

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C1] 2	25.00'	82°11'42"	35.86'	N71°07'41"W	32.87'
[C2] 2	320.00'	29°23'10"	164.12'	S15°20'15"E	162.33'
[C3] 2	25.00'	90°00'00"	39.27'	S44°21'20"W	35.36'
C4	262.50'	11°12'03"	51.32'	N85°02'39"W	51.23'
C5	30.00'	29°55'35"	15.67'	N74°23'32"E	15.49'
C6	45.00'	55°25'20"	43.53'	N87°08'25"E	41.85'
C7	45.00'	22°41'38"	17.82'	S53°48'06"E	17.71'
C8	45.00'	35°25'51"	27.83'	S24°44'21"E	27.39'
C9	45.00'	48°48'46"	38.34'	S17°22'57"W	37.19'
C10	45.00'	48°22'59"	38.00'	S65°58'50"W	36.88'
C11	45.00'	42°01'01"	33.00'	N68°49'10"W	32.27'
C12	30.00'	40°14'05"	21.07'	N67°55'42"W	20.64'
C13	30.00'	2°35'55"	1.36'	N89°20'43"W	1.36'
C14	30.00'	36°52'12"	19.31'	N70°55'14"E	18.97'
C15	45.00'	20°04'42"	15.77'	S62°31'30"W	15.69'
C16	45.00'	45°47'07"	35.96'	S84°32'36"E	35.01'
C17	45.00'	41°48'16"	32.83'	S40°44'55"E	32.11'
C18	45.00'	41°48'16"	32.83'	S1°03'21"W	32.11'
C19	45.00'	38°11'50"	30.00'	S41°03'24"W	29.45'
C20	45.00'	45°59'30"	36.12'	S83°09'04"W	35.16'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C21	45.00'	20°04'42"	15.77'	S63°48'50"E	15.69'
C22	30.00'	36°52'12"	19.31'	N72°12'34"W	18.97'
C24	40.00'	100°34'05"	70.21'	S40°21'37"E	61.54'
C25	374.35'	43°07'41"	281.78'	S11°38'25"E	275.18'
C26	40.00'	84°28'37"	58.98'	S9°02'03"W	53.78'
C27	129.14'	38°12'50"	86.13'	S70°22'47"W	84.54'

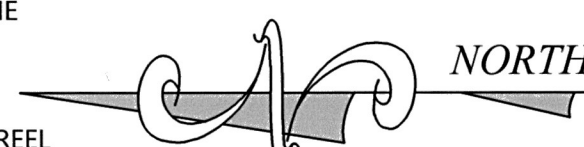
LINE DATA			LINE DATA		
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N00°38'40"W	45.40'	L21	N30°40'02"E	12.90'
L2	S89°36'16"W	382.47'	L22	N59°34'32"W	45.70'
L3	N45°46'11"E	92.05'	L23	N21°57'41"E	52.20'
L4	N53°51'49"E	62.04'	L24	N14°04'23"E	32.33'
L5	N50°18'54"E	70.00'	(L25)3	S51°56'01"W	27.83'
L6	N42°03'30"E	75.42'	(L26)3	S89°45'46"W	8.04'
L7	N33°29'38"E	75.42'	(L27)3	N00°11'57"W	10.00'
L8	N22°43'52"E	16.22'	(L28)2	S87°24'00"E	197.18'
L9	N00°38'40"W	150.00'	(L29)2	N89°15'42"E	65.62'
L10	N89°21'20"E	36.00'	(L30)2	S48°45'05"E	44.14'
L11	N00°38'40"W	90.00'	(L31)2	N89°15'42"E	160.90'
L12	N89°21'20"E	24.57'			
L13	N05°47'03"W	83.52'			
L14	N16°05'44"W	98.00'			
L15	N47°40'00"E	93.76'			
L16	N89°21'20"E	155.00'			
L17	N00°38'40"W	150.00'			
L18	N89°21'20"E	50.00'			
L19	N00°38'40"W	90.00'			
L20	N30°40'02"E	28.44'			

NORTHSTAR PHASE 5 A REPLAT OF LOT 279, NORTHSTAR PHASE 3 & LOT 346 NORTHSTAR PHASE 4 IN THE SW 1/4 SEC. 32, T. 6 S., R. 2 W., W.M., & 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

NOTES:

- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- 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.
- THE 20' EASEMENT DEEDED TO THE CITY OF SALEM IN REEL 595, PAGE 16 IS UNPLOTTABLE.
- THE EASEMENT DESCRIBED IN REEL 467, PAGE 568 DOES NOT EFFECT THIS SITE.



