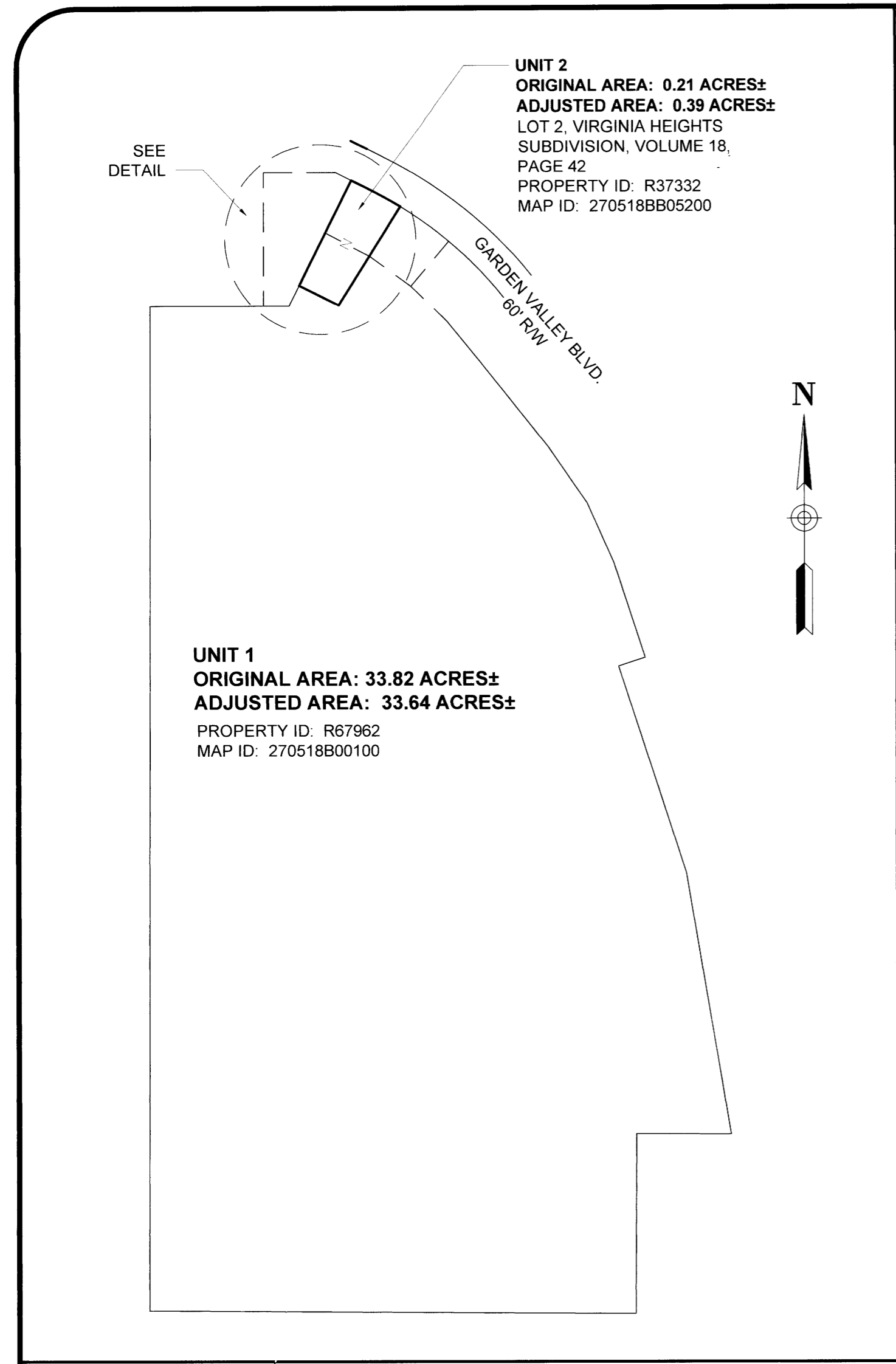


MAP FILE M182-73

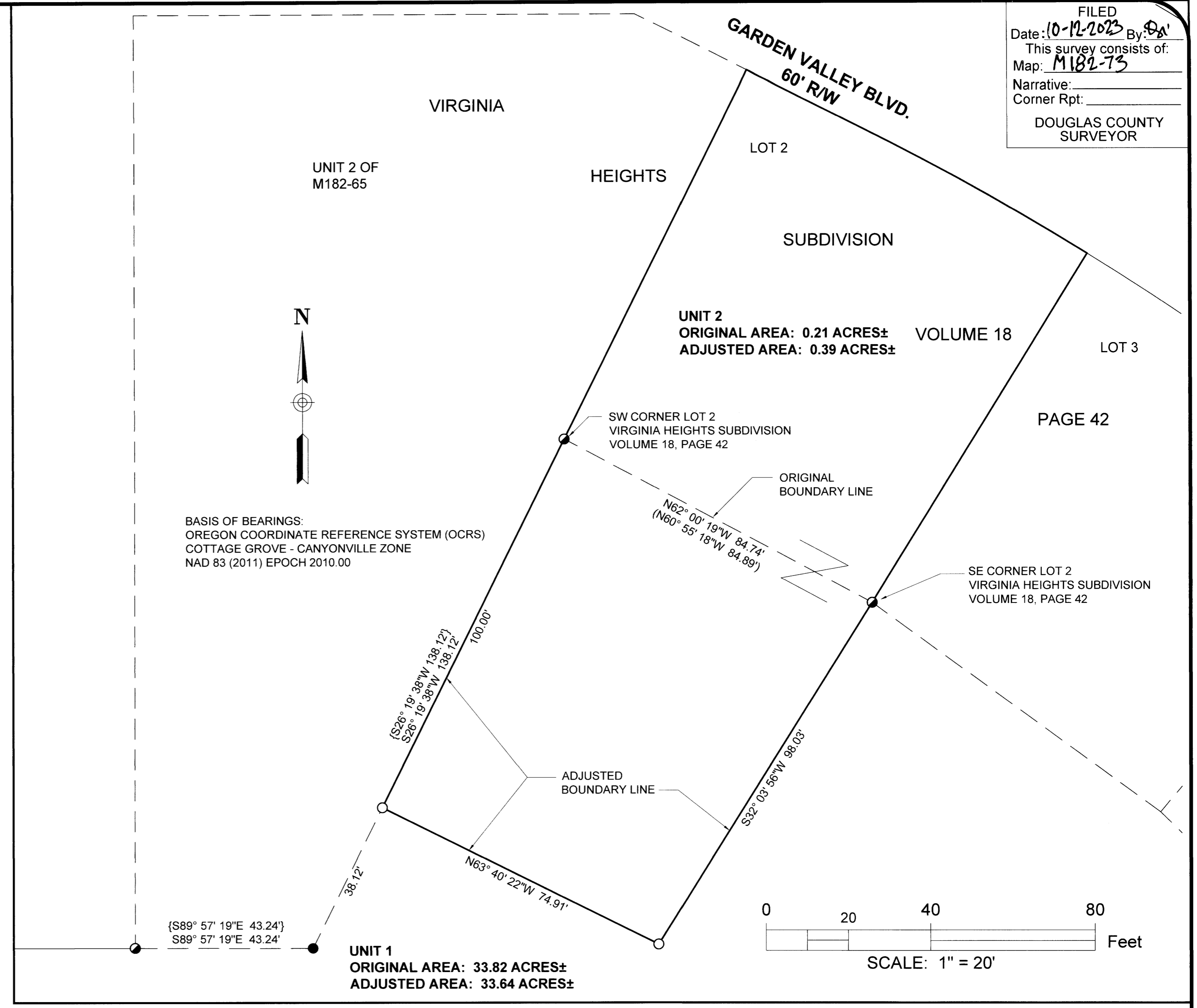
FILED  
Date: 10-12-2023 By: [Signature]  
This survey consists of:  
Map: M182-73  
Narrative:  
Corner Rpt:  
DOUGLAS COUNTY SURVEYOR



