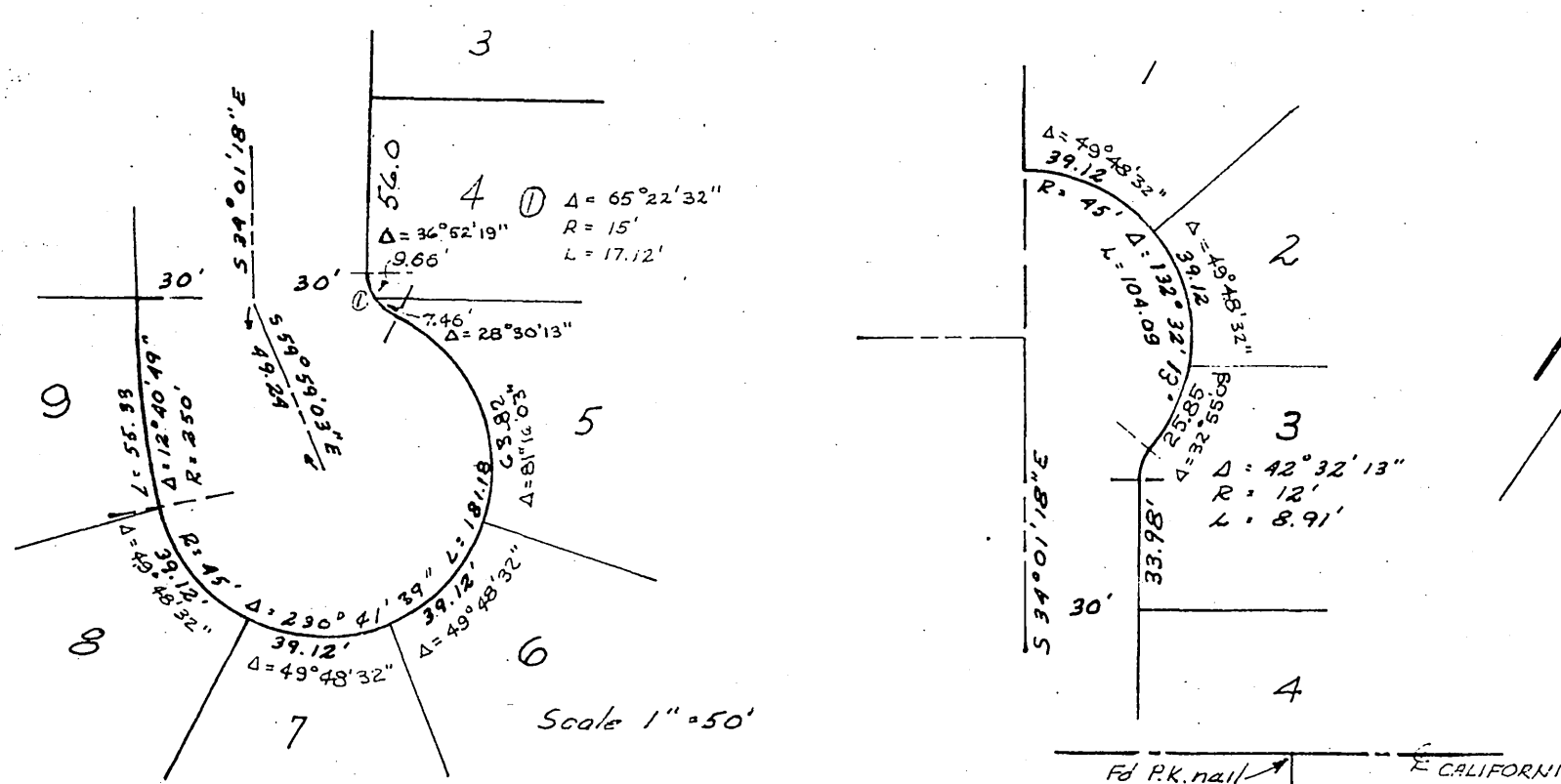


1967  
M.B. 38/33

IN THE CITY OF RIVERSIDE  
**MCKENZIE GARDENS**  
 BEING A SUBDIVISION OF PORTIONS OF LOT 45, BLOCK 12,  
 VILLAGE OF ARLINGTON, RIVERSIDE COUNTY, CALIFORNIA,  
 MAP BOOK 1, PAGE 62 RECORDS OF SAN BERNARDINO  
 COUNTY, CALIFORNIA  
 MARCH 1959  
 SCALE 1" = 100'  
 C.V. BROWN JR. C.E.

