

EASTWOOD

Sec. 19 Twp. 27-S-Rg. 5-W.W.M.
SCALE - 1 inch = 100 ft.

BUILDING RESTRICTIONS FOR EASTWOOD.

All persons, including corporations, who now own or shall hereafter acquire any land in said plot, shall be taken and held to agree and covenant with the owner of the above described land and with its successors and assigns to conform to and observe the following restrictions and stipulations as to the use thereof and construction of the improvements thereon for a period of twenty years from April 8th, 1946, to wit: No part of the portions of said tract covered by these restrictions and limitations shall be used for any commerce, business, or manufacturing purposes of any kind or nature whatsoever; except Lots 4, 5, 6, 6 of Block 1, and Lots 1 and 2 of Block 2 which may be used for stores or service station.

No stock shall be kept upon the property, and poultry shall be confined to the back half of all lots except corner lots where they shall be confined to the inside quarter.

Said premises shall be used by white persons only not excluding bonafide servants of any race.

Sewerage shall be deposited in septic tanks or sewer pipes connected with the Roseburg sewer system and no cesspools or outhouses shall be permitted.

All buildings shall be placed at least fifteen feet back of the front line of all lots, and all residences must face the street on which said lot faces.

No building used as a dwelling shall be erected or placed on said premises the original cost of which shall be less than \$4800.00 said amount to include cost of residence proper only.

All residences shall be of double construction and have concrete foundations and shall be erected from new material.

No temporary buildings of any kind shall be erected on any lots in said described plat, and no obnoxious or unsightly outbuildings shall be erected or maintained.

VALUED BY CITY ORD. NO. 2109
RECORDED AUG. 11, 1977 IN BK. 645
Pg. 339 C.S. FILE 6470-12

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, J. E. Leupe and Mary Leupe wife, owners of the lands shown on the annexed plat, have caused the same to be surveyed and platted as and by the name of EASTWOOD, and we hereby dedicate to the public use forever the roads shown thereon.

The lands shown on the annexed plat are subject to the building restrictions listed above.

Witness
J. E. Leupe
Mary Leupe

ACKNOWLEDGMENT

State of Oregon }
County of Douglas } ss
I, E. Leupe, before me appeared J. E. Leupe and Mary Leupe husband and wife, who being duly sworn did say that they are the owners of the lands shown on the annexed plat and acknowledged that the above instrument was their free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal the day and year above written.

Ray Leger
COUNTY CLERK

State of Oregon }
County of Douglas } ss

Subscribed and sworn before me this 8th day of April 1946

Ray Leger
COUNTY CLERK

CIVIL ENGINEER

Edwin S. Woodford

Edwin S. Woodford - 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 true and correct description.

