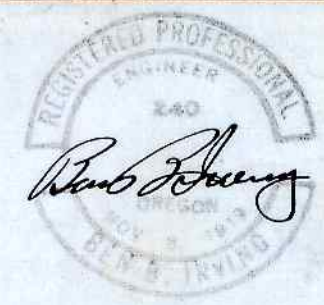


NOTE: - TRACT A CONDITIONALLY IS DEDICATED TO THE PUBLIC FOR STREET PURPOSES, BUT SAID DEDICATION SHALL NOT BECOME EFFECTIVE UNTIL AND UNLESS A STRIP OF LAND 30 FT. IN WIDTH ADJOINING TRACT A ON THE SOUTH SIDE THEREOF IS DEDICATED TO THE PUBLIC FOR STREET PURPOSES, SO AS TO CONSTITUTE A 60 FT. STREET IN THE AGGREGATE. AT SAID TIME THIS DEDICATION SHALL BECOME EFFECTIVE WITHOUT FURTHER FORMALITY OR ACT. UNTIL SAID TIME, TRACT A IS RESERVED EXCLUSIVELY AS A PRIVATE ROADWAY FOR USE ONLY BY THE OWNER OR OWNERS OF LOTS 12 TO 16 INCLUSIVE, SAID USE TO RUN WITH THE LAND.

ALL BUILDINGS SHALL CONFORM TO ZONE 1 RESIDENCES AS REQUIRED BY CITY OF ROSEBURG ZONING ORDINANCE, EXCEPT THEY SHALL BE LIMITED TO SINGLE FAMILY DWELLING UNITS OF NOT LESS THAN 900 SQUARE FEET FLOOR AREA. NO LIVESTOCK OR POULTRY ALLOWED EXCEPT HOUSEHOLD PETS.



BONNYVIEW TERRACE

A PART OF LOTS 6, & 7, FRUITVALE

BEN. B. IRVING
ROSEBURG

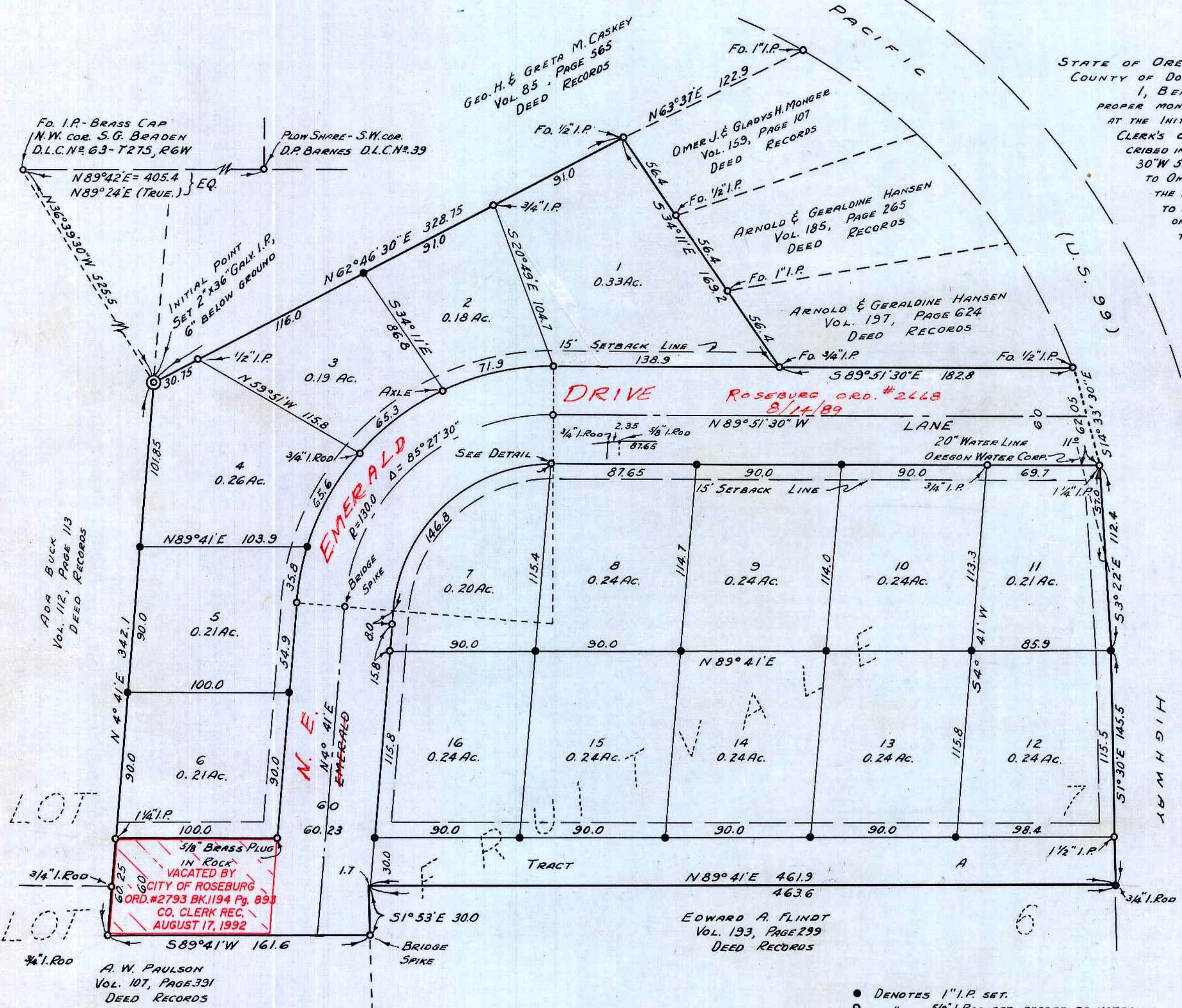
REGISTERED CIVIL ENGINEER
OREGON

SCALE 1" = 60'

