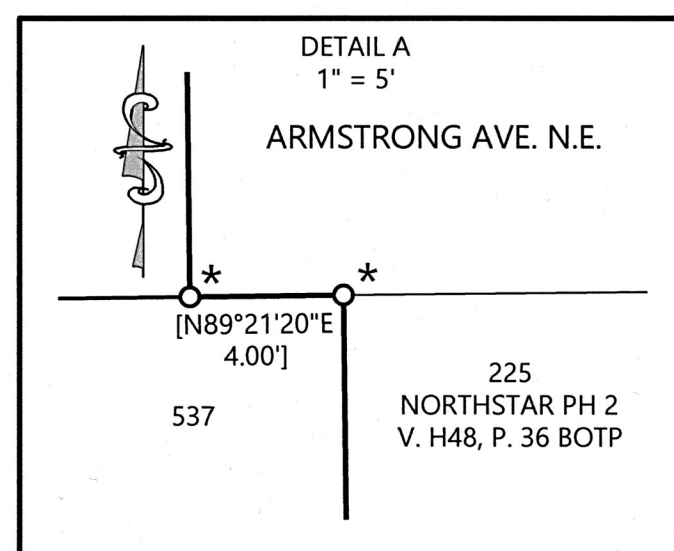




NORTHSTAR PHASE 6

A REPLAT OF LOT 457, NORTHSTAR PHASE 5 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

- 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
 - D. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER NORTHSTAR PH. 3 V. H48, P. 45 BOTP
 - E. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER NORTHSTAR PH. 4 V. H48, P. 54 BOTP
 - F. 5/8" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG." PER NORTHSTAR PH. 5 V. H48, P. 61 BOTP

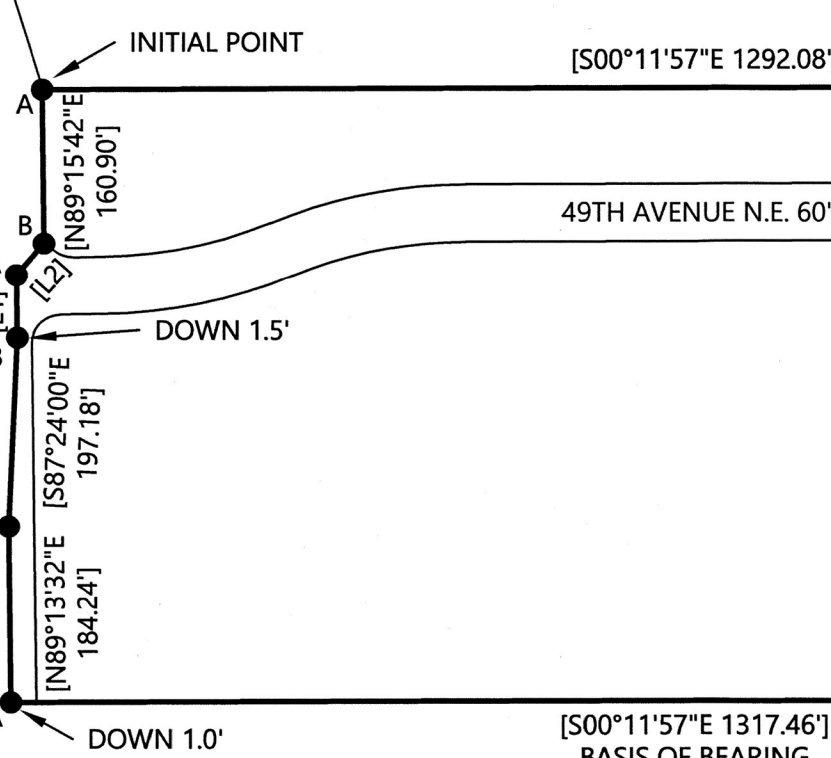
LINE	BEARING	DIST.
L1	[N89°15'42"E]	[65.62']
L2	[S48°45'05"E]	[44.14']
L3	[S01°35'57"E]	[60.01']
L4	[S50°19'22"W]	[38.24']
L5	[S30°08'45"E]	[107.78']
L6	[S67°46'28"W]	[48.61']
L7	[S59°58'10"W]	[60.00']
L8	[S00°38'40"E]	[173.74']
L9	[N00°38'40"W]	[90.00']
L10	[N89°21'20"E]	[50.00']
L11	[N00°38'40"W]	[150.00']
L12	[N89°21'20"E]	[155.00']
L13	[N47°40'00"E]	[93.76']
L14	[N16°05'44"W]	[98.00']
L15	[N05°47'03"W]	[83.52']
L16	[N89°21'20"E]	[24.57']
L17	[N00°38'40"W]	[90.00']
L18	[N89°21'20"E]	[36.00']
L19	[N00°38'40"W]	[150.00']
L20	[N22°43'52"E]	[16.22']

LINE	BEARING	DIST.
L21	[N33°29'38"E]	[75.42']
L22	[N42°03'30"E]	[75.42']
L23	[N50°18'54"E]	[70.00']
L24	[N53°51'49"E]	[62.04']
L25	[N45°46'11"E]	[92.05']
L26	[N00°38'40"W]	[45.40']
L27	[N89°45'46"E]	[28.32']

- REFERENCE SURVEYS:
- 1. NORTHSTAR PH 2 V. H48, P. 36 BOTP
 - 2. NORTHSTAR PH 3 V. H48, P. 45 BOTP
 - 3. NORTHSTAR PH 4 V. H48, P. 54 BOTP
 - 4. NORTHSTAR PH 5 V. H48, P. 61 BOTP
 - 5. MCSR 35905
 - 6. MCSR 37346
 - 7. MCSR 38715

1" = 200'
08/14/2020
#6876

HAZELGREEN ROAD NE (VARIABLE)



CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	[25.00']	[82°11'42"]	[35.86']	[N71°07'41"W]	[32.87']
C2	[320.00']	[29°23'10"]	[164.12']	[S15°20'15"E]	[162.33']
C3	[25.00']	[90°00'00"]	[39.27']	[S44°21'20"W]	[35.36']

MCSR = MARION COUNTY SURVEY RECORD
BOTP = BOOK OF TOWN PLATS
[] = RECORD AND MEASURED DATA PER NORTHSTAR PH 5 V. H48, P. 61 BOTP, UNLESS NOTED OTHERWISE
() = RECORD DATA PER SURVEY NOTED
P. = PAGE
V. = VOLUME
R. = REEL
AC. = ACRES
S.F. = SQUARE FEET
RAD = RADIUS
★ = MONUMENT LOST DURING CONSTRUCTION AND REPLACED THIS PHASE
PUE = PUBLIC UTILITY EASEMENT
PH. = PHASE
COS = CITY OF SALEM
B.P.A. = BONNEVILLE POWER ADMINISTRATION

SHEET INDEX
SHEET 1 - OVERALL BOUNDARY, DETAIL A,
LINE TABLE L1-L27, CURVE TABLE C1-C3
SHEET 2 - LOTS 458-490, 510-514, 523-528, DETAILS B-F
SHEET 3 - LOTS 491-513, 515-565

SHEET 4 - LOTS 566,567, DETAIL G
SHEET 5 - DETAILS H-Q
SHEET 6 - CURVE TABLE C4-C103 AND LINE TABLE L28-L52
SHEET 7 - SIGNATURE PAGE, NARRATIVE, SURVEYOR'S
CERTIFICATE

