

NORTHSTAR PHASE 7

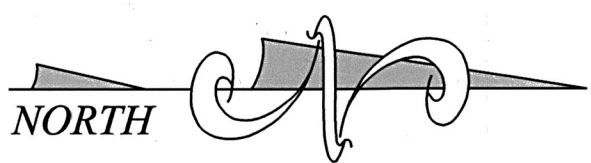
A REPLAT OF LOTS 566 AND 567, NORTHSTAR PHASE 6
IN THE SW 1/4 SEC., 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

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

MONUMENTATION NOTES:
1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
2. ALL MONUMENTS SET FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.

HAZELGREEN ROAD N.E.
LAKE LABISH ROAD N.E.

INITIAL POINT
STORMWATER FACILITY TO COS
[S89°15'42"W 375.00']
[60']
[60']
[S84°00'48"E 120.83']
[N00°44'54"W 43.70']
[C8 120.83']
[N00°44'54"W 29.53']
[N89°15'42"E 145.66']
[74.15']
[74.15']
590

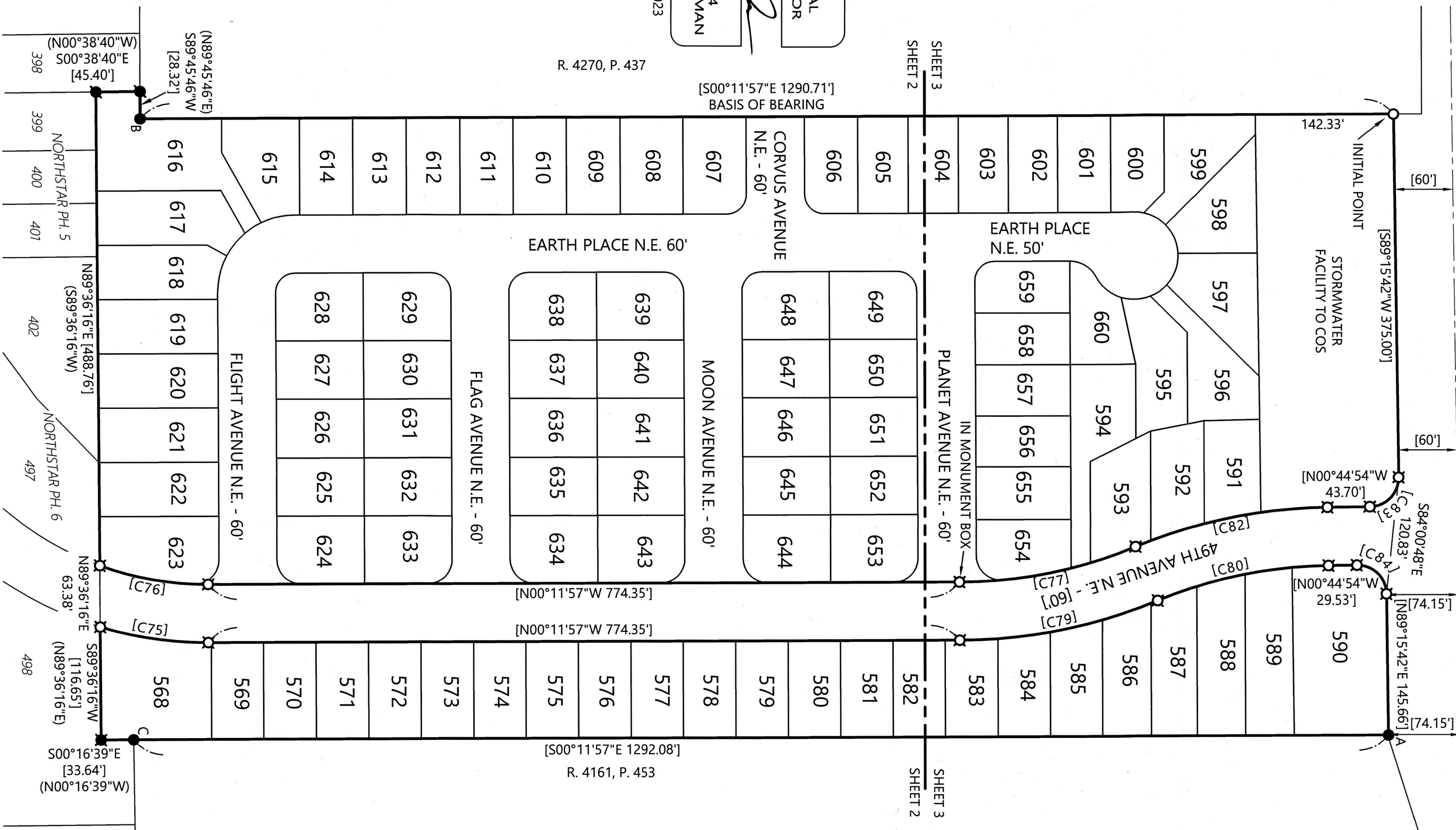


1" = 100'
09/01/2022
#6876

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2023

R. 4270, P. 437

[S00°11'57"E 1290.71']
BASIS OF BEARING



MONUMENT TABLE
A. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLUS 636" PER MCSR 37346, LOST DURING CONSTRUCTION - RESET PER THIS PLAT
B. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLUS 636" PER MCSR 37346
C. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER MCSR 38715

LEGEND

- = FOUND MONUMENT, SEE MONUMENT TABLE, THIS SHEET
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER NORTHSTAR PH. 6 V. H48, P. 73, 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. 6 V. H48, P. 73, BOTP
- = 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." TO BE POST-MONUMENTED.
- ▣ = FOUND 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG.", IN MONUMENT BOX, NORTHSTAR PH. 6, H48, P. 73, BOTP
