



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That I, CECIL R. LUELLEN, a single man, owner of the land shown in the annexed plat, have caused the same to be surveyed and platted as and by the name of "FIRST ADDITION TO LUELLEN ACRES" and hereby dedicate to the public use forever the land shown for street purposes thereon.

Cecil R. Luellen

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS > SS

On the 25 day of February, 1952 before me appeared CECIL R. LUELLEN, a single man, to me personally known, who being duly sworn, did say that he is the owner of the land shown on the annexed plat and acknowledged that the annexed instrument was his free act and deed.
In testimony whereof I have hereunto set my hand and affixed my official seal the day and year above written.

Herbert D. Guine
NOTARY PUBLIC for OREGON

My commission expires Feb. 20, 1955

APPROVALS

FOR THE COUNTY OF DOUGLAS
BY ORDER OF THE COUNTY COURT

APPROVED FEBRUARY 29, 1952 *Cecil*
COUNTY JUDGE

APPROVED FEBRUARY 29, 1952 *Ned Dyer*
COUNTY ASSESSOR

APPROVED February 28, 1952 *Paul Hunsing*
COUNTY SURVEYOR

APPROVED BY ORDER OF ROSEBURG PLANNING COMMISSION

February 25, 1952 *Earl Sargent*
PRESIDENT

Jean Busswell
SECRETARY

SURVEYOR'S CERTIFICATE

I, PERCY C. ARMSTRONG, 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, to wit:
Beginning at the INITIAL POINT, a 2" x 36" galvanized iron pipe set 6" below the surface of the ground on the southerly boundary of Melrose Road, and from which the Northwest Corner of the John Leiser D.L.C. No. 53, T27S, R6W, W.M. in Douglas County, Oregon bears N64°15'W 1686.6 ft., thence South 843.16 ft., thence N87°54'W 211.13 ft. to the easterly boundary of "Luellen Acres," thence N0°12'E 794.57 ft. along said boundary to the Northeast corner of "Luellen Acres" on the aforesaid southerly boundary of Melrose Road, thence N78°53'E 212.20 ft. along said road boundary to the place of beginning, containing 3.94 acres, more or less.

Subscribed and sworn to before me this 25th day of February, 1952

Percy C. Armstrong
Herbert D. Guine
NOTARY PUBLIC for OREGON

My commission expires Feb 20, 1955

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 19th day of March, 1952

Roy Agee
COUNTY CLERK

STATE OF OREGON > SS
COUNTY OF DOUGLAS

I, PERCY C. ARMSTRONG, being duly sworn, depose and say that I am the engineer who surveyed and prepared the plat of "FIRST ADDITION TO LUELLEN ACRES" and that the annexed tracing is an exact copy of the final plat thereof.

Subscribed and sworn to before me this 25 day of Feb, 1952

Percy C. Armstrong
Herbert D. Guine
NOTARY PUBLIC for OREGON

My commission expires Feb. 20, 1955

Note: Bearings of this plat based on bearing of easterly boundary of "Luellen Acres" as N0°12'E. Bearings of lot lines East-West unless otherwise shown.
All block corners and street center line marked by 5/8" x 30" iron rods unless otherwise shown.
All lot corners marked by 1/2" x 24" iron rods.

Percy C. Armstrong

**PLAT OF
FIRST ADDITION
TO LUELLEN ACRES**

IN J. LEISER D.L.C. 53-T27S-R6W-W.M.-DOUGLAS COUNTY, OREGON
FEBRUARY, 1952 SCALE: 1" = 60'

FILED March 19th, 1952 *Roy Agee*
COUNTY CLERK