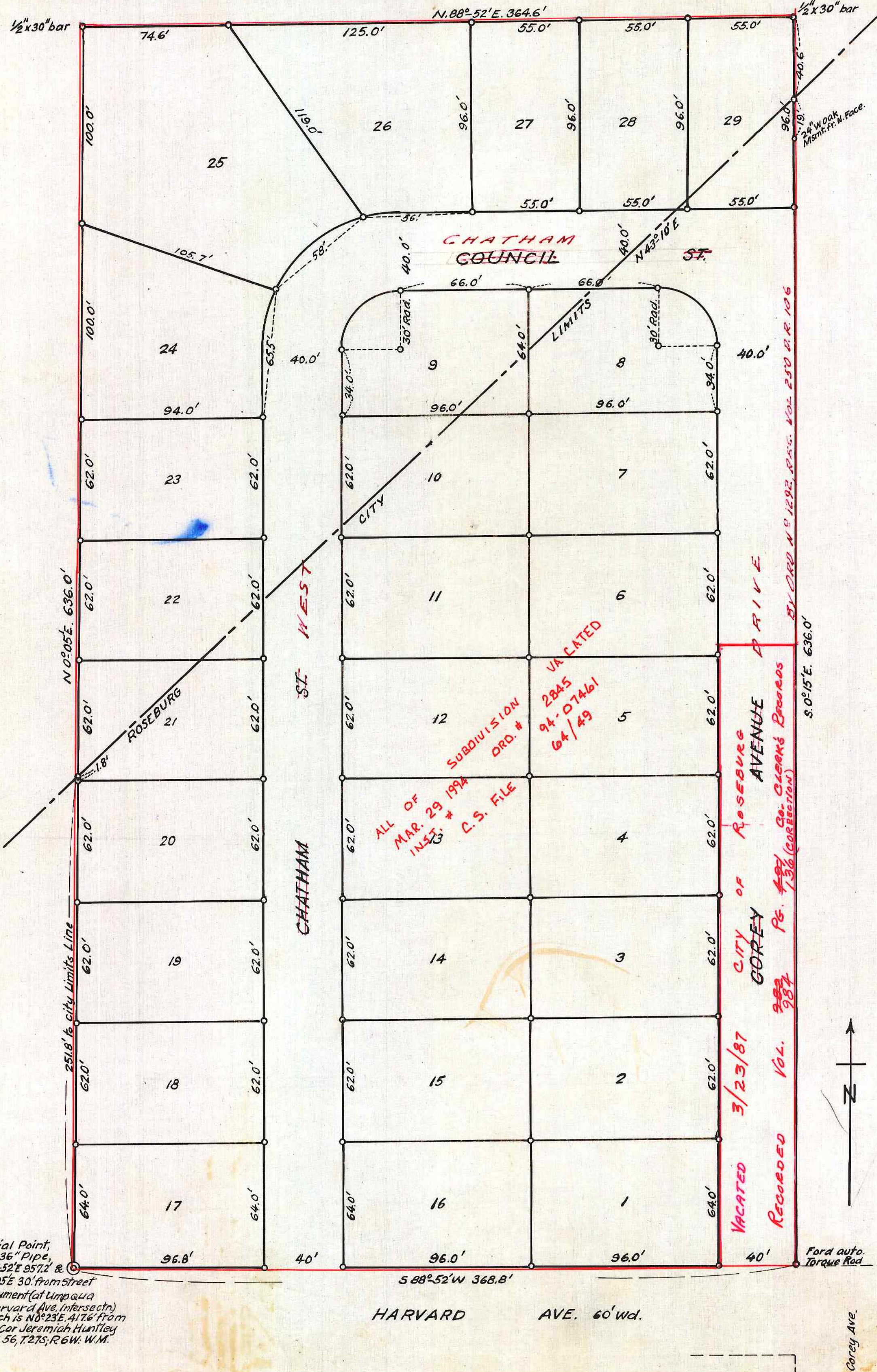


Circles on Map indicate 1/2 inch by 30 inch pipe except as noted.



- 1 - All lots in the tract shall be known & described as residential lots & no structure shall be erected on any residential building plot other than detached single family dwellings not to exceed two stories in height and one or two car garages.
- 2 - No building shall be erected on any residential building plot nearer than 25 feet to nor further than 30 feet from the front line of the property with a five percent tolerance, nor nearer than 5 feet to any side lot line. The side lot line restriction shall not apply to a garage located on the rear one quarter of a lot, except that on corner lots no structure shall be permitted nearer than 15 feet to the side street line.
- 3 - No residential structure shall be erected or placed on any building plot which plot has an area of less than 5200 sq. ft. nor a width of less than 55 ft. at the front building setback line.
- 4 - No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 5 - No persons of any race other than the White or Caucasian race shall use or occupy any building or any lot except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
- 6 - No trailer, basement, tent, shack, garage, barn or other out buildings erected in the tract shall at any time be used as a residence temporarily or permanently nor shall any residence of a temporary character be permitted.
- 7 - No dwelling costing less than \$2,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 650 square feet in the case of a one story structure nor less than 550 square feet in the case of a one and one half, two or two and one half story structure.

