

APPROVALS:

EXAMINED AND APPROVED THIS 23rd DAY OF DECEMBER, 2020
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA-T2-2020-00016

EXAMINED AND APPROVED THIS 23 DAY OF December, 2020
JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING THIS 29 DAY OF December, 2020
COUNTY COMMISSIONER / ADMINISTRATOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE DECLARANTS, KDA HOMES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND HEREON DESCRIBED AS LOT 16, KESTREL PARK, PHASE I, A PLANNED UNIT DEVELOPMENT IN THE CITY OF ASHLAND, 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. WE HEREBY DEDICATE BY THIS PLAT, THE VARIABLE WIDTH PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS EASEMENT ADJACENT TO THE EASTERLY LINE OF THE PUBLIC ALLEY AS SHOWN HEREON. WE ALSO CREATE A PRIVATE 2.00 WIDE RETAINING WALL EASEMENT, OVER AND ACROSS LOT 31 FOR THE BENEFIT OF LOTS 28, 29 & 30, AS SHOWN HEREON. WE ALSO HEREBY CREATE A BLANKET PRIVATE UTILITY EASEMENT OVER AND ACROSS THE COMMON AREA, INCLUDING THE "AS-CONSTRUCTED" LOCATION OF PRIVATE UTILITY LINES WITHIN KESTREL PARK PHASE II BOUNDARIES. WE HEREBY DESIGNATE SAID SUBDIVISION AS KESTREL PARK, PHASE II, A PLANNED UNIT DEVELOPMENT.

LAZARO AYALA, MANAGER, KDA HOMES LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED LAZARO AYALA, ON AUTHORITY FOR KDA HOMES, LLC, ON THIS 16 DAY OF December, 2020, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

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 - 049771 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 - 049771 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 - 049772 IN SAID DESCRIBED OFFICIAL RECORDS.

* POST MONUMENTATION NOTE

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON SHEET 3 OF 3 WILL BE IN PLACE BY NOVEMBER 31, 2025, AS ALLOWED PER O.R.S. 92.065 AND AN AFFIDAVIT OF POST-MONUMENTATION SHALL BE RECORDED UPON COMPLETION, AND FILED WITH THE COUNTY SURVEYOR PER O.R.S. 92.070. MONUMENTS HAVE NOW BEEN SET.

Scott Fein 3/27/23
JACKSON COUNTY 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

KESTREL PARK PHASE II
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 II PLAT

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 REPLAT OF LOT 16, KESTREL PARK, PHASE I, A PLANNED UNIT DEVELOPMENT SUBDIVISION, 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:

LOT 16, KESTREL PARK, PHASE I, A PLANNED UNIT DEVELOPMENT ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED ON SEPTEMBER 3, 2020 IN VOLUME 46, PAGE 19, OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 23143 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

CONTAINING 3.38 ACRES, MORE OR LESS.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE ORDER NO. 7169-3615400, EFFECTIVE DATE NOVEMBER 3, 2020, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 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.
2 AGREEMENT WITH THE CITY OF ASHLAND FOR LOCAL IMPROVEMENT DISTRICT, RECORDED ON APRIL 22, 1992 IN DOCUMENT NO. 92-11195 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
3 SOLAR ACCESS WAIVER RECORDED IN DOCUMENT NO. 2005-078565 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
4 BYLAWS, INCLUDING TERMS & CONDITIONS THEREOF FOR KESTREL PARK HOMEOWNERS ASSOCIATION RECORDED SEPTEMBER 3, 2020 IN DOCUMENT NO. 2020-032237 & 2020-032238 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
5 WATER RESOURCE PROTECTION ZONE MANAGEMENT PLAN, INCLUDING TERMS & PROVISIONS THEREOF, RECORDED ON SEPTEMBER 3, 2020 IN DOCUMENT NO. 2020-032238 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
6 AGREEMENT TO PARTICIPATE IN LID, INCLUDING TERMS & PROVISIONS THEREOF, RECORDED ON SEPTEMBER 3, 2020 IN DOCUMENT NO. 2020-032240 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
7 A SEWER EASEMENT ACROSS THE NORTH TEN FEET OF PARCEL 1. PARTITION PLAT NO. P-25-1992, PER DOCUMENT NO. 95-08620 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

** RECEIVED **
Date 12/29/20 By RB
This survey consists of
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

* Doc.# 2023-085242
03/21/2023
See s/n 23851

RECORDING:

FILED FOR RECORD THIS 29th OF December, 2020 AT 2:29 O'CLOCK P.M. AND RECORDED IN VOLUME 46, PAGE 27 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine Walker County Clerk
Scott Fein Deputy

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Dec. 29th, 2020.
Bali Davis, deputy Tax Collector
12/29/20 DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 29 DAY OF DECEMBER, 2020.

