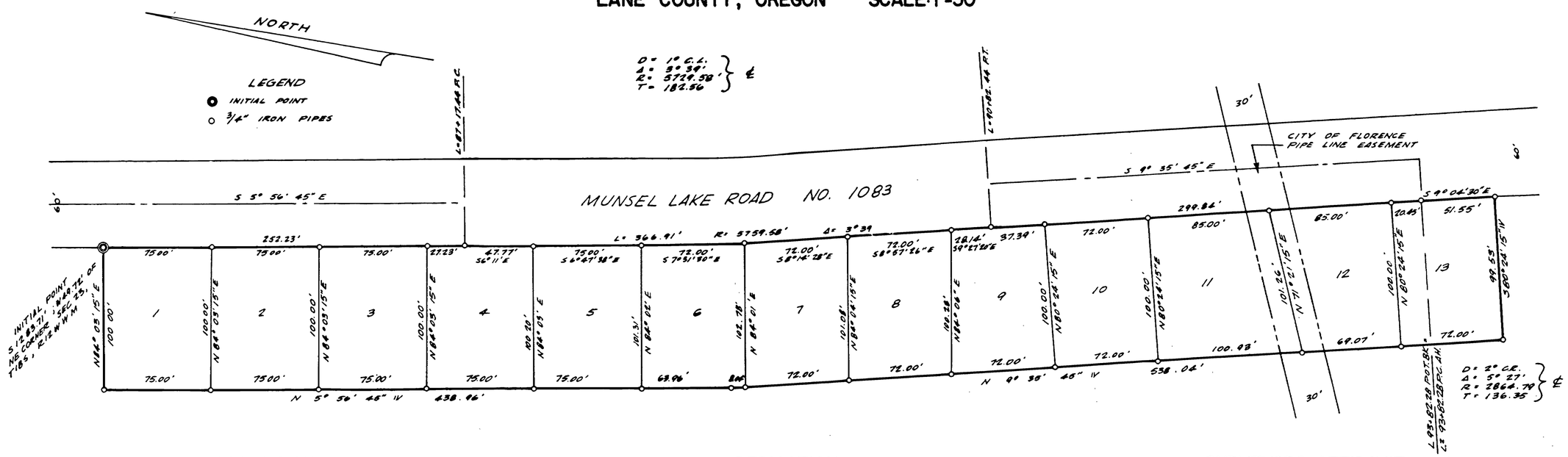
RHODO - VIEW - DUNES FIRST ADDITION

SECS. 23 & 24, T18S, R12W.W.M.
LANE COUNTY, OREGON SCALE: 1"=50'



DESCRIPTION

BEGINNING AT THE INITIAL POINT, WHICH IS A 2"x 36" GALVANIZED IRON PIPE WITH A CONCRETE PLUG AND NAIL, SET 6" BELOW THE SURFACE OF THE GROUND, AND THAT SAID INITIAL POINT BEARS SOUTH, 1283.71 FEET, AND WEST 49.72 FEET FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; THENCE S 5° 56' 45" E, 252.23 FEET; THENCE ALONG THE ARC OF A 5759.58 FOOT RADIUS CURVE TO THE LEFT 366.91 FEET (THE LONG CHORD OF WHICH BEARS S 7° 46' 15" E, 366.85 FEET); THENCE S 9° 35' 45" E, 299.84 FEET; THENCE ALONG THE ARC OF A 2834.79 FOOT RADIUS CURVE TO THE RIGHT 51.55 FEET (THE LONG CHORD OF WHICH BEARS S 9° 04' 30" E, 51.55 FEET); THENCE S 80° 24' 15" W, 99.53 FEET; THENCE N 9° 35' 45" W, 538.04 FEET; THENCE N 5° 56' 45" W, 438.96 FEET; THENCE N 84° 03' 15" E, 100.00 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREG.

APPROVAL

APPROVED THIS 13TH DAY OF JUNE 1967.
CITY OF FLORENCE, OREGON

PRESIDENT OF PLANNING COMMISSION — Edmund A. Pickard
SECRETARY OF PLANNING COMMISSION — Dewain I. Arnold
CITY SURVEYOR — Clifford L. Sanders
MAYOR — Stuart Johnston

APPROVED THIS 16TH DAY OF AUGUST 1967.
LANE COUNTY, OREGON

COUNTY SURVEYOR — E.E. WAGGONER
COUNTY ASSESSOR — KENNETH E. OMLID
COUNTY COMMISSIONER
COUNTY COMMISSIONER — KENNETH NIELSEN
COUNTY COMMISSIONER — JESS HILL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, J.L. MANN, AKA. JA KIE L. MANN, A PARTNER IN RHODO DUNES GOLF COURSE AND J.L. MANN AKA. JA KIE L. MANN AND ELSIE L. MANN, H & W, CERTIFY THAT WE ARE THE OWNERS OF RHODO-VIEW-DUNES FIRST ADDITION AS THE SAME IS MORE PARTICULARLY DESCRIBED HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE SUB-DIVIDED AND PLATTED AS SHOWN HEREON

