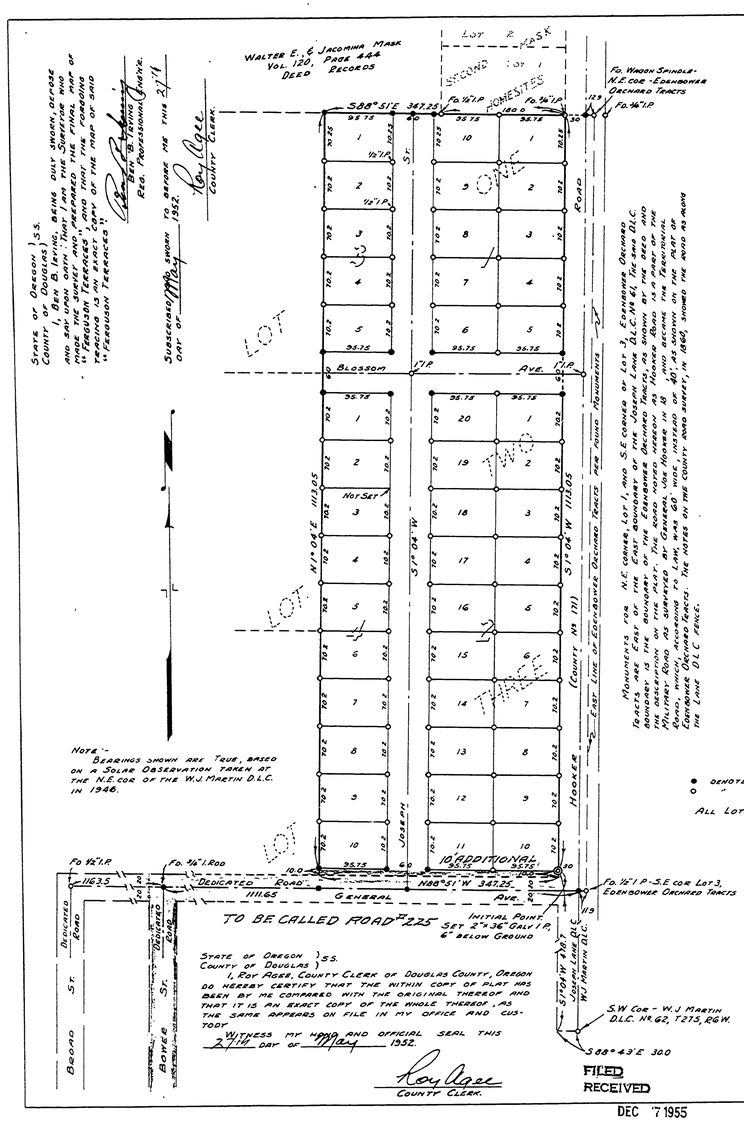
FERGUSON TERRACES

A PART OF LOTS 1, 2, & 3, EDENBOWER ORCHARD TRACTS.

BEN. B. IRVING — REG. PROFESSIONAL ENGINEER.

ROSEBURG, OREGON

SCALE 1"=100'



Note:- Bearings shown are true, based on a Solar Observation taken at the N.E. cor. of the W.J. Martin D.L.C. in 1946.

Monuments for N.E. corner, Lot 1, and S.E. corner of Lot 3, Edenbower Orchard Tracts are east of the boundary of the Edenbower Orchard Tracts, as shown by the record and the description on the Walter E. & Jacomina Mask deed, the remainder of the boundary is the Joseph Lane D.L.C. and became the Ferguson Road, which, according to Law, was 60' wide, instead of 40', as shown on the plat of Edenbower Orchard Tracts. The notes on the County Road survey, in 1845, showed the wood as along the line of a fence.

● denotes 5/8" I. Rod set.
○ " 5/8" I. Rod set, except as shown

All Lots contain 0.15 Acres.

State of Oregon) S.S.
County of Douglas)
I, Ben. B. Irving, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments, the lands delineated on the annexed plat, of which the following is a true and correct description:- Beginning at the Initial Point, a 2"x36" Galv. Iron Pipe, 6" below ground, in the West Right-of-Way line of Hooker (County No. 171) Road, from which the S.W. corner of the W.J. Martin D.L.C. No. 62, T.27S., R.6W., W.M. bears S1°04'W 47&T and S88°43'E 300'; Thence S1°04'W 100 ft. along said road right-of-way line to its intersection with the North line of a 60.0 ft. Dedicated Road; Thence N88°51'W 347.25 ft. along said North line of Road, to a point; Thence N1°04'E 100 ft., to a 5/8" I. Rod, and continuing N1°04'E 1113.05 ft. to a 5/8" I. Rod in the line between Edenbower Orchard Tracts and the property conveyed to Walter E. & Jacomina Mask, described in Volume 120, Page 444 of Deed Records of Douglas County, Oregon; Thence S88°51'E 347.25 ft. along last said line to a 5/8" I.P. in the West Right-of-Way line of said County Road; Thence S1°04'W 1113.05 ft. along last said line to the Point of Beginning, containing 8.95 Acres, more or less, in Section 1, T.27S., R.6W., W.M., Douglas County, Oregon.

Ben. B. Irving
Reg. Professional Eng'r.

Oregon No. 240
Nov 8, 1913

Subscribed and sworn to before me this 28th day of April 1952.
Roy Agee
County Clerk

Dedication

Know all men by these presents: That we, John M. Ferguson and Hazel I. Ferguson, husband and wife, owners of the lands represented and described on the annexed plat, have caused the same to be surveyed and platted by the name of "Ferguson Terraces", and we hereby dedicate to the use of the public forever, the streets shown thereon.

In testimony whereof, the said John M. Ferguson and Hazel I. Ferguson have hereunto set their hands this 25th day of April, 1952.

John M. Ferguson
John M. Ferguson

Hazel I. Ferguson
Hazel I. Ferguson

Acknowledgement

State of Oregon) S.S.
County of Douglas)
On the 25th day of April, 1952, before me appeared John M. Ferguson and Hazel I. Ferguson, to me personally known, who being duly sworn, did say that they are the lawful owners of the tract of land delineated on the annexed plat, and that they do hereby acknowledge that they signed the accompanying dedication as their free and voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal this day and year above written.

Roy Agee
County Clerk

Approvals

By Order of the City Planning Commission
Approved April 28, 1952
Earl Sargent
President.
Secretary

By Order of the County Court
Approved May 24, 1952
County Judge.
Commissioner

Approved May 20, 1952
County Surveyor

Approved May 23, 1952
County Assessor

State of Oregon) S.S.
County of Douglas)
I, Roy Agee, County Clerk of Douglas County, Oregon do hereby certify that the within copy of plat has been by me compared with the original thereof and that it is an exact copy of the whole thereof, as the same appears on file in my office and custody.

Witness my hand and official seal this 27th day of May 1952.

Roy Agee
County Clerk.

Adopted by Resolution of County Court - shown in red
Co. Judge
Co. Comm.
Dec. 6, 1955

Filed May 27th 1952
Roy Agee
County Clerk.

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FILED
RECEIVED
DEC 7 1955
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

M.P. 0.43

Co. Rd. No. 225.

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