *Redlands Daily Facts*, December 29, 1967, 7.

²⁴⁰ Advertisement, *Desert Sun*, January 19, 1967.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

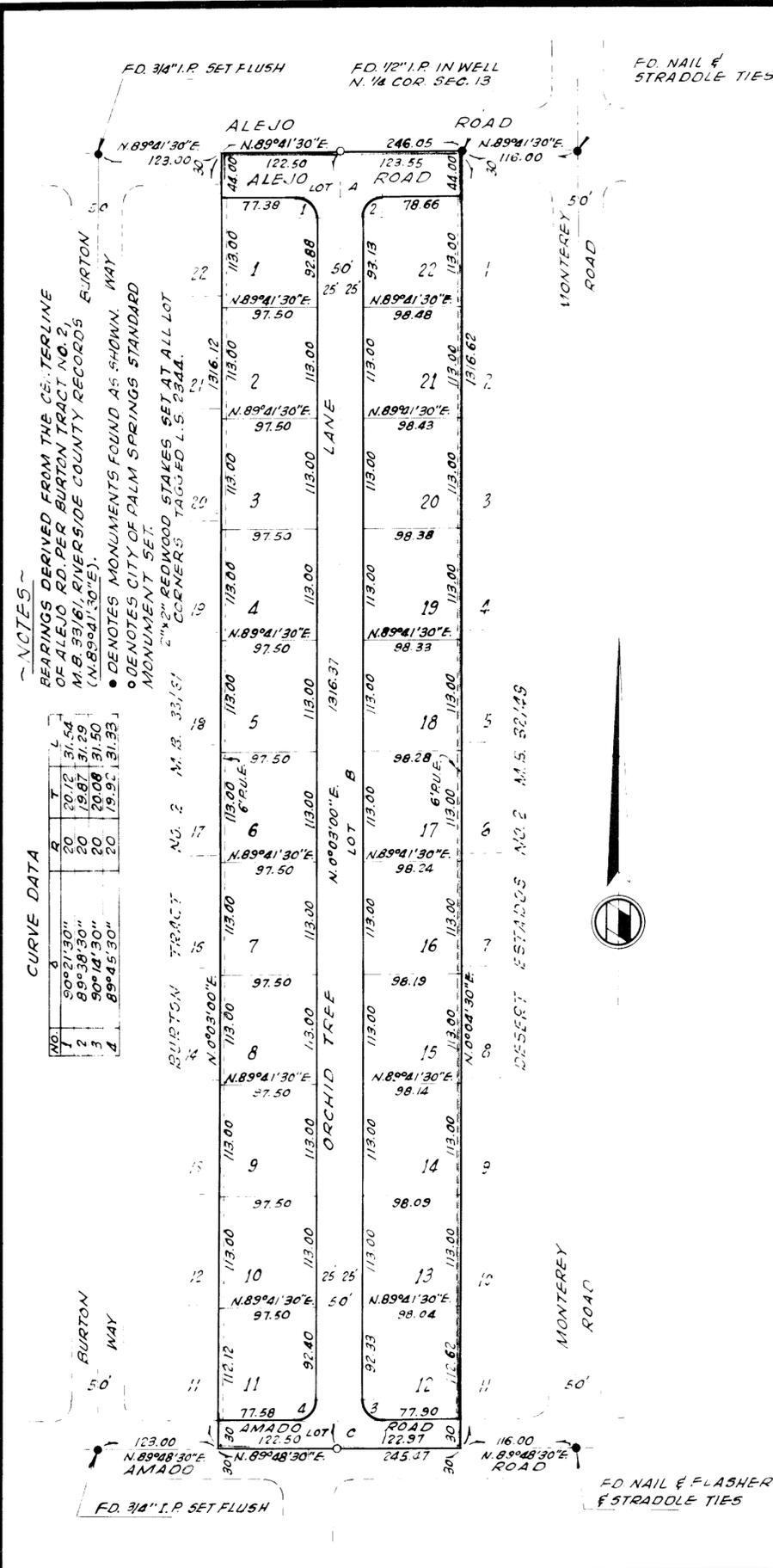
HISTORIC RESOURCES GROUP

TRACT NO. 3363

BEING A SUBDIVISION OF A PORTION OF LOT 5, IN SECTION 13, T.4S., R.4E., S.B.B.E.M. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP OF PALM VALLEY COLONY LANDS ON FILE IN BOOK 14, PAGE 652 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

AUGUST 1965 G.K. SANBORN LICENSED LAND SURVEYOR SCALE 1"=100'

FILED ON JANUARY 18 1966 AT 2:30 pm WILLIAM BALOGH COUNTY RECORDER BY *Ann Bligh* FEE \$ 5.00 NO. FILED BY City Clerk Sub. Gtee. T.I. & T. Co.



PLANNING COMMISSION CERTIFICATE:

I HEREBY CERTIFY THAT THE ANNEXED MAP WAS DULY APPROVED BY THE PLANNING COMMISSION OF CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 15TH DAY OF DECEMBER 1965.
Richard J. Smith SECRETARY

CITY CLERK CERTIFICATE:

I E.D. ALESHIRE 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 DECEMBER 1965, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 3363 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 13TH DAY OF JANUARY 1966.
E.D. Aleshire
CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS.

CITY ENGINEER CERTIFICATE:

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 THE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.
DATED THIS 14TH DAY OF JANUARY 1966.
James W. Green
CITY ENGINEER R.E. 11236

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING AUGUST 1965, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
DATED THIS 18TH DAY OF NOVEMBER 1965.
G.K. Sanborn
L.S. 2344

TAX COLLECTOR'S CERTIFICATE:

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 COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE
DATED THIS 17TH DAY OF JANUARY 1966
Donna Bouer Babcock DEPUTY COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE:

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 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, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.
DATED THIS _____ DAY OF _____ 1965.
BY _____ DEPUTY COUNTY CLERK AND EX-OFFICIO CLERK OF BOARD OF SUPERVISORS

OWNER'S CERTIFICATE:

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, AND WE HEREBY OFFER FOR DEDICATION TO THE PUBLIC USE FOR STREET PURPOSES, LOTS "A" TO "C" INCLUSIVE, AND FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES THE 6 FOOT EASEMENTS, AS SHOWN ON THIS MAP, AS 6' P.U.E.

by *Howard P. Lapham* HOWARD P. LAPHAM
by *Rita W. Lapham* RITA W. LAPHAM
PRESS CONSTRUCTION CO. INC., a Calif. Corporation
by *W. Warren Collier* PRES. by *Carol S. Watts* SECY.

NOTARY CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
ON THIS 14TH DAY OF JANUARY 1966, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HOWARD P. LAPHAM AND RITA W. LAPHAM 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.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES JAN 15, 1969
L.M. Chernick
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } S.S.
ON THIS 17TH DAY OF JANUARY 1966, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *Warren Collier* AND *Carol D. Watts* KNOWN TO ME TO BE THE *Pres.* AND *Secy.* OF PRESS CONSTRUCTION CO., 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 WITHIN INSTRUMENT PURSUANT TO ITS BY LAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES JAN 15, 1969
L.M. Chernick
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NAME	Canyon Estates	Map # 76
DATE	1969	
DEVELOPER	Roy Fey	
BOUNDARY	Sierra Way to the north, Via Estrella to the south, Toledo Avenue to the east, and Caliente Drive to the west.	
ARCHITECT	Charles E. DuBois	
DEVELOPMENT HISTORY	<p>Noted Palm Springs developer Roy Fey capitalized on the trend of residential golf course communities with Canyon Estates (1969-1972, Charles E. DuBois). The \$21 million joint venture included the Wallace Moir Group, Roy Fey Construction Co., and the Great-West Life Assurance Company of Canada.²⁴¹ The development included the construction of a 9-hole, 3-par executive golf course (designed by Frank Hughes), tennis courts, clubhouse, eleven swimming and therapeutic pools, and landscaped medians. Residential options included attached condominium units on the fairway as well as off-course lots for custom homes.²⁴²</p> <p>The 173 condominium units consisted of attached, semi-attached, and stand-alone units. Designs included a two-bedroom, two bath and a three-bedroom, two bath model with a choice of six floor plans. They were developed in six units from the southern portion of the development northward.²⁴³ The units are attached at the carport for maximum privacy. Two basic exterior designs dominate the development with variations in stone and masonry to differentiate one design from the other. Five masonry types are featured: lava stone, grey flagstone, a cream-colored flagstone, large slump brick, and brick. These treatments reflected the development's four exterior styles: Spanish, Polynesian, Contemporary and Desert Contemporary.²⁴⁴ Each design featured a raised flat-roofed or gabled clerestory window section that provided interior light, views to the mountains and an interesting visual cadence to the neighborhood. Model homes for Canyon Estates were located on the south side of Canyon Estates Drive at the entrance to the development.²⁴⁵</p> <p>As part of Canyon Estates, Fey also offered a limited number of "executive homes." Although not directly adjacent to the fairways, these three-, four-, or five-bedroom single-family residences offered all the amenities of Canyon Estates membership with walled lots for added privacy. These homes were on land directly adjacent to the Canyon Estates Condominiums to the north and east (Tracts 3137 and 2812). Two models for this part of the development still stand at 1937 Toledo Avenue (1970) and 1596 Canyon Estates Drive (1974).²⁴⁶ The concept of the executive home merges condominium-style amenities with the single-family residence. The owner enjoyed all the advantages of condominium ownership including exterior maintenance and upkeep for the structure as well as the use of the nearby clubhouse, gymnasium, golf course, and tennis courts for payment of a monthly fee.</p>	

²⁴¹ "Moir Group Record Set During 1969," *Los Angeles Times*, April 12, 1970.

²⁴² Ad for Roy Fey's Canyon Estates, undated, www.pscanyonestates.com/history/ (accessed November 2014).

²⁴³ The number of units is inconsistent with newspaper information that suggests that by June of 1975, 246 of the constructed 254 condominiums had been purchased.

²⁴⁴ "New Residential Complex in Palm Springs," *The Desert Sun*, April 30, 1970, 14.

²⁴⁵ Canyon Estates Ad, *Palm Springs Life*, December 1969, 30.

²⁴⁶ The architect(s) of these residences is unknown at this time.

FINAL DRAFT-FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

	<p>In 1975, Fey expanded the development of his executive homes even further to include 26 homes in the area north of Laverne Way as Canyon Vista Estates (Tract 6839). The model home featured in advertising still stands at 1642 La Verne Way (1976).²⁴⁷</p>
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²⁴⁷ Architect unknown at this time.

