

HARRISON STREET SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
 TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN
 DOUGLAS COUNTY, OREGON
 NOVEMBER 20, 2024

Douglas County Official Records 2024-013982
 Daniel J. Loomis, County Clerk



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2024-04241, DEED RECORDS OF DOUGLAS COUNTY, INTO SEVEN LOTS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, A.J. BELLOWS FIRST ADDITION TO WEST ROSEBURG, VOLUME 1, PAGE 34, PLAT RECORDS OF DOUGLAS COUNTY WAS REESTABLISHED BY PROPORTIONING BETWEEN THE FOUND 1/2-INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 2, SAID A.J. BELLOWS FIRST ADDITION TO WEST ROSEBURG AND THE FOUND 1-INCH IRON PIPE DEMARCATING THE SOUTHWEST CORNER OF THE VACATED PORTION OF HARRISON STREET PER ROSEBURG CITY ORDINANCE #3056 (BOOK 1658, PAGE 675, DEED RECORDS OF DOUGLAS COUNTY), SET PER DOUGLAS COUNTY SURVEY M18-46 AND HELD AS THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2024-04241. A MONUMENT WAS SET AT THE NEWLY REESTABLISHED SOUTHEAST CORNER OF SAID LOT 4. THE SOUTHEAST CORNER OF LOT 18 OF MAYNARD'S HARVARD AVENUE ADDITION, VOLUME 4, PAGE 61, PLAT RECORDS OF DOUGLAS COUNTY WAS CALCULATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF HARRISON STREET AND THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF YALE AVE. THE EASTERLY RIGHT-OF-WAY BOUNDARY OF MAPLE STREET WAS HELD BETWEEN THE FOUND HOT SPOT HELD FOR THE INTERNAL CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-15612, DEED RECORDS OF DOUGLAS COUNTY, AND THE FOUND 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 23, SAID MAYNARD'S HARVARD AVENUE ADDITION. THE SOUTHWEST CORNER OF LOT 22 OF SAID MAYNARD'S HARVARD AVENUE ADDITION WAS CALCULATED AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY BOUNDARY OF YALE AVENUE AND SAID EASTERLY RIGHT-OF-WAY BOUNDARY OF MAPLE STREET. THE NORTH BOUNDARY OF LOTS 18 THROUGH 22 OF SAID MAYNARD'S HARVARD AVENUE ADDITION WAS REESTABLISHED BY HOLDING THE AFOREMENTIONED FOUND 1/2-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 5, A.J. BELLOWS FIRST ADDITION TO WEST ROSEBURG, AND THAT CALCULATED POSITION OF THE SOUTHEAST CORNER OF SAID LOT 18 AND PROPORTIONING THE RECORD PLAT DISTANCE OF THE EAST BOUNDARY OF SAID LOT 18. THE SAME PROPORTIONATE VALUE WAS GIVEN TO THE RECORD PLAT DISTANCE OF THE WEST BOUNDARY OF SAID LOT 22 TO REESTABLISH THE NORTHWEST CORNER OF SAID LOT 22. RECORD DEED DISTANCES WERE THEN PROPORTIONED BETWEEN THE REESTABLISHED NORTHWEST CORNER OF SAID LOT 22 AND THE FOUND HOT SPOT HELD FOR THE INTERNAL CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-15612, DEED RECORDS OF DOUGLAS COUNTY. THE BEARING OF THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 2024-04241 WAS HELD BETWEEN THE FOUND 5/8-INCH IRON ROD HELD AS THE SOUTHWEST CORNER OF PARCEL 1 OF THAT MINOR LAND PARTITION ON FILE IN BOOK 1, PAGE 42 OF THE DOUGLAS COUNTY PLAT RECORDS AND THE AFOREMENTIONED FOUND 1-INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2024-04241. THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2024-04241 WAS REESTABLISHED BY HOLDING THE RECORD DISTANCE OF 100.00 FEET FROM SAID FOUND 1-INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2024-04241. A MONUMENT WAS SET AT THE NEWLY REESTABLISHED NORTHWEST CORNER. THE BEARING OF THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2024-04241 WAS HELD BETWEEN THE REESTABLISHED SOUTHEAST CORNER OF SAID LOT 4 AND THAT PROPORTIONED MOST SOUTHERLY SOUTHWEST CORNER OF INSTRUMENT NUMBER 2022-15612, DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2024-04241 WAS REESTABLISHED BY HOLDING THE RECORD DISTANCE OF 100.00 FEET FROM THE REESTABLISHED SOUTHEAST CORNER OF SAID LOT 4. THE CORNER FALLS AT THE INTERSECTION OF A RETAINING WALL. AN OFFSET MONUMENT WAS SET 3.00 FEET NORTH ON THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2024-04241. MONUMENTS WERE THEN SET AT THE NEWLY CREATED LOT CORNERS AS SHOWN.