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. I.P. IN THE EAST LINE OF THE WEST 5 AC. OF LOT 7, FRUITVALE, AS PLATTED AND FILED IN THE COUNTY CLERK'S OFFICE OF DOUGLAS COUNTY, OREGON, AND AT THE S.W. CORNER OF THAT PARCEL OF LAND CONVEYED TO GEO. H. & GRETA M. CASKEY, AS DESCRIBED IN VOL. 85, PAGE 565, DEED RECORDS OF SAID COUNTY; FROM WHICH THE N.W. COR. OF THE S.G. BRADEN D.L.C. NO. 63, 7275, R.G.W., BEARS N36°39'30"W 525.5 FT.; THENCE N62°46'30"E 328.75 FT., ALONG THE SOUTH LINE OF SAID CASKEY PARCEL, TO THE N.W. COR. OF THE PARCEL OF LAND CONVEYED TO OMER J. & GLADYS H. MONGER, DESCRIBED IN VOL. 159, PAGE 107, SAID RECORDS; THENCE S34°11'E 169.2 FT., ALONG THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF THE PARCELS CONVEYED TO ARNOLD & GERALDINE HANSEN DESCRIBED IN VOL. 185, PAGE 265, & VOL. 197, PAGE 624, SAID RECORDS, TO THE S.W. COR. OF LAST SAID PARCEL; THENCE S89°51'30"E 182.8 FT., ALONG THE SOUTH LINE OF SAID PARCEL, TO THE WEST R/W LINE OF THE PACIFIC (U.S. 99) HIGHWAY; THENCE FOLLOWING SAID R/W LINE, S 14°33'30"E 620.5 FT., S 3°22'E 112.4 FT., & S 1°30'E 145.5 FT., TO THE LINE BETWEEN LOTS 6, 7, SAID FRUITVALE; THENCE S89°41'W 463.6 FT., ALONG SAID LOT LINE, TO THE N.W. COR. OF THE EAST 1/2 OF SAID LOT 6; THENCE S1°53'E 30.0 FT., ALONG THE WEST LINE OF SAID EAST 1/2 OF LOT 6; THENCE S89°41'W 161.6 FT.; THENCE N4°41'E 342.1 FT., ALONG THE EAST LINE OF THE AFORESAID WEST 5 AC. OF LOT 7, AND THE SOUTHERLY EXTENSION THEREOF, TO THE PLACE OF BEGINNING, IN LOTS 6, & 7, FRUITVALE, DOUGLAS COUNTY, OREGON.



OREGON NR. 240
NOV. 8, 1919

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF May, 1952.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, G.C. BLAKE & BERTHA BLAKE, HUSBAND AND WIFE, & ALVIN W. PAULSON & ALLIEN M. PAULSON, HUSBAND AND WIFE, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THE ANNEXED PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "BONNYVIEW TERRACE" AND WE HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS SHOWN THEREON. IN TESTIMONY WHEREOF, THE SAID G.C. BLAKE & BERTHA BLAKE, AND ALVIN W. PAULSON & ALLIEN M. PAULSON HAVE HEREUNTO SET THEIR HANDS THIS 20th DAY OF June, 1952.

Alvin W. Paulson
ALVIN W. PAULSON

Allien M. Paulson
ALLIEN M. PAULSON

G.C. Blake
G.C. BLAKE

Bertha Blake
BERTHA BLAKE

STATE OF OREGON) S.S.
COUNTY OF DOUGLAS)

ON THE 20th DAY OF June, 1952, BEFORE ME, APPEARED G.C. & BERTHA BLAKE, AND ALVIN W. & ALLIEN M. PAULSON, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE LAWFUL OWNERS OF THE TRACT OF LAND DELINEATED 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.

APPROVALS

By Order of the City Planning Commission
APPROVED June 30 1952
Carl Sarant
PRESIDENT

By Order of the County Court
APPROVED July 3 1952
Cliffie
COUNTY JUDGE

W. A. Gilchrist
SECRETARY

ER Metzger
COMMISSIONER

APPROVED July 3 1952
Ned Dixon
COUNTY ASSESSOR

APPROVED July 2 1952
Ben B. Irving
COUNTY SURVEYOR

BEARINGS SHOWN ARE BASED ON THE BEARING OF THE SOUTH LINE OF PARCEL DESCRIBED IN VOL. 197, PAGE 624, DEED RECORDS - S89°51'30"E FOR EQUATION TO TRUE BEARINGS, AS PER SOLAR OBSERVATION OF AUGUST, 1934, SEE BEARINGS SHOWN HEREON, FOR D.L.C. LINE.

FILED July 3rd 1952
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 "BONNYVIEW TERRACE", AND THAT THE FOREGOING TERCING IS AN EXACT COPY OF THE MAP OF SAID "BONNYVIEW TERRACE".

Ben B. Irving
BEN. B. IRVING
REG. CIVIL ENGR.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF May, 1952.

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 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 3rd DAY OF July, 1952.

Roy Agee
COUNTY CLERK.