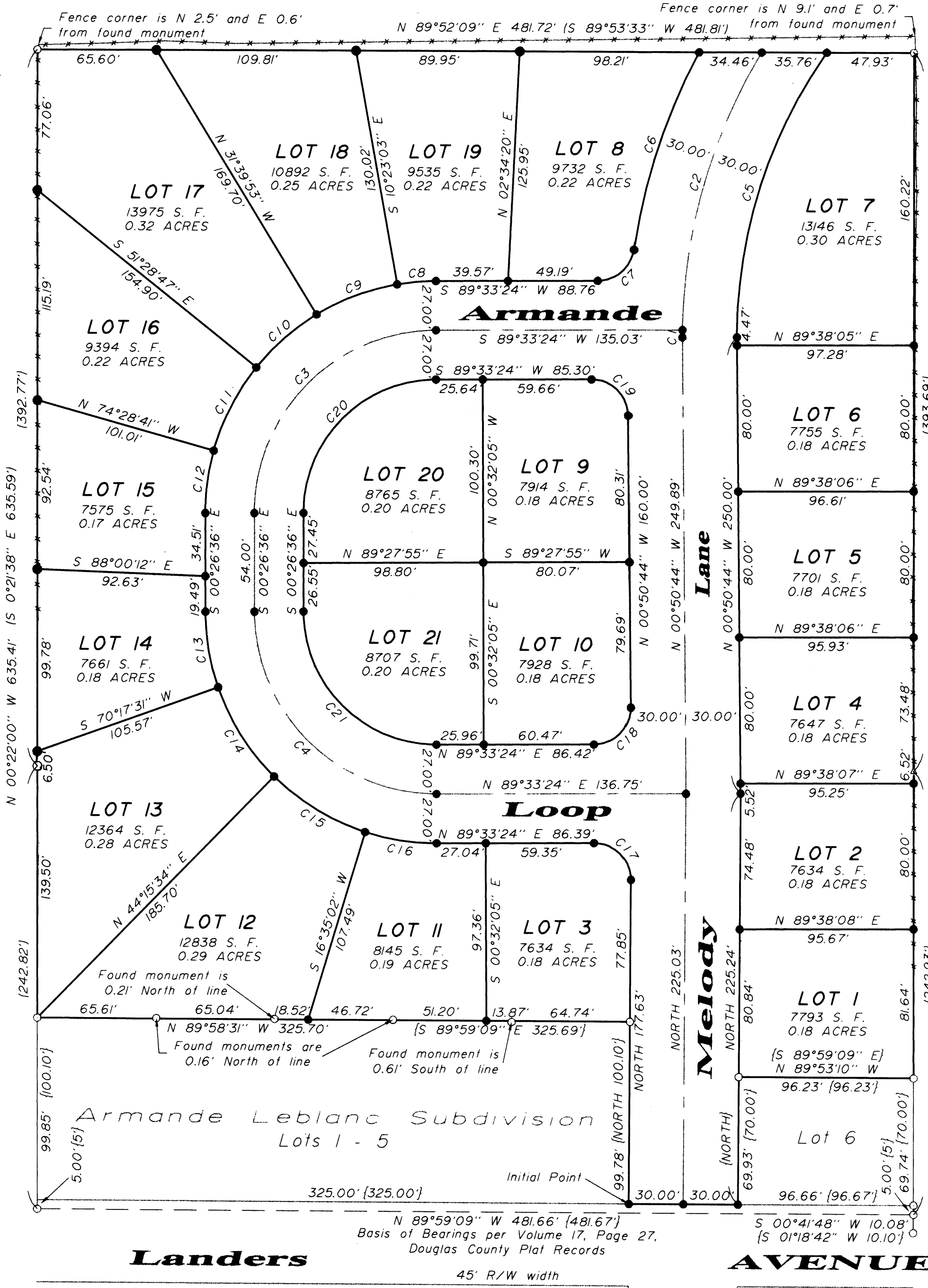


Scale 1" = 50'

LEBLANC SUBDIVISION

LOT 7, ARMANDE LEBLANC SUBDIVISION
SE 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
FEBRUARY 1998

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



NARRATIVE

The purpose of this survey was to subdivide the subject property, described as Lot 7 of the Armande Leblanc Subdivision, of the Plat Records of Douglas County, into lots as shown hereon.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Lawrence J. Saccato, Trustee for the Kodiak Land Development Trust, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the subdivision plat of said property and that he has caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "LEBLANC SUBDIVISION", and does hereby dedicate to the public forever the use of the streets shown thereon.

Lawrence J. Saccato
Trustee
Lawrence J. Saccato, Trustee

ACKNOWLEDGEMENT:

State of Oregon)
County of Douglas) SS

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 6th day of MAY, 1998, before me a Notary Public in and for said State and County, did personally appear Lawrence J. Saccato, Trustee for the Kodiak Land Development Trust, who being duly sworn, did say that he is the identical persons named in the foregoing instrument and he executed said instrument freely and voluntarily.