IN THE CITY OF PALM SPRINGS

TRACT NO. 3955

BEING A RESUBDIVISION OF LOTS J, 86 TO 90 INCLUSIVE OF TRACT NO. 3J37 AS RECORDED IN MAP BOOK 52 PAGES 58, 59 AND 60, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1 2 OF THE E. 1 2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

MARCH 1971
WEBB ENGINEERING, INC.

SHEET 1 OF 3 SHEETS

FILED

ON July 1 - 1971
AT 10:45 A.M.
NO. 71952
W. D. BALOGH - County RECORDER
BY Ann Blough DEPUTY
FEE \$9.00
FILED BY City Clerk
Sub. Gtec By - S.T.I.Co.

PLANNING COMMISSION'S CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXED MAP OF TRACT NO. 3955 WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 20th DAY OF JANUARY 1971, AND THE TENTATIVE MAP OF SAID TRACT WAS APPROVED JANUARY 20, 1971

Richard J. Smith
SECRETARY

CITY CLERK'S CERTIFICATE

~~I, F. D. ALESBERRY~~ 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 28 DAY OF June 1971, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 3955.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 28 DAY OF June 1971

Richard J. Smith
CITY CLERK AND EX-OFFICIO CLERK
OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 3955, CONSISTING OF 3 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 21st DAY OF June 1971

James W. Egan R.C.E. 11236
DIRECTOR OF PUBLIC WORKS

TAX COLLECTOR'S CERTIFICATE

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 30 DAY OF JUNE 1971 DONNA BOUER BABCOCK
BY Arnold M. Larsen DEPUTY COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

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, 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 1971

BY DEPUTY COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA THAT THIS MAP CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING FEBRUARY 1971. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND SUBDIVISIONS AS IS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED THIS 26th DAY OF MARCH 1971

Robert Webb
CIVIL ENGINEER, R.C.E. 11842

WE THE UNDERSIGNED BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, AND THE RECORD HOLDERS OF SECURITY INTERESTS THEREIN HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE COLORED BORDERLINE PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE. LOT NO. 34 15 HEREBY DESIGNATED "RECREATION AREA" AND STRUCTURES ERECTED THEREON SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS.

OWNER'S CERTIFICATE

THE UNITED STATES OF AMERICA DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS
BY Seaman Hobbs DIRECTOR, PALM SPRINGS OFFICE

THE GREAT-WEST LIFE ASSURANCE COMPANY,

A CANADIAN CORPORATION

LESSEE UNDER LEASES PSL-122 AND 123, DATED JUNE 17, 1969, FROM VYOLA OLINGER ORTNER GUARDIAN OF THE ESTATE OF BENITA JOYCE OLINGER, ALLOTTEE NO. PS-72 AND ESTHER VOORHEES AND LAWRENCE VOORHEES GUARDIAN OF THE ESTATE OF DIANE KAREN VOORHEES, ALLOTTEE NO. PS-74, RESPECTIVELY.

BY M. E. McLeod BY

NOTARY CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
ON THIS 22 DAY OF June 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Graham Holmes KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES May 3, 1975

Cecilia F. Morgan
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY CERTIFICATE

CANADA
PROVINCE OF MANITOBA
ON THIS 14th DAY OF September 1970, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID PROVINCE RESIDING THEREIN, DULY APPOINTED AND SWORN PERSONALLY APPEARED M. E. McLeod AND J. B. Ainslie TO ME PERSONALLY KNOWN, AND TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT WHO BEING BY ME DULY SWORN, DID EACH FOR HIMSELF SAY THAT THEY ARE AUTHORIZED SIGNATORIES OF The Great-West Life Assurance Company THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT, AND THE SEAL AFFIXED TO THE SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID M. E. McLeod AND J. B. Ainslie SIGNED AND SEALED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND BEFORE ME SAID M. E. McLeod AND J. B. Ainslie ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED AS THE OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID PROVINCE OF MANITOBA

IN THE CITY OF PALM SPRINGS

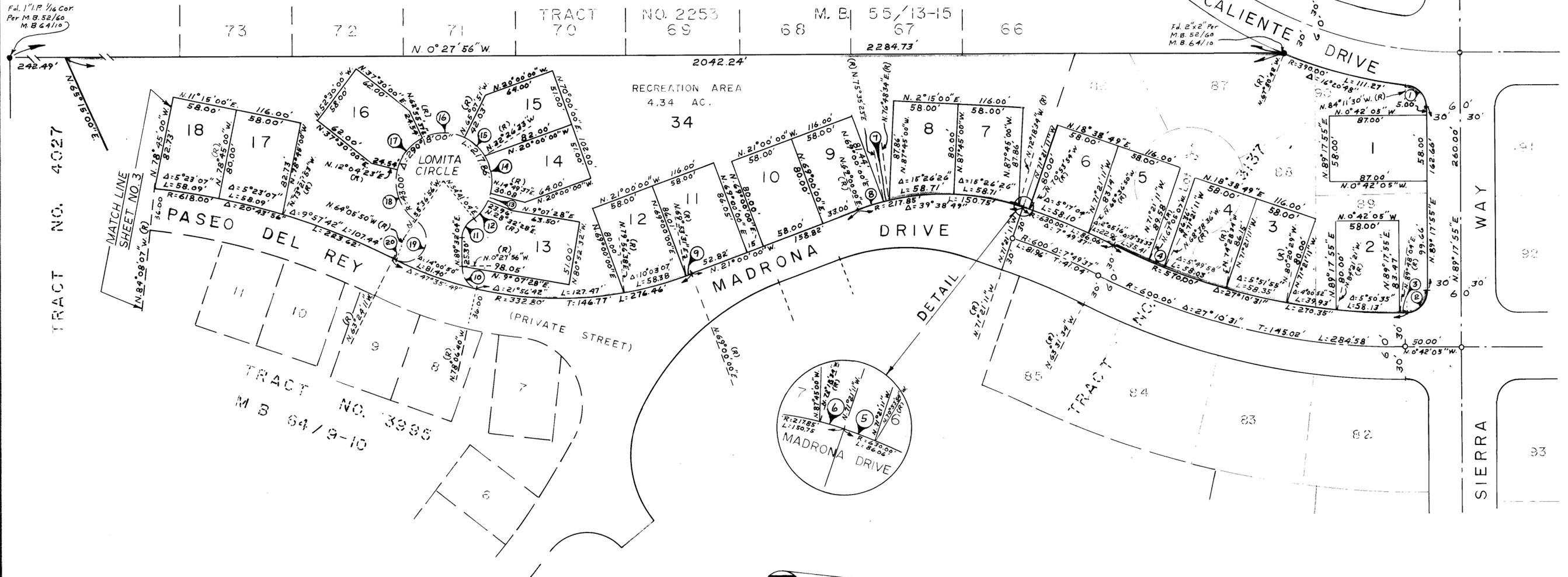
SHEET 2 OF 3 SHEETS

TRACT NO. 3955

BEING A RESUBDIVISION OF LOTS J, 86 TO 90 INCLUSIVE OF TRACT NO. 3137 AS RECORDED IN MAP BOOK 52 PAGES 58, 59 AND 60, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M. SCALE: 1"=60'

WEBB ENGINEERING, INC.

Pl. 1" I.P. 1/4 Cor.
Per M.B. 52/60
M.B. 64/10



ENGINEER'S NOTES

BEARINGS DERIVED FROM THE WEST LINE OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., AS SHOWN ON MAP OF TRACT NO. 3137, M.B. 52/58-60—BEING N. 00°27'56" W.

- DENOTES MONUMENTS FOUND AS PER TRACT NO. 3137, M.B. 52/58-60
 - DENOTES MONUMENTS FOUND AS SHOWN
- 2" X 2" REDWOOD STAKES TAGGED R.C.E. 11842 SET AT ALL LOT CORNERS

No	Δ	R	T	L
1	82°22'23"	20.00	17.50'	28.75'
2	90°00'00"	20.00	20.00'	31.42'
3	0°30'09"	570.00'	2.50'	5.00'
4	1°33'29"	570.00'	7.75'	15.50'
5	0°27'17"	630.00'	2.50'	5.00'
6	0°57'23"	217.85'	1.82'	3.64'
7	1°13'11"	217.85'	2.32'	4.64'
8	6°35'23"	217.85'	12.54'	25.06'
9	0°53'31"	332.80'	2.59'	5.18'
10	77°38'44"	20.00	16.09'	27.10'

No	Δ	R	T	L
11	55°09'00"	20.00	10.44'	19.25'
12	26°08'36"	43.00'	9.98'	19.62'
13	13°42'51"	43.00'	5.17'	10.29'
14	47°16'10"	43.00'	18.82'	35.48'
15	32°41'18"	43.00'	12.61'	24.52'
16	51°56'32"	43.00'	20.95'	38.98'
17	50°51'14"	43.00'	20.44'	38.17'
18	67°41'19"	43.00'	28.83'	50.80'
19	171°31'06"	20.00'	269.72'	59.87'
20	0°41'39"	332.80'	2.02'	4.03'