M/A Assessor
12/29/2020 DATE

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT BY INSTRUMENT NO. 2020-049773 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO SURVEY AND MONUMENT A REPLAT OF LOT 16, KESTREL PARK, PHASE I, A PLANNED UNIT DEVELOPMENT SUBDIVISION, TO CREATE "KESTREL PARK, PHASE II", LOCALLY REFERRED TO AS "KESTREL COTTAGES", AS APPROVED BY THE CITY OF 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. 23143, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE REPLAT OF LOT 16, AS SHOWN HEREON. THE SUBJECT PROPERTY IS BEING RE-PLATTED BY THIS SURVEY TO CREATE KESTREL PARK PHASE II, OTHERWISE KNOWN AS "KESTREL COTTAGES" WITH THE REMAINDER TRACT FOR FUTURE SUBDIVISION PHASES BEING DESIGNATED AS LOT 31. THE INTERIOR PHASE II LOT CORNERS WILL BE POST-MONUMENTED AFTER THE SITE GRADING AND CONSTRUCTION IS SUBSTANTIALLY COMPLETED. I SURVEY KESTREL PARK, PHASE II AND THE REMAINDER TRACT, LOT 31 FOR FUTURE SUBDIVISION PHASES AS SHOWN HEREON.

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

Shawn Kampmann
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: OCTOBER 20, 2020
PROJECT NO. 840-13

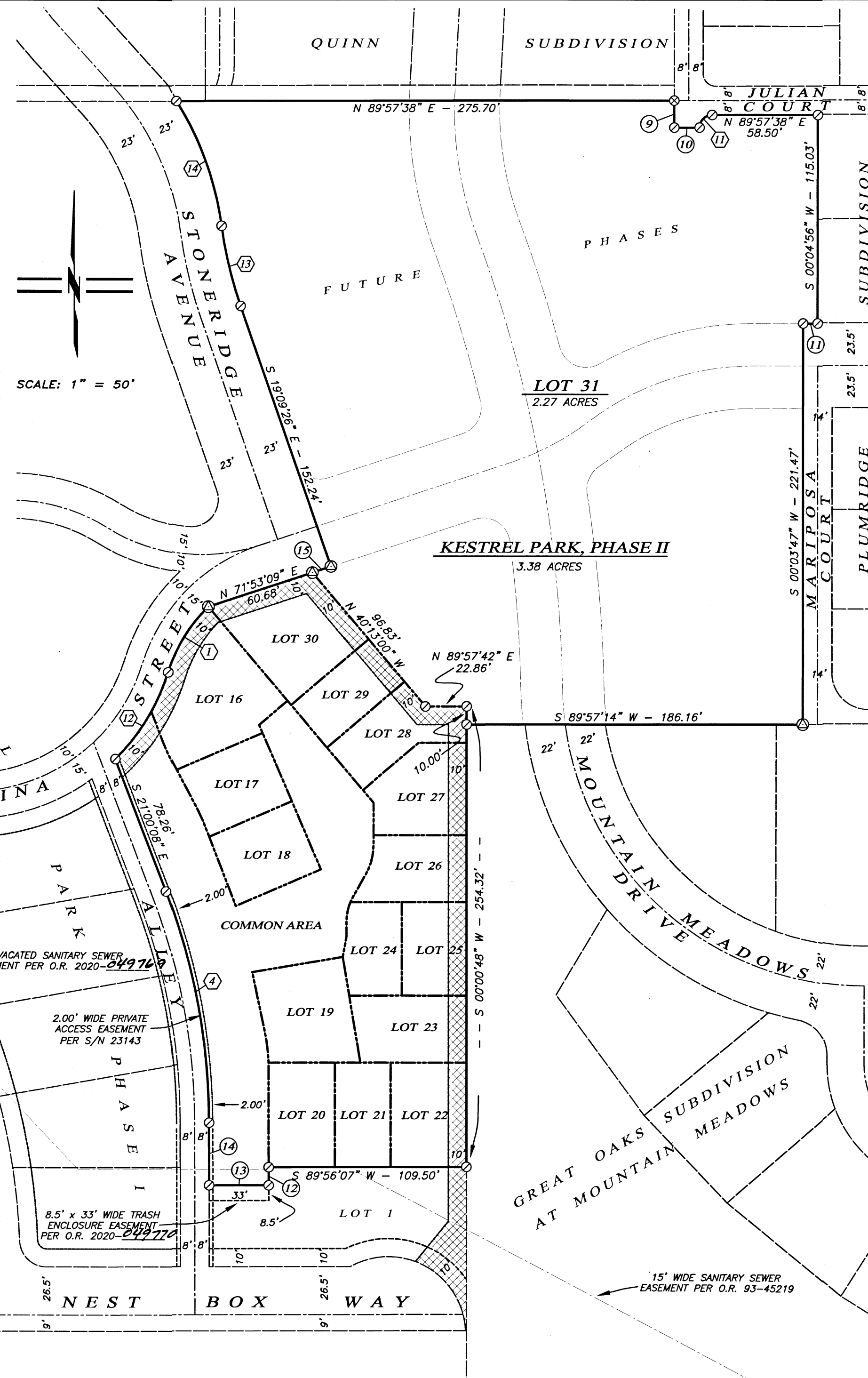
KESTREL PARK, PHASE II A PLANNED UNIT DEVELOPMENT