UNIT 2  
ORIGINAL AREA: 0.21 ACRES±  
ADJUSTED AREA: 0.39 ACRES±  
LOT 2, VIRGINIA HEIGHTS  
SUBDIVISION, VOLUME 18,  
PAGE 42  
PROPERTY ID: R37332  
MAP ID: 270518BB05200

UNIT 1  
ORIGINAL AREA: 33.82 ACRES±  
ADJUSTED AREA: 33.64 ACRES±  
PROPERTY ID: R67962  
MAP ID: 270518B00100

SCHEMATIC VIEW  
NO SCALE



BASIS OF BEARINGS:  
OREGON COORDINATE REFERENCE SYSTEM (OCRS)  
COTTAGE GROVE - CANYONVILLE ZONE  
NAD 83 (2011) EPOCH 2010.00

UNIT 1  
ORIGINAL AREA: 33.82 ACRES±  
ADJUSTED AREA: 33.64 ACRES±

DETAIL

OWNER UNIT 1: SCOTT W. FLECKENSTEIN,  
1531 NE VISTA FE CT  
ROSEBURG, OR 97470  
PROPERTY ID: R67962

OWNER UNIT 2: BETTY L. WAGNER  
1050 NE GARDEN VALLEY BLVD  
ROSEBURG, OR 97470  
PROPERTY ID: R37332

UNITS 1 AND 2:  
ZONING LIMITED MULTI FAMILY RESIDENTIAL (MR 14)  
COMP. PLAN MEDIUM DENSITY RESIDENTIAL (MDR)  
WATER CITY OF ROSEBURG  
SEWER ROSEBURG URBAN SANITARY AUTHORITY

CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. BLA-23-002  
BOUNDARY LINE ADJUSTMENT DEED RECORDING NUMBER: 2023-11214

APPROVAL:  
[Signature]  
City of Roseburg, Community Development Director  
10/11/2023  
Date

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN 2 PARCELS OF LAND IN ACCORDANCE WITH THE CITY OF ROSEBURG COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. BLA-23-002.  
MONUMENTS FOUND PER VIRGINIA HEIGHTS SUBDIVISION, VOLUME 18, PAGE 42, CS 42/63 and M182-65 WERE TIED AND HELD.  
THE COMMON BOUNDARY LINE WAS ADJUSTED AND MONUMENTED AS SHOWN.

**LEGEND:**  
● FOUND 5/8" IRON ROD PER VIRGINIA HEIGHTS SUBDIVISION, VOLUME 18, PAGE 42  
● FOUND 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC" PER M182-65  
○ SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"  
**RECORD INFORMATION:**  
( ) RECORD DATA PER VIRGINIA HEIGHTS SUBDIVISION VOLUME 18, PAGE 42  
{ } RECORD DATA PER M182-65

Sheet 1 of 1  
**BOUNDARY LINE ADJUSTMENT**  
In the NW 1/4, Section 18  
Township 27 South, Range 5 West, W.M.  
Douglas County, Oregon  
August 30, 2023  
FOR: Betty Wagner  
1050 NE Garden Valley Blvd.  
Roseburg, OR 97470  
REGISTERED PROFESSIONAL LAND SURVEYOR  
Bartton M. Heichel  
OREGON  
AUGUST 17, 2009  
BARTTON M. HEICHEL  
1640PLS  
RENEWS JUNE 30, 2025  
LM Land Mark Surveying, Inc.  
P.O. Box 13 • Roseburg, Oregon 97470  
Office (541) 677-9400 • Cell (541) 637-6999  
LM Proj. No. 2023-0026

MAP FILE M182-73