

MAP FILE M183-74

FILED
Date: 6-12-2024 By: [Signature]
This survey consists of:
Map: M183-74
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

OWNER:
UNIT 1: BENJAMIN RYAN BUSEY
STEPHANIE KAY BUSEY
621 WIL WAY
WINSTON, OR 97496
MAP ID: 28061700209
PROPERTY ID: R147979
COMP PLAN: 4.5 DWELLING UNITS PER ACRE
ZONING: RESIDENTIAL MEDIUM DENSITY (RM)
WATER: WINSTON-DILLARD WATER DISTRICT
SANITARY: CITY OF WINSTON
ORIGINAL AREA: 0.50 AC±
ADJUSTED AREA: 4.62 AC±

OWNER:
UNIT 2: C & A PROPERTIES
522 SE WASHINGTON AVE. #108
ROSEBURG, OR 97470
MAP ID: 28061700200
PROPERTY ID: R38977
COMP PLAN: 4.5 DWELLING UNITS PER ACRE
ZONING: RESIDENTIAL MEDIUM DENSITY (RM)
WATER: WINSTON - DILLARD WATER DISTRICT
SEWER: CITY OF WINSTON
ORIGINAL AREA: 11.52 AC±
ADJUSTED AREA: 7.40 AC±

CITY OF WINSTON PLANNING DEPARTMENT FILE NO. 24-W003

BOUNDARY LINE ADJUSTMENT AND CONVEYANCE RECORDING NUMBER: 2024-6098

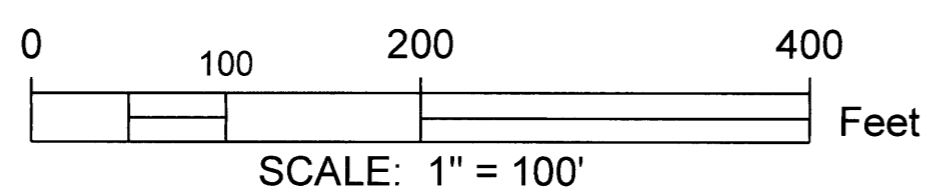
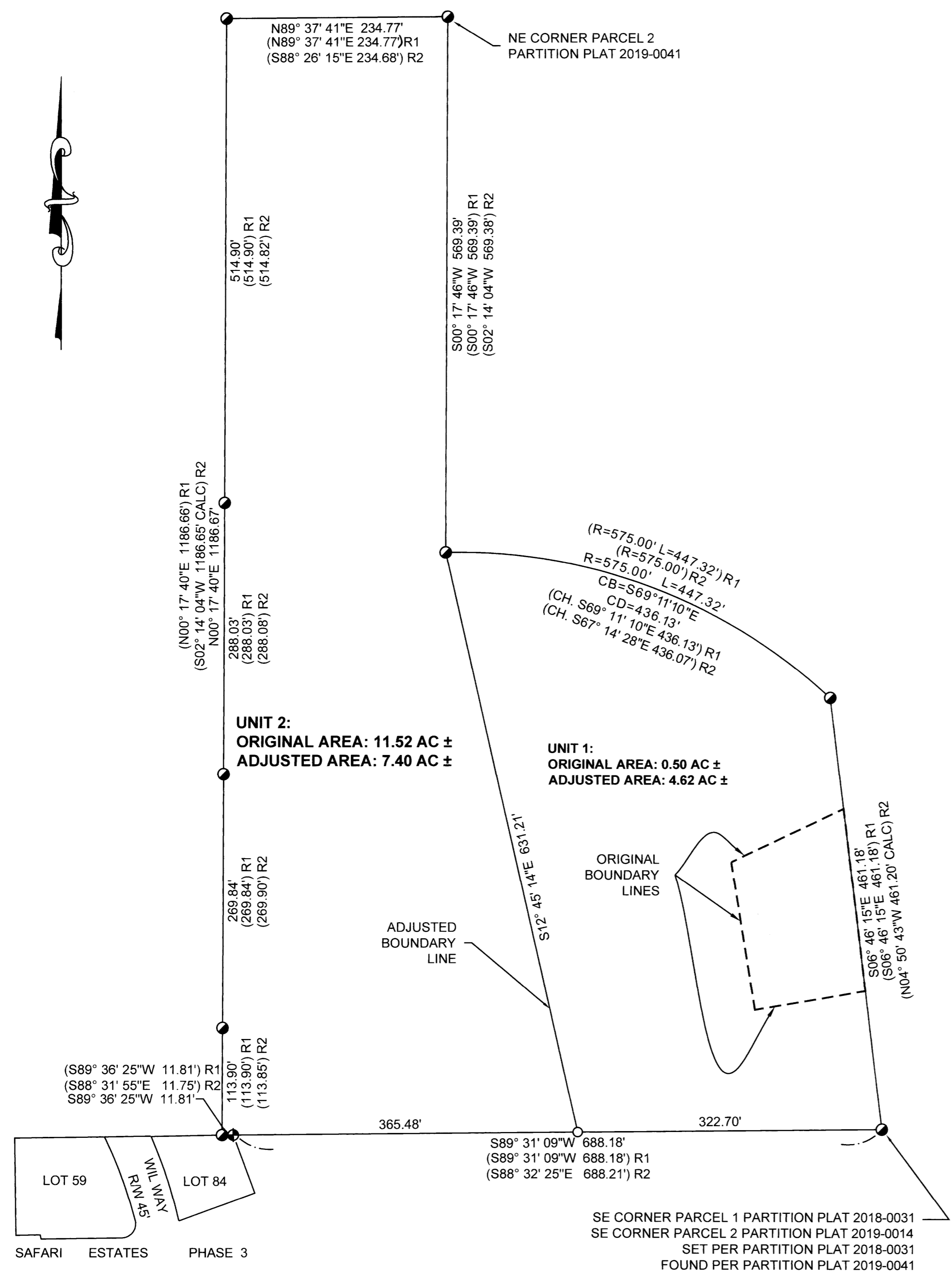
APPROVAL:
Thomas McIntosh 0-10-24
WINSTON CITY MANAGER DATE