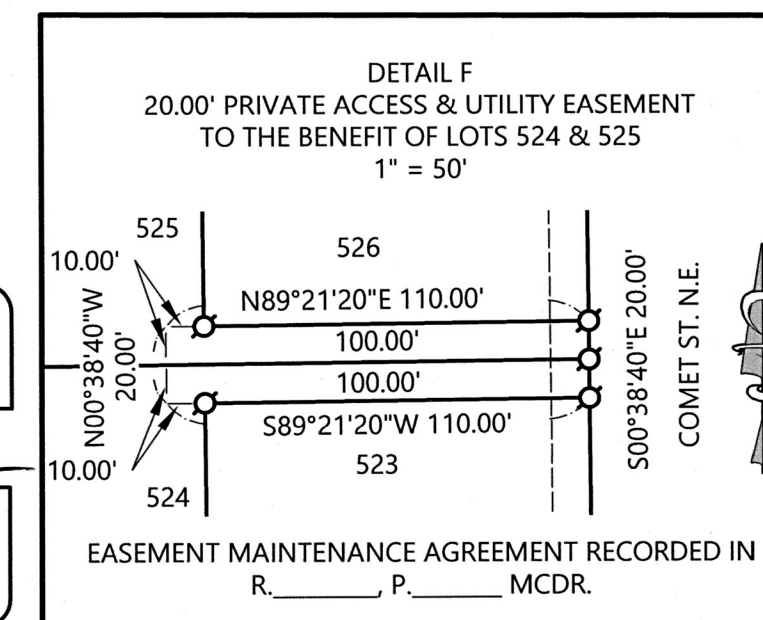
- NOTES:
- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
 - ALL MONUMENTS SET FLUSH WITH GROUND UNLESS NOTED OTHERWISE.
 - IN NORTHSTAR, I CREATED AN ASSUMED STATIONING SYSTEM THAT TRAVELED FROM WEST TO EAST. CONSIDERING FUTURE PHASES OF THIS 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 DEED TO THE CITY OF SALEM IN REEL 595, PAGE 16 IS UNPLOTTABLE.
 - THE EASEMENT DEED TO PORTLAND GENERAL ELECTRIC IN VOLUME 438, PAGE 325 IS UNPLOTTABLE (BLANKET EASEMENT).
- 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. 5 V. H48, P. 61 BOTP
 - ★ = 5/8" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG" PER NORTHSTAR PH. 2 V. H48, P. 36 BOTP
 - ★ = 5/8" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG" PER NORTHSTAR PH. 3 V. H48, P. 45 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 PER INTERNAL AND CENTERLINE MONUMENTATION STAGE 1, SEE SHEET 7.
 - = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG.". TO BE POST-MONUMENTED PER INTERNAL AND CENTERLINE MONUMENTATION STAGE 1, SEE SHEET 7.
 - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG.". TO BE POST-MONUMENTED PER INTERNAL AND CENTERLINE MONUMENTATION STAGE 2, SEE SHEET 7.
 - = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG.". TO BE POST-MONUMENTED PER INTERNAL AND CENTERLINE MONUMENTATION STAGE 2, SEE SHEET 7.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2021

