

CAMELBACK
WATER CONSERVATION
DISTRICT

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FOREWORD

This booklet in the interests of the Camelback Water Conservation District is illustrative of the vision, aims and purposes of the proponents of the development of this District.

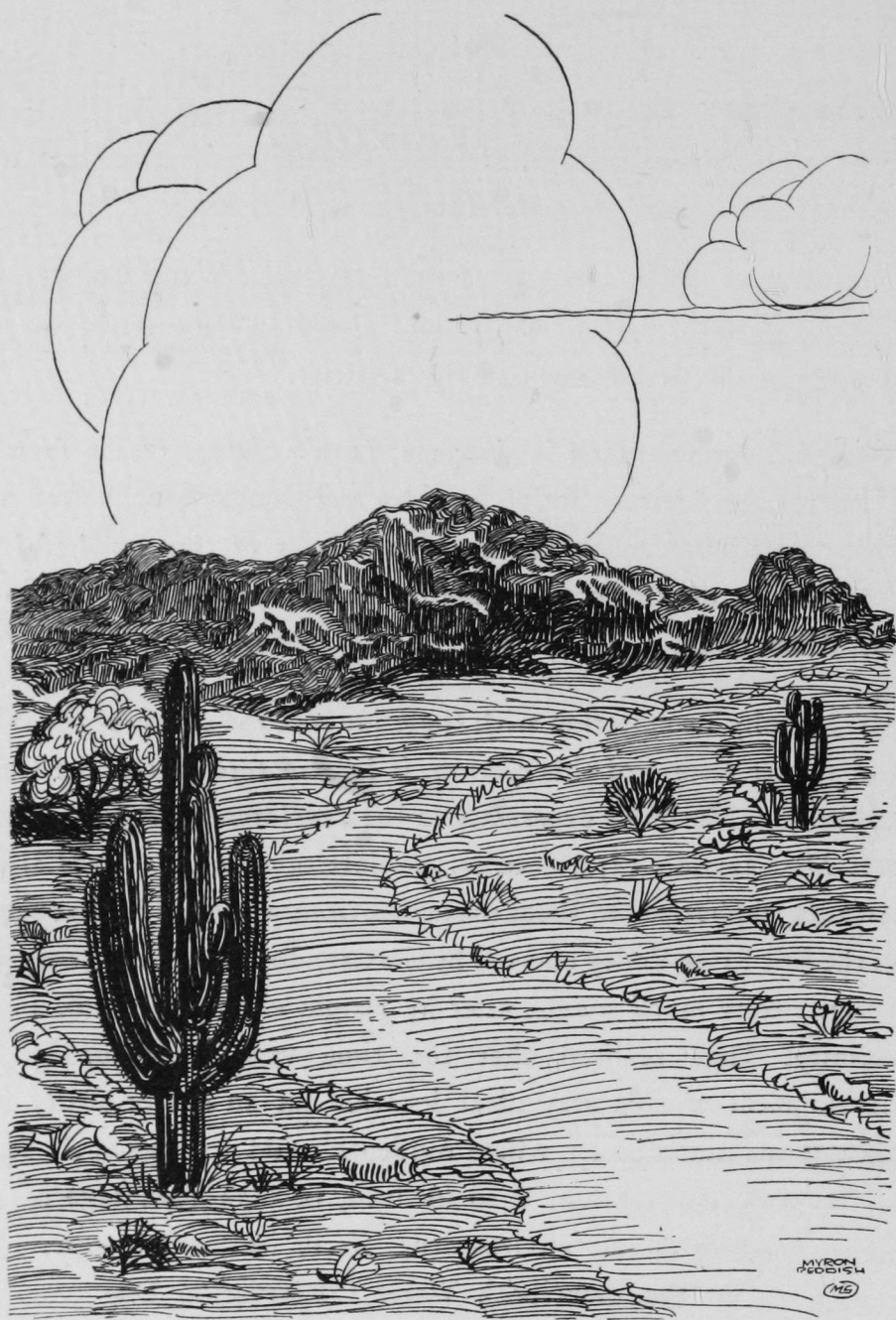
Two of the outstanding landowners, both members of the Board of Directors, are Messers. Ralph Murphy and Duncan MacDonald, who have contributed much to the advancement of the wonderful and desirable features for comfortable living and enjoyment of life in the Salt River Valley.

