

NORTHSTAR PHASE 3

A REPLAT OF LOT 233, NORTHSTAR PHASE 2 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

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

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C20	25.00'	82°11'42"	35.86'	S71°07'41"E	32.87'
C21	320.00'	29°23'10"	164.12'	S15°20'15"E	162.33'
C22	25.00'	90°00'00"	39.27'	S44°21'20"W	35.36'

MCSR = MARION COUNTY SURVEY RECORD
 BOTP = BOOK OF TOWN PLATS
 CALC = CALCULATED
 BPA = BONNEVILLE POWER ADMINISTRATION
 ROW = RIGHT OF WAY
 PUE = PUBLIC UTILITY EASEMENT
 COS = CITY OF SALEM
 B. = BOOK
 P. = PAGE
 V. = VOLUME
 R. = REEL
 [] = RECORD AND MEASURED DATA PER SURVEY NOTED
 { } = CALCULATED RECORD AND MEASURED DATA PER SURVEY NOTED
 () = RECORD DATA PER SURVEY NOTED

MONUMENT TABLE:
 A. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLS 636" PER MCSR 37346
 B. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MARION COUNTY SURVEYOR " PER MCSR 35905
 C. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI / TECH ENG" PER MCSR 38715

- ▲ = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER NORTHSTAR B. 48, P. 18, BOTP
- = 5/8" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG." PER NORTHSTAR B. 48, P. 18, BOTP
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER NORTHSTAR PH. 2 B. 48, P. 36, BOTP
- = 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 ALUMINUM CAP SCRIBED "MULTI/TECH ENG"

REFERENCE SURVEYS:

1. NORTHSTAR B. 48, P. 18, BOTP
2. NORTHSTAR PH 2 B. 48, P. 36, BOTP
3. MCSR 35905
4. MCSR 37346
5. MCSR 38715
6. MCSR 39008
7. MCSR 39104

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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Hamman

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2021

1" = 200'
09/16/2019
#6610



SHEET INDEX

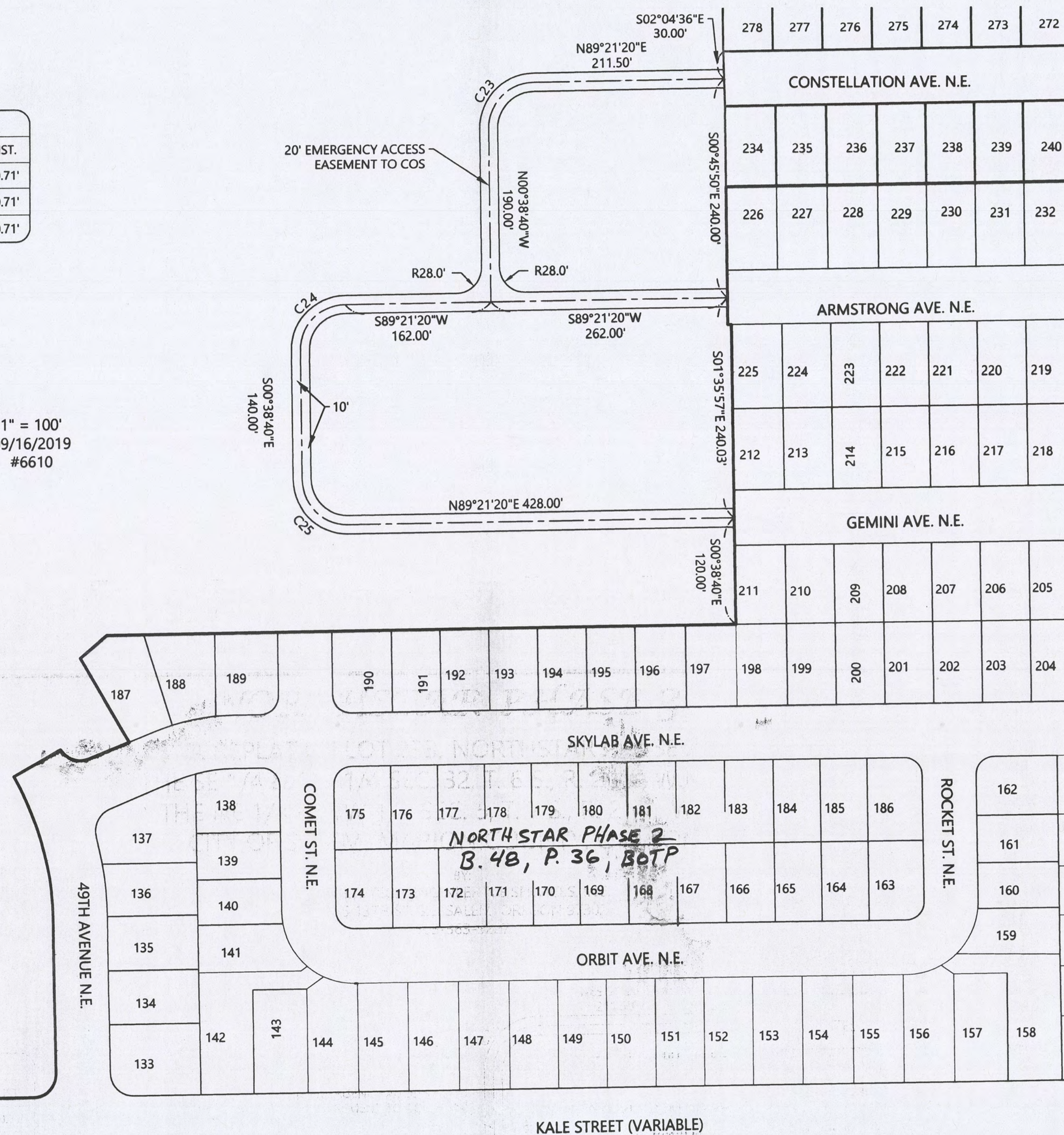
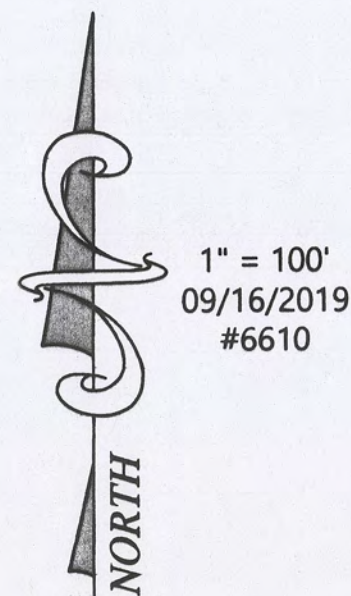
- SHEET 1 - OVERALL BOUNDARY
- SHEET 2 - EMERGENCY ACCESS EASEMENT
- SHEET 3 - LOTS, CURVE TABLE
- SHEET 4 - EASEMENT DETAIL
- SHEET 5 - SIGNATURE PAGE