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

FLAG	Δ	R	A	T	CHORD
1	28°47'47"	85.00'	42.72'	21.82'	S 31°38'45" W - 42.27'
2	11°45'06"	115.00'	23.59'	11.84'	N 23°07'24" E - 23.55'
3	16°28'05"	115.00'	33.05'	16.64'	N 37°14'00" E - 32.94'
4	20°56'14"	358.00'	130.82'	66.15'	N 10°32'00" W - 130.10'
5	07°02'17"	100.00'	12.28'	6.15'	S 24°31'16" E - 12.28'
6	04°41'12"	99.99'	8.18'	4.09'	S 25°41'48" E - 8.18'
7	09°12'08"	112.67'	18.10'	9.07'	S 07°10'12" E - 18.08'
8	22°31'25"	28.80'	11.32'	5.74'	S 11°15'42" W - 11.25'
9	07°04'05"	28.80'	3.55'	1.78'	S 26°03'27" W - 3.55'
10	29°34'42"	33.20'	17.14'	8.76'	S 14°48'09" W - 16.95'
11	90°01'55"	7.00'	11.00'	7.00'	S 44°58'36" W - 9.90'
12	28°13'11"	115.00'	56.64'	28.91'	N 31°21'27" E - 56.07'
13	11°30'03"	227.00'	45.57'	22.86'	N 13°24'24" W - 45.49'
14	24°30'03"	173.00'	73.98'	37.56'	N 19°54'24" W - 73.42'

FLAG	BEARING	DISTANCE
1	S 40°13'00" E	3.04'
2	S 00°00'48" W	5.27'
3	S 29°35'30" W	13.92'
4	S 00°00'00" W	7.94'
5	S 10°10'35" W	11.58'
6	N 21°29'19" W	9.91'
7	N 28°02'24" W	5.40'
8	N 23°10'43" W	4.88'
9	S 00°00'49" W	15.00'
10	N 89°57'38" E	14.00'
11	S 89°57'31" W	8.01'
12	S 00°03'53" E	10.00'
13	S 89°56'07" W	33.00'
14	N 00°03'53" W	34.71'
15	N 71°53'09" E	10.81'



LEGEND

- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER SURVEY NO. 23143 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 16412, 16771 & 17697 (RECOVERED)
- ⊙ 1" BERNTSEN BRASS DISC DRILLED FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ◇ POST-CONSTRUCTION MONUMENT BY AFFADAVIT (DEFERRED) * See Survey 23851
- SUBJECT PROPERTY LINE
- NEW LOT LINE
- - - BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- - - EASEMENT LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- P.U.E. PUBLIC UTILITY EASEMENT
- [Hatched Box] PUBLIC UTILITY EASEMENT (P.U.E.) PER KESTREL PARK, PHASE I

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. 23143, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
Shawn Kampmann
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: OCTOBER 20, 2020
PROJECT NO. 840-13