J.L. Mann — J.L. MANN
Elsie L. Mann — ELSIE L. MANN

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF LANE }

BE IT REMEMBERED THAT ON THIS 10TH DAY OF AUGUST 1967, THERE PERSONALLY APPEARED BEFORE ME J.L. MANN AKA. JA KIE L. MANN AND ELSIE L. MANN, HUSBAND & WIFE, WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS DESCRIBED IN, AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

W Lee White — 2-2-68
NOTARY PUBLIC FOR OREGON — MY COMMISSION EXPIRES

STATE OF OREGON } SS
COUNTY OF COOS }

I, RICHARD J. HINTZ, REGISTERED PROFESSIONAL SURVEYOR, BEING FIRST DULY SWORN, SAY THAT THIS IS AN EXACT COPY OF THE FINAL MAP OF THE RHODO-VIEW-DUNES FIRST ADDITION.

Richard J. Hintz
RICHARD J. HINTZ

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF July, 1967.

Harry H. Byrne — March 25, 1968
NOTARY PUBLIC FOR OREGON — MY COMMISSION EXPIRES

SURVEYORS AFFIDAVIT

STATE OF OREGON } SS
COUNTY OF COOS }

I, RICHARD J. HINTZ, REGISTERED PROFESSIONAL LAND SURVEYOR, BEING FIRST DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND AS SHOWN ON THE ANNEXED PLAT AND THE INITIAL POINT IS A 2" x 36" GALVANIZED IRON PIPE WITH A CONCRETE PLUG AND NAIL, SET 6" BELOW THE SURFACE OF THE GROUND; AND THAT SAID INITIAL POINT BEARS SOUTH, 1283.71 FEET; AND WEST, 49.72 FEET FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN.

Richard J. Hintz
RICHARD J. HINTZ

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF June 1967.

Harry H. Byrne — March 25, 1968
NOTARY PUBLIC FOR OREGON — MY COMMISSION EXPIRES

FILED
AT ..... O'CLOCK ..... M
AUG 16 1967
IRA RANDOLPH, Director of the Dept. of Records and Elections of Lane County
BY: Mary Plunkett
DEPUTY

REGISTERED
OREGON
LAND SURVEYOR
Richard J. Hintz
MAY 13, 1960
RICHARD J. HINTZ
497

S 1665

46001

RHODO VIEW DUNES FIRST ADDITION TO FLORENCE

DECLARATION OF RESTRICTIONS

The following declaration of restrictions is hereby made applicable to the RHODO VIEW DUNES FIRST ADDITION TO FLORENCE as platted and recorded in Plat Book 52, Page 8, Lane County Plat Records, dated August 16, 1967.

1. Each and every one of the lots in the above subdivision shall be used for residential purposes only. Not more than one detached family dwelling not to exceed one and one-half stories above the main ground floor level and not less than a (1) one car garage.

2. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said lots except that dogs, cats or other household pets may be kept for domestic purposes in accordance with ordinances of the City of Florence, so long as they are not kept, bred or maintained for any commercial purpose.

3. All buildings and improvements shall be located upon each of said lots in accordance with the requirements of the City of Florence, Oregon, and no dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area less than 6,000 square feet.

4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Parking of heavy duty vehicles on lots or streets shall be deemed a nuisance within the meaning of this subparagraph.

5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other building shall be used on any lot at any time as a residence, either temporary or permanent.

6. No structure of any kind shall be moved onto any lot unless it shall conform to the general architecture and style of existing structures of the subdivision.

7. No residence shall be erected on any lot in said subdivision the original size of which shall be less than 1,000 square feet ground floor plan exclusive of garage.

8. No lot shall be used or maintained as a dumping ground for rubbish and all trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

9. Any and all buildings which may be placed or constructed on any portion of the above described real property except the portion or portions thereof constructed of brick or stone shall be

painted or stained within one year from the time the construction thereof is commenced and exterior of each residence constructed within said subdivision shall be completely finished before the same shall be occupied by any person.

10. All building construction shall be commenced within two years from the date of the purchase of a lot within said subdivision and in the event said construction shall have not commenced within said two year period, the grantor shall have the right to repurchase said lot at the original purchase price without allowance for taxes, interest or other charge.

11. No fence, wall or hedge in excess of 30 inches in height shall be placed or maintained on any of said lots nearer than 20 feet from the front lot line and no fence, wall or hedge in excess of six feet shall be placed or maintained on any other lot line. Provided, however, that provisions of this subparagraph shall not be construed to prohibit foundations plantings within four feet of residential foundations.