IN THE CITY OF PALM SPRINGS

SHEET 3 OF 3 SHEETS

TRACT NO. 3955

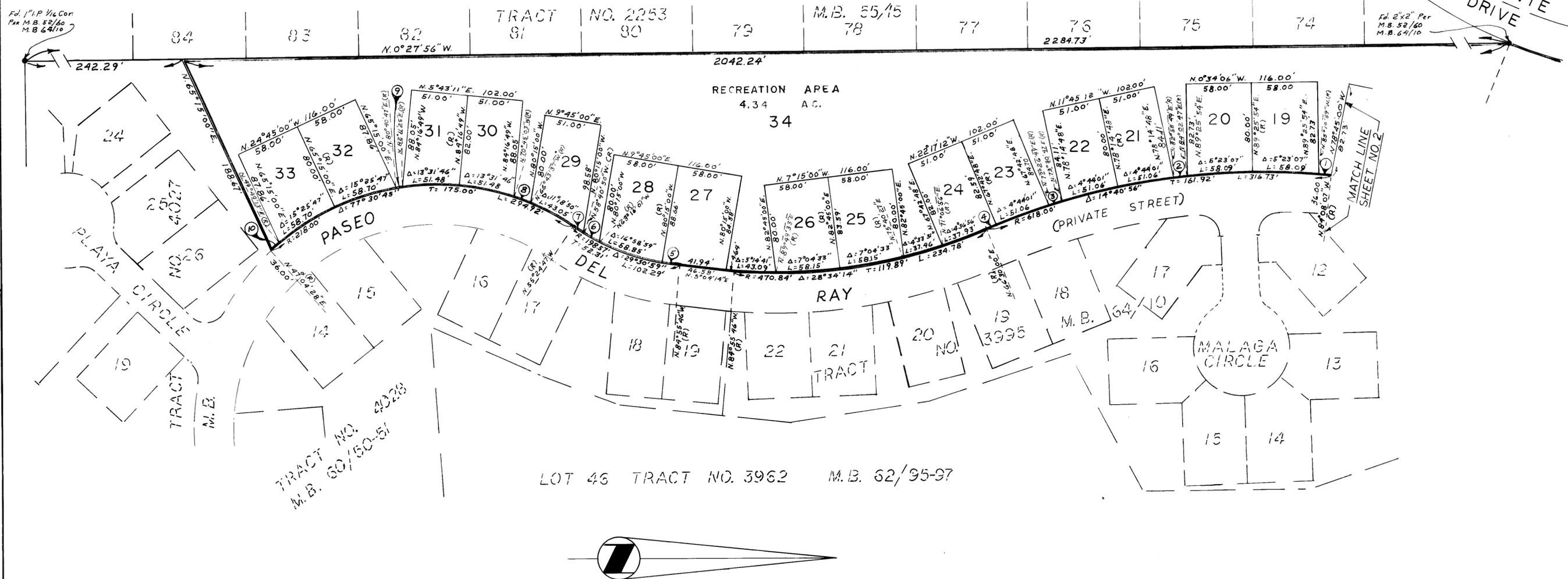
BEING A RESUBDIVISION OF LOTS J, 86 TO 90 INCLUSIVE OF TRACT NO. 3137 AS RECORDED IN MAP BOOK 52 PAGES 58, 59 AND 60, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M. MARCH 1971

WEBB ENGINEERING, INC.

SCALE: 1"=60'

Fd. 1"=1/4 Cor.
Per M.B. 52/60
M.B. 64/10

Fd. 2"x2" Per
M.B. 52/60
M.B. 64/10



TRACT NO. 4027
M.B. 60/60-61

LOT 46 TRACT NO. 3962 M.B. 62/95-97

No	Δ	R	T	L
1	1° 02' 52"	618.00'	5.65'	11.30'
2	1° 03' 58"	618.00'	5.75'	11.50'
3	1° 03' 58"	618.00'	5.75'	11.50'
4	1° 12' 48"	618.00'	6.84'	13.09'
5	4° 40' 46"	198.57'	8.11'	16.22'
6	4° 35' 11"	198.57'	7.95'	15.90'
7	3° 16' 03"	198.57'	5.66'	11.32'
8	4° 01' 24"	218.00'	7.66'	15.31'
9	1° 30' 38"	218.00'	2.87'	5.75'
10	2° 44' 45"	218.00'	5.22'	10.45'

62/95

IN THE CITY OF PALM SPRINGS TRACT NO. 3962

SHEET 1 OF 3 SHEETS

BEING A RE-SUBDIVISION OF LOTS 38 TO 47 INCLUSIVE, AND A PORTION OF LOT 50 OF TRACT NO. 3137 AS RECORDED IN MAP BOOK 52, PAGES 58 TO 59 INCLUSIVE, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

JULY 1969

SCALE 1" = 60'

WEBB ENGINEERING, INC.

FILED

ON Sept 3 1969
AT 12:45 PM
NO. 1122
W. D. Dylash, County Recorder
BY Blair Hedges DEPUTY
FEE \$9.00
FILED BY City of Palm Springs
Geo. Sec. Title Ins. Co.

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXED MAP OF TRACT NO. 3962 WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 16th DAY OF July 1969.

Richard J. Smith SECRETARY

CITY CLERK CERTIFICATE

I, Donald A. Huber 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 August 1969, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 3962

IN WITNESS WHEREOF I HAVE HEREUNTO SET MAP HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 27th DAY OF August 1969

Donald A. Huber
CITY CLERK AND EX-OFFICIO CLERK
OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

CITY ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 3962 THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 26th DAY OF August 1969
James W. Dean
CITY ENGINEER R. C. E. 11236

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE 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 29th DAY OF August 1969
BY Donna Bouer Babcock DEPUTY COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

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, 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 1969
BY DEPUTY COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

CIVIL ENGINEER'S CERTIFICATE

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 DIRECTION DURING JULY 1969 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND SUBDIVISIONS AS INDICATED THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN

DATED THIS 23rd DAY OF July 1969
Richard Webb

WE THE UNDERSIGNED BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, AND THE RECORD HOLDERS OF SECURITY INTERESTS THEREIN HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE COLORED BORDERLINE PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE. LOTS 45 AND 46 ARE HEREBY DESIGNATED "RECREATION AREA" AND STRUCTURES ERECTED THEREON SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS.

OWNER'S CERTIFICATE

THE UNITED STATES OF AMERICA DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS

BY Harold Jenkins DIRECTOR, PALM SPRINGS OFFICE

THE GREAT-WEST LIFE ASSURANCE COMPANY, A CANADIAN CORPORATION

LESSEE UNDER LEASES PSL-122 AND 123, DATED JUNE 17, 1969, FROM VYOLA OLINGER ORTNER GUARDIAN OF THE ESTATE OF BENITA JOYCE OLINGER, ALLOTTEE NO. PS-72 AND ESTHER VOORHEES AND LAWRENCE VOORHEES GUARDIAN OF THE ESTATE OF DIANE KAREN VOORHEES, ALLOTTEE NO. PS-74, RESPECTIVELY.

BY R.L. Kristjansson AUTHORIZED SIGNATURE
J.B. Ardue ASSISTANT TREASURER

NOTARY CERTIFICATE

STATE OF CALIFORNIA } SS.
COUNTY OF RIVERSIDE }
ON THIS 15th DAY OF August 1969, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Harold B. Jenkins KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES

Alice M. Stevens
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY CERTIFICATE

CANADA
PROVINCE OF MANITOBA
ON THIS 1st DAY OF August 1969, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID PROVINCE RESIDING THEREIN, DULY APPOINTED AND SWORN, PERSONALLY APPEARED R.L. Kristjansson AND J.B. Ardue TO ME PERSONALLY KNOWN, AND TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN, DID EACH FOR HIMSELF SAY THAT THEY ARE AUTHORIZED SIGNATORIES OF THE GREAT-WEST LIFE ASSURANCE COMPANY THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT, AND THE SEAL AFFIXED TO THE SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID R.L. Kristjansson AND J.B. Ardue SIGNED AND SEALED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND BEFORE ME SAID R.L. Kristjansson AND J.B. Ardue ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED AS THE OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID PROVINCE OF MANITOBA

MB 62/95

62/96

IN THE CITY OF PALM SPRINGS
TRACT NO. 3962

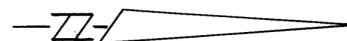
SHEET NO 2 OF 3 SHEETS

BEING A RE-SUBDIVISION OF LOTS 38 TO 47 INCLUSIVE, AND A PORTION OF LOT 50 OF TRACT NO. 3137 AS RECORDED IN MAP BOOK 52, PAGES 58 TO 60 INCLUSIVE, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

JULY 1969

SCALE 1"=60'

WEBB ENGINEERING, INC.



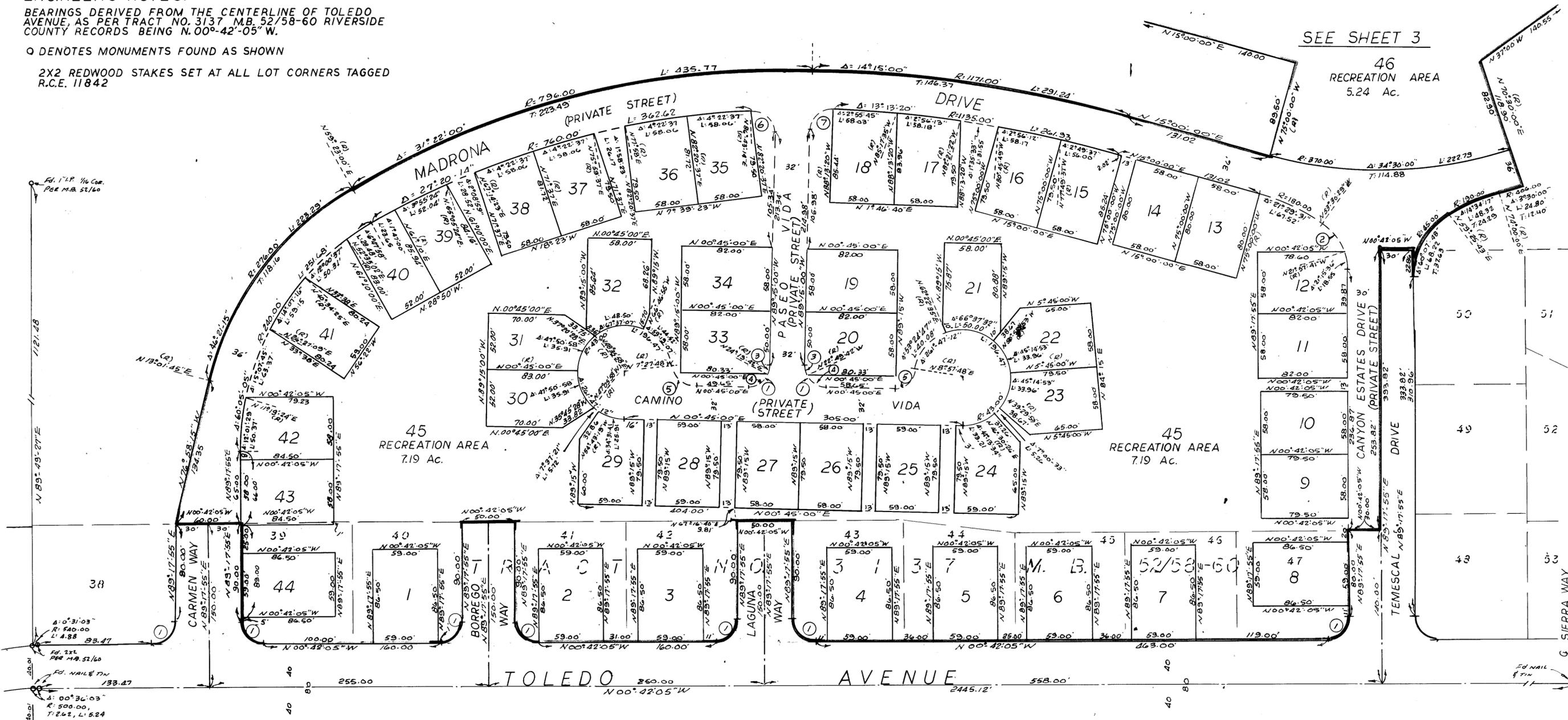
RETURN DATA				
N ^o	Δ	R	T	L
1	90°00'00"	20.00	20.00	31.42'
2	52°48'24"	50.00	24.82	46.08
3	23°34'42"	20.00	4.17	8.23
4	66°25'18"	20.00	13.13	23.19
5	91°47'12"	20.00	17.32	28.65
6	94°01'46"	20.00	21.45	32.82
7	91°01'46"	20.00	20.36	31.77

ENGINEER'S NOTES:

BEARINGS DERIVED FROM THE CENTERLINE OF TOLEDO AVENUE AS PER TRACT NO. 3137 M.B. 52/58-60 RIVERSIDE COUNTY RECORDS BEING N. 00° 42' 05" W.

