

# WINSTON HOMES

RE-SUBDIVISION of the SOUTHERN PORTION of BLOCK "A" of the

> HOOVER'S HOMES <

in Sec. 15, T. 28 S., R. 6 W., W.M., in DOUGLAS COUNTY, ORE.

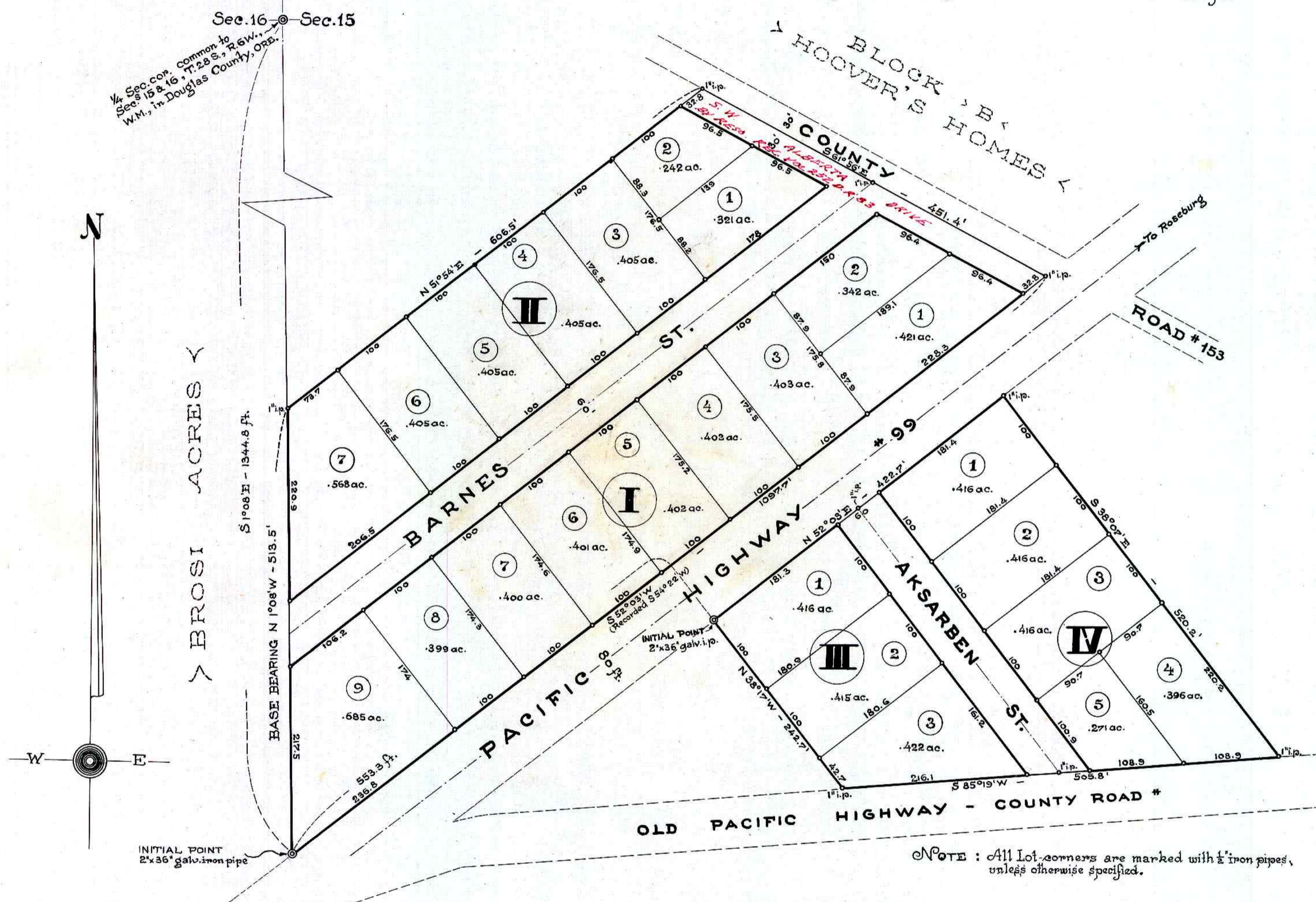
Roseburg, Oct. 1948.

