

APPROVALS:

EXAMINED AND APPROVED THIS 15th DAY OF SEPTEMBER, 2020

ASHLAND PLANNING DEPARTMENT DATE 9/1/2020 PLANNING FILE NO. PA-T2-2018-00005

EXAMINED AND APPROVED THIS 2nd DAY OF September, 2020

JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING THIS 3rd DAY OF September, 2020

COUNTY COMMISSIONER / ADMINISTRATOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE DECLARANTS, KDA HOMES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO THAT TRACT OF LAND HEREIN DESCRIBED IN DEED DOCUMENT NO. 2020-029500, AND THE CITY OF ASHLAND, A MUNICIPAL CORPORATION, AS TO PARCEL I AND PARCEL II DESCRIBED IN DEED DOCUMENT NO. 2017-002958, OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AND COMMON AREA AS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. KDA HOMES LLC HEREBY DEDICATES TO THE CITY OF ASHLAND FOR PUBLIC USE, THE STREET RIGHTS OF WAY, PUBLIC UTILITY EASEMENTS & THE 1.00 STREET PLUG AS SHOWN HEREON. THE CITY OF ASHLAND HEREBY DEDICATES THE STREET RIGHTS OF WAY AND PUBLIC PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON. KDA HOMES LLC ALSO HEREBY CREATES THE PRIVATE STORM DRAINAGE EASEMENTS OVER AND ACROSS COMMON AREA "A", ALONG WITH THE WETLAND CONSERVATION EASEMENT OVER AND ACROSS COMMON AREA "B" AS SHOWN HEREON. REMAINDER TRACTS I AND II, AS SHOWN HEREON ARE RESERVED FOR FUTURE DEVELOPMENT PHASES. WE HEREBY DESIGNATE SAID SUBDIVISION AS KESTREL PARK, PHASE 1, A PLANNED UNIT DEVELOPMENT.

LAZARO AYALA, MANAGER, KDA HOMES LLC

JOHN STROMBERG, MAYOR, CITY OF ASHLAND

ACKNOWLEDGEMENT

STATE OF OREGON } JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED LAZARO AYALA, ON AUTHORITY FOR KDA HOMES, LLC, ON THIS 15th DAY OF Sept, 2020, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. 985350

MY COMMISSION EXPIRES: 321.2023

ACKNOWLEDGEMENT

STATE OF OREGON } JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED JOHN STROMBERG, MAYOR, CITY OF ASHLAND, ON THIS 15th DAY OF September, 2020, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. 980629

MY COMMISSION EXPIRES: October 28, 2022

AFFIDAVIT OF CONSENT:

FOR EVERGREEN FEDERAL BANK, AS BENEFICIARY OF THAT DEED OF TRUST RECORDED DECEMBER 6, 2019, AS INSTRUMENT NO. 2019-037766 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2020 - 032234 OF SAID DESCRIBED OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT:

FOR EVERGREEN FEDERAL BANK, AS BENEFICIARY OF THOSE DEEDS OF TRUST RECORDED IN DOCUMENT NO.'s 2020-014475, 2020-014476, 2020-014870 & 2020-014871 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2020 - 032234 IN SAID DESCRIBED OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT:

FOR JACOB ROBERT AYALA, A PROTECTED PERSON 604 FAIR OAKS ASHLAND OREGON 97520, AS BENEFICIARY OF THAT DEED OF TRUST RECORDED IN DOCUMENT NO. 2020-011603, 2020-014625 & 2020-014872 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2020 - 032235 IN SAID DESCRIBED OFFICIAL RECORDS.

Assessor's Map No. 39 1E 04 DB, Tax Lot 2000 Assessor's Map No. 39 1E 04 AC, Tax Lots 900 & 999 Assessor's Map No. 39 1E 04 AD, Tax Lots 8600 & 4700

KESTREL PARK, PHASE 1 A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN

NORTHEAST & SOUTHEAST QUARTERS OF SECTION 4 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

KDA Homes, LLC

604 Fair Oaks Drive Ashland, Oregon

SHEET INDEX

- SHEET 1 APPROVALS, CERTIFICATES, NARRATIVE SHEET 2 SUBJECT PROPERTY BOUNDARY SHEET 3 KESTREL PARK PHASE 1 & FUTURE PHASE TRACTS SHEET 4 LINE & CURVE TABLES, DETAIL AREAS

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

A SUBDIVISION OF THOSE TRACTS OF LAND LYING SITUATE WITHIN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 4 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

KDA HOMES PARCEL - O.R. 2020-029500:

PARCEL NO. 2 OF PARTITION PLAT NO. P-7-2000, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN VOLUME 11, PAGE 7 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON, AND FILED IN AS SURVEY NO. 16412 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

EXCEPTING THEREFROM:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL NO. 2, PER PARTITION PLAT NO. P-07-2000, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN VOLUME 11, PAGE 7 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 16412 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE ALONG THE NORTH LINE OF SAID PARCEL NO. 2, SOUTH 89°57'12" WEST, 79.54 FEET; THENCE SOUTH, 14.98 FEET; THENCE EAST, 14.00 FEET; THENCE ALONG THE ARC OF A 7.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°57'12", A DISTANCE OF 10.99 FEET (THE LONG CHORD OF WHICH BEARS NORTH 44°58'36" EAST, 9.90 FEET) TO A POINT BEING 8 FEET SOUTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID PARCEL NO. 2; THENCE PARALLEL TO SAID NORTH LINE, NORTH 89°57'12" EAST, 58.54 FEET TO THE EAST LINE OF SAID PARCEL NO. 2; THENCE ALONG SAID EAST LINE, NORTH 00°03'33" EAST, 8.00 FEET TO THE POINT OF BEGINNING.