Q DENOTES MONUMENTS FOUND AS SHOWN

2X2 REDWOOD STAKES SET AT ALL LOT CORNERS TAGGED R.C.E. 11842



TRACT NO. 3137 M.B. 52/58-60

37	36	35	34	33	32	31	30	29	28	27	26	25	24
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7 ME 62/96

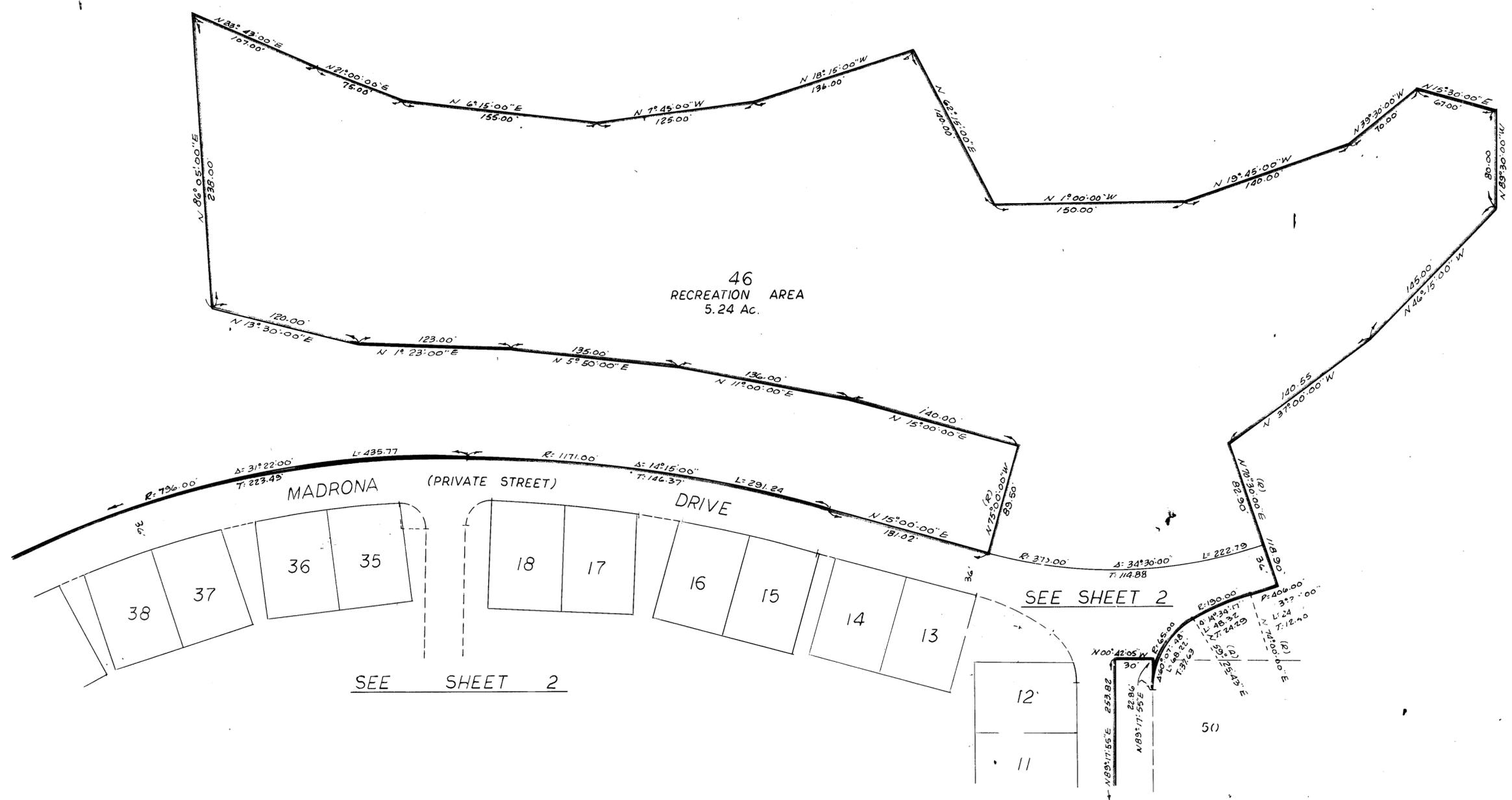
IN THE CITY OF PALM SPRINGS
TRACT NO. 3962

BEING A RESUBDIVISION OF LOTS 38 TO 47 INCLUSIVE, AND A PORTION OF LOT 50 OF TRACT NO. 3137 AS RECORDED
IN MAP BOOK 52, PAGES 58 TO 60 INCLUSIVE, RIVERSIDE COUNTY RECORDS, AND A PORTION OF THE E. 1/2 OF THE
E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

JULY 1969

SCALE 1" = 60'

WEBB ENGINEERING, INC.



7 MB 62/97

67/89

IN THE CITY OF PALM SPRINGS

TRACT NO. 4027

BEING A RE-SUBDIVISION OF LOT 38, TRACT NO. 3137 AS SHOWN IN MAP BOOK 52 PAGES 58-60, RIVERSIDE COUNTY RECORDS, ALSO BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T.4 S., R.4 E., S.B.B. & M. FEBRUARY 1970
WEBB ENGINEERING, INC.

SHEET 1 OF 2 SHEETS

FILED

ON APRIL 13 1971
AT 2:00 PM
NO 37700
W. D. BALOGH - COUNTY RECORDER
BY Angela Vaughn DEPUTY
FEE 8.00
FILED BY City Clerk
Sub. Sta. - S. T. I. Co.

PLANNING COMMISSION'S CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXED MAP OF TRACT NO. 4027 WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 4th DAY OF MARCH 1970, AND THE TENTATIVE MAP OF SAID TRACT WAS APPROVED JULY 2, 1969.

Richard V. Smith
SECRETARY

CITY CLERK'S CERTIFICATE

I, F. D. ALESHIRE, 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 MARCH 1970, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 4027

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 12 DAY OF OCTOBER 1970

F. D. Aleshire
CITY CLERK AND EX-OFFICIO CLERK
OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 4027 CONSISTING OF 2 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF THAT ALL THE PROVISIONS OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 30th DAY OF April 1970

James W. Eason
DIRECTOR OF PUBLIC WORKS, R.C.E. 11236

TAX COLLECTOR'S CERTIFICATE

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 & special assessments collected as taxes, now a lien but not yet payable, which are estimated to be \$13,500.00

DATED THIS 31 DAY OF MARCH 1970 DONNA BOUER BABCOCK
BY Harold McFarlan DEPUTY COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$13,500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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 APRIL 12 1971
BY James Hughes DEPUTY DONALD D. SULLIVAN
COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING FEBRUARY 1970. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND SUBDIVISIONS AS IS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED THIS 25th DAY OF FEBRUARY 1970

A. Robert Webb
CIVIL ENGINEER, R.C.E. 11842

WE, THE UNDERSIGNED BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THE RECORD HOLDERS OF SECURITY INTERESTS THEREIN HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE COLORED BORDERLINE PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.

LOT 27 IS HEREBY DESIGNATED "RECREATION AREA" AND STRUCTURES ERECTED THEREON SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS.

OWNER'S CERTIFICATE

THE UNITED STATES OF AMERICA DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS

BY R. J. ... DIRECTOR PALM SPRINGS OFFICE

THE GREAT-WEST LIFE ASSURANCE COMPANY

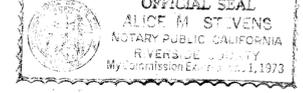
A CANADIAN CORPORATION

LESSEE UNDER LEASES ~~PS-22 AND~~ 123, DATED JUNE 17, 1969, FROM VYOLA OLINGER ORTNER GUARDIAN OF THE ESTATE OF ~~BENITA JOYCE OLINGER~~ ALLOTTEE NO. ~~PS-72~~ AND ESTHER VOORHEES AND LAWRENCE VOORHEES GUARDIAN OF THE ESTATE OF DIANE KAREN VOORHEES, ALLOTTEE, NO. PS-74, RESPECTIVELY.