** RECEIVED **
Date 12/29/20 By PB
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3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY 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

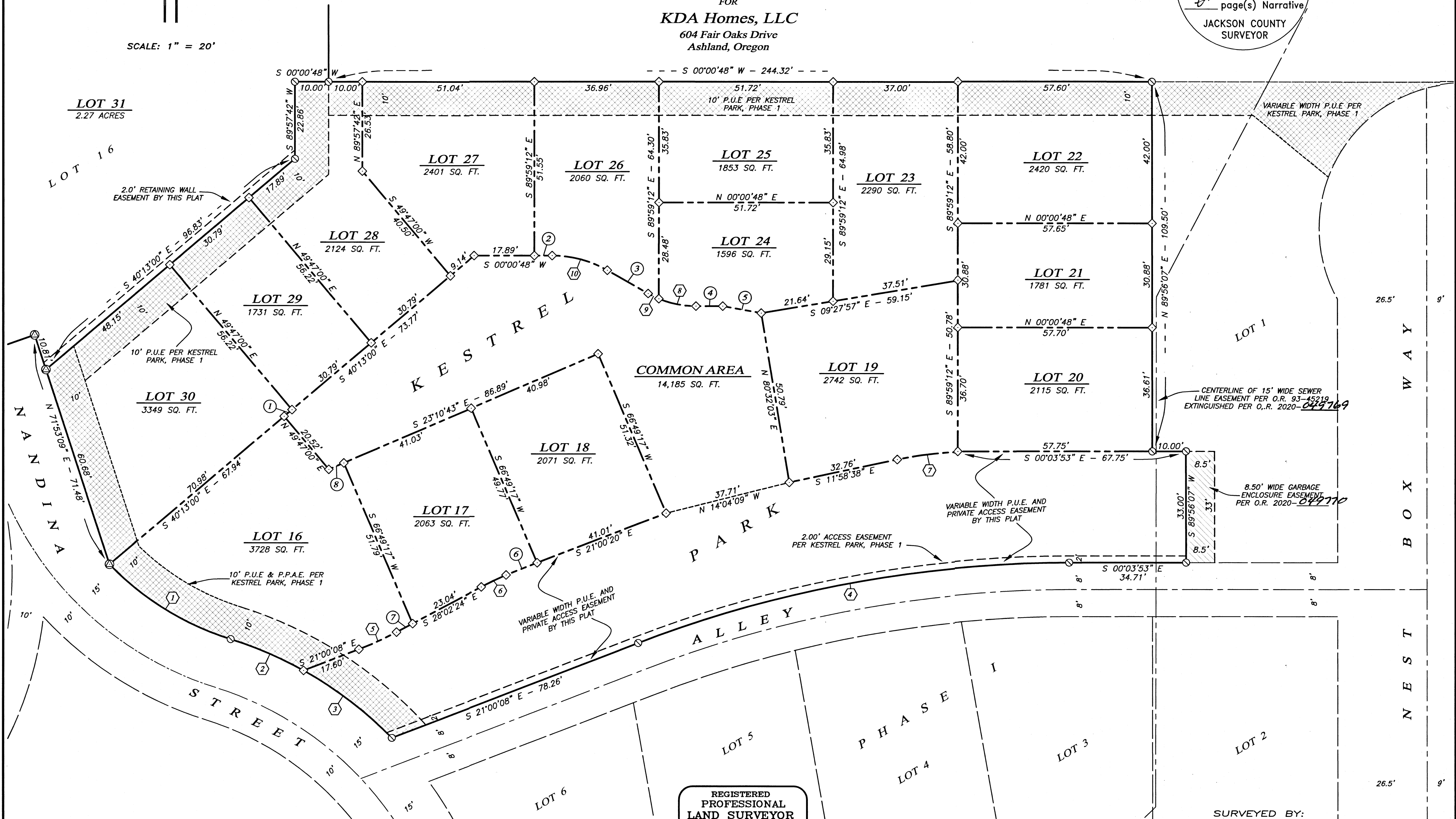
KESTREL PARK PHASE II A PLANNED UNIT DEVELOPMENT

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

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JACKSON COUNTY
SURVEYOR

SCALE: 1" = 20'



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

Shawn Kampmann
SURVEYOR

REGISTERED
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LAND SURVEYOR

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FILE: SURVEYS\840-13\KESTREL PARK PHS I.DWG SHEET 3 OF 3

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