CITY OF ASHLAND PARCEL I - O.R. 2017-002958:

COMMENCING AT THE SOUTHEAST CORNER MEADOWBROOK PARK II AT NORTH MOUNTAIN, A PLANNED UNIT DEVELOPMENT IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 32, PAGE 87, PLAT RECORDS, THE TRUE POINT OF BEGINNING. THENCE SOUTH ALONG THE PROJECTED EASTERN LINE OF SAID PLAT TO A POINT OF THE NORTHERN BOUNDARY OF PARCEL DESCRIBED IN INSTRUMENT 2013-025769 OF THE OFFICIAL RECORDS OF JACKSON COUNTY OREGON. THENCE WEST ALONG THE NORTHERN BOUNDARY TO A POINT DIRECTLY SOUTH AND PARALLEL THE SOUTHWEST CORNER OF TRACT II DESCRIBED IN INSTRUMENT 1994-12465 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. THENCE NORTH ALONG THE PROJECTED WESTERN BOUNDARY OF SAID PARCEL TO THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG THE SOUTHERN BOUNDARY OF SAID PARCEL TO THE POINT OF BEGINNING.

CITY OF ASHLAND PARCEL II - O.R. 2017-002958:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, QUINN SUBDIVISION, A PLANNED COMMUNITY, IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, SAID CORNER BEING A POINT ON THE WESTERN BOUNDARY OF THE RIGHT OF WAY FOR JULIAN COURT, THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG THE RIGHT OF WAY TO A POINT ON THE NORTHERN BOUNDARY OF PARCEL DESCRIBED IN INSTRUMENT NO. 2013-025769 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE WEST ALONG THE NORTHERN BOUNDARY OF SAID PARCEL TO A POINT SOUTH OF THE SOUTHWEST CORNER OF QUINN SUBDIVISION; THENCE NORTH TO THE SOUTHWEST CORNER OF QUINN SUBDIVISION, A PLANNED COMMUNITY IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON; THENCE EAST ALONG THE SOUTHERN BOUNDARY OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 596,565 SQUARE FEET OR 13.70 ACRES, MORE OR LESS.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE ORDER NO. 7169-3489043, EFFECTIVE DATE JUNE 4, 2020, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- EASEMENT INCLUDING TERMS AND CONDITIONS FOR COMMUNICATION LINE RIGHT-OF-WAY TO PACIFIC TELEPHONE & TELEGRAPH COMPANY DESCRIBED IN VOLUME 144, PAGE 159, DEED RECORDS, JACKSON COUNTY, OREGON. AGREEMENT WITH THE CITY OF ASHLAND FOR LOCAL IMPROVEMENT DISTRICT, INCLUDING TERMS AND CONDITIONS THEREOF RECORDED ON APRIL 22, 1992 IN THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON. SOLAR ACCESS WAIVER RECORDED IN DOCUMENT NO. 2005-078565 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 3rd OF September, 2020 AT 3:26 O'CLOCK P.M. AND RECORDED IN VOLUME 46, PAGE 19 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON. Christine D Walker COUNTY CLERK Heather Simpson DEPUTY

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.085 HAVE BEEN PAID AS OF September 3rd, 2020. Tax Collector: Christine D Walker, Date: 9.03.2020. Assessor: [Signature], Date: 09/03/2020

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT BY INSTRUMENT NO. 2020-032237 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF A PORTION OF THOSE TRACTS OF LAND DESCRIBED WITHIN DOCUMENT NO. 2016-013467 & 2019-037765 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY THE ASHLAND PLANNING DEPARTMENT. PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16 ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A LEICA GS-16 GNSS RECEIVER, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 19726, 22264 & 22580, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE SUBDIVISION AS SHOWN HEREON. GREAT OAKS, PLUM RIDGE, QUINN AND MEADOWBROOK PARK II SUBDIVISIONS ABOUT THE EAST & NORTH LINES OF THE SUBJECT PROPERTY. CITY OF ASHLAND TRACTS ABOUT THE WEST AND SOUTHERLY LINES AND A PRIVATE PARCEL ABOUTS THE MOST SOUTHERLY LINE. A SIGNIFICANT DEED HIATUS HAS NOTORIOUSLY EXISTED BETWEEN MEADOWBROOK PARK II & QUINN SUBDIVISIONS AND WAS DISCOVERED IN 1973 BY EVERETT SWAIN IN SURVEY NO. 5380. JACKSON COUNTY FORECLOSED ON THE STRIP, DESCRIBED IN DOCUMENT NO. 2016-013467, AND QUIT CLAIMED TO THE CITY OF ASHLAND IN DOCUMENT NO. 2017-002958. IN ORDER FOR FUTURE STREET EXTENSION CONTINUITY TO EXIST BETWEEN MEADOWBROOK PARK AND QUINN SUBDIVISIONS WITH THE SUBJECT PARCEL, THE CITY HAS ENJOINED THE LANDOWNER AS DECLARANTS TO THIS PLAT TO CREATE STREET DEDICATIONS WITHIN SAID STRIP ACROSS KESTREL PARKWAY, STONERIDGE AVENUE, THE ALLEY BETWEEN THEM, AS WELL AS A PUBLIC PEDESTRIAN ACCESS EASEMENT BETWEEN JULIAN COURT & QUINN LANE. PORTIONS OF THE SUBJECT PROPERTY HAD BEEN SURVEYED PREVIOUSLY AS INDICATED ON SURVEY NO.'s 6779, 9985, 12902, 16412 AND THE ABOVE REFERENCED SUBDIVISIONS. MONUMENTS WERE RECOVERED FROM THESE SURVEYS AND UTILIZED FOR DETERMINING THE SUBDIVISION BOUNDARY AS DENOTED ON THIS PLAT. THE LOTS, COMMON AREAS, PUBLIC UTILITY & PUBLIC PEDESTRIAN ACCESS EASEMENTS ARE CREATED AS SHOWN HEREON, ALONG WITH THE VARIABLE WIDTH STREET DEDICATIONS TO THE CITY OF ASHLAND OVER PARCEL I & PARCEL II, DESCRIBED IN DOCUMENT NO. 2016-013467, OFFICIAL RECORDS. I SURVEY AND MONUMENT KESTREL PARK, PHASE I AND THE REMAINDER TRACTS FOR FUTURE SUBDIVISION PHASES AS SHOWN HEREON.