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A REPLAT OF LOT 233, NORTHSTAR PHASE 2
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

BY:
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503-363-9227

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C23	50.00'	90°00'00"	78.54'	N44°21'20"E	70.71'
C24	50.00'	90°00'00"	78.54'	S44°21'20"W	70.71'
C25	50.00'	90°00'00"	78.54'	S45°38'40"E	70.71'



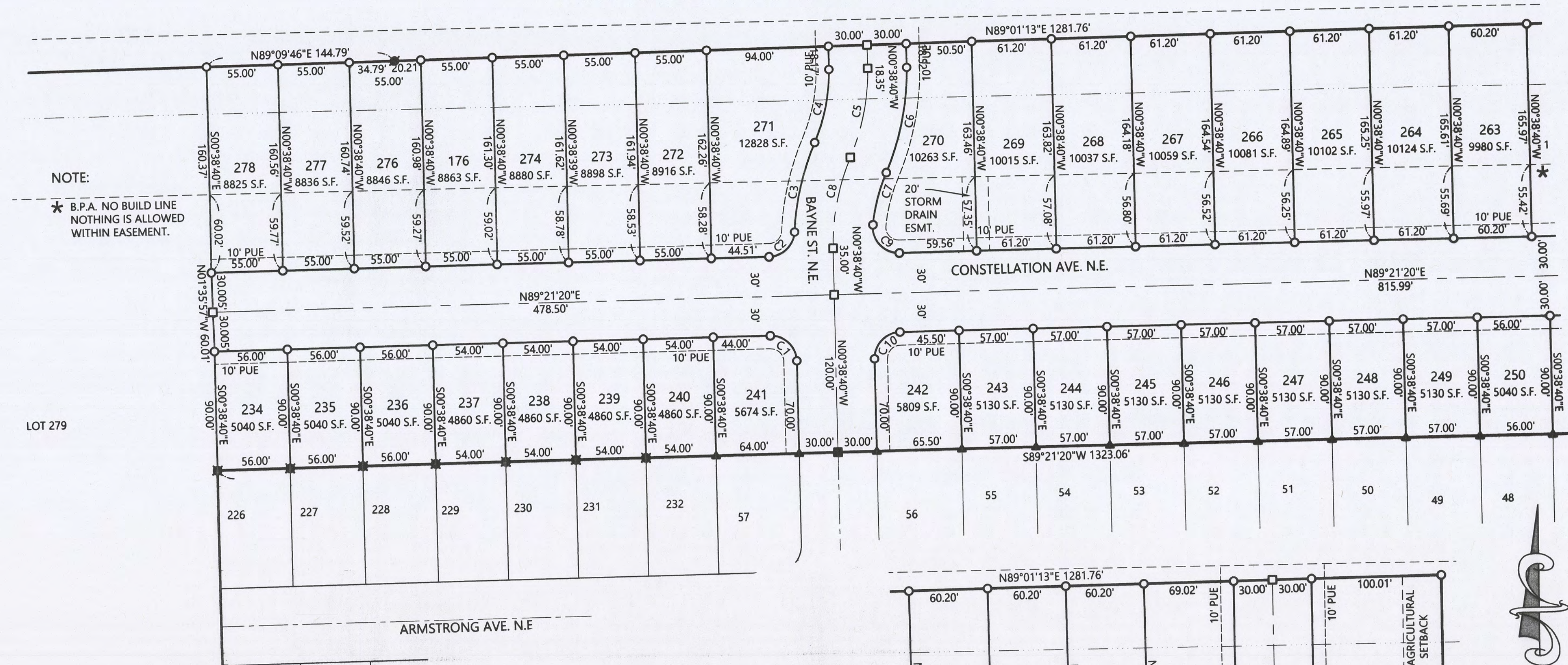
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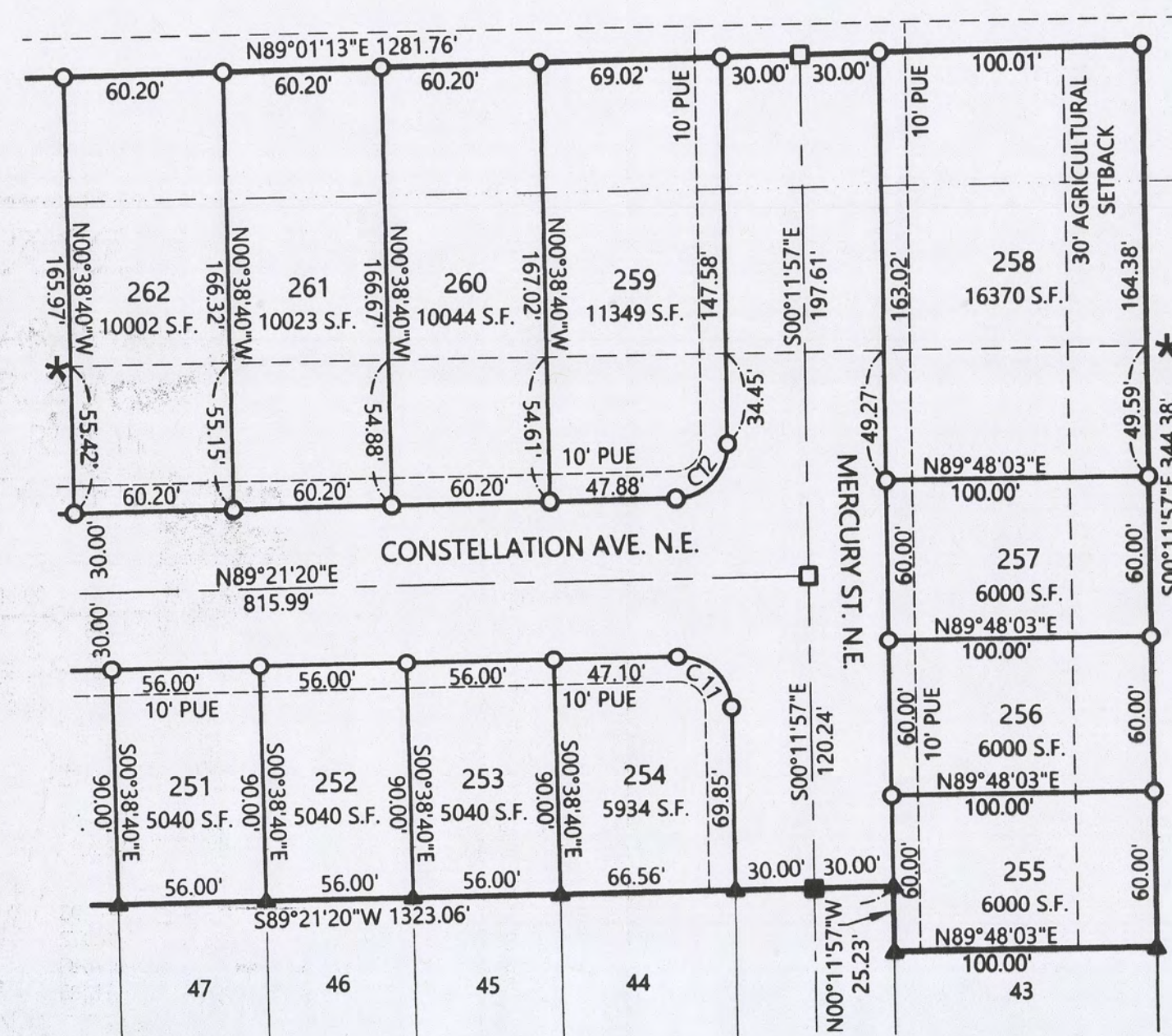