1" = 200'
02/19/2020
6610

LEGEND:

- = FOUND MONUMENT, SEE MONUMENT TABLE, THIS SHEET
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG" PER NORTHSTAR PH. 2 V. H48, P. 36 BOTP
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG" PER NORTHSTAR PH. 4 V. H48, P. 54 BOTP
- = 5/8" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG" PER NORTHSTAR PH. 4 V. H48, P. 54 BOTP
- = 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

REFERENCE SURVEYS:

- NORTHSTAR PH 2 V. H48, P. 36 BOTP
- NORTHSTAR PH 3 V. H48, P. 45 BOTP
- NORTHSTAR PH 4 V. H48, P. 54 BOTP
- MCSR 35905
- MCSR 37346
- MCSR 38715

MCSR = MARION COUNTY SURVEY RECORD

BOTP = BOOK OF TOWN PLATS

[] = RECORD AND MEASURED DATA PER SURVEY NOTED

() = RECORD DATA PER SURVEY NOTED

P. = PAGE

V. = VOLUME

R. = REEL

PUE = PUBLIC UTILITY EASEMENT

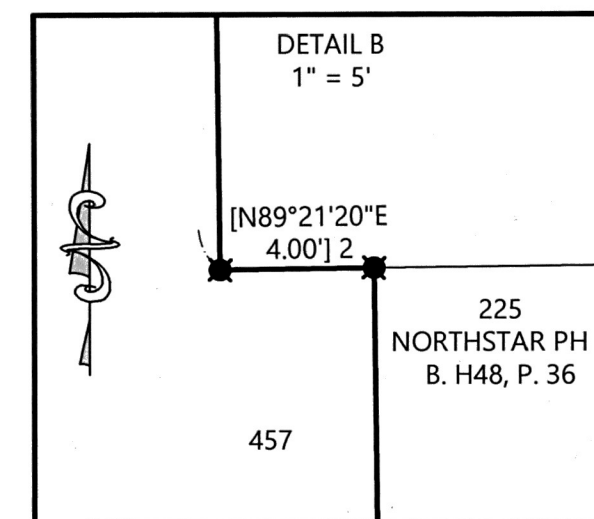
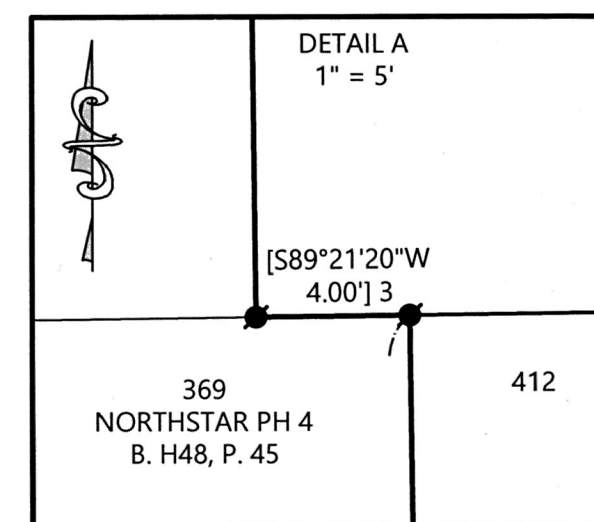
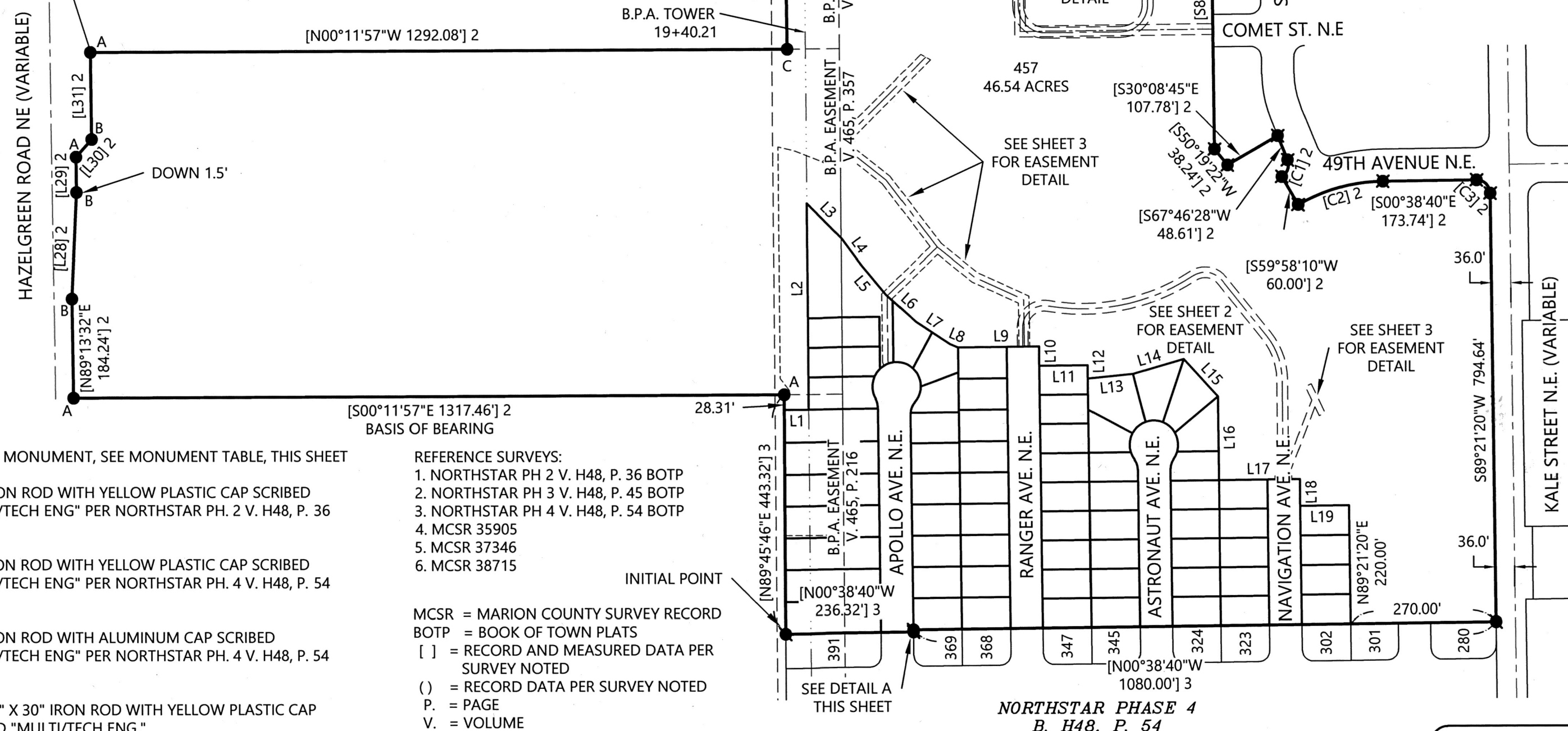
PH. = PHASE