BY M. G. McLeod BY J. B. Ainslie

NOTARY CERTIFICATE

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }
ON THIS 12 DAY OF October 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED B. S. McDermett KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 6-1-73



Alice M. Stevens
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY CERTIFICATE

CANADA
PROVINCE OF MANITOBA
ON THIS 10th DAY OF September 1970, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID PROVINCE RESIDING THEREIN, DULY APPOINTED AND SWORN PERSONALLY APPEARED M. E. McLeod AND J. B. Ainslie TO ME PERSONALLY KNOWN AND TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT WHO BEING BY ME DULY SWORN, DID EACH FOR HIMSELF SAY THAT THEY ARE AUTHORIZED SIGNATORIES OF The Great West Life Assurance Company THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT AND THE SEAL AFFIXED TO THE SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID M. E. McLeod AND J. B. Ainslie SIGNED AND SEALED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND BEFORE ME SAID M. E. McLeod AND J. B. Ainslie ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED AS THE OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY 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 SAID PROVINCE OF MANITOBA

7 MB67/89

IN THE CITY OF PALM SPRINGS

TRACT NO. 4027

BEING A RE-SUBDIVISION OF LOT 38, TRACT NO. 3137, AS SHOWN IN MAP BOOK 52 PAGES 58-60, RIVERSIDE COUNTY RECORDS, ALSO BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

FEBRUARY 1970

SCALE: 1" = 60'

WEBB ENGINEERING, INC.
618 EAST SUNNY DUNES ROAD
PALM SPRINGS, CALIFORNIA

Ad. 25¢ Per
M.B. 52/60
M.B. 64/10

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

TRACT NO. 2253

M.B. 55 / 13-15

TRACT NO. 3137

TRACT NO. 36

TRACT NO. 37

TRACT NO. 114

TRACT NO. 38

TRACT NO. 39

TRACT NO. 40

TRACT NO. 41

TRACT NO. 42

TRACT NO. 43

TRACT NO. 44

TRACT NO. 45

TRACT NO. 46

TRACT NO. 47

TRACT NO. 48

TRACT NO. 49

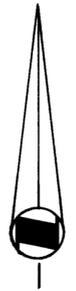
TRACT NO. 50

TRACT NO. 51

TRACT NO. 52

TRACT NO. 53

TRACT NO. 54



ENGINEER'S NOTES:

BEARINGS DERIVED FROM THE CENTERLINE OF TOLEDO AVENUE AS PER TRACT NO. 3137, M.B. 52/58-60, RIVERSIDE COUNTY RECORDS, BEING N. 00°42'05" W.

O DENOTES MONUMENTS FOUND AS SHOWN

2" X 2" REDWOOD STAKES SET AT ALL LOT CORNERS TAGGED R.C.E. 11842

CURVE DATA

NO.	Δ	R	T	L
1	90°00'00"	20.00'	20.00'	31.41'
2	7°29'18"	276.00'	—	7.17'
3	0°31'06"	796.00'	—	7.20'
4	0°25'11"	796.00'	—	5.83'
5	30°27'01"	70.00'	—	37.20'
6	59°04'56"	20.00'	—	20.62'
7	25°42'07"	20.00'	—	8.97'
8	55°09'00"	20.00'	10.44'	19.25'
9	9°54'53"	43.00'	—	7.44'
10	32°43'25"	43.00'	—	24.56'
11	41°29'20"	43.00'	—	31.14'
12	26°38'57"	43.00'	—	20.00'
13	24°00'46"	43.00'	—	18.02'
14	10°07'18"	43.00'	—	7.59'
15	21°59'29"	20.00'	—	7.68'
16	81°18'00"	20.00'	17.17'	28.38'
17	84°47'03"	20.00'	18.26'	29.60'
18	59°18'31"	20.00'	—	20.70'
19	58°14'59"	20.00'	11.14'	20.33'
20	22°48'54"	43.00'	—	17.72'
21	20°20'54"	43.00'	—	15.27'
22	6°04'15"	43.00'	—	4.56'
23	40°30'39"	43.00'	—	30.40'
24	20°10'29"	43.00'	—	15.14'
25	31°05'16"	43.00'	—	23.33'
26	102°55'34"	20.00'	25.11'	35.93'
27	5°12'57"	376.00'	—	34.23'
28	8°42'00"	218.00'	—	33.10'

7 MB 67/90

IN THE CITY OF PALM SPRINGS

TRACT NO. 4028

BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

JANUARY 1970

WEBB ENGINEERING, INC.

SHEET 1 OF 2 SHEETS

FILED

ON APRIL 15 1970
AT 2:00 PM
NO. 3881

W. D. BALOGH
COUNTY RECORDER
BY W. D. Balogh DEPUTY
FEE \$7.00
FILED BY City Clerk
SUB. GTEE. BY - S.T.I.CO.

PLANNING COMMISSION'S CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXED MAP OF TRACT NO. 4028 WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 21ST DAY OF JANUARY 1970

Tentative Approved
July 2, 1969.
Richard J. Smith SECRETARY

CITY CLERK'S CERTIFICATE

J. D. Aleshire 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 9TH DAY OF FEBRUARY 1969, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 4028

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 6 DAY OF MARCH 1970

J. D. Aleshire
CITY CLERK AND EX-OFFICIO CLERK
OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 4028 CONSISTING OF 2 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 6th DAY OF March 1970

Thomas W. Eisen
DIRECTOR OF PUBLIC WORKS, R.C.E. 11236

TAX COLLECTOR'S CERTIFICATE

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 COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 30,000.00

DATED THIS 18 DAY OF March 1970
DONNA BOUER BABCOCK
BY Donna Bouer Babcock DEPUTY COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 30,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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 APRIL 13, 1970
BY Agnes Hughes DEPUTY COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING DECEMBER 1969. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND SUBDIVISIONS AS IS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED THIS 12th DAY OF JANUARY 1970

A. Robert Webb
CIVIL ENGINEER, R.C.E. 11842

WE, THE UNDERSIGNED BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THE RECORD HOLDERS OF SECURITY INTERESTS THEREIN HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE COLORED BORDERLINE PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.
LOT 20 IS HEREBY DESIGNATED "RECREATION AREA" AND STRUCTURES ERECTED THEREON SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS.

OWNER'S CERTIFICATE

THE UNITED STATES OF AMERICA DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS
BY _____ DIRECTOR, PALM SPRINGS OFFICE

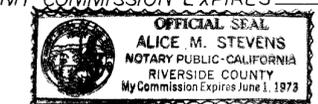
THE GREAT-WEST LIFE ASSURANCE COMPANY, A CANADIAN CORPORATION

LESSEE UNDER LEASES PSL-122 AND 123, DATED JUNE 17, 1969, FROM VYOLA OLINGER ORTNER GUARDIAN OF THE ESTATE OF BENITA JOYCE OLINGER, ALLOTTEE NO. PS-72 AND ESTHER VOORHEES AND LAWRENCE VOORHEES GUARDIAN OF THE ESTATE OF DIANE KAREN VOORHEES, ALLOTTEE NO. PS-74, RESPECTIVELY.

BY _____ BY A. R. Kristjansson

NOTARY CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS.
ON THIS _____ DAY OF _____ 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____



NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY CERTIFICATE

CANADA
PROVINCE OF MANITOBA
ON THIS 13th DAY OF FEB. 1970, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID PROVINCE RESIDING THEREIN, DULY APPOINTED AND SWORN PERSONALLY APPEARED R. A. KRISTJANSSON AND J. B. AINSLIE TO ME PERSONALLY KNOWN AND TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT WHO BEING BY ME DULY SWORN, DID EACH FOR HIMSELF SAY THAT THEY ARE AUTHORIZED SIGNATORIES OF THE GREAT-WEST LIFE ASSURANCE CO. THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT AND THE SEAL AFFIXED TO THE SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID R. A. KRISTJANSSON AND J. B. AINSLIE SIGNED AND SEALED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND BEFORE ME SAID R. A. KRISTJANSSON AND J. B. AINSLIE ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED AS THE OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR SAID PROVINCE OF MANITOBA

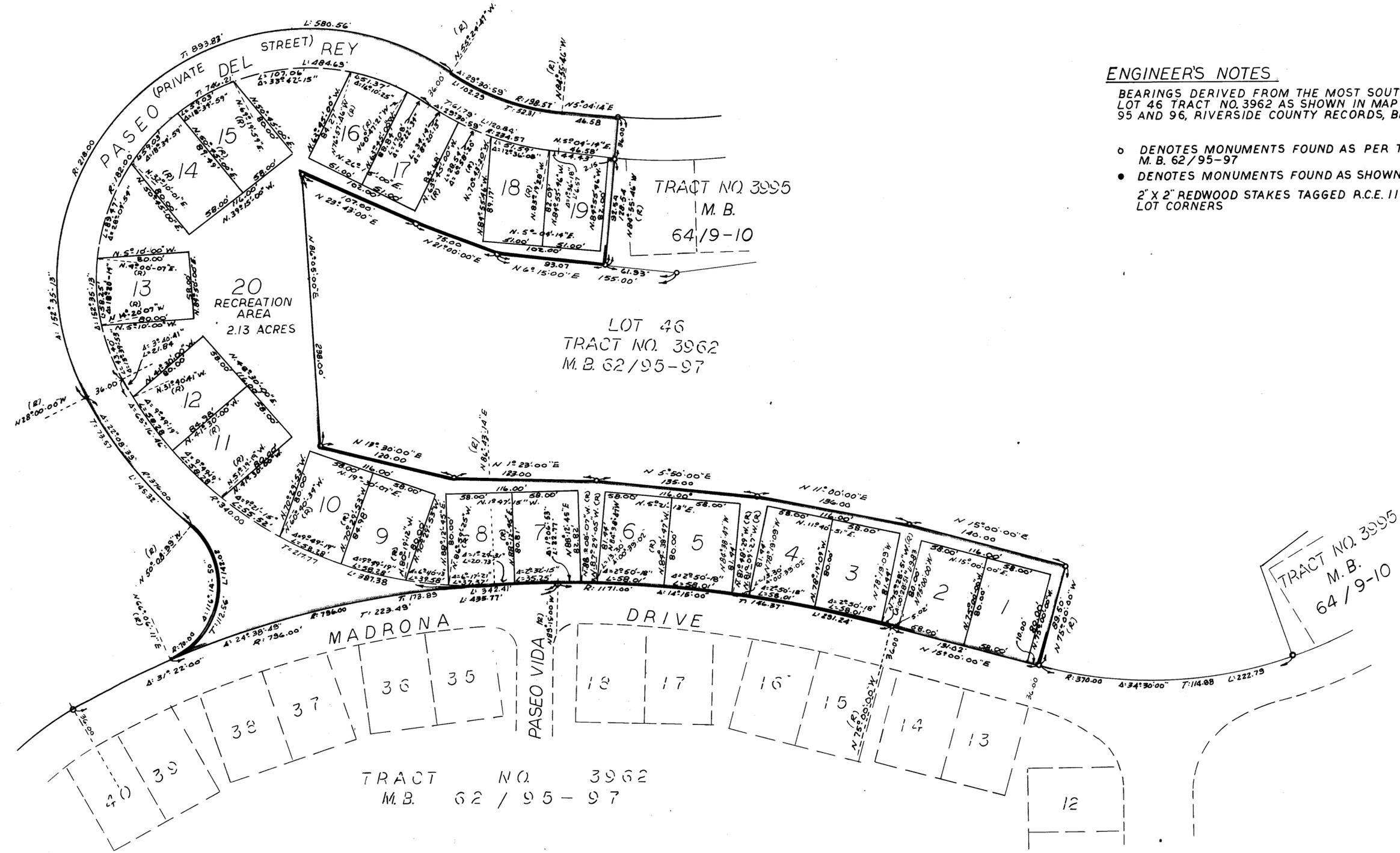
IN THE CITY OF PALM SPRINGS

TRACT NO. 4028

BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.
JANUARY 1970

SCALE: 1"=60'

WEBB ENGINEERING, INC.