CITY OF SALEM, MARION COUNTY, OREGON

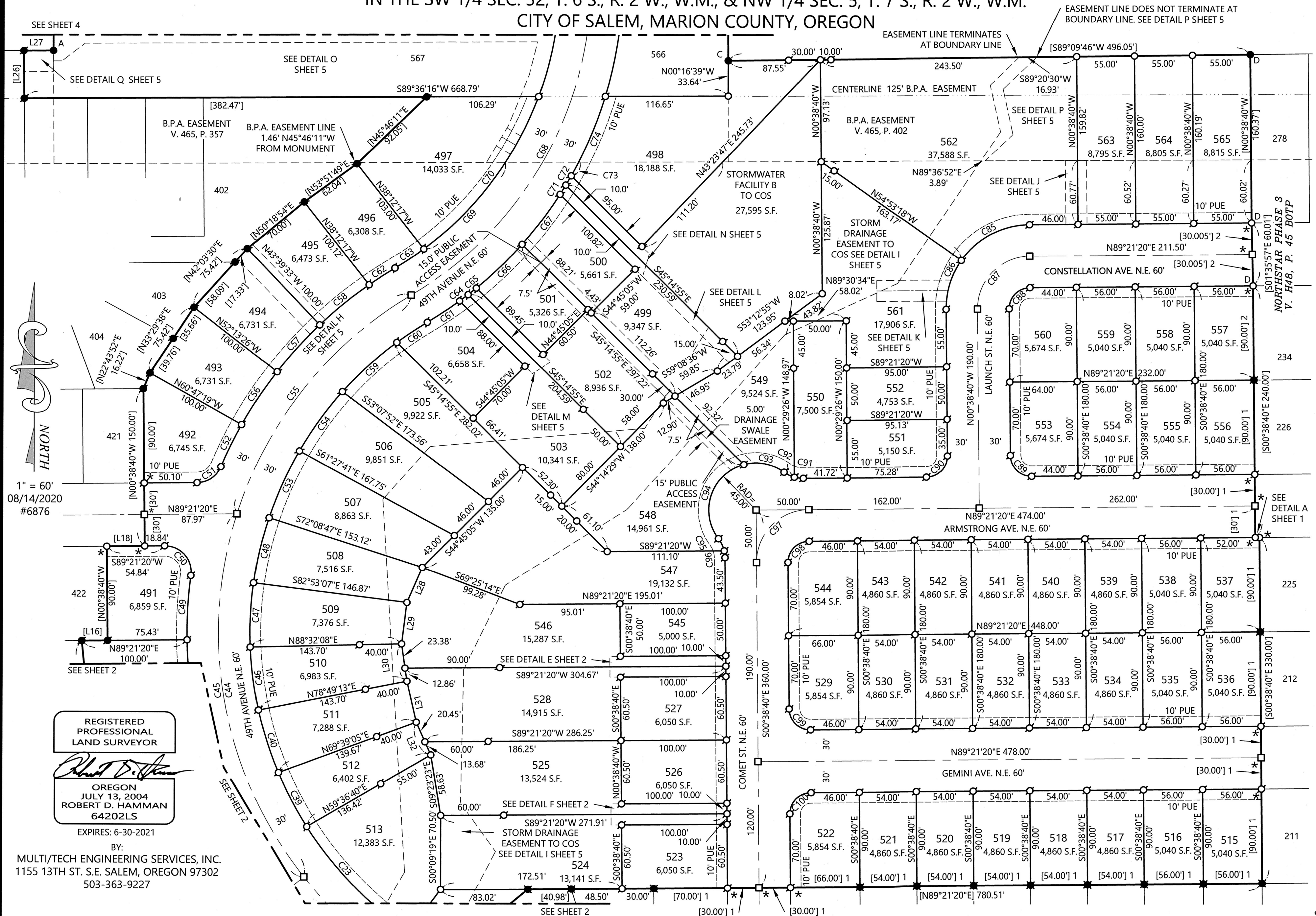


1" = 60'
08/14/2020
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BY:
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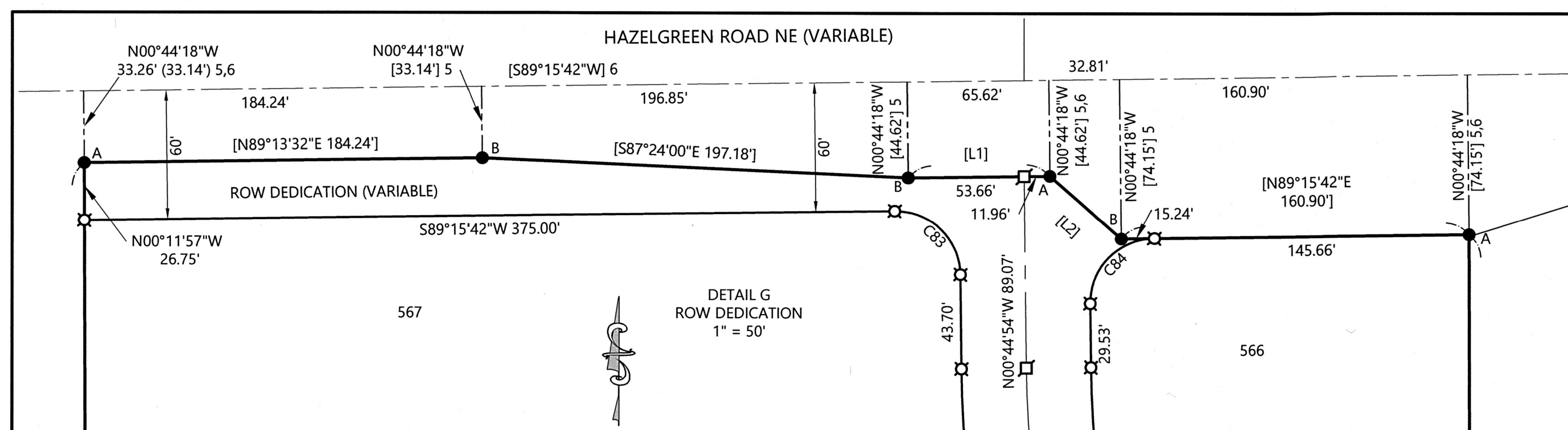
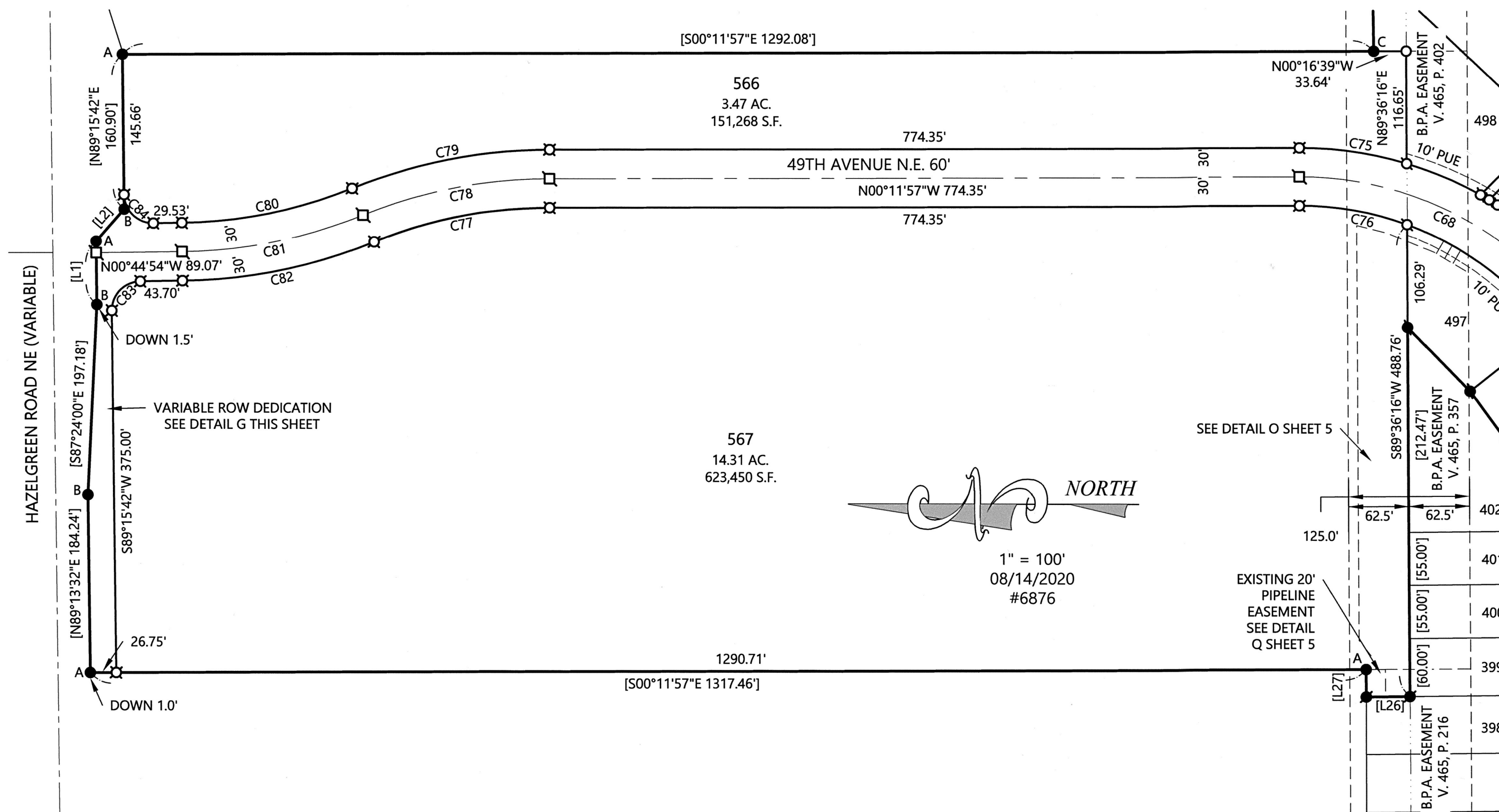
NORTHSTAR PHASE 6

A REPLAT OF LOT 457, NORTHSTAR PHASE 5
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



NORTHSTAR PHASE 6

A REPLAT OF LOT 457, NORTHSTAR PHASE 5
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

