

COUNTY SURVEYORS FILE  
DO NOT REMOVE FROM OFFICE

# LOT LINE ADJUSTMENT SURVEY

FOR BRUCE VERGEER  
LYING IN NW 1/4 SECTION 31, T30S, R 5W, W.M.,  
DOUGLAS COUNTY, OREGON.

FILED

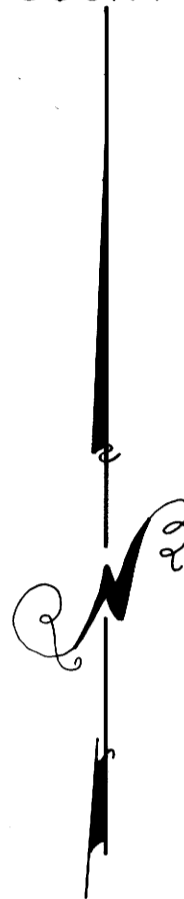
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

SURVEYED FOR  
BRUCE VERGEER  
592 ASH CREEK ROAD  
RIDDLE, OR. 97469

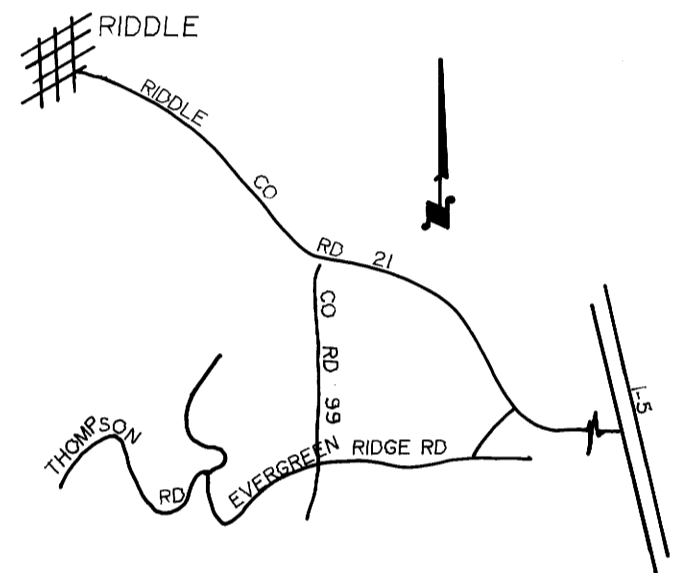
SURVEYED BY  
DONALD A. BENTZ INC.  
1205 NE COURT  
ROSEBURG, OR. 97470

NOTE

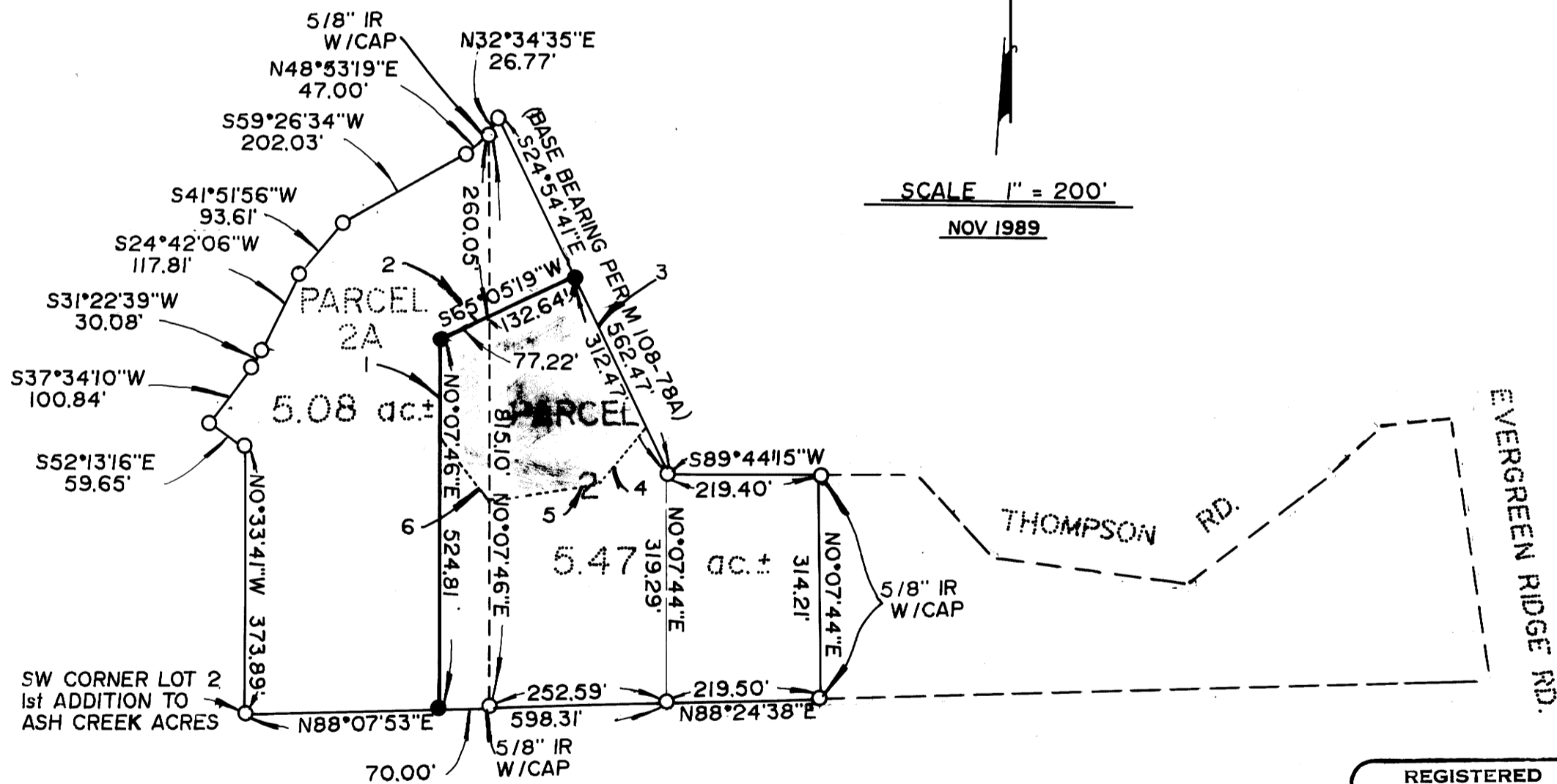
PARCELS 2 AND 2A ARE SUBJECT TO THE RESTRICTIVE COVENANTS OF THE 1st ADDITION TO ASH CREEK AS RECORDED IN INSTRUMENT NO 79-7503.



