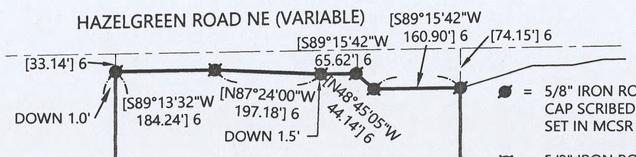
NORTHSTAR PHASE 2

A REPLAT OF LOT 132, NORTHSTAR SUBDIVISION, PARCEL 1, MINOR PARTITION No. 80-105, AND PARCEL 6, R. 3978, P. 175, MCDR
IN THE SE 1/4 & SW 1/4 SEC. 32, T. 6 S., R. 2 W., W.M., AND THE NE 1/4 & NW 1/4 SEC. 5, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON



- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLS 636" TIED OR SET IN MCSR 37346
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MARION COUNTY SURVEYOR" PER MCSR 35905
- = 5/8" IRON ROD WITH 2" ALUMINUM CAP SCRIBED "BARKER PLS 636," SEE MONUMENT TABLE
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER MCSR 38715
- = FOUND MONUMENT, SEE TABLE
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." TO BE POST-MONUMENTED
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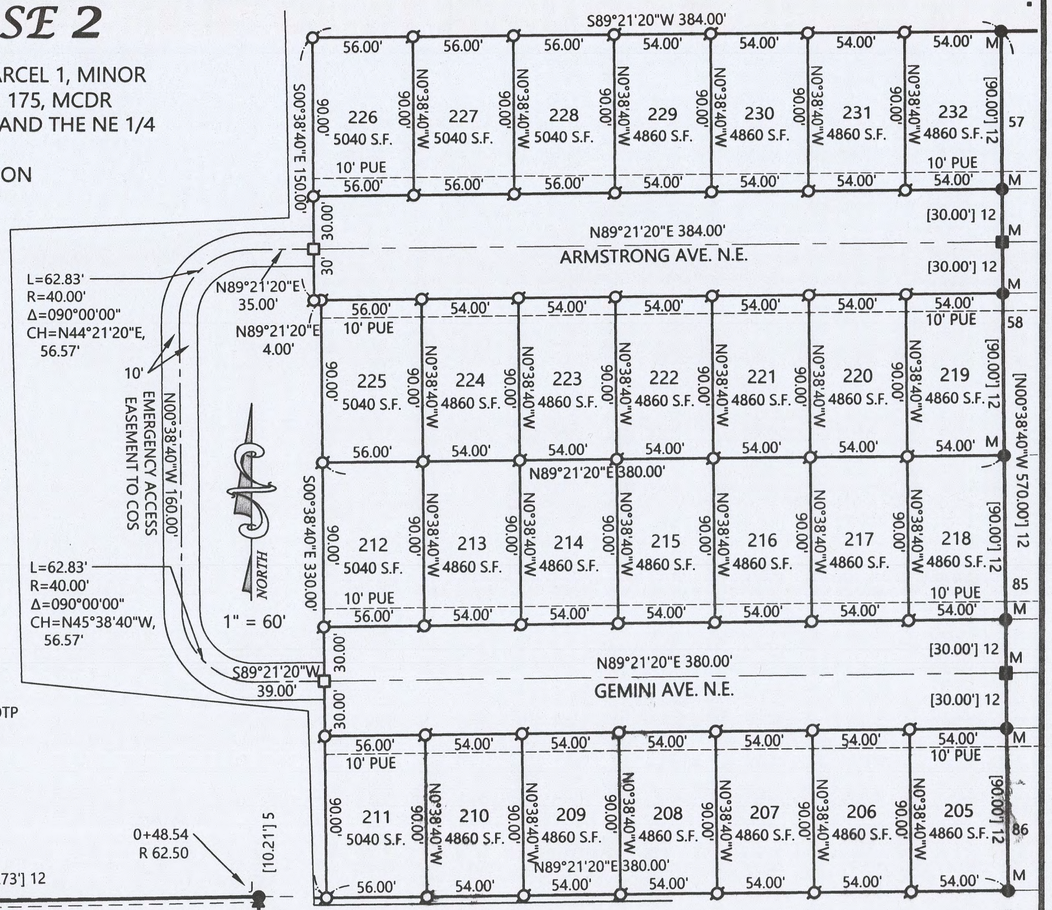
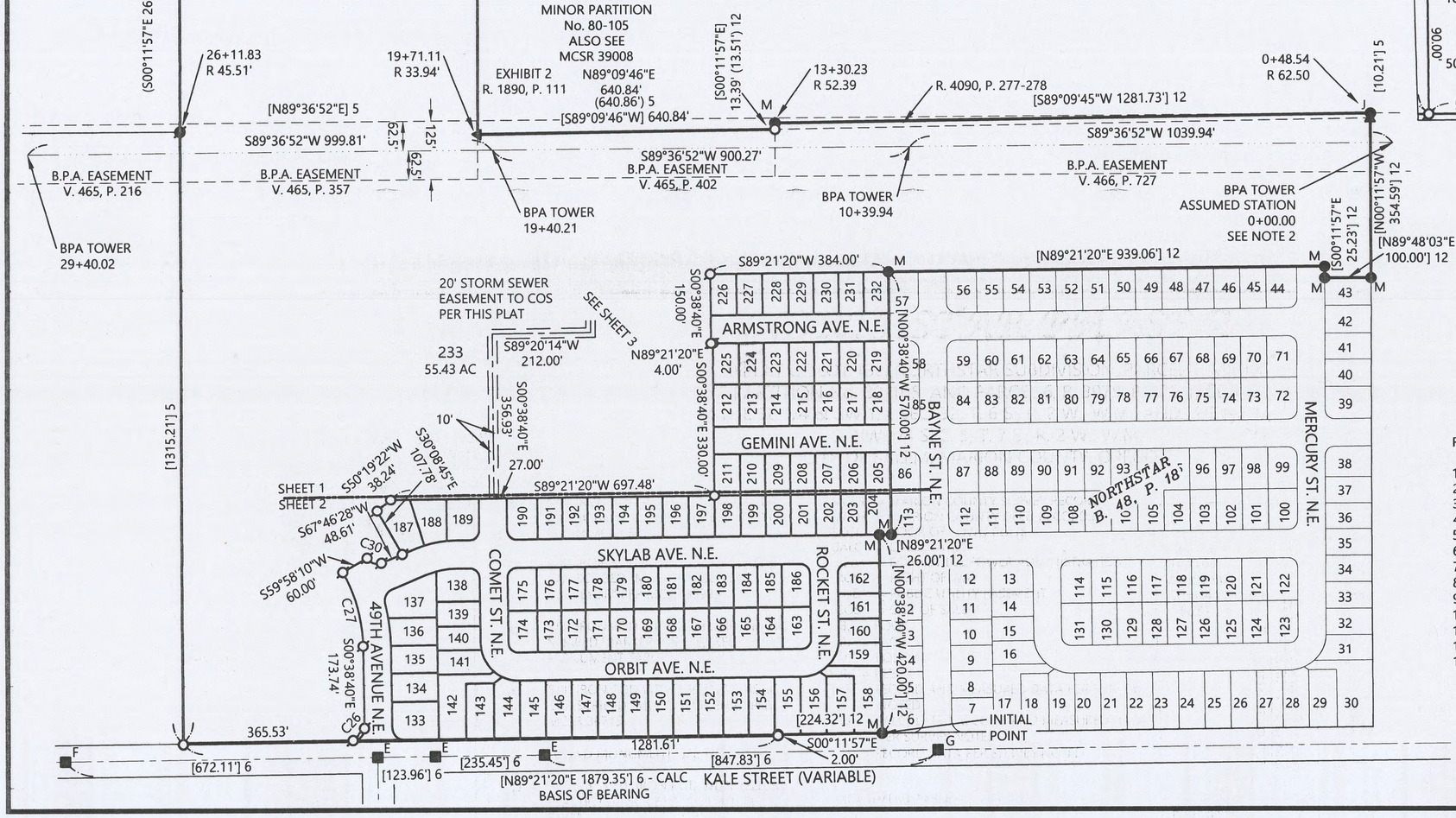
[ ] = RECORD AND MEASURED DATA PER SURVEY NOTED
{ } = CALCULATED RECORD AND MEASURED DATA PER SURVEY NOTED
( ) = RECORD DATA PER SURVEY NOTED

