

**SURVEY FOR:**  
WELBORN VENTURES, INC.  
16134 E. TOMBSTONE AVE.  
FOUNTAIN HILLS, AZ 85268

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
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PHOENIX, OR 97535  
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LJFRIARANDASSOCIATES@CHARTER.NET

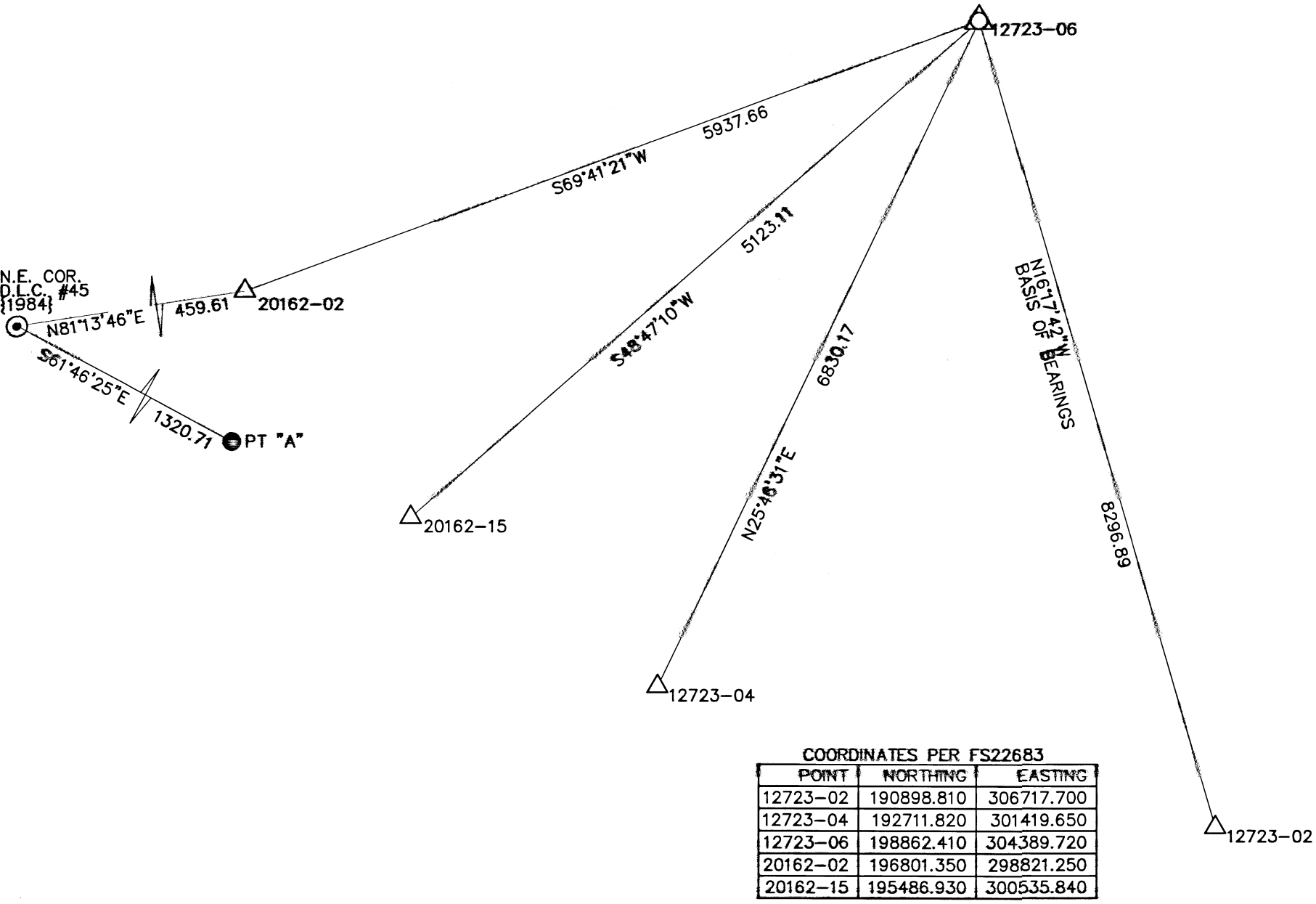
**DATE:**  
AUGUST 27, 2021

# MAP OF SURVEY

Located in the N.W. 1/4 of Sec. 9, T.38S., R.1W., W.M.  
Jackson County, Oregon

### LEGEND:

- ⊙ = FD. JACKSON COUNTY SURVEYOR BRASS CAP PER [YEAR] RE'ESTAB'S.
  - = FD. 5/8" IRON PIN PER FS3950
  - = FD. 5/8" IRON PIN PER FS5403.
  - = FD. 5/8" IRON PIN PER FS6927.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. ROBERTS LS