

**HARMONY SUBDIVISION**  
 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 10<sup>th</sup> 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 28<sup>th</sup> DAY OF October, 2025, 11:40'CLOCK AM/PM

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

~~DOUGLAS COUNTY COMMISSIONER DATE~~

~~DOUGLAS COUNTY COMMISSIONER DATE~~

~~DOUGLAS COUNTY COMMISSIONER 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.

**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

CLIENT:  
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