

SUBDIVISION of LOT 23 in BLOCK 3

of the
Suksdorf Coos Junction Orchard Tracts
 in Section 21, T. 28 S., R. 6 W., W. M.,
 Douglas County, Oregon.

Roseburg, Jan. 1948.

Scale 1" = 60 ft.

Arthur Boyer, Surveyor.

CERTIFICATE of SURVEYOR

I, Arthur Boyer, being first duly sworn - depose and say that I have correctly surveyed and marked with proper monuments the land shown on the annexed plat of which the following is a true and correct description - To wit: Beginning at the Initial Point - a 2"x36" galv iron pipe 6" underground at the N.E. cor. of Lot 23 from which N.E. cor. of the Jas. Bellu D.L.C. 52, T. 28 S., R. 6 W., W. M., Douglas County, Ore bears N 88° 08' E - 705.2 ft.; thence running along the Westside of Grape Ave. S 0° 28' W - 612.0 ft. to a 1" iron pipe (S.E. cor. of Lot 23); thence N 89° 31' W - 661.1 ft. to a 1" iron pipe (S.W. cor. of Lot 23); thence N 0° 26' E - 636.3 ft. to a 1" iron pipe (N.W. cor. of Lot 23); thence along the South side of Suksdorf Street S 89° 27' E - 62.7 ft. to a 1" iron pipe; thence along same South side S 80° 32' E - 151.6 ft. to a 1" iron pipe; thence along same Southside of said street S 89° 27' E - 449.2 ft. to the Point of beginning; all containing 937 ac. ± and all in Sec. 21, T. 28 S., R. 6 W., W. M., in Douglas County, Ore.

Also: Beginning at a 1" iron pipe which bears N 0° 26' E - 50.0 ft. from the N.W. cor. of said Lot 23; thence S 89° 27' E - 68.7 ft. to a 1" iron pipe; thence S 76° 51' E - 153.5 ft. to a 1" iron pipe on the North side of Suksdorf St.; thence N 80° 32' W - 151.6 ft. to a 1" iron pipe; thence N 89° 27' W - 68.7 ft. to a 1" iron pipe; thence N 0° 26' E - 10.0 ft. to the Point of beginning.

Also: A strip of land 10.0 ft. wide - adjacent and along the East boundary of the: "Subdivision of Lot 23 in Block 3 of the Suksdorf Coos Junction Orchard Tracts" - running from the extended South boundary line of Lot 23 to the North side of Suksdorf Street.

Arthur Boyer
 SURVEYOR

Subscribed and sworn to before me this 3rd day of Feb. 1948.

Ray Ague
 COUNTY CLERK.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we: A. F. Suksdorf and Anna M. Suksdorf - husband and wife - and Martin W. Suksdorf their son - as owners of the land shown on the annexed plat, have caused the same to be surveyed and platted as and by the name of: "Subdivision of Lot 23 in Block 3 of the Suksdorf Coos Junction Orchard Tracts" - and we hereby dedicate to the public use forever the streets shown thereon.

A. F. Suksdorf *Anna M. Suksdorf* *Martin W. Suksdorf*
 A. F. Suksdorf Anna M. Suksdorf Martin W. Suksdorf a single man

ACKNOWLEDGEMENT

(STATE of OREGON) s.s. On the 3rd day of February 1948 before me appeared: A. F. Suksdorf and Anna M. Suksdorf, husband and wife - and Martin W. Suksdorf their son of single status - all to me personally known - who being duly sworn - did say that they are the owners of the land 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 affixed my official seal the day and year above written.

Ray Ague
 COUNTY CLERK



Note.
 Basebearing is the reserved East boundary of the "Subdivision of Lot 23 in Block 3 of the Suksdorf Coos Junction Orchard Tracts".

Note.
 Ringed Points indicate:
 1/2" pipes on all Lot corners,
 1" pipes on all angle-points of exterior
 Boundary and intersections of Street-ls., and
 outside-angle points of dedicated portions,
 -except when noted otherwise!

FILED Feb 3rd 1948
Ray Ague
 COUNTY CLERK

APPROVALS	
APPROVED Feb 3 1948	<i>D. H. Busenbark</i> , COUNTY JUDGE
APPROVED Feb 3 1948	<i>Paul Dixon</i> , COUNTY ASSESSOR
APPROVED Feb 3 1948	<i>Arthur Boyer</i> , COUNTY SURVEYOR.

I, Arthur Boyer do hereby certify that the foregoing copy of the Plat: "Subdivision of Lot 23 in Block 3 of the Suksdorf Coos Junction Orchard Tracts" has been compared by me with the original thereof, and that it is a correct transcript & exact copy therefrom and of the whole of such original.

Arthur Boyer, SURVEYOR.

Arthur Boyer