COS = CITY OF SALEM

B.P.A. = BONNEVILLE POWER ADMINISTRATION

MONUMENT TABLE

- 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLS 636" PER MCSR 37346
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MARION COUNTY SURVEYOR" PER MCSR 35905
- 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 PH. 3 B. H48, P. 45 BOTP



NORTHSTAR PHASE 4
B. H48, P. 54

SHEET INDEX

- SHEET 1 - OVERALL BOUNDARY, LINE TABLE, CURVE TABLE, DETAIL A & B
- SHEET 2 - LOTS 392-457, DETAILS C & D
- SHEET 3 - DETAILS E-H
- SHEET 4 - SIGNATURE PAGE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2021

NOTE:

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

EASEMENT LINE
1.46' N45°46'11"E
FROM
MONUMENT

25.00' PRIVATE ACCESS AND
UTILITY EASEMENT TO THE
BENEFIT OF LOTS 400, 401, & 402

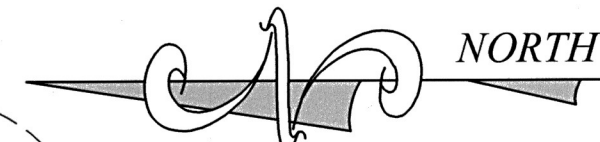
EASEMENT MAINTENANCE
AGREEMENT RECORDED IN
R. _____ P. _____ MCDR.

SEE SHEET 3 FOR
STORM DRAIN
EASEMENT

NORTHSTAR PHASE 5

A REPLAT OF LOT 279, NORTHSTAR PHASE 3 &
LOT 346 NORTHSTAR PHASE 4
IN THE SW 1/4 SEC. 32, T. 6 S., R. 2 W., W.M., &
NW 1/4 SEC. 5, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