SCALE 1" = 200'  
NOV 1989

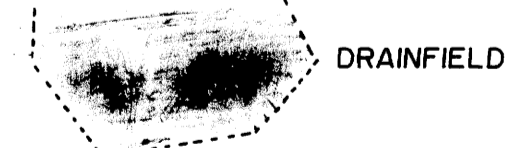


VICINITY MAP  
NTS



LEGEND

- ..... SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SURV INC"
- ..... FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE.



DRAINFIELD

DRAINFIELD

- 1) N 0° 07' 46" E 138.48'
- 2) N 65° 05' 19" E 209.86'
- 3) S 24° 54' 41" E 237.47'
- 4) S 39° 18' 14" W 100.40'
- 5) S 81° 00' 00" W 149.99'
- 6) N 41° 24' 13" W 119.52'

NARRATIVE

SURVEY TO ADJUST LOT LINES PER MLP M 108-78A.  
FIELD CREW M. HOLT, D. KRALICEK  
COMPUTATIONS D. BENTZ  
DRAFTING R. BRITTELL

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Donald A. Bentz*  
OREGON  
JULY 12, 1968  
DONALD A. BENTZ  
839

M109-184

M109-18A

LOT LINE ADJUSTMENT  
FOR BRUCE VERGEER

78  
TF  
FOR  
DOUGLAS COUNTY, OR TF

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 322.59 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 524.81 feet to a 5/8" iron rod with cap; thence North 65° 05' 19" East 209.86 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 South 24° 54' 41" East 312.47 feet along the easterly line of said Lot 2 to the point of beginning and containing 5.47 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.

SUBJECT TO: An easement for septic tank and drainfield installation, maintance and repair over that parcel described as: Beginning at a point on the West Line of Parcel #2 North 0° 07' 46" East 386.33 feet from the Southwest Corner of said parcel; thence North 0° 07' 46" East 138.48 feet; thence North 65° 05' 19" East 209.86 feet; thence South 24° 54' 41" East 237.47 feet; thence South 39° 18' 14" West 100.40 feet; thence South 81° 00' 00" West 149.99 feet; thence North 41° 24' 13" West 119.52 feet to the point of beginning.

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, 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, along the arc of a 130.00 foot radius curve to the left (the long chord of which bears North 32° 34' 35" East 26.77 feet) 26.82 feet to a 1/2" iron rod at the most northerly corner of said Lot 2 and South 24° 54' 41" East 250.00 feet to a 5/8" iron rod with cap; thence leaving said right-of-way South 65° 05' 19" West 209.86 feet to a 5/8" iron rod with cap; thence South 0° 07' 46" West 524.81 feet to a 5/8" iron rod with cap on the South Line of aforementioned Lot 2; thence South 88° 07' 53" West 275.72 feet along the South Line of said Lot 2 to the point of beginning and containing 5.08 acres, more or less.

TOGETHER WITH: An easement for septic tank and drainfield installation, maintance and repair over that parcel described as: Beginning at a point on the East Line of Parcel #2A North 0° 07' 46" East 386.33 feet from the Southeast corner of said parcel; thence North 0° 07' 46" East 138.48 feet; thence North 65° 05' 19" East 209.86 feet; thence South 24° 54' 41" East 237.47 feet; thence south 39° 18' 14" West 100.40 feet; thence South 81° 00' 00" West 149.99 feet; thence North 41° 24' 13" West 119.52 feet to the point of beginning.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
JULY 12, 1968  
DONALD A. BENTZ  
839