ENGINEER'S NOTES

BEARINGS DERIVED FROM THE MOST SOUTHERLY LINE OF LOT 46 TRACT NO. 3962 AS SHOWN IN MAP BOOK 62 PAGES 95 AND 96, RIVERSIDE COUNTY RECORDS, BEING N. 86° 05' 00" E.

- DENOTES MONUMENTS FOUND AS PER TRACT NO. 3962, M. B. 62/95-97
 - DENOTES MONUMENTS FOUND AS SHOWN
- 2" X 2" REDWOOD STAKES TAGGED R.C.E. 11842 SET AT ALL LOT CORNERS

TRACT NO. 3995
M. B.
64/9-10

TRACT NO. 3962
M. B. 62/95-97

7 MB65/51

IN THE CITY OF PALM SPRINGS TRACT NO. 4029

BEING A RE-SUBDIVISION OF LOTS 76 TO 85, INCLUSIVE, AND LOT L OF TRACT NO. 3137 AS SHOWN ON MAP IN BOOK 52 PAGES 58 TO 60, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.
SEPT. 1971
WEBB ENGINEERING, INC.

SHEET 1 OF 2 SHEETS

FILED

ON November 23-1971
AT 2:35 PM
NO. 134268
W.P. Balogh, County Recorder
BY Ray B. Vaughn DEPUTY
FEE \$ 7.00
FILED BY City Clerk
Sub. 67cc.84 - S.F. 1.c.o.

PLANNING COMMISSION'S CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXED MAP OF TRACT NO. 4029 WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 6th DAY OF OCTOBER, 1971, AND THE TENTATIVE MAP OF SAID TRACT WAS APPROVED JANUARY 7, 1970, AS EXTENDED AND APPROVED JUNE 16, 1971.

Richard J. Smith
SECRETARY

CITY CLERK'S CERTIFICATE

I, J.D. Aleshire 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 22nd DAY OF NOVEMBER, 1971, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 4029.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 22 DAY OF NOVEMBER, 1971

J.D. Aleshire
CITY CLERK AND EX-OFFICIO CLERK
OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 4029, CONSISTING OF 2 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF THAT ALL THE PROVISIONS OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 23rd DAY OF Nov., 1971

Thomas W. Patten
DIRECTOR OF PUBLIC WORKS, R.C.E. 11236

TAX COLLECTOR'S CERTIFICATE

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 23 DAY OF NOV., 1971 DONNA BOUER BABCOCK
BY Donald M. Larsen DEPUTY COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

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, 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 1971

BY DEPUTY COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS.

CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING APRIL 1970. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND SUBDIVISIONS AS IS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED THIS 26th DAY OF MAY 1970

Robert Webb
CIVIL ENGINEER, R.C.E. 11842

WE THE UNDERSIGNED BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THE RECORD HOLDERS OF SECURITY INTERESTS THEREIN HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE COLORED BORDERLINE PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.

LOT 29 IS HEREBY DESIGNATED "RECREATION AREA" AND STRUCTURES ERECTED THEREON SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS.

OWNER'S CERTIFICATE

THE UNITED STATES OF AMERICA DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS

BY R. Smith DIRECTOR PALM SPRINGS OFFICE

THE GREAT-WEST LIFE ASSURANCE COMPANY A CANADIAN CORPORATION

LESSEE UNDER LEASES PSL-122 AND ~~123~~, DATED JUNE 17, 1969, FROM VYOLA OLINGER ORTNER GUARDIAN OF THE ESTATE OF BENITA JOYCE OLINGER, ALLOTTEE NO. PS-72 AND ESTHER VOORHEES AND LAWRENCE VOORHEES GUARDIAN OF THE ESTATE OF DIANE KAREN VOORHEES, ALLOTTEE NO. PS-74 RESPECTIVELY.

BY M.E. McLeod BY J.B. Ainslie

NOTARY CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS.
ON THIS 22 DAY OF September 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED R.S. McDermott KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES May 2 1975.



Cecilia F. Morgan
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY CERTIFICATE

CANADA
PROVINCE OF MANITOBA
ON THIS 23rd DAY OF September 1970, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID PROVINCE RESIDING THEREIN, DULY APPOINTED AND SWORN PERSONALLY APPEARED M.E. McLeod AND J.B. Ainslie TO ME PERSONALLY KNOWN AND TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT WHO BEING BY ME DULY SWORN, DID EACH FOR HIMSELF SAY THAT THEY ARE AUTHORIZED SIGNATORIES OF The Great-West Life Assurance Company THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT AND THE SEAL AFFIXED TO THE SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID M.E. McLeod AND J.B. Ainslie SIGNED AND SEALED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND BEFORE ME SAID M.E. McLeod AND J.B. Ainslie ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED AS THE OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

J.B. Ainslie
NOTARY PUBLIC IN AND FOR SAID PROVINCE OF MANITOBA

IN THE CITY OF PALM SPRINGS

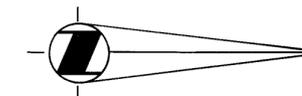
TRACT NO. 4029

BEING A RE-SUBDIVISION OF LOTS 76 TO 85, INCLUSIVE, AND LOT L OF TRACT NO. 3137 AS SHOWN ON MAP IN BOOK 52 PAGES 58 TO 60, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., S. B. B. & M.

SEPT. 1971

WEBB ENGINEERING, INC.

SCALE: 1"=60'

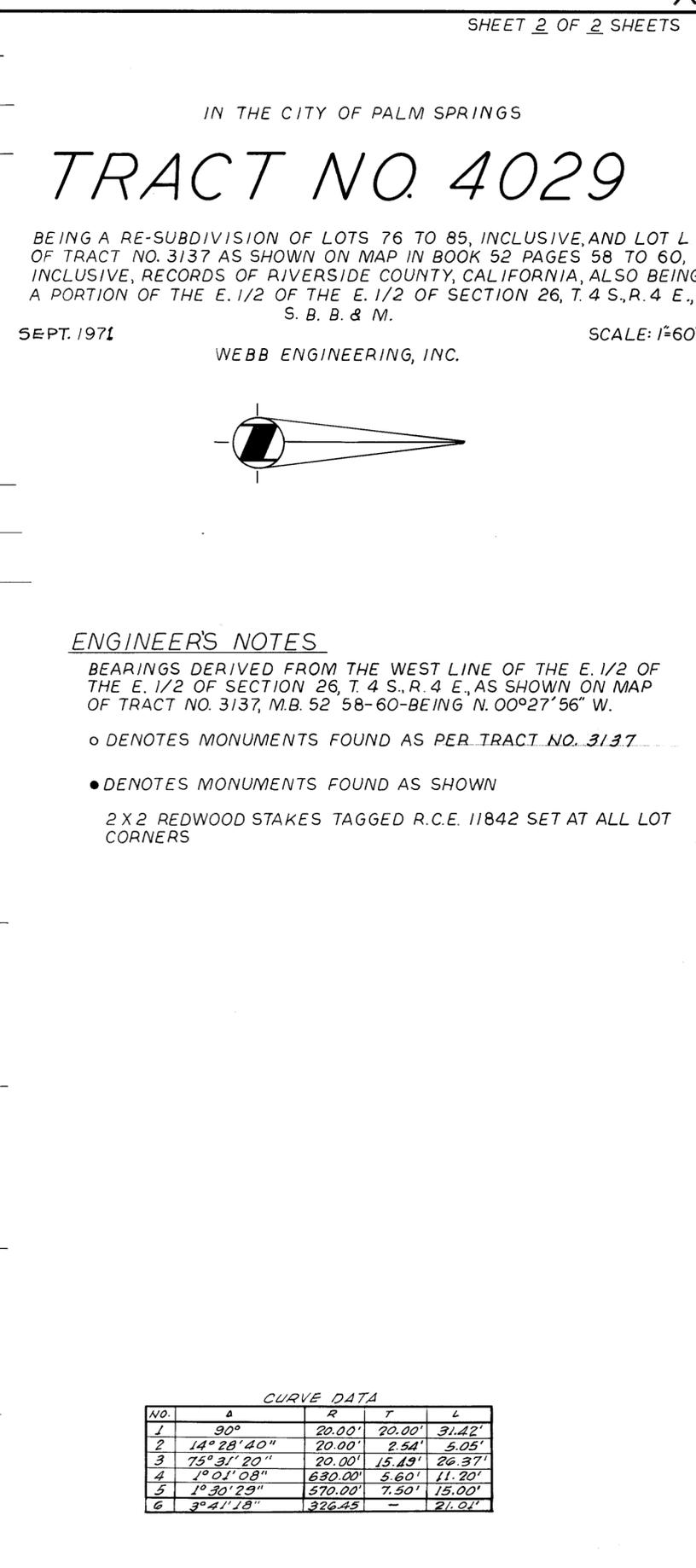
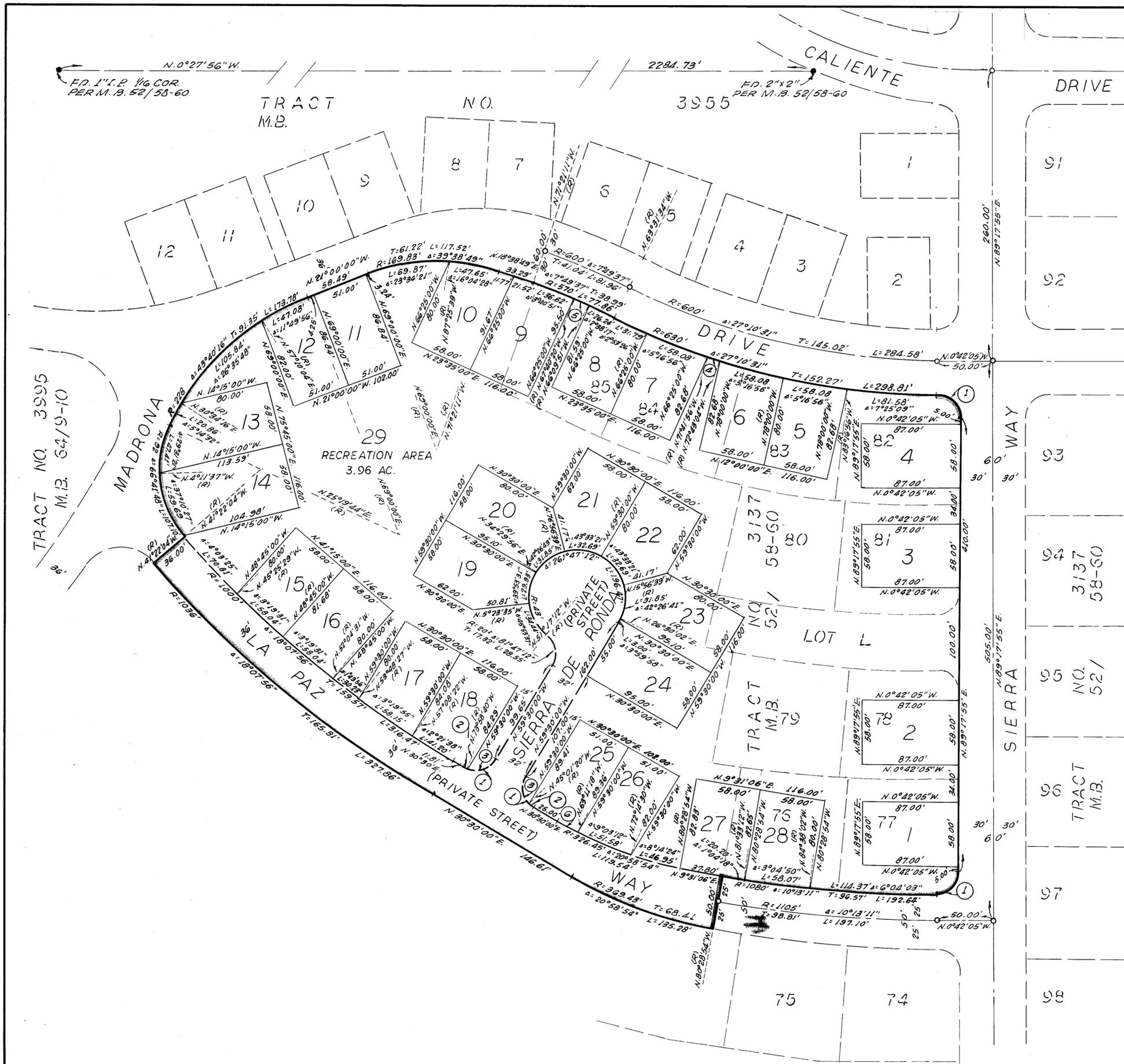


