

# ROSELAND TRACTS

a SUBDIVISION of the Southern Portion of Lot 9 of "FRUIT VALE" in SEC. 12, T. 27 S., R. 6 W., W.M., in DOUGLAS COUNTY, ORE.  
Roseburg, July 1949. Arthur Boyer, Surveyor. Scale: 1" = 50 FT.  
By Harry Richards

I, Arthur Boyer, do hereby certify, that the foregoing copy of the plat of same title has been compared by me with the original thereof and that it is an exact copy of the whole of said original.

*Arthur Boyer*  
SURVEYOR  
Subscribed and sworn to before me this 21 day of Nov. 1949.  
*Roy Agee*  
COUNTY CLERK

STATE of OREGON) s.s. I, Roy Agee, County Clerk of  
COUNTY of DOUGLAS) said county do hereby certify,  
that the within copy of said plat has been compared by  
me 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.

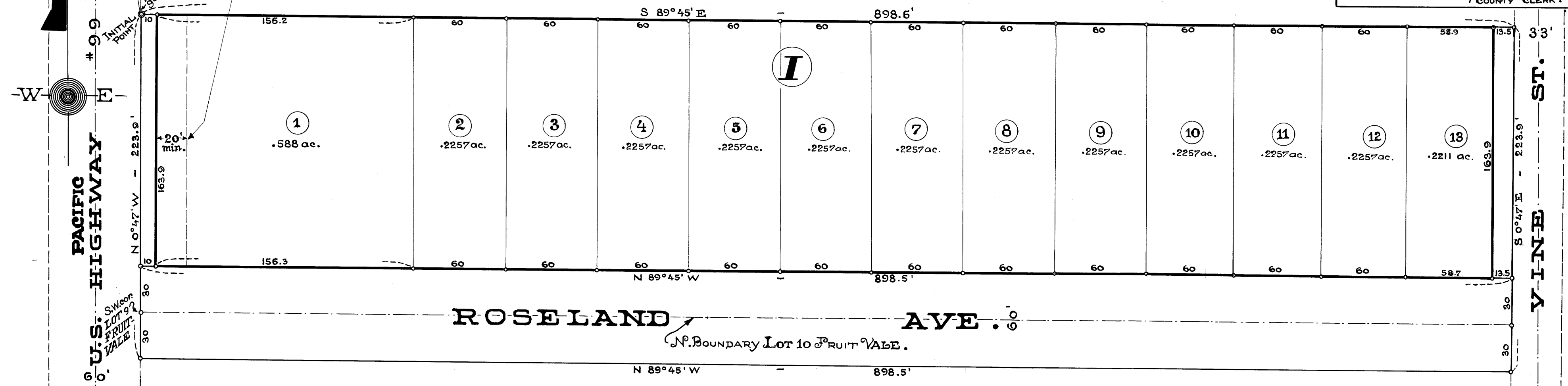
Witness my hand and official seal  
this 14 day of Dec. 1949  
*Roy Agee*  
COUNTY CLERK



SW. cor. Barnes D.L. # 37  
T. 27 S., R. 6 W., W.M., Douglas County,  
ORE.

NOTE: Required Setback - minimum  
for all buildings : 20 ft.

NORTHERN PORTION of FRUIT VALE LOT 9



NOTE: Ringed points indicate:  
1" pipes on all angle-points of exterior boundary and dedicated portions - also street-intersections  
3/4" " " Lot corners - except where otherwise specified.

Survey based on the Pacific Highway #99-bearing: N 0°47' W - as recorded by the Oregon State H.W. Dept.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS  
that I, JAMES COOK - of single status,  
and we " DOUGLAS ELECTRIC COOPERATIVE INC. "  
a Corporation in the State of Oregon -  
as owners of the land shown on the annexed plat - as stipulated in  
the sworn statement of the "Acknowledgement" attached hereto,  
have caused the said land to be surveyed and platted as and by the name  
of : " Roseland Tracts " and we hereby dedicate to the  
public use forever the street and portions shown thereon.

for "Douglas Electric Cooperative Inc."

*James Cook* James Cook  
*Arnold M. Cheever* Arnold M. Cheever  
*Neal Meyer* Neal Meyer  
President Secretary  
of  
Douglas Electric Cooperative Inc.

### ACKNOWLEDGEMENT

STATE of OREGON ) s.s.  
COUNTY of DOUGLAS )

BE IT REMEMBERED that on this 21 day of Nov. 1949,  
personally before me appeared James Cook, a single man, Arnold M. Cheever  
and Neal Meyer, all of whom are personally known to me and who, being first  
duly sworn, did say:

That the said James Cook is the owner of all of that part  
of the land shown on the annexed plat, excepting the southerly thirty (30) feet of  
"Roseland Ave."; that the said Arnold M. Cheever and the said Neal Meyer  
are the President and Secretary, respectively, of DOUGLAS ELECTRIC COOPERATIVE INC.,  
an Oregon Corporation, and that the said corporation is the owner of the southerly thirty  
(30) feet of the said "Roseland Ave.", subject only to a mortgage thereof held by "Rural  
Electrification Administration, that said officers have signed foregoing dedication  
for and on behalf of said corporation, pursuant to a resolution of its Board of  
Directors duly and regularly adopted; that all of said persons did acknowledge  
that said dedication 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.

*Roy Agee*  
COUNTY CLERK

### 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:  
Beginning at the INITIAL POINT - a 2x36 gal. iron pipe set 6" underground at the East-Line of the U.S. Highway #99 and on West-  
boundary of Lot 9 of "FRUIT VALE", which point bears S 28°35' E - 1172.4 ft. from the SW. cor. of the Barnes D.L. # 37, located as shown;  
thence running along the South boundary of the property described in Vol. 162/753 of the Court House records (recorded as East)  
actually S 89°45' E - 898.6 ft. to a 1" iron pipe on the West-line of Vine - Street;  
thence running along the latter (recorded as South) S 0°47' E - 223.9 ft. to a 1" iron pipe;  
thence leaving said R.O.W. and running parallel to the North boundary of Lot 10 of "FRUIT VALE" (recorded as West) N 89°45' W -  
898.5 ft. to a 1" iron pipe on the East-line of said U.S. Highway #99;  
thence running along the latter (recorded as North) N 0°47' W - 223.9 ft. to the point of beginning;  
all in T. 27 S., R. 6 W., W.M., in Douglas County, Oregon - all containing 4.62 acres ±.

*Arthur Boyer*  
Surveyor

Subscribed and sworn to before me this 21 of Nov. 1949.

*Roy Agee*  
County Clerk

### APPROVALS

Nov. 30 1949	<i>W. B. Busenbank</i> COUNTY JUDGE	November 28, 1949	<i>Paul Elliott</i> PRESIDENT Roseburg City Planning Comm.
Nov. 29 1949	<i>W. D. Wilson</i> COUNTY ASSESSOR	November 28, 1949	<i>W. D. Wilson</i> SECRETARY
Nov. 29 1949	<i>Arthur Boyer</i> COUNTY SURVEYOR		

FILED Dec 14 1949, *Roy Agee*  
COUNTY CLERK