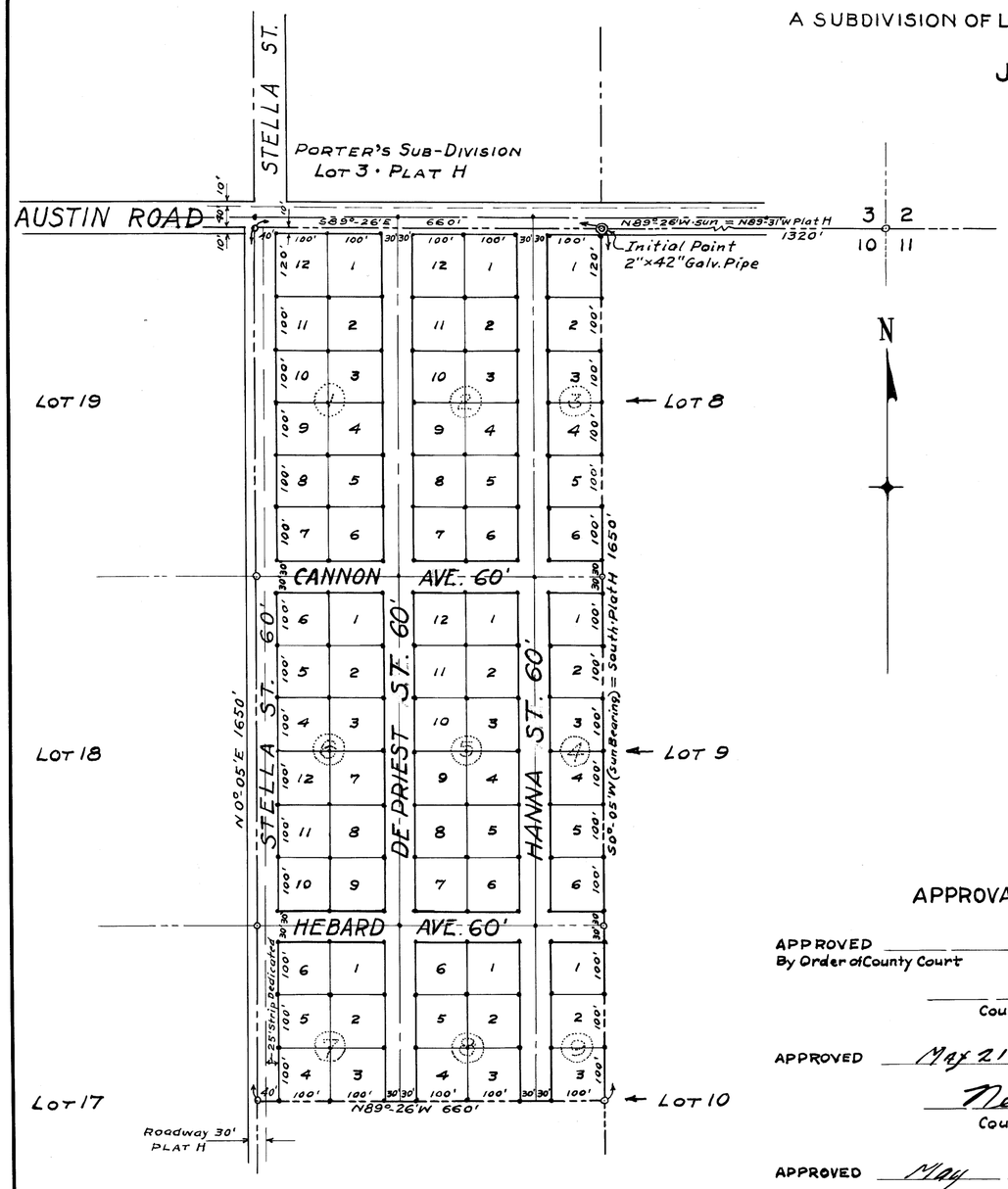
AUSTIN ROAD TRACTS

A SUBDIVISION OF LOTS 8,9&10·PLAT H·ROSEBURG HOME ORCHARD TRACTS

JAMES R. DAUGHERTY
CIVIL-SANITARY ENGINEER
ROSEBURG·OREGON

TO SCALE 1"=200'



NOTE:-All corners marked with 5/8" Steel Pins.

RESTRICTIONS

Lots not to be further subdivided.
No single family dwelling to be less than 750 Sq.Ft. in area, excluding garage.
Buildings to be set back not less than 20 Ft. from front lot line and 6Ft. from side lot lines.
All buildings to be completed as to external appearance within 9 months after start of construction and before being occupied.
Structures or equipment may be used for temporary residence only during construction of residence.
No livestock permitted except household pets.
Sewage disposal to be constructed in accordance with State Board of Health requirements.

