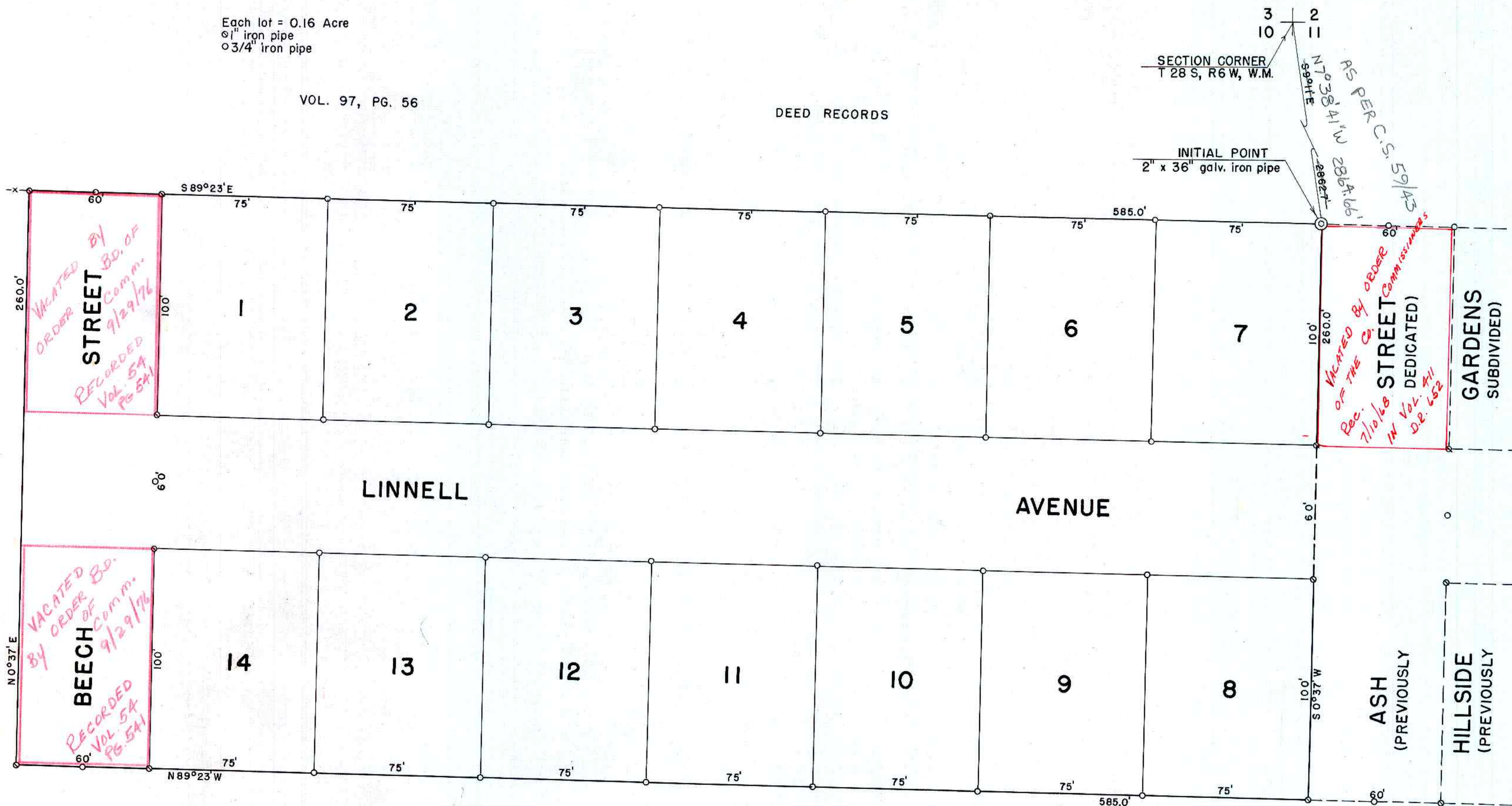


Each lot = 0.16 Acre
8" iron pipe
3/4" iron pipe

VOL. 97, PG. 56

DEED RECORDS



STATE OF OREGON
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 5th day of September, 1952.

