

# GREEN ACRES ESTATES

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

### BASIS OF BEARINGS

EAST LINE OF BENNETT & LEE HOME SITES  
ADDITION TO THE CITY OF MT. VERNON

### LEGEND

- Found 5/8" iron pin (See Map of Survey No. 608 as filed in Grant County Surveyors Office)
- ⊕ Existing Easement
- Set 5/8"x30" iron pin with 1" plastic cap stamped: SURVEY MARKER PLS 848
- ⊙ Found 3"x36" iron pipe, with 3" brass cap stamped: IP GREEN ACRES ESTATES
- Building Setback Line (20' front, 15' back & 10' side, lot or easement line)
- - - Easement line

STATE OF OREGON SS:  
COUNTY OF GRANT

Examined and recommended for approval by the City of Mt. Vernon, this 19<sup>th</sup> day of April, 1985

*Robert D. Barrett*  
Grant County Surveyor

Approved by the Mt. Vernon Planning Commission this 25 day of April, 1985

Chairman \_\_\_\_\_ Commissioner \_\_\_\_\_ Commissioner \_\_\_\_\_ Commissioner \_\_\_\_\_

Approved by the City of Mt. Vernon, Oregon, this 25 day of April, 1985

*Keith Bradley* Mayor  
*James Blake* City Recorder  
*Clayton O. Adams* Councilman  
*John Jones* Councilman

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 conform to 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 1985-86 tax roll which became 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.

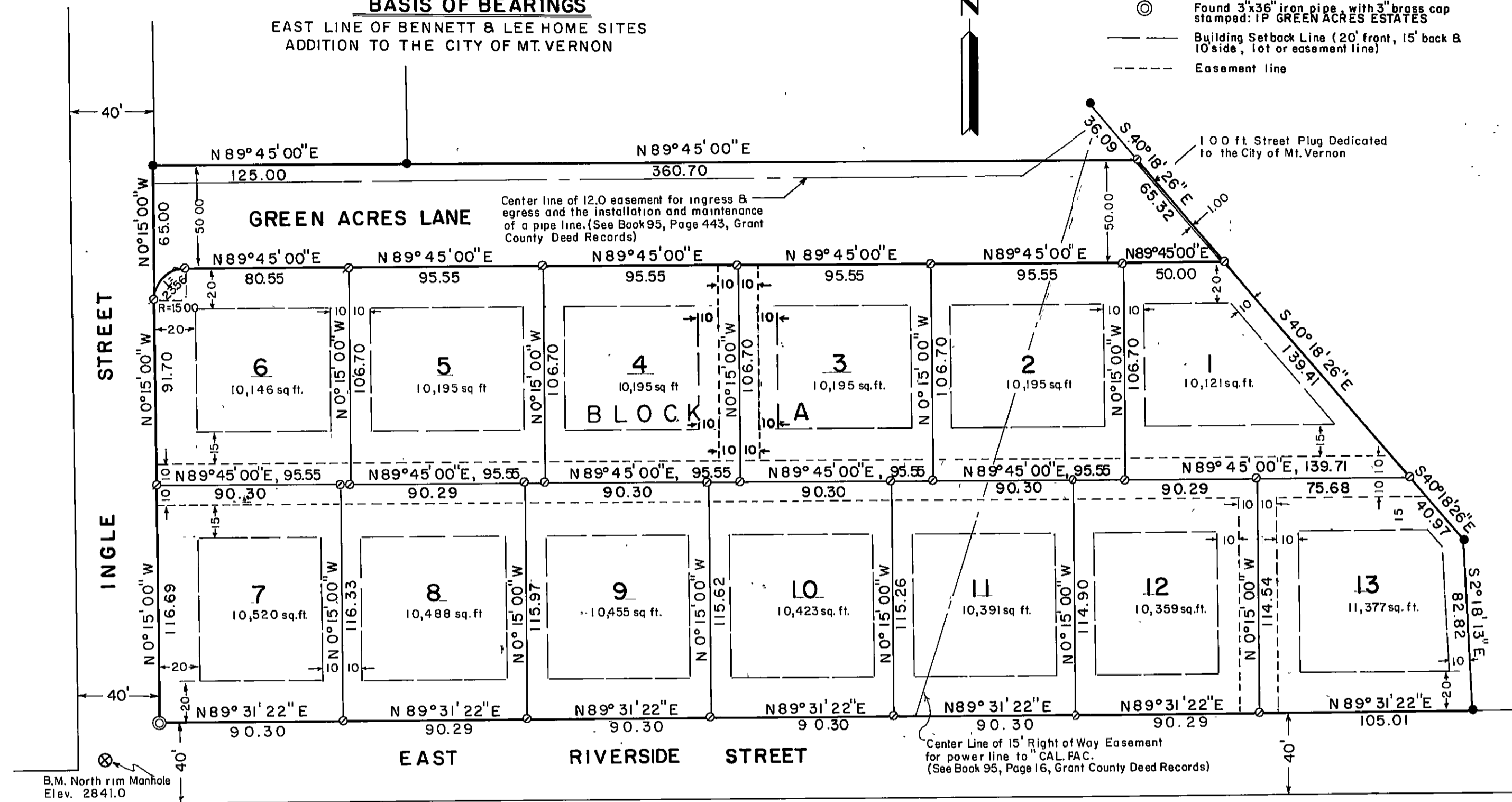
*Gene L. Denton* Grant County Assessor  
Date 4-24-85

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 taxes, pursuant to ORS 92.095.

