

Bk. 11- Pg. 7A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

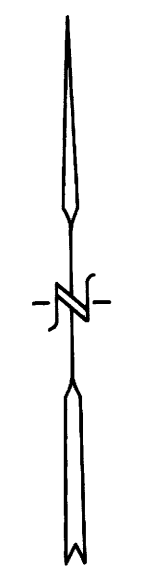
PLAT OF A MINOR LAND PARTITION

FOR

BRUCE VERGEER

LOT 1 & 2 OF 1st. ADDITION TO ASH CREEK ACRES LYING IN
NW 1/4, SEC. 31, T30S, R5W, W.M.,
DOUGLAS COUNTY, OREGON.

FILED
TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE TF



SCALE
1" = 200'
JAN. 1989

LEGEND

- FOUND 1/2" I.R.
- SET 5/8" x 30" I.R. WITH CAP MARKED "BENTZ SURV INC."

NOTE

- LOTS 1 AND 2, 1 ST ADDITION TO ASH CREEK ACRES VACATED PER RECORDER'S INSTRUMENT NO 88-15810.
- PARCELS 1, 2, AND 2A ARE SUBJECT TO THE RESTRICTIVE COVENANTS OF THE 1 ST ADDITION TO ASH CREEK AS RECORDED IN INSTRUMENT NO 79-7503.
- ANY PROPOSED DEVELOPMENT ON SLOPES OF 25% OR GREATER SHALL BE REVIEWED FOR SITE SUITABILITY AT THE TIME OF BUILDING/MOBILE HOME PLACEMENT PERMIT APPROVAL.

APPROVALS

Keith L. Cubic 10/13/89
PLANNING DIRECTOR DATE

Francis L. Ingram 10-18-89
COUNTY SURVEYOR DATE

PARTITIONER :

BRUCE VERGEER
592 ASH CREEK RD
RIDDLE, OR 97469
(503) 874-2054

MAP PREPARED BY :

