APPROVALS:
EXAMINED AND APPROVED THIS 22 DAY OF September, 2023
Conandon galdman 9/22/2023
ASHLAND PLANNING DEPARTMENT DATE
PLANNING FILE NO. PA-TI-2021-00173
EXAMINED AND APPROVED THIS 26 DAY OF Seffendar, 2023 PER ORS. 92.100
On the day
JACKSON COUNTY SURVEYOR
APPROVED FOR RECORDING THIS 22 DAY OF Scotember, 2023
M M ATTROVED FOR RECORDING THIS 2- DAT OF VCD COMPACT , 2025
roma Grahan
CITY OF ASHLAND MAYOR
APPROVED FOR RECORDING THIS 27 DAY OF SEPTEMBEL , 2023
- IN Conqui
COUNTY COMMISSIONER / ADMINISTRATOR
DEGLADACION
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 AREAS 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 RIGHTS OF WAY FOR THE EXTENSION OF WHEELDON WAY,
HAGEN WAY, VILLAGE PARK DRIVE, OLD WILLOW LANE AND KIRK LANE, AS WELL AS THE VARIOUS TEN FOOT WIDE PUBLIC UTILITY EASEMENTS,
AS SHOWN HEREON. WE ALSO CREATE THE 5.00 FOOT WIDE PRIVATE
STORM DRAIN AND PRIVATE ACCESS EASEMENTS, AS SHOWN HEREON. WE
HEREBY DESIGNATE BEACH CREEK, PHASE II, A REPLAT OF LOT 5, PHASE I
OF BEACH CREEK, PHASE I, A PLANNED UNIT DEVELOPMENT IN THE CITY
OF ASHLAND, OREGON, AS SHOWN HEREON.
LAZARO AYALA, MANAGER
LAZAKO ATALA, WAWAOLK
ACKNOWLEDGEMENT
STATE OF OREGON )
STATE OF OREGON )  JACKSON COUNTY )
PERSONALLY APPEARED THE ABOVE NAMED LAZARO AYALA, ON
AUTHORITY FOR KDA HOMES LLC, ON THIS /54 DAY OF
September, 2023, AND ACKNOWLEDGED THE FOREGOING
TO BE HIS VOLUNTARY ACT AND DEED.
( . ann ,
NOTARY SIGNATURE _ Lamie En Meller
NOTARY PUBLIC - OREGON LAURIE A. Miller
COMMISSION NO. 1040457
21 22
MY COMMISSION EXPIRES: //ugust 3/, 2027
CLIDATEAL MOTEC.

#### SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE ORDER NO. 7169-3859674, EFFECTIVE DATE AUGUST 1, 2023, 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.

# 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

#### SHEET INDEX

SHEET 1: APPROVAL SIGNATURES, SURVEY NARRRATIVE & PLAT NOTES SHEET 2: PHASE II SUBDIVISION BOUNDARY STREETS & LOT LAYOUTS SHEET 3 PHASE II LOT & EASEMENT DIMENSIONS AND DETAILS

#### 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 5, BEACH CREEK PHASE 1, A PLANNED UNIT DEVELOPMENT SUBDIVISION IN THE CITY OF ASHLAND, LYING SITUATE WITHIN THE THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT;

LOT 5, BEACH CREEK, PHASE 1, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED ON JULY 12, 2022 IN VOLUME 48, PAGE 5 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 23684 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

CONTAINING 7.71 ACRES, MORE OR LESS.

## COVENANTS, CONDITIONS & RESTRICTIONS:

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THIS SUBDIVISION, WAS PREVIOUSLY RECORDED WITH THE PHASE I PLAT IN DOCUMENT NO. 2022-022095 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

### **AFFIDAVIT OF CONSENT:**

\* \* RECEIVED \* \*

Date 9 21 23 By SS

This survey consists of

3 sheet(s) Map
page(s) Narrative

JACKSON COUNTY
SURVEYOR

**RECORDING:** 

FILED FOR RECORD THIS 27 OF SEPTEMBER, 2023 AT 25490'CLOCK PM, AND RECORDED IN VOLUME 49, PAGE 19, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

CHESTING D WOLKER HEATHER SIMPSIN COUNTY CLERK

DEPUTY

#### APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF STATEMENT 1, 2023.

M-WWW MONSO MUNIT

09/27/23 PATE

examined and approved as required by o.r.s. 92.100 this 27 day of September, 2023.

Chack Hollister
By and for Assessor

9/27/2023

DEPLEY

DATE

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

PURPOSE: TO SURVEY AND MONUMENT "BEACH CREEK, PHASE II", A REPLAT OF LOT 5, BEACH CREEK, PHASE I, 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 RECIEVER, 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 REPLAT OF LOT 5, AS SHOWN HEREON. THE SUBJECT PROPERTY IS BEING RE-PLATTED BY THIS SURVEY TO CREATE BEACH CREEK PHASE II, WITH THE REMAINDER TRACT FOR FUTURE SUBDIVISION PHASES BEING DESIGNATED AS LOT 27. I SURVEY BEACH CREEK, PHASE II AND THE REMAINDER TRACT, LOT 27, FOR FUTURE SUBDIVISION PHASES AS SHOWN HEREON.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Showlempun

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 1 of 3

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

POLARIS LAND SURVEYING



