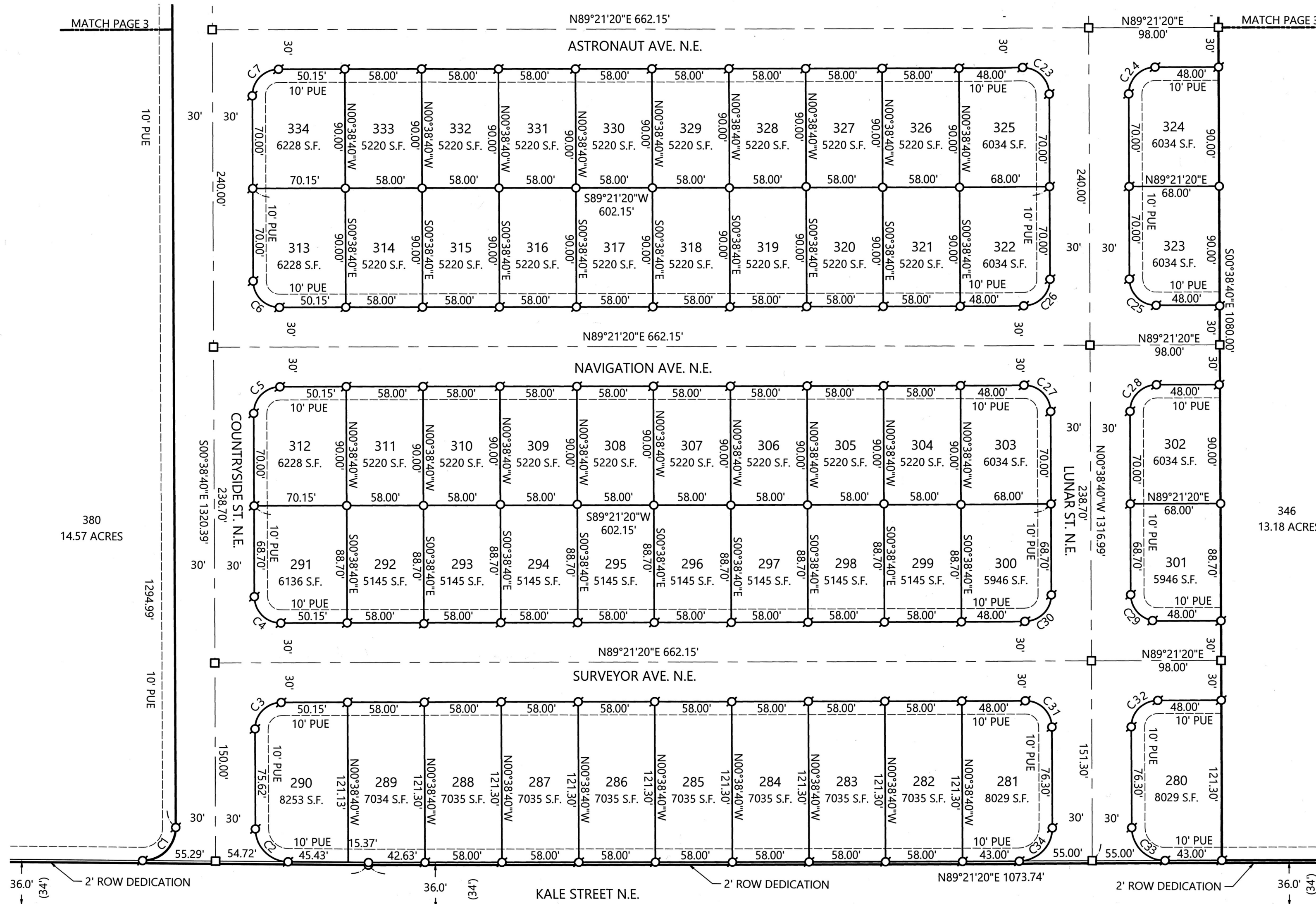


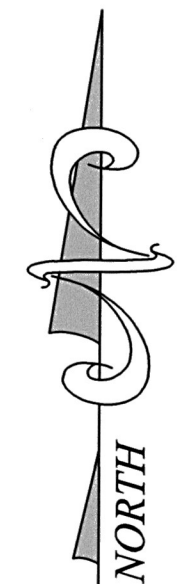


# NORTHSTAR PHASE 4

IN THE SE 1/4 SEC. 31, & SW 1/4 SEC. 32, T. 6 S., R. 2 W., W.M.,  
AND THE NE 1/4 SEC. 6, & NW 1/4 SEC. 5, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON



- = 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 ALUMINUM CAP SCRIBED "MULTI/TECH ENG." TO BE POST-MONUMENTED



1" = 60'  
10/29/2019  
#6610

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Hamman*

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2021

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

IN THE SE 1/4 SEC. 31, & SW 1/4 SEC. 32, T. 6 S., R. 2 W., W.M.,  
AND THE NE 1/4 SEC. 6, & NW 1/4 SEC. 5, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

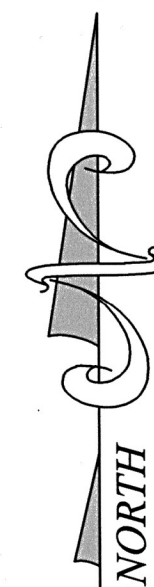


B.P.A. NO BUILD LINE  
NOTHING IS ALLOWED  
WITHIN EASEMENT.  
PER V. 467, P. 568

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

MONUMENT TABLE:

- B. 1" IRON PIPE TIED IN MCSR 26668  
C. 3/4" IRON PIPE TIED IN MCSR 37346, DOWN 1.3'



1" = 60'  
10/29/2019  
#6610

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
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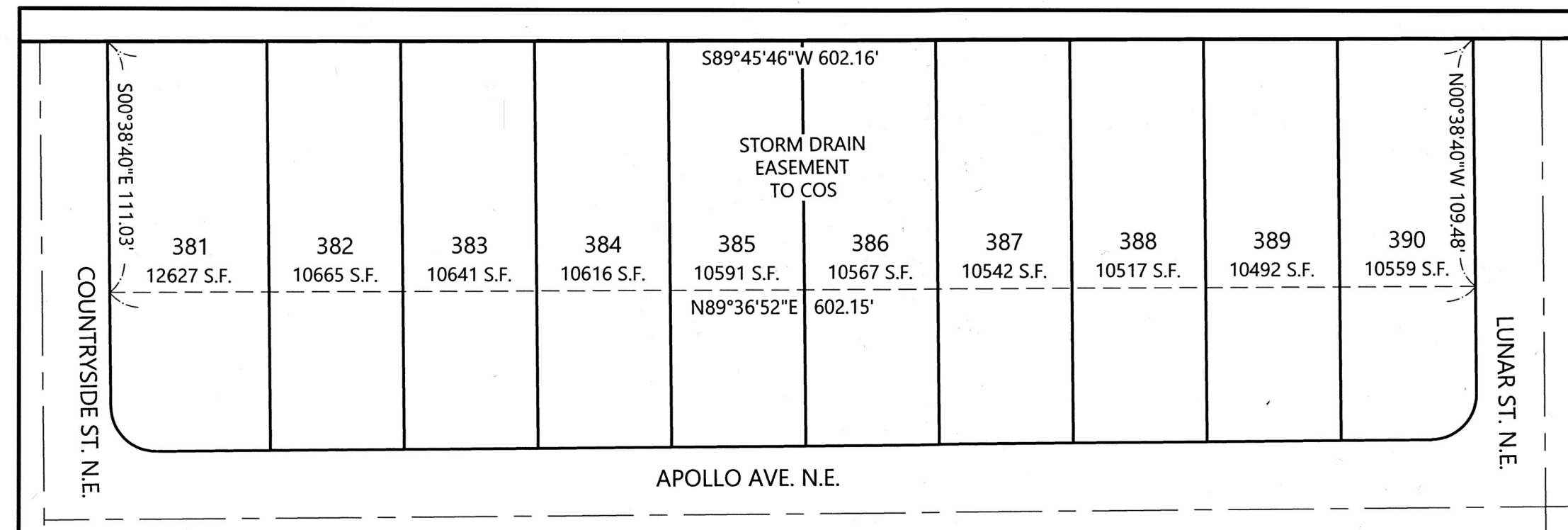
# NORTHSTAR PHASE 4

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AND THE NE 1/4 SEC. 6, & NW 1/4 SEC. 5, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

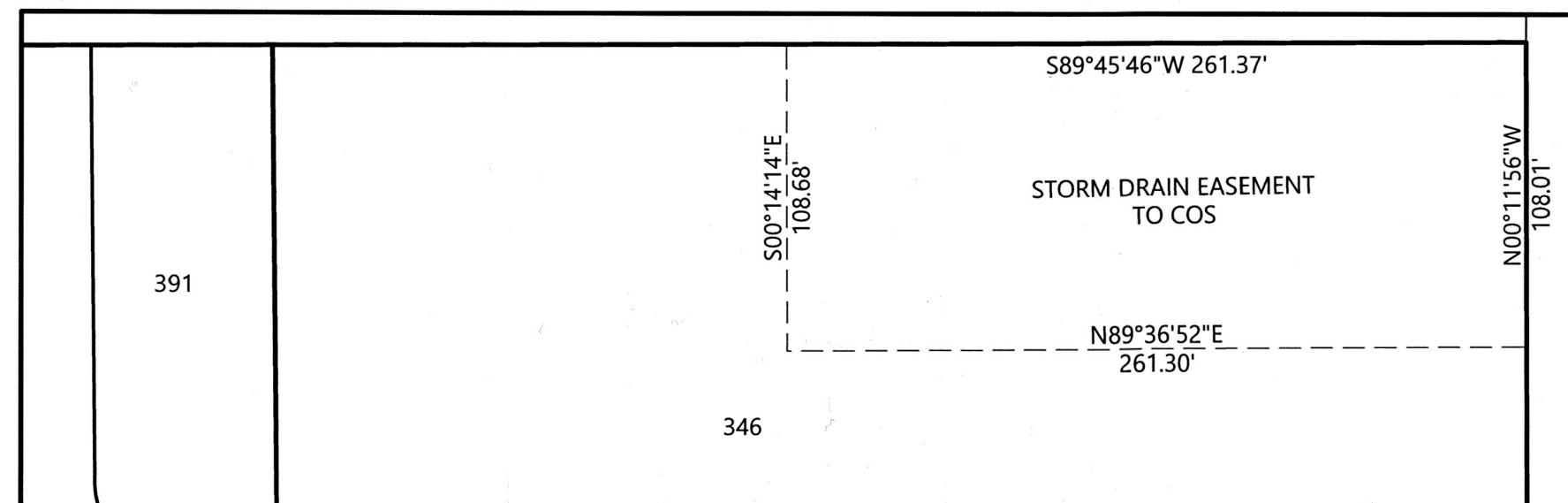
BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227

| CURVE DATA |        |           |            |               |        |
|------------|--------|-----------|------------|---------------|--------|
| CURVE      | RADIUS | DELTA     | ARC LENGTH | CHORD BEARING | DIST.  |
| C1         | 25.00' | 90°38'40" | 39.55'     | N44°40'40"E   | 35.55' |
| C2         | 25.00' | 89°21'20" | 38.99'     | S45°19'20"E   | 35.16' |
| C3         | 20.00' | 90°00'00" | 31.42'     | S44°21'20"W   | 28.28' |
| C4         | 20.00' | 90°00'00" | 31.42'     | S45°38'40"E   | 28.28' |
| C5         | 20.00' | 90°00'00" | 31.42'     | S44°21'20"W   | 28.28' |
| C6         | 20.00' | 90°00'00" | 31.42'     | S45°38'40"E   | 28.28' |
| C7         | 20.00' | 90°00'00" | 31.42'     | S44°21'20"W   | 28.28' |
| C8         | 20.00' | 90°00'00" | 31.42'     | S45°38'40"E   | 28.28' |
| C9         | 20.00' | 90°00'00" | 31.42'     | S44°21'20"W   | 28.28' |
| C10        | 20.00' | 90°00'00" | 31.42'     | S45°38'40"E   | 28.28' |
| C11        | 20.00' | 90°00'00" | 31.42'     | S44°21'20"W   | 28.28' |
| C12        | 20.00' | 90°00'00" | 31.42'     | S45°38'40"E   | 28.28' |
| C13        | 20.00' | 90°00'00" | 31.42'     | N44°21'20"E   | 28.28' |
| C14        | 20.00' | 90°00'00" | 31.42'     | S45°38'40"E   | 28.28' |
| C15        | 20.00' | 90°00'00" | 31.42'     | S44°21'20"W   | 28.28' |
| C16        | 20.00' | 90°00'00" | 31.42'     | N45°38'40"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' |

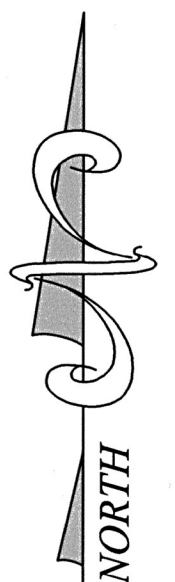
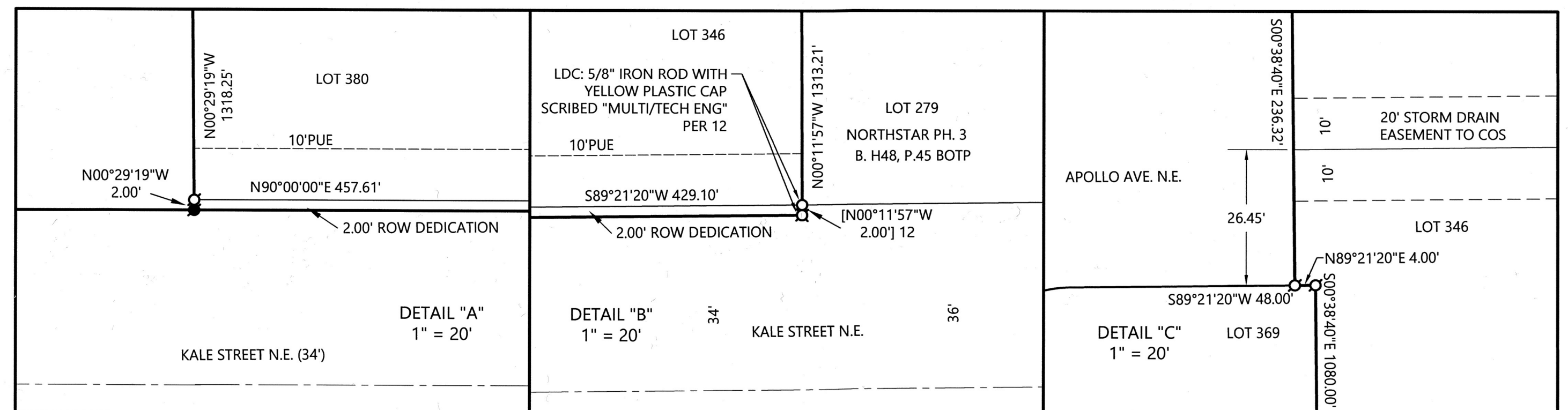
| CURVE DATA |        |           |            |               |        |
|------------|--------|-----------|------------|---------------|--------|
| CURVE      | RADIUS | DELTA     | ARC LENGTH | CHORD BEARING | DIST.  |
| C21        | 20.00' | 90°00'00" | 31.42'     | N44°21'20"E   | 28.28' |
| C22        | 20.00' | 90°00'00" | 31.42'     | S45°38'40"E   | 28.28' |
| C23        | 20.00' | 90°00'00" | 31.42'     | N45°38'40"W   | 28.28' |
| C24        | 20.00' | 90°00'00" | 31.42'     | S44°21'20"W   | 28.28' |
| C25        | 20.00' | 90°00'00" | 31.42'     | S45°38'40"E   | 28.28' |
| C26        | 20.00' | 90°00'00" | 31.42'     | N44°21'20"E   | 28.28' |
| C27        | 20.00' | 90°00'00" | 31.42'     | N45°38'40"W   | 28.28' |
| C28        | 20.00' | 90°00'00" | 31.42'     | S44°21'20"W   | 28.28' |
| C29        | 20.00' | 90°00'00" | 31.42'     | S45°38'40"E   | 28.28' |
| C30        | 20.00' | 90°00'00" | 31.42'     | N44°21'20"E   | 28.28' |
| C31        | 20.00' | 90°00'00" | 31.42'     | N45°38'40"W   | 28.28' |
| C32        | 20.00' | 90°00'00" | 31.42'     | S44°21'20"W   | 28.28' |
| C33        | 25.00' | 90°00'00" | 39.27'     | S45°38'40"E   | 35.36' |
| C34        | 25.00' | 90°00'00" | 39.27'     | N44°21'20"E   | 35.36' |



DETAIL "E" STORM DRAIN EASEMENT TO COS  
1" = 60'



DETAIL "D" STORM DRAIN EASEMENT TO COS  
1" = 60'



10/29/2019  
#6610

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Robert D. Hamman*  
OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS  
EXPIRES: 6-30-2021

# NORTHSTAR PHASE 4

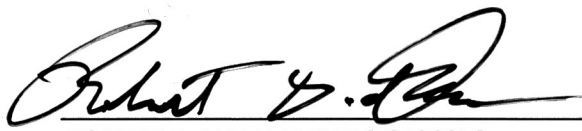
IN THE SE 1/4 SEC. 31, & SW 1/4 SEC. 32, T. 6 S., R. 2 W., W.M.,  
AND THE NE 1/4 SEC. 6, & NW 1/4 SEC. 5, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

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

## 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 4, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD LOCATED AT THE NORTHEAST CORNER OF PARCEL 5 DESCRIBED IN REEL 3978, PAGE 175, IN MARION COUNTY DEED OF RECORDS, BEING A POINT ON THE WEST LINE OF "NORTHSTAR PHASE 3", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE SOUTH 89°45'46" WEST 1708.79 FEET TO A 3/4" IRON PIPE; THENCE ALONG THE WEST LINE OF PARCEL 4, DESCRIBED IN REEL 3978, PAGE 175 MARION COUNTY DEED RECORDS, SOUTH 00°29'19" EAST 1320.25 TO A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY LINE OF KALE STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 2 CALLS NORTH 90°00'00" EAST 628.42 FEET TO A 5/8" IRON ROD; NORTH 89°21'20" EAST 1073.74 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WEST LINE OF LOT 279, NORTHSTAR PHASE 3, NORTH 00°11'57" WEST 1315.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.68 ACRES MORE OR LESS.

  
ROBERT D. HAMMAN PLS 64202LS

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.



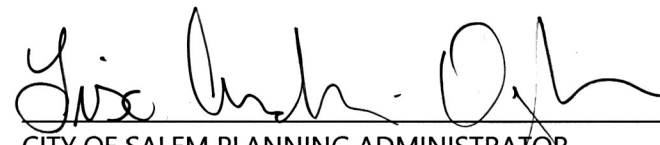
## NARRATIVE

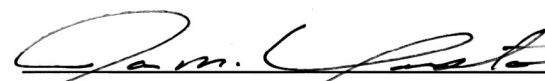
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A TRACT OF LAND DESCRIBED IN V. 3978 P. 175 MARION COUNTY DEED RECORDS INTO LOTS AND STREETS AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT SUBDIVISION CASE No. SUB07-13A2. THE BASIS OF BEARING IS ALONG THE WEST LINE OF LOT 380 AS SHOWN HEREON.

THE BOUNDARY OF THIS PLAT WAS ESTABLISHED IN MARION COUNTY SURVEY RECORD 38715 AND HELD. THE ORIGINAL CONTROL WAS CHECKED ALONG WITH THE EXISTING MONUMENTS.

THE EAST LINE WAS PREVIOUSLY ESTABLISHED IN NORTHSTAR PHASE 3 AS RECORDED IN BOOK H48, PAGE 45 MARION COUNTY BOOK OF TOWN PLATS. THE ORIGINAL CONTROL WAS CHECKED ALONG WITH EXISTING MONUMENTS.

## APPROVALS AND ACCEPTANCE OF DEDICATION

  
CITY OF SALEM PLANNING ADMINISTRATOR  
SUBDIVISION CASE No. SUB07-13A2  
12/26/19  
DATE

  
CITY OF SALEM SURVEYOR  
12-19-2019  
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. 54, R. 4188, P. 461, AND AMENDED IN R. 4274, P. 231, AND R. 4205, P. 54, AND AMENDED IN R. 4274, P. 232, MARION COUNTY DEED RECORDS.

CONDITIONS OF APPROVAL RECORDED AS R. 4089, P. 46, MARION COUNTY DEED RECORDS.

AFFIDAVITS OF CONSENT RECORDED AS R. \_\_\_\_\_, P. \_\_\_\_\_, R. \_\_\_\_\_, P. \_\_\_\_\_, R. \_\_\_\_\_, P. \_\_\_\_\_, AND 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

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.

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT NORTHSTAR COMMUNITIES LLC., AN OREGON LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS AND STREETS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS NORTHSTAR PHASE 4. WE HEREBY DEDICATE TO THE PUBLIC THE STREETS AND PUBLIC FACILITIES SHOWN HEREON.

  
KIRIL IVANOV  
MEMBER NORTHSTAR COMMUNITIES, LLC., AN OREGON LIMITED LIABILITY COMPANY

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

ON THIS 12 DAY OF Dec, 2019, KIRIL IVANOV, MEMBER, NORTHSTAR COMMUNITIES LLC., AN OREGON LIMITED LIABILITY COMPANY, 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