APPROVALS

APPROVED May 21 1952
By Order of County Court
O.C. Kiel
County Judge

APPROVED May 21 1952
Ned Dixon
County Assessor

APPROVED May 5 1952
County Surveyor

APPROVED April 28 1952
Roseburg Planning Comm.
Earl Sargent
President
Jean Braswell
Secretary

FILED May 22nd 1952
Roy Agee
County Clerk

DEDICATION

Dilton W. Rankin and Arnetta A. Rankin, Wm. R. Magnus and Norma E. Magnus

Know all men by these presents that we: Oscar DePriest and Bessie DePriest, Milburn M. Hanna and Helen C. Hanna, Kell Cannon and Minnie Cannon, Russell A. Kaine and Pearl E. Kaine, R.L. Hebard and Goldie D. Hebard; husbands and wives, as owners of the lands shown on the annexed plat, have caused the same to be surveyed and platted as and by the name of "AUSTIN ROAD TRACTS" and we hereby dedicate to the public use forever the streets shown thereon.

In testimony thereof the said owners have hereunto set their hands this day of April 1952.

Oscar DePriest — Milburn M. Hanna — Kell Cannon — Russell A. Kaine — R.L. Hebard

Bessie DePriest — Helen C. Hanna — Minnie Cannon — Pearl E. Kaine — Goldie D. Hebard

Dilton W. Rankin — Arnetta A. Rankin — Wm. R. Magness — Norma E. Magness

ACKNOWLEDGMENT

STATE OF OREGON } S.S.
COUNTY OF DOUGLAS }

Dilton W. Rankin and Arnetta A. Rankin, Wm. R. Magnus and Norma E. Magnus,

On the 28th day of April 1952 before me appeared, Oscar DePriest and Bessie DePriest, Milburn M. Hanna and Helen C. Hanna, Kell Cannon and Minnie Cannon, Russell A. Kaine and Pearl E. Kaine, R.L. Hebard and Goldie D. Hebard, all to me personally known, who being duly sworn did say that they are the lawful owners of the lands shown on the annexed PLAT and acknowledged that the foregoing instrument was their free act and deed.

In testimony whereof I have hereunto set my hand and seal this 28th day of April 1952.

Frieda B. Daugherty
Notary Public
My Commission Expires 7-9-54

ENGINEER'S CERTIFICATE

I, James R. Daugherty, being duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments the lands shown on the annexed PLAT of which the following is a true description :- Beginning at a 2"x42" Galvanized Iron pipe set 6" under the surface of the ground at the N.E. Cor. of LOT 8·PLAT H·ROSEBURG HOME ORCHARD TRACTS which point bears N89°-26'W 1320' from the Corner common to Sections 2, 3, 10 & 11·T28S·R6W W.M.; thence S0°-05'W along the East Line of Lots 8, 9 & 10 PLAT H to a 5/8" Iron Pin at the Center of LOT 10 a distance of 1650'; thence N89°-26'W through the Center of LOT 10 660' to a 5/8" Iron Pin on the West LOT 10 Line; thence N0°-05'E along the West Line of LOTS 10, 9 & 8 1650' to a 5/8" Iron Pin at the N.W. Cor. of LOT 8; thence S89°-26'E along the North Line of LOT 8 660' to the point of beginning, containing within said boundaries an area of 25 Acres more or less.

James R. Daugherty.
James R. Daugherty. Reg. Prof. Engr. 2339

REGISTERED PROFESSIONAL ENGINEER 2339 James R. Daugherty OREGON NOV. 10, 1944 JAMES R. DAUGHERTY

Subscribed and sworn to before me this 26th Day of April 1952. Frieda B. Daugherty
Notary Public
My Commission Expires 7-9-54

I, James R. Daugherty, do hereby certify that the foregoing copy of the Plat of "AUSTIN ROAD TRACTS" has been compared by me with the original thereof and that it is a correct transcript therefrom and of the whole of such original, I being duly sworn.

James R. Daugherty.
James R. Daugherty. Reg. Prof. Engr. 2339

Subscribed and sworn to this 26th day of April 1952. Frieda B. Daugherty
Notary Public
My Commission Expires 7-9-54

STATE OF OREGON } S.S.
COUNTY OF DOUGLAS }

I, Roy Agee, County Clerk of Douglas County, Oregon, do hereby certify that the foregoing copy of the Plat of "AUSTIN ROAD TRACTS" has been compared by me with the original thereof and that it is a correct copy of the whole thereof as the same appears on the file in my office and custody

Witness my hand and seal this 22 day of May 1952 Roy Agee
County Clerk