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

[Signature] SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

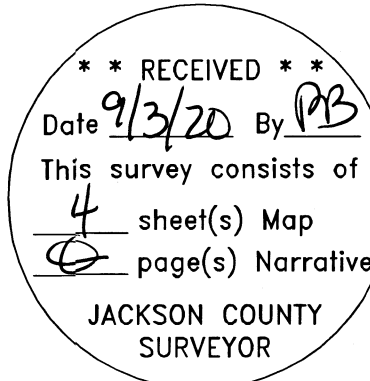
OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

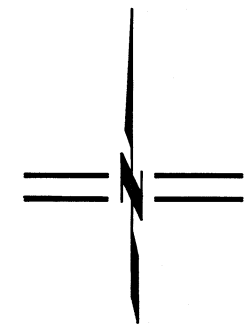
RENEWAL DATE: 6/30/2021

SURVEYED BY: POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

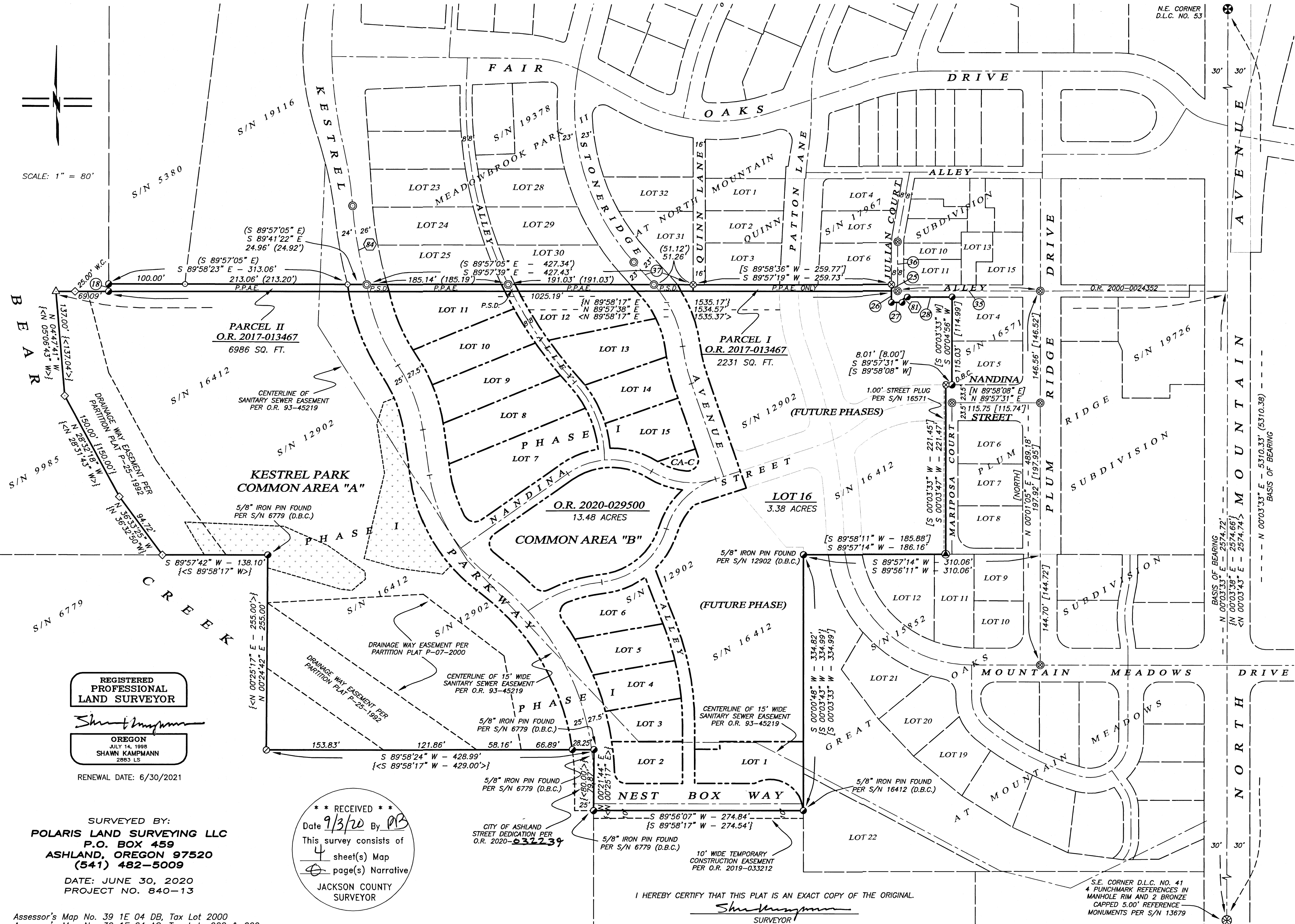
DATE: JUNE 30, 2020 PROJECT NO. 840-13

FILE: SURVEYS\840-13\KESTREL PARK PHS 1.DWG SHEET 1 OF 4





SCALE: 1" = 80'