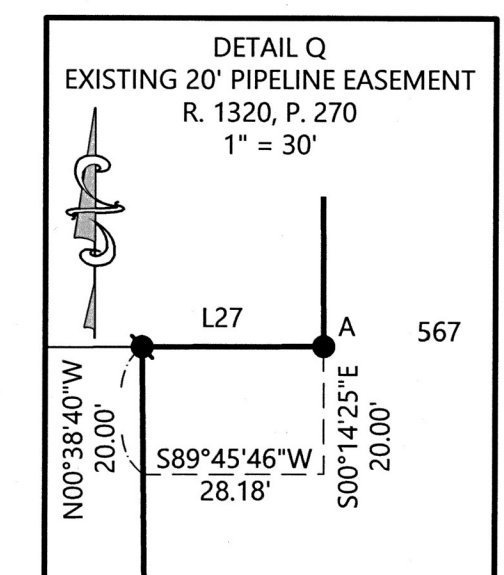
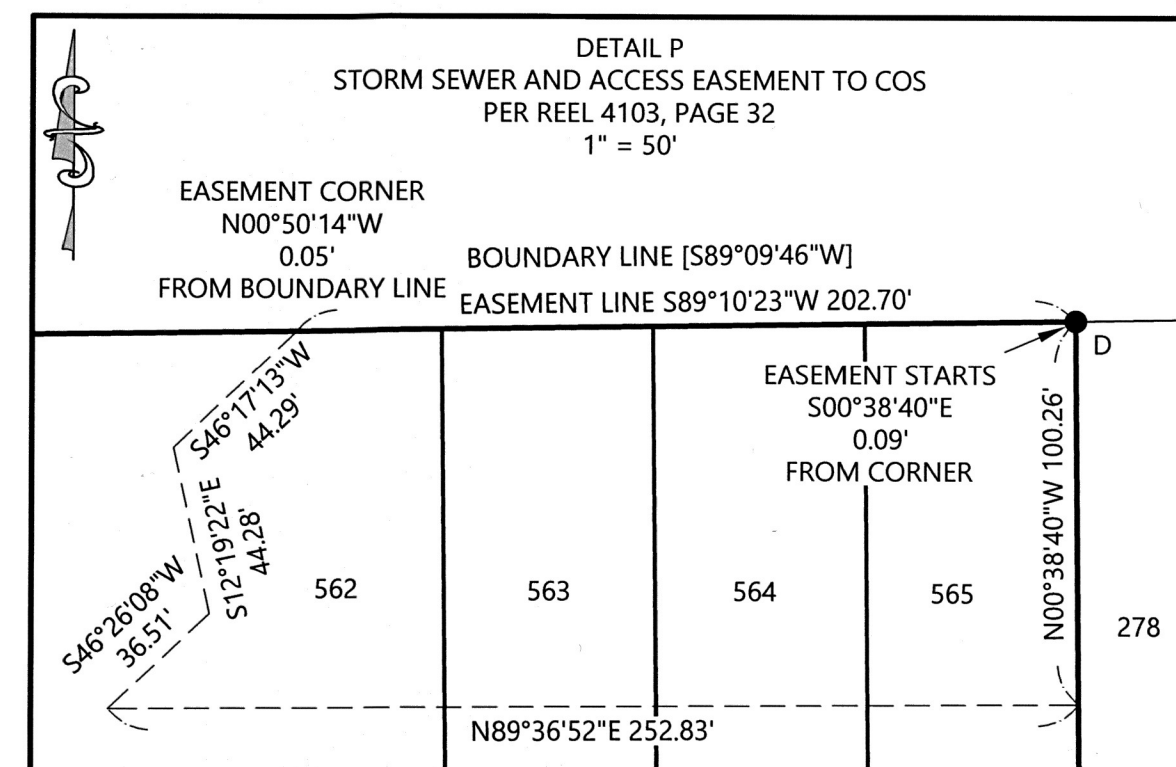
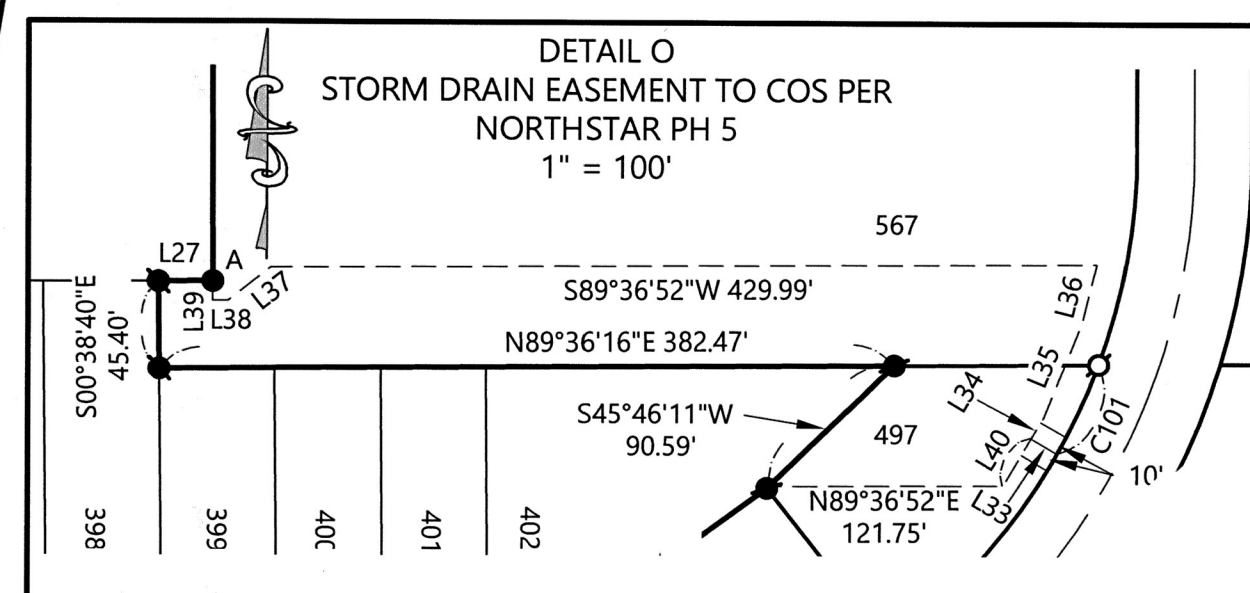
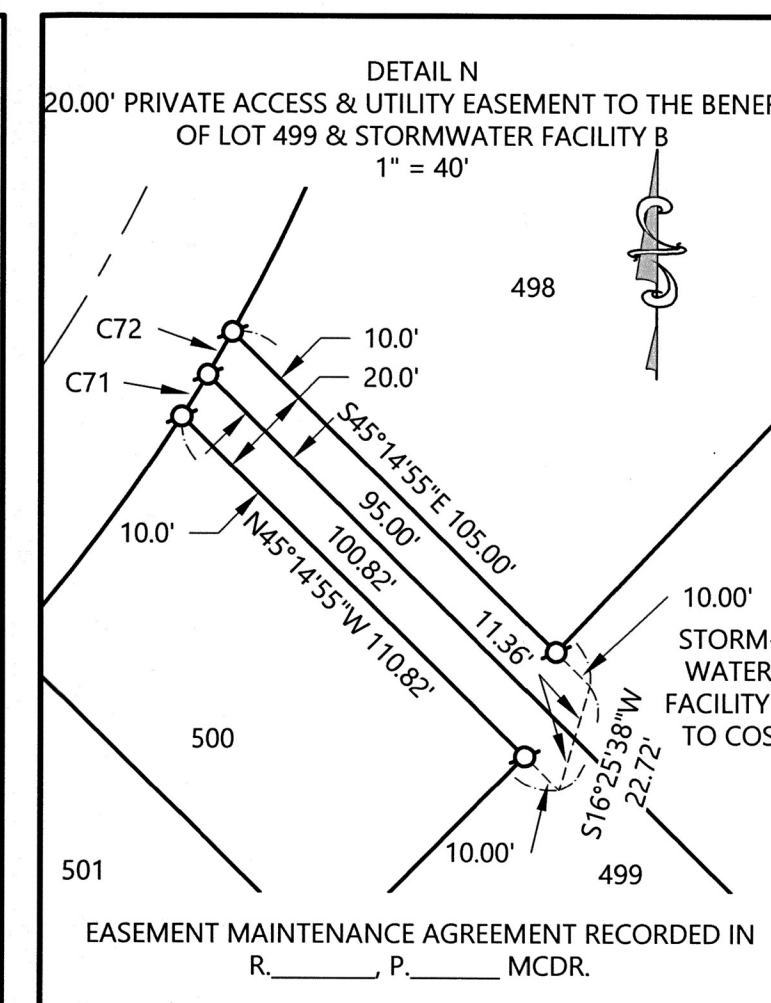