**FILED**  
 SEP 29 1959  
 Jack A. Ross  
 O.C. Clerk  
 Fees \$5.00  
 Filed at 10:30 A.M.  
 Riverside County Clerk



**CITY TREASURERS CERTIFICATE**

I hereby certify that according to the records of this office as of this date, the property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full. This certificate does not include any special assessments the bonds of which have not become a lien upon said property. Dated this 10<sup>th</sup> day of Sept. 1959.  
 City Treasurer

By J. J. Wright

**COUNTY TAX COLLECTORS 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 within map for unpaid State, County or local taxes or special assessments collected as taxes, except taxes and special assessments now a lien, but not yet payable, which are estimated to be \$1000.00. Dated this 10<sup>th</sup> day of August 1959.  
 Donna M. Bower County Tax Collector  
 Deputy

By Donna M. Bower

**CITY PLANNING COMMISSION**

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 9<sup>th</sup> day of April 1959.

By R. James Fairman  
 Riverside City Planning Director

**SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT**

I hereby certify that the subdivider named on this map has deposited with the Water Department of the City of Riverside sufficient funds to cover the cost of installing all necessary fire hydrants together with all water mains and laterals to the curb line on all streets shown on said map that all P.U.E. shown on this map are sufficient for all requirements of the Electric Light & Water Department of the City of Riverside, and for the Department of Public Utilities of said City. Dated this 8<sup>th</sup> day of September 1959.

By E.C. Ross by Don Campbell  
 Superintendent of Light & Water Dept. Riverside, Calif.

**DIRECTOR OF PUBLIC WORKS CERTIFICATE**

I hereby certify that I have examined the within Map; that the Subdivision shown there on is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act) Statutes of California, 1943, and of Ordinance No. 1328 of the City of Riverside, California, and all amendments thereto have been complied with; that plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that all easements for sewers shown on said map are correct in form and contents, and are approved; and I am satisfied that this map is technically correct. Dated this 15<sup>th</sup> day of Sept. 1959.

By W. J. Martineau  
 Director of Public Works

**STREET SUPERINTENDENT'S CERTIFICATE**

I hereby certify that according to the records of this office, the property shown on this map is not subject to any special assessments which have not been paid in full. Dated this 15<sup>th</sup> day of Sept. 1959.

By E. M. Luzzi  
 Street Superintendent

**ENGINEERS NOTE:**

Bearings are based on the center line of Garfield Street as being S 56° 00' W as shown on Kingsbury Square, map book 30, page 96, Records of Riverside County, California.  
 Set 2 x 2" redwood stakes, painted white and tagged R.E. 7702 at all lot corners.  
 Set 3/4" I.P. of points indicated with this mark O.

**CIVIL ENGINEERS CERTIFICATE**

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of one (1) sheet correctly represents a survey made under my supervision during March 1959; that all monuments shown hereon actually exist and their positions are correctly shown.  
 Registered Civil Engineer No. 7702

**OWNERS CERTIFICATE**

We hereby certify that we are the owners of or have some right, title or interest in the land included in the Subdivision shown on the annexed map consisting of one (1) sheet. That we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making of said map and subdivision as shown within the colored border lines and we hereby offer for dedication for public use, Lot A For street purposes and construction and maintenance of all public utilities 5 foot and 10 foot easements shown by dashed lines and designated as "5' P.U.E." and "10' P.U.E."  
 Robert W. Sweeney

LAND TITLE CO. OF RIVERSIDE COUNTY, Trustee  
 By William J. Lippert Vice President  
 By Philip J. Lippert Assistant Secretary

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
 COUNTY OF RIVERSIDE }  
 On this 2<sup>nd</sup> day of SEPT. 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM J. LIPPERT and PHILIP J. LIPPERT, known to me to be the Vice President and Assistant Secretary of LAND TITLE CO. OF RIVERSIDE COUNTY the Corporation that executed the within instrument known to me to be the persons who executed the within instrument on behalf of the Corporation there in named, and acknowledge 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.  
 Beverly Ackman  
 Notary Public in and for said County & State

