

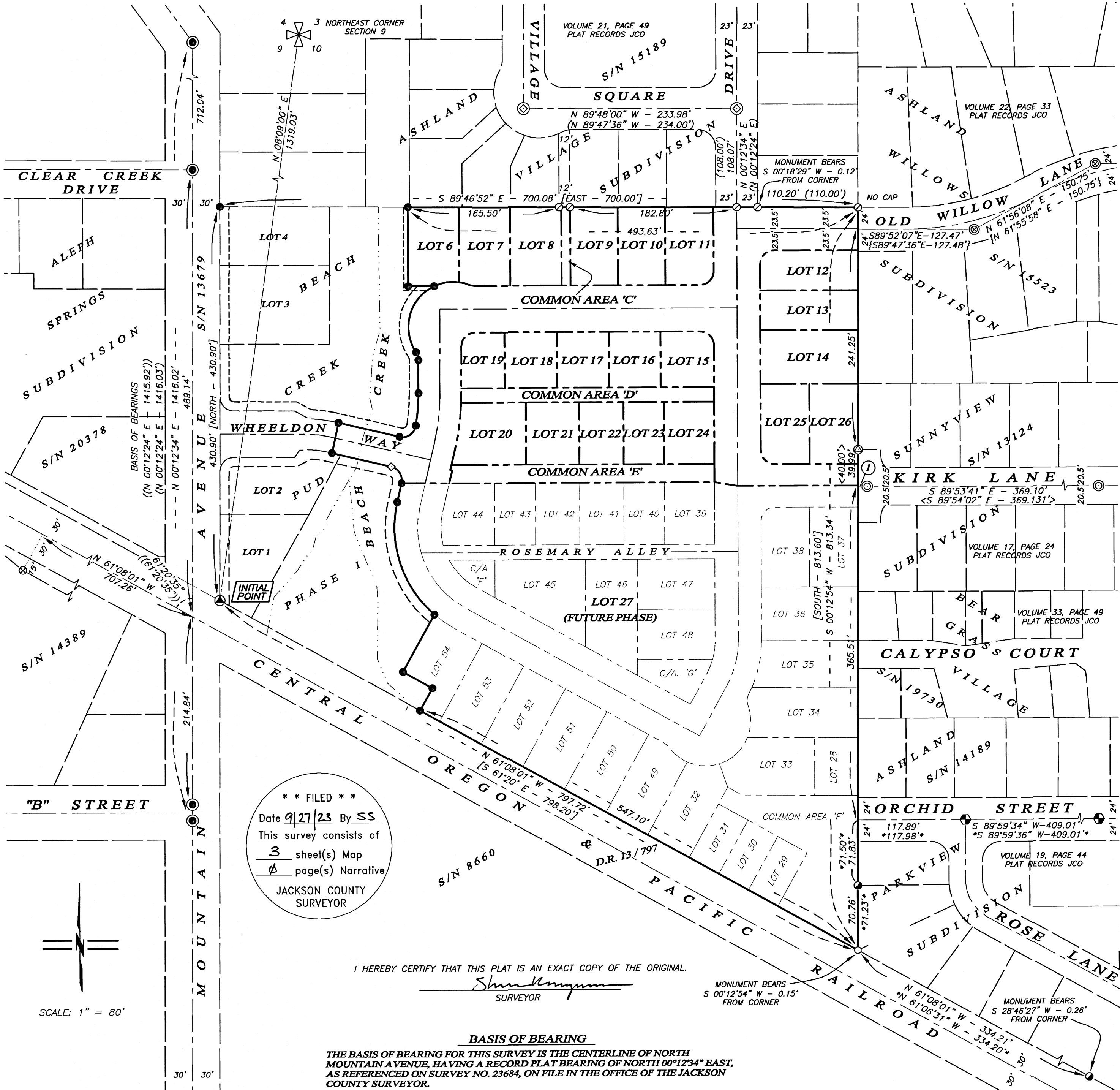
BEACH CREEK, PHASE II
A REPLAT OF LOT 5, BEACH CREEK PHASE I
A PLANNED UNIT DEVELOPMENT

