

# 267

Pittsburg Cal  
May 6-17

Mr F. P. Ellis

Dear Sir

I have just been told that there is a prospect of the Escondido Del Mar high way going through our ranch and would like to know if you can say for sure when you turned east at Carroll's corner to Homeland Acres I told my sister Mrs Sharpe she need not sign the agreement with you but she will do so yet if I advise so. Can you give me any idea what the tax rate will be on account of the road and if it is to be a cement road or just a dirt road

Yours Truly  
S. T. Case

# 267

San Diego, Cal., May 10, 1917.

Mr. S. T. Case,  
Pittsburg, Cal.

Dear Case:

I have your letter of May 6 relative to the road. It is now definitely decided that the road will go through Escondido by way of your property. By having your opinion on the matter, I availed myself of making the survey through your property in exactly the same location as we agreed, and have staked out the alignment accordingly. The ground is staked every fifty feet and marks exactly the center of the road. The final decision is that the roadway be sixteen feet wide, the ten feet in the center being paved with a four inch thickness of concrete.

Regarding the assessment, that has <sup>not</sup> been definitely worked out for this new scheme. Messrs. Gongwer, Jim Carroll, Hall, and one or two others of us worked it out from the old scheme and found that the yearly assessment on the 160 acres owned by Mr. Leonard was about \$14.00. His land of course has a lower assessed valuation than your land. Yours probably would be double that amount, roughly I should say that for each \$100.00 of the assessed valuation of the land, that the payments would be about \$4.00 a year for twenty years. This, of course, is just a rough guess, as the boundaries of the district are being greatly extended so as to decrease the assessment rate and still take in any property that may be directly benefited by the road. Of course you understand that your assessment depends directly upon your assessed valuation and if the road were two miles away from you, the assessment would be exactly the same. In city improvements, this plan is not carried out and the frontage pays the greater tax. I certainly recommend to you the new alignment through your property and the direct connection over the Schrupp hill. I secured a portion of the Hager land between you and Escondido so that I would not have to go through the sand wash that you now traverse in going to Escondido, by staying up on the hillside to avoid it. There is



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a very small piece of bad grade near the top of the hill, but it is of no consequence as the whole alignment is straight and the grades approaching it are easy. I am providing to take care of the water through your property and for rebuilding and constructing fencing through your land, and providing in every way so that you will not have one cent of inconvenience because of it. This was part of our understanding.

Last week I wrote to your sister, Mrs. Sharp, sending her a deed setting forth a description of the exact alignment. I did not have the map in such shape that I could take a blue print at the time. I can now furnish you with one and am sending same inclosed. In fact, everything is going beautifully. I have all rights-of-way except yours, which I left until the last, then not knowing your address, I asked your sister for it so I could write you, because I wished to explain the whole thing in detail. In the meantime, I am turning over to an attorney the matter of the court proceedings to take care of the minor heirs interests, which you will very probably be called upon to O. K.

I think I have written you all of the news and will be glad to furnish any additional information I can.

Yours very truly,

ENGINEER ROAD IMPROVEMENT NO. 3.

Encl.

#267

SAN DIEGO, CALIFORNIA, June 4, 1917

Mr. S. T. Case,  
Pittsburg, California.

Dear Case:-

I heard indirectly that Mr. Turrentine had received a letter from your sister, Mrs. Julia E. Shappe, and she seems to be very undecided as to the merits of the road down through your place. I will furnish you more details as I get them, but I have furnished you with a good idea of the situation.

The point I wish you would advise Mrs. Sharpe about is to the better location for a road through your place. The old road, of course, would be abandoned so that the amount of land used for road purposes would be relatively the same as before. I wish I could get a good idea of just how she will proceed so that the obtaining of a right of way will not be held up.

You are familiar with the details to the same extent that I am and can give her a more acceptable version of the desirability of the road change. Please let me hear from you as soon as you have taken the matter up with her. I wrote her some time ago myself, but to date have not received a reply.

I enclose preliminary map showing right of way through your property.

Yours very truly,

Engineer,  
Road Improvement District #3.

TPE:K  
Enclos.



San Diego, California, June 11, 1917

Mr. S. T. Case,  
Pittsburg, California.