REGISTERED PROFESSIONAL LAND SURVEYOR

SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 30, 2020
PROJECT NO. 840-13

** RECEIVED **
Date 9/3/20 By PB

This survey consists of
4 sheet(s) Map
1 page(s) Narrative

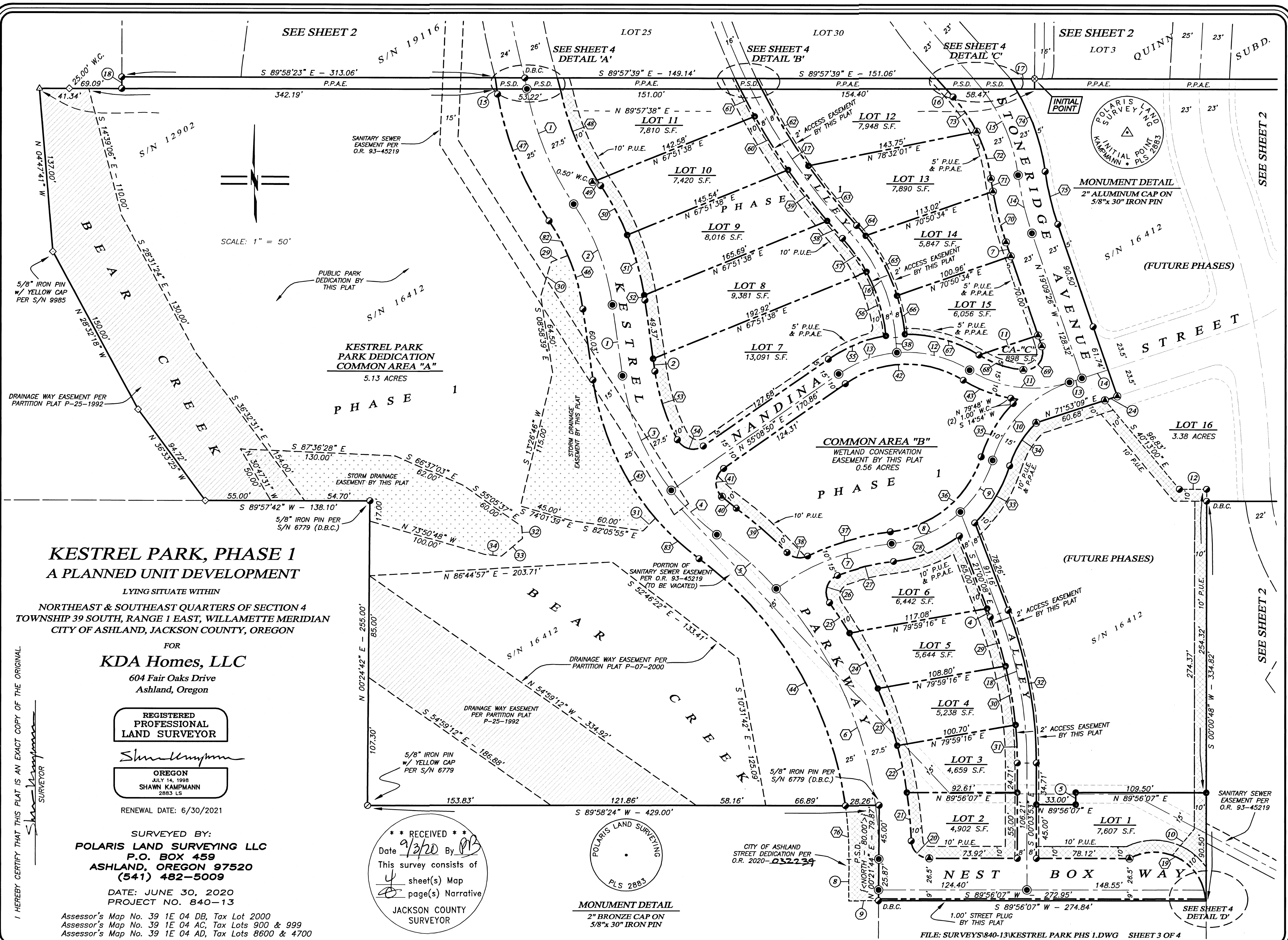
JACKSON COUNTY SURVEYOR

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

SHAWN KAMPMANN
SURVEYOR

Assessor's Map No. 39 1E 04 DB, Tax Lot 2000
Assessor's Map No. 39 1E 04 AC, Tax Lots 900 & 999
Assessor's Map No. 39 1E 04 AD, Tax Lots 8600 & 4700

FILE: SURVEYS\840-13\KESTREL PARK PHS 1.DWG SHEET 2 OF 4



KESTREL PARK, PHASE 1
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
 NORTHEAST & SOUTHEAST QUARTERS OF SECTION 4
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
KDA Homes, LLC
 604 Fair Oaks Drive
 Ashland, Oregon

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: JUNE 30, 2020
 PROJECT NO. 840-13

Assessor's Map No. 39 1E 04 DB, Tax Lot 2000
 Assessor's Map No. 39 1E 04 AC, Tax Lots 900 & 999
 Assessor's Map No. 39 1E 04 AD, Tax Lots 8600 & 4700

**** RECEIVED ****
 Date *9/3/20* By *[Signature]*
 This survey consists of
4 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



