

# PIPPINDALE

A SUBDIVISION OF PART OF LOT 9, BOGGS ORCHARD TRACTS  
BEN. B. IRVING REGISTERED CIVIL ENGINEER  
ROSEBURG, OREGON

STATE OF OREGON ) S.S.  
COUNTY OF DOUGLAS )  
I, BEN. B. IRVING, BEING DULY SWORN, DEPOSE AND SAY:-  
THAT I AM THE SURVEYOR WHO MADE THE SURVEY AND  
PREPARED THE FINAL MAP OF  
AND THAT THE FOREGOING TRACING IS AN EXACT COPY  
OF THE MAP OF SAID

*Ben B Irving*  
REG. CIVIL ENGINEER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup>  
DAY OF March, 1950.

*Roy Agee*  
COUNTY CLERK.

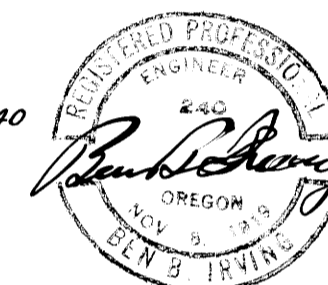
STATE OF OREGON ) S.S.  
COUNTY OF DOUGLAS )  
I, ROY AGEE, COUNTY CLERK OF DOUGLAS COUNTY,  
OREGON, DO HEREBY CERTIFY THAT THE WITHIN COPY  
OF PLAT HAS BEEN BY ME COMPARED WITH THE ORIG-  
INAL THEREOF AND THAT IT IS AN EXACT COPY OF THE  
WHOLE THEREOF, AS THE SAME APPEARS ON FILE IN  
MY OFFICE AND CUSTODY.  
WITNESS MY HAND AND OFFICIAL SEAL  
THIS 13<sup>th</sup> DAY OF March, 1950

*Roy Agee*  
COUNTY CLERK

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 THE INITIAL POINT, A 2"x36" GALV. IRON PIPE, DRIVEN 6"  
BELOW SURFACE OF GROUND, IN THE EASTERLY RIGHT OF WAY LINE OF THE PACIFIC  
HIGHWAY, OPPOSITE & STA. 1364+80, FROM WHICH THE N.W. COR. OF THE  
CHAS. W. SMITH D.L.C. N<sup>o</sup> 43, T28S, R6W, W.M. BEARS S9°00'30"W 1574.1 FT.; THENCE  
FOLLOWING SAID E'LY RIGHT OF WAY LINE OF HIGHWAY, N15°42'E 700 FT. TO A 3/4" I.  
ROD, AND N 74°18'W 30.0 FT. TO A 3/4" I. ROD, AND N 15°42'E 355.3 FT. TO A 3/4" I. ROD,  
IN THE NORTHERLY LINE OF LOT 9, BOGGS ORCHARD TRACTS; THENCE S89°52'E  
331.9 FT., ALONG SAID N'LY LINE OF LOT 9, TO A 3/4" I. ROD AT THE N.E. CORNER THEREOF;  
THENCE S0°08'W 417.8 FT., ALONG THE E'LY LINE OF SAID LOT 9, TO A 3/4" I. ROD;  
THENCE N89°52'W 417.1 FT. TO THE POINT OF BEGINNING, CONTAINING 3.73  
ACRES, MORE OR LESS, IN SECTION 2, T28S, R6W, W.M., DOUGLAS COUNTY, ORE-  
GON.

OREGON N<sup>o</sup> 240  
Nov 8, 1919



*Ben B Irving*  
BEN. B. IRVING  
REG. PROFESSIONAL ENGINEER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11<sup>th</sup> DAY OF  
February, 1950.

*Roy Agee*  
ROY AGEE  
COUNTY CLERK

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS:- THAT WE, HOMER H. PIPPIN AND  
OZIE B. PIPPIN, HUSBAND AND WIFE, OWNERS OF THE LANDS REPRESENTED  
AND DESCRIBED ON THE ANNEXED PLAT, HAVE CAUSED THE SAME TO BE SUR-  
VEYED AND PLATTED BY THE NAME OF  
AND WE HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS  
SHOWN THEREON.  
IN TESTIMONY WHEREOF:- THE SAID HOMER H. PIPPIN AND OZIE B. PIP-  
PIN HAVE HEREUNTO SET THEIR HAND THIS 11<sup>th</sup> DAY OF February,  
1950.

*Homer H. Pippin*  
HOMER H. PIPPIN  
*Ozie B. Pippin*  
OZIE B. PIPPIN

ACKNOWLEDGEMENT  
STATE OF OREGON ) S.S.  
COUNTY OF DOUGLAS )  
ON THE 11<sup>th</sup> DAY OF February, 1950, BEFORE ME APPEARED  
HOMER H. PIPPIN AND OZIE B. PIPPIN, TO ME PERSONALLY KNOWN, WHO BEING DULY  
SWORN, DID SAY THAT THEY ARE THE LAWFUL OWNERS OF THE TRACT OF LAND DE-  
LINEATED 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.

