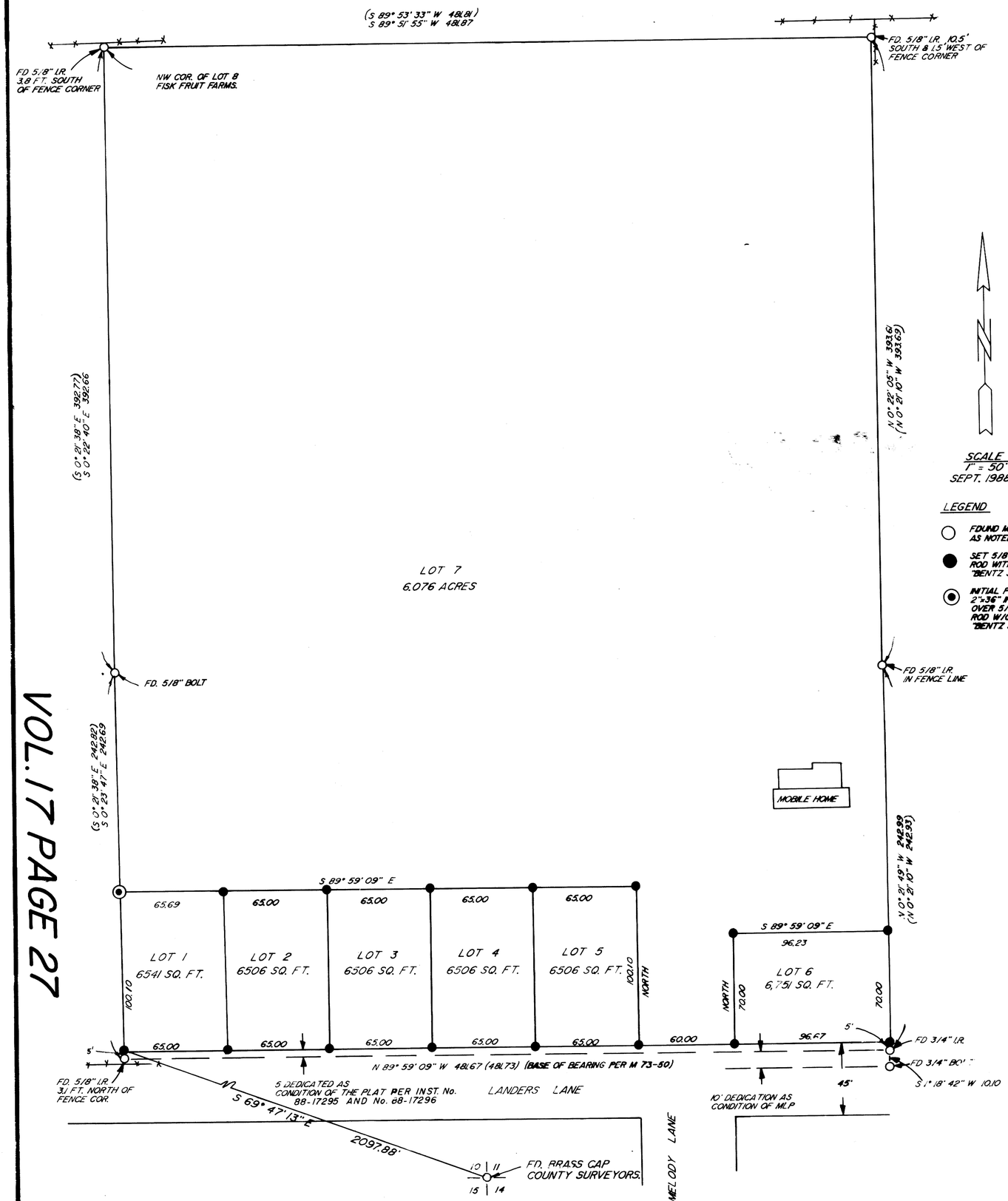
ARMANDE LEBLANC SUBDIVISION
A PORTION OF LOT 8, FISK FRUIT FARMS
IN THE SE 1/4 SECTION 10, T28S, R6W, W.M.
DOUGLAS COUNTY, OREGON



SURVEYOR:

DONALD A. BENTZ
P.O. BOX 901
WINCHESTER, OR. 97495

OWNER & SUBDIVIDER:

ARMANDE LEBLANC
330 BAKER ST.
NELSON, BC VIL 4HS 00550

WATER — ROBERTS CREEK **SEWER** — GREEN SANITARY **ZONING** — R1

COMP. PLAN — URBAN RESIDENTIAL

NARRATIVE:

THE PERIMETER WAS ESTABLISHED USING FOUND MONUMENTS PER COUNTY SURVEYOR MAP M73-50. A 5 FOOT STRIP ON LANDERS LANE IS DEDICATED BY DEED AND SHOWN HEREON. MONUMENTS FOR LOTS WERE SET TO KEEP LOTS ABOVE 6500 SQUARE FEET. WILD T-1 WITH RED LEDM WAS USED BY D. DELATTE & L. ARTMAN COMPUTATIONS BY D. BENTZ, DRAFTING BY C. BYERS.

