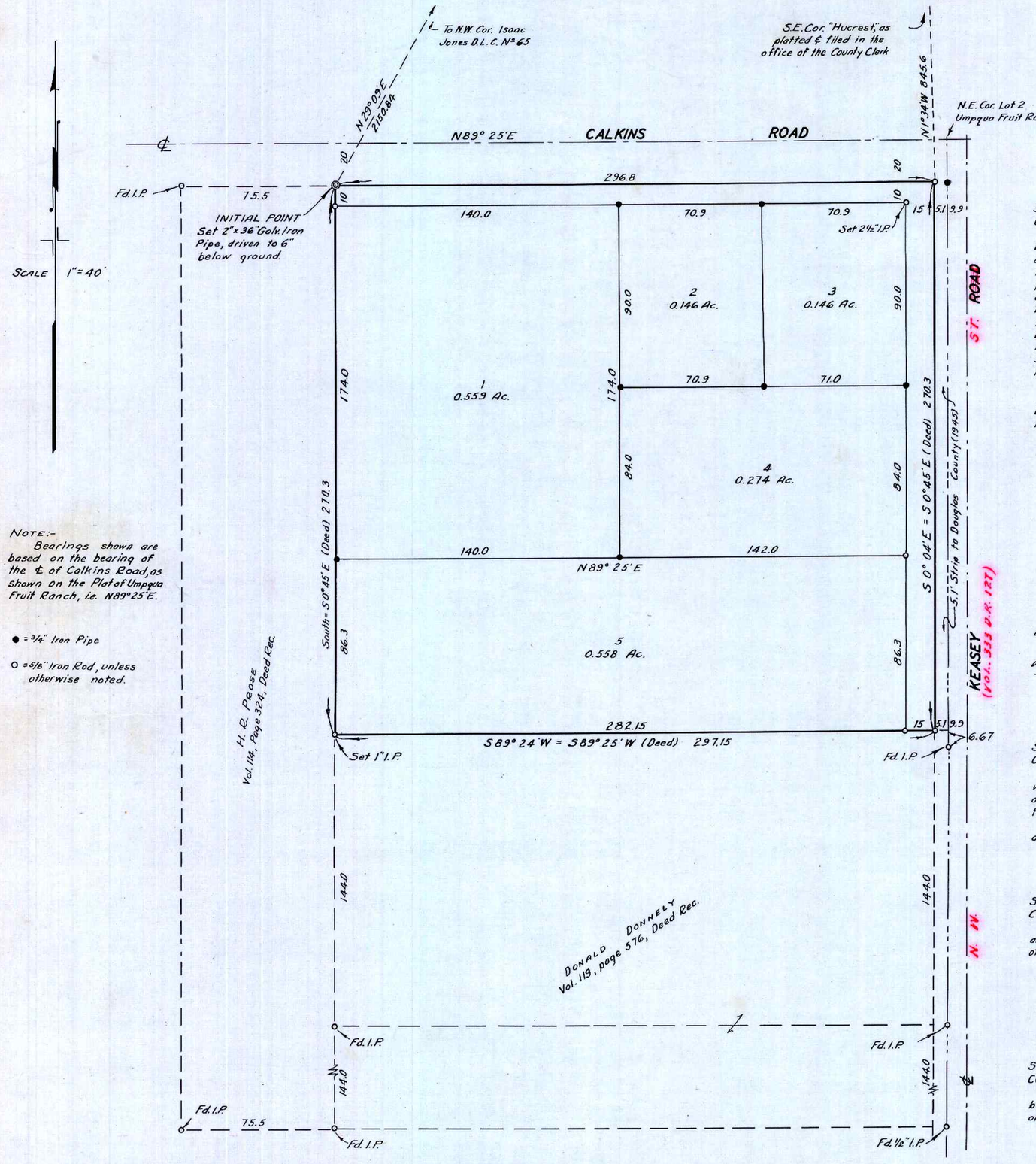
TWIN ACRES

A PART OF LOT TWO. UMPQUA FRUIT RANCH,

BEN. B. IRVING — REG. CIVIL ENGINEER

ROSEBURG, OREGON



NOTE:-
Bearings shown are based on the bearing of the ℄ of Calkins Road, as shown on the Plat of Umpqua Fruit Ranch, i.e. N89°25'E.