MONUMENT TABLE:

E. SET IN JAN REE PHASE III
F. SET IN MCSR 33834
G. SET IN JAN REE PHASE V
J. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLS 636" MCSR 37346
K. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG" PER B. 48, P. 18, BOTP





NOTES:

1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
2. IN NORTHSTAR, I CREATED AN ASSUMED STATIONING SYSTEM THAT TRAVELED FROM WEST TO EAST. CONSIDERING FUTURE PHASES OF THIS SUBDIVISION WILL BE TO THE WEST, I HAVE CHANGED THE ASSUMED STATIONING OF THE TOWERS TO MOVE IN THE OPPOSITE DIRECTION TO AVOID NEGATIVE STATIONING. TO CONVERT FROM THE PHASE 1 SYSTEM, SUBTRACT 1940.21 AND TAKE THE ABSOLUTE VALUE.
3. PARCEL 1, MARION COUNTY PARTITION PLAT NUMBER 80-105 AND PARCEL 6, REEL 3978, PAGE 175, MARION COUNTY DEED RECORDS, A PART OF MARION COUNTY SURVEY RECORD 39008.

REFERENCE SURVEYS:

1. UNUSED
2. MCSR 26668
3. MCSR 33834
4. MCSR 35905
5. MCSR 37346
6. MCSR 38715
7. UNUSED
8. UNUSED
9. UNUSED
10. JAN REE NORTH PHASE III B. 42, P. 60, BOTP
11. JAN REE NORTH PHASE V B. 44, P. 09, BOTP
12. NORTHSTAR B. 48, P. 18, BOTP
13. MCSR 39008

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2019

SHEET INDEX
SHEET 1 - OVERALL BOUNDARY AND NORTHERLY LOT DETAIL
SHEET 2 - KALE STREET AND SOUTHERLY LOT DETAIL, CURVE TABLE
SHEET 3 - LOT 233 EASEMENT DETAIL
SHEET 4 - SIGNATURE PAGE