ENGINEER'S NOTES

BEARINGS DERIVED FROM THE WEST LINE OF THE E. 1/2 OF THE E. 1/2 OF SECTION 26, T. 4 S., R. 4 E., AS SHOWN ON MAP OF TRACT NO. 3137, M.B. 52 58-60-BEING N. 00°27'56" W.

- DENOTES MONUMENTS FOUND AS PER TRACT NO. 3137
- DENOTES MONUMENTS FOUND AS SHOWN
- 2 X 2 REDWOOD STAKES TAGGED R.C.E. 11842 SET AT ALL LOT CORNERS

CURVE DATA				
NO.	Δ	R	T	L
1	90°	20.00'	20.00'	31.42'
2	14° 28' 40"	20.00'	2.54'	5.05'
3	75° 31' 20"	20.00'	15.49'	26.37'
4	1° 01' 08"	630.00'	5.60'	11.20'
5	1° 30' 29"	570.00'	7.50'	15.00'
6	3° 41' 18"	326.45'	-	21.01'



CS

70

7 MB 70/53

IN THE CITY OF PALM SPRINGS

TRACT NO. 4030

BEING A SUBDIVISION OF LOTS 48 TO 75 INCLUSIVELY AND "R" (AS VACATED) OF TRACT 3137 AS SHOWN IN BOOK 52 PAGE 58 TO 60 RIVERSIDE COUNTY RECORDS, ALSO BEING A PORTION OF THE E 1/2 OF THE E 1/2 OF SECTION 26, T. 4 S., R. 4 E., S.B.B. & M.

WEBB ENGINEERING INC.
JANUARY, 1972

SHEET 1 OF 2 SHEETS

FILED

ON May 19 - 1972
AT 2:30 P.M.
NO 65926
W. D. BALOGH
BY Clara B. Vanf DEPUTY
FILED BY _____
Sub. Gtee. By - S.T.I.CO.

PLANNING COMMISSION'S CERTIFICATE

I HEREBY CERTIFY THAT THE ANNEXED MAP OF TRACT NO. 4030 WAS DULY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING HELD ON THE 16th DAY OF FEBRUARY 1972, AND THE TENTATIVE MAP OF SAID TRACT WAS APPROVED June 16, 1971
Richard J. Smith SECRETARY

CITY CLERK'S CERTIFICATE

F. D. ALESHIRE, 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 20th DAY OF FEBRUARY, 1972, DULY APPROVED THE ANNEXED MAP OF TRACT NO. 4030
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THE CITY OF PALM SPRINGS THIS 21 DAY OF MARCH 1972
F. D. Aleshire
CITY CLERK AND EX-OFFICIO CLERK
OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED MAP OF TRACT NO. 4030 CONSISTING OF 2 SHEETS, THAT THE SUB DIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF THAT ALL THE PROVISIONS OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.
DATED THIS 10th DAY OF March 1972
Thomas W. Larson
DIRECTOR OF PUBLIC WORKS, R.C.E. 11236

TAX COLLECTOR'S CERTIFICATE

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 COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES.
DATED THIS 16 DAY OF May 1972 DONNA BOUER BABCOCK
BY Donald W. Larson DEPUTY COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

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, 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 _____ 1972
BY _____ DEPUTY COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS

CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING October, 1971 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE IN PLACE WITHIN ONE YEAR AFTER THE DATE OF RECORDING OF THIS MAP AND SUBDIVISIONS AS IS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
DATED THIS 2nd DAY OF FEBRUARY 1972
A Hubert Webb
CIVIL ENGINEER, R.C.E. 11842

OWNERS CERTIFICATE

WE THE UNDERSIGNED BEING THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THE RECORD HOLDERS OF SECURITY INTERESTS THEREIN HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISIONS AS SHOWN WITHIN THE BLUE COLORED BORDERLINE PURSUANT TO THE PROVISIONS OF CHAPTER 1, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.
LOT 47 IS HEREBY DESIGNATED "RECREATION AREA" AND STRUCTURES ERECTED THEREON SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS.

THE UNITED STATES OF AMERICA DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS
BY Alfred... DIRECTOR PALM SPRINGS OFFICE

THE GREAT WEST LIFE ASSURANCE COMPANY

A CANADIAN CORPORATION
LESSEE UNDER LEASES PSL-122 AND 123, DATED JUNE 17, 1969, FROM VYOLA OLINGER ORTNER GUARDIAN OF THE ESTATE OF BENITA JOYCE OLINGER, ALLOTTEE NO. PS-72 AND ESTHER VOORHEES AND LAWRENCE VOORHEES GUARDIAN OF THE ESTATE OF DIANE KAREN VOORHEES, ALLOTTEE NO. PS-74, RESPECTIVELY.
BY M. E. McLeod Authorized Signature BY M. Derracott Investment Agent

NOTARY CERTIFICATE

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
ON THIS 17 DAY OF February 1972, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED R. S. McDermott KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES May 2, 1975
Cecilia F. Morgan
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



NOTARY CERTIFICATE

CANADA
PROVINCE OF MANITOBA
ON THIS 15th DAY OF October 1971, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID PROVINCE RESIDING THEREIN, DULY APPOINTED AND SWORN PERSON ALLY APPEARED M. E. McLeod AND M. Derracott TO ME PERSONALLY KNOWN AND TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT WHO BEING BY ME DULY SWORN, DID EACH FOR HIMSELF SAY THAT THEY ARE AUTHORIZED SIGNATORIES OF The Great West Life Assurance Company THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT AND THE SEAL AFFIXED TO THE SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID M. E. McLeod AND M. Derracott SIGNED AND SEALED SAID INSTRUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND BEFORE ME SAID M. E. McLeod AND M. Derracott ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED AS THE OFFICER AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.
M. Derracott
NOTARY PUBLIC IN AND FOR SAID PROVINCE OF MANITOBA
MY COMMISSION DOES NOT EXPIRE IN AS MUCH AS I AM A MEMBER IN GOOD STANDING OF THE LAW SOCIETY OF MANITOBA

~ CURVE DATA ~

NO.	a	R	T	L
1	30°	20'	20'	31.42'
2	49°59'41"	20'	9.32'	17.45'
3	16°51'29"	20'	2.96'	5.88'
4	33°08'12"	20'	5.95'	11.57'
5	0°15'13"	1130'	2.50'	5.00'
6	0°29'43"	1130'	4.88'	9.77'
7	0°31'34"	1130'	8.48'	16.95'
8	1°33'03"	369.43'	5.00'	10.00'
9	0°48'56"	1036'	7.37'	14.75'
10	0°49'47"	1036'	7.50'	15.00'
11	35°49'26"	39.08'	12.63'	24.44'
12	67°39'48"	39.08'	26.13'	46.16'

IN THE CITY OF PALM SPRINGS
TRACT NO. 4030

BEING A SUBDIVISION OF LOTS 48 TO 75 INCLUSIVELY AND "R" (AS VACATED) OF TRACT 3137 AS SHOWN IN BOOK 52 PAGE 58 TO 60 RIVERSIDE COUNTY RECORDS, ALSO BEING A PORTION OF THE E. 1/2 OF THE E. 1/2 OF SECTION 28, T. 4 S., R. 4 E., S. B. B. & M.

