

APPROVALS:

EXAMINED AND APPROVED THIS 20th DAY OF June, 2022
ASHLAND PLANNING DEPARTMENT
PLANNING FILE NO. PA-TT-2021-00173

EXAMINED AND APPROVED THIS 5 DAY OF July, 2022 PER O.R.S. 92.100
JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING THIS 1 DAY OF July, 2022
CITY OF ASHLAND MAYOR

APPROVED FOR RECORDING THIS 12 DAY OF July, 2022
COUNTY COMMISSIONER / ADMINISTRATOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT KDA HOMES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER 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. WE HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE, THE VARIABLE WIDTH STREET RIGHT OF WAY FOR WHEELDON WAY, THE PUBLIC UTILITY EASEMENTS ADJACENT TO NORTH MOUNTAIN AVENUE, WHEELDON WAY AND THE EASTERLY LINE OF COMMON AREA 'A', AS WELL AS THE VARIABLE WIDTH PUBLIC PEDESTRIAN ACCESS EASEMENTS ACROSS COMMON AREA TRACT 'A', AS SHOWN HEREON. WE ALSO CREATE THE PRIVATE ACCESS EASEMENT ACROSS LOT 2 FOR THE BENEFIT OF LOT 1. WE HEREBY DESIGNATE BEACH CREEK, PHASE 1, A PLANNED UNIT DEVELOPMENT IN THE CITY OF ASHLAND, OREGON, AS SHOWN HEREON.

LAZARO AYALA, MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED LAZARO AYALA, ON AUTHORITY FOR KDA HOMES LLC, ON THIS 20th DAY OF June, 2022, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE ORDER NO. 7169-3859674, EFFECTIVE DATE JUNE 16, 2022, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED JANUARY 15, 2014 IN DOCUMENT NO. 2014-001035 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

RECEIVED stamp: Date 7/12/22 By PB. This survey consists of 2 sheet(s) Map and 0 page(s) Narrative. JACKSON COUNTY SURVEYOR

Assessor's Map No. 39 1E 10, Tax Lot 800

BEACH CREEK, PHASE 1
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 9
& NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

KDA Homes, LLC

604 Fair Oaks Drive
Ashland, Oregon

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 THAT TRACT OF LAND LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, DESCRIBED IN DOCUMENT NO. 2022-005740 OF THE OFFICIAL RECORDS IN SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE INTERSECTION OF THE NORTH LINE OF THE CENTRAL OREGON & PACIFIC RAILROAD WITH THE EAST LINE OF MOUNTAIN AVENUE IN THE CITY OF ASHLAND, OREGON, FROM WHICH THE NORTHEAST CORNER OF SECTION 9 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, BEARS NORTH 08°09'00" EAST, 1319.03 FEET THEREFROM; THENCE NORTH 00°12'34" EAST, ALONG SAID EAST LINE OF NORTH MOUNTAIN AVENUE, 430.90 FEET (DEED RECORD NORTH, 430.90 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°46'52" EAST, ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF ASHLAND VILLAGE SUBDIVISION, A DISTANCE OF 700.08 FEET (DEED RECORD EAST, 700.00 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00°12'54" WEST, ALONG THE EAST LINE OF THE SUBJECT TRACT, COMMON WITH THE WEST LINES OF ASHLAND WILLOWS, SUNNYVIEW, BEAR GRASS WILLOWS AND ASHLAND PARKVIEW SUBDIVISIONS, A DISTANCE OF 813.34 FEET (DEED RECORD SOUTH, 813.60 FEET) TO THE NORTH LINE OF THE CENTRAL OREGON & PACIFIC RAILROAD, ALSO BEING THE SOUTHWEST CORNER OF ASHLAND PARKVIEW SUBDIVISION, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 00°12'54" WEST, 0.15 FEET THEREFROM; THENCE NORTH 61°08'01" WEST, ALONG SAID NORTH LINE OF SAID CENTRAL OREGON & PACIFIC RAILROAD, 797.72 FEET (DEED RECORD NORTH 61°20'00" WEST, 798.20 FEET) TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS SIMULTANEOUSLY RECORDED WITH THIS PLAT BY INSTRUMENT NO. 2022-022095 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT:

FOR OREGON PACIFIC BANK, AS BENEFICIARY OF THAT LINE OF CREDIT TRUST DEED DATED FEBRUARY 15, 2022, AS INSTRUMENT NO. 2022-005741 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2022-022094 OF SAID DESCRIBED OFFICIAL RECORDS.