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

NORTHSTAR PHASE 2

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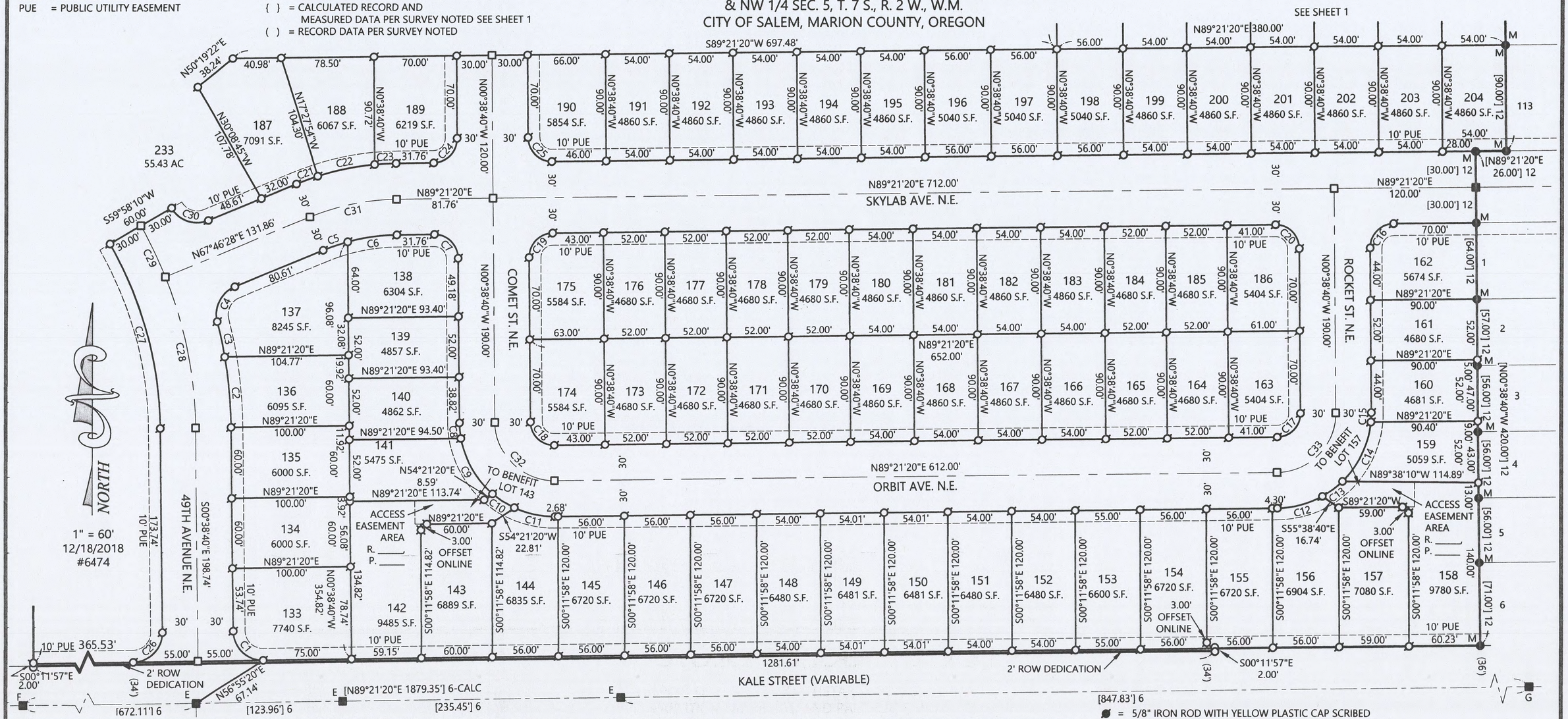

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	25.00'	90°00'00"	39.27'	S45°38'40"E	35.36'
C2	380.00'	9°05'05"	60.25'	N5°11'12"W	60.19'
C3	380.00'	4°41'29"	31.11'	N12°04'29"W	31.11'
C4	25.00'	82°11'42"	35.86'	S26°40'37"W	32.87'
C5	170.00'	7°24'06"	21.96'	S71°28'32"W	21.95'
C6	170.00'	14°10'45"	42.07'	S82°15'57"W	41.96'
C7	20.00'	90°00'00"	31.42'	N45°38'40"W	28.28'
C8	80.00'	9°28'56"	13.24'	S5°23'08"E	13.22'
C9	80.00'	39°22'57"	54.99'	S29°49'04"E	53.91'
C10	80.00'	15°27'06"	21.57'	S57°14'06"E	21.51'
C11	80.00'	25°41'02"	35.86'	S77°48'09"E	35.56'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C12	80.00'	28°21'22"	39.59'	N75°10'39"E	39.19'
C13	80.00'	15°11'52"	21.22'	N53°24'02"E	21.16'
C14	80.00'	40°42'25"	56.84'	N25°26'53"E	55.65'
C15	80.00'	5°44'21"	8.01'	N2°13'31"E	8.01'
C16	20.00'	90°00'00"	31.42'	S44°21'20"W	28.28'
C17	20.00'	90°00'00"	31.42'	N44°21'20"E	28.28'
C18	20.00'	90°00'00"	31.42'	S45°38'40"E	28.28'
C19	20.00'	90°00'00"	31.42'	S44°21'20"W	28.28'
C20	20.00'	90°00'00"	31.42'	N45°38'40"W	28.28'
C21	230.00'	4°45'38"	19.11'	S70°09'17"W	19.10'
C22	230.00'	12°16'20"	49.26'	S78°40'16"W	49.17'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C23	230.00'	4°32'54"	18.26'	S87°04'53"W	18.25'
C24	20.00'	90°00'00"	31.42'	N44°21'20"E	28.28'
C25	20.00'	90°00'00"	31.42'	S45°38'40"E	28.28'
C26	25.00'	90°00'00"	39.27'	S44°21'20"W	35.36'
C27	320.00'	29°23'10"	164.12'	S15°20'15"E	162.33'
C28	350.00'	21°34'52"	131.83'	N11°26'06"W	131.05'
C29	350.00'	7°48'18"	47.68'	N26°07'41"W	47.64'
C30	25.00'	82°11'42"	35.86'	N71°07'41"W	32.87'
C31	200.00'	21°34'52"	75.33'	S78°33'54"W	74.89'
C32	50.00'	90°00'00"	78.54'	S45°38'40"E	70.71'
C33	50.00'	90°00'00"	78.54'	N44°21'20"E	70.71'

● = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLS 636" TIED OR SET IN MCSR 37346

■ = 5/8" IRON ROD WITH 2" ALUMINUM CAP SCRIBED "BARKER PLS 636," SEE MONUMENT TABLE

● = FOUND MONUMENT, SEE SHEET 1

○ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."

⊘ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." TO BE POST-MONUMENTED

⊠ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." TO BE POST-MONUMENTED OFFSET 3.00 FEET ON LINE

□ = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG" TO BE POST-MONUMENTED

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
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REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2019

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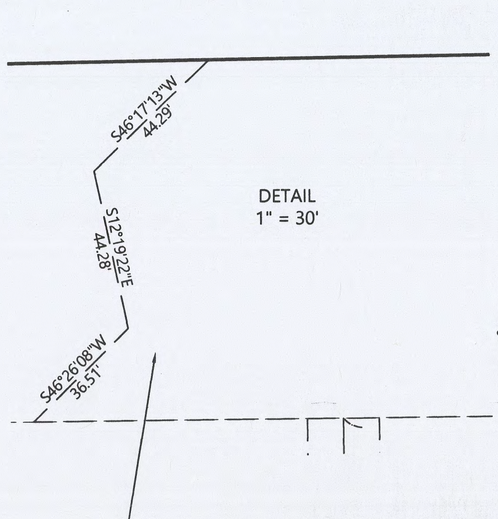
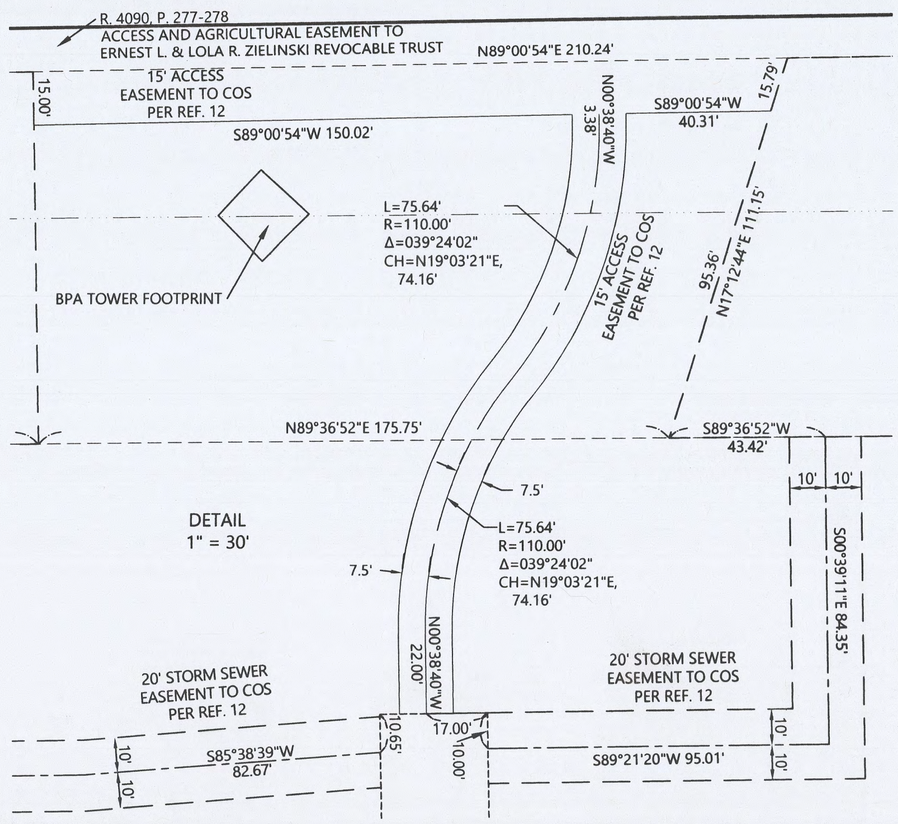


