

APPROVAL:

[Signature]
ASHLAND PLANNING DEPARTMENT
(PA# T1-2020-00085) PARTITION
6/10/2020
DATE

LAND PARTITION SURVEY
PARTITION PLAT NO. P-17-2020
PROPERTY LINE ADJUSTMENT
In the S.W. 1/4 of Section 4, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(PA# T1-2020-00085)

*** RECORDING ***

FILED FOR RECORD THIS 19th DAY OF June, 2020 AT
10:02 O'CLOCK A. M., AND RECORDED AS PARTITION PLAT NO. P-17-2020
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 31, PAGE 17. DOCUMENT NO. 2020-020474, ORJCO.

Christine D Walker COUNTY CLERK
Heather Simpson DEPUTY

COUNTY SURVEYOR FILE NO. 23094

APPROVAL:

EXAMINED AND APPROVED THIS 11th DAY OF June, 2020

[Signature]
ASHLAND CITY SURVEYOR

SURVEY FOR:

LYNNE SCIONTI
468 HELMAN STREET
ASHLAND, OR 97520

DATE:

JUNE 3, 2020

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
ljfriarandassociates@charter.net
www.friarandassociates.com

*** TAX STATEMENT ***

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of June 19th, 2020

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of June 16th, 2020

[Signature] Deputy
Tax Collector

*** DECLARATION ***
TRUSTEE, LYNNE SCIONTI TRUST DATED MAY 11, 2020

Know all men by these presents that LYNNE SCIONTI is the owner in fee of the lands shown on Sheet 2,
more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels
as shown on Sheet 2.

[Signature]
LYNNE SCIONTI, TRUSTEE
LYNNE SCIONTI TRUST DATED
MAY 11, 2020

STATE OF OREGON)
)SS.
COUNTY OF JACKSON)

Personally appeared the above named Lynne Scionti and acknowledged the foregoing instrument to be her
voluntary act and deed.

Dated this 4th day of June, 2020

[Signature]
Melissa Anne Barney - Notary Public of Oregon

Commission No. 957478
My Commission Expires: 12/26/2020

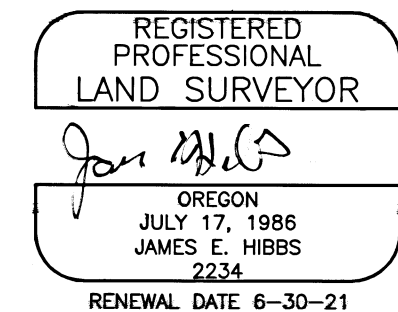
*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE THAT THIS
PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS,
AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at the most Westerly corner of Parcel 2 Partition Plat No. P-14-2012, according to the official
plat thereof, now of record, in Volume 23, Page 14 of "Record of Partition Plats" of Jackson County,
Oregon and Document No. 2012-016890, Official Records of Jackson County, Oregon and filed as Survey
No. 21071 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along
the Southerly line thereof, South 63°43'27" East, 173.63 feet to the most Southerly corner thereof; thence
along the Westerly line of Parcel 3 per said Partition Plat, the following two courses: South 04°21'44" East,
80.43 feet to an angle point; thence South 12°31'52" East, 80.57 feet to the Southwest corner thereof;
thence along the Northerly lines of those tracts set forth in Document Nos. 2019-025439 and 91-30683,
said Official Records, North 63°43'27" West (record North 63°40'08" West), 263.51 feet to the Southeasterly
line of Helman Street; thence along said Southerly line, North 25°34'58" East, 132.00 feet to the initial point
of beginning.

AND

Parcel 3 Partition Plat No. P-14-2012, according to the official plat thereof, now of record, in Volume 23,
Page 14 of "Record of Partition Plats" of Jackson County, Oregon and Document No. 2012-016890, Official
Records of Jackson County, Oregon and filed as Survey No. 21071 in the Office of the Jackson County
Surveyor.



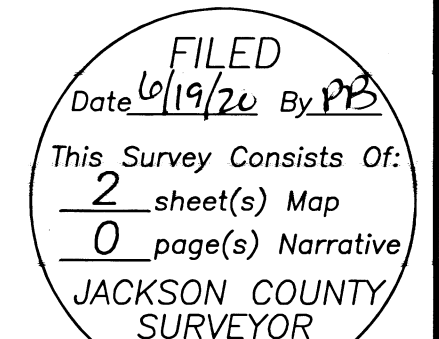
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the corners of two Parcels created through a
Land Partition/Property Line Adjustment. See Ashland PA# T1-2020-00085. The
parent tract being set forth in Doc. 2019-007347, ORJCO.

PROCEDURE: From control established and monuments tied by this office during
FS21071, computed the position of the new Parcel line and set monuments as
shown on Sheet 2.

I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.

[Signature]
SURVEYOR



SHEET 1 OF 2
14107FM

SURVEY BY:
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SURVEY FOR:
LYNNE SCIONTI
468 HELMAN STREET
ASHLAND, OR 97520

DATE
JUNE 3, 2020

LAND PARTITION SURVEY
PARTITION PLAT NO. P-172020
PROPERTY LINE ADJUSTMENT
In the S.W. 1/4 of Section 4, T.39S., R.1E., W.M.
City of Ashland Jackson County, Oregon
(PA# T1-2020-00085)

LEGEND:

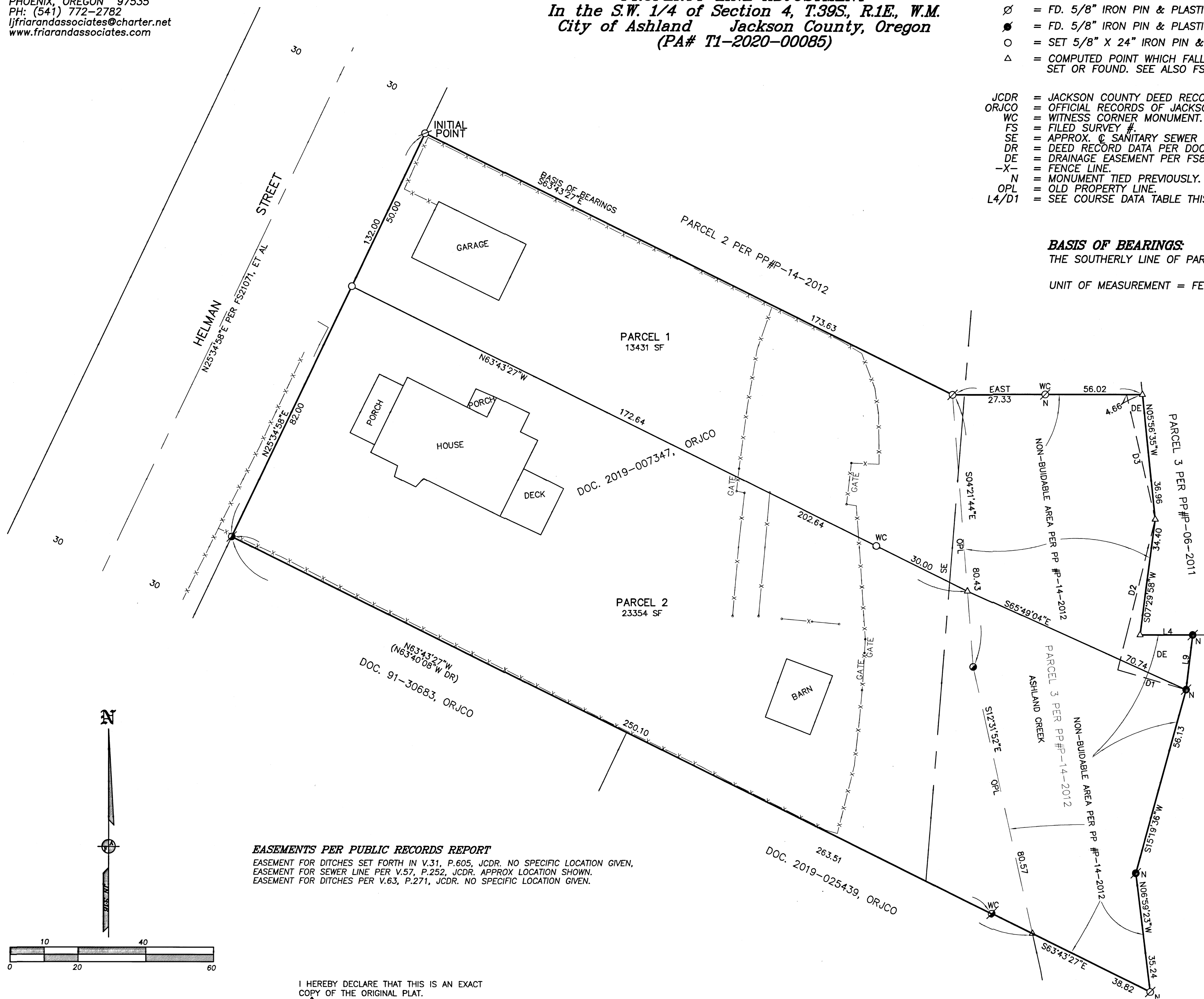
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FLATEBO RPE7971 PER FS6428.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD SWAIN RLS759 PER FS5770, 8308, 9261, 9266, & 10009.
- ⊘ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS21071.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. OSMUS PLS2464 PER FS18168.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- △ = COMPUTED POINT WHICH FALLS IN AREA SUBJECT TO CREEK EROSION. NOTHING SET OR FOUND. SEE ALSO FS20840 & 21071.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- FS = FILED SURVEY #.
- SE = APPROX. C SANITARY SEWER EASEMENT PER V.57, P.252, JCDR
- DR = DEED RECORD DATA PER DOC. 2019-025439 & 91-30683, ORJCO.
- DE = DRAINAGE EASEMENT PER FS8308.
- X- = FENCE LINE.
- N = MONUMENT TIED PREVIOUSLY. NOT TIED THIS SURVEY.
- OPL = OLD PROPERTY LINE.
- L4/D1 = SEE COURSE DATA TABLE THIS SHEET.

BASIS OF BEARINGS:

THE SOUTHERLY LINE OF PARCEL 2 AS SHOWN ON FILED SURVEY NO. 21071.

UNIT OF MEASUREMENT = FEET



COURSE DATA TABLE

L4	N06°54'19"E	16.19
L9	N89°56'45"E	15.55
D1	N74°03'01"W	20.97
D2	N13°58'11"E	45.75
D3	N13°00'20"W	37.73

EASEMENTS PER PUBLIC RECORDS REPORT

EASEMENT FOR DITCHES SET FORTH IN V.31, P.605, JCDR. NO SPECIFIC LOCATION GIVEN.
EASEMENT FOR SEWER LINE PER V.57, P.252, JCDR. APPROX LOCATION SHOWN.
EASEMENT FOR DITCHES PER V.63, P.271, JCDR. NO SPECIFIC LOCATION GIVEN.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYESTER FILM.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

FILED
Date 6/19/20 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR