DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2006-008675
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04/05/2006 02:05:29 PM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

MCMANUS SUBDIVISION

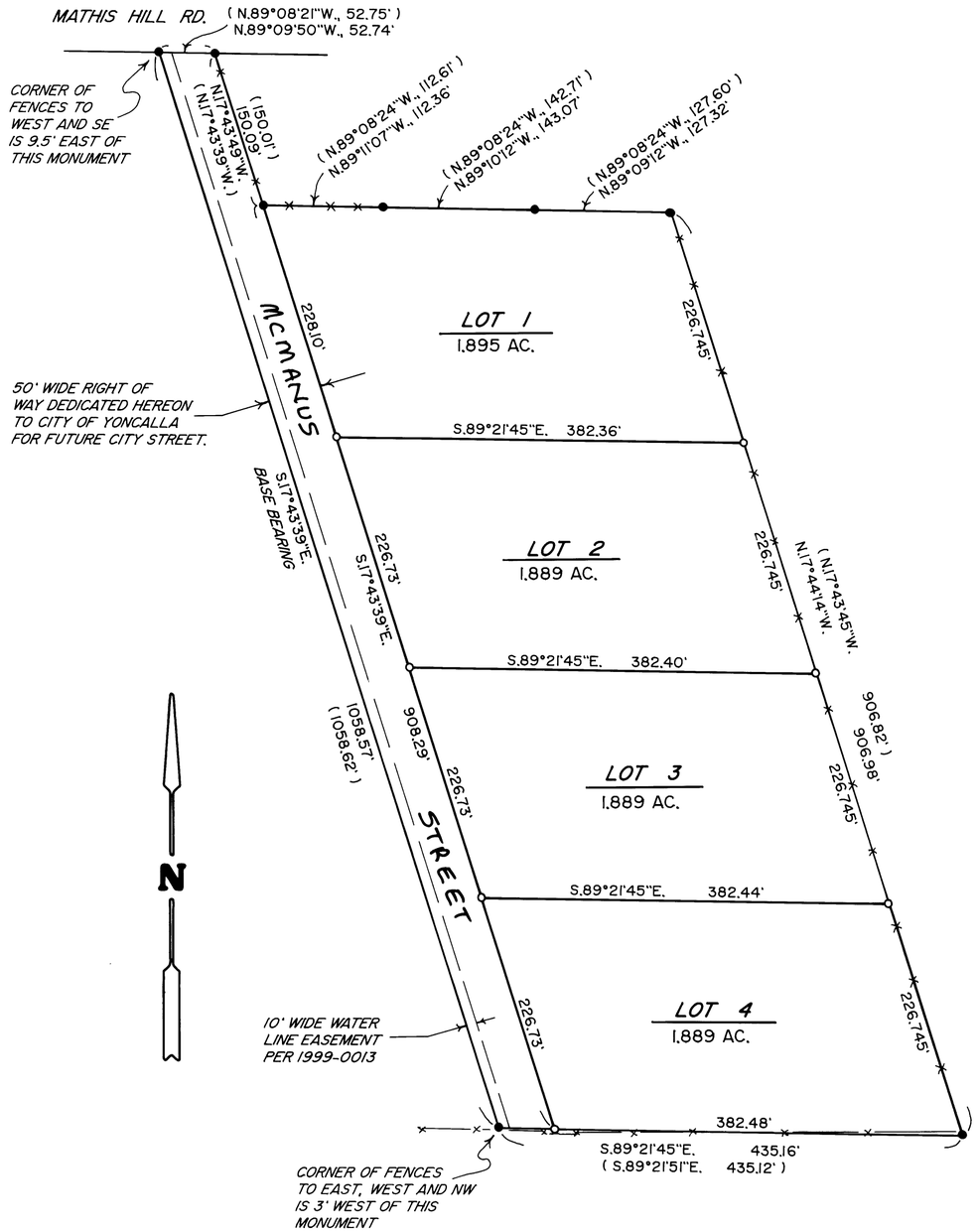
LOCATED in Parcel 2 of Partition Plat No. 2000-0011 and the NE 1/4 of Sec. 4, T. 23 S., R. 5 W., W.M., City of Yoncalla, Douglas County, Oregon.

February 22, 2006

SURVEYED FOR: *JOHN & KAREN MCMANUS*
26 HOQUIAM-WISHKAH RD.
HOQUIAM, WA. 98550

SURVEYED BY: *DAVID EDWARDS LAND SURVEYING*
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/07



APPROVALS

YONCALLA PLANNING COMMISSION CHAIR — DATE 3/14/06

FILED THIS 5TH DAY OF APRIL, 2006, AT 2:05 O'CLOCK PM M.
2006-008675
BARBARA E NIELSEN, Robin Harrison
DOUGLAS COUNTY CLERK . BY DEPUTY

DOUGLAS COUNTY COMMISSIONER — DATE 4-5-06

DOUGLAS COUNTY SURVEYOR — DATE 3/23/06

I HEREBY CERTIFY THAT ALL TAXES, SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

DOUGLAS COUNTY TAX COLLECTOR — DATE 4/5/06

DOUGLAS COUNTY ASSESSOR — DATE 4-4-06

DOUGLAS COUNTY COMMISSIONER — DATE 4-5-06

BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK, STATE OF OREGON

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT AND PLAT THE FOUR LOTS SHOWN HEREON. ALL MONUMENTS FOR THE PARENT PARCEL WERE FOUND PER EITHER PARTITION PLAT NO. 1999-0013 OF 2000-0011 AND HELD TO FOR CONTROL.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPS. AND DRAFTING: DAVID EDWARDS.

NOTES REQUIRED BY CITY OF YONCALLA:

NO MORE THAN FOUR (4) SINGLE FAMILY DWELLINGS SHALL BE DEVELOPED WITHIN THE SUBDIVISION PRIOR TO DEVELOPMENT OF A CITY STANDARD STANDARD STREET THROUGH THE ENTIRE SUBDIVISION AREA IN THE DEDICATED RIGHT OF WAY.

THE CITY SHALL NOT BE RESPONSIBLE FOR MAINTAINING RIGHT OF WAY ROAD IMPROVEMENTS UNTIL SUCH TIME THAT IT IS IMPROVED TO ACCEPTABLE CITY STANDARDS AND FORMALLY ACCEPTED BY THE CITY AS A CITY STREET.

WATER: CITY OF YONCALLA.

SEWER: CITY OF YONCALLA.

ZONING: SINGLE FAMILY RESIDENTIAL (R1)

PLANNING FILE: 2005-04-01

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

PARCEL 2 OF PARTITION PLAT NUMBER 2000-0011 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

David A. Edwards
DAVID A. EDWARDS-P.L.S. 2339

LEGEND

- ● INDICATES 5/8" DIAM. IRON ROD WITH "AA SURVEYING" CAP FOUND PER EITHER PARTITION PLAT NO. 1999-0013 OR 2000-0011.
- o INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MARKED "D.A. EDWARDS-LS 2339" SET.
- ( ) DENOTES RECORD DATA PER 1999-0013 OR 2000-0011.
- X——X——X FENCE LINE

SCALE: 1" = 100'

BASIS OF BEARINGS: PARTITION PLAT NO. 1999-0013 AS SHOWN.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT LESLIE R. GREEN AND HELEN M. GREEN, TRUSTEES OF THE LES AND HELEN GREEN LOVING TRUST, ARE THE OWNERS IN FEE SIMPLE AND THAT JOHN MCMANUS AND KAREN MCMANUS ARE THE CONTRACT PURCHASERS OF THE LANDS REPRESENTED HEREON AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND A PUBLIC STREET AS SHOWN HEREON AND THAT THEY DO DEDICATE SAID STREET TO THE CITY OF YONCALLA FOR PUBLIC USE FOREVER AND THAT THEY DO DESIGNATE THIS PLAT AS MCMANUS SUBDIVISION.

SEE DOCUMENT NUMBER 2006-008673, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON FOR AFFIDAVIT OF LESTER R. GREEN AND HELEN M. GREEN, TRUSTEES OF THE LES AND HELEN GREEN LOVING TRUST, CONSENTING TO THIS SUBDIVISION.

SEE DOCUMENT NUMBER 2006-008674, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON FOR AFFIDAVIT OF JOHN MCMANUS AND KAREN MCMANUS CONSENTING TO THIS SUBDIVISION.

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