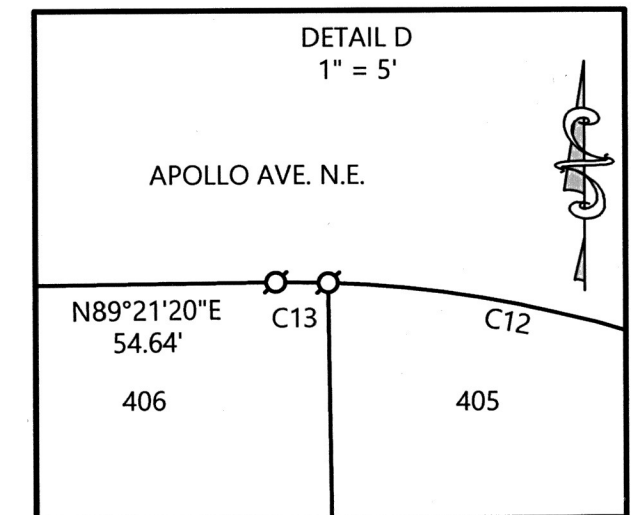
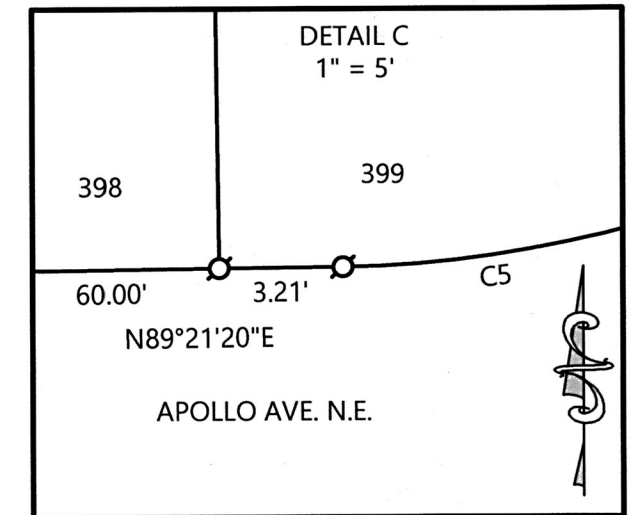
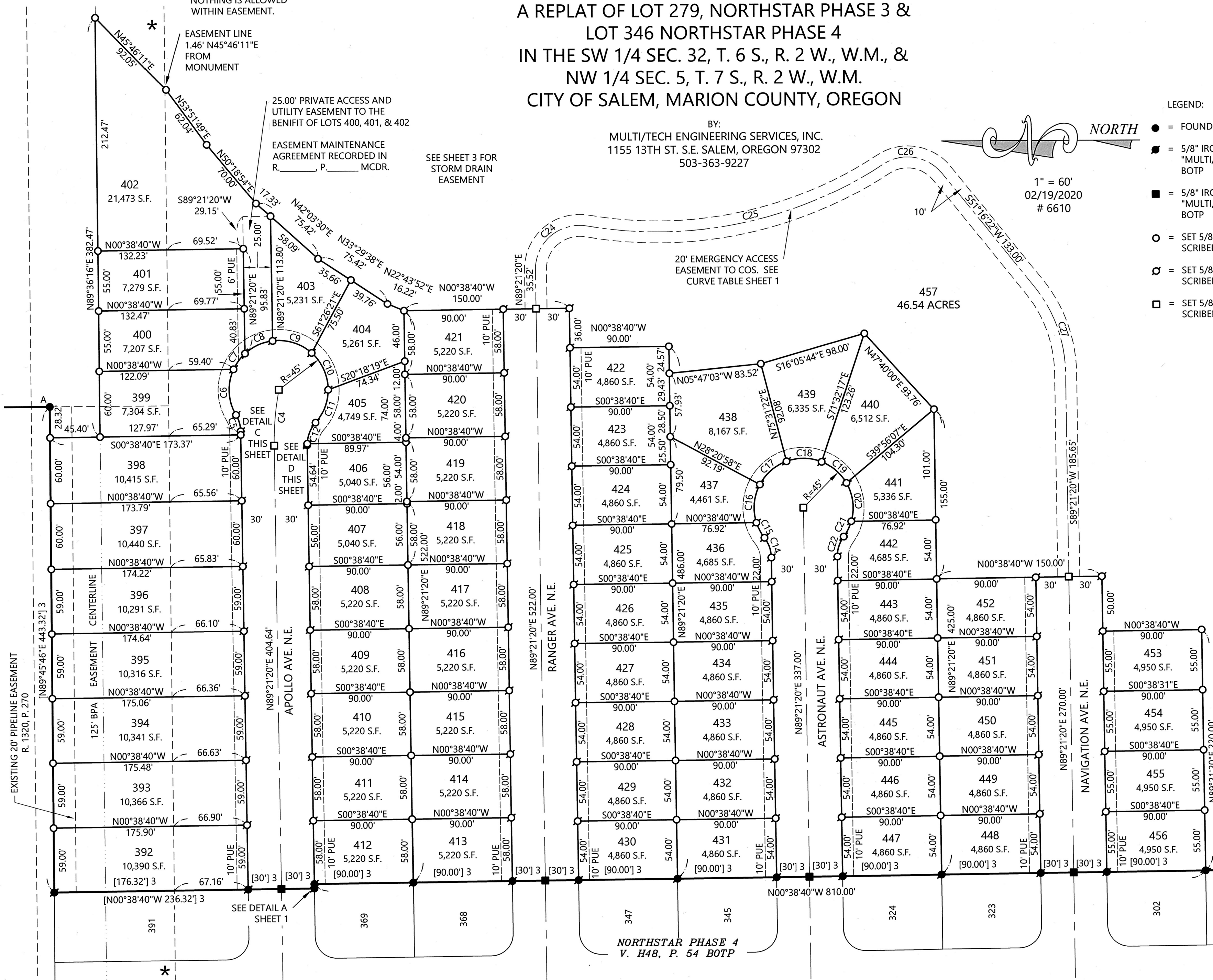
BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



1" = 60'
02/19/2020
6610

LEGEND:

- = FOUND MONUMENT, SEE MONUMENT TABLE, SHEET 1
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG" PER NORTHSTAR PH. 4 V. H48, P. 54 BOTP
- = 5/8" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG" PER NORTHSTAR PH. 4 V. H48, P. 54 BOTP
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."
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REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert D. Hamman
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2021

NORTHSTAR PHASE 5

A REPLAT OF LOT 279, NORTHSTAR PHASE 3 &
LOT 346 NORTHSTAR PHASE 4
IN THE SW 1/4 SEC. 32, T. 6 S., R. 2 W., W.M., &
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

DETAIL H
VARIABLE WIDTH STORM DRAIN
EASEMENT TO COS
1" = 40'

DETAIL F
STORM DRAIN EASEMENT TO COS PER
NORTHSTAR PH 3&4, AND NEW 20' STORM DRAIN
EASEMENT TO COS
1" = 80'

DETAIL G
EXISTING 20' STORM DRAIN
EASEMENT TO COS PER
NORTHSTAR PH 2
1" = 100'

NORTHSTAR PHASE 2
V. H48, P. 36 BOTP

PLAT NOTE:
EASEMENTS SHOWN IN DETAILS "E" AND "F" THIS SHEET
WERE NOT GRANTED IN THE SIGNED DECLARATION OF
THE RECORDED SUBDIVISION PLAT NORTHSTAR PHASE 3
AND NORTHSTAR PHASE 4. SAID EASEMENTS ARE BEING
GRANTED THIS PLAT AS SHOWN HEREIN.