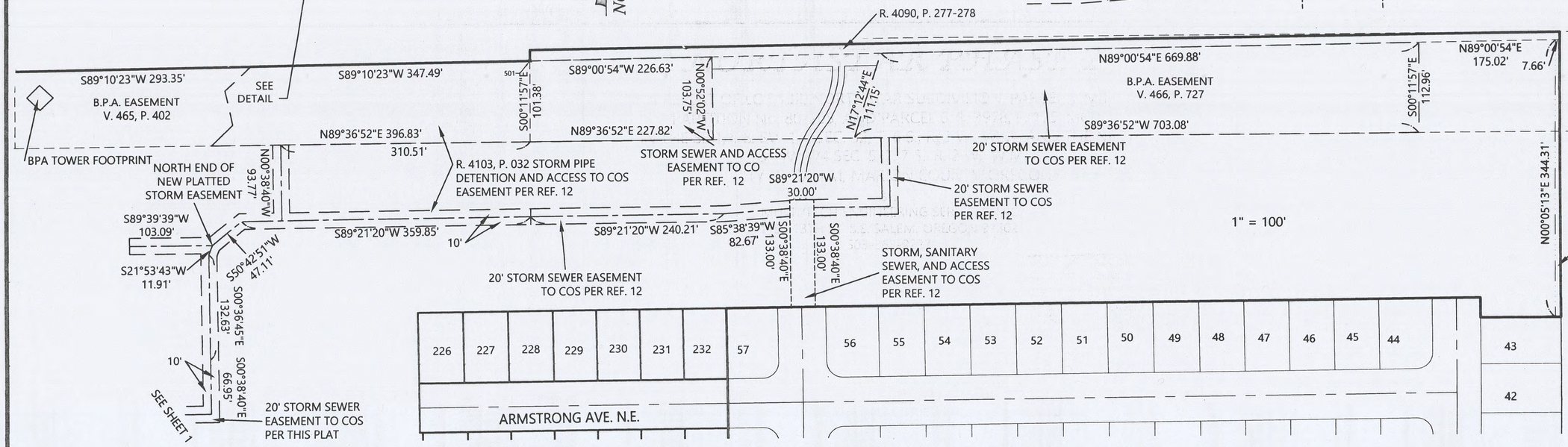
DETAIL
1" = 30'

12/18/2018
#6474

NORTH



DETAIL
1" = 30'



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BY:
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SURVEYOR'S CERTIFICATE

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS NORTHSTAR PHASE 2, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 6, NORTHSTAR, AS RECORDED IN BOOK 48, PAGE 18, MARION COUNTY BOOK OF TOWN PLATS IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG THE EAST LINE OF LOT 132, NORTHSTAR, THE FOLLOWING THREE CALLS: NORTH 00°38'40" WEST 420.00 FEET TO A 5/8" IRON ROD; NORTH 89°21'20" EAST 26.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°387'40" WEST 570.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE MOST EASTERLY SOUTH LINE OF LOT 132 THE FOLLOWING THREE CALLS: NORTH 89°21'20" EAST 939.06 FEET TO A 5/8" IRON ROD; SOUTH 00°11'57" EAST 25.23 FEET TO A 5/8" IRON ROD; NORTH 89°48'03" EAST 100.00 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF LOT 132; THENCE ALONG SAID EAST LINE NORTH 00°11'57" WEST 354.59 FEET TO A 5/8" IRON ROD; THENCE ALONG THE NORTH LINE OF LOT 132 SOUTH 89°09'45" WEST 1281.73 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°11'57" EAST 13.39 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°09'46" WEST 640.84 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°11'57" WEST 1292.08 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°15'42" WEST 160.90 FEET TO A 5/8" IRON ROD; THENCE NORTH 48°45'05" WEST 44.14 FEET TO A 5/8" IRON COURT; THENCE SOUTH 89°15'42" WEST 65.62 FEET TO A 5/8" IRON ROD; THENCE NORTH 87°24'00" WEST 197.18 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°13'32" WEST 184.24 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°11'57" EAST 2632.67 FEET TO A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY OF KALE ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 89°21'20" EAST 1281.61 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°11'57" WEST 2.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°21'20" EAST 224.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 72.69 ACRES, MORE OR LESS.

