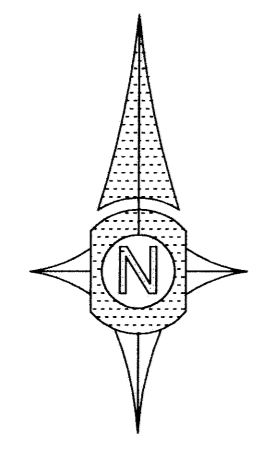


JAMES SUBDIVISION

A REPLAT OF PARCEL 1 OF PARTITION PLAT 95-04
SE 1/4 SEC. 1, T. 11 S., R. 5 W., W.M.
BENTON COUNTY, OREGON

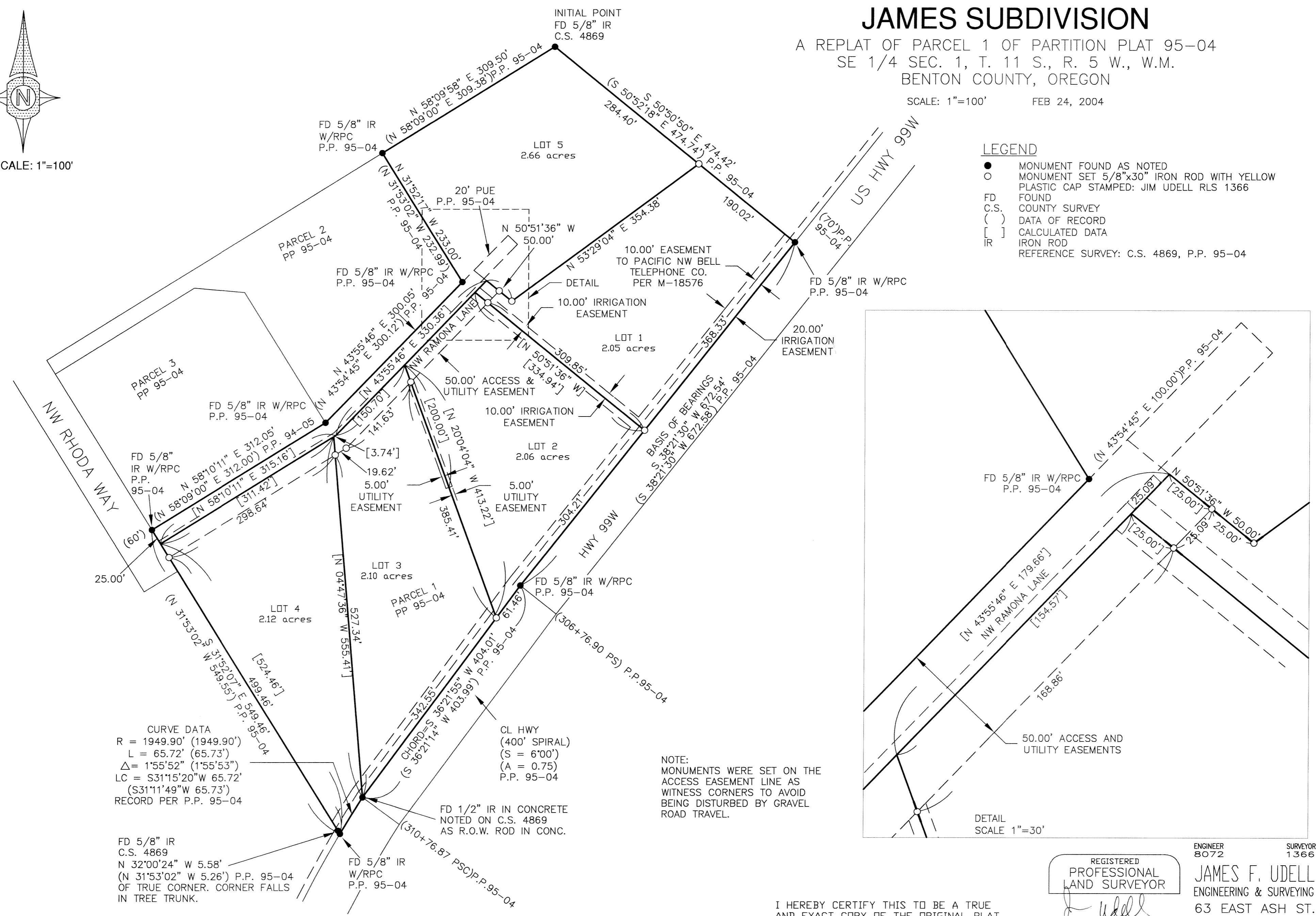
SCALE: 1"=100' FEB 24, 2004



SCALE: 1"=100'