POST MONUMENTATION NOTE

THE DEFERRED MONUMENTS AS DESCRIBED AND SHOWN ON SHEET 3 OF 3 WILL BE IN PLACE BY JUNE 20, 2024, AS ALLOWED PER O.R.S. 92.065. 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.

JACKSON COUNTY SURVEYOR

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

Shawn Kampmann
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 12th OF July, 2022 AT 2:15 O'CLOCK P.M. AND RECORDED IN VOLUME 418, PAGE 05 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Sonya S. Morgan
DEPUTY

APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 21st, 2022.

TAX COLLECTOR M. Mendenhall
DEPUTY
DATE 7/12/22

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 2 DAY OF July, 2022.

Dave Arrasmith
ASSESSOR
DATE 7-12-2022
Susan Krebs
DEPUTY
DATE 7-12-2022

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

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2022-005740 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON, 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. 20378, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE SUBDIVISION AS SHOWN. THE RIGHT OF WAY OF MOUNTAIN AVENUE WAS DETERMINED BY HOLDING RECOVERED CITY OF ASHLAND STREET CENTERLINE MONUMENTS LOCATED AT AN ANGLE POINT SOUTHEASTERLY OF THE INTERSECTION WITH HERSEY STREET AND THE INTERSECTION WITH "B" STREET. THE RIGHT OF WAY OF THE CENTRAL OREGON & PACIFIC RAILROAD WAS DETERMINED BY HOLDING THE RECORD ANGLE OF 60°20'35" WITH THE RAILROAD CENTERLINE AT MOUNTAIN AVENUE AS COMPUTED BY SURVEYOR EVERETT SWAIN AS DENOTED ON FILED SURVEY NO. 13679, WHICH CORRESPONDED WELL WITH SURVEY MEASUREMENTS TAKEN ALONG THE EXISTING MAIN TRACK GAUGE CENTERLINE. MONUMENTS RECOVERED ON THE EAST LINE OF THE SUBJECT PROPERTY FIT WELL WITH SURVEY RECORDS FROM ASHLAND PARKVIEW SUBDIVISION, SUNNYVIEW SUBDIVISION, AND ASHLAND WILLOWS SUBDIVISION AND WERE HELD FOR SAID EAST LINE. THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE MONUMENT RECOVERED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND HOLDING THE DEED RECORD DISTANCE OF 430.90' FROM THE INTERSECTION OF THE EAST SIDE LINE OF MOUNTAIN AVENUE WITH THE NORTH LINE OF THE CENTRAL OREGON AND PACIFIC RAILROAD. THE RESULTING NORTH LINE OF THE SUBJECT PROPERTY FIT WELL WITH MONUMENTS RECOVERED ALONG THE SOUTHERLY LINE OF ASHLAND VILLAGE SUBDIVISION. LOTS, COMMON AREA AND EASEMENTS ARE CREATED AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1999 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2023