Mr. Murphy's connection with Ingleside Inn, the oldest of the suburban winter resorts of this section, is known throughout the United States. Mr. Murphy's experience in the development of Ingleside and Mr. MacDonald's experience in the development of a large area in Arcadia emphasized to them that conditions available in that section of the Salt River Valley covered by the Camelback Water Conservation District were much sought after by people visiting Phoenix and its vicinity. They realized that the time was opportune for the development of this very ideal location for an exceptionally high class residential district where residents could indulge their desires

for citrus cultivation, if so inclined, or take advantage of a beautiful scenic environment left in its natural state.

So the Camelback Water Conservation District was visioned and then developed.

—Howard S. Reed.



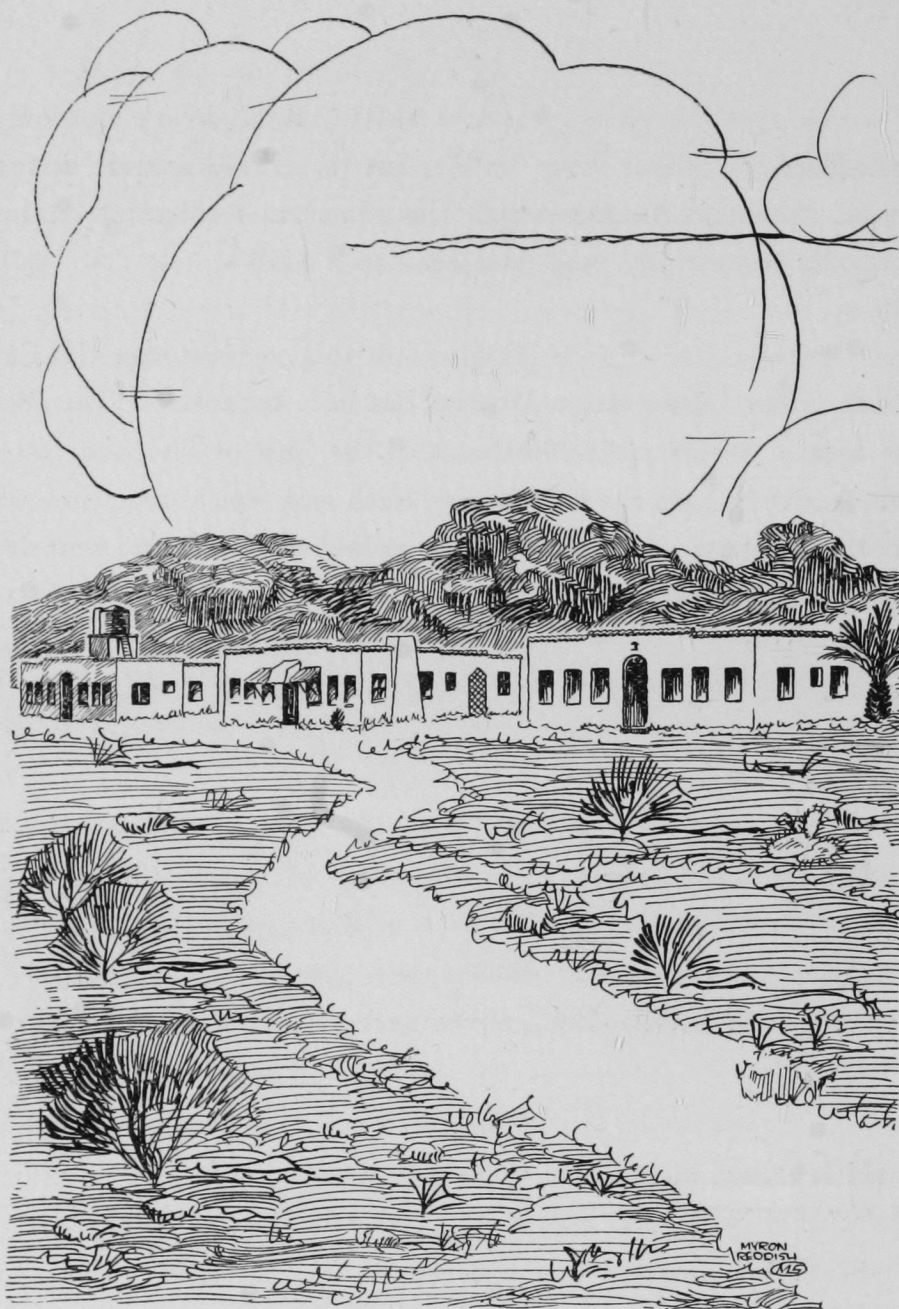
LOCATION AND CLIMATE

A FAMILIAR landmark not only to residents of the Salt River Valley, but to visitors as well, is Camelback Mountain around which the suburban residential section of Arcadia has already been developed to a high state.

Continuing this general idea the Camelback Water Conservation District has been organized. This District is located eleven miles Northeast of the City of Phoenix, Arizona, and contains 3315 acres. It has a North and South dimension of approximately two and three-quarters miles and an east and west dimension of three and one-half miles. Arcadia and the foothills of Camelback Mountain border it on the South, the Verde River Irrigation and Power District on the West and North and the Arizona Canal of the Salt River Project on the East.

The Camelback Water Conservation District is an integral part of the renowned Salt River Valley, and this particular portion of the Valley is without question the most outstanding section when consideration is given to its agricultural possibilities and its wonderful advantages for the location of suburban homes.

Climatically the District is superbly situated as shown by the observations carried on by the Weather Bureau. Its map of isothermal lines based on records from four to thirty years indicates conclusively that this section is particularly well adapted for the growth of semi-tropical fruits and winter vegetables. If the owners are so inclined, the cultivation of these would afford an excellent livelihood to those living in this particular District. Further, the topography of the land is such that a most excellent air drainage prevails, this being one of the major considerations and advantages for citrus culture.



JUDSON SCHOOL FOR BOYS

A high type of school for boys located within the District representing an investment of approximately \$40,000.

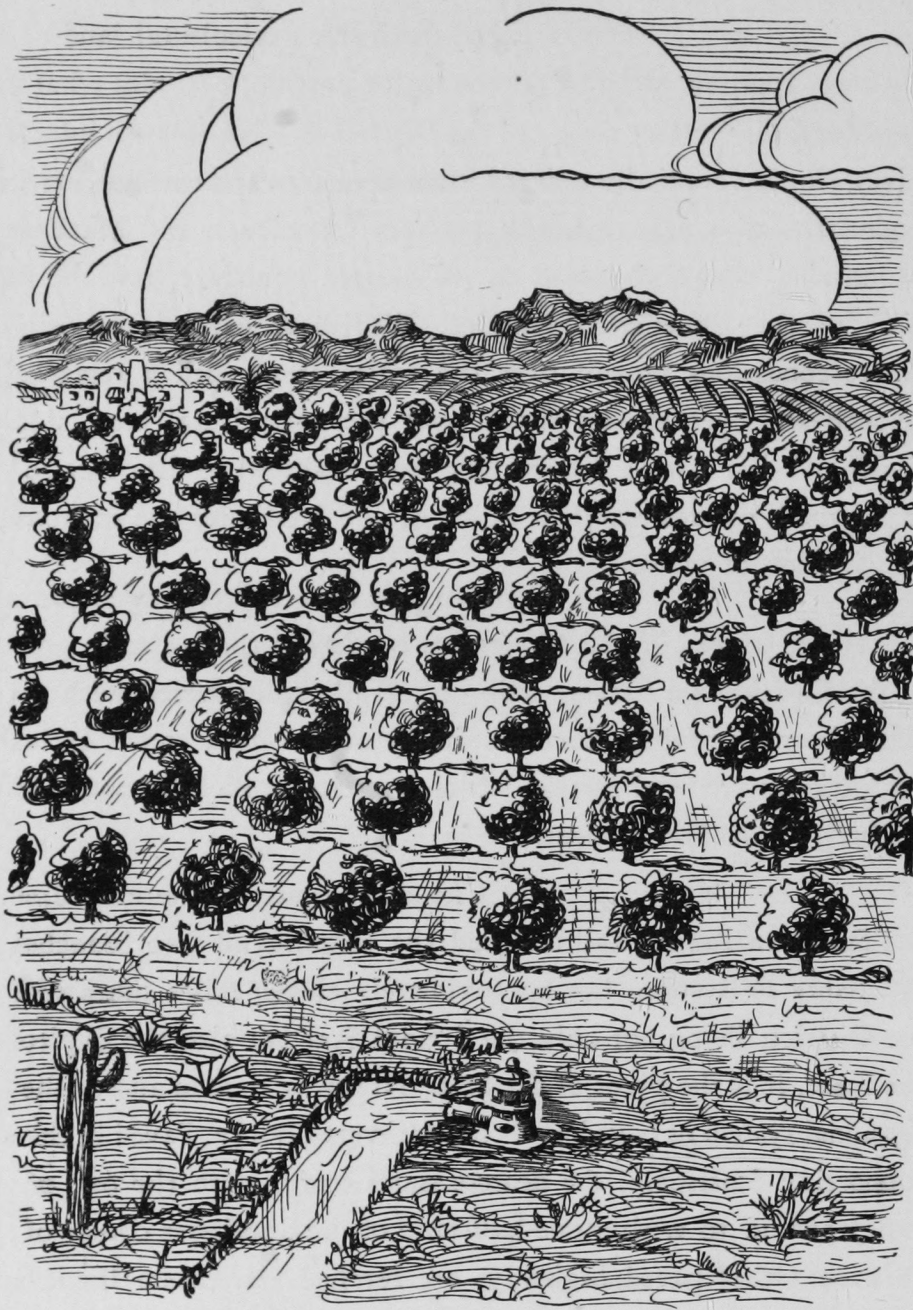
"It is a Western Ranch School for boys between the ages of nine and sixteen who wish to lay the foundation of sound physical development while receiving their scholastic training."