ROBERT D. HAMMAN PLS 64202LS

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2019

PER O.R.S. 92.070 (2), I HEREBY CERTIFY THAT THE REMAINING MONUMENTS WITHIN THIS SUBDIVISION WILL BE SET WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING OF IMPROVEMENTS, OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO LOTS AND STREETS LOT 132, NORTHSTAR, AND THE TRACTS DESCRIBED AS PARCELS 6 AND 7 IN REEL 3978, PAGE 175, MARION COUNTY DEED RECORDS AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT SUBDIVISION CASE No. SUB07-13A2. THE BASIS OF BEARING IS ALONG THE CENTERLINE OF KALE STREET PER MCSR 38715. I HELD THE BOUNDARIES FROM NORTHSTAR, MCSRs 37346, 38715, AND 39008.

APPROVALS AND ACCEPTANCE OF DEDICATION

3/19/19
CITY OF SALEM PLANNING ADMINISTRATOR — DATE
SUBDIVISION CASE No. SUB07-13A2

3-14-2019
CITY OF SALEM SURVEYOR — DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: DATE _____.

MARION COUNTY TAX COLLECTOR — DATE

MARION COUNTY ASSESSOR — DATE

CHAIRPERSON OR VICE-CHAIRPERSON — DATE
MARION COUNTY BOARD OF COMMISSIONERS

IMPROVEMENT AGREEMENTS RECORDED AS R. 4146, P. 218 AND R. 4051, P. 054, MARION COUNTY DEED RECORDS.

CONDITIONS OF APPROVAL RECORDED AS R. 4089, P. 046, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED AS R. _____, P. _____, MARION COUNTY DEED RECORDS.

INTERNAL AND CENTERLINE MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERNAL AND CENTERLINE MONUMENTS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN REEL_____, PAGE_____, OF THE MARION COUNTY DEED RECORDS.

MARION COUNTY SURVEYOR — DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT NORTHSTAR COMMUNITIES LLC., BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS AND STREETS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS NORTHSTAR PHASE 2. WE HEREBY DEDICATE TO THE PUBLIC THE STREETS AND PUBLIC FACILITIES SHOWN HEREON. WE HEREBY PERPETUATE ALL PLATTED EASEMENTS FROM NORTHSTAR EXCEPT THE SANITARY SEWER EASEMENT NORTH OF MERCURY STREET AND GRANT THE EASEMENTS SHOWN.

ERIC LEE MEURER, AS TRUSTEE OF THE ERIC LEE MEURER REVOCABLE LIVING TRUST DATED JULY 5, 2012, MEMBER NORTHSTAR COMMUNITIES, LLC.

STATE OF OREGON } S.S.
COUNTY OF MARION }

ON THIS 13 DAY OF March, 2018, ERIC MEURER, MEMBER, NORTHSTAR COMMUNITIES LLC., PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE
Jeremy Grenz
NOTARY PUBLIC FOR OREGON
COMMISSION NO. 982333
MY COMMISSION EXPIRES: January 6, 2023

STATE OF OREGON } S.S.
COUNTY OF MARION }

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THE ____ DAY OF _____ 2019, AT _____O'CLOCK _____ AND RECORDED IN THE MARION COUNTY BOOK OF TOWN PLATS, VOLUME _____, PAGE _____. IT IS RECORDED IN THE MARION COUNTY DEED RECORDS IN REEL _____, PAGE _____.

BY: DEPUTY COUNTY CLERK