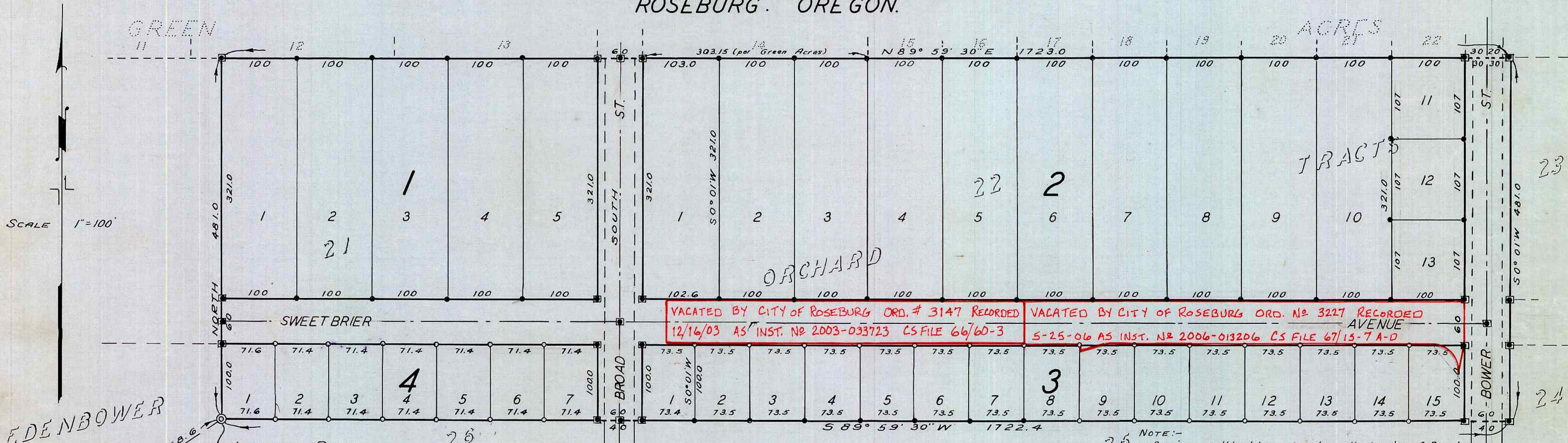


BROADMOOR

A SUBDIVISION OF LOT 22, AND PART OF LOTS 21, 23, 24, 25, & 26, EDENBOWER ORCHARD TRACTS.

BEN. B. IRVING REG. CIVIL ENGINEER
ROSEBURG, OREGON.



VACATED BY CITY OF ROSEBURG ORD. # 3147 RECORDED 12/16/03 AS INST. NO 2003-033723 CS FILE 66/60-3

VACATED BY CITY OF ROSEBURG ORD. NO 3227 RECORDED 5-25-06 AS INST. NO 2006-013206 CS FILE 67/15-7 A-D

All lots in Block 1 contain 0.74 Acres.

Lot 1	0.74
Lot 2	0.76
Lots 2 to 10 incl.	0.74
Lots 11, 12, 13	0.25
All lots in 3	0.17
All lots in 4	0.16

■ denotes 1" I.P.
● " 3/4" I.P.
○ " 1/2" I.P.

NOTE:— Bearings on this plot are based on the bearing of Broad St., shown as an unnamed street on plot of Edenbower Orchard Tracts, as filed, with bearing of South.

APPROVED Oct 7, 1948
BY ORDER OF THE COUNTY COURT

D. M. Busenbark
COUNTY JUDGE

H. R. Radman
COMMISSIONER

APPROVED Sept. 28, 1948
Ben B. Irving
COUNTY SURVEYOR

APPROVED Sept. 28, 1948
Ned Dixon
COUNTY ASSESSOR

CITY PLANNING COMMISSION
APPROVED Sept. 27, 1948
Ben B. Irving PRESIDENT
Betty Mae Clark SECRETARY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:— That we, J.M. Housley and Leonora M. Housley, husband and wife, and Harold L. Boucock and Jeannette H. Boucock, 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 "BROADMOOR" and we hereby dedicate to the use of the public forever, the streets and avenues shown thereon.

IN TESTIMONY WHEREOF, the said J.M. Housley and Leonora M. Housley, and Harold L. Boucock and Jeannette H. Boucock have hereunto set their hands this 27th day of September 1948.

J.M. Housley
J. M. HOUSLEY

Leonora M. Housley
LEONORA M. HOUSLEY

Harold L. Boucock
HAROLD L. BOUCCOCK

Jeannette H. Boucock
JEANNETTE H. BOUCCOCK

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) s.s.
On the 27th day of September, 1948, before me appeared J.M. Housley and Leonora M. Housley, and Harold L. Boucock and Jeannette H. Boucock, 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.

FILED October 7th, 1948
Roy Agee
COUNTY CLERK

CERTIFICATE OF SURVEYOR.

STATE OF OREGON)
COUNTY OF DOUGLAS) s.s.
I, Ben. B. Irving, 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 a 2"x36" Galv. Iron pipe, driven 6" underground, from which the Northwest corner of Section 12, T.27S., R.6W., W.M. bears S 56° 28' W 1168.6 feet; Thence North 481.0 feet to a 1" Iron pipe in the North line of Lot 21, Edenbower Orchard Tracts, as platted and filed in the Office of the County Clerk, Douglas County, Oregon; Thence N 89° 59' 30" E 1723.0 feet along the North line of Lots 21, 22, and 23 of said Tract to a 1" Iron pipe; Thence 50° 01' W 481.0 feet to a 1" Iron pipe; Thence S 89° 59' 30" W 1722.4 feet to the place of beginning, containing 19.02 Acres, more or less, in Section 1, T.27S., R.6W., W.M., Douglas County, Oregon. Excepting therefrom all those portions of roads previously dedicated to the public.



Oregon No 240
Nov. 8, 1919.

Subscribed and sworn to before me this 13th day of September 1948.

Ben B. Irving
Ben. B. Irving
Req. Professional Engr.

Roy Agee
County Clerk.

STATE OF OREGON)
COUNTY OF DOUGLAS) s.s.
I, Ben. B. Irving, being duly sworn, depose and say upon oath:— That I am the Surveyor who made the survey and prepared the final map of "Broadmoor", and that the foregoing is an exact copy of the map of said "BROADMOOR".

Subscribed and sworn to before me this 13th day of September 1948.

Ben B. Irving
Civil Engineer.

Roy Agee
County Clerk.