LEGEND

- - DENOTES FOUND 5/8" IRON ROD (UNMARKED) OR OTHER DIAMETER AS NOTED
- ✱ - DENOTES FOUND IRON PIPE AS NOTED
- - DENOTES FOUND HOT SPOT PER HAND-HELD MAGNETIC LOCATER MONUMENT FALLS IN ASPHALT DRIVEWAY
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ()R1 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY CS 38/205-1
- ()R2 - DENOTES RECORD PER A.J. BELLOWS FIRST ADDITION TO WEST ROSEBURG VOLUME 1, PAGE 34, PLAT RECORDS OF DOUGLAS COUNTY
- ()R3 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M18-46
- ()R4 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M45-25
- ()R5 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M18-47
- ()R6 - DENOTES RECORD PER MAYNARD'S HARVARD AVENUE ADDITION VOLUME 4, PAGE 61, PLAT RECORDS OF DOUGLAS COUNTY
- ()D1 - DENOTES RECORD PER INSTRUMENT NUMBER 2024-004241, DEED RECORDS OF DOUGLAS COUNTY
- ()D2 - DENOTES RECORD PER INSTRUMENT NUMBER 2022-15612, DEED RECORDS OF DOUGLAS COUNTY
- ()D3 - DENOTES RECORD PER INSTRUMENT NUMBER 2008-14315, DEED RECORDS OF DOUGLAS COUNTY
- ()D4 - DENOTES RECORD PER INSTRUMENT NUMBER 2019-14358, DEED RECORDS OF DOUGLAS COUNTY
- ()D5 - DENOTES RECORD PER INSTRUMENT NUMBER 1987-08980, DEED RECORDS OF DOUGLAS COUNTY

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

i.e.



SCALE: 1"=50'

SHEET 1 OF 2
 JOB NO. 2325-26

CLIENT:
 TATONE ESTATES LLC.
 2797 AVIATION DRIVE
 ROSEBURG, OR 97470

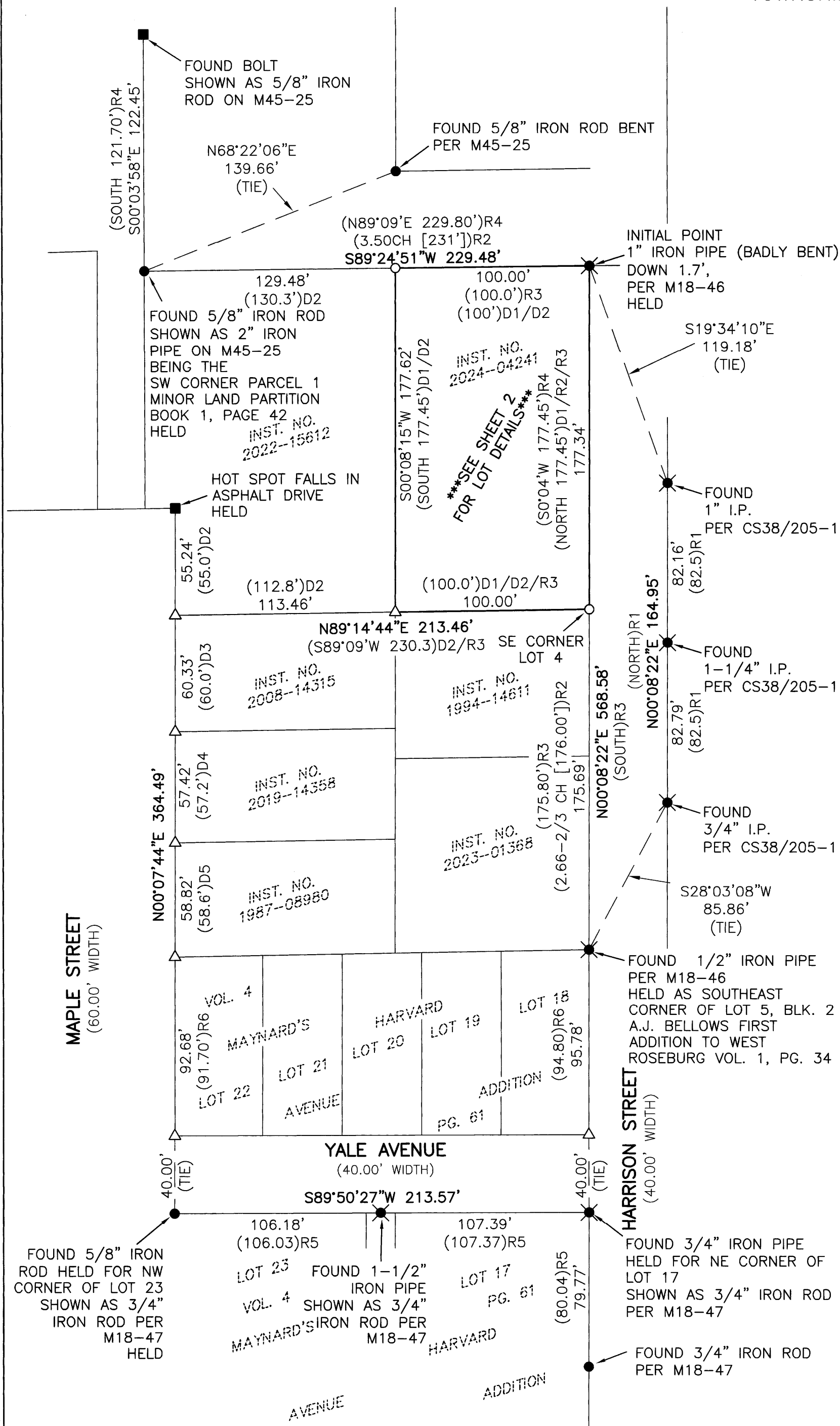
809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