SCALE
1" = 50'
SEPT. 1988

LEGEND

- ○ FOUND MONUMENT AS NOTED
- ● SET 5/8"x30" IRON ROD WITH CAP MKD. "BENTZ SURV. INC."
- ◉ INITIAL POINT SET 2"x36" IRON PIPE OVER 5/8" IRON ROD W/CAP MKD "BENTZ SURV. INC."

APPROVALS

BY ORDER OF DOUGLAS COUNTY COMMISSIONER

Doris L. Wadsworth 12-19-88
CHAIRMAN DATE

Doug Robertson 12-19-88
COMMISSIONER DATE

Bill Viars 12-16-88
COMMISSIONER DATE

Keith L. Cubic 12/2/88
PLANNING DIRECTOR DATE

Francis L. Ingram 12-15-88
COUNTY SURVEYOR DATE

Doris J. Reddekopp 12-16-88
COUNTY ASSESSOR DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ARMANDE LEBLANC, OWNER OF THE LANDS REPRESENTED ON THE ANNEXED PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF ARMANDE LEBLANC SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND RIGHT OF WAY SHOWN HEREON.

Armande LeBlanc
ARMANDE LEBLANC

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS } ss

Virginia A. Laugen
VIRGINIA A. LAUGEN
NOTARY PUBLIC - OREGON
My Commission Expires 7-12-89

ON THIS 25th DAY OF October, 1988, BEFORE ME APPEARED ARMANDE LEBLANC, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT HE IS THE LAWFUL OWNER OF A TRACT OF LAND SHOWN ON THIS ANNEXED PLAT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN.

Virginia A. Laugen
NOTARY PUBLIC, STATE OF OREGON
MY COMMISSION EXPIRES 7-12-89

FILED 21st DEC, 1988

Gay Fields
COUNTY CLERK

CERTIFICATE OF SURVEY:

I DONALD A. BENTZ, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND DELINEATED ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION. BEGINING AT A 2" IRON PIPE ON THE WEST LINE OF LOT 8, FISK FRUIT FARMS FROM WHICH THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 28, RANGE 6 WEST, W.M. BEARS S 0° 23' 47" E 100.10 FEET AND S 69°47' 13" E 2097.88 FEET AND ALSO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 8 BEARS N 0° 23' 47" W 137.59 FEET AND N 0° 22' 40" W 392.66 FEET, THENCE ALONG SAID WEST LINE N 0° 23' 47" W 137.59 FEET TO A 5/8" BOLT AND N 0° 22' 40" W 392.66 FEET TO A 5/8" IRON ROD AT THE AFOREMENTIONED NORTHWEST CORNER, THENCE N 89° 51' 55" E 481.87 FEET TO A 5/8" IRON ROD, THENCE S 0° 22' 05" E 393.61 FEET TO A 5/8" IRON ROD, THENCE S 0° 21' 49" E 237.99 FEET TO A 5/8" IRON ROD WITH CAP ON THE NORTHERLY RIGHT OF WAY OF LANDERS LANE, THENCE N 89° 59' 09" W 481.67 FEET ALONG THE NORTHERLY RIGHT OF WAY TO A 5/8" IRON ROD, THENCE LEAVING SAID RIGHT OF WAY N 0° 23' 47" W 100.10 FEET TO THE POINT OF BEGINING AND CONTAINING 6.98 ACRES.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
DONALD A. BENTZ

STATE OF OREGON)
COUNTY OF DOUGLAS)SS I, DONALD A. BENTZ, being duly sworn depose and say that I am the surveyor who surveyed the plat of "ARMANDE LEBLANC SUBDIVISION," and that the annexed tracing is an exact copy of the final plat thereof.

Donald A. Bentz L.S. #839

Subscribed and sworn to before me this 21st day of December 1988.

STATE OF OREGON)
COUNTY OF DOUGLAS)SS I, GAY FIELDS, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been compared by me with the original thereof and custody. Witness my hand and official seal this 21st day of December 1988.

Gay Fields
County Clerk

STATE OF OREGON

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DO NOT REMOVE FROM OFFICE