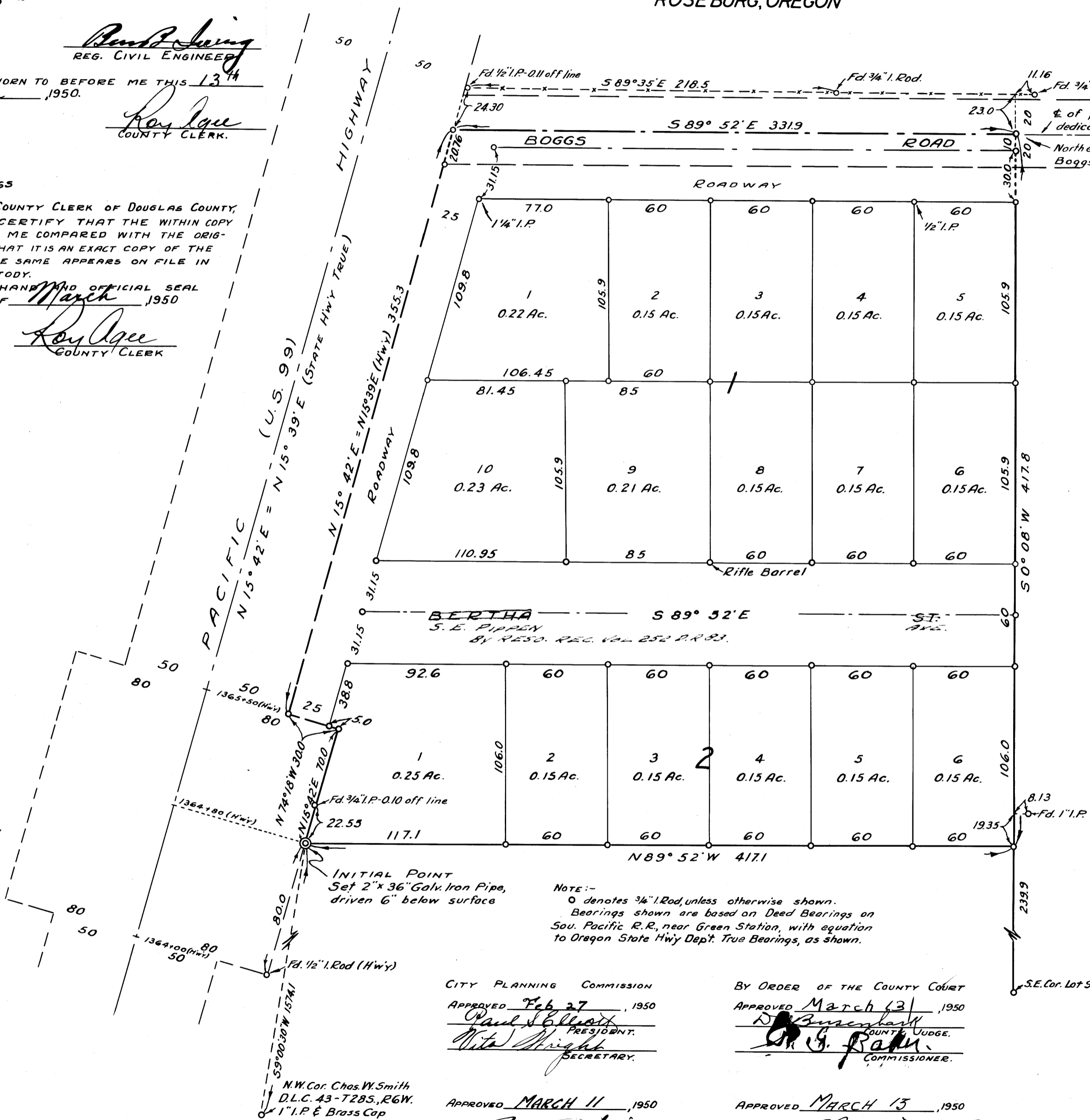
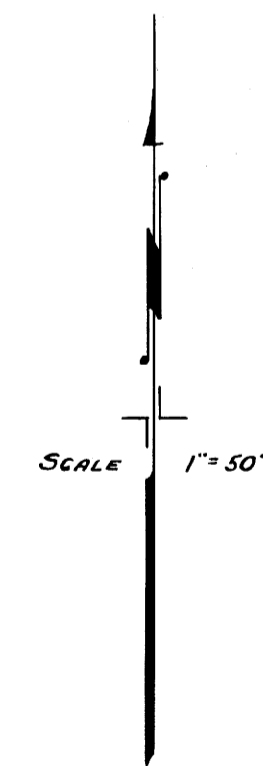
*Roy Agee*  
COUNTY CLERK.

CITY PLANNING COMMISSION  
APPROVED Feb 27, 1950  
*Paul J. Elliott* PRESIDENT  
*Walter Wright* SECRETARY

BY ORDER OF THE COUNTY COURT  
APPROVED March 13, 1950  
*Dr. J. P. ...* COUNTY JUDGE  
*...* COMMISSIONER

APPROVED MARCH 11, 1950  
*Ben B Irving*  
COUNTY SURVEYOR

APPROVED MARCH 15, 1950  
*Ned Dixon*  
COUNTY ASSESSOR



NOTE:-  
O denotes 3/4" I. Rod, unless otherwise shown.  
Bearings shown are based on Deed Bearings on  
Sou. Pacific R.R., near Green Station, with equation  
to Oregon State Hwy Dept. True Bearings, as shown.

N.W. Cor. Chas. W. Smith  
D.L.C. 43-T28S, R6W,  
1" I.P. & Brass Cap

FILED March 13<sup>th</sup>, 1950  
*Roy Agee*  
COUNTY CLERK.