NOTE:
* B.P.A. NO BUILD LINE
NOTHING IS ALLOWED
WITHIN EASEMENT.

- ▲ = 5/8" IRON ROD WITH YELLOW PLASTIC CAP Scribed "MULTI/TECH ENG." PER NORTHSTAR B. 48, P. 18, BOTP
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CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	20.00'	90°00'00"	31.42'	N45°38'40"W	28.28'
C2	20.00'	86°05'24"	30.05'	N46°18'38"E	27.30'
C3	200.00'	20°20'23"	71.00'	N13°26'07"E	70.63'
C4	140.00'	24°14'59"	59.25'	N11°28'49"E	58.81'
C5	170.00'	24°14'59"	71.95'	N11°28'49"E	71.41'
C6	200.00'	24°14'59"	84.65'	S11°28'49"W	84.02'
C7	140.00'	17°04'06"	41.71'	S15°04'16"W	41.55'
C8	170.00'	24°14'59"	71.95'	N11°28'49"E	71.41'
C9	20.00'	97°10'53"	33.92'	S42°03'14"E	30.00'
C10	20.00'	90°00'00"	31.42'	S44°21'20"W	28.28'
C11	20.00'	90°26'43"	31.57'	N45°25'19"W	28.39'
C12	20.00'	89°33'17"	31.26'	N44°34'41"E	28.17'

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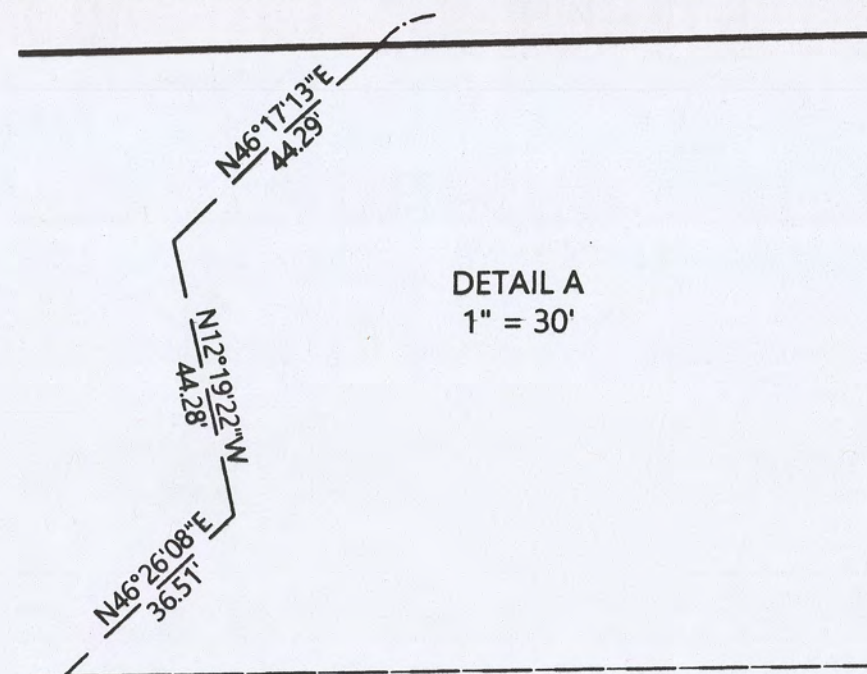
1" = 60'
09/16/2019
#6610

