

RESTRICTIONS

1. ONE DWELLING PER LOT, WITH ATTACHED OR SEPARATE GARAGE.
2. RESIDENCES TO HAVE NOT LESS THAN 800 SQ. FT. FLOOR AREA, EXCLUSIVE OF GARAGE, AND MUST BE COMPLETED AS TO EXTERIOR APPEARANCE BEFORE OCCUPANCY.
3. SEPARATE GARAGE OR OTHER AUTHORIZED BUILDINGS MUST CONFORM IN GENERAL APPEARANCE, TO THE DWELLING.
4. NO COMMERCIAL ESTABLISHMENTS OR AUTOMOTIVE REPAIR SHOPS PERMITTED.
5. NO ANIMALS ALLOWED, EXCEPT HOUSEHOLD PETS.
6. SEWAGE OR OTHER WASTE DISPOSAL MUST BE APPROVED BY SANITARY AUTHORITY.
7. LOT 5 RESERVED BY OWNER OR SUCCESSOR IN INTEREST FOR COMMERCIAL FISH POND, PARK, OR RESIDENCE PURPOSES.
8. NO TEMPORARY DWELLINGS, SHACKS, TENTS, OR TRAILER HOUSES PERMITTED.

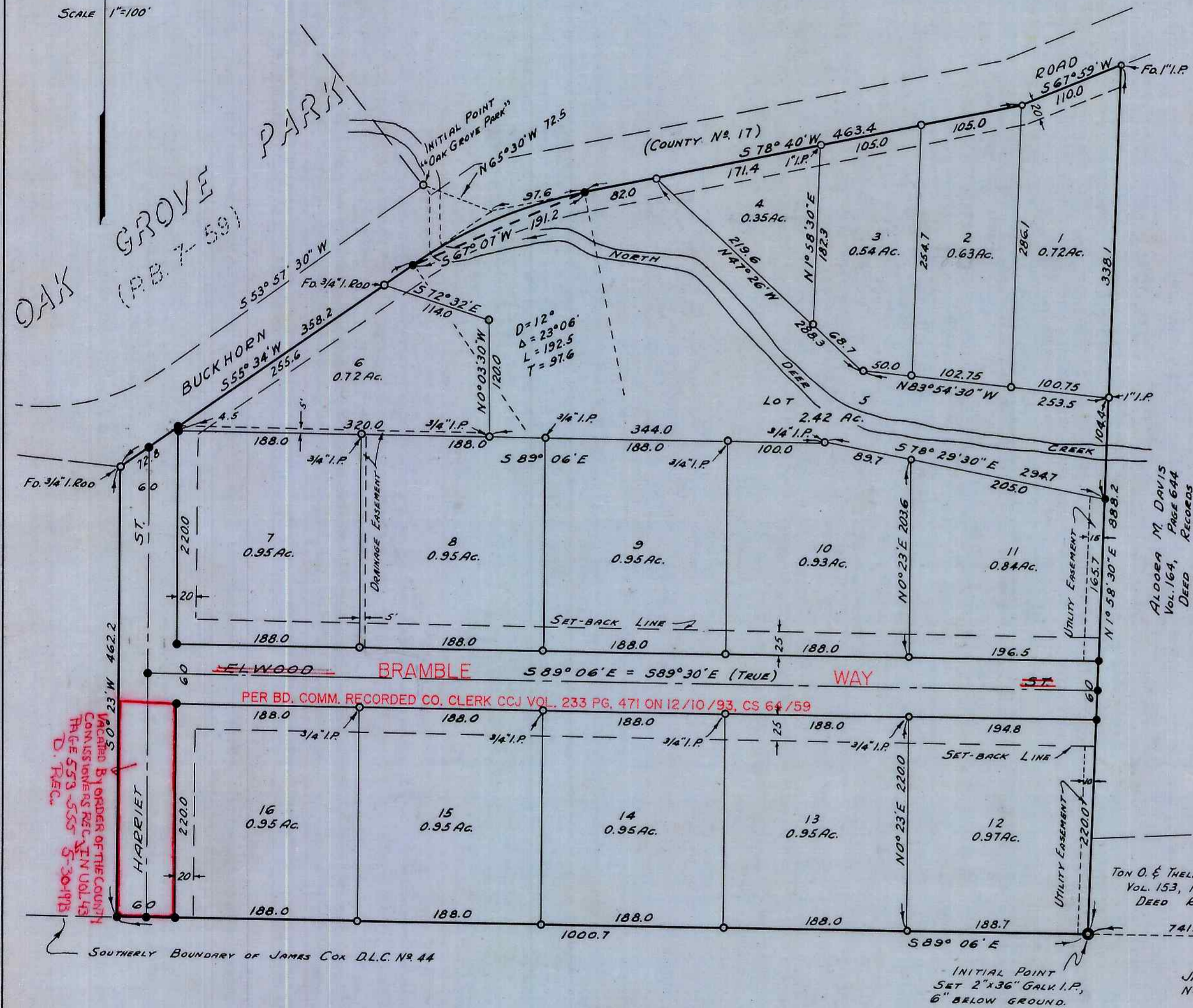
# CEDAR GROVE

## A PORTION OF THE JAMES COX D.L.C. NO. 44, T27S, R4W, W.M.

BEN. B. IRVING REG. PROF. ENGINEER  
ROSEBURG, OREGON

CERTIFICATE OF SURVEYOR

SCALE 1"=100'



