

**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**

*James Blagden* 11-21-2024  
 CITY OF ROSEBURG PLANNING COMMISSION CHAIR

*John Smith* 11/22/2024  
 CITY OF ROSEBURG PUBLIC WORKS DIRECTOR

*John Smith* 11/21/2024  
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR

*Scott G. Zwick* 11-25-24  
 DOUGLAS COUNTY SURVEYOR

*Jacqui D. Damm* 11-25-24  
 DOUGLAS COUNTY ASSESSOR

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

*D. P. E. Will* 11-25-24  
 DOUGLAS COUNTY TAX COLLECTOR

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

*Carmen Wulft, Deputy* 11-27-24  
 DOUGLAS COUNTY CLERK

*C.T. Reed* 11-27-24  
 DOUGLAS COUNTY COMMISSIONER

*Don R...* 11-27-24  
 DOUGLAS COUNTY COMMISSIONER

*Absent* 11-27-24  
 DOUGLAS COUNTY COMMISSIONER

**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.

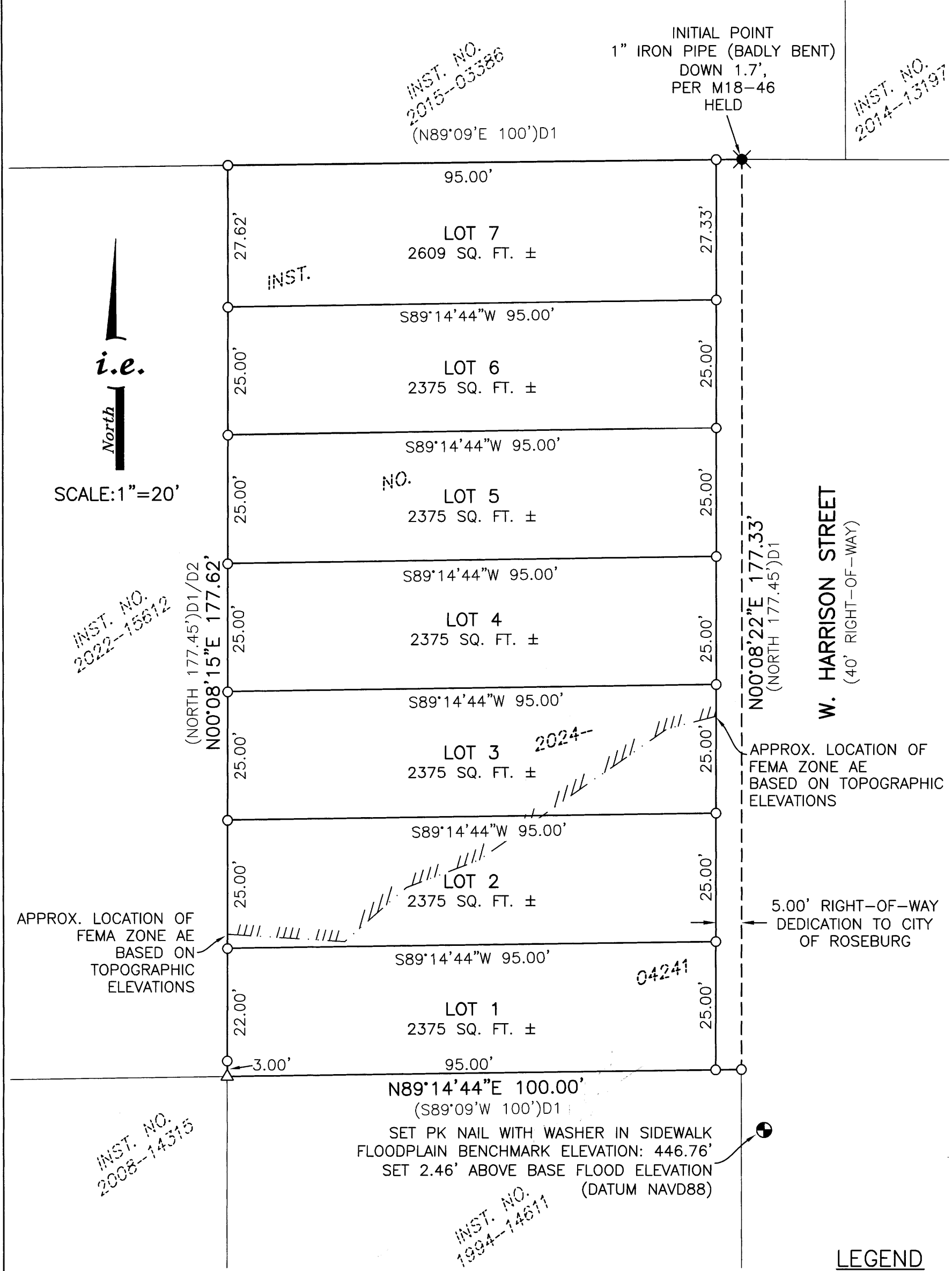
BY: *Benjamin Tatone*  
 BENJAMIN TATONE, MEMBER  
 TATONE ESTATES LLC



SHEET 2 OF 2  
 JOB NO. 2325-26

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

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 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

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