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

DATE: JUNE 7, 2022
PROJECT NO. 1288-20

FILE: SURVEYS\1288-20\BEACH CREEK PUD PLAT.DWG SHEET 1 of 3

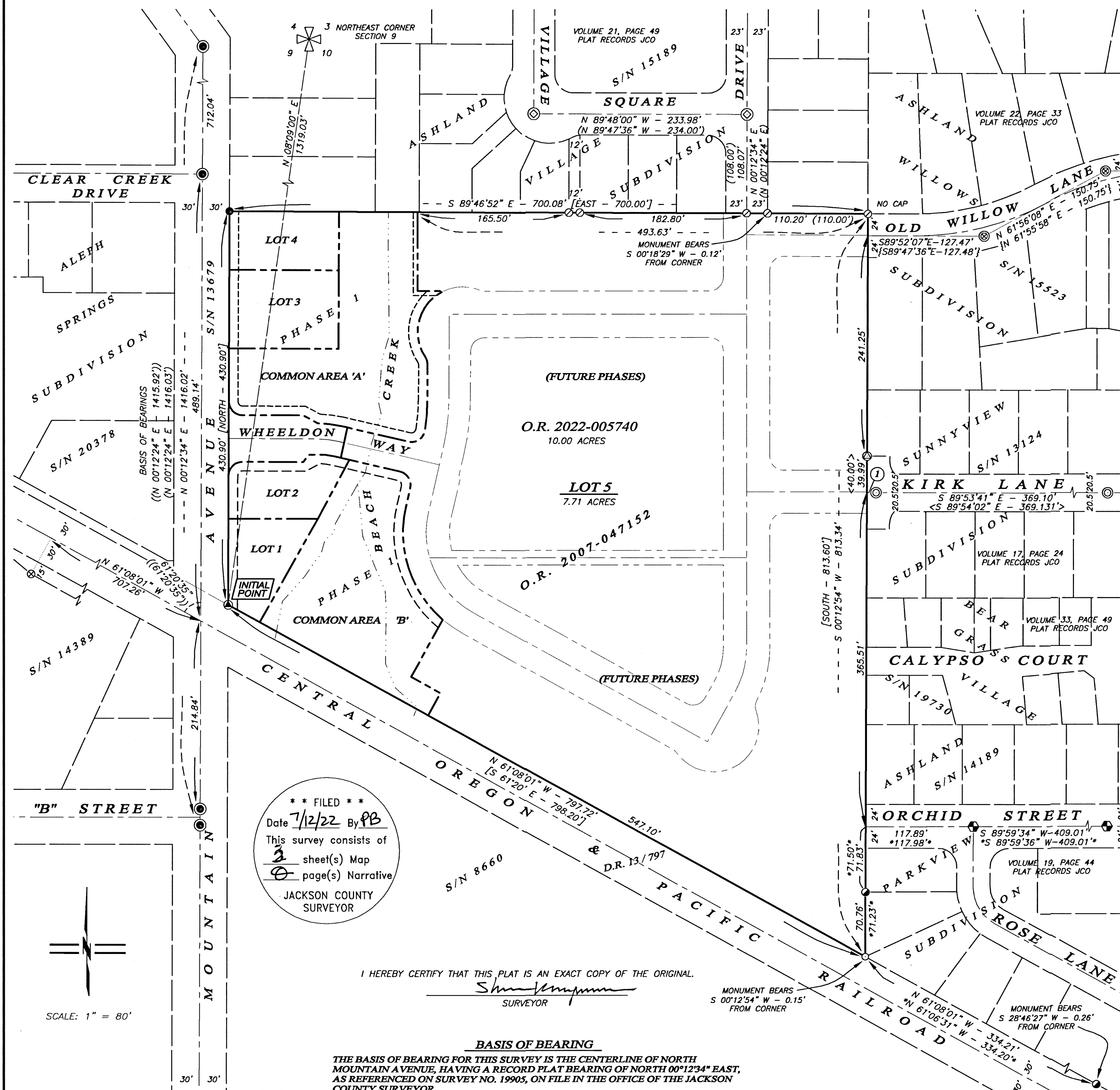
BEACH CREEK, PHASE 1
A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
 NORTHEAST QUARTER OF SECTION 9
 & NORTHWEST QUARTER OF SECTION 10
 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

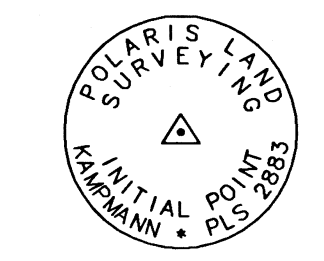
- ⊙ 2" BRASS DISK IN MONUMENT WELL PER ASHLAND VILLAGE SUBDIVISION BY D. HUCK (RECOVERED)
- ⊙ 2 1/2" BRASS CAP IN MONUMENT WELL STAMPED "CITY OF ASHLAND, 1993, LS-759" PER S/N 13679 (RECOVERED)
- ⊙ 2 1/2" BRASS DISK IN MONUMENT WELL STAMPED "L.S. 2023" PER ASHLAND WILLOWS SUBDIVISION (RECOVERED)
- ⊙ 2 1/2" BRASS CAP IN MONUMENT WELL PER AFFADAVIT OF MONUMENTATION O.R. 1993-002698 (RECOVERED)
- ⊙ 2 1/2" BRASS CAP IN MONUMENT WELL STAMPED "LS 2023" PER S/N 14348 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D McMAHAN LS 1913" PER S/N 12034 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D HUCK LS 2023" PER S/N 14946 & ASHLAND VILLAGE SUBDIVISION (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAISER LS 803" PER AFFADAVIT OF MONUMENTATION O.R. 1993-002698 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D HUCK LS 2023" PER S/N 14189 (RECOVERED)
- ⊗ 5/8" IRON PIN, NO CAP, PER S/N 14389 BY JAMES E. HIBBS (RECOVERED)
- ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT KAMPMANN PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- ⊙ 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- △ POST-CONSTRUCTION MONUMENT BY AFFIDAVIT (DEFERRED)
- SUBJECT PROPERTY LINE
- - - NEW LOT LINE
- - - BOUNDARY LINE
- - - CENTERLINE
- - - FUTURE STREET RIGHT-OF-WAY
- - - EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT, BY THIS PLAT
- D.L.C. DONATION LAND CLAIM
- () SURVEY RECORD DATA PER ASHLAND VILLAGE SUBDIVISION
- [] DEED RECORD DATA PER O.R. 2007-047152
- { } SURVEY RECORD DATA PER ASHLAND WILLOWS SUBDIVISION
- < > SURVEY RECORD DATA PER SUNNYVIEW SUBDIVISION
- * * SURVEY RECORD DATA PER ASHLAND PARKVIEW SUBDIVISION
- (()) SURVEY RECORD DATA PER S/N 13679
- ▭ PUBLIC PEDESTRIAN ACCESS EASEMENT