● = ¾" Iron Pipe

○ = 5/8" Iron Rod, unless otherwise noted.

CERTIFICATE OF SURVEYOR

STATE OF OREGON) S.S.
COUNTY OF DOUGLAS)

I, Ben. B. Irving, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands delineated on the annexed plat, of which the following is a true and correct description:- Beginning at a 2"x36" Galv. Iron Pipe, driven to 6" below ground, from which the N.W. corner of the Isaac Jones D.L.C. No 65, T27S., R6W, W.M. bears N 29°09'E 2150.84 ft; Thence N89°25'E 296.8 ft. along the South Right of Way line of Calkins Road, which is parallel to and 20 ft. South of the North boundary of Lot 2, Umpqua Fruit Ranch, as platted and filed in Vol. 33, page 252 of the Deed Records of Douglas County, Oregon, to a ⅝" Iron rod 5.1 ft. West of the East boundary thereof; Thence S0°04'E 270.3 ft. along the West Right of Way line of the Keasey Road, which is parallel to and 5.1 ft. West of East boundary of said Lot 2, to a ⅝" Iron rod; Thence S 89° 24'W 297.15 ft. along the North boundary of that property conveyed to Donold Donnely by L.M. Hodges (described in Vol. 119, page 576 of the aforesaid deed records) to a 1" Iron pipe at the N.W. corner thereof; Thence North 270.3 ft. along the East boundary of that property conveyed to H.R. Prose by L.M. Hodges (described in Vol. 114, page 324 of aforesaid deed records) to the place of beginning, containing 1.836 Acres, more or less, in Section 14, T27S., R6W., W.M., Douglas County, Oregon.

REGISTERED PROFESSIONAL ENGINEER 240 Ben B Irving OREGON NOV 8 1919 BEN B. IRVING

Oregon No 240.
Nov. 8, 1919.

Ben B Irving
Ben. B. Irving
Reg. Professional Engineer.

Subscribed and sworn to before me this 28th day of March, 1949.
Roy Agee
County Clerk.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Irene Hodges, a Widow, owner of the lands represented and described on the annexed plat have caused the same to be surveyed and platted by the name of "TWIN ACRES", and I hereby dedicate to the use of the public forever, the streets shown thereon.
IN TESTIMONY WHEREOF, the said Irene Hodges has hereunto set her hand this 29th day of March, 1949.

Irene Hodges
Irene Hodges

ACKNOWLEDGEMENT

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)

On the 29th day of March, 1949, before me appeared Irene Hodges, to me personally known, who being duly sworn, did say that she is the lawful owner of the tract of land delineated on the annexed plat, and that she does hereby acknowledge that she signed the accompanying dedication as her 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.

STATE OF OREGON) S.S.
COUNTY OF DOUGLAS)

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 "TWIN ACRES", and that the foregoing tracing is an exact copy of the map of said "TWIN ACRES".

Ben B Irving
Civil Engineer.

Subscribed and sworn to before me this 28th day of March 1949.
Roy Agee
County Clerk.

STATE OF OREGON) S.S.
COUNTY OF DOUGLAS)

I, Roy Agee, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been by me compared with the original thereof and that it is an exact copy of the whole thereof, as the same appears on file in my office and custody.

Witness my hand and official seal, this 4th day of April 1949.
Roy Agee
County Clerk.

CITY PLANNING COMMISSION
Approved March 29, 1949
Ben B Irving
President.
Vita Wright
Secretary.

BY ORDER OF THE COUNTY COURT.
Approved April 2, 1949
D N Busenbark
County Judge.
Commissioner.

Approved March 29, 1949
Ben B Irving
County Surveyor.

Approved April 2, 1949
Ned Drew
County Assessor.

FILED April 4th, 1949
Roy Agee
County Clerk.