

**GREEN VIEW ACRES SUBDIVISION**

LYING IN THE SW 1/4 SECTION 10,  
TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.  
DOUGLAS COUNTY, OREGON

14 JUN 1995 1 inch : 50 feet

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

OWNER/SUBDIVIDER: Steven Miles  
2970 Elgarose Road  
Roseburg, OR 97470

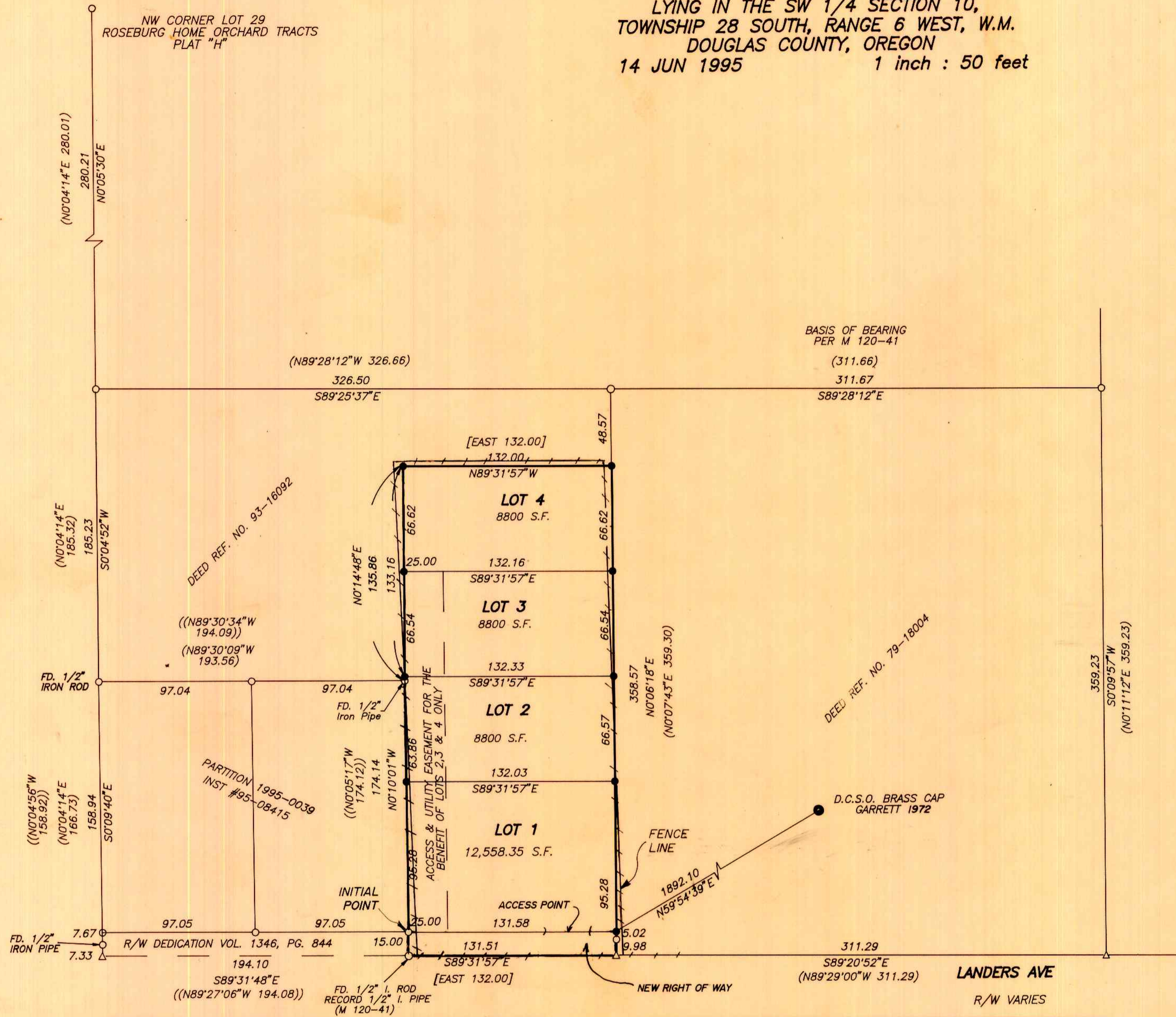
SEWER: Green Sanitary District  
WATER: Roberts Creek Water District  
ZONING: (R-1) Single Family Residential  
COMP. PLAN: RMD  
PLANNING FILE NO. 95-044  
NO WATER RIGHTS OF RECORD

**LEGEND:**

- Found 5/8" Iron Rod or as noted.
- △ Calculated Point, No Monumentation.
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."