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Robert D. Hamman
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
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EXPIRES: 6-30-2021

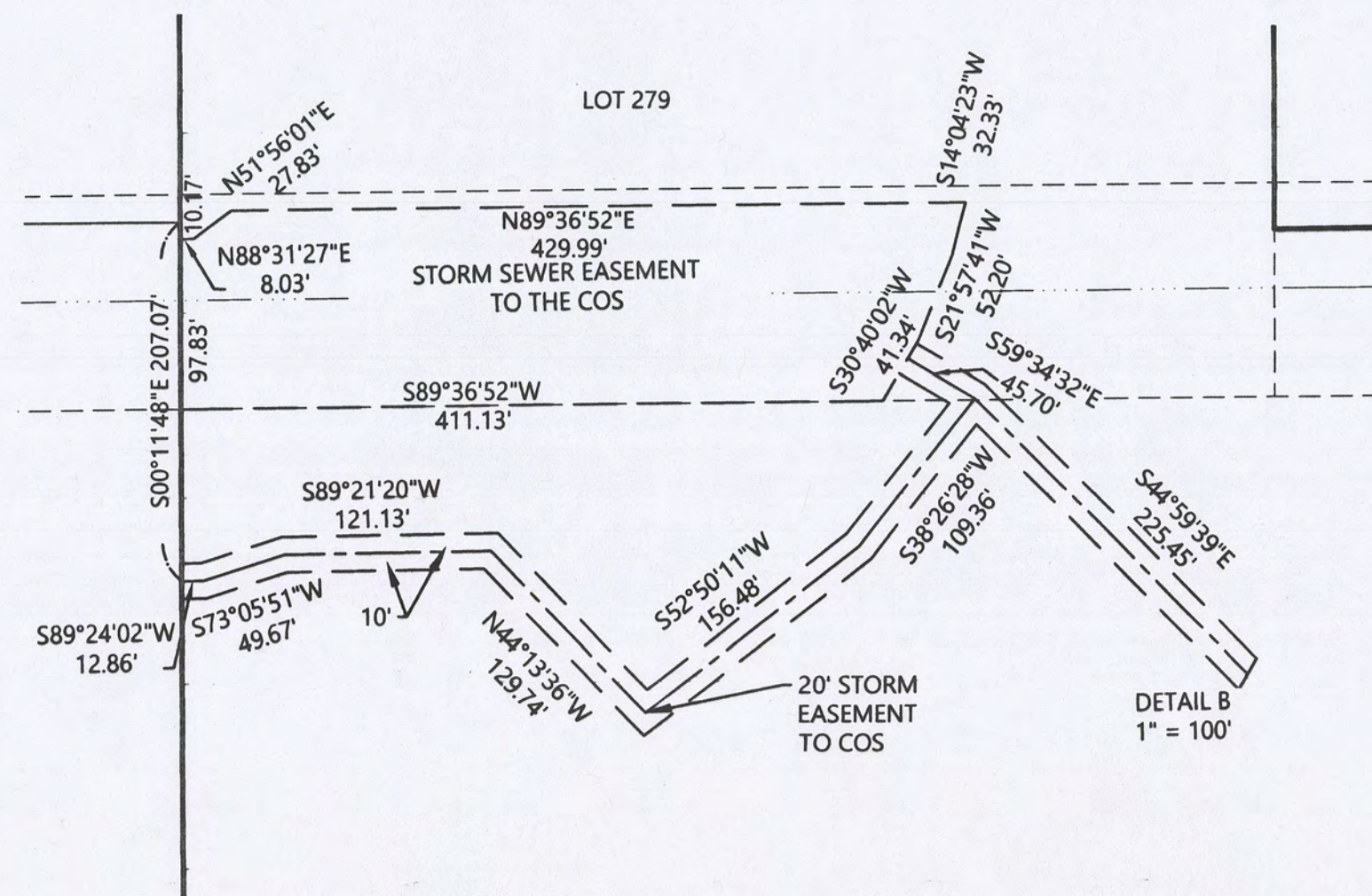
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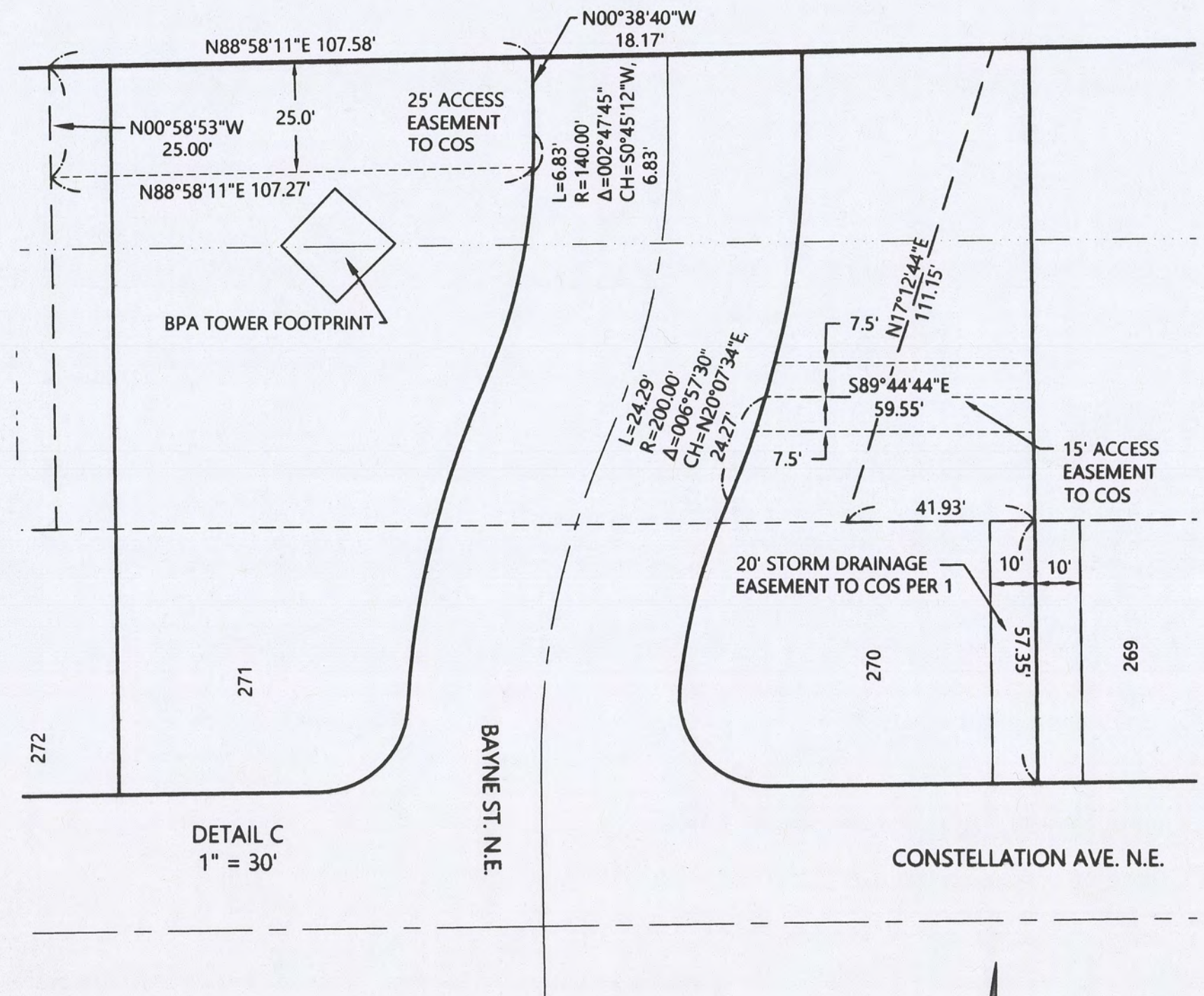
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DETAIL A
1" = 30'