12. No sign of any kind or other advertising device shall be displayed to the public view on any lot except one professional sign of not more than 24 inches by 30 inches advertising the property for sale or rent, and declarants and their assignees may erect and maintain signs, buildings and other advertising devices as may seem to them necessary and proper in connection with the conduct of their operations for the development, improvement and subdivision of the property the subject hereof.

13. No buildings shall be erected, placed or altered on any building plot in the subdivision the subject hereof until the building plans, specifications and plot plans showing the location of such buildings have been approved in writing by a committee composed of Jakie L. Mann and Elsie Mann, or their duly authorized representative, for conformity, color, height, and harmony of exterior design with existing structures in the subdivision and to location of buildings with respect to the property and to location of buildings setback lines and interference with view enjoyed by adjacent property owners. In case of the death or absence of either member of said committee, the other member shall have authority to approve or disapprove such design or location. If the aforesaid committee or its authorized representative shall fail to approve or disapprove such design and location within 30 days after plans have been submitted to it or if no suit to enjoin the erection of such buildings or the making of such alterations has been commenced prior to the completion thereof, such approval shall not be required. Said committee, or its authorized representative shall act without compensation and shall continue to serve until January 1, 1973, at which time a majority of the then record owners of the lots within the subdivision may designate in writing their authorized representative or representatives and when the same has been recorded in the Deed Records of Lane County, Oregon. Such representative or representatives shall have all the powers subject to the same limitation as are delegated herein to the aforesaid committee. Vacancy on the above committee or by resignation or other cause shall be filled by appointment by the remaining member. In the event the said record owner shall fail to make such designation, the committee herein named shall continue as constituted until such designation

is made.

14. These restrictions are deemed for the protection and benefit of each and every one of the owners or occupants of any portion of above described real property and it is intended hereby that any such person shall have the right to prosecute such proceeding at law or in equity as may be appropriate to enforce the restrictions herein set forth.

15. Invalidation of any of these restrictions or any portion thereof by court order, judgment or decree shall in no wise effect the remaining restrictions but they shall remain in full force and effect.

16. The restrictions herein set forth shall run with the land and shall be binding upon the owner or tenant or any or all of said land and all persons claiming by, through or under them, until January 1, 1999, at which time these convenants and restrictions shall automatically be extended for successive periods of ten years; provided, however, that these covenants and restrictions may be amended or modified at any time by an instrument in writing duly executed by the then owners of 75% or more of the parcels of property hereinbefore described. Such amendment or modifications shall become effective when recorded in the Deed Records of Lane County, Oregon.

17. Perpetual easements are reserved for utility installation, maintenance and replacement over and under the ground. This reservation shall specifically include but not be limited to the right to install and maintain along all lot lines where necessary. It shall further include the right of ingress to and egress from any and all lots in any manner necessary or convenient for the purpose of construction, maintenance or removal of utility equipment. Public utility equipment and installation may be constructed, maintained, and replaced on said easements without obtaining the consent of the owner of said property and without the payment of damages or other compensation therefor. Maintenance shall include the right to remove trees, limbs of trees, undergrowth and other obstructions that overhang or otherwise endanger utility equipment and no building, structure, trees, shrubbery or other obstructions shall be placed or located on or in public utility easements as reserved on said plat. The owner or owners of the lots upon which said easements are located shall have the right to use at their own risk the portion of the easement within their lots for purposes not of a permanent nature and which do not interfere or threaten to interfere with the use of said easements for the purposes for which they are intended and reserved.

DATED this 21st day of Nov., 1968

O. V. Mann and Elsie Mann

O. V. Mann

Elsie Mann

46001

STATE OF OREGON)
) ss
County of Lane)

Personally appeared the above named JAKIE L. MANN and ELSIE MANN and acknowledged the foregoing instrument to be their voluntary act. Before me::

11-21, 1968.

DONALD J. KRIVANEK NOTARY PUBLIC STATE OF OREGON

Donald J. Krivanek
Notary Public for Oregon -
My Commission Expires: 1-26-76

46001

4540 Mann

whom

State of Oregon,
County of Lane—ss.

I, Ina Randolph, Director of the Department of Records and Elections, in and for the said County, do hereby certify that the within instrument was received for record at

1968 NOV 25 AM 10 16 3

Reel 416 R

Lane County OFFICIAL Records.

INA RANDOLPH, Director of the Department of Records & Elections.

By _____ Deputy

C29-083-05

4 Copies

J. L. Mann
Lt. 2 Blk 95
6th Florence 97439

NOV-25-68 14193 — A Rte 6.00