

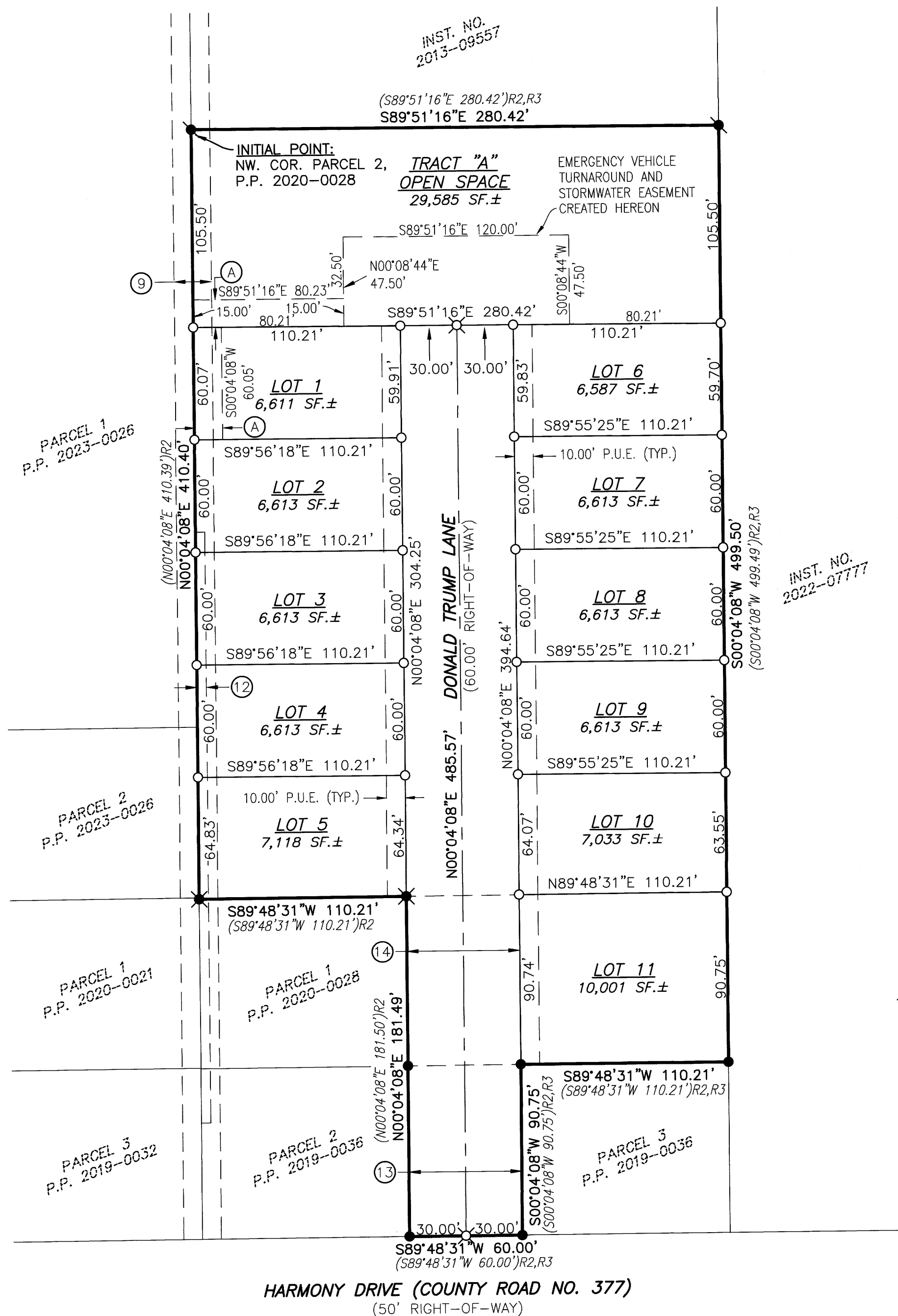
HARMONY SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON
 SEPTEMBER 9, 2025

Douglas County Official Records 2025-012299
 Daniel J. Loomis, County Clerk



00631016202500122990020026
 10/28/2025 11:22:46 AM
 PLAT-SUB Cnt=1 Stn=17 JOY.GOODWIN
 This is a no fee document

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NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCEL 2 OF PARTITION PLAT 2020-0028, PLAT RECORDS OF DOUGLAS COUNTY, INTO LOTS AND TRACTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN PER PARTITION PLAT 2020-0028 AND PARTITION PLAT 2019-0036, PLAT RECORDS OF DOUGLAS COUNTY, AS WELL AS PER DOUGLAS COUNTY SURVEY M64-70.