LEGEND

- MONUMENT FOUND AS NOTED
 - MONUMENT SET 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED: JIM UDELL RLS 1366
 - FD FOUND
 - C.S. COUNTY SURVEY
 - () DATA OF RECORD
 - [] CALCULATED DATA
 - IR IRON ROD
- REFERENCE SURVEY: C.S. 4869, P.P. 95-04



CURVE DATA
 R = 1949.90' (1949.90')
 L = 65.72' (65.73')
 $\Delta = 1^{\circ}55'52''$ ($1^{\circ}55'53''$)
 LC = S31 $^{\circ}15'20''$ W 65.72'
 (S31 $^{\circ}11'49''$ W 65.73')
 RECORD PER P.P. 95-04

CL HWY
 (400' SPIRAL)
 (S = 6'00')
 (A = 0.75)
 P.P. 95-04

NOTE:
 MONUMENTS WERE SET ON THE
 ACCESS EASEMENT LINE AS
 WITNESS CORNERS TO AVOID
 BEING DISTURBED BY GRAVEL
 ROAD TRAVEL.

DETAIL
 SCALE 1"=30'

FD 5/8" IR
 C.S. 4869
 N 32 $^{\circ}00'24''$ W 5.58'
 (N 31 $^{\circ}53'02''$ W 5.26') P.P. 95-04
 OF TRUE CORNER. CORNER FALLS
 IN TREE TRUNK.

FD 5/8" IR
 W/RPC
 P.P. 95-04

FD 1/2" IR IN CONCRETE
 NOTED ON C.S. 4869
 AS R.O.W. ROD IN CONC.

I HEREBY CERTIFY THIS TO BE A TRUE
 AND EXACT COPY OF THE ORIGINAL PLAT.
 JIM UDELL

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 September 23, 1977
 JIM UDELL
 1366
 EXPIRES 06-30-2004

ENGINEER
 8072
 SURVEYOR
 1366
JAMES F. UDELL
 ENGINEERING & SURVEYING
 63 EAST ASH ST.
 LEBANON, OREGON
 97355
 PH. (541) 451-5125
 FAX (541) 451-1366
 FRICKIE/FRICKE SUB

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LAND SHOWN HEREON PER BENTON COUNTY FILE NO. PC-03-08 AND AT OUR CLIENTS REQUEST. THE EXTERIOR BOUNDARY WAS REESTABLISHED PER BENTON COUNTY PARTITION PLAT NO. 95-04. THE BASIS OF BEARING WAS HELD PER SAID PARTITION PLAT NO. 95-04.

JAMES SUBDIVISION
A REPLAT OF PARCEL 1 OF PARTITION PLAT 95-04
SE 1/4 SEC. 1, T. 11 S., R. 5 W., W.M.
BENTON COUNTY, OREGON

SCALE: 1"=10' FEB 24, 2004

SURVEYOR'S CERTIFICATE

STATE OF OREGON }
COUNTY OF BENTON } SS

I, JIM UDELL, BEING FIRST DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT NO. 95-04, SECTION 1, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON. WITH THE INITIAL POINT BEING A 5/8" IRON ROD MARKING THE MOST NORTHERLY CORNER OF SAID PARCEL 1.

ASSESSOR'S STATEMENT:

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095 ALL AD VALOREM TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2003-2004 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THE PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 19TH DAY OF MAY, 2004.

BY: Douglas Hilgert
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID AS OF June 30 2004

BY: Velda Holseth
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING, AND TAX COLLECTION

RECORDER'S STATEMENT:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2004-368531, ON THIS 11TH DAY OF JUNE, 2004 AT 9:22 O'CLOCK A.M.

BY: [Signature]
BENTON COUNTY CLERK

50' ACCESS EASEMENT

AN AREA OF LAND AS SHOWN AND DIMENSIONED ON SHEET 1 IS RESERVED FOR THE JOINT USE BY THE OWNERS OF LOTS 1, 2, 3, 4, AND 5 OF THIS SUBDIVISION FOR ACCESS, MAINTENANCE AND PRIVATE FRANCHISED UTILITIES. THIS AREA SHALL BE FOR THE INGRESS TO AND EGRESS FROM RHODA WAY FOR THE OWNERS OF SAID LOTS 1, 2, 3, 4 AND 5 AND EMERGENCY SERVICE VEHICLES AS NECESSARY. THIS AREA SHALL BE FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE ROAD, AND PRIVATE FRANCHISED UTILITIES AS NECESSARY. THE CONSTRUCTION AND MAINTENANCE OF THE PRIVATE ROAD, FRANCHISED UTILITY SERVICE SHALL BE THE SOLE RESPONSIBILITY OF THE PARTY BEING SERVED BY THE UTILITY. ANY DAMAGE CAUSED TO THE ROADWAY, UTILITIES, OR LANDSCAPING WITHIN THE EASEMENT BOUNDARY WILL BE THE SOLE RESPONSIBILITY OF THE PARTY WHICH CAUSED THE DAMAGE TO OCCUR. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THE LIMITS OF THESE EASEMENTS.