TOPOGRAPHY AND ACCESSABILITY

THE distinctly agricultural land of the District, approximating by far the major portion, occupies what may be termed the "valley floor" of the District and is a smooth unbroken plain, sloping gradually upward from its eastern and extreme southern boundaries to a pass or saddle between Camelback and MacDonald Mountains, then downward to its western boundary near the foothills of the Phoenix Mountains. With few exceptions, original desert conditions prevail over the entire area, with a remarkably smooth and even surface throughout the agricultural area, sloping south and east with a fall varying from eighteen to fifty feet to the mile which assures excellent drainage and facilitates the economical distribution of water.

Between the area referred to above and the abrupt slopes of the Mountains bordering the westerly portion of the District is a narrow strip of gravelly soil covered with diversified desert growths, which admirably adapts itself to the exclusive high class residential section which constitutes such an outstanding feature of this development.

The City of Phoenix on the main line of the Southern Pacific Railroad and the terminus of two branches of the Santa Fe system, lies approximately eleven miles southwest of the District. Being not only the County Seat but also the Capitol of the State, it is the pivot of the State Highway System and of the exceptional system of paved roads of Maricopa County. Paved highways connecting Scottsdale, the nearest small town, with the rest of the valley extend to within one-half mile of the Southeast corner of the District. Other paved highways are reached via Tatum Boulevard, an excellent graded road which traverses the District near its western boundary. With the well graded roads within the District now maintained, and some six miles of new road already under construction by Maricopa County, excellent roads are now available to practically every tract within its boundaries.



Camelback Water Conservation District "commands a glorious view of the mountains and the colorful desert. A home amid fragrant orange or grapefruit blossoms here will prove to be a source of unending satisfaction, peace and comfort to those who appreciate nature's sublime landscape and sunset masterpieces."