- ⊠ = FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." NORTHSTAR PH. 6, H48, P. 73, BOTP

MCSR = MARION COUNTY SURVEY RECORD
BOTP = BOOK OF TOWN PLATS
[] = RECORD AND MEASURED DATA PER NORTHSTAR PH 6 V. H48, P. 73 BOTP UNLESS OTHERWISE NOTED
() = RECORD DATA PER NORTHSTAR PH 6 V. H48, P. 73, BOTP UNLESS OTHERWISE NOTED
P. = PAGE
V. = VOLUME
R. = REEL
AC. = ACRES
S.F. = SQUARE FEET
RAD = RADIUS
LDC = LOST DURING CONSTRUCTION AND REPLACED
PUE = PUBLIC UTILITY EASEMENT
PH. = PHASE
COS = CITY OF SALEM
B.P.A. = BONNEVILLE POWER ADMINISTRATION
REFERENCE SURVEYS:
1. NORTHSTAR PH 3 V. H48, P. 45 BOTP
2. NORTHSTAR PH 5 V. H48, P. 61, BOTP
3. NORTHSTAR PH 6 V. H48, P. 73, BOTP
4. MCSR 35905
5. MCSR 37346
6. MCSR 38715

CURVE DATA				
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
[C75]	380.00'	16°59'26"	112.69'	S08°17'46"W
[C76]	320.00'	20°20'44"	113.63'	N09°58'25"E
[C77]	481.00'	22°07'23"	185.72'	N11°15'39"W
[C79]	541.00'	22°07'23"	208.89'	S11°15'39"E
[C80]	479.00'	21°34'26"	180.36'	S11°32'07"E
[C82]	539.00'	21°34'26"	202.95'	N11°32'07"W
[C83]	30.00'	89°59'24"	47.12'	N45°44'36"W
[C84]	30.00'	90°00'36"	47.13'	S44°15'24"W

SHEET INDEX:
SHEET 1: OVERALL BOUNDARY, BOUNDARY CURVE TABLE, LEGEND, MONUMENT TABLE, AND MONUMENTATION NOTES
SHEET 2: SOUTHERLY LOT DETAIL AND LINE TABLE
SHEET 3: NORTHERLY LOT DETAIL AND LOT CURVE TABLE
SHEET 4: DECLARATION, NARRATIVE, SURVEYOR'S CERTIFICATE, APPROVALS, AND PLAT NOTES

