

LEHRBACH HOMES

A PORTION OF LOT TWO, UMPQUA FRUIT RANCH.

BEN. B. IRVING

REGISTERED CIVIL ENGINEER.

ROSEBURG, OREGON.

SCALE 1"=100'

RESTRICTIONS

ONLY ONE DETACHED SINGLE-FAMILY DWELLING, WITH PRIVATE GARAGE, AND OUTBUILDINGS INCIDENTAL TO RESIDENTIAL USE, PER LOT. HOUSE, EXCLUSIVE OF GARAGE, TO CONTAIN NOT LESS THAN 900 SQ. FEET OF FLOOR AREA.

NO DWELLING SHALL BE CONSTRUCTED HAVING ANY PORTION THEREOF NEARER THAN 15 FT. FROM FRONT LINE OF LOT, AND 10 FT. FROM SIDE LINE OF LOT, EXCEPT THAT IF FRONT OF GARAGE IS BACK OF REAR LINE OF HOUSE, GARAGE MAY BE ONLY 4 FT. FROM SIDE LINE OF LOT.

ALL DWELLINGS TO BE COMPLETED AS TO EXTERIOR APPEARANCES BEFORE OCCUPANCY.

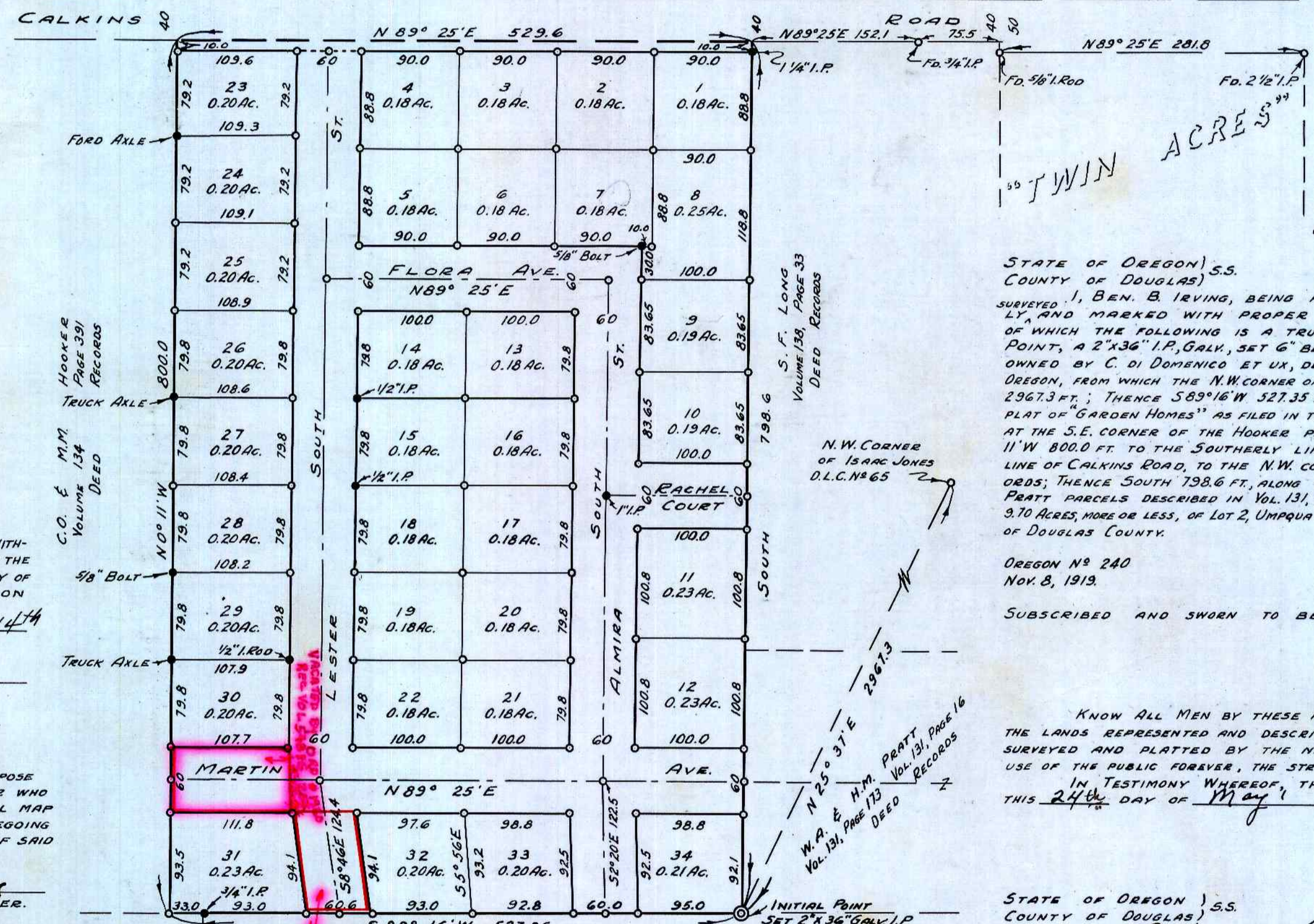
NO STRUCTURE OR EQUIPMENT OF ANY KIND TO BE USED AS A TEMPORARY RESIDENCE.