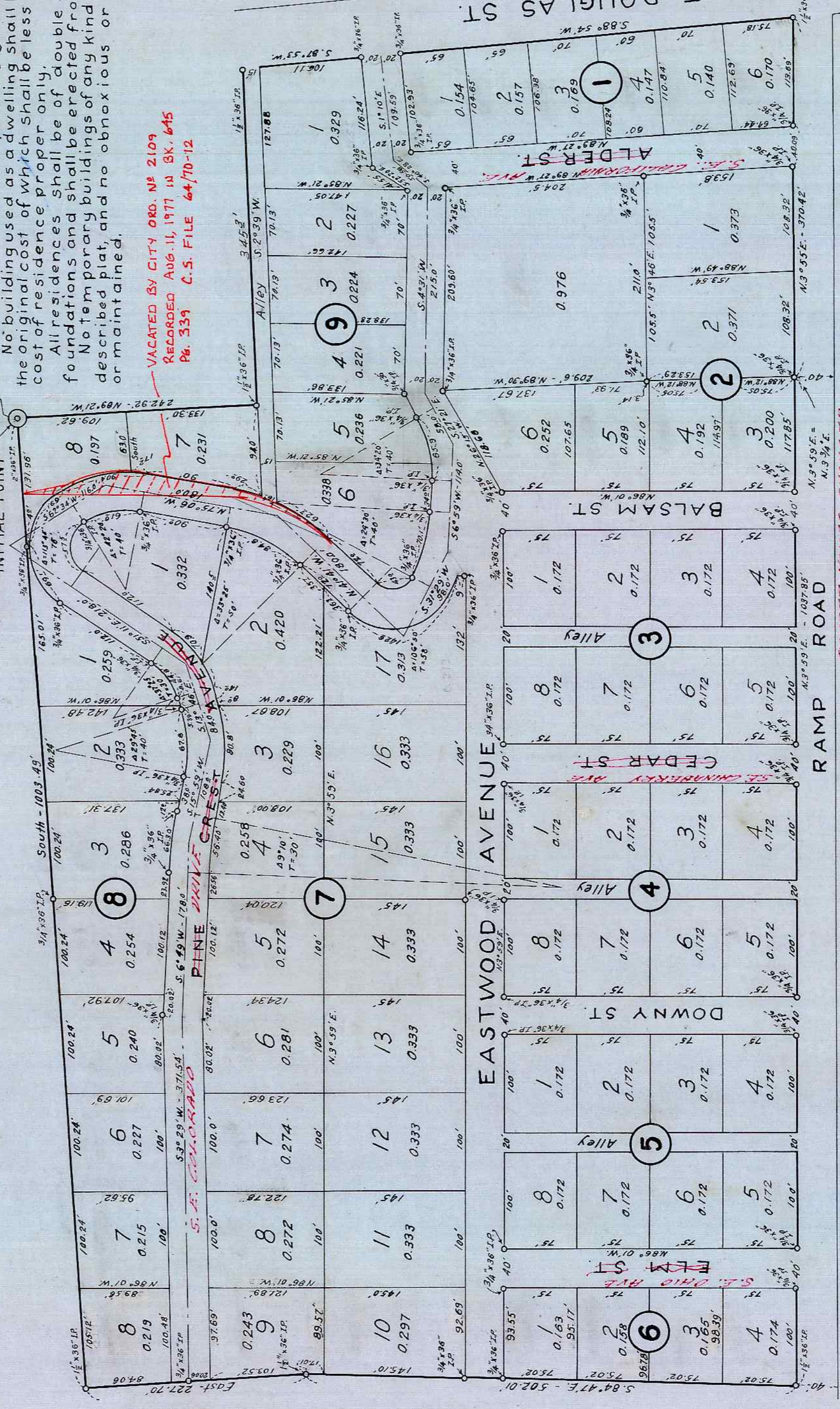
Beginning at a point from which the Northwest corner of the Thomas Stevens Donation Land Claim No. 40 in Township 27 South Range 5 West of the Williamette Meridian bears N63°40'W 12.10 chains, thence South 1003.49 ft., thence East 22.70 ft., thence S84°47'E - 502.01 ft., thence N3°59'E - 1037.85 ft., thence N3°55'E - 370.42 ft., thence S88°54'W - 405.15 ft., thence S87°53'W - 1611 ft., thence S2°39'W - 345.3 ft., thence N18°21'W 242.92 ft., to the place of beginning. Containing 22.43 Acres more or less. Excepting one acre in the above tract of land now being used as a cemetery, the title to which is not guaranteed.

Edwin S. Woodford

Edwin S. Woodford

Edwin S. Woodford

Edwin S. Woodford



APPROVALS

APPROVED April 9 1946.
D.M. Brunsford
COUNTY JUDGE.

APPROVED April 8 1946.
M. B. ...
COUNTY ASSESSOR.

APPROVED April 8 1946.
Edwin S. Woodford
COUNTY SURVEYOR.

APPROVED APRIL 9TH. 1946.
Arthur ...
CITY ENGINEER
ROSEBURG, OREGON.