APPROVALS:

BENTON COUNTY FILE NO. PC-03-08

WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

[Signatures and dates for Peter Udell, Rod M. Bin, Ray Wilson, John P. Balts, and Mike Moore]

EASEMENTS OF RECORD:

THE FOLLOWING EASEMENTS OF RECORD WERE DISCOVERED IN TITLE REPORT PREPARED BY TICOR TITLE REPORT NO. 10-39715 DATED AUGUST 1, 2003. AN EASEMENT FOR PUBLIC UTILITIES CREATED ON BENTON COUNTY PARTITION PLAT NO 95-04. AN EASEMENT FOR UNDERGROUND STRUCTURES, INCLUDING WIRES, CABLES AND OTHER ELECTRICAL CONDUCTORS, IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE COMPANY, RECORDED ON MAY 18, 1970 IN BENTON COUNTY DEED MICROFILM M-18576-70 AS SHOWN ON SHEET 1. EASEMENTS OF RECORD, NON-SPECIFIC AS TO THE LOCATION, WHICH MAY IMPACT THE LAND DESCRIBED HEREON ARE LISTED BELOW: AN EASEMENT FOR ELECTRIC POWER LINE, TELEPHONE OR AERIAL CABLE LINE, IN FAVOR OF MOUNTAIN STATES POWER COMPANY, RECORDED ON OCTOBER 24, 1946 IN BENTON COUNTY BOOK 114 PAGE 716. AN EASEMENT FOR ELECTRIC POWER LINE, TELEPHONE OR AERIAL CABLE LINE, IN FAVOR OF MOUNTAIN STATES POWER COMPANY, RECORDED ON JANUARY 8, 1947 IN BENTON COUNTY BOOK 115 PAGE 664. AN EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION LINE, IN FAVOR OF PACIFICORP, A CORPORATION dba PACIFIC POWER & LIGHT COMPANY, RECORDED ON JUNE 22, 1995 IN BENTON COUNTY DEED MICROFILM M-200457-95.

PUBLIC UTILITY EASEMENTS

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF AND OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE REPLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FACILITIES IN THE PUE.

OWNER'S DECLARATION:

KNOW ALL PERSONS BY THESE PRESENT THAT PETER J. FRICKE AND RAMONA D. FRICKE ARE THE OWNERS OF THE LANDS SHOWN HEREON AND MORE PARTICULARLY DESCRIBED IN THE HEREON SURVEYOR'S CERTIFICATE AND THAT THEY HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, AND EASEMENTS AS SHOWN HEREON AND DEDICATED AS "JAMES SUBDIVISION". THE ACCESS, IRRIGATION AND THE PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED ALONG WITH THEIR RESTRICTIONS AS NOTED HEREON.

[Signatures and dates for Peter J. Fricke and Ramona D. Fricke]

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF May, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PETER J. FRICKE AND RAMONA D. FRICKE WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREON NAMED.

[Signature of Sandra G. Blair, Notary Public for Oregon-Signature and Print Name, My Commission Number 367143, My Commission Expires 31 March 2007]

20' IRRIGATION EASEMENT:

A STRIP OF LAND 20.00 FEET IN EVEN WIDTH IS RESERVED ALONG THE SOUTHEASTERLY 20.00 FEET OF LOTS 1, 2, 3, 4. A STRIP OF LAND 10.00 FEET IN EVEN WIDTH IS RESERVED ALONG THE NORTHEASTERLY 10.00 FEET OF LOTS 2 AND SOUTHWESTERLY 10.00 FEET OF LOT 1 FOR THE CONSTRUCTION, MAINTENANCE, AND PRESERVATION FOR THE PURPOSE OF IRRIGATION. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN SAID STRIP OF LAND.

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT. [Signature] JIM UDELL

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON September 23, 1977 JIM UDELL 1366 EXPIRES 06-30-2004

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FRICKE