MONUMENT DETAIL
 2" BRONZE CAP ON
 5/8"x 30" IRON PIN

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

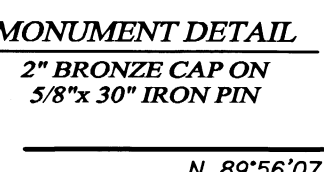
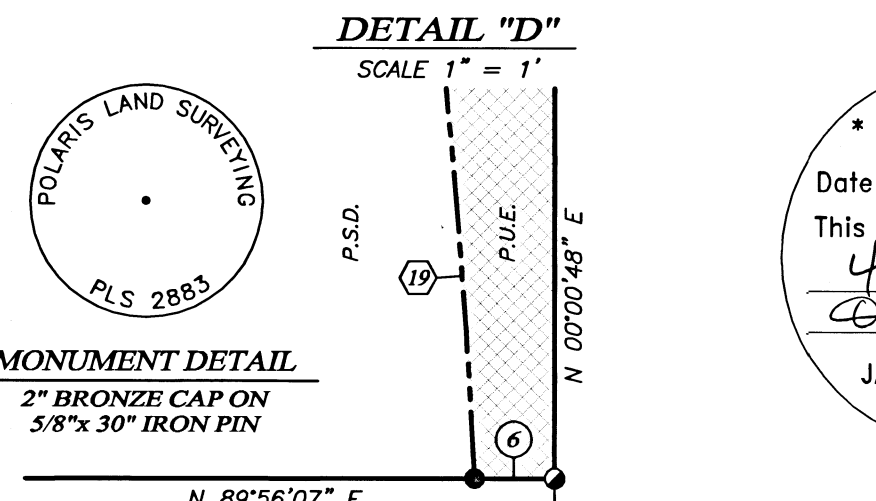
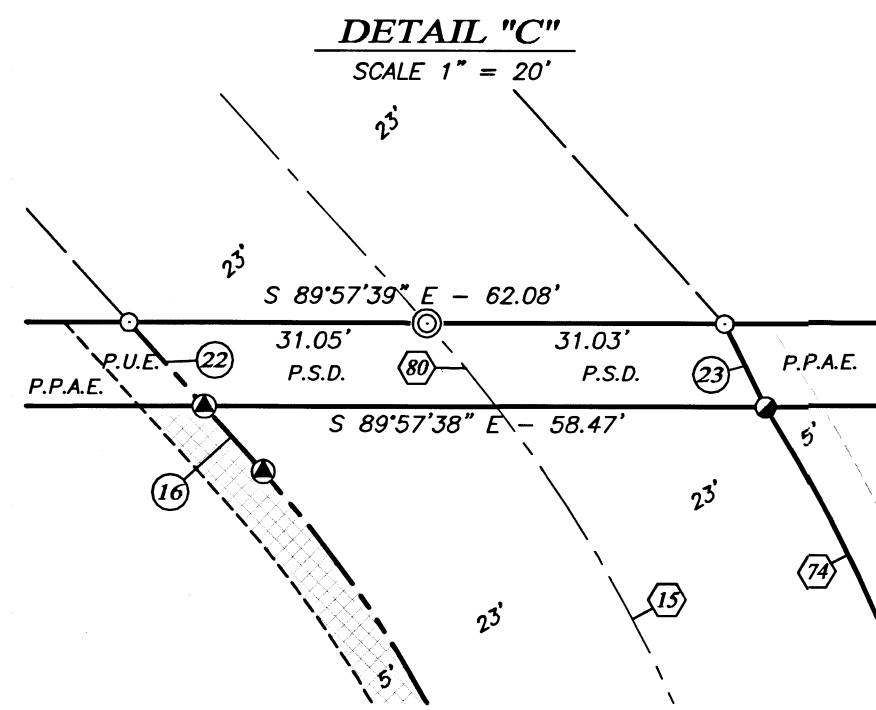
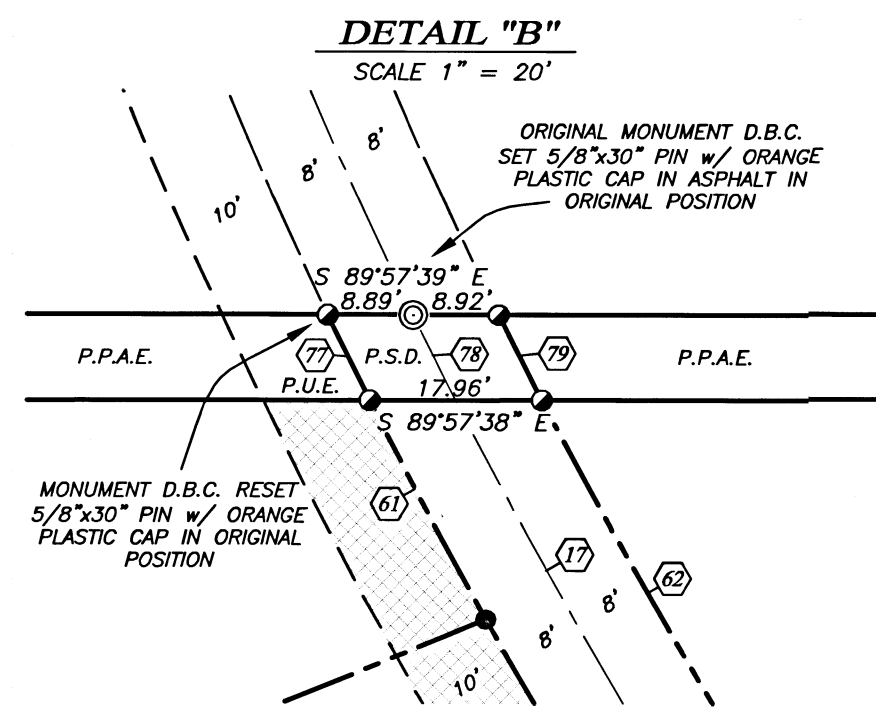
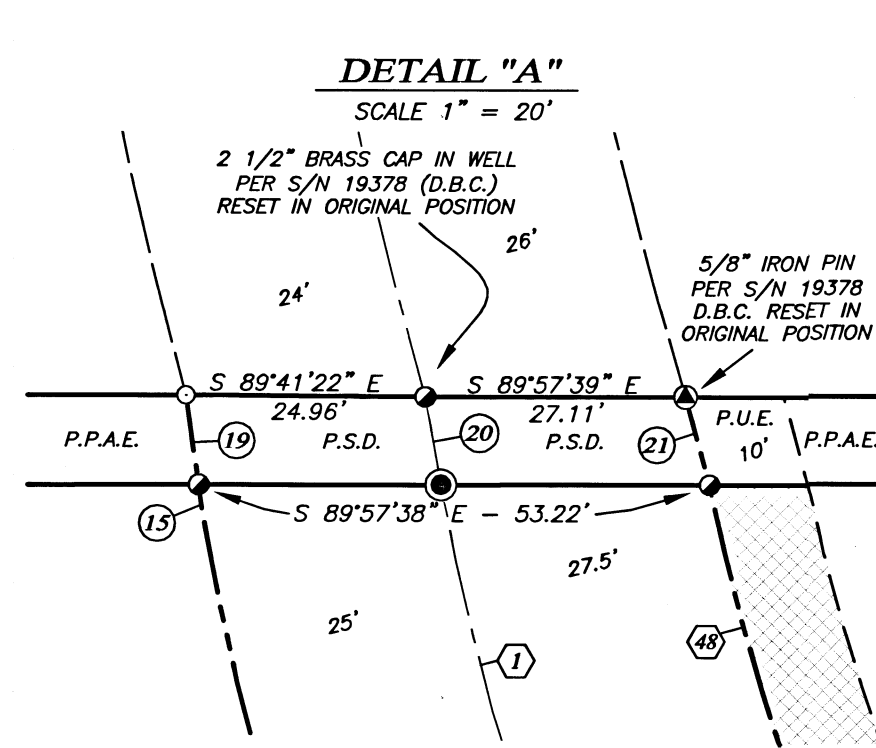
TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
1	24°03'30"	250.00'	104.97'	53.27'	S 22°11'09" E - 104.20'
2	26°04'46"	200.00'	91.04'	46.32'	S 21°10'30" E - 90.25'
3	30°09'05"	200.00'	105.25'	53.87'	S 23°12'40" E - 104.04'
4	15°17'12"	200.00'	53.36'	26.84'	S 45°55'48" E - 53.20'
5	11°32'51"	335.00'	67.52'	33.87'	S 47°47'58" E - 67.40'
6	42°23'17"	335.00'	247.84'	129.90'	S 20°49'54" E - 242.22'
7	30°03'30"	200.00'	104.92'	53.70'	N 68°43'25" E - 103.72'
8	37°02'03"	100.00'	64.64'	33.49'	N 65°14'08" E - 63.52'
9	29°28'15"	100.00'	51.44'	26.30'	N 31°58'59" E - 50.87'
10	54°38'18"	100.00'	95.36'	51.66'	N 44°34'00" E - 91.79'
11	49°54'58"	100.00'	87.12'	46.54'	N 83°09'22" W - 84.39'
12	36°36'05"	100.00'	63.88'	33.07'	N 76°29'55" W - 62.80'
13	30°03'12"	100.00'	52.45'	26.84'	S 70°10'26" W - 51.85'
14	11°30'03"	250.00'	50.18'	25.18'	N 13°24'24" W - 50.10'
15	30°12'11"	150.00'	79.07'	40.48'	N 22°45'28" W - 78.16'
16	37°34'54"	150.00'	98.39'	51.04'	N 23°35'25" W - 96.63'
17	15°18'47"	545.19'	145.71'	73.29'	N 34°43'29" W - 145.28'
18	20°56'14"	350.00'	127.90'	64.67'	S 10°32'00" E - 127.19'
19	116°16'08"	43.00'	87.26'	69.18'	S 60°59'02" E - 73.04'
20	88°00'22"	15.00'	23.04'	14.49'	N 46°03'42" W - 20.84'
21	06°26'05"	362.50'	40.71'	20.38'	N 05°16'34" W - 40.69'
22	06°20'59"	362.50'	40.17'	20.11'	N 11°40'06" W - 40.15'
23	08°00'15"	362.50'	50.64'	25.36'	N 18°50'43" W - 50.60'
24	08°16'11"	362.50'	52.32'	26.21'	N 26°58'56" W - 52.28'
25	04°49'02"	362.50'	30.48'	15.25'	N 33°31'33" W - 30.47'