CITRUS CULTURE AND ITS POSSIBILITIES

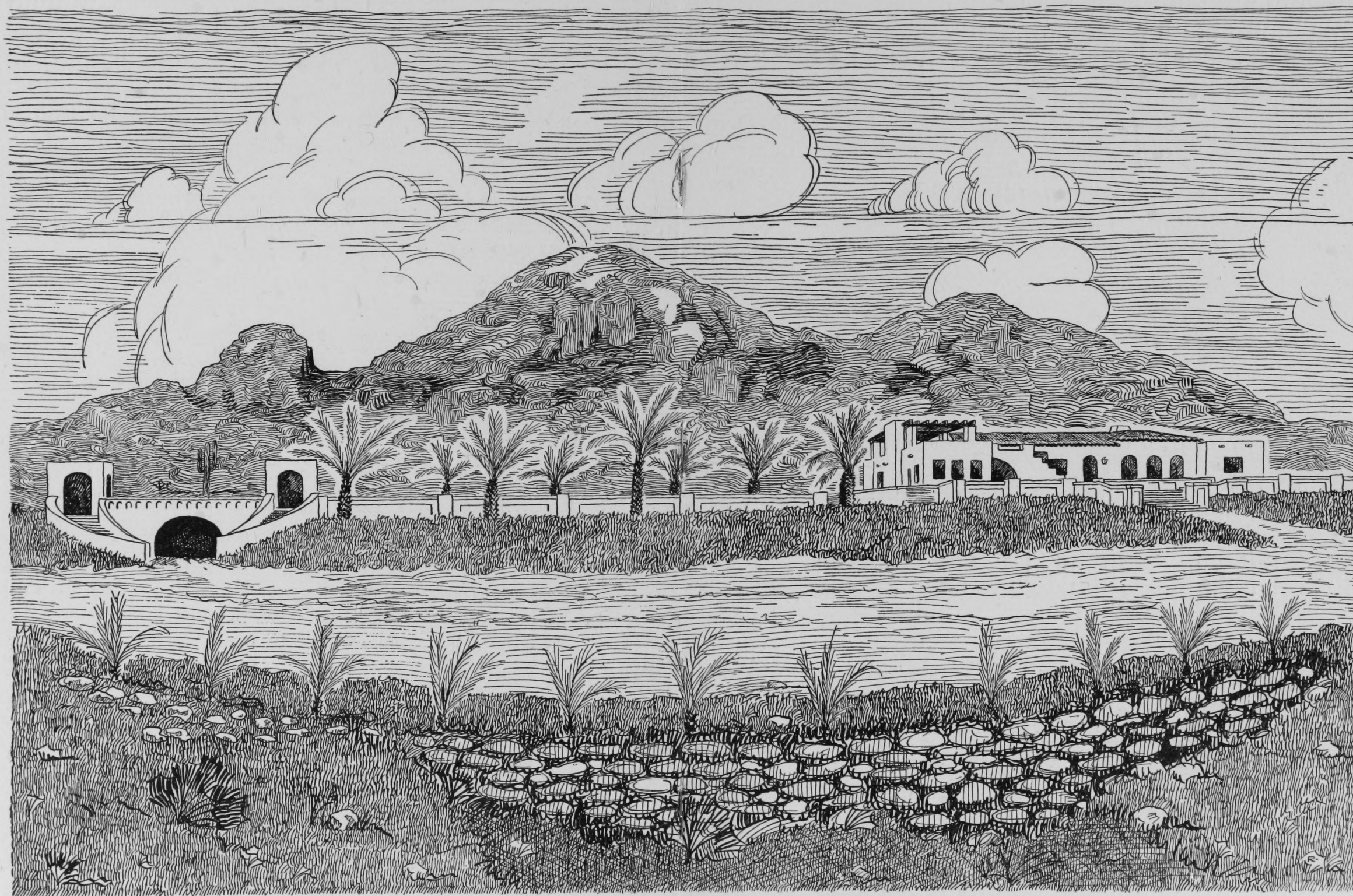
THE Camelback-Arcadia section is a proven area for citrus development.

Producing groves occupy by far the major portion of this entire area. Soils of the District are all of a gravelly loamy texture of such excellent physical consistency that they are admirably adapted to citrus culture. Climatically, the District's location in proximity to the mountains presents a climate wonderfully adapted to this type of development.

The oranges and grapefruit of the Salt River Valley having these unusual advantages are in the market in advance of the California crop and throughout the entire season reach the market at such times with reference to other localities that top prices are commanded.

Owing to the extreme fertility of the soils, the absence of pests, thereby obviating the necessity of spraying, and most favorable temperature conditions which make smudging unnecessary, this particular section is placed at the top of citrus producing sections of the Salt River Valley when considered from the standpoint of cost of cultivation and production. This, coupled with the fact that the picked orange or grapefruit requires no preparation for market, further enhances the value of these lands when considered from a commercial standpoint.

During this past year a considerable acreage of new planting of citrus was accomplished and it is conservatively thought with the District works completed, the coming year will see citrus groves established on the larger percentage of the acreage within the boundaries of the District.



Residence of Mr. Wm. C. Grunow of Grigsby-Grunow Company, in the Arcadia Foothills of Camelback Mountain.



Two beautiful homes are now under construction in the District similar to Mr. Mickle's home above, one being built by Duncan MacDonald, president of the Board of Directors of the District and the other by an eastern resident who has spent the past few winters in Arcadia.

RESIDENTIAL SECTION

NO SECTION of suburban Phoenix or the Salt River Valley presents evidence of such rapid growth as this particular portion along the slopes of Camelback and other mountain ranges in this vicinity. Regarded for many years as rocky desert waste land, it has only been within the past few years that the section was recognized as a possible potential locality for the building of fine suburban homes. Within the past four years an amount in excess of \$2,000,000 has been invested in the construction of private residences and the improvement of tracts which surround them. This does not include the Biltmore development two miles west of the Camelback-Arcadia section, the plans of which contemplate an investment of several millions of dollars.

Illustrative of the ideals and visions of the owners of the Camelback Water Conservation District is the very beautiful home of Mr. George Mickle shown on the preceding page. This home is located in Arcadia and in common with those erected by many other owners, both resident and non-resident, emphasizes the advantages presented by the slopes and foothills of Camelback to the East and the other mountains within and bordering this District on the south, west and north.

These locations beyond any question of doubt will have an appeal to winter visitors because of the magnificent view obtained from any point on this tract.

It is interesting to note the plans of one syndicate who recently purchased a large acreage within the boundaries of the District place restrictions upon the style of architecture and other improvements. The limits for the cost of homes will not be the major consideration, but plans must be approved by officials of the corporation and purchasers are required to pledge themselves to retain the natural desert growth.

PLAN OF DEVELOPMENT

PLANS for the development of the District have been prepared by the Engineering Offices of Howard S. Reed and Sheldon K. Baker and contemplate procuring the required water by means of eight deep wells to be drilled in the well known water bearing gravels in the southeasterly portion of the District which has already been developed. Two wells of the District are already in operation.

Careful study has been given this question and the District is exceedingly fortunate in that it has had as an actuality upon which to base its deductions of the availability of water, the wells installed by the Arcadia Company on its property south of the District, and those installed by the Salt River Valley Water Users' Association within that portion of the project lying adjacent to the easterly boundary of the Camelback Water Conservation District.

Motive power for the operation of these wells will be obtained by means of electrical energy obtained through contract with the Salt River Valley Water Users' Association. Transmission lines will be located throughout the District for the purposes of distributing not only the necessary power to the wells, but also to the resident owners of land for domestic purposes.

All water will be carried in closed pipe lines so that there will be no exposed ditches except such private ones as may be installed along and on the farms themselves. The intent of the Directors of the District is also to furnish a potable water to the residents, thereby obviating the necessity of the installation of individual wells. Careful tests and analysis have been made of the water from the two wells already installed within the boundaries of the District, which indicate a very high type of water not only for agricultural purposes, but for domestic use as well.

ESTIMATE OF COST

THE estimate of cost by the Engineers for the District calls for a bond issue of \$425,000.00. This estimate covers a prospective bond discount and interest for the first two years inasmuch as the law specifically provides that sufficient bonds shall be sold to provide for this interest, thereby permitting development to proceed without having to bear the burden of any interest on the bonded indebtedness for the first two years.

The District plans have been approved by the State Certification Board which is required by law prior to holding a bond election. This board approved the plans of the District, but increased the amount of the bond issue to \$516,000.00.

Excerpts from the State Certification Board's "ORDER APPROVING" are as follows:

"

"Upon investigation of the affairs of the said District, and particularly with respect to the plans and specifications and the cost of the building of the proposed works of said District and the values of the land therein, the Certification Board being fully advised in the premises, does now make the following findings:

I

"The Board finds that the District comprises a compact body of land of approximately Three Thousand Three Hundred Fifteen Acres (3315) which are susceptible to irrigation from works to be constructed in accordance with the plans of said District.

II

"The Board further finds that the bond issue of Five Hundred Sixteen Thousand Dollars (\$516,000) is necessary to construct the necessary irrigation works of said District as outlined in the plans of said District and approved by this Board.

III.

