

SOUTH UMPQUA BLUFFS

A PART OF LOT 4, PACIFIC HIGHWAY FRUIT LANDS

BEN. B. IRVING

REG. CIVIL ENGINEER
ROSEBURG, OREGON.

CERTIFICATE OF SURVEYOR

STATE OF OREGON) ss.
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 surface, in the N¹/₄ R/W line of County Road No. 16, from which the corner to Sections 2, 3, 10, & 11, T285, R6W, W.M. bears S 46° 11' W 5312.4 feet; Thence N 35° 08' W 517.9 feet to the center line of the South Umpqua River; Thence N 75° 51' E 1110.5 feet downstream, along the center line of said River, to a point; Thence S 11° 30' E 139.0 feet to a 3/4" I. Rod at the intersection of the Westerly boundary of the Southern Pacific Railroad R/W and the Northerly boundary of the County Road No. 16 R/W; Thence S 66° 23' 30" W 310.7 feet to a 3/4" I. Rod, and S 54° 52' W 652.7 feet, along said boundary of the County Road to the place of beginning, containing 7.76 Acres, more or less, of Lot 4, Pacific Highway Fruit Lands, in Section 1, T285, R6W, W.M., Douglas County, Oregon.

Oregon No. 240
Nov. 8, 1919

Ben B Irving
Reg. Professional Engineer

Subscribed and sworn to before me this 29th day of June, 1949.

Roy Agee
County Clerk.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: - That we, John C. Leonard and Ethel H. Leonard, 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 "SOUTH UMPQUA BLUFFS", and we hereby dedicate to the use of the public forever, the streets shown thereon. This dedication is subject to the following restrictions: - These lots shall not be further subdivided; Only one "Single-Family" dwelling may be built on each lot, may not be used for business purposes; There shall be no live-stock or poultry allowed; House construction shall be according to F.H.A. specifications, set back 5' from side lines of lots, and 10' from front lines; Waste disposal shall meet with approval of State Sanitary Authority.
IN TESTIMONY WHEREOF the said John C. Leonard and Ethel H. Leonard have hereunto set their hand this 1st day of July, 1949.

John C. Leonard
John C. Leonard
Ethel H. Leonard
Ethel H. Leonard

ACKNOWLEDGEMENT

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)

On the 1st day of July, 1949, before me appeared John C. Leonard and Ethel H. Leonard, 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

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)

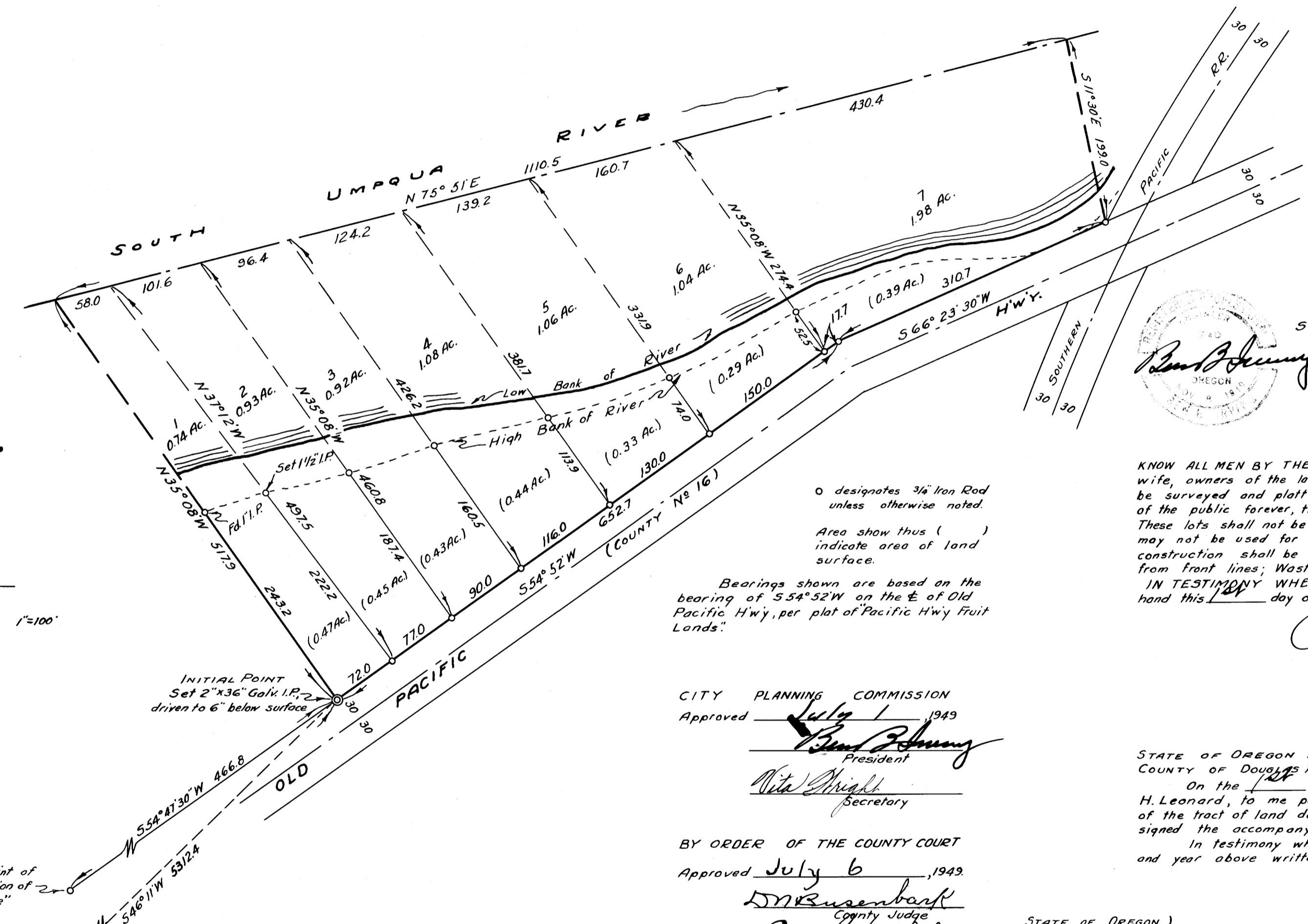
I, Ben. B. Irving, being duly sworn, depose and say upon oath: - That I am the surveyor who made the survey and prepared the final map of "SOUTH UMPQUA BLUFFS", and that the foregoing tracing is an exact copy of the map of said "SOUTH UMPQUA BLUFFS".

Ben B Irving
Reg. Civil Engineer

Subscribed and sworn to before me this 29th day of June, 1949.

Roy Agee
County Clerk.

FILED July 7th, 1949
Roy Agee
County Clerk.



o designates 3/4" Iron Rod unless otherwise noted.
Area show thus () indicate area of land surface.

Bearings shown are based on the bearing of S 54° 52' W on the E of Old Pacific H'wy, per plat of Pacific H'wy Fruit Lands.

SCALE 1"=100'

Fd Initial Point of "First Subdivision of River Paradise"

3 | 2 |
10 | 11 |
T285 RGW

STATE OF OREGON) ss.
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 7th day of July, 1949.

Roy Agee
County Clerk.

CITY PLANNING COMMISSION
Approved July 1, 1949

Ben B Irving
President
Nita Thiel
Secretary

BY ORDER OF THE COUNTY COURT
Approved July 6, 1949

DK Rusebank
County Judge
L V Beckley
Commissioner

Approved July 1, 1949

Ben B Irving
County Surveyor

Approved July 6, 1949

Ned Deuel
County Assessor