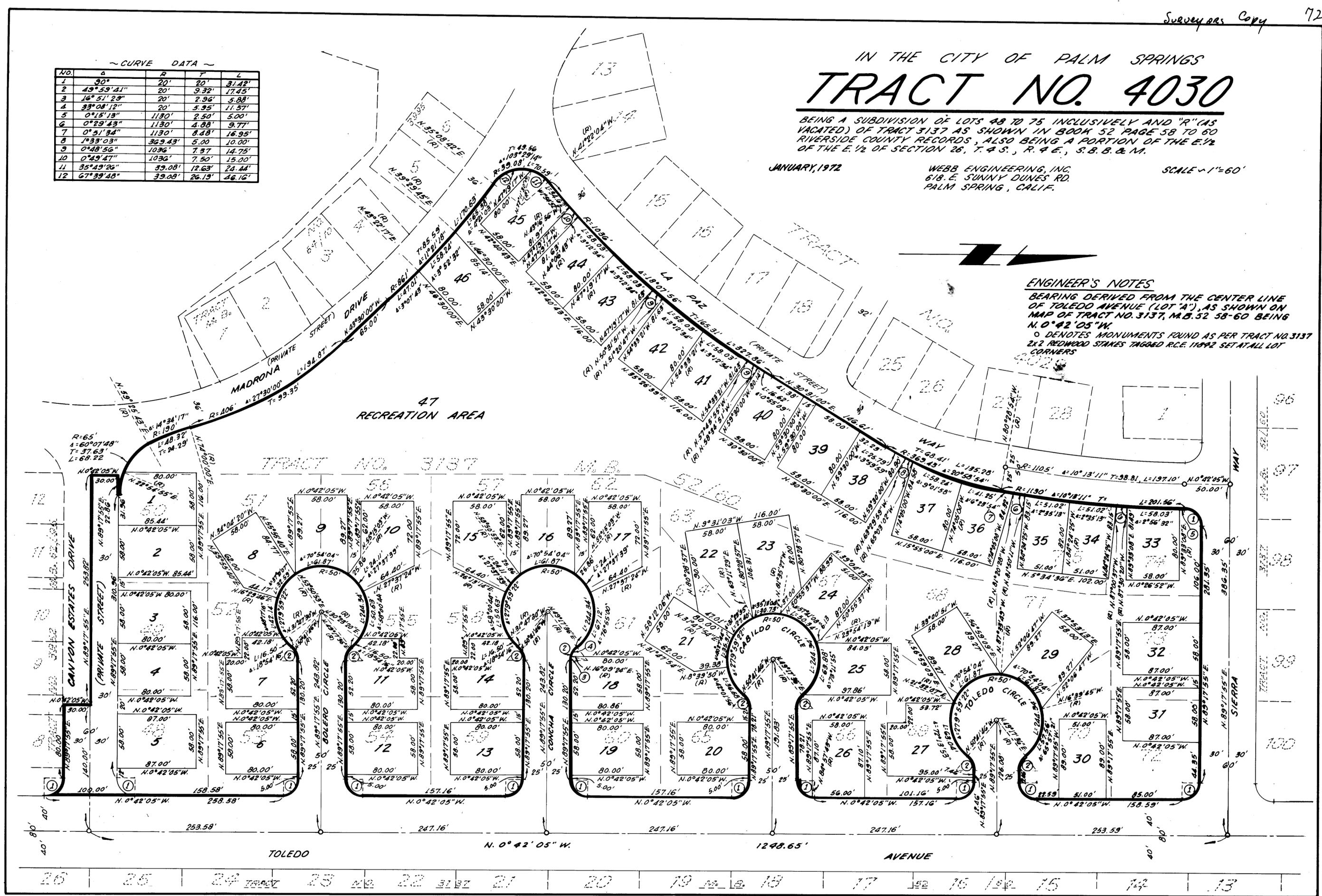
JANUARY, 1972

WEBB ENGINEERING, INC.
 618 E. SUNNY DUNES RD.
 PALM SPRING, CALIF.

SCALE = 1" = 60'

ENGINEER'S NOTES

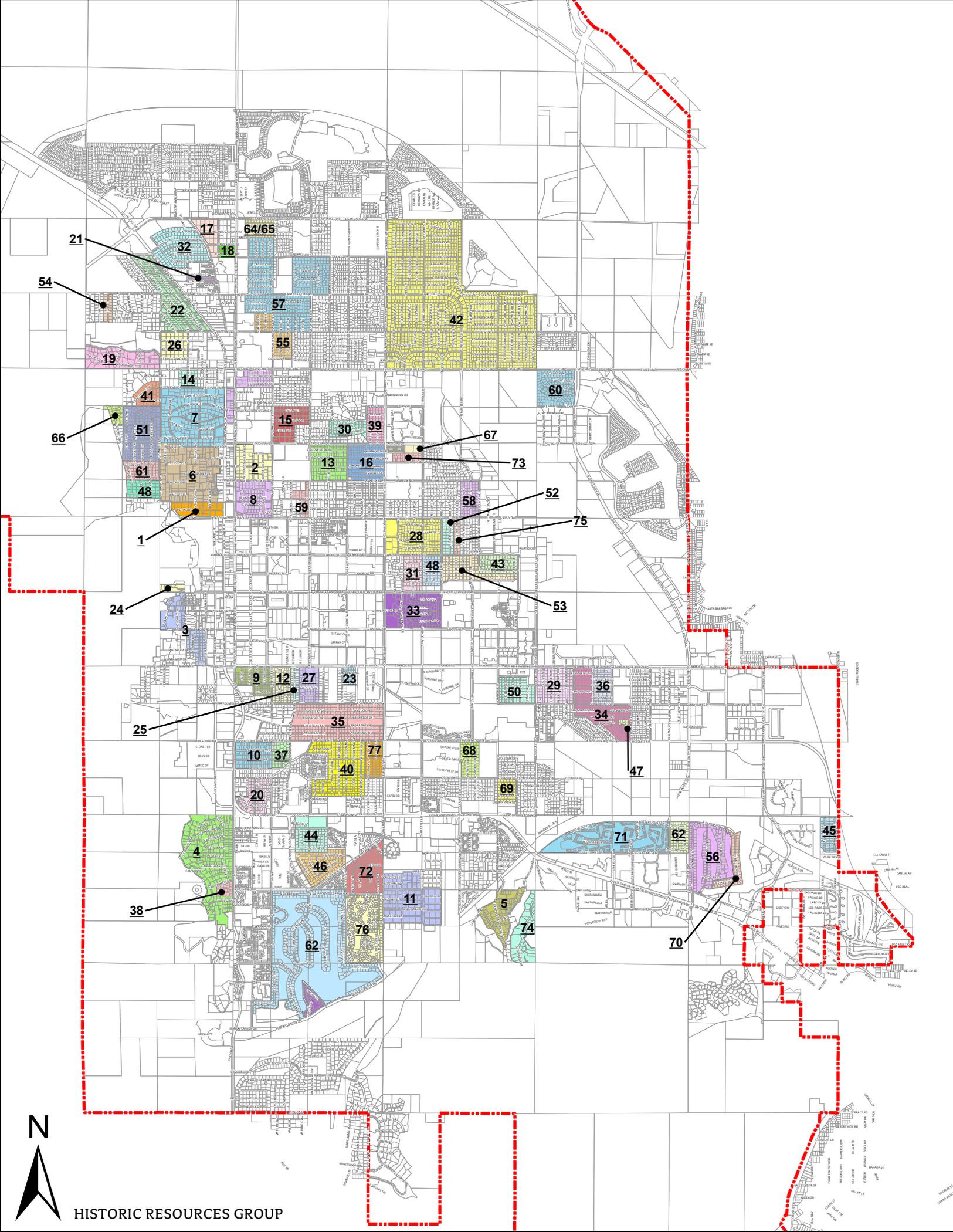
BEARING DERIVED FROM THE CENTER LINE OF TOLEDO AVENUE (LOT "A"), AS SHOWN ON MAP OF TRACT NO. 3137, M.B. 52 58-60 BEING N. 0° 42' 05" W.
 O DENOTES MONUMENTS FOUND AS PER TRACT NO. 3137 2x2 REDWOOD STAKES TAGGED R.C.E. 11892 SET AT ALL LOT CORNERS



26 25 24 TRACT 23 NO. 22 21 20 19 M.B. 18 17 16 15 14 13

OVERVIEW OF TRACT DEVELOPMENT

*Map numbers correspond to the Overview of Tract Development section of the Historic Context Statement (Appendix B)



1. Vista Acres
2. Las Hacienditas
3. Tahquitz Park Tracts #1 and #2 (Tennis Club Neighborhood)
4. Palm Canyon Mesa
5. Araby Tract
6. Merito Vista
7. Las Palmas Estates
8. Palm Springs Estates
9. Vista Santa Rosa
10. Palos Verdes Tract
11. Smoke Tree Ranch
12. Indian Trail Tract
13. La Rambla
14. Chino Canyon Mesa
15. Desert Sands
16. El Mirador Estates
17. Vista del Monte
18. Racquet Club Colony
19. Little Tuscany
20. Palm Highlands Tract
21. Palm Springs Desert Estates
22. Palm Springs Village
23. Ramon Tract
24. Palm Springs Palisades (Part of the Tennis Club Neighborhood)
25. Warm Sands
26. Chino Mesa Estates
27. Warm Sands Park
28. Desert Palms Estates
29. Desert Tract
30. El Mirador Park
31. Luring Sands Park
32. Palm Springs Estates (Spaulding)
33. San Jacinto Estates
34. Vista Del Cielo
35. Tahquitz River Estates
36. Val Vista
37. Venable Tract
38. Lilliana Gardens
39. Bel Vista Tract
40. Deep Well Ranch Estates
41. Palm Vista Estates
42. Ranch Club Estates/Desert Park Estates
43. Sunmor Estates
44. Twin Palms Estates
45. Crossley Tract
46. El Camino Estates
47. Karlisa Cove
48. Palm Lane
49. Mountain View Estates
50. Ramon Rise Estates
51. Vista Las Palmas
52. Burton Tract
53. Enchanted Homes
54. Janis' Hilltop Estates
55. Chino Palms Estates
56. Palm Springs Golf Club
57. Racquet Club Road Estates
58. Alejo Palms
59. Caballeros Estates
60. El Rancho Vista Estates
61. Golden Vista Estates
62. Canyon Country Club
63. Golf Club Estates
64. Calcor Prefabricated Homes/Steel Development Houses
65. New Riviera
66. Las Palmas Summit
67. Desert Lanai
68. Farrell Canyon Estates
69. Araby Estates
70. Green Fairway Estates
71. Seven Lakes Country Club
72. Smoke Canyon Estates
73. Sunrise Estates
74. Southridge Estates
75. Orchid Tree Lane
76. Canyon Estates
77. Sun View Estates