Arthur Boyer, Surveyor

Scale: 1" = 100 ft.

I, Arthur Boyer, do hereby certify that the foregoing copy of the Plat > Winston Homes < has been compared by me with the original thereof and that it is a correct transcript therefrom and of the whole of such original.

*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:

1.) Beginning at the INITIAL POINT - a 2"x36" galv. iron pipe set 6" underground at the Northernly Row-line of the Pacific Highway #99, which point bears S 1° 08' E - 1344.8 ft. from the 1/4 Sec. cor. common to Sec. 15 & 16, T. 28 S., R. 6 W., W.M., in Douglas County, Ore., thence running along the West - boundary-line of the > Hoover's Homes < N 1° 08' W - 513.5 ft. to a 1" iron pipe, thence leaving said boundary-line and running N 51° 54' E - 606.5 ft. to a 1" iron pipe on the westerly Row-line of the County-Road #153, thence along the latter S 61° 56' E - 451.4 ft. to a 1" iron pipe on the said Northernly Row-line of the Pacific-Highway #99; thence along the latter S 52° 03' W - 1097.7 ft. to the point of beginning, all containing 8.05 acres - more or less.

Also: 2.) Beginning at the INITIAL Point, a 2"x36" galv. iron pipe set 6" underground at the Southernly Row-line of above said Pacific Highway #99, which point bears N 52° 03' E - 553.3 ft. and S 38° 17' E - 80.0 ft. from the initial point stipulated in the above description of parcel #1; thence along said Row-line of said Highway N 52° 03' E - 422.7 ft. to a 1" iron pipe, thence leaving said Row-line and running S 38° 07' E - 520.2 ft. to a 1" iron pipe on the North-Row-line of the "Old Pacific Highway"; thence along the latter S 85° 19' W - 505.8 ft. to a 1" iron pipe; thence leaving said Row-line of the "Old Pacific Highway" and running N 38° 17' W - 242.7 ft. to the point of beginning, all containing 3.70 acres - more or less. All of both parcels located in Sec. 15, T. 28 S., R. 6 W., W.M., in Douglas County, Ore.

*Arthur Boyer*  
Subscribed and sworn to before me this 19th day of October 1948.

*Ray Ague*  
COUNTY CLERK.

### ACKNOWLEDGEMENT

STATE of OREGON | S.S. On the 20th day of October 1948, before me appeared:

Cliff Aten and Blanche E. Aten - husband and wife, and Stanford Buell and Helen Buell - husband and wife, 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.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we:

Cliff Aten and Blanche E. Aten - husband and wife, and Stanford Buell and Helen Buell - husband and wife, 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:

### WINSTON HOMES

and we hereby dedicate to the public use forever the streets shown thereon.

*Cliff Aten* *Blanche E. Aten*  
Cliff Aten Blanche E. Aten  
*Stanford Buell* *Helen Buell*  
Stanford Buell Helen Buell

### APPROVALS

APPROVED December 11 1948	<i>Ed Busenbark</i> , County Judge
APPROVED October 29 1948	<i>Neal Dixon</i> , County Assessor
APPROVED October 26 1948	<i>Arthur Boyer</i> , County Surveyor
For the Roseburg City Planning Commission:	
APPROVED October 25 1948	<i>Arthur Boyer</i> , President
APPROVED October 25 1948	<i>Betty Mae Clark</i> , Secretary

**Building Restrictions**  
All Buildings: to be erected on concrete Foundations, with a Floor-Space-Minimum of 900 square-feet, Minimum Set-Back of same shall be: 25 ft. from any adjacent street, road or Highway - Cost of each Building completed to be not less than \$ 5000.00

FILED December 11<sup>th</sup> 1948

*Ray Ague*  
COUNTY CLERK