[Signature]
 OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 81116

EXPIRES: 6/30/2025

i.e.
 ENGINEERING



VOL 24 PAGE 26A

VOL 24 PAGE 26 A

HARRISON STREET SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
 TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN
 DOUGLAS COUNTY, OREGON
 NOVEMBER 20, 2024

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:

A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2024-04241, DEED RECORDS OF DOUGLAS COUNTY, BEING A PORTION OF LOT 4, BLOCK 2 OF A.J. BELLOW'S FIRST ADDITION TO WEST ROSEBURG, VOLUME 1, PAGE 34, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 1-INCH IRON PIPE LOCATED ON THE EAST BOUNDARY OF SAID LOT 4, BEING THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2024-04241, FROM WHICH A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 4 BEARS SOUTH 00°08'22" WEST, 177.34 FEET. THENCE LEAVING SAID EAST BOUNDARY, WESTERLY ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 2024-04241, SOUTH 89°24'51" WEST, 100.00 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2024-04241; THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2024-04241, SOUTH 00°08'15" WEST, 177.62 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2024-04241, BEING ON THE SOUTH BOUNDARY OF SAID LOT 4; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2024-04241, COINCIDENT WITH THE SOUTH BOUNDARY OF SAID LOT 4, NORTH 89°14'44" EAST, 100.00 FEET TO THE AFOREMENTIONED 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 4, BEING THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2024-04241, ALSO BEING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF HARRISON STREET; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2024-04241, COINCIDENT WITH THE EAST BOUNDARY OF SAID LOT 4 AND SAID WESTERLY RIGHT-OF-WAY BOUNDARY, NORTH 00°08'22" EAST, 177.33 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 0.41 ACRES (17,746.43 SQUARE FEET), MORE OR LESS.

ACKNOWLEDGMENT

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20 DAY OF November, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN TATONE, MEMBER OF TATONE ESTATES LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
 NOTARY: ELAINE ESTHER BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 1022478
 MY COMMISSION EXPIRES: MARCH 06, 2026

LEGEND

- ⊛ - DENOTES FOUND IRON PIPE AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ()D1 - DENOTES RECORD PER INST. NO. 2024-004241, DEED RECORDS OF DOUGLAS COUNTY
- ()D2 - DENOTES RECORD PER INSTRUMENT NUMBER 2022-15612, DEED RECORDS OF DOUGLAS COUNTY

APPROVALS

[Signature] 11-21-2024
 CITY OF ROSEBURG PLANNING COMMISSION CHAIR

[Signature] 11/22/2024
 CITY OF ROSEBURG PUBLIC WORKS DIRECTOR

[Signature] 11/21/2024
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR

[Signature] 11-25-24
 DOUGLAS COUNTY SURVEYOR

[Signature] Chief Deputy
 DOUGLAS COUNTY ASSESSOR 11-25-24
 DOUGLAS COUNTY ASSESSOR

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

[Signature] 11-25-24
 DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 27th DAY OF November, 2024, 9:18 O'CLOCK (AM/PM)

[Signature] Deputy
 DOUGLAS COUNTY CLERK 11-27-24

[Signature]
 DOUGLAS COUNTY COMMISSIONER 11-27-24

[Signature]
 DOUGLAS COUNTY COMMISSIONER 11-27-24

Absent
 DOUGLAS COUNTY COMMISSIONER 11-27-24

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT TATONE ESTATES 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 "HARRISON STREET SUBDIVISION" AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER THE 5.00-FOOT WIDE STRIP TO W. HARRISON STREET AS SHOWN HEREON.