- LEGEND:
- FOUND 5/8" IRON ROD PER PARTITION PLAT 2018-0031
 - ⊕ FOUND BRASS CAP, W 1/16 C CORNER SEC 17 & 20, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON PER M101-33
 - SET 5/8" x 30" IRON ROD WITH CAP "MARKED LAND MARK SURVEYING, INC"

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN 2 PARCELS OF LAND BEING PARCEL 1 AND PARCEL 2 OF LAND PARTITION 2019-0041 IN ACCORDANCE WITH THE CITY OF WINSTON PLANNING DEPARTMENT FILE NO. 24-W003.
FOUND MONUMENTS WERE TIED AND HELD.
THE BOUNDARY LINE WAS ADJUSTED AND MONUMENTS WERE SET AS SHOWN.

- RECORD INFORMATION:
- () R1 RECORD DATA PER PARTITION PLAT 2019-0041
 - () R2 RECORD DATE PER PARTITION PLAT 2018-0031

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



Sheet 1 of 1
PROPERTY LINE ADJUSTMENT
situated in the SW 1/4 of Section 17,
Township 28 South, Range 6 West of the Willamette Meridian
Douglas County, Oregon
June 6, 2024

FOR: C & A Properties, LLC
522 SE Washington Avenue
ROSEBURG, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Bart M. Heichel
OREGON
AUGUST 17, 2009
BARTON M. HEICHEL
1640PLS
RENEWS JUNE 30, 2025

LM Land Mark
Surveying, Inc.
•3317 N.E. Stephens St. •Roseburg, Oregon 97470
•Office (541) 677-9400 •Cell (541) 637-6999
LM Proj. No. 2024-0029

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