**RECORD INFORMATION:**

- ( ) Survey M 120-41
- (( )) 1995-0039  
INST. NO. 95-08415
- [ ] Deed Reference No. 94-23647  
Survey C.S. 51/337
- P.O.B. Point of Beginning
- FENCE



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Mark A. Heimbarger*

OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287

EXP. DATE: 6/30/91

**AA**

**SURVEYING SERVICE, INC.**

3076 EAST DIAMOND LAKE BLVD.  
ROSEBURG, OREGON 97470  
TEL (503)672-2096  
FAX (503)672-0611

95-17719

95-17396

1665-85

VOL. 18 PAGE 45 A

VOL. 18 PAGE 44 A

**GREEN VIEW ACRES SUBDIVISION**  
 LYING IN THE SW 1/4 SECTION 10,  
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.  
 DOUGLAS COUNTY, OREGON  
 14 JUN 1995

**COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE**

NARRATIVE:

The purpose of this plat is to show the subdivision of the property described in Deed Reference No. 94-23647 of the Deed Records of Douglas County in conformance with a tentative plan submitted to the Douglas County Planning Department, File No. 95-044.

Based on found monuments as shown, and holding the monuments on the north Right-Of-Way line of Landers Lane per M 120-41 the south boundary was established. The west boundary was also based on the monuments found per M 120-41 and going record distance less that portion of the subject property within the Right-Of-Way of Landers Lane. The north boundary was established by holding the bearing established on the south boundary line and going record distance. The east boundary line was established by closing onto the NE corner of that property described in Deed Reference No. 88-15042. The newly created lots were as per the tentative map, said Planning File No. 95-044.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Steven L. & Shannon L. Miles, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat including the 25.00 foot wide access and utility easement of said property and that they have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "Green Acres" Subdivision" and do hereby dedicate to the public the use of forever the additional Right-Of-Way for Landers Avenue. There are no water rights appurtenant to subject property. There are no drainage impacts.

Steven L. Miles  
 Steven L. Miles  
Shannon L. Miles  
 Shannon L. Miles

ACKNOWLEDGEMENT:

State of Oregon )  
 ) ss  
 County of Douglas)



KNOW ALL PEOPLE BY THESE PRESENTS: that on this 21<sup>st</sup> day of June, 1995, before me a Notary Public in and for said State and County, did personally appear Steven L. & Shannon L. Miles who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Brenda Johnston  
 Notary Public, State of Oregon



\* "GREEN VIEW ACRES"  
 AFFIDAVIT OF CORRECTION  
 RECORDED SEPT. 28, 1995  
 BOOK 1372 PAGE 439  
 C.S. FILE 63159-9

APPROVALS:

Keith L. Cubic 9/13/95  
 Douglas County Planning Director Date

Doug Robertson 9-15-95  
 Douglas County Commissioner Date

Michael J. Wilson 9-15-95  
 Douglas County Commissioner Date

Larry E. Monson SEPT. 13, 1995  
 Douglas County Surveyor DEPUTY Date

Marie J. Reddekopp 9-14-95  
 Douglas County Assessor Date

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Anne E. Schroeder 9/14/95  
 Douglas County Tax Collector

Filed this 15<sup>th</sup> day of September 1995 1:47 P.M.

By GAY FIELDS, County Clerk  
 Douglas County Clerk  
 by Nancy R. Davenport, Deputy  
 by Challenges, Deputy



STATE OF OREGON )  
 ) ss.  
 COUNTY OF DOUGLAS )  
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

95 SEP 15 PM 1:17

GAY FIELDS  
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Nancy R. Davenport  
 DEPUTY

FEE PP

Vol. 18 pg. 44

95-17396

SURVEYOR'S CERTIFICATE

I, Mark A. Heimbürger, do hereby certify that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Beginning at a 5/8 inch iron rod at the southeast corner of Parcel 2, Land Partition 1995-0039, as recorded in instrument number 95-08415, of the Plat Deed of Douglas County; thence N0°10'01"W 159.14 feet along the east line of said Parcel 2 to a 1/2 inch iron pipe at the northeast corner thereof; thence leaving said east line N0°14'48"E 135.86 feet to a 5/8 inch iron rod; thence S89°31'57"E 132.00 feet to a 5/8 inch iron rod on the centerline of Lot 29, Roseburg Home Orchard Tracts, Plat "H"; thence S0°06'18"W 310.01 feet along said centerline of Lot 29 to a point; thence N89°31'57"W 131.51 feet to a 1/2 inch iron rod; thence N0°10'01"W 15.00 feet to the Point Of Beginning and containing 0.94 acres more or less, all lying in the SW 1/4 of Section 10, Township 28 South, Range 6 West, Willamette Meridian.

Mark A. Heimbürger  
 Mark A. Heimbürger

STATE OF OREGON )  
 ) ss.  
 COUNTY OF DOUGLAS )  
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

95 SEP 20 PM 3:17

GAY FIELDS  
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Challenges  
 DEPUTY

18/45 FEE

95-17719

PAGE 2 OF 2



**AA**

**SURVEYING SERVICE, INC.**

3076 EAST DIAMOND LAKE BLVD.  
 ROSEBURG, OREGON 97470  
 TEL (503)672-2096  
 FAX (503)672-0611

VOL. 18 PAGE 45 B

VOL. 18 PAGE 44 B