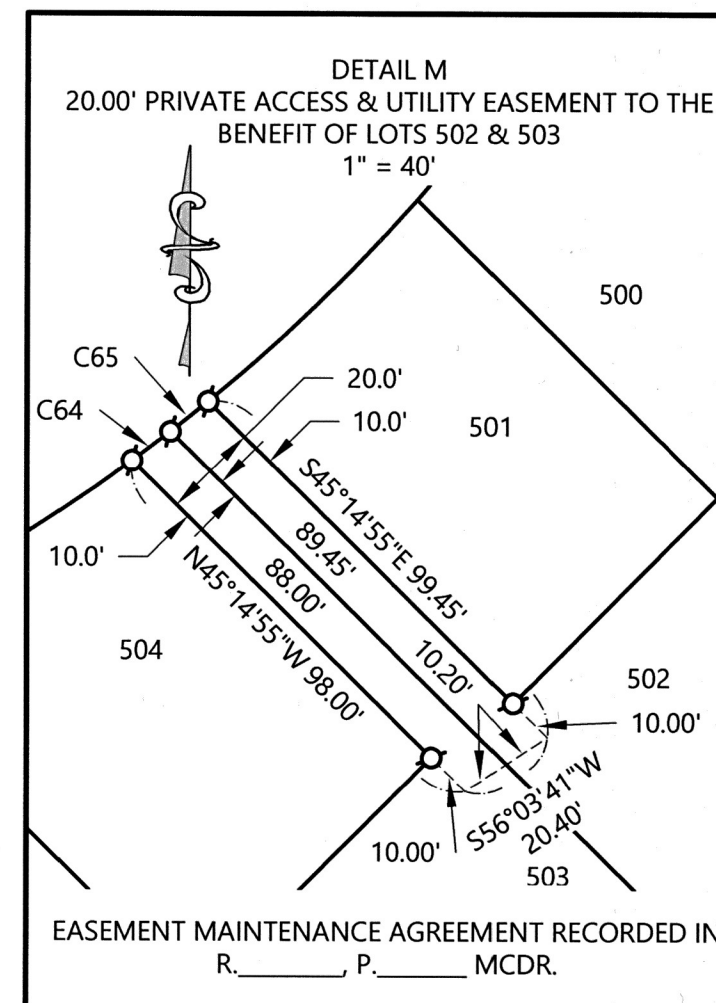
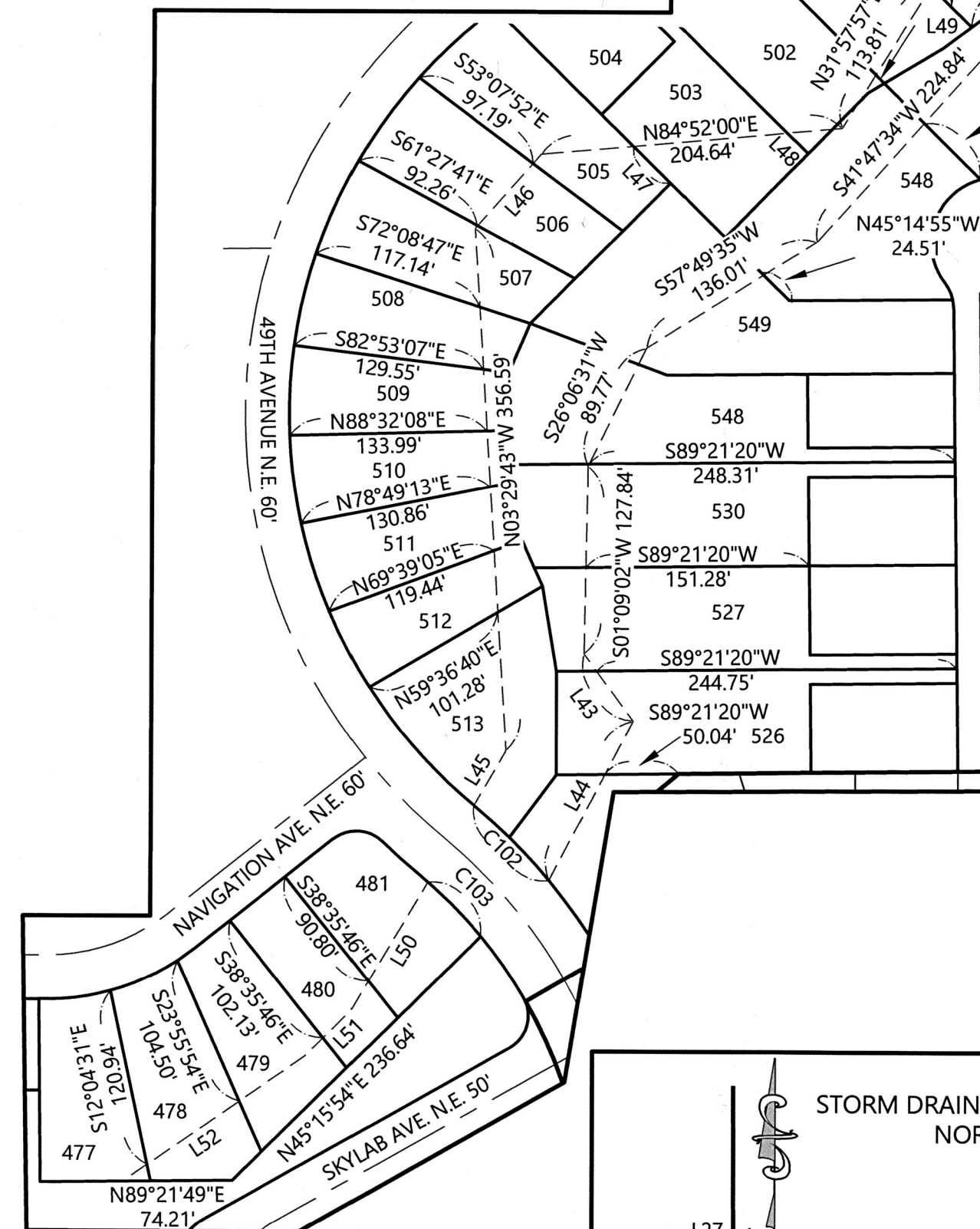
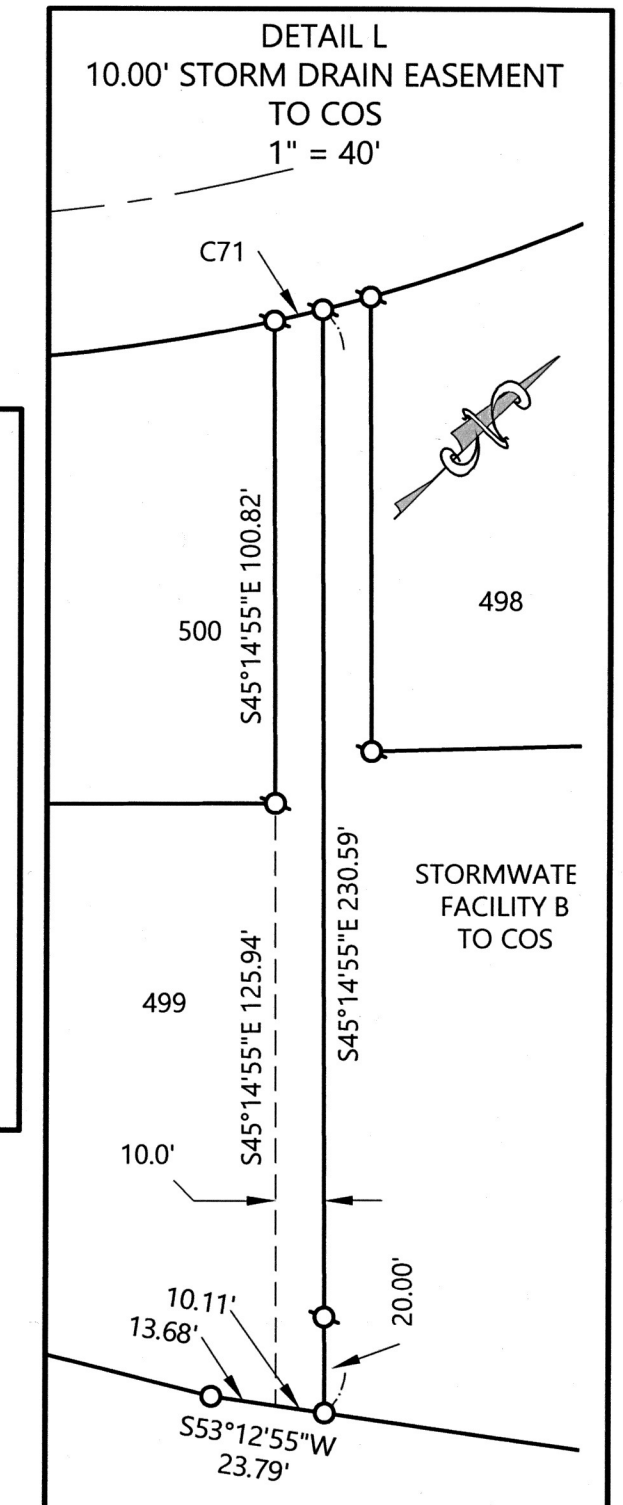
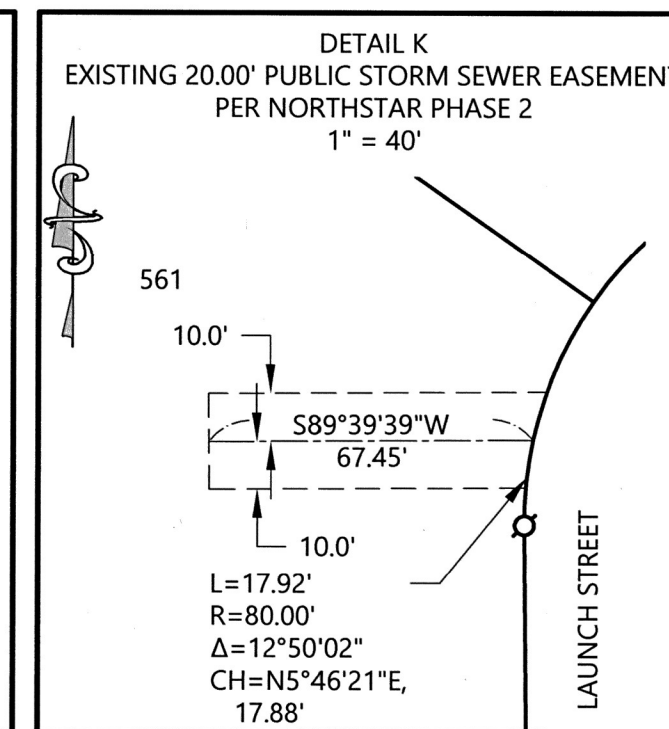
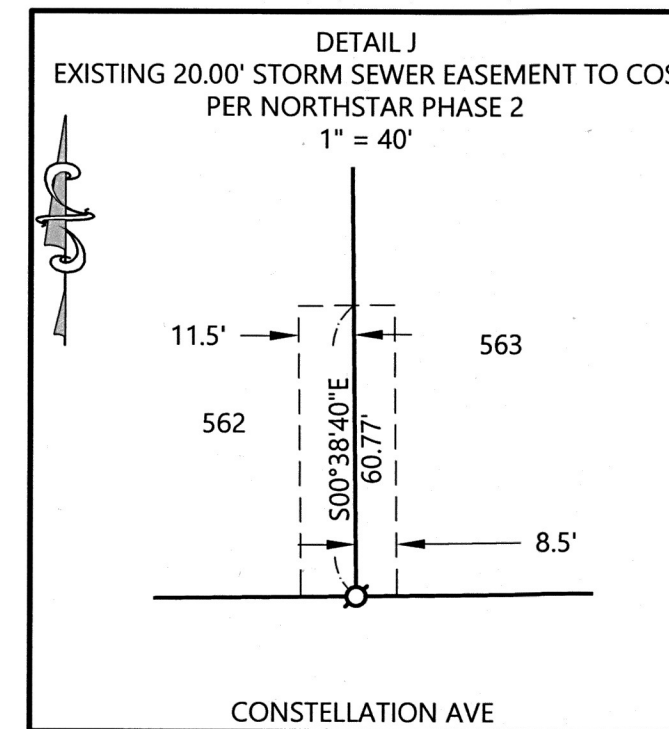
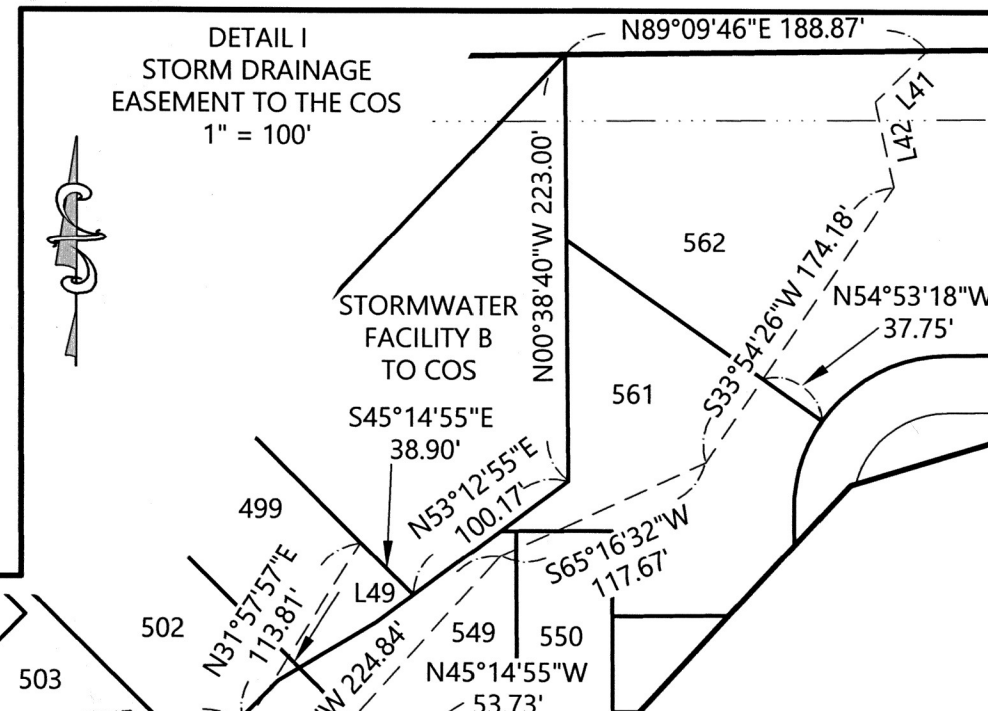
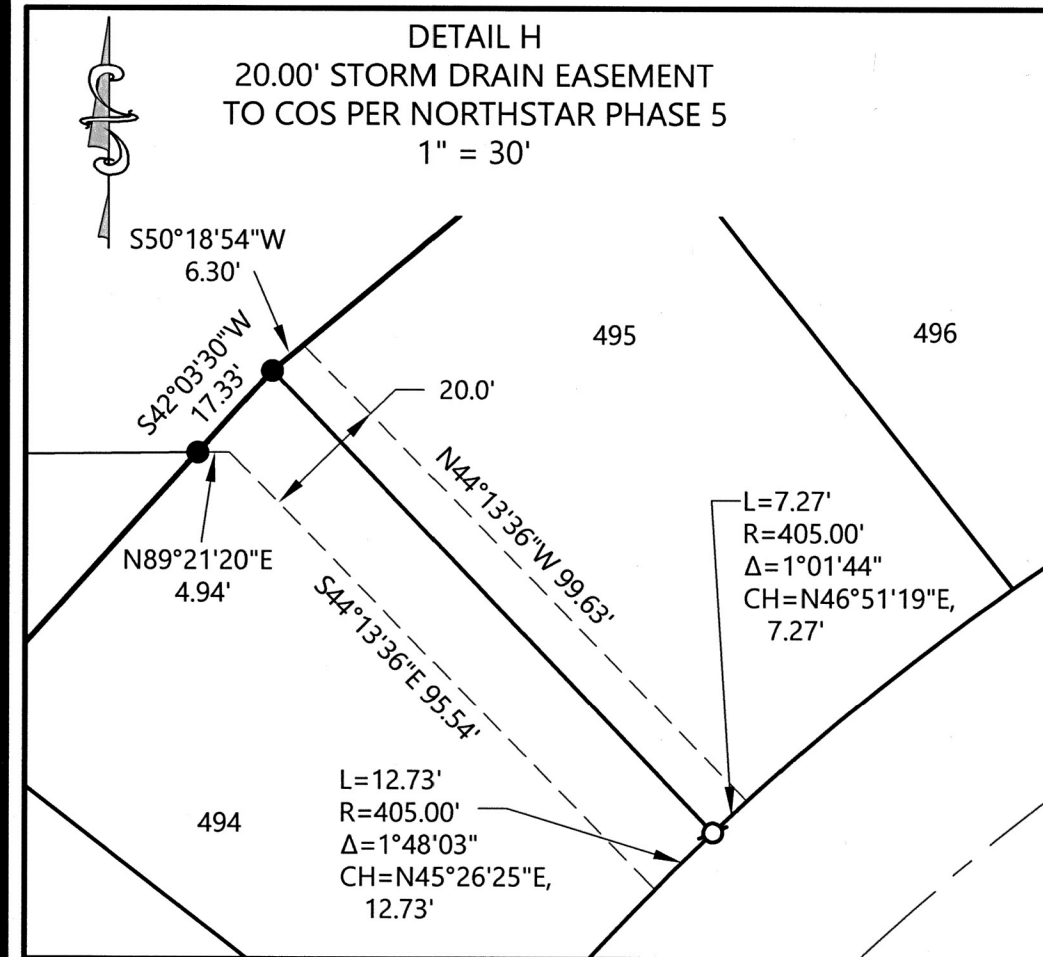


REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert D. Hamman
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2021
BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

NORTHSTAR PHASE 6

A REPLAT OF LOT 457, NORTHSTAR PHASE 5
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



08/14/2020
#6876

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C4	320.00'	10°12'48"	57.04'	N5°45'04"W	56.97'
C5	25.00'	108°37'35"	47.40'	N65°10'15"W	40.61'
C6	45.00'	56°15'04"	44.18'	S32°23'26"W	42.43'
C7	25.00'	64°37'23"	28.20'	S28°12'16"W	26.73'
C8	45.00'	23°46'14"	18.67'	S7°46'41"W	18.54'
C9	45.00'	25°45'33"	20.23'	S32°32'35"W	20.06'
C10	45.00'	44°50'18"	35.22'	S67°50'31"W	34.32'
C11	45.00'	41°42'20"	32.76'	N68°53'11"W	32.04'
C12	41.00'	46°14'28"	33.09'	S60°39'51"W	32.20'
C13	41.00'	5°34'14"	3.99'	S86°34'13"W	3.98'
C14	45.00'	108°32'58"	85.25'	N6°14'28"E	73.06'
C15	25.00'	91°07'20"	39.76'	N14°57'17"E	35.70'
C16	320.00'	9°04'15"	50.66'	N35°08'30"W	50.61'
C17	320.00'	10°53'22"	60.82'	N45°07'19"W	60.73'
C18	320.00'	5°22'17"	30.00'	S42°21'47"E	29.99'
C19	350.00'	20°32'10"	125.45'	N40°17'55"W	124.78'
C20	380.00'	9°38'48"	63.98'	S34°51'14"E	63.90'
C21	380.00'	6°00'18"	39.83'	S42°40'47"E	39.81'
C22	380.00'	4°53'04"	32.40'	S48°07'28"E	32.39'
C23	345.00'	17°56'27"	108.03'	S41°35'47"E	107.59'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C24	375.00'	11°58'14"	78.35'	N44°34'53"W	78.20'
C25	320.00'	5°51'01"	32.67'	N48°15'21"W	32.66'
C26	25.00'	82°39'05"	36.06'	N87°16'14"W	33.02'
C27	160.00'	5°15'25"	14.68'	S54°01'56"W	14.67'
C28	160.00'	17°54'18"	50.00'	S65°36'47"W	49.80'
C29	160.00'	14°47'24"	41.30'	S81°57'38"W	41.19'
C30	20.00'	90°00'00"	31.42'	S44°21'20"W	28.28'
C31	80.00'	90°00'00"	125.66'	S44°21'20"W	113.14'
C32	50.00'	90°00'00"	78.54'	N44°21'20"E	70.71'
C33	20.00'	90°00'00"	31.42'	N44°21'20"E	28.28'
C34	20.00'	90°00'00"	31.42'	N45°38'40"W	28.28'
C35	100.00'	37°57'06"	66.24'	N70°22'47"E	65.03'
C36	130.00'	37°57'06"	86.11'	N70°22'47"E	84.54'
C37	25.00'	82°39'05"	36.06'	N10°04'41"E	33.02'
C38	405.00'	6°18'29"	44.59'	N28°05'37"W	44.57'
C39	345.00'	9°41'58"	58.40'	S27°46'34"E	58.33'
C40	345.00'	10°24'07"	62.63'	S17°43'31"E	62.55'
C41	405.00'	8°11'45"	57.93'	N20°50'30"W	57.88'
C42	405.00'	7°54'51"	55.94'	N12°47'12"W	55.90'
C43	405.00'	7°41'27"	54.36'	N4°59'03"W	54.32'

NORTHSTAR PHASE 6 A REPLAT OF LOT 457, NORTHSTAR PHASE 5 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

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C44	375.00'	109°37'09"	717.46'	N4°14'34"E	612.93'
C45	375.00'	56°03'07"	366.86'	N10°34'12"W	352.41'
C46	345.00'	10°04'21"	60.65'	S7°29'17"E	60.57'
C47	345.00'	10°12'33"	61.48'	S2°39'11"W	61.39'
C48	345.00'	10°38'01"	64.03'	S13°04'28"W	63.94'
C49	405.00'	8°43'05"	61.62'	N3°13'13"E	61.56'
C50	25.00'	98°13'25"	42.86'	N41°31'57"W	37.80'
C51	25.00'	66°29'35"	29.01'	N56°06'32"E	27.41'
C52	405.00'	6°20'58"	44.88'	N26°02'14"E	44.86'
C53	345.00'	11°37'31"	70.00'	S24°12'15"W	69.88'
C54	345.00'	11°37'31"	70.00'	S35°49'45"W	69.88'
C55	375.00'	41°35'47"	272.25'	N38°15'15"E	266.31'
C56	405.00'	8°33'53"	60.54'	N33°29'38"E	60.48'
C57	405.00'	8°33'53"	60.54'	N42°03'30"E	60.48'
C58	405.00'	8°33'53"	60.54'	N50°37'23"E	60.48'
C59	345.00'	11°37'31"	70.00'	S47°27'16"W	69.88'
C60	345.00'	5°47'07"	34.84'	S56°09'35"W	34.82'
C61	380.00'	5°31'18"	36.62'	S56°17'30"W	36.61'
C62	405.00'	4°08'49"	29.31'	N56°58'44"E	29.31'
C63	320.00'	5°53'40"	32.92'	N56°06'19"E	32.91'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C64	380.00'	1°31'22"	10.10'	S52°46'10"W	10.10'
C65	380.00'	1°31'03"	10.06'	S51°14'58"W	10.06'
C66	380.00'	9°08'01"	60.58'	S45°55'25"W	60.51'
C67	380.00'	8°59'25"	59.62'	S36°51'42"W	59.56'
C68	350.00'	59°15'07"	361.95'	N29°25'36"E	346.03'
C69	320.00'	20°23'23"	113.88'	N42°57'48"E	113.28'
C70	320.00'	33°00'42"	184.37'	N36°39'08"E	181.83'
C71	380.00'	1°32'55"	10.27'	S31°35'33"W	10.27'
C72	380.00'	1°33'32"	10.34'	S30°02'19"W	10.34'
C73	380.00'	2°13'22"	14.74'	N28°08'52"E	14.74'
C74	380.00'	12°28'05"	82.69'	S23°01'31"W	82.53'
C75	380.00'	16°59'26"	112.69'	S8°17'46"W	112.27'
C76	320.00'	20°20'44"	113.63'	N9°58'25"E	113.03'
C77	481.00'	22°07'23"	185.72'	N11°15'39"W	184.57'
C78	511.00'	22°07'23"	197.31'	N11°15'39"W	196.08'
C79	541.00'	22°07'23"	208.89'	S11°15'39"E	207.60'
C80	479.00'	21°34'26"	180.36'	S11°32'07"E	179.30'
C81	509.00'	21°34'26"	191.66'	N11°32'07"W	190.53'
C82	539.00'	21°34'26"	202.95'	N11°32'07"W	201.76'
C83	30.00'	89°59'24"	47.12'	N45°44'36"W	42.42'

08/14/2020
#6876

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C84	30.00'	90°00'36"	47.13'	S44°15'24"W	42.43'
C85	80.00'	54°26'41"	76.02'	N62°08'00"E	73.19'
C86	80.00'	35°33'19"	49.64'	N17°08'00"E	48.85'
C87	50.00'	90°00'00"	78.54'	S44°21'20"W	70.71'
C88	20.00'	90°00'00"	31.42'	S44°21'20"W	28.28'
C89	20.00'	90°00'00"	31.42'	S45°38'40"E	28.28'
C90	20.00'	90°00'00"	31.42'	N44°21'20"E	28.28'
C91	30.00'	16°00'40"	8.38'	S82°38'20"E	8.36'
C92	30.00'	20°51'32"	10.92'	S64°12'14"E	10.86'
C93	45.00'	51°28'27"	40.43'	S79°30'42"E	39.08'
C94	45.00'	112°15'57"	88.17'	N18°37'07"E	74.73'
C95	30.00'	24°21'24"	12.75'	N25°20'10"W	12.66'
C96	30.00'	12°30'48"	6.55'	N6°54'04"W	6.54'
C97	50.00'	90°00'00"	78.54'	S44°21'20"W	70.71'
C98	20.00'	90°00'00"	31.42'	S44°21'20"W	28.28'
C99	20.00'	90°00'00"	31.42'	S45°38'40"E	28.28'
C100	20.00'	90°00'00"	31.42'	S44°21'20"W	28.28'
C101	320.00'	9°11'22"	51.32'	S24°44'28"W	51.27'
C102	380.00'	10°53'22"	72.22'	N45°07'19"W	72.11'
C103	320.00'	9°16'30"	51.80'	N44°18'53"W	51.74'

LINE DATA		
LINE	BEARING	DIST.
L28	S23°20'51"W	36.52'
L29	S07°06'53"W	39.77'
L30	S08°16'15"E	36.24'
L31	S13°03'54"E	39.91'
L32	S24°02'57"E	34.13'
L33	N59°34'32"W	15.64'
L34	N30°40'02"E	12.90'
L35	N21°57'41"E	52.20'
L36	N14°04'23"E	32.33'
L37	S51°56'01"W	27.83'
L38	S89°45'46"W	8.04'
L39	N00°11'57"W	10.00'
L40	N30°40'02"E	28.44'
L41	S45°29'27"W	38.17'
L42	S12°25'55"E	45.55'
L43	S36°22'50"E	56.60'
L44	S27°37'50"W	122.78'
L45	N30°09'21"E	43.20'
L46	N41°33'34"E	67.46'
L47	N45°14'55"W	35.69'

LINE DATA		
LINE	BEARING	DIST.
L48	N45°14'55"W	19.87'
L49	N45°14'55"W	8.07'
L50	S30°35'38"W	102.48'
L51	S45°02'45"W	43.43'
L52	S55°15'16"W	150.02'

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

SHEET 6 OF 7

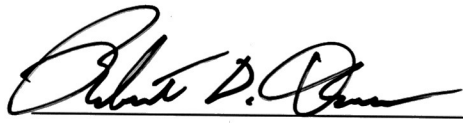
NORTHSTAR PHASE 6
A REPLAT OF LOT 457, NORTHSTAR PHASE 5
IN THE SW 1/4 SEC. 32, T. 6 S., R. 2 W., W.M., &
NW 1/4 SEC. 5, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

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 6, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

LOT 457, NORTHSTAR PHASE 5, AS RECORDED IN VOLUME H48, PAGE 61, 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. HAVING AN INITIAL POINT OF A 5/8" IRON ROD WITH YELLOW PLASTIC CAP AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 457.


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 POST MONUMENTATION STAGE 1 AND POST MONUMENTATION STAGE 2 MONUMENTS WITHIN THIS SUBDIVISION WILL BE SET WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE STREET & UTILITY IMPROVEMENTS IN THOSE AREAS, 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 457 NORTHSTAR PHASE 5, AS RECORDED IN VOLUME H48, PAGE 61, BOOK OF TOWN PLATS INTO LOTS AND STREETS AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT SUBDIVISION CASE No. SUB07-13A2 MOD3. THE BASIS OF BEARING IS SOUTH 00°11'57" EAST ALONG THE WEST LINE OF LOT 457 OF SAID NORTHSTAR PHASE 5.

THE BOUNDARY OF THIS PLAT WAS ESTABLISHED IN NORTHSTAR PHASE 5, AS RECORDED IN VOLUME H48, PAGE 61, BOOK OF TOWN PLATS. THE ORIGINAL CONTROL WAS CHECKED ALONG WITH THE EXISTING MONUMENTS SET IN NORTHSTAR PHASE 5 AND ESTABLISHED IN MARION COUNTY SURVEY RECORD 38715.

INTERNAL AND CENTERLINE MONUMENTATION STAGE 1

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERNAL AND CENTERLINE MONUMENTS OF THIS SUBDIVISION, SOUTH OF THE NORTHERLY LINE OF THE 125 FOOT B.P.A. EASEMENT, 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____.

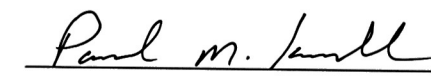
MARION COUNTY SURVEYOR

DATE

APPROVALS AND ACCEPTANCE OF DEDICATION


CITY OF SALEM PLANNING ADMINISTRATOR
SUBDIVISION CASE No. SUB07-13A2 MOD3

12/7/2020
DATE


CITY OF SALEM SURVEYOR

11/12/2020
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, R. 4261, P. 38, R. 4304, P. 496, AND R. 4341, P. 315 MARION COUNTY DEED RECORDS.

CONDITIONS OF APPROVAL RECORDED AS R. 4280, P. 3, 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.

INTERNAL AND CENTERLINE MONUMENTATION STAGE 2

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERNAL AND CENTERLINE MONUMENTS OF 49TH AVENUE AND THE SOUTH RIGHT OF WAY LINE OF HAZELGREEN ROAD, NORTH OF THE NORTHERLY LINE OF THE 125 FOOT B.P.A. EASEMENT, 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

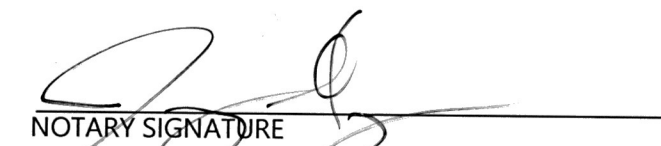
KNOW ALL MEN BY THESE PRESENTS THAT NORTHSTAR COMMUNITIES LLC., AN OREGON LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS AND STREETS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS NORTHSTAR PHASE 6. I HEREBY GRANT THE PRIVATE ACCESS EASEMENTS, THE PRIVATE UTILITY 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. I ALSO HEREBY EXTINGUISH THE 20' EMERGENCY ACCESS EASEMENT GRANTED IN NORTHSTAR PHASE 5 (DETAIL E), THE PORTION OF THE 20' STORM EASEMENT GRANTED IN NORTHSTAR PHASE 5 (DETAIL F) LYING WITHIN PUBLIC RIGHT OF WAY, THE 20' STORM DRAIN EASEMENT GRANTED IN NORTHSTAR PHASE 5 (DETAIL H) LYING WITHIN PUBLIC RIGHT OF WAY, THE PORTION OF THE 20' STORM DRAIN EASEMENT GRANTED IN NORTHSTAR PHASE 2 LYING WITHIN PUBLIC RIGHT OF WAY, AND THE EMERGENCY ACCESS EASEMENT GRANTED IN NORTHSTAR PHASE 3.



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 Nov, 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 - 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