26	104°41'06"	15.00'	27.41'	19.44'	N 16°24'29" E - 23.75'
27	15°00'07"	185.00'	48.44'	24.36'	N 76°15'06" E - 48.30'
28	29°49'52"	115.00'	59.88'	30.63'	N 68°50'13" E - 59.20'
29	07°10'54"	342.00'	42.87'	21.46'	S 17°24'41" E - 42.84'
30	08°23'03"	342.00'	50.05'	25.07'	S 09°37'42" E - 50.00'
31	05°22'17"	342.00'	32.06'	16.04'	S 02°45'02" E - 32.05'
32	20°56'14"	358.00'	130.82'	66.15'	S 10°32'00" E - 130.10'
33	28°13'11"	115.00'	56.64'	28.91'	N 31°21'27" E - 56.07'
34	28°47'47"	85.00'	42.72'	21.82'	N 31°38'45" E - 42.27'
35	30°01'06"	110.00'	57.63'	29.49'	S 32°15'24" W - 56.97'
36	66°30'18"	90.00'	104.47'	59.01'	S 50°30'00" W - 98.70'
37	19°46'23"	210.00'	72.47'	36.60'	S 73°51'58" W - 72.11'
38	71°22'19"	15.00'	18.68'	10.77'	N 80°20'04" W - 17.50'
39	08°55'29"	362.50'	56.46'	28.29'	N 49°06'39" W - 56.41'
40	05°08'29"	172.50'	15.48'	7.74'	N 51°00'09" W - 15.47'
41	103°34'45"	15.00'	27.12'	19.05'	N 03°21'27" E - 23.57'
42	66°39'17"	90.00'	104.70'	59.18'	N 88°28'28" E - 98.90'
43	25°17'46"	110.00'	48.56'	24.68'	S 70°50'46" E - 48.17'
44	45°37'32"	310.00'	246.86'	130.39'	N 30°45'38" W - 240.39'
45	45°26'17"	225.00'	178.43'	94.21'	N 30°51'15" W - 173.80'
46	26°04'46"	175.00'	79.66'	40.53'	N 21°10'30" W - 78.97'
47	24°03'30"	275.00'	115.47'	58.60'	N 22°11'09" W - 114.62'
48	21°21'40"	222.50'	82.95'	41.96'	S 22°06'12" E - 82.47'
49	01°25'52"	222.50'	5.56'	2.78'	S 33°29'58" E - 5.56'
50	11°48'48"	227.50'	46.91'	23.54'	S 28°18'30" E - 46.82'
51	13°12'22"	227.50'	52.44'	26.34'	S 15°47'55" E - 52.32'
52	01°03'37"	227.50'	4.21'	2.10'	S 08°39'56" E - 4.21'
53	20°08'51"	172.50'	60.66'	30.64'	S 18°12'33" E - 60.35'
54	96°34'12"	15.00'	25.28'	16.83'	S 76°34'04" E - 22.39'
55	26°03'25"	115.00'	52.30'	26.61'	N 68°10'32" E - 51.85'
56	22°44'08"	142.00'	56.35'	28.55'	N 16°59'36" W - 55.98'