*Carol Vaigt* Tax Collector  
Date 04-24-85

Approved by the Grant County Board of Commissioners this 24 day of April, 1985

*James* County Judge  
*Robert Holley* Commissioner  
*Calvin Clark* Commissioner



### SURVEYORS CERTIFICATE

STATE OF OREGON SS:  
COUNTY OF GRANT

I, Douglas M. Ferguson, surveyor, being duly sworn, depose and say that I have surveyed, subdivided, and platted GREEN ACRES ESTATES, an addition to the City of Mt. Vernon, situated in the S.W. 1/4 of the N.E. 1/4 of section 28, T.13S., R.30E., W.M., Grant County, Oregon, being more particularly described as follows: Beginning at a 3" galvanized iron pipe, 36" long, with brass cap marked, "I.P. GREEN ACRES ESTATES", which marks the initial point of this addition, said initial point being 2679.46 feet South and 29.95 feet East of the North 1/4 Corner of said section 28, thence N0°15'00"W along the Easterly line of Ingle Street, 273.39 feet; thence N89°45'00"E along the South line of the Hyder tract, 125.00 feet; thence continuing N89°45'00"E, 360.70 feet; thence S40°18'26"E, 245.70 feet; thence S2°18'13"E, 82.82 feet, to the Northerly line of East Riverside Street; thence S89°31'22"W, along the Northerly line of East Riverside Street, 646.79 feet to the POINT OF BEGINNING; containing 3.683 acres, more or less, and that I made such survey and plat by order and under direction of the 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 marked with iron pins as indicated on the annexed plat.

FERGUSON SURVEYING AND ENGINEERING \_\_\_\_\_ President

Subscribed and sworn to before me this 29<sup>th</sup> day of April, 1985

*Isabelle L. Neys*  
Notary Public for Oregon  
My Commission Expires 4-30-88

Filed for record this 21<sup>st</sup> day of May, 1985 *Carol Vaigt*  
Grant County Clerk

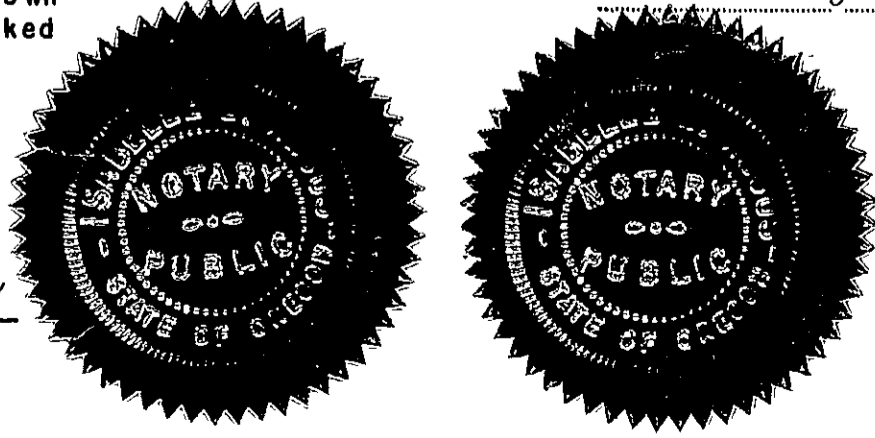
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1968  
DOUGLAS M. FERGUSON  
848

FILED No. \_\_\_\_\_

MAY 31 1985

AT 3:35 O'CLOCK P.M.  
*Carol Vaigt* CLERK  
DEPUTY



STATE OF OREGON SS:  
COUNTY OF GRANT

### DEDICATION

We, Wallace D. Muzzy and Darlene A. Muzzy, husband and wife and Herman DeSouza, and Dolores DeSouza, husband and wife, being duly sworn, depose and say that we are the owners of GREEN ACRES 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, except where an easement exists the setback line shall be from the easement boundary. (2) A 10 foot public utilities easement along the back lot lines of all lots and a 10 foot public utilities easement on each side of the line between lots 4 & 3 and 12 & 13 as shown on the annexed plat. (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.

*Wallace D. Muzzy*  
*Darlene A. Muzzy*  
*Herman DeSouza*  
*Dolores DeSouza*

Be it remembered that on this 29<sup>th</sup> day of April, 1985, personally appeared before me Wallace D. Muzzy and Darlene A. Muzzy, husband and wife and Herman DeSouza and Dolores DeSouza, 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 29<sup>th</sup> day of April, 1985  
*Isabelle L. Neys* My Commission Expires 4/30 1985