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

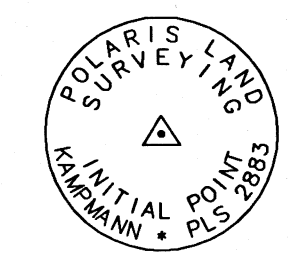
- ⊙ 2" BRASS DISK IN MONUMENT WELL PER ASHLAND VILLAGE SUBDIVISION BY D. HUCK (RECOVERED)
 - ⊙ 2 1/2" BRASS CAP IN MONUMENT WELL STAMPED "CITY OF ASHLAND, 1993, LS-759" PER S/N 13679 (RECOVERED)
 - ⊙ 2 1/2" BRASS DISK IN MONUMENT WELL STAMPED "L.S. 2023" PER ASHLAND WILLOWS SUBDIVISION (RECOVERED)
 - ⊙ 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 OR MARKINGS, PER S/N 14389 BY JAMES E. HIBBS (RECOVERED)
 - ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT KAMPMANN - PLS 2883" PER MONUMENT DETAIL (RECOVERED)
 - ⊙ 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER SURVEY NO. 23684 (RECOVERED)
 - ◇ 1" BERTSEN BRASS CAP IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- 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 9/27/23 By SS
 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.
Shawn Kampmann
 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. 23684, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

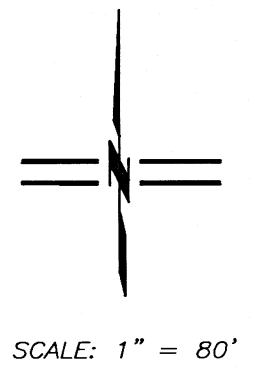
OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2025

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

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

DATE: JULY 31, 2023
 PROJECT NO. 1288-20



BEACH CREEK, PHASE II

A REPLAT OF LOT 5, BEACH CREEK PHASE I 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

- 5/8" x 30" IRON PIN IN ASPHALT SURFACE w/ 2" BRONZE CAP STAMPED "POLARIS LAND SURVEYING - PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" PER S/N 23684 (RECOVERED)
- 5/8" IRON PIN, NO CAP OR OTHER MARKINGS PER ASHLAND VILLAGE SUBDIVISION, S/N 15189 (RECOVERED)
- ◇ 1" BERTSEN BRASS CAP IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- 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 REFERENCE MONUMENT, 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
- Private Storm Drain Easement

FLAG	BEARING	DISTANCE
①	S 89°53'41" E	9.91'
②	N 90°00'00" E	28.39'
③	S 12°16'31" W	34.00'
④	S 77°01'25" E	9.77'
⑤	S 12°58'35" W	21.29'
⑥	S 61°06'51" E	19.29'
⑦	S 77°01'25" E	2.00'

SCALE: 1" = 40'

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

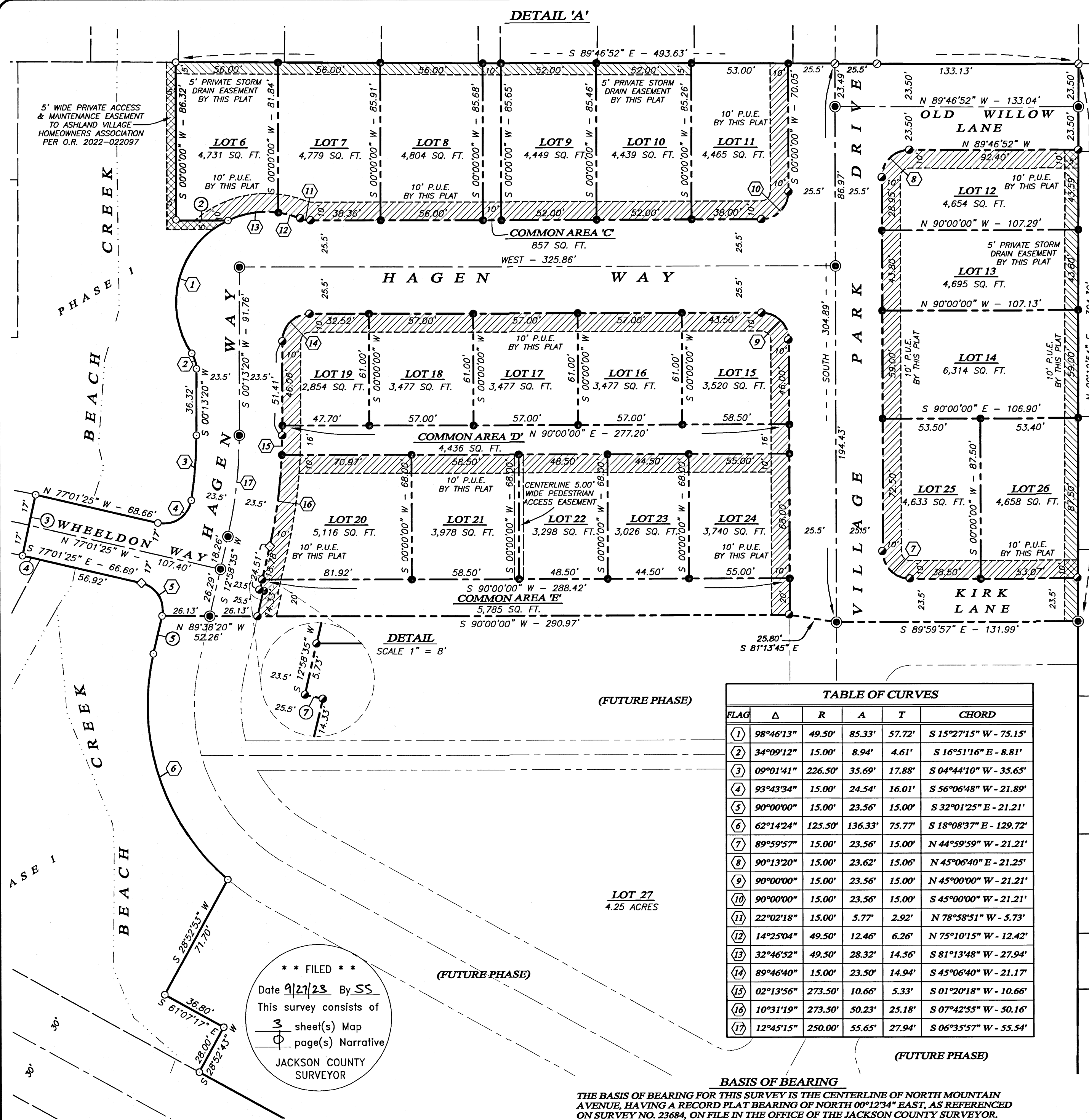
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2025