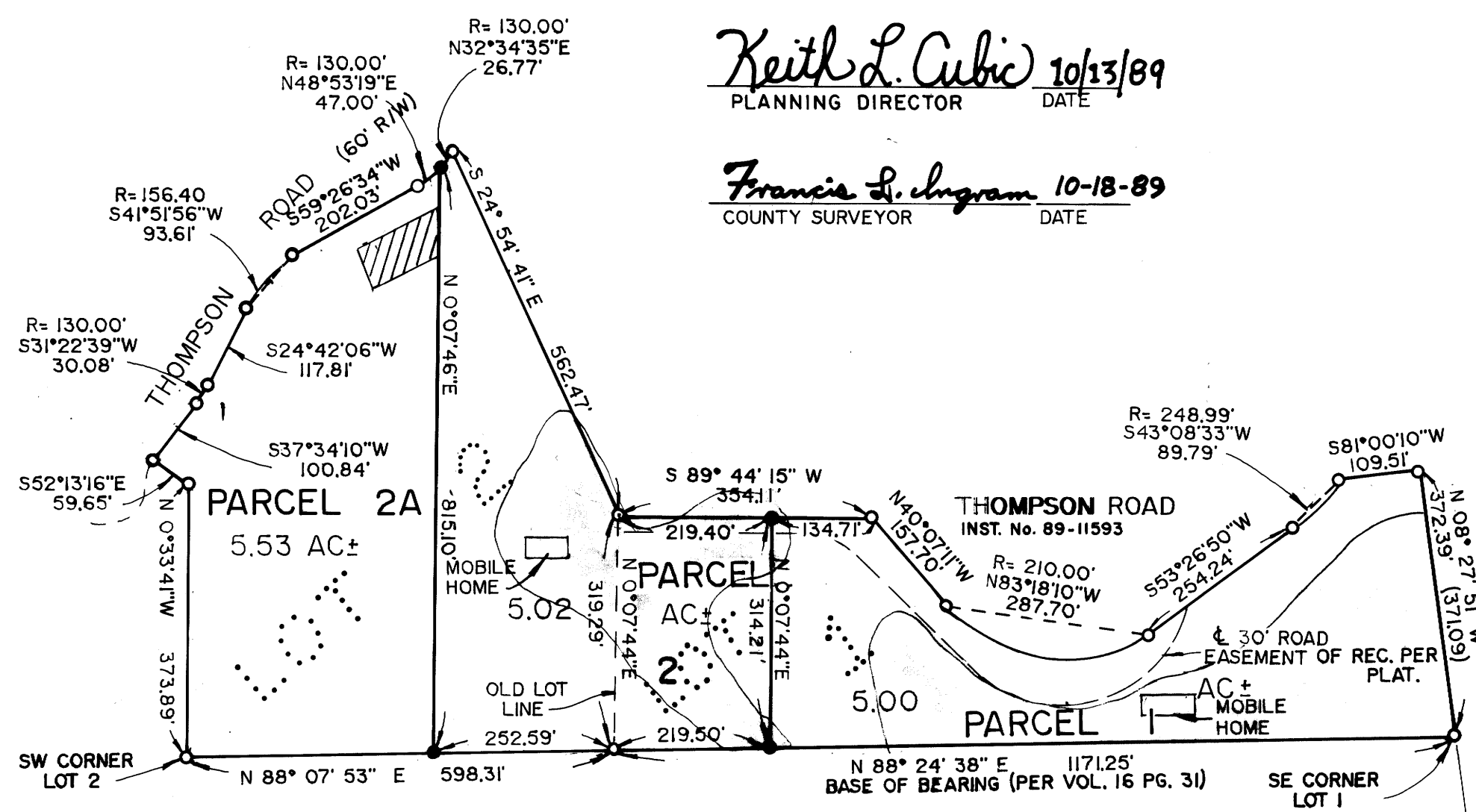
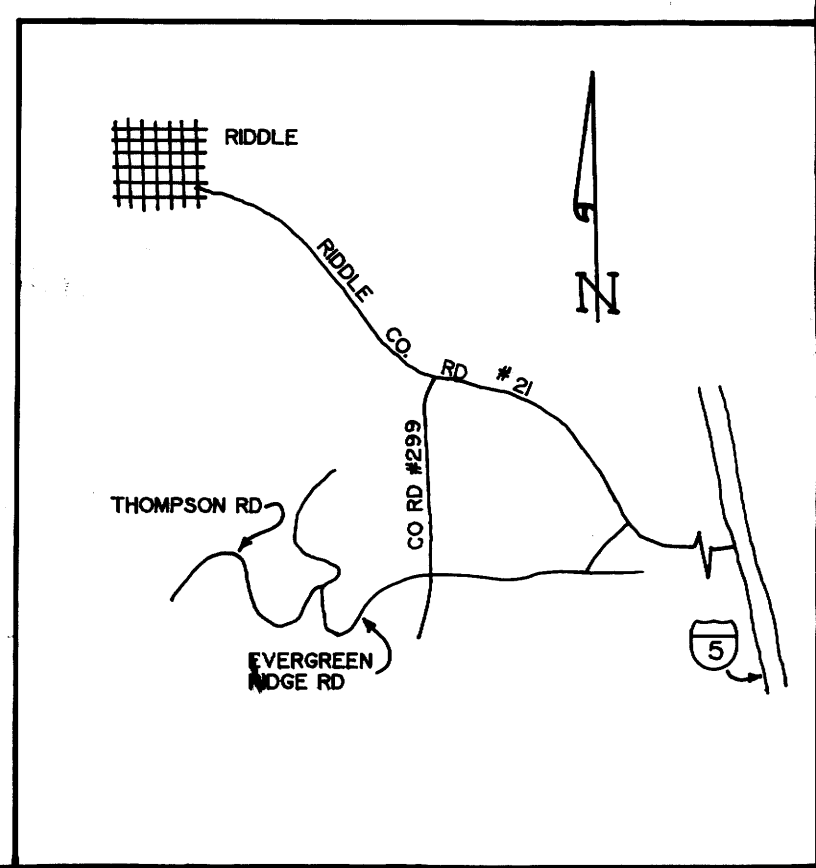
DONALD A. BENTZ INC.
P.O. BOX 901
WINCHESTER, OR 97495

TOTAL NUMBER OF LOTS : THREE
WATER SUPPLY : SOUTH UMPQUA BASIN
SEWER: SEPTIC TANKS
ZONE : 5R

- AREA NATURALLY LESS THAN 25% SLOPE.
- LEVELED LOCATION - NATURALLY EXCEEDS 25%-SLOPE.

REMAINING AREAS EXCEED 25% SLOPE

LOCATION MAP
NOT TO SCALE



NARRATIVE

FOUND MONUMENTS OF RECORD PER VOL. 16 PG. 31. SET NEW MONUMENT TO CREATE 3 PARCELS PER OWNER.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1969
DONALD A. BENTZ
839

MAP FILE M 108-78A

W 108-78A

COUNTY SURVEYORS FILE DATA
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89-801W

PARCEL #1

Beginning at a 1/2" iron rod at the Southeast Corner of Lot 1 of First Addition to Ash Creek Acres Subdivision in Sections 30 and 31, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence South 88° 24' 38" West 951.75 feet along the South Line of said Lot 1 to a 5/8" iron rod with cap; thence leaving said South Line North 0° 07' 44" East 314.21 feet to a 5/8" iron rod with cap on the North Line of said Lot 1; thence North 89° 44' 15" East 134.71 feet along said North line to a 1/2" iron rod on the South right-of-way of Thompson Road; thence running along said South right-of-way the following: South 40° 07' 11" East 157.70 feet to a 1/2" iron rod, along the arc of a 210.00 foot radius curve to the left (the chord of which bears South 83° 18' 10" East 287.70 feet) 316.93 feet to a 1/2" iron rod; North 53° 26' 50" East 254.24 feet to a 1/2" iron rod and along the arc of a 248.99 foot radius curve to the left (the chord of which bears North 43° 08' 33" East 89.79 feet) 90.28 feet to a 1/2" iron rod; thence leaving said South right-of-way North 81° 00' 10" East 109.51 feet to a 1/2" iron rod at the Northeast Corner of aforementioned Lot 1; thence South 8° 27' 51" East 372.39 feet along the East Line of said Lot 1 to the point of beginning and containing 5.00 acres, more or less.

SUBJECT TO: A 30.00 foot easement as shown on Lot 1 of the Plat First Addition to Ash Creek Acres Subdivision.

PARCEL #2

Beginning at a 1/2" iron rod at the Northwest Corner of Lot 1 of First Addition to Ash Creek Acres Subdivision in Sections 30 and 31, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence North 89° 44' 15" East 219.40 feet along the North Line of said Lot 1 to a 5/8" iron rod; thence South 0° 07' 44" West 314.21 feet leaving said North Line to a 5/8" iron rod with cap on the South Line of said Lot 1; thence South 88° 24' 38" West 219.50 feet along said South Line to the Southwest Corner of Lot 1 and the Southeast Corner of Lot 2, said point being a 1/2" iron rod; thence South 88° 07' 53" West 252.59 feet along the South Line of said Lot 2, to a 5/8" iron rod with cap; thence leaving said South Line North 0° 07' 46" East 815.10 feet to a 5/8" iron rod with cap on the South right-of-way of Thompson Road and on the northerly line of aforementioned Lot 2; thence along the arc of a 130.00 foot radius curve to the left (the long chord which bears North 32° 34' 35" East 26.77 feet) 26.82 feet along the South right-of-way line to a 1/2" iron rod at the most northerly corner of said Lot 2; thence South 24° 54' 41" East 562.47 feet along the easterly line of said Lot 2 to the point of beginning and containing 5.02 acres, more or less.

TOGETHER WITH: That 30.00 foot easement as shown on Lot 1 of the Plat of First Addition to Ash Creek Acres Subdivision.

PARCEL #2A

Beginning at a 1/2" iron rod at the Southwest Corner of Lot 2 of First Addition to Ash Creek Acres Subdivision in Sections 30 and 31, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence North 0° 33' 41" West 373.89 feet along the West Line of said Lot 2 to a 1/2" iron rod; thence North 52° 13' 16" West 59.65 feet to a 1/2" iron rod on the South right-of-way of Thompson Road; thence running along the South right-of-way the following: North 37° 34' 10" East 100.84 feet to a 1/2" iron rod along the arc of a 130.00 foot radius curve to the left (the chord which bears North 31° 22' 39" East 30.08 feet) 30.15 feet to a 1/2" iron rod, North 24° 42' 06" East 117.81 feet to a 1/2" iron rod along the arc of a 216.40 foot radius curve to the right (the chord of which bears North 41° 51' 56" East 93.61 feet) 94.36 feet to a 1/2" iron rod, North 59° 26' 34" East 202.03 feet to a 1/2" iron rod and along the arc of a 130.00 foot radius curve to the left (the chord of which bears North 48° 53' 19" East 47.00 feet) 47.26 feet to a 5/8" iron rod with cap; thence leaving said South right-of-way South 0° 07' 46" West 815.10 feet to a 5/8" iron rod with cap on the South Line of aforementioned Lot 2; thence South 88° 07' 53" West 345.72 feet along the South Line of said Lot 2 to the point of beginning and containing 5.53 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 12, 1968
DONALD A. BENTZ
839

89-16128

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, GAY FIELDS, COUNTY CLERK AND REGISTERED
OFFICIAL, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
ON OCT 18 AM 11:51
GAY FIELDS
COUNTY CLERK AND REGISTERED
OFFICIAL OF DOUGLAS COUNTY

FILED TF
OCT 18 1989 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, OREG. TF

89-11-89 7B