NO LOT, NOR ANY PART OF LOT, SHALL BE USED FOR STORAGE OF, AND RESALE OF ANY ARTICLES OF ANY NATURE WHATSOEVER.

NO LIVESTOCK OR POULTRY TO BE PERMITTED. HOUSEHOLD PETS ONLY.

SEWAGE DISPOSAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH OREGON STATE BOARD OF HEALTH REQUIREMENTS.

NOTE:-
 O INDICATES 3/4" I.P. ROD, OTHERS AS SHOWN.
 BEARINGS BASED ON THE BEARING OF CALKINS ROAD PER PLAT OF UMPQUA FRUIT RANCH.



CERTIFICATE OF SURVEYOR

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 14TH DAY OF June 1951.
 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 "LEHRBACH HOMES", AND THAT THE FOREGOING TRACING IS AN EXACT COPY OF THE MAP OF SAID "LEHRBACH HOMES".
 Ben B. Irving
 REG. CIVIL ENGINEER.
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF May 1951.
 Roy Agee
 COUNTY CLERK.

STATE OF OREGON) S.S.
 COUNTY OF DOUGLAS)
 SURVEYED, I, BEN. B. IRVING, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY 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" I.P. GALV. SET 6" BELOW GROUND, IN THE NORTHERLY LINE OF THAT PROPERTY OWNED BY C. DI DOMENICO ET UX, DESCRIBED IN VOL. 92, PAGE 163 OF DEEDS, RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH THE N.W. CORNER OF THE ISAAC JONES D.L.C. NO. 65, T275, R.G.W., W.M. BEARS N 25° 37' E 296.73 FT.; THENCE S 89° 16' W 527.35 FT., ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF THE PLAT OF "GARDEN HOMES" AS FILED IN THE COUNTY CLERK'S OFFICE OF DOUGLAS COUNTY, OREGON, TO A 3/4" I.P. ROD AT THE S.E. CORNER OF THE HOOKER PARCEL DESCRIBED IN VOL. 134, PAGE 391, SAID RECORDS; THENCE N 0° 11' W 800.0 FT. TO THE SOUTHERLY LINE OF CALKINS ROAD; THENCE N 89° 25' E 529.6 FT., ALONG THE SIX LINE OF CALKINS ROAD, TO THE N.W. CORNER OF THE LONG PARCEL DESCRIBED IN VOL. 138, PAGE 33, SAID RECORDS; THENCE SOUTH 798.6 FT., ALONG THE WLY BOUNDARY OF SAID PARCEL, AND THE WLY. BOUNDARY OF THE PRATT PARCELS DESCRIBED IN VOL. 131, PAGES 16, & 173, SAID RECORDS, TO THE PLACE OF BEGINNING; CONTAINING 3.70 ACRES, MORE OR LESS, OF LOT 2, UMPQUA FRUIT RANCH, AS PLATTED AND FILED IN THE OFFICE OF THE COUNTY CLERK OF DOUGLAS COUNTY.

OREGON NO 240
 NOV. 8, 1919.
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF May 1951.
 Roy Agee
 COUNTY CLERK.

DEDICATION.
 KNOW ALL MEN BY THESE PRESENTS: THAT I, RACHEL I. LEHRBACH, 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 "LEHRBACH HOMES", AND I HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS SHOWN THEREON.
 IN TESTIMONY WHEREOF, THE SAID RACHEL I. LEHRBACH HAS HEREUNTO SET HER HAND THIS 24TH DAY OF May 1951.
 Rachel I. Lehrbach
 RACHEL I. LEHRBACH.

ACKNOWLEDGEMENT.
 STATE OF OREGON) S.S.
 COUNTY OF DOUGLAS)
 ON THE 24TH DAY OF May, 1951, BEFORE ME APPEARED RACHEL I. LEHRBACH, 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.

BY ORDER OF THE CITY PLANNING COMMISSION
 APPROVED May 28, 1951.
 Fred C. Lockwood
 PRESIDENT.
 Vivian L. Wright
 SECRETARY.

BY ORDER OF THE COUNTY COURT.
 APPROVED June 12, 1951.
 C. Hill
 COUNTY JUDGE.
 E. R. Metzger
 COMMISSIONER.

APPROVED June 7, 1951.
 Ben B. Irving
 COUNTY SURVEYOR.

APPROVED JUNE 8, 1951.
 Ned Dixon
 COUNTY ASSESSOR.

FILED June 14th 1951
 Roy Agee
 COUNTY CLERK.