**** FILED ****
 Date 7/12/22 By PB
 This survey consists of
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
 [Signature]
 SURVEYOR

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°12'34" EAST, AS REFERENCED ON SURVEY NO. 19905, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

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

RENEWAL DATE: 6/30/2023

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

DATE: JUNE 7, 2022
 PROJECT NO. 1288-20

BEACH CREEK, PHASE 1 A PLANNED UNIT DEVELOPMENT

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 9
& NORTHWEST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

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

SCALE: 1" = 40'

TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	S 89°53'41" E	9.91'
②	S 89°54'02" E	<10.00'>
③	N 00°00'00" E	28.39'
④	N 77°01'25" W	6.56'
⑤	N 61°53'49" W	18.17'
⑥	N 36°07'09" E	9.69'
⑦	S 77°01'25" E	6.98'
⑧	S 12°58'35" W	21.29'
⑨	N 77°01'25" W	9.77'
⑩	S 13°33'17" W	30.69'
⑪	S 77°01'25" E	6.77'
⑫	S 12°16'31" W	34.00'
⑬	S 37°53'42" W	22.80'
⑭	S 52°06'18" E	25.66'
⑮	N 61°31'58" W	24.30'
⑯	N 31°21'25" W	22.32'
⑰	N 89°47'26" W	4.00'
⑱	N 00°12'34" W	5.30'
⑲	S 00°30'45" W	9.00'
⑳	S 89°29'15" E	20.00'
㉑	N 00°30'45" E	22.50'
㉒	N 89°29'15" W	20.00'
㉓	S 00°30'45" W	13.50'

LEGEND

- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT KAMPMANN PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- △ POST-CONSTRUCTION MONUMENT BY AFFIDAVIT (DEFERRED)
- SUBJECT PROPERTY LINE
- - - NEW LOT LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- - - EASEMENT LINE
- - - CENTERLINE OF BEACH CREEK
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT, BY THIS PLAT
- D.L.C. DONATION LAND CLAIM
- ▨ PUBLIC UTILITY EASEMENT
- ▩ PRIVATE ACCESS EASEMENT, AS DESCRIBED
- PUBLIC PEDESTRIAN ACCESS EASEMENT

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°12'34" EAST, AS REFERENCED ON SURVEY NO. 19905, 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

TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
①	98°46'13"	49.50'	85.33'	57.72'	S 15°27'15" W - 75.15'
②	34°09'12"	15.00'	8.94'	4.61'	S 16°51'16" E - 8.81'
③	09°01'41"	226.50'	35.69'	17.88'	S 04°44'10" W - 35.65'
④	93°43'34"	15.00'	24.54'	16.01'	S 56°06'48" W - 21.89'
⑤	12°46'00"	117.00'	26.07'	13.09'	N 83°24'25" W - 26.02'
⑥	90°00'01"	15.00'	23.56'	15.00'	N 44°47'25" W - 21.21'
⑦	89°59'59"	15.00'	23.56'	15.00'	N 45°12'35" E - 21.21'
⑧	19°56'49"	83.00'	28.90'	14.60'	S 86°59'50" E - 28.75'
⑨	90°00'00"	15.00'	23.56'	15.00'	S 32°01'25" E - 21.21'
⑩	62°14'24"	125.50'	136.33'	75.77'	S 18°08'37" E - 129.72'
⑪	10°08'41"	200.00'	35.41'	17.75'	N 34°16'46" W - 35.37'
⑫	35°08'49"	115.00'	70.54'	36.42'	N 56°01'38" W - 69.44'
⑬	42°13'09"	90.00'	66.32'	34.74'	N 63°22'59" E - 64.83'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2023

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
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DATE: JUNE 7, 2022
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FILE: SURVEYS\1288-20\BEACH CREEK PUD PLAT.DWG SHEET 3 OF 3

**** FILED ****
Date 7/12/22 By PB
This survey consists of
3 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY
SURVEYOR