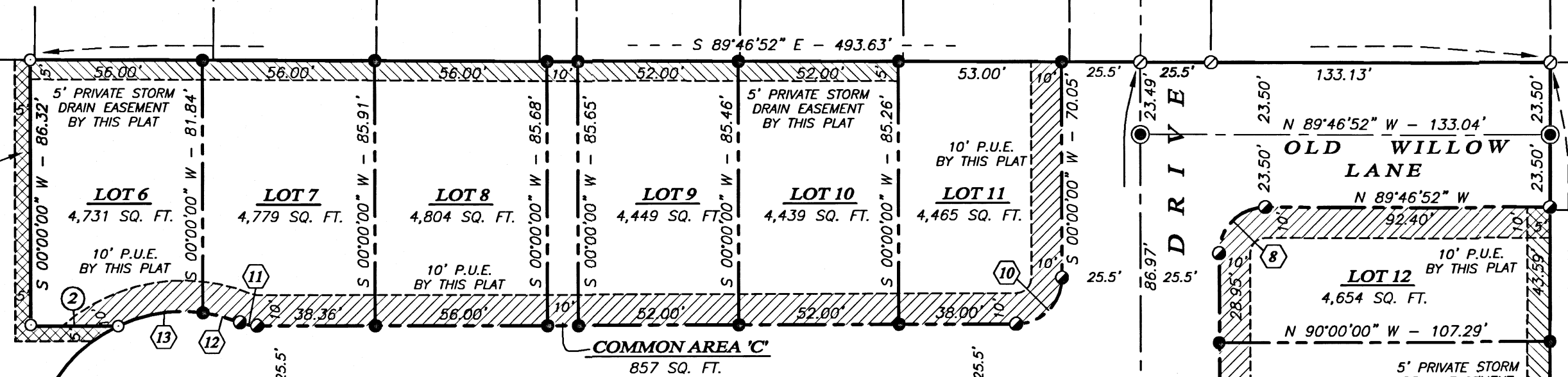
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JULY 31, 2023
PROJECT NO. 1288-20