**CITY CLERK'S CERTIFICATE**

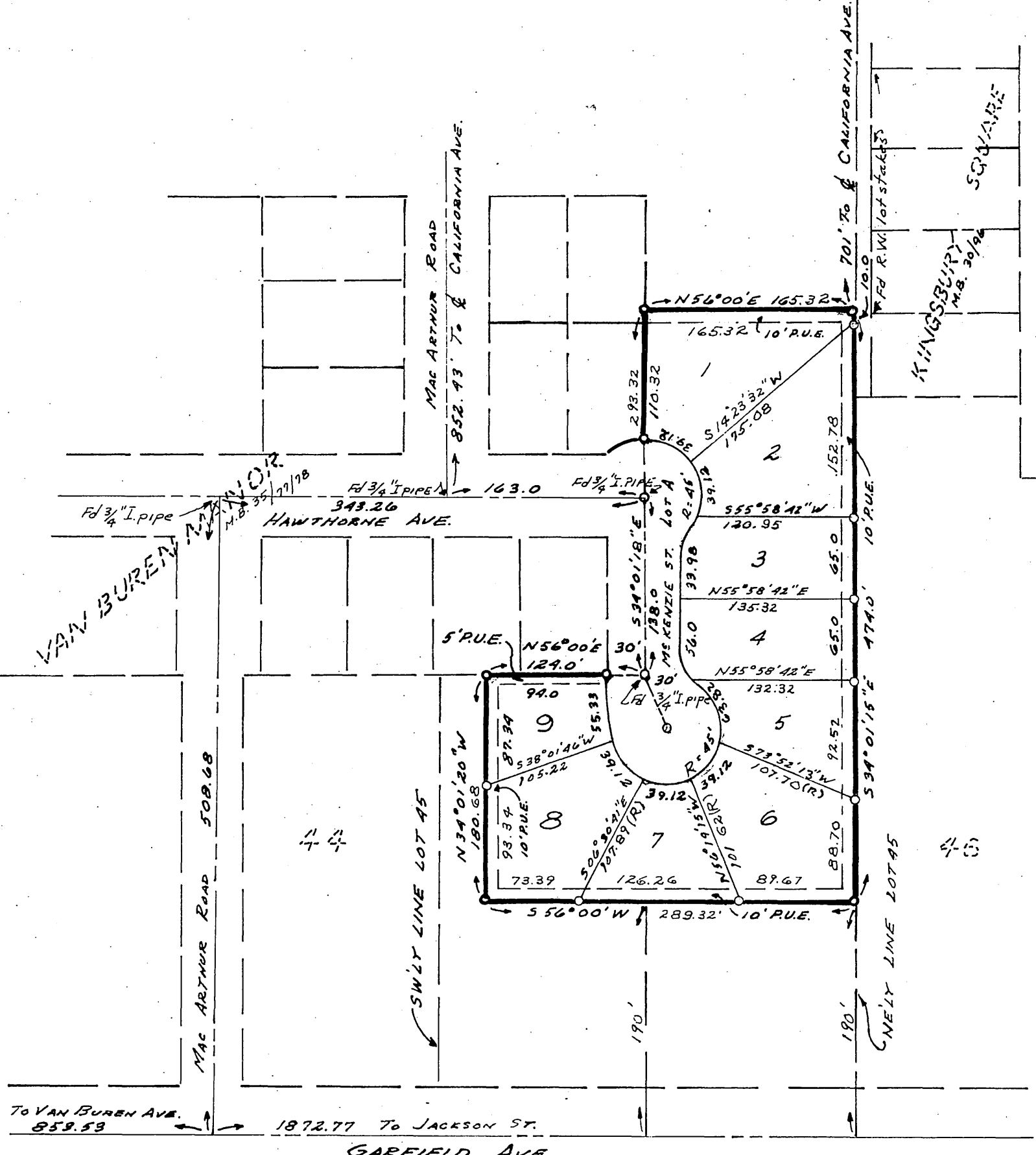
I, City Clerk of the City of Riverside, California, hereby certify that an undertaking satisfactory to the Council of said City, guaranteeing the construction of required street improvements in this subdivision as approved and filed in my office prior to the final acceptance of this subdivision map.  
 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the City of Riverside, State of California, this 22<sup>nd</sup> day of September 1959.  
 Virginia J. Schroeder  
 City Clerk of the City of Riverside, California

**RESOLVED**

That this map consisting of one (1) sheet, be, and the same is hereby accepted as the official map of "MCKENZIE GARDENS" and the streets and easements are accepted as public streets and easements and the City Clerk is hereby authorized and directed to affix said map by signing her name there to as City Clerk of the City of Riverside, State of California, and to affix the official seal of said City of Riverside. I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 22<sup>nd</sup> day of September 1959.  
 Virginia J. Schroeder  
 City Clerk of the City of Riverside, California

**TAX BOND**

Thereby certify that a bond in the sum of \$1000.00 has been exdouted and filed with the Board of supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, City 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 22<sup>nd</sup> day of Sept. 1959.  
 Gordon A. Paguegnat  
 County Clerk and Ex-officio  
 Clerk of the Board of Supervisors  
 By J. Thayer Deputy



**NOTARY ACKNOWLEDGEMENT**  
 State of California } ss  
 County of Riverside }  
 On this 2<sup>nd</sup> day of August 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT W. SWEANEY known to me to be the person that executed the within instrument and acknowledged to me that he executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
 Notary Public in & for said County & State  
 My commission expires September 22, 1962