

# CINNABAR VIEW ESTATES

ADDITION TO THE CITY OF MT. VERNON  
GRANT COUNTY, OREGON  
SCALE 1" = 50'

## LEGEND

- o Set 5/8"x30" iron rod with plastic cap stamped SURVEY MARKER PLS 848
- ( ) Record bearing or distance
- Building setback line
- - - Easement line
- Found Monument, as shown

RECEIVED AND FILED

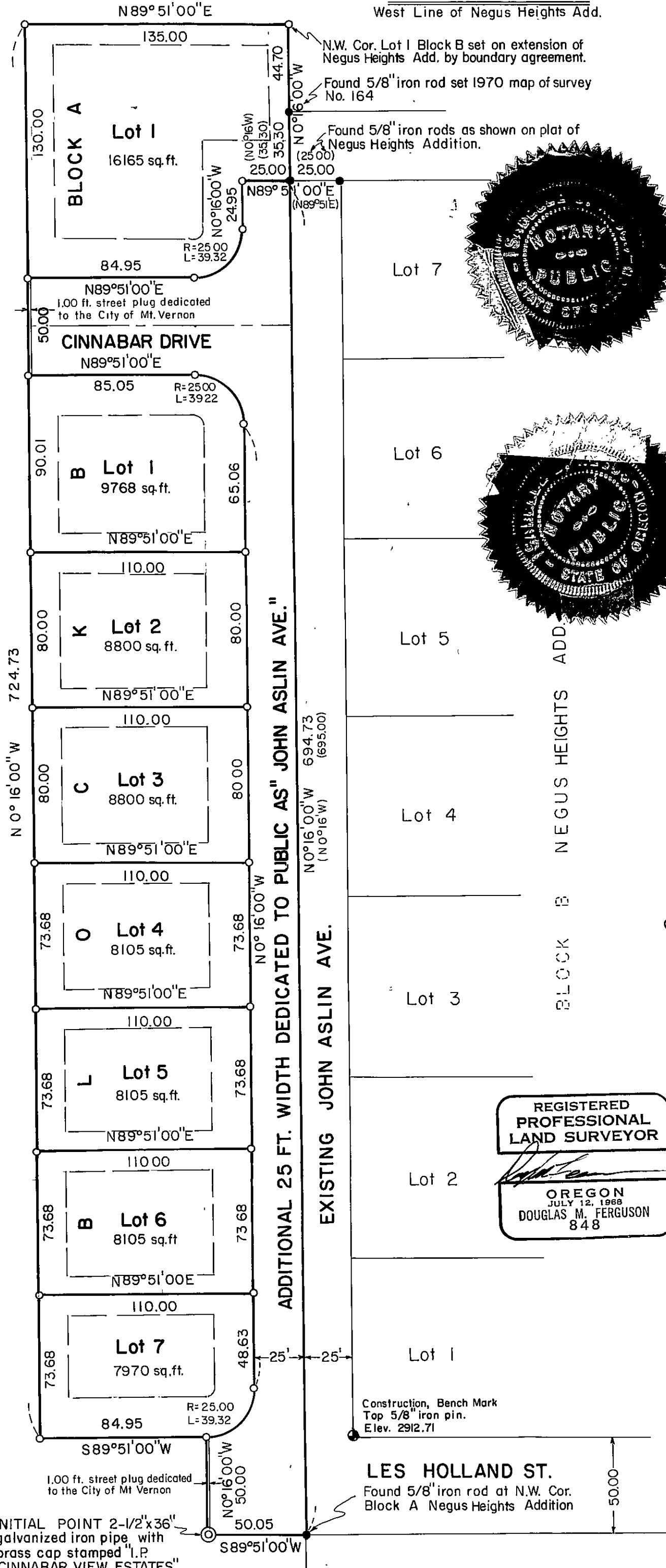
APR 29 1987

CAROL VOIGT, County Clerk  
Deputy

*Carroll Voigt*

## BASIS OF BEARINGS

West Line of Negus Heights Add.



STATE OF OREGON SS:  
COUNTY OF GRANT

## DEDICATION

We, Pierre J. Jones and Elizabeth Y. Jones, husband and wife, being duly sworn, depose and say that we are the owners of "CINNABAR VIEW ESTATES", in the City of Mt. Vernon, more particularly described in the "SURVEYORS CERTIFICATE", and that we caused the same to be surveyed and platted as shown on the annexed plat, said plat subject to the following conditions: (1) A 20 foot building setback line along the front, 10 foot building setback line along side lot lines and 15 foot building setback lines from rear lot lines (2) Street plugs shall be dedicated to the City of Mount Vernon for the control of future development. (3) Additional restrictions as provided in recorded protective covenants and deed restrictions. (4) Any easement and reservations of record; and that we do ourselves, our heirs and assigns, hereby dedicate, donate, and convey to the public, for public use forever, the sewer collection system, the water system, and the street system which will service this addition.