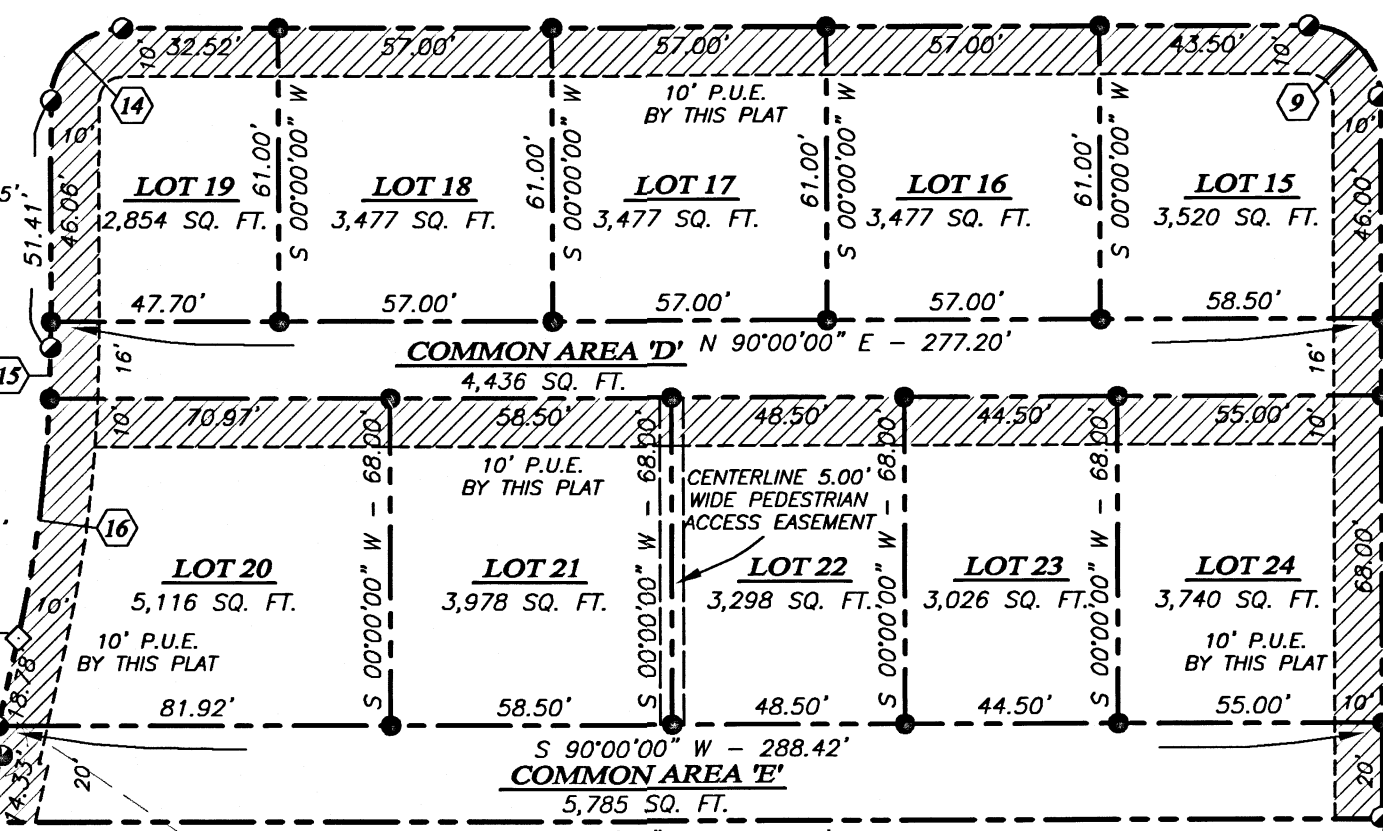
FILE: SURVEYS\1288-20\BEACH CREEK PUD PHASE 2 PLAT.DWG SHEET 3 OF 3



DETAIL 'A'



HAGEN WAY



DETAIL SCALE 1" = 8'

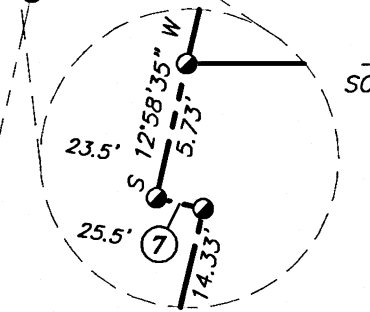


TABLE OF CURVES

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	90°00'00"	15.00'	23.56'	15.00'	S 32°01'25" E - 21.21'
⑥	62°14'24"	125.50'	136.33'	75.77'	S 18°08'37" E - 129.72'
⑦	89°59'57"	15.00'	23.56'	15.00'	N 44°59'59" W - 21.21'
⑧	90°13'20"	15.00'	23.62'	15.06'	N 45°06'40" E - 21.25'
⑨	90°00'00"	15.00'	23.56'	15.00'	N 45°00'00" W - 21.21'
⑩	90°00'00"	15.00'	23.56'	15.00'	S 45°00'00" W - 21.21'
⑪	22°02'18"	15.00'	5.77'	2.92'	N 78°58'51" W - 5.73'
⑫	14°25'04"	49.50'	12.46'	6.26'	N 75°10'15" W - 12.42'
⑬	32°46'52"	49.50'	28.32'	14.56'	S 81°13'48" W - 27.94'
⑭	89°46'40"	15.00'	23.50'	14.94'	S 45°06'40" W - 21.17'
⑮	02°13'56"	273.50'	10.66'	5.33'	S 01°20'18" W - 10.66'
⑯	10°31'19"	273.50'	50.23'	25.18'	S 07°42'55" W - 50.16'
⑰	12°45'15"	250.00'	55.65'	27.94'	S 06°35'57" W - 55.54'

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. 23684, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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