Dear Mr. Case:-

I have your favor of June 6th. It is true that I agreed to pay the old Leonards \$150 to cross their land and also Hager down in the flat. But the right of way cost me absolutely nothing from the Crescent Valley down to Del Mar. I am in no way averse in thinking Mrs. Sharpe feels that she should have a nominal sum for her land and if this will facilitate things, you might just go on and see what she will do. I know that you feel as I do, that the road should go across from corner to corner instead of making a right angle turn, and in view of the fact that I am going to protect you against correcting the fences and the like, I don't really think that Mrs. Sharpe should be encouraged in making the price very large, especially as we will be to some expense in Court procedure with the minor heirs I think you and I are pretty much of the same mind and anything you suggest, I will come half way to meet.

Yours very truly,

Engineer,  
Road Improvement District #3.

TPE:K

San Diego, California,

June 11, 1917

Mr. Hobart H. Case,  
Escondido, Cal.

Dear Sir:-

I am interested indirectly in a paint rock mine. I see by some old filing for labor performed, that you were at one time interested in the Pinite Mines in Spook Canyon. The names were White Hawk, Ocean View and Pinite Queen.

I would be very much pleased if you would write and give me an idea of what you found there and the value of the raw material. Anything that may be of interest in the way of how you accounted for the mineral and the continuity of same.

Thanking you very much for any information you can give in order to help me form some idea of the value of this product as existing in these mines. Mr. Janssen apparently owns these mines now. Do you know whether this is correct or not?

Yours very truly,

TPE:K

924 Eighth Street,  
San Diego, California.



# 266  
Ercandio Cal  
June 11 1917

Mr Ellis  
Dear Sir

I hardly know what to say in reply to your letter. We were prospecting and found that rock and located it not knowing what it was but sent samples to many different mineralogists and they seemed to all differ in opinion as to what it was and its value finally we sold out and there was one expert chemist came there named Colan and he made as fine samples of paint as you could find anywhere. Mrs Dr Anthony seemed to control it at that time and as the reports go she was hunting suckers and this man Janssen bit and proved to be too much for her and through several law suits Janssen won out and is supposed to control it at this time.

Besides making paint there is a clenser powder made of it and I would refer you to Mr A W Pray of Ercandio in regard to that. Mr Pray could give you lots more information that I can he as he was interested in it and did most of the business

Yours Truly  
Hobart Care



San Diego, California,

June 11, 1917

Mr. Hobart H. Case,  
Escondido, Cal.

Dear Sir:-

I am interested indirectly in a paint rock mine.

I see by some old filing for labor performed, that you were at one time interested in the Pinite Mines in Spook Canyon.

The names were White Hawk, Ocean View and Pinite Queen.

I would be very much pleased if you would write and give me an idea of what you found there and the value of the raw material. Anything that may be of interest in the way of how you accounted for the mineral and the continuity of same.

Thanking you very much for any information you can give in order to help me form some idea of the value of this product as existing in these mines. Mr. Janssen apparently owns these mines now. Do you know whether this is correct or not?

Yours very truly,

Thos. P. Ellis.

TPE:K

924 Eighth Street,  
San Diego, California.



#266  
Pittsburg Cal  
June 14-17

T. P. Ellis

Dear Sir

Replying to your letter of June 11. Long years ago I had an interest in the Private Mining Claims in Spook Canyon. They are patented now and I cannot say who the present owners are. He started in to make a Mineral Sponge of it similar to Sapolio for polishing silver and glassware and it was fine but he did not make a go of it. He found traces of copper and had a fair assay of gold but sold out before either were developed. The Mineral claims were discovered after I left and I do not know



their value<sup>2</sup> or extent  
I have understood that the  
work done in recent years  
was all away from the  
ledge instead of developing  
it which sounds rather  
suspicious. A. W. Pray of  
Escondido has worked a  
number of times for the  
Co. knows them and the  
property and could give  
you much more definite  
information than I can. If  
there is anything further  
I can do say so as I should  
be glad to do it.  
In your last letter to  
me regarding rights of way  
and Mrs Sharpe you



you made a statement  
of from corner to corner  
instead of a right angle  
Are you figuring on  
changing the survey  
through the ranch  
I would be glad to see  
the road as shown by  
the blue prints you  
sent me but would  
oppose going from the  
south west corner to the  
north east corner of the  
ranch and I think the present  
route is as good a grade  
and road and leaves the  
ranch in much better  
shape  
Yours very truly  
S. J. Case



**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 4 Folder: 26**

**General Correspondence - Case, S.T.**



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