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
57	14°01'12"	142.00'	34.75'	17.46'	N 35°22'16" W - 34.66'
58	02°00'12"	553.19'	19.34'	9.67'	N 41°22'47" W - 19.34'
59	05°35'23"	553.19'	53.97'	27.01'	N 37°34'59" W - 53.95'
60	05°28'10"	553.19'	52.81'	26.42'	N 32°03'12" W - 52.79'
61	02°40'20"	553.19'	25.80'	12.90'	N 27°58'57" W - 25.80'
62	08°01'44"	537.19'	75.28'	37.70'	S 31°31'08" E - 75.22'
63	06°50'53"	537.19'	64.20'	32.14'	S 38°57'26" E - 64.17'
64	04°13'28"	158.00'	11.65'	5.83'	S 40°16'08" E - 11.65'
65	20°39'14"	158.00'	56.96'	28.79'	S 27°49'47" E - 56.65'
66	11°57'37"	158.00'	32.98'	16.55'	S 11°31'22" E - 32.92'
67	32°37'09"	115.00'	65.47'	33.65'	S 74°30'27" E - 64.59'
68	26°38'46"	85.00'	39.53'	20.13'	S 71°31'16" E - 39.18'
69	114°18'47"	15.00'	29.93'	23.24'	N 37°59'57" E - 25.20'
70	09°12'24"	273.00'	43.87'	21.98'	N 14°33'14" W - 43.82'
71	02°17'39"	273.00'	10.93'	5.47'	N 08°48'12" W - 10.93'
72	18°42'16"	127.00'	41.46'	20.92'	N 17°00'31" W - 41.28'
73	15°48'34"	127.00'	35.04'	17.63'	N 34°15'56" W - 34.93'
74	24°30'03"	173.00'	73.98'	37.56'	S 19°54'24" E - 73.42'
75	11°30'03"	227.00'	45.57'	22.86'	S 13°24'24" E - 45.49'
76	08°18'36"	310.00'	44.96'	22.52'	S 03°47'34" E - 44.92'
77	01°01'44"	553.19'	9.93'	4.97'	N 26°07'55" W - 9.93'
78	01°02'46"	545.19'	9.96'	4.98'	N 26°32'42" W - 9.96'
79	01°03'51"	537.19'	9.98'	4.99'	S 26°58'20" E - 9.98'
80	04°18'39"	150.00'	11.29'	5.65'	N 40°00'53" W - 11.28'
81	90°01'55"	7.00'	11.00'	7.00'	N 44°58'36" E - 9.90'
82	10°48'16"	175.00'	33.00'	16.55'	S 28°48'46" E - 32.95'
83	12°43'57"	225.00'	50.00'	25.10'	N 47°12'25" W - 49.90'
84	11°39'22"	514.00'	104.57'	52.46'	N 10°07'36" W - 104.39'