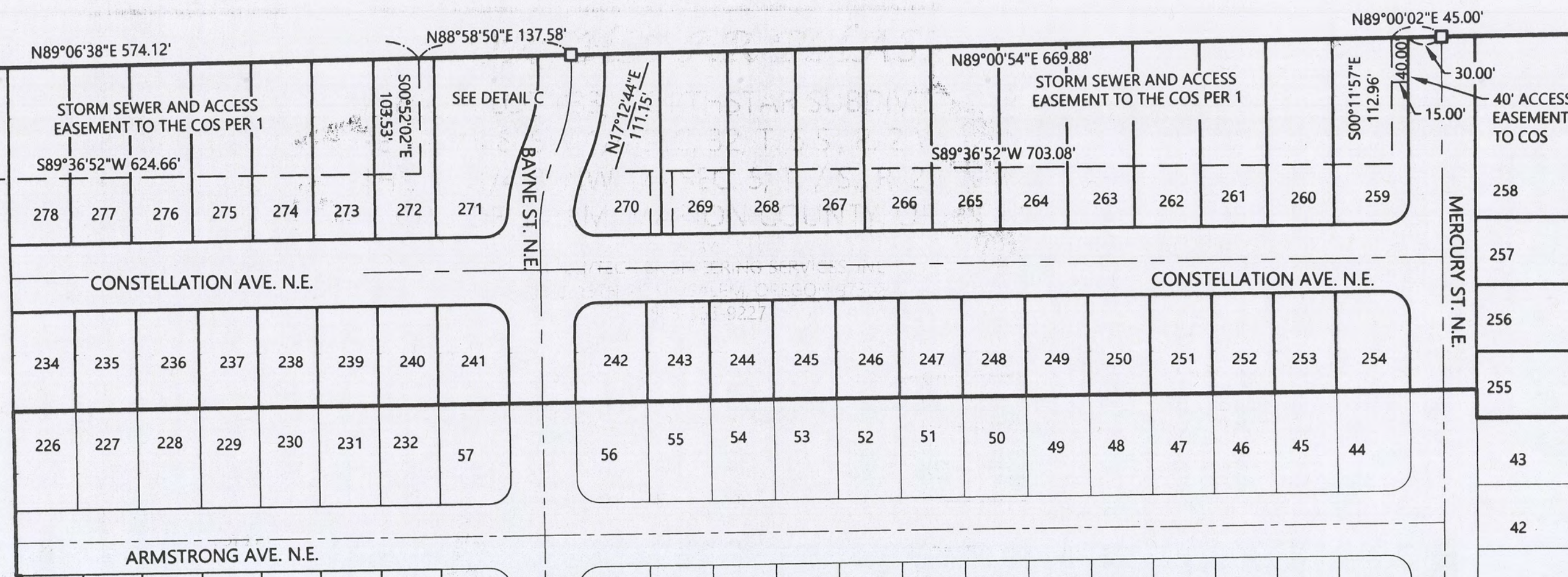


DETAIL B
1" = 100'



DETAIL C
1" = 30'

- = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG"
- 1" = 100'
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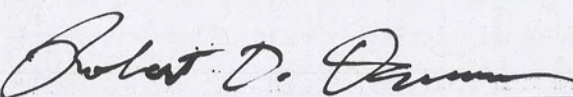
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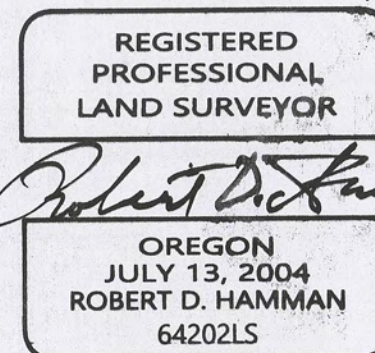
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503-363-9227

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 3, THE INITIAL POINT BEING A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI-TECH" AT THE NORTHEAST CORNER OF LOT 43 OF NORTHSTAR AS RECORDED IN BOOK 48, PAGE 18, MARION COUNTY BOOK OF TOWN PLATS. THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 43, NORTHSTAR, AS RECORDED IN VOLUME 48, PAGE 18, MARION COUNTY BOOK OF TOWN PLATS, LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 2 WEST, AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID PLAT THE FOLLOWING THREE CALLS SOUTH 89°48'03" WEST 100.00 FEET TO A 5/8" IRON ROD; NORTH 00°11'57" WEST 25.23 FEET TO A 5/8" IRON ROD; SOUTH 89°21'20" WEST 1323.06 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 226, NORTHSTAR PHASE 2, VOLUME 48, PAGE 36; THENCE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING 21 CALLS SOUTH 00°38'40" EAST 150.00 FEET TO A 5/8" IRON ROD; NORTH 89°21'20" EAST 4.00 FEET TO A 5/8" IRON ROD; SOUTH 00°38'40" EAST 330.00 FEET TO A 5/8" IRON ROD; SOUTH 89°21'20" WEST 697.48 FEET TO A 5/8" IRON ROD; SOUTH 50°19'22" WEST 38.24 FEET TO A 5/8" IRON ROD; SOUTH 30°08'45" EAST 107.78 FEET TO A 5/8" IRON ROD; SOUTH 67°46'28" WEST 48.61 FEET TO A 5/8" IRON ROD; 35.86 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 71°07'41" WEST 32.87 FEET) TO A 5/8" IRON ROD; SOUTH 59°58'10" WEST 60.00 FEET TO A 5/8" IRON ROD; 164.12 FEET ALONG A 320.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 15°20'15" EAST 162.33 FEET) TO A 5/8" IRON ROD; SOUTH 00°38'40" EAST 173.74 FEET TO A 5/8" IRON ROD; 39.27 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 44°21'20" WEST 35.36 FEET) TO A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY LINE OF KALE STREET NORTHEAST; ALONG SAID RIGHT OF WAY LINE SOUTH 89°21'20" WEST 365.53 FEET TO A 5/8" IRON ROD; NORTH 00°11'57" WEST 2630.67 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF HAZELGREEN ROAD NORTHEAST; ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 5 CALLS, NORTH 89°13'32" EAST 184.24 FEET TO A 5/8" IRON ROD; SOUTH 87°24'00" EAST 197.18 FEET TO A 5/8" IRON ROD; NORTH 89°15'42" EAST 65.62 FEET TO A 5/8" IRON ROD; SOUTH 48°45'05" EAST 44.14 FEET TO A 5/8" IRON ROD; NORTH 89°15'42" EAST 160.90 FEET TO A 5/8" IRON ROD SOUTH 00°11'57" EAST 1292.08 FEET TO A 5/8" IRON ROD; NORTH 89°09'46" EAST 640.84 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°01'13" EAST 1281.76 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID LOT 233; THENCE ALONG SAID SAID LINE SOUTH 00°11'57" EAST 344.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.04 ACRES MORE OR LESS.


