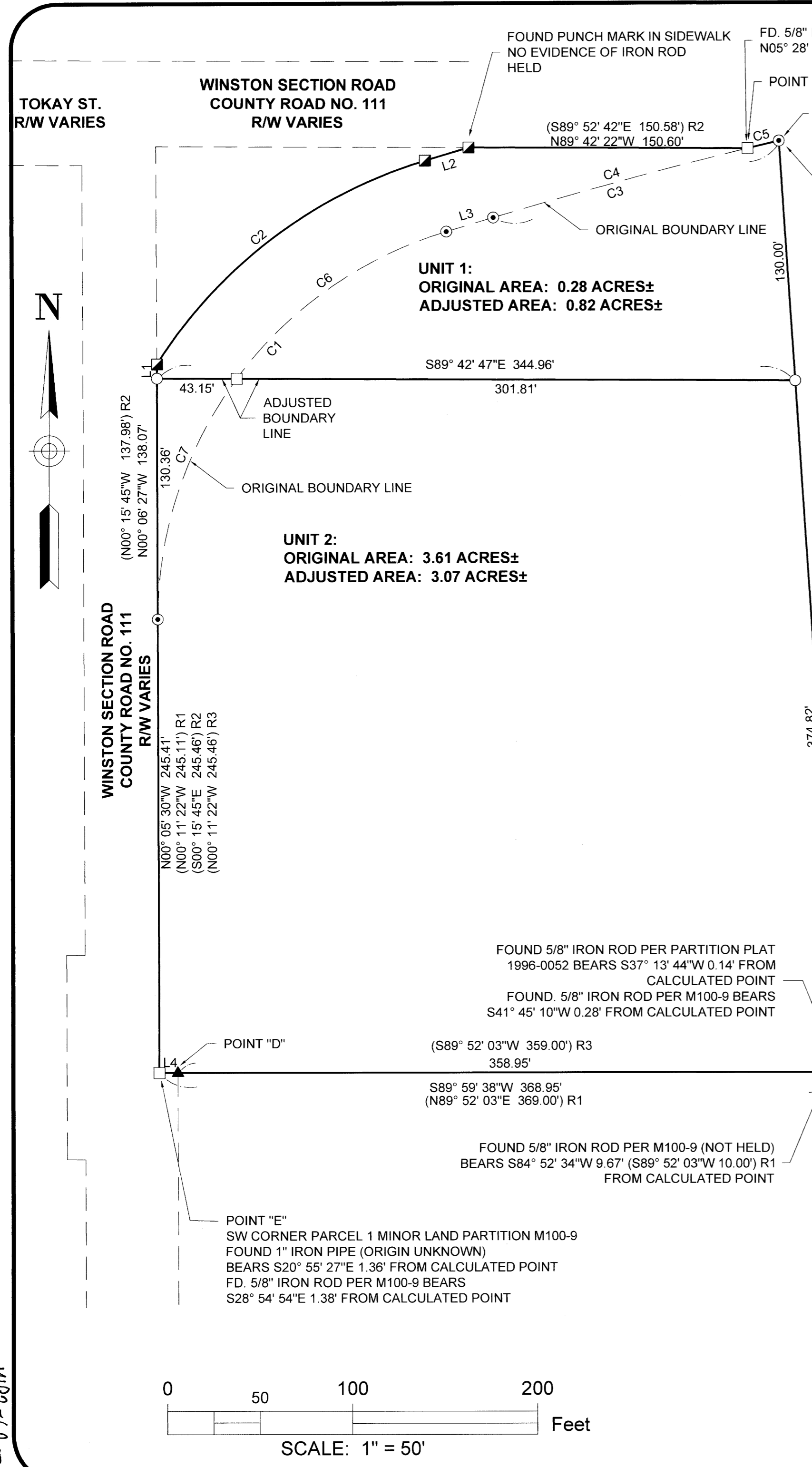


MAP FILE M183-62

FILED  
Date: 5-13-2024 By: [Signature]  
This survey consists of:  
Map: M183-62  
Narrative:  
Corner Rpt:  
DOUGLAS COUNTY SURVEYOR

**BASIS OF BEARINGS:**  
OREGON COORDINATE REFERENCE SYSTEM (OCRS)  
COTTAGE GROVE - CANYONVILLE ZONE  
NAD83 (2011) EPOCH 2010.00



Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Record Info.
C1	280.54'	218.73'	S36° 43' 57"W	261.70'	(R=218.73' L=280.59' LC=N36° 33' 38"E 261.74') R1
C2	186.33'	258.73'	S52° 52' 46"W	182.33'	(R=258.73' L=186.31' LC= N52° 40' 58"E 182.31') R2
C3	159.76'	2844.79'	S75° 05' 04"W	159.74'	(R=2844.79' L=159.70' LC=N74° 55' 08"E 159.68') R1
C4	142.39'	2844.79'	S74° 54' 34"W	142.37'	(R=2844.79' L=142.38' LC=N74° 44' 27"E 142.36') R2
C5	17.37'	2844.79'	S76° 31' 06"W	17.37'	(R=2844.79' L=17.37' CALC) R2
C6	141.16'	218.73'	S54° 59' 17"W	138.72'	
C7	139.38'	218.73'	S18° 14' 41"W	137.04'	

Line Table			
Line #	Length	Direction	RECORD INFO
L1	7.71'	N00° 06' 27"W	(N73° 15' 47"E 24.59') R2
L2	24.56'	S73° 30' 38"W	(N75° 18' 38"E 26.48') R1
L3	26.38'	N73° 28' 32"E	(S89° 52' 03"W 10.00') R3
L4	10.00'	S89° 59' 54"W	

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN 2 PARCELS OF LAND IN ACCORDANCE WITH THE CITY OF WINSTON COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. 24-W002.

MONUMENTS FOUND PER M100-9 AND M181-38 WERE HELD EXCEPT FOR THE MONUMENTS FOUND NEAR THE CALCULATED POINTS AS NOTED.

THE SOUTHEAST CORNER OF PARCEL 1 OF MINOR LAND PARTITION FILED AS M100-9 (POINT "C") WAS CALCULATED ON LINE A-B AT RECORD DISTANCE FROM POINT "A" PER M100-9.

THE SOUTHWEST CORNER OF PARCEL 1 OF MINOR LAND PARTITION FILED AS M100-9 (POINT "E") WAS CALCULATED BY EXTENDING THE LINE C-D 10.00' FEET WESTERLY PER PARTITION PLAT 1996-0052.

POINT "F" WAS COMPUTED AT THE RECORD DISTANCE ALONG ARC C3 FROM POINT "A" PER M181-38.

THE BOUNDARY LINE WAS ADJUSTED AND MONUMENTS WERE SET AS SHOWN.

- LEGEND:**
- ⊙ FOUND 5/8" IRON ROD PER M100-9
  - ▣ FOUND 5/8" IRON ROD PER M181-38 OR AS NOTED
  - ▲ FOUND 5/8" IRON ROD PER PARTITION PLAT 1996-0052
  - ⊕ FOUND 1" IRON PIPE PER CS39/147 OR AS NOTED
  - SET 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"
  - CALCULATED POINT, NOTHING FOUND OR SET

**OWNER:**

UNIT 1: BRIAN R. BAILEY  
1440 WINSTON SECTION RD.  
WINSTON, OR 97496

MAP ID: 280622CA03800  
PROPERTY ID: R146557  
COMP PLAN: 4.5 DWELLING UNITS PER ACRE  
ZONING: RESIDENTIAL MEDIUM DENSITY (RM)  
WATER: UNDEVELOPED  
SEWER: UNDEVELOPED  
ORIGINAL AREA: 0.28 AC±  
ADJUSTED AREA: 0.82 AC±

UNIT 2: BRIAN R. BAILEY  
1440 WINSTON SECTION RD.  
WINSTON, OR 97496

MAP ID: 280622CA00300  
PROPERTY ID: R56403 & R56389  
COMP PLAN: 4.5 DWELLING UNITS PER ACRE  
ZONING: RESIDENTIAL MEDIUM DENSITY (RM)  
WATER: WINSTON - DILLARD WATER DISTRICT  
SEWER: CITY OF WINSTON  
ORIGINAL AREA: 3.61 AC±  
ADJUSTED AREA: 3.07 AC±

RESTRICTIVE COVENANT RECORDING NUMBER: 2024-5005

**APPROVAL:**  
[Signature]  
WINSTON CITY MANAGER

MAY 9, 2024  
DATE

- RECORD INFORMATION:**
- ( ) R1 RECORD DATA PER M100-9
  - ( ) R2 RECORD DATA PER M181-38
  - ( ) R3 RECORD DATA PER PARTITION PLAT 1996-0052
  - ( ) R4 RECORD DATA PER CS39/147
  - ( ) R5 RECORD DATA PER M95-17

Sheet 1 of 1

**BOUNDARY LINE ADJUSTMENT**  
In the SW 1/4, Section 22  
Township 28 South, Range 6 West, W.M.  
Douglas County, Oregon  
April 26, 2024

FOR: Brian Bailey  
PO Box 783  
Roseburg, OR 97470

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
Barton M. Heichel  
OREGON  
AUGUST 17, 2009  
BARTON 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. 2024-0005

MAP FILE M183-62