TABLE OF COURSES					
FLAG	BEARING	DISTANCE	FLAG	BEARING	DISTANCE
1	S 08°08'07" E	60.03'	21	S 15°26'42" E	9.46'
2	S 08°08'07" E	10.65'	22	N 42°10'13" W	11.72'
3	N 19°09'26" W	9.61'	23	S 26°19'31" E	9.60'
4	S 21°00'08" E	7.66'	24	N 71°53'09" E	10.81'
5	N 00°03'53" W	10.00'	25	S 00°00'49" W	8.60'
6	S 89°56'07" W	0.42'	26	S 00°00'49" W	15.00'
7	N 19°09'26" W	12.32'	27	N 89°57'38" E	14.00'
8	S 00°21'44" W	34.87'	28	N 89°57'38" E	58.50'
9	S 89°38'16" E	25.00'	29	S 68°59'33" W	15.00'
10	S 39°18'39" W	28.85'	30	S 17°05'32" W	30.00'
11	S 71°33'10" W	52.20'	31	N 44°12'36" E	15.00'
12	S 89°57'42" W	22.86'	32	S 03°16'30" E	10.00'
13	N 71°53'09" E	11.00'	33	S 49°59'16" W	23.00'
14	N 71°53'09" E	23.00'	34	N 84°20'04" W	14.40'
15	S 08°16'27" E	4.44'	35	S 49°59'16" W	23.00'
16	N 42°10'13" W	9.15'	36	N 84°20'04" W	14.40'
17	N 89°57'39" W	20.22'	37	N 89°57'05" E	187.09'
18	S 00°04'17" W	9.68'	38	N 00°00'49" E	64.06'
19	S 08°16'27" E	9.41'	39	N 42°10'13" W	39.27'
20	S 10°09'23" E	9.31'	40	N 04°48'00" W	12.67'

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

Shawn Kampmann
SURVEYOR



KESTREL PARK, PHASE I
A PLANNED UNIT DEVELOPMENT
LYING SITUATE WITHIN
NORTHEAST & SOUTHEAST QUARTERS OF SECTION 4
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
KDA Homes, LLC
604 Fair Oaks Drive
Ashland, Oregon

- LEGEND**
- ⊗ 3" BRONZE CAPPED IRON PIPE AT NORTHEAST CORNER OF DONATION LAND CLAIM NO. 53, PER SURVEY NO. 19726 (RECOVERED)
 - ⊗ PUNCH MARK IN MANHOLE RIM AT SOUTHEAST CORNER OF DONATION LAND CLAIM CORNER NO. 41 PER SURVEY NO. 19726 (RECOVERED)
 - ⊗ 2.5" BRASS CAP IN MONUMENT WELL STAMPED "C NEATHAMER LS 56545" PER S/N 19378, MEADOWBROOK PARK II SUBDIVISION (RECOVERED)
 - ⊗ 2.5" BRASS CAPPED IRON PIPE IN MONUMENT WELL STAMPED "L.J. FRIAR & ASSOC." PER S/N 16571 & 17967 (RECOVERED)
 - ⊗ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "C NEATHAMER LS 56545" PER S/N 19378 (RECOVERED)
 - ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 16412, 16571 & 17697 (RECOVERED)
 - ⊗ 5/8" IRON PIN, NO MARKINGS, PER S/N 6779 (RECOVERED)
 - △ NORTHEAST CORNER CORNELIUS TRACT PER DEED RECORD VOLUME 75, PAGE 437 AND S/N 9985 (CALCULATED, FALLS IN CREEK)
 - ◇ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "McMAHAN LS 1913" PER S/N 12902, OR AS DESCRIBED (RECOVERED)
 - ⊗ 5/8" x 30" IRON PIN w/ 2" BRONZE CAP IN MONUMENT WELL STAMPED "PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
 - ⊗ 1" BERNTSEN BRASS DISC DRILLED FLUSH IN CONCRETE STAMPED STAMPED "POLARIS PLS 2883" (ESTABLISHED)
 - 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - SUBJECT PROPERTY LINE
 - - - NEW LOT / RIGHT-OF-WAY LINE
 - - - BOUNDARY LINE
 - - - CENTERLINE
 - - - PREVIOUS DEED LINE
 - - - EASEMENT LINE
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - D.R. DEED RECORDS, VOLUME / PAGE, JACKSON COUNTY CLERK
 - P.U.E. PUBLIC UTILITY EASEMENT, BY THIS PLAT
 - P.S.D. PUBLIC STREET DEDICATION, BY THIS PLAT
 - P.P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT, BY THIS PLAT
 - W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
 - D.B.C. DESTROYED BY CONSTRUCTION - RESET IN ORIGINAL POSITION
 - () SURVEY RECORD DATA PER S/N 19378 (NEATHAMER)
 - { } SURVEY RECORD DATA PER S/N 12902 (McMAHAN)
 - < > SURVEY RECORD DATA PER S/N 6779 & 9985 (E.L. SWAIN)
 - [] SURVEY RECORD DATA PER S/N 15852, 16412, 16571 & 17967 (HIBBS)
 - City of Ashland Public Pedestrian Access Easement (P.P.A.E.) AND PUBLIC UTILITY EASEMENT (P.U.E.) BY THIS PLAT
 - Drainage Way Easement Per Partition Plat P-25-1992 (S/N 12902)
 - Public Utility Easement (P.U.E.) BY THIS PLAT

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF NORTH MOUNTAIN AVENUE, HAVING A RECORD PLAT BEARING OF NORTH 00°03'33" EAST, AS REFERENCED ON SURVEY NO. 19726, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED PROFESSIONAL LAND SURVEYOR
Date 9/3/20 By PB
This survey consists of 4 sheet(s) Map and 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 30, 2020
PROJECT NO. 840-13