

**FORT MCKAY P.U.D., PHASE 1**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,  
 TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,  
 DOUGLAS COUNTY, OREGON  
 AUGUST 14, 2023

Douglas County Official Records  
 Daniel J. Loomis, County Clerk 2023-009306  
 NO FEE  
 00590959202300093060030030  
 08/23/2023 02:48:59 PM  
 PLAT-SUB Cnt=1 Sin=33 KGSTUTZM  
 This is a no fee document

**EASEMENTS OF RECORD**

PER WESTERN TITLE & ESCROW PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION ORDER NO. WTO254123 EFFECTIVE DATE: JULY 27, 2023

EXCEPTION 5: EASEMENT FOR PURPOSE SHOWN BELOW IN FAVOR OF: CITY OF SUTHERLIN  
 PURPOSE: PERMANENT SEWER EASEMENT  
 RECORDING DATE: JANUARY 19, 2021  
 RECORDING NO.: 2021-02642

**SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, PLOTTED; SEE SHEET 2**

NO OTHER SURVEY-RELATED EXCEPTIONS ARE CONTAINED WITHIN THE TITLE REPORT.

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT FORT MCKAY SUBDIVISION, LLC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "FORT MCKAY P.U.D., PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN AND DESCRIBED HEREON AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER COLES VALLEY STREET, ELKTON STREET, POWELL BAR AVENUE, THE 5.00-FOOT WIDE STRIP TO FORT MCKAY ROAD, AND THE 10.00-FOOT WIDE P.U.E. SHOWN HEREON.

BY: Benjamin H. Tatone  
 BENJAMIN H. TATONE, MANAGER  
 FORT MCKAY SUBDIVISION, LLC.

**ACKNOWLEDGMENT**

STATE OF OREGON }  
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21<sup>st</sup> DAY OF August, 2023 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN H. TATONE, MANAGER OF FORT MCKAY SUBDIVISION, LLC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Jennifer Ann Ranger  
 NOTARY: JENNIFER ANN RANGER  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO.: 1038581  
 MY COMMISSION EXPIRES: JULY 10, 2027

**BASIS OF BEARING**

BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)  
 METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)  
 ZONE: COTTAGE GROVE - CANYONVILLE  
 UNITS: INTERNATIONAL FEET  
 DATUM: NAD 83 (2011)  
 EPOCH: 2010

**EASEMENT NOTE**

TRACTS 1, 2, AND 4 SHOWN HEREON ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT ENCOMPASSING THE ENTIRETY OF EACH TRACT.

**LEGEND**

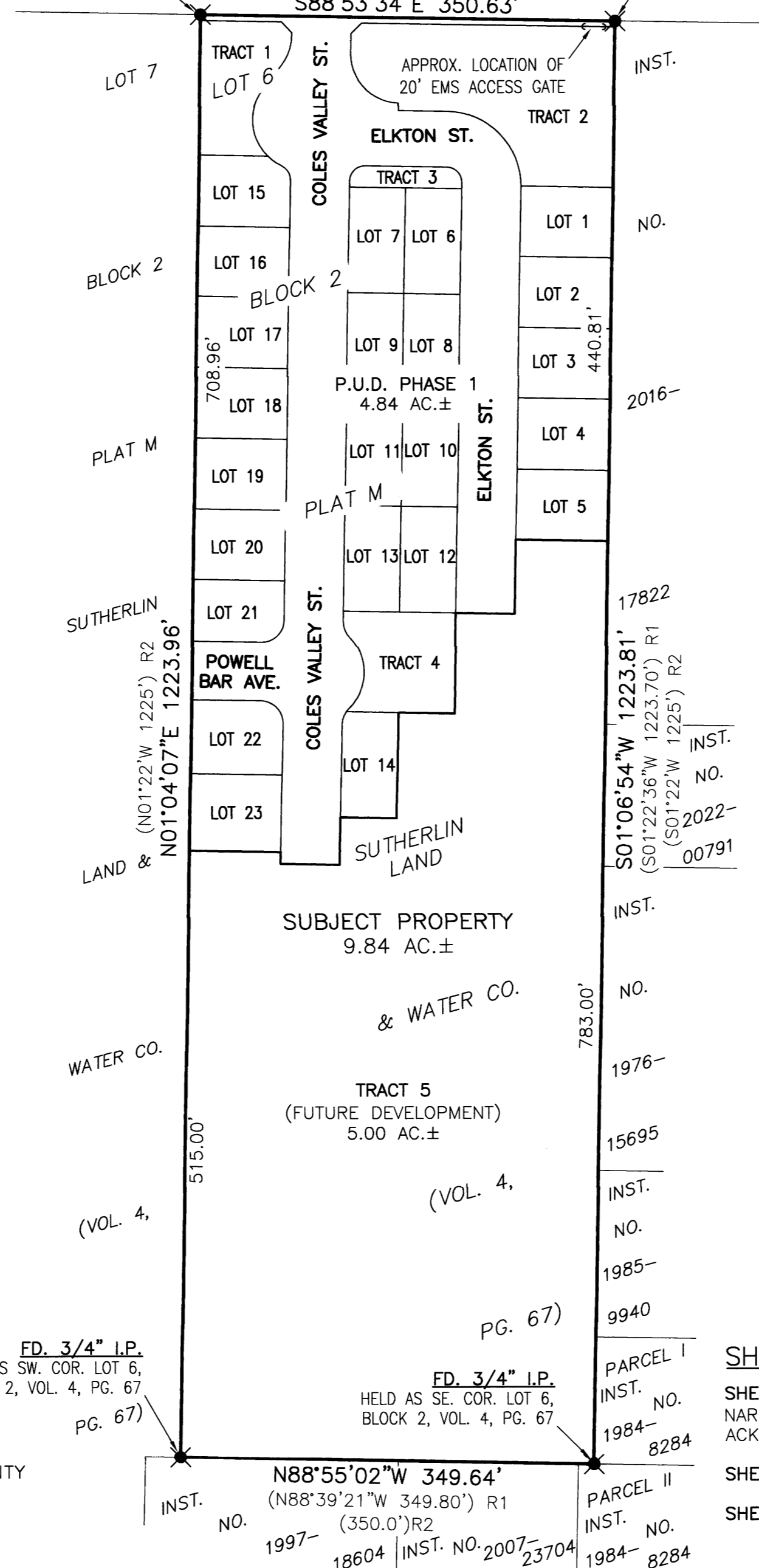
- ⊗ - DENOTES FOUND IRON PIPE AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ( )R1 - DENOTES RECORD PER M65-61, SURVEY RECORDS OF DOUGLAS COUNTY
- ( )R2 - DENOTES RECORD PER PLAT M, SUTHERLIN LAND & WATER CO., VOLUME 4, PAGE 67 PLAT RECORDS OF DOUGLAS COUNTY

FD. 3/4" I.P.  
 INITIAL POINT  
 HELD AS NW. COR. LOT 6,  
 BLOCK 2, VOL. 4, PG. 67  
 (NO RECORD OF SET,  
 FOUND PER M65-61)  
 DESTROYED DURING  
 CONSTRUCTION, NOT RESET

FD. 3/4" I.P.  
 HELD AS NE. COR. LOT 6,  
 BLOCK 2, VOL. 4, PG. 67  
 (NO RECORD OF SET,  
 FOUND PER M65-61)

FD. 3/4" I.P.  
 HELD AS SW. COR. LOT 6,  
 BLOCK 2, VOL. 4, PG. 67  
 PG. 67)

FD. 3/4" I.P.  
 HELD AS SE. COR. LOT 6,  
 BLOCK 2, VOL. 4, PG. 67



**APPROVALS**

Krista Gilbert 08-21-23  
 COMMUNITY DEVELOPMENT DIRECTOR  
 CITY OF SUTHERLIN DATE

Paul G. Zimly 8-22-23  
 DOUGLAS COUNTY SURVEYOR DATE

Heather M. Utter 8/22/23  
 DOUGLAS COUNTY ASSESSOR DATE

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

Paul E. Walker 8-22-23  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23 DAY OF August, 2023, 2:48 O'CLOCK AM/PM

Kathleen M. Sutherland 8/23/23  
 DOUGLAS COUNTY CLERK DATE

Tom R. 8/23/23  
 DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 8-23-23  
 DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 8-23-23  
 DOUGLAS COUNTY COMMISSIONER DATE

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE LOT 6, BLOCK 2, PLAT M, SUTHERLIN LAND & WATER CO., VOLUME 4, PAGE 67, PLAT RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. MONUMENTS WERE SET AT THE NEWLY CREATED LOT CORNERS, TRACT CORNERS, AND ROAD CENTERLINES AS SHOWN.

**SURVEYOR'S CERTIFICATE**

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

LOT 6, BLOCK 2, PLAT M, SUTHERLIN LAND & WATER CO., VOLUME 4, PAGE 67, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF FORT MCKAY ROAD (COUNTY ROAD NO. 9).

THE ABOVE-DESCRIBED TRACT CONTAINS 9.84 ACRES, MORE OR LESS.

**SHEET INDEX**

- SHEET 1: EXTERIOR BOUNDARY, APPROVALS, NARRATIVE, SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGMENT, AND EASEMENTS OF RECORD
- SHEET 2: NORTH PORTION OF P.U.D.
- SHEET 3: SOUTH PORTION OF P.U.D.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 NOVEMBER 10, 2010  
 BRENT H. KNAPP  
 81116

EXPIRES: 6/30/2025

**i.e.**  
 ENGINEERING



SCALE: 1"=100'  
 SHEET 1 OF 3  
 JOB NO. 0859-41

CLIENT:  
 JERRY L TABOR BUILDING INC  
 376 FORT MCKAY RD  
 SUTHERLIN, OR 97479

809 SE Pine Street  
 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392  
 iemail@ieengineering.com

VOL. 24 PAGE 19A

VOL. 24 PAGE 19A