"The Board further finds that the District now has no bonded indebtedness and that said bond issue of Five Hundred Sixteen Thousand Dollars (\$516,000), together with other District obligations for the payment of money, will not cause the District obligations to exceed in value sixty per cent (60%) of the aggregate market value of the lands within said District and the irrigation works owned and to be acquired by the District with the proceeds of such bonds.

"From the foregoing findings, the Board hereby approves said bond issue of Five Hundred Sixteen Thousand Dollars (\$516,000) by said District and declares that said Five Hundred Sixteen Thousand Dollars (\$516,000) is eligible for certification by the State Auditor as is provided by the laws of the State of Arizona,"

DISTRICT VALUATION

A very careful and comprehensive survey of the District was made by the Directors for appraisal purposes. Based on sales of property within the District's boundaries during the past year their survey, which is deemed very conservative, amounted to \$1,165,250.00.

In the preparation of the report for the consideration of the State Certification Board, the Engineer for the Board made a detailed and independent estimate of valuation, placing the same at \$1,035,000.00, which, it will be noted doubles the amount of the bond issue approved by the State Certification Board.

CAMELBACK WATER CONSERVATION DISTRICT

417-420 Phoenix National Bank Building,
Phoenix, Arizona

Organized November 12, 1929, under Article II, Chapter 81, Revised
Statutes of Arizona, 1928.



DIRECTORS

Duncan MacDonald
F. Heber Taylor
Ralph Murphy



OFFICERS

Duncan MacDonald.....*President*
Miss E. F. Young.....*Secretary*
Miss Jayme J. Stoddard.....*Assistant Secretary*
Treasurer Maricopa County.....*Treasurer*



DISTRICT ENGINEERS

Engineering Offices
of
HOWARD S. REED AND SHELDON K. BAKER

Legend of Camelback Mountain

Annie Fellows Johnson

SHAPUR, with numerous other merchants, was hurrying across the Desert in the hope of reaching the City of his Desire before the Golden Gate should close. This Gate opened but once a year to admit the Rajahs of sister cities and those who could fall in with the Royal retinue could sell their wares for fabulous sums. Shapur's camel was laden with sacks of salt, and upon reaching an oasis and stopping for rest, the camel was unable to regain its feet, so the others of the caravan were obliged to go on without him.

For days and nights Shapur watched beside his lame camel, bemoaning his fate and cursing his lot. Shade, water and fruit of the date palm he had, but these were as nothing to his ambitious and impatient young heart. Finally, one day, a bee gained his attention and following it, thinking to find honey, he came to the Gardens of Omar, an alchemist, sage and hermit. Reading the thoughts of Shapur, Omar bargained for his services, in exchange for which he promised something of far greater value than could be obtained from the sales of ordinary wares and which would win him a royal entrance to the Golden Gate.

Then began long months of gathering rose petals in which the very sweetness of his task cloyed his senses. He felt that he was gaining nothing and must go forth. But his camel ever seemed to bid him have patience. Then at last after long and weary months, Omar considered him worthy to share his secrets and taught him how to distill the Attar of Roses, and at last gave him a sealed vase of this precious oil, telling him that on an arid desert could be found a Garden of Omar and that from the tasks that pricked sorest could be distilled an Attar to bless one's self and one's fellow men. Shapur, having learned his lesson well, went forth teaching this alchemy and winning a welcome always.

"But the restless hearts of succeeding generations forgot the meaning of the camel Shapur had caused to be placed at his tomb where the caravan passed, and losing all that life held dear, cried to Allah in their distress. Allah, the Merciful, knowing the Desert of Waiting which lies between each mortal and the City of his Desire, caused one of his mountains, by earthquake, hail and rain, to take the semblance of a camel kneeling there on the sands, that it might whisper its lesson to every hopeless heart."

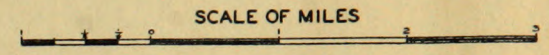


CAMELBACK WATER CONSERVATION DISTRICT—

"Garden of Omar" and "City of his Desire".

MAP
SHOWING
**CAMELBACK
WATER CONSERVATION
DISTRICT**
IN RELATION TO
PHOENIX AND ENVIRONS

L9791
C181



Engineering Offices of
HOWARD S. REED & SHELDON K. BAKER
Phoenix, Ariz.