*Pierre J. Jones*  
Pierre J. Jones

*Elizabeth Y. Jones*  
Elizabeth Y. Jones

Be it remembered that on this 4 day of 15, 1987, personally appeared before me, Pierre J. Jones and Elizabeth Y. Jones, husband and wife, who are known to me to be the identical persons described in and who executed the above instrument, and who acknowledged to me that they executed the same freely and voluntarily.

In witness whereof I have set my hand and affixed my official seal this 15th day of April, 1987

*Isabelle L. Negus* My Commission Expires 4-20, 1988  
Notary Public for Oregon

## STATE OF OREGON SS: COUNTY OF GRANT

**SURVEYORS CERTIFICATE**  
I, Douglas M. Ferguson, Professional Surveyor, in the State of Oregon, being duly sworn, depose and say that I have surveyed, subdivided, and platted "CINNABAR VIEW ESTATES", an addition to the City of Mt. Vernon, situated in the East 1/2 of the Northwest 1/4 of Section 21, T.13 S., R.30 E., W.M., Grant County Oregon, being more particularly described as follows: Beginning at a 2-1/2" galvanized iron pipe, 36" long, with a brass cap marked, "I.P. CINNABAR VIEW ESTATES", which marks the initial point of this addition, said initial point being 797.58 feet North and 894.58 feet West of the South 1/4 Corner of said Section 21, as shown on Map of Survey No. 118, of the Grant County Surveyors' Records; Thence N00°16'00"W a distance of 50.00 feet; Thence S89°51'00"W a distance of 84.95 feet; Thence N00°16'00"W a distance of 724.73 feet; Thence N89°51'00"E a distance of 135.00 feet, to the west line of the Sprout property; Thence S00°16'00"E along the said west line of the Sprout property, a distance of 44.70 feet to the Northwest corner of the Negus property; Thence continuing S00°16'00"E along the West line of the said Negus property a distance of 35.30 feet to the Northwest corner, of the "Negus Heights Addition" to the City of Mt. Vernon; Thence S00°16'00"E, along the West line of the said Negus Heights Addition, a distance of 694.73 feet to the Northwest corner of Block A, of the said Negus Heights Addition; Thence S89°51'00"W a distance of 50.05 feet to the POINT OF BEGINNING; Containing 2.304 acres, more or less, and that I made such survey and plat by order and under direction of owners thereof, that the size of the lots and width of the Streets are as shown on the annexed plat, and that all lot corners and boundary corners are accurately marked with iron pins as indicated on the annexed plat.

FERGUSON SURVEYING AND ENGINEERING *Douglas M. Ferguson* President

Subscribed and sworn to before me this 15th day of April, 1987

*Isabelle L. Negus* My Commission Expires 4-20-88  
Notary Public for Oregon

## STATE OF OREGON COUNTY OF GRANT SS:

Examined and recommended for approval by the City of Mt. Vernon, this 10th day of MARCH, 1987

*Robert D. Bayett*  
Grant County Surveyor

Approved by the City of Mt. Vernon, Oregon, this 14th day of April, 1987

*Larry Lemons* Mayor  
*Mona L. Madine* City Recorder  
*Elvin B. Webb* Councilperson  
*John J. Jones* Councilperson

*Cathy Jay* Councilperson  
*Dan Pappas* Councilperson  
Councilperson

Approved by the Grant County Board of Commissioners this 4th day of April, 1987

*James Allen* County Judge  
*Robert Holland* Commissioner  
*Calvin Clark* Commissioner

Approved by the Mt. Vernon Planning Commission this 14th day of April, 1987

*John J. Jones*  
Chairman

I hereby certify that, according to the records of my office, the exterior boundaries of this plat do not conflict with the boundaries of the abutting properties, that the name adopted for said plat and the numbering of the lots and blocks conforms to all the requirements of the law, and that pursuant to ORS 92.095, all ad valorem taxes and all special assessments, fees and other charges required by the law to be placed on the 1986-87 tax roll which become a lien on this subdivision or will become a lien during this calendar year, but not yet certified to the tax collector for collection have been paid to me, or if not paid, a bond guaranteeing such payment has been requested in the amount of N/A, to be filed with the tax collector pursuant to ORS 92.095.

*Jane L. Burton* April 15, 1987  
Grant County Assessor Date

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the tax roll which have become a lien on this subdivision and that are now due and payable have been paid. I further certify (if applicable) that a good and sufficient bond as requested by the assessor in the amount of N/A has been received by me guaranteeing the payment of the N/A - N/A taxes, pursuant to ORS 92.095

*Carol L. Voigt* 04-15-87  
Tax Collector Date

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 12, 1988  
DOUGLAS M. FERGUSON  
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