Carole M. Cody
Notary Public, State of Oregon



My commission expires: 7-19-99

APPROVALS:

Bob Williamson for KLC 8/18/98
Planning Director Date

Ed Moran 8-18-98
County Surveyor DEPUTY Date

Richard Sherman DEPUTY 8-25-98
County Assessor Date

Joyce Morgan 8/26/98
Douglas County Commissioner Date

Michael J. Williams 8-26-98
Douglas County Commissioner Date

Filed this 26 day of August, 1998, at 11:51 Am
DOYLE SHAVER JR., County Clerk by *Carol Engels*, Deputy
Douglas County Clerk

I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

Richard Sherman DEPUTY 8-25-98
Douglas County Tax Collector Date

SURVEYOR'S CERTIFICATE

I, Ronald A. Quimby, being duly sworn, depose and say that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described as follows:

Lot 7 of the Armande Leblanc Subdivision

Ronald A. Quimby
Ronald A. Quimby

LEGEND:

- Found 5/8" Iron Rod or as noted.
- △ Calculated Point
- Set 5/8" x 30" Iron Rod with Yellow Plastic cap marked "AA SURVEYING INC."

RECORD INFORMATION:

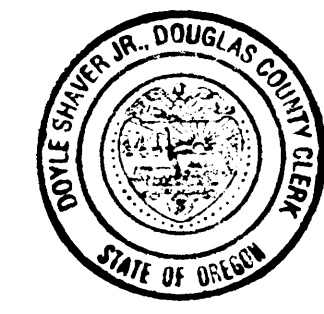
- () M73-50
- { } Volume 17, Page 27, Plat Records

Legal Owner/Partitioner: Kodiak Land Development Trust
Lawrence J. Saccato, Trustee
1553 Kendall
Roseburg, Or 97401

Water: Roberts Creek Water District
Sewer: Green Sanitary District
Zoning: R-1
Number of Lots: 21
Comprehensive Plan: Medium Residential
P/D File: 95-158

Subject to protective covenants as filed herewith, Douglas County, Oregon. Vol. 1561, Page 223 deed records.

| NUMBER | R | L | Delta | CD | LC |
|--------|--------|--------|-----------|---------------|--------|
| C1 | 300.00 | 4.12 | 00°47'14" | N 00°02'59" W | 4.12 |
| C2 | 300.00 | 160.14 | 30°35'04" | N 15°38'10" E | 158.25 |
| C3 | 100.00 | 157.08 | 90°00'00" | S 44°33'24" W | 141.42 |
| C4 | 100.00 | 157.08 | 90°00'00" | S 45°26'36" E | 141.42 |
| C5 | 270.00 | 166.19 | 35°16'03" | N 17°12'44" E | 163.58 |
| C6 | 330.00 | 114.53 | 19°53'04" | S 17°53'51" W | 113.95 |
| C7 | 20.00 | 28.48 | 81°36'05" | S 48°45'22" W | 26.14 |
| C8 | 127.00 | 21.41 | 09°39'37" | S 84°43'36" W | 21.39 |
| C9 | 127.00 | 47.53 | 21°26'27" | S 69°10'34" W | 47.25 |
| C10 | 127.00 | 44.32 | 19°59'35" | S 48°27'33" W | 44.09 |
| C11 | 127.00 | 51.62 | 23°17'14" | S 26°49'08" W | 51.26 |
| C12 | 127.00 | 34.62 | 15°37'07" | S 07°21'58" W | 34.51 |
| C13 | 127.00 | 42.29 | 19°04'47" | S 09°59'00" E | 42.10 |
| C14 | 127.00 | 58.23 | 26°16'20" | S 32°39'33" E | 57.73 |
| C15 | 127.00 | 59.07 | 26°38'56" | S 59°07'11" E | 58.54 |
| C16 | 127.00 | 39.90 | 17°59'57" | S 81°26'38" E | 39.73 |
| C17 | 20.00 | 31.57 | 90°26'36" | S 45°13'18" E | 28.39 |
| C18 | 20.00 | 31.56 | 90°24'07" | N 44°21'20" E | 28.38 |
| C19 | 20.00 | 31.28 | 89°35'53" | N 45°38'40" W | 28.18 |
| C20 | 73.00 | 114.67 | 90°00'00" | S 44°33'24" W | 103.24 |
| C21 | 73.00 | 114.67 | 90°00'00" | S 45°26'36" E | 103.24 |



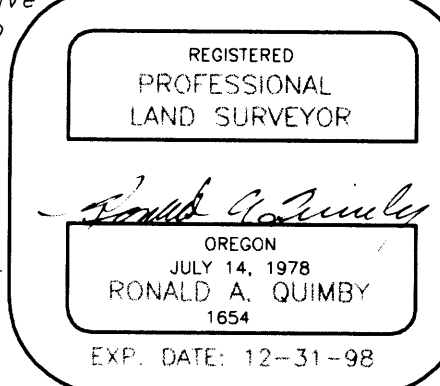
STATE OF OREGON) SS
COUNTY OF DOUGLAS)
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

98 AUG 26 AM 11:51

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

98-19793 *Carol Engels*
DEPUTY

File name: S:\COMPS\1911-97\PLAT\19119702



AA SURVEYING SERVICE, INC.
ENGINEERING • SURVEYING • PLANNING
3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541) 672-2096
FAX (541) 672-0611

Landers

AVENUE

98-19793

98-19793

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