A REPLAT OF LOTS 566 AND 567, NORTHSTAR PHASE 6
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CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C37	20.00'	90°00'00"	31.42'	S45°11.57'E	28.28'
C38	20.00'	90°00'00"	31.42'	S44°48'03"W	28.28'
C39	25.00'	90°00'00"	39.27'	N45°11.57"W	35.36'
C40	25.00'	90°00'00"	39.27'	N44°48'03"E	35.36'
C41	20.00'	90°00'00"	31.42'	S45°11.57'E	28.28'
C42	20.00'	90°00'00"	31.42'	S44°48'03"W	28.28'
C43	25.00'	90°00'00"	39.27'	N45°11.57"W	35.36'
C44	481.00'	8°31'50"	71.62'	N09°44'47"W	71.55'
C45	25.00'	95°16'55"	41.57'	N42°09'35"E	36.95'
C46	20.00'	90°00'00"	31.42'	S45°11.57'E	28.28'
C47	30.00'	62°10'54"	32.56'	S30°53'30"W	30.98'
C48	45.00'	44°35'42"	35.02'	S39°41'07"W	34.15'
C49	120.00'	33°33'26"	70.28'	S16°34'46"W	69.28'
C50	501.25'	5°43'29"	50.08'	S03°03'42"E	50.06'
C51	501.25'	5°43'29"	50.08'	N03°03'42"W	50.06'
C52	50.00'	90°00'00"	78.54'	S45°11.57'E	70.71'

503-363-9227


OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

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CITY OF SALEM, MARION COUNTY, OREGON

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

BY:

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, STREETS, AND STORMWATER FACILITIES, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS NORTHSTAR PHASE 7. I HEREBY GRANT THE PUBLIC UTILITY EASEMENTS AS SHOWN AND ACKNOWLEDGE THE PLAT NOTES HEREIN. I ALSO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON.

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

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

ON THIS 9 DAY OF March, 2023, 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

PATRICIA A. JONES

NOTARY PUBLIC - OREGON

COMMISSION NO. 1022954

MY COMMISSION EXPIRES: March 22, 2026

APPROVALS AND ACCEPTANCE OF DEDICATION

Dir. John O'Leary 4/29/2023
CITY OF SALEM PLANNING ADMINISTRATOR
SUBDIVISION CASE No. SUB07-13AMOD4-AD121-01

P. M. L. L. L. 4/24/2023
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

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 _____, 2023, 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 _____

SURVEYOR'S CERTIFICATE

I, ROBERT 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 7, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

LOTS 566 AND 567, NORTHSTAR PHASE 6, AS RECORDED IN VOLUME H48, PAGE 73, MARION COUNTY BOOK OF TOWN PLATS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, HAVING AN INITIAL POINT AT THE NORTHWEST CORNER OF SAID LOT 567, WITH 17.78 ACRES MORE OR LESS.

Robert D. Hamman
ROBERT D. HAMMAN PLS 64202LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2023

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 FURTHER SUBDIVIDE LOTS 566 AND 567 NORTHSTAR PHASE 6, AS RECORDED IN VOLUME H48, PAGE 73, MARION COUNTY BOOK OF TOWN PLATS INTO LOTS AND STREETS AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT SUBDIVISION CASE No. SUB07-13AMOD4-AD121-01. THE BASIS OF BEARING IS SOUTH 00°1'57" EAST ALONG THE WEST LINE OF LOT 567 OF SAID NORTHSTAR PHASE 6.

I HELD THE MONUMENTS THAT WERE SET FOR LOTS 566 AND 567 OF SAID PLAT AS SHOWN, BEING A REPLAT OF LOTS 566 AND 567. I HELD THE BOUNDARY DEPICTED IN SAID NORTHSTAR PHASE 6, THE ORIGINAL CONTROL WAS CHECKED ALONG WITH THE EXISTING MONUMENTS THAT WERE SET.

CENTERLINE MONUMENTATION

DATE MONUMENTS SET BY SURVEYOR _____, 202_

IN ACCORDANCE WITH O.R.S. 92.070, THE 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 _____

PLAT NOTES

THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING:

IMPROVEMENT AGREEMENTS RECORDED IN R. 4051, P. 054, R. 4188, P. 461, R. 4205, P. 054, R. 4261, P. 038, R. 4304, P. 496, AND R. 4395, P. 174, R. 4398, P. 486 MARION COUNTY DEED RECORDS.

NOTICE OF DECISION RECORDED IN R. 4530, P. 139, R. 2907, P. 295, & R. 4089, P. 046 MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN R. 4632, P. 155, MARION COUNTY DEED RECORDS. AFFIDAVIT OF CONSENT RECORDED IN REEL _____, PAGE _____, 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.

THE STORMWATER FACILITY SHALL BE CONVEYED TO THE CITY OF SALEM BY SEPARATE INSTRUMENT.

HAZARDOUS SUBSTANCES CERTIFICATE & INDEMNITY AGREEMENT RECORDED AS R. 4632, P. 156, MARION COUNTY DEED RECORDS.