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., 6" BELOW GROUND, IN THE SOUTH BOUNDARY OF THE JAMES COX D.L.C. NO. 44, T27S, R4W, AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO TON O. & THELMA E. HART, DESCRIBED IN VOL. 153, PAGE 305, DEED RECORDS OF DOUGLAS COUNTY, ORE., FROM WHICH THE SOUTHWEST CORNER OF SAID D.L.C. BEARS 589°06'E 741.7 FT.; THENCE N1°58'30"E 888.2 FT., ALONG THE WEST BOUNDARY OF SAID HART PARCEL AND ALONG THE WEST BOUNDARY OF THE PARCEL OF LAND CONVEYED TO ALDORA M. DAVIS DESCRIBED IN VOL. 164, PAGE 644, SAID RECORDS, TO A 1/4" I.P. AT THE NORTHWEST CORNER THEREOF, AND IN THE SOUTH BOUNDARY OF THE BUCKHORN (COUNTY NO. 17) ROAD; THENCE, ALONG SAID BOUNDARY, S 67°59' W 110.0 FT. TO A 1/2" I.P., S 78°40' W 463.4 FT., TO A 1/4" I.P. AT THE BEGINNING OF A 12° CURVE TO THE LEFT; THENCE ALONG SAID CURVE 192.5 FT., THE CHORD OF WHICH BEARS S 67°07' W 191.2 FT. TO A 1/4" I.P.; THENCE S 55°34' W 358.2 FT. TO A 3/4" I.P.; THENCE S 0°23' W 462.2 FT. TO A 1/4" I.P. IN SAID SOUTH BOUNDARY OF D.L.C. NO. 44; THENCE S 89°06' E 1000.7 FT., ALONG SAID BOUNDARY, TO THE POINT OF BEGINNING, CONTAINING 16.79 AC., MORE OR LESS, IN THE JAMES COX D.L.C. NO. 44, SECTION 21, T27S, R4W, W.M.

OREGON NO. 240  
NOV. 8, 1919



*Ben B. Irving*  
BEN B. IRVING  
REG. PROFESSIONAL ENGINEER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF March, 1953.

*Chas. Doerner*  
CHAS. DOERNER  
COUNTY CLERK.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:— THAT WE, G.A. LINDBLOOM AND HATTIE C. LINDBLOOM, 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 "CEDAR GROVE", AND WE HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS SHOWN THEREON.  
IN TESTIMONY WHEREOF, THE SAID G.A. LINDBLOOM AND HATTIE C. LINDBLOOM HAVE HEREUNTO SET THEIR HANDS THIS 17 DAY OF March, 1953.

*G.A. Lindbloom*  
G.A. LINDBLOOM  
*Hattie C. Lindbloom*  
HATTIE C. LINDBLOOM

### ACKNOWLEDGEMENT

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

ON THE 17 DAY OF March, 1953, BEFORE ME APPEARED G.A. AND HATTIE C. LINDBLOOM, 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.

*Chas. Doerner*  
CHAS. DOERNER  
COUNTY CLERK.

### APPROVALS

BY ORDER OF THE COUNTY COURT, DOUGLAS COUNTY  
APPROVED March 18, 1953.

*Chas. Doerner*  
COUNTY JUDGE.  
*L.V. Buckley*  
COMMISSIONER.

APPROVED March 18, 1953

*Ben B. Irving*  
COUNTY SURVEYOR.  
APPROVED *Ned Dixon*, 1953  
March 18 1953  
COUNTY ASSESSOR.

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 "CEDAR GROVE", AND THAT THE FOREGOING TRACING IS AN EXACT COPY OF THE MAP OF SAID "CEDAR GROVE".

*Ben B. Irving*  
BEN B. IRVING  
REG. PROFESSIONAL ENGINEER.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF March, 1953.

*Chas. Doerner*  
COUNTY CLERK.

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

I, CHAS. DOERNER, COUNTY CLERK OF DOUGLAS COUNTY, ORE., 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 19 DAY OF March, 1953.

*Chas. Doerner*  
COUNTY CLERK.

NOTE:—

BEARINGS SHOWN ARE BASED ON THE BEARINGS AS USED ON PLAT OF "OAK GROVE PARK". NOTE EQUATION TO TRUE BEARINGS AS ESTABLISHED BY SOLAR OBSERVATION AT THIS TIME.

- DENOTES 1/4" I.P.
- DENOTES 1/2" I.P., EXCEPT AS NOTED.

FILED March 19, 1953  
*Chas. Doerner*  
COUNTY CLERK.