MONUMENTS WERE SET AT THE NEWLY CREATED LOT CORNERS AND TRACT CORNERS 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:

PARCEL 2 OF PARTITION PLAT 2020-0028, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

THE ABOVE-DESCRIBED TRACT CONTAINS 3.12 ACRES (135,744 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING

OREGON COORDINATE REFERENCE SYSTEM (OCRS) COTTAGE GROVE-CANYONVILLE ZONE, AS DETERMINED BY GNSS RTK MEASUREMENTS RECEIVING CORRECTIONS FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN) [NAD83-2011, EPOCH 2010.00]. BEARINGS SHOWN ARE GRID BEARINGS; GROUND DISTANCES ARE SHOWN IN INTERNATIONAL FEET AND ARE CONSIDERED EQUIVALENT TO GRID WITHIN THIS LOW-DISTORTION PROJECTION.

LEGEND

- - HELD 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" PER PARTITION PLAT 2019-0036
- ✕ - HELD 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" PER PARTITION PLAT 2020-0028
- - HELD 5/8" IRON ROD PER DOUGLAS COUNTY SURVEY M64-70
- - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ⊗ - SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP STAMPED "I.E. ENGINEERING"
- △ - CALCULATED POSITION
- ⑨ - TITLE REPORT EXCEPTION NO. (SEE SHEET 2 - EASEMENTS OF RECORD)
- Ⓐ - 15.00' STORMWATER INFRASTRUCTURE EASEMENT CREATED HEREON
- ()R1 - RECORD BEARING AND/OR DISTANCE PER PARTITION PLAT 2023-0026
- ()R2 - RECORD BEARING AND/OR DISTANCE PER PARTITION PLAT 2020-0028
- ()R3 - RECORD BEARING AND/OR DISTANCE PER PARTITION PLAT 2019-0036



SCALE: 1"=50'
 SHEET 1 OF 2
 JOB NO. 2325-13 T10

CLIENT:
 BEN TATONE
 542 NE ALAMEDA AVE
 ROSEBURG, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 81116

EXPIRES: 6/30/2027

i.e.
 ENGINEERING

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

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 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON
 SEPTEMBER 9, 2025

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 HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "HARMONY SUBDIVISION", TOGETHER WITH EASEMENTS AS SHOWN AND DESCRIBED HEREON AND DOES HEREBY DEDICATE TO PUBLIC USE DONALD TRUMP LANE, THE 15.00-FOOT STORM EASEMENT, THE EMERGENCY VEHICLE TURNAROUND EASEMENT, AND THE 10.00-FOOT WIDE P.U.E.(S) SHOWN HEREON.

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

ACKNOWLEDGMENT

STATE OF OREGON }
 COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF September, 2025, 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.

[Signature]
 NOTARY: ELAINE ESTHER BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 1022478
 MY COMMISSION EXPIRES: MARCH 06, 2026



APPROVALS

[Signature] 10/28/2025
 DOUGLAS COUNTY PLANNING DATE

[Signature] 10-6-25
 DOUGLAS COUNTY SURVEYOR DATE

[Signature] 10/28/25
 DOUGLAS COUNTY ASSESSOR DATE

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

[Signature] 10-28-25
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28th DAY OF October, 2025, 11:40'CLOCK AM/PM