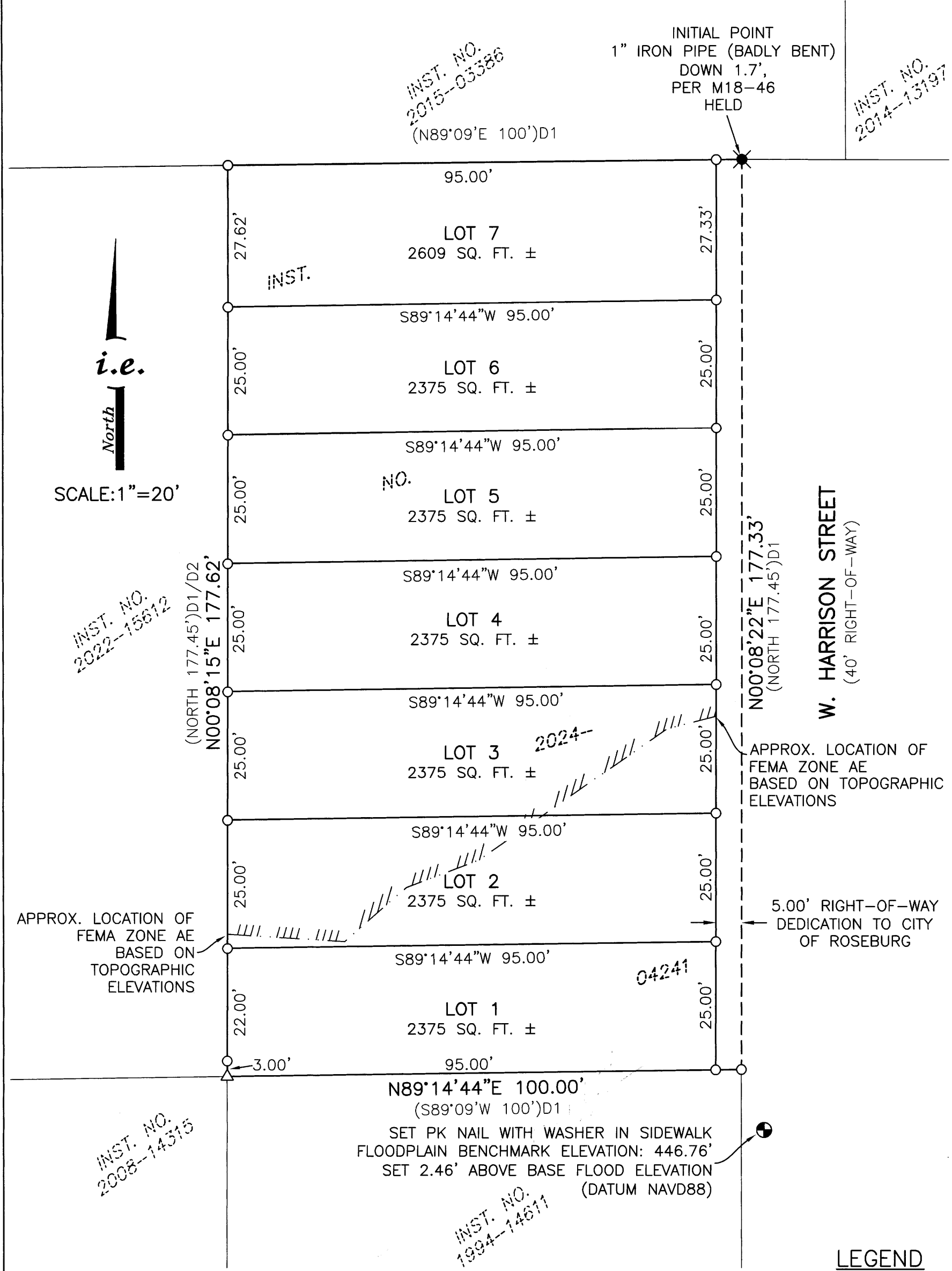
BY: [Signature]
 BENJAMIN TATONE, MEMBER
 TATONE ESTATES LLC



SHEET 2 OF 2
 JOB NO. 2325-26

CLIENT:
 TATONE ESTATES LLC,
 2797 AVIATION DRIVE
 ROSEBURG, OR 97470

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



ZONE: MR14 (MULTI-FAMILY RESIDENTIAL)
 COMP. PLAN: MDR (MEDIUM DENSITY RESIDENTIAL)
 WATER: CITY OF ROSEBURG
 SEWER: RUSA

CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. SUB-24-001

VOL 24 PAGE 26B

VOL 24 PAGE 26B