RESTRICTIVE COVENANTS

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- 8 - No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the Subdivider or elected by a majority of the owners of said lots in said subdivision. However in the event that such a committee is not in existence or fails to approve or disapprove such design or location within thirty days, then such approval will not be required provided the design and location on the lot conform to and are in harmony with existing structures in the tract.
- 9 - A perpetual easement is reserved over the rear five feet of each lot for utility installation and maintenance.
- 10 - These covenants and restrictions are to run with the land and shall be binding on all the parties and all the persons claiming under them until January 1, 1966, at which time said covenants and restrictions shall terminate.
- 11 - If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1st 1966, it shall be lawful for any other person or persons owning other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- 12 - Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- 13 - All lots will be served electricity, water gas and sewer connections as required and as construction progresses.

DEDICATION

Know all Men by these Presents; That R.D. Coen and Evelyn A. Coen his wife and Evelyn A. Coen his wife the real property represented and described in the annexed map and located in the Jeremiah Huntley Donation Land Claim No. 56, in Sections 13 and 24, T.27S; R.6W; Willamette Meridian, Douglas County, Oregon, do by these presents, plat and establish the said plat of real property as and by the name of Westmoreland Addition to the City of Roseburg Oregon and they hereby declare the annexed map and plat is a true and correct plat, that the lots and parcels shown and designated upon the annexed map are correct and conform to their wish and they hereby dedicate to the public use the streets shown on said plat.

In Witness Whereof the said R.D. Coen and Evelyn A. Coen, his wife and at fixed their seal here to.

R.D. Coen Seal
Evelyn A. Coen Seal

SURVEYOR'S CERTIFICATE

I, Arthur Boyer, being first duly sworn, depose and say that I have surveyed and marked with proper monuments the lands shown on the annexed plat of which the following is a true and correct description:

BEGINNING at the Initial Point, a 2 inch by 36 inch galvanized iron pipe on the north line of Harvard Ave, Roseburg, Oregon, which is N88°52'E 95.72 ft and N0°05'E 30.0 ft from the street monument at the intersection of the center lines of Harvard Avenue and Umpqua Avenue, said street monument being N0°23'E 417.6 ft from the South West corner of the Jeremiah Huntley Donation Land Claim No. 56, T.27S; R.6W; Willamette Meridian, thence N0°05'E 636.0 ft. to a 1/2 inch by 30 inch rod at the south line of the Roseburg high school property, thence N88°52'E, 364.6 ft. to a 1/2 inch by 30 inch iron rod on the west line of said high school property, thence S0°15'E, 636.0 ft. to a Ford automobile steel torque rod on the North line of Harvard Avenue at the most southerly south west corner of school property, thence along the north line of Harvard Avenue S.88°52'W, 368.8 ft. to the place of beginning.

Arthur Boyer
 Deputy County Surveyor.

Subscribed and sworn to before me this 18 day of March 1940.

Roy Coen
 County Clerk

Approved April 2nd 1940

H.L. Epstein
 City Engineer.

ACKNOWLEDGMENT

State of Oregon }
 County of Douglas } s.s.
 On this 18 day of March 1940 personally appeared before me, County Clerk of Douglas County, Oregon, R.D. Coen and Evelyn A. Coen known to me to be the identical person named in and who executed the foregoing instrument and who acknowledged to me that he executed the same freely and voluntarily and for the purpose herein named.

witness my hand and seal the day and year last above written.

Roy Coen

Approved April 6 1940 County Clerk

H.L. Epstein
 County Commissioner

Approved April 6 1940 County Commissioner

Morris E. Bowker
 County Judge

Approved March 18th 1940

Daston Bellinwell
 County Assessor

Approved March 21st 1940

H.L. Epstein
 County Surveyor

Approved April 1st 1940 by resolution of the Common Council

A.J. Hedden
 City Recorder

Filed April 8 1940

Roy Coen
 County Clerk Douglas County, Ore.

WESTMORELAND

ADDITION TO CITY OF ROSEBURG, OREGON
 In Jeremiah Huntley Donation Land Claim No. 56, T.27S; R.6W; W.M.
 Scale, 1" = 40 ft. March, 1940

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