[Signature] Deputy 10/28/25
 DOUGLAS COUNTY CLERK DATE

EASEMENTS OF RECORD

PER WESTERN TITLE & ESCROW COMPANY PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION, ORDER NO. W0275963, DATED JUNE 25, 2025.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 RESERVED BY: HENRY LANDER
 PURPOSE: WAGON ROAD
 RECORDING DATE: JUNE 10, 1914
 RECORDING NO: 23733 (VOLUME 73, PAGE 604)
 SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE; NO EXACT LOCATION OF "WAGON ROAD" GIVEN, NOT PLOTTED.
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 ENTITLED: GRANT OF RIGHT OF WAY
 IN FAVOR OF: THE CALIFORNIA OREGON POWER COMPANY
 PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
 RECORDING DATE: SEPTEMBER 1, 1948
 RECORDING NO: 81878 (VOLUME 159, PAGE 89)
 SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE; NO EXACT LOCATION DESCRIBED, NOT PLOTTED.
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 ENTITLED: RIGHT-OF-WAY EASEMENT
 IN FAVOR OF: PACIFIC POWER & LIGHT CO
 PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
 RECORDING DATE: JANUARY 22, 1970
 RECORDING NO: 70-750
 SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE; NO EXACT LOCATION OR WIDTH DESCRIBED, NOT PLOTTED.
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 ENTITLED: RIGHT-OF-WAY EASEMENT
 IN FAVOR OF: PACIFIC POWER & LIGHT CO
 PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
 RECORDING DATE: FEBRUARY 5, 1971
 RECORDING NO: 71-1324
 SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE; NO EXACT LOCATION OR WIDTH DESCRIBED, NOT PLOTTED.
9. TERMS, PROVISIONS AND CONDITIONS OF EASEMENTS, INCLUDING, BUT NOT LIMITED TO, MAINTENANCE PROVISIONS, AND A COVENANT TO SHARE THE COSTS OF MAINTENANCE, CONTAINED IN INSTRUMENT:
 RECORDING DATE: MAY 8, 1972
 RECORDING NO.: 72-6226 ALSO DISCLOSED BY DEED,
 RECORDING DATE: AUGUST 15, 1977
 RECORDING NO.: 77-15414
 SURVEYOR'S NOTE: A PORTION OF 20' ROADWAY & UTILITY EASEMENT AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.

10. TERMS, PROVISIONS AND CONDITIONS OF EASEMENTS, INCLUDING, BUT NOT LIMITED TO, MAINTENANCE PROVISIONS, AND A COVENANT TO SHARE THE COSTS OF MAINTENANCE, CONTAINED IN DEED,
 RECORDING DATE: AUGUST 15, 1977
 RECORDING NO.: 77-15415
 SURVEYOR'S NOTE: NO EASEMENTS LOCATED ON SUBJECT PROPERTY ARE CONTAINED WITHIN THE RECORDED INSTRUMENT, NOT PLOTTED.
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 ENTITLED: EASEMENT AGREEMENT
 PURPOSE: DOMESTIC SEPTIC SYSTEM DRAIN FIELD
 RECORDING DATE: AUGUST 15, 1977
 RECORDING NO: 77-15416
 SURVEYOR'S NOTE: NOT LOCATED ON SUBJECT PROPERTY, NOT PLOTTED.
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 ENTITLED: UNDERGROUND RIGHT OF WAY EASEMENT
 IN FAVOR OF: PACIFICORP
 PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
 RECORDING DATE: SEPTEMBER 20, 2019
 RECORDING NO: 2019-014746
 SURVEYOR'S NOTE: A PORTION OF 5' POWER EASEMENT AFFECTS SUBJECT PROPERTY; NO EXACT LOCATION, APPROXIMATE LOCATION IS PLOTTED HEREON.
13. EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON THE RECORDED PLAT.
 NAME OF PLAT: PARTITION PLAT NO. 2019-0036
 RECORDING DATE: DECEMBER 2, 2019
 RECORDING NO.: 2019-018803
 SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY; 60' ACCESS & UTILITY EASEMENT BENEFITING PARCELS 2 AND 3 OF PARTITION PLAT 2019-0036 IS PLOTTED HEREON.
14. EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON THE RECORDED PLAT.
 NAME OF PLAT: PARTITION PLAT NO. 2020-0028
 RECORDING DATE: JUNE 30, 2020
 RECORDING NO.: 2020-011166
 SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY; 60' ACCESS & UTILITY EASEMENT BENEFITING PARCEL 1 OF PARTITION PLAT 2020-0028 IS PLOTTED HEREON.

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

~~DOUGLAS COUNTY COMMISSIONER DATE~~

~~DOUGLAS COUNTY COMMISSIONER DATE~~

~~DOUGLAS COUNTY COMMISSIONER DATE~~

COVENANTS, CONDITIONS, AND RESTRICTIONS
 SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS AS RECORDED IN INSTRUMENT NO. 2025-12298, OFFICIAL RECORDS OF DOUGLAS COUNTY.

ZONE: R-1
 COMP. PLAN: RMD
 WATER: GREEN AREA WATER AND SANITARY AUTHORITY
 SEWER: GREEN AREA WATER AND SANITARY AUTHORITY

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXPIRES: 6/30/2027

i.e.
 ENGINEERING

SHEET 2 OF 2
 JOB NO. 2325-13 T10

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 iemail@ieengineering.com