Roy Agee
COUNTY CLERK

STATE OF OREGON
COUNTY OF DOUGLAS

I, ARTHUR BOYER, being duly sworn, depose and say that I am the engineer who surveyed and prepared the plat of "FIRST ADDITION TO HILLSIDE GARDENS" and that the annexed tracing is an exact copy of the final plat thereof.

Subscribed and sworn to before me this 18th day of August, 1952.

Arthur Boyer
COUNTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, HENRY JACKSON CHANDLER and HELEN LINNELL CHANDLER, husband and wife, owners 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 HILLSIDE GARDENS" and hereby dedicate to the public use forever the streets shown thereon.

Henry Jackson Chandler
Helen Linnell Chandler

APPROVALS

FOR THE COUNTY OF DOUGLAS
BY ORDER OF THE COUNTY COURT

APPROVED Sept. 5 1952

Cliff Hill
COUNTY JUDGE

APPROVED Sept 2 1952

Red Dixon
COUNTY ASSESSOR

APPROVED August 28 1952

Arthur Boyer
COUNTY SURVEYOR

FOR THE CITY OF ROSEBURG PLANNING COMMISSION

APPROVED August 28 1952

Earl Sargent PRESIDENT
W. A. Dickert SECRETARY

SURVEYOR'S CERTIFICATE

I, ARTHUR BOYER, 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 a 2" x 36" galvanized iron pipe driven 6" underground at a point which is at the Northwest corner of "Hillside Gardens," which is a subdivision in the S.W. 1/4 of Section 11, T 28S, R 6W, W.M., Douglas County, Oregon, said beginning point being S9°11'E 2862.7 ft. from the Section Corner common to Sections 2, 3, 10 and 11, said township and range, thence running S0°37'W 260.0 ft., along the west line of said "Hillside Gardens," to a one inch iron pipe at the Southwest corner of said subdivision, thence N89°23'W 585.0 ft. to a one inch iron pipe, thence N0°37'E 260.0 ft. to a one inch iron pipe on the south line of property recorded in County Clerk's Deed Records in Vol. 97, Pg. 56, thence S89°23'E 585.0 ft. along the south line of said recorded property to the place of beginning, containing 3.49 acres, more or less.

Subscribed and sworn to before me this 18th day of August, 1952.

Arthur Boyer
Roy Agee
COUNTY CLERK

DEDICATORY LIMITATIONS

No road of access to lots from the dedicated street shall be constructed without providing a minimum of drainage by a 10" tile, concrete or iron culvert.

No dwelling with less than 780 sq. ft. of ground floor area shall be constructed by any owner. No dwelling shall be constructed at a cost of less than six thousand dollars, nor constructed without connection to an approved septic tank or other approved sewage disposal plant, nor constructed without full six inch foundation walls. No garages or sheds shall be used at any time as dwellings. All buildings shall be set 25 ft. back from the street or avenue lines.

These restrictions are appurtenant to each lot and binding upon all grantees and their successors, and shall be enforceable by the dedicators or any grantees or successor of grantee.

FIRST ADDITION TO
HILLSIDE GARDENS

IN SECTIONS 10 AND 11, T28S, R6W, W.M.
DOUGLAS COUNTY, OREGON

JULY, 1952 SCALE: 1" = 40'

FILED September 5th, 1952

Roy Agee
COUNTY CLERK

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

On the 26 day of July, 1952 before me appeared HENRY JACKSON CHANDLER and HELEN LINNELL CHANDLER, his wife, both to me personally known, who being duly sworn, did say that they are the owners of the land shown on the annexed plat and acknowledged that the above instrument was their free act and deed.

In testimony whereof I have hereunto set my hand and affixed my official seal the day and year above written.

W. F. Harris
NOTARY PUBLIC FOR OREGON
My Commission Expires Nov. 17, 1952.