ROBERT D. HAMMAN PLS 64202LS

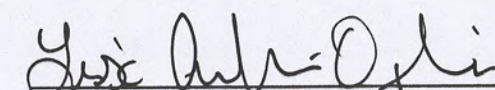


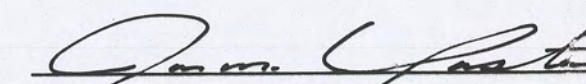
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO LOTS AND STREETS LOT 233, NORTHSTAR PHASE 2, EXCEPT PARCEL E OF PROPERTY LINE ADJUSTMENT RECORDED IN REEL 4234, PAGE 391, AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT SUBDIVISION CASE No. SUB07-13A2. THE BASIS OF BEARING IS ALONG THE WEST LINE OF LOT 233 AND I HELD LOT 233 AS PLATTED IN NORTHSTAR PHASE 2.

ALL ORIGINAL CONTROL FOR NORTHSTAR MASTER PLAN AND RECENTLY SET BOUNDARY MONUMENTS WERE RECHECKED AND CONFIRMED FOR THE SETTING OF THE PLAT MONUMENTS.

APPROVALS AND ACCEPTANCE OF DEDICATION


CITY OF SALEM PLANNING ADMINISTRATOR
SUBDIVISION CASE No. SUB07-13A2
9/20/19 DATE


CITY OF SALEM SURVEYOR
9-19-19 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
MARION COUNTY BOARD OF COMMISSIONERS DATE

IMPROVEMENT AGREEMENTS RECORDED AS R. 4051, P. 054, AMENDED R. 4188, P. 462 AND R. 4146, P. 218, MARION COUNTY DEED RECORDS.

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

AFFIDAVIT OF CONSENT RECORDED AS R. 4103, P. 033, R. 4180, P. 295, R. 4180, P. 296, AND R. _____, P. _____, MARION COUNTY DEED RECORDS, AND R. _____, P. _____.

ALL EASEMENTS GRANTED OR CONVEYED TO THE CITY BY THIS PLAT ARE TO BE GOVERNED BY THE TERMS AND CONDITIONS FOUND IN SRC 205.080.

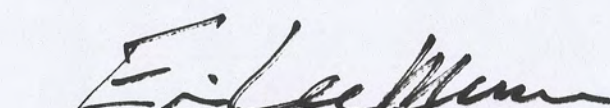
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APPROVALS AND ACCEPTANCE OF DEDICATION


CITY OF SALEM PLANNING ADMINISTRATOR
SUBDIVISION CASE No. SUB07-13A2

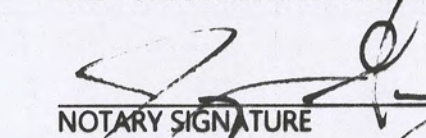
DECLARATION

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 3. WE HEREBY DEDICATE TO THE PUBLIC THE STREETS AND PUBLIC FACILITIES SHOWN HEREON.


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

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

ON THIS 16 DAY OF Sept., 2019, 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 }
COUNTY OF MARION } S.S.

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 _____