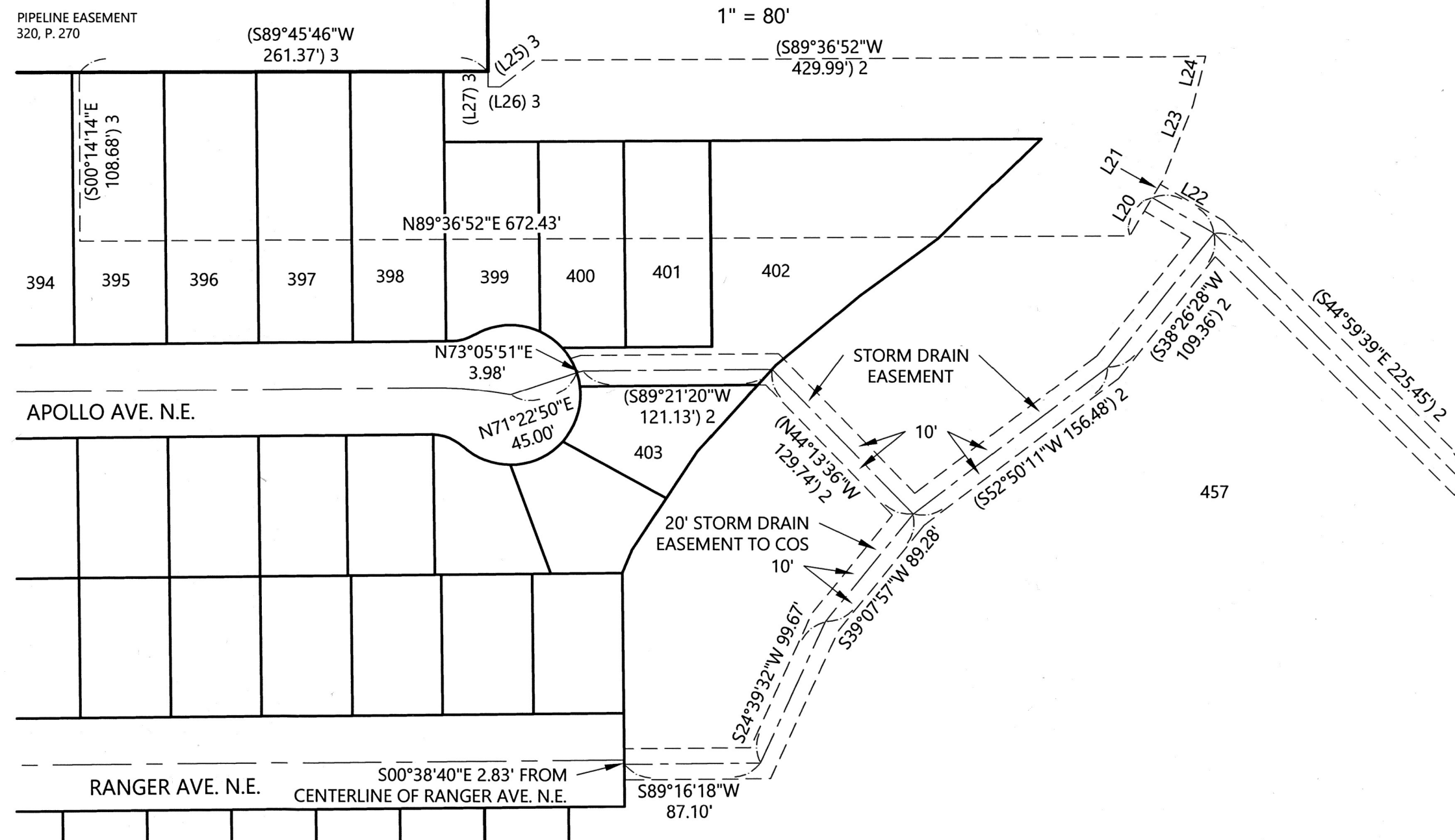
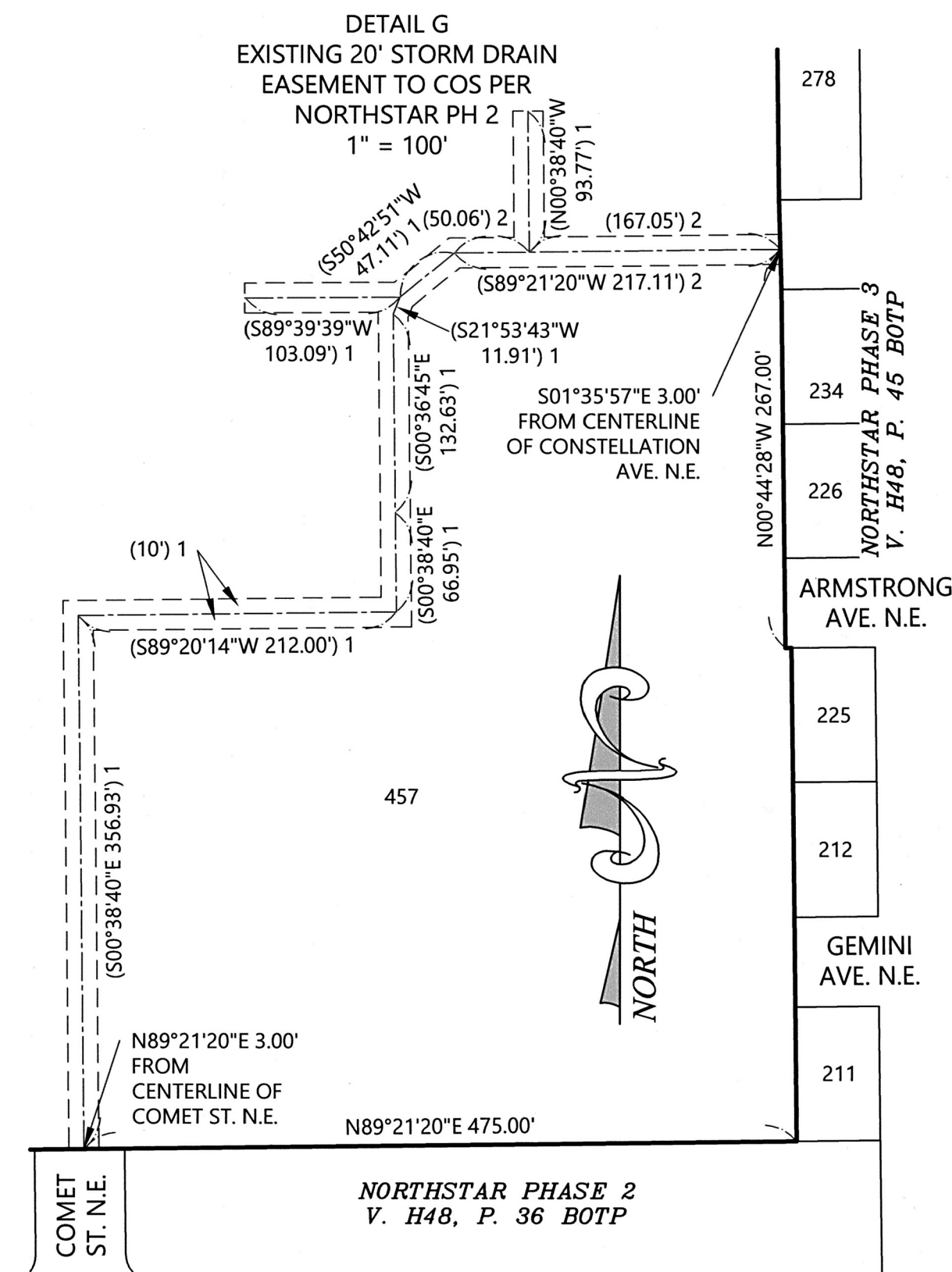
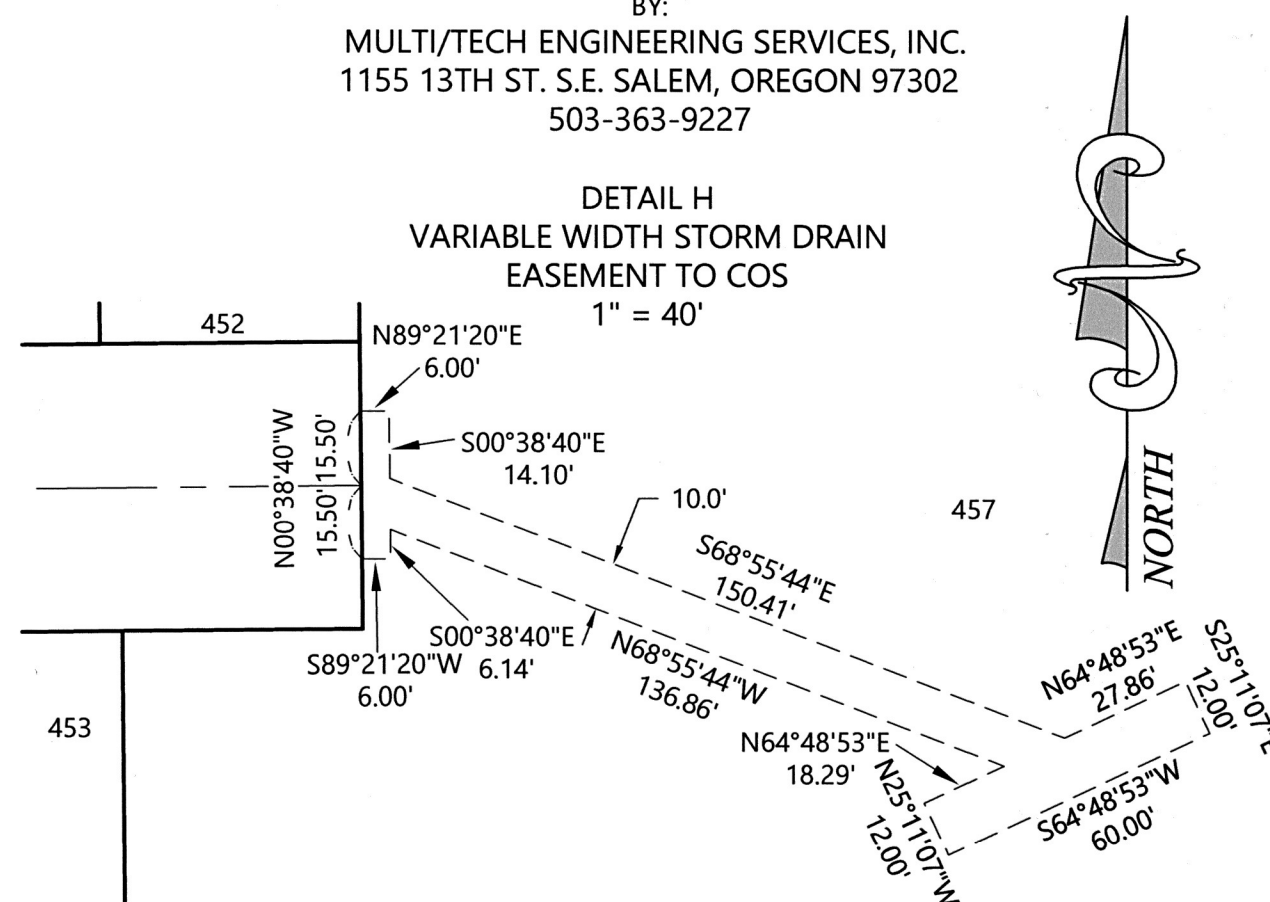
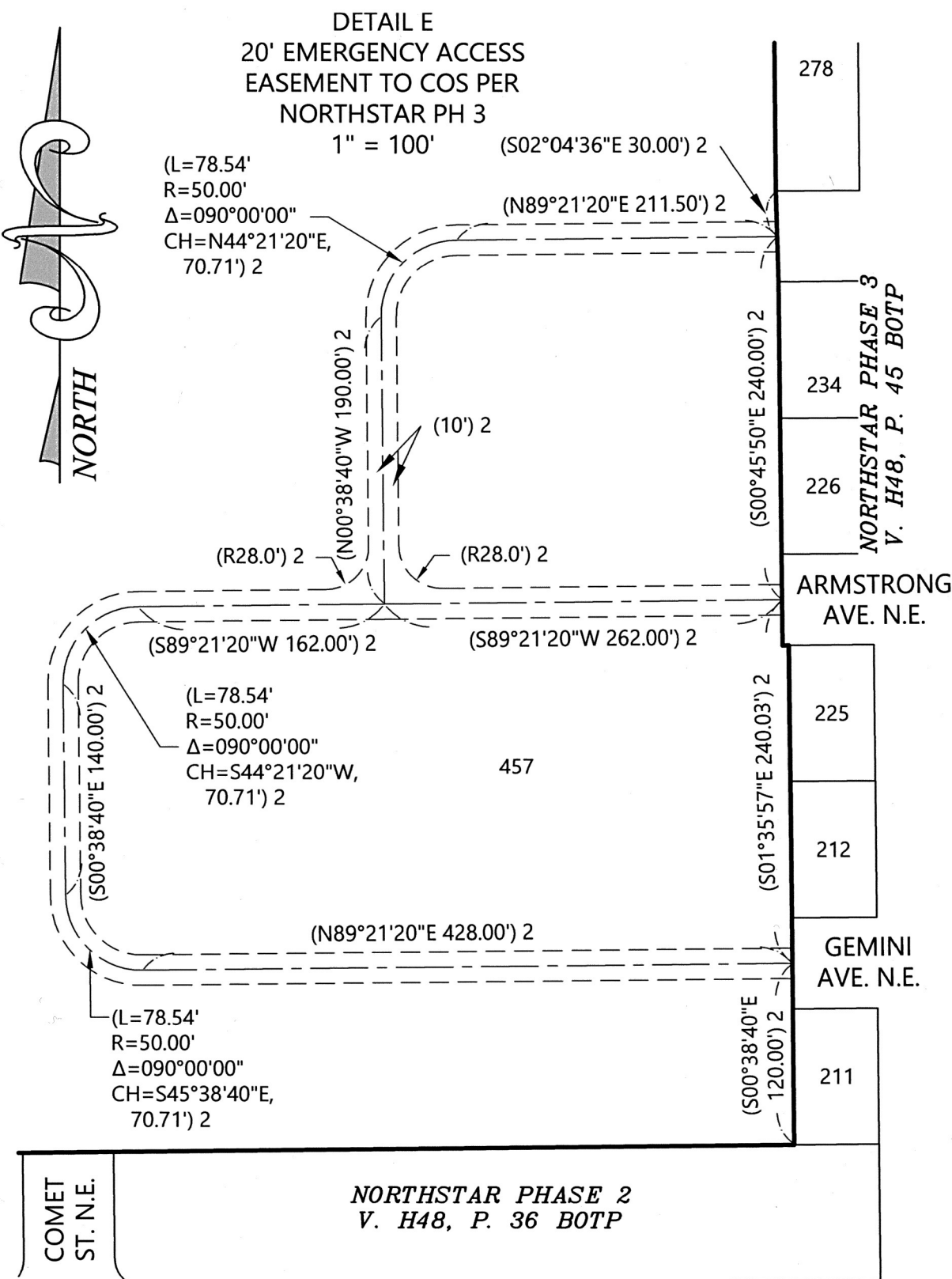
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2021

02/19/2020
6610

SHEET 3 OF 4



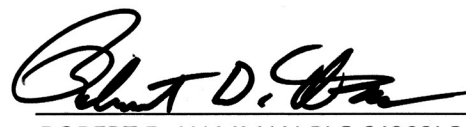
NORTHSTAR PHASE 5
A REPLAT OF LOT 279, NORTHSTAR PHASE 3 &
LOT 346 NORTHSTAR PHASE 4
IN THE SW 1/4 SEC. 32, T. 6 S., R. 2 W., W.M., &
NW 1/4 SEC. 5, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

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 5, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

LOT 279, NORTHSTAR PHASE 3, AS RECORDED IN VOLUME H48, PAGE 45, MARION COUNTY BOOK OF TOWN PLATS, AND LOT 346, NORTHSTAR PHASE 4, AS RECORDED IN VOLUME H48, PAGE 54 MARION COUNTY BOOK OF TOWN PLATS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON.


ROBERT D. HAMMAN PLS 64202LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2021

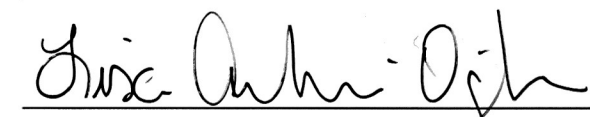
PER O.R.S. 92.070 (2), I HEREBY CERTIFY THAT THE REMAINING MONUMENTS WITHIN THIS SUBDIVISION WILL BE SET WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE STREET & UTILITY IMPROVEMENTS, OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S.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

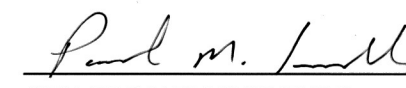
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO FURTHER SUBDIVIDE LOT 279 NORTHSTAR PHASE 3, AS RECORDED IN VOLUME H48, PAGE 45, BOOK OF TOWN PLATS, AND LOT 346 NORTHSTAR PHASE 4, AS RECORDED IN VOLUME H48, PAGE 54 BOOK OF TOWN PLATS INTO LOTS AND STREETS AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT SUBDIVISION CASE No. SUB07-13A2MOD3. THE BASIS OF BEARING IS SOUTH 00°11'57" EAST ALONG THE WEST LINE OF LOT 279 OF SAID NORTHSTAR PHASE 3.

THE BOUNDARY OF THIS PLAT WAS ESTABLISHED IN MARION COUNTY SURVEY RECORD 38715 AND HELD ALONG WITH THE ADJOINING LINE CREATED IN NORTHSTAR PHASES 3 AND 4. THE ORIGINAL CONTROL WAS CHECKED ALONG WITH THE EXISTING MONUMENTS SET IN NORTHSTAR PHASES 3 AND 4.

APPROVALS AND ACCEPTANCE OF DEDICATION


CITY OF SALEM PLANNING ADMINISTRATOR
SUBDIVISION CASE No. SUB07-13A2MOD3
5/8/2020
DATE


CITY OF SALEM SURVEYOR
5/8/2020
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

PLAT NOTES:

IMPROVEMENT AGREEMENTS RECORDED AS R. 4051, P. 54, AND AMENDED IN R. 4188, P. 462, R. 4188, P. 461, AND AMENDED IN R. 4274, P. 231, AND R. 4205, P. 54, R. 4146, P. 218, AND R. 4304, P. 496 MARION COUNTY DEED RECORDS.

CONDITIONS OF APPROVAL RECORDED AS R. ⁴²⁸⁰~~4089~~, P. ³~~46~~; MARION COUNTY DEED RECORDS.

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

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.

A PORTION OF THE EXISTING STORM DRAIN EASEMENT OVER, UNDER, AND ACROSS LOT 233 OF NORTHSTAR PHASE 2, HAS BEEN PERPETUATED THIS PLAT AND SHOWN IN DETAIL "G" ON SHEET 3 HEREIN.

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. RECEIVED FOR RECORDING ON THE _____ DAY OF _____, 20____.

MARION COUNTY SURVEYOR
DATE

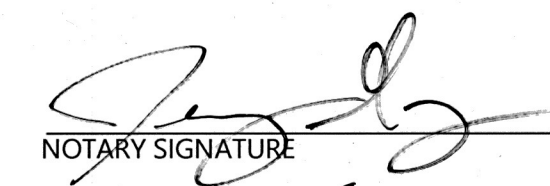
DECLARATION

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 5. I HEREBY GRANT THE PRIVATE ACCESS EASEMENT, THE PRIVATE UTILITY EASEMENT, THE EMERGENCY ACCESS EASEMENTS, AND THE STORM DRAIN EASEMENTS AS SHOWN AND ACKNOWLEDGE THE PLAT NOTES HEREIN. I ALSO 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., AN OREGON LIMITED LIABILITY COMPANY

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

ON THIS 6 DAY OF May, 2020, ERIC MEURER, 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 _____, 2020, AT _____ O'CLOCK _____ AND RECORDED IN THE MARION COUNTY

BOOK OF TOWN PLATS, VOLUME _____, PAGE _____. IT IS RECORDED IN MARION COUNTY DEED RECORDS IN REEL _____, PAGE _____.

BILL BURGESS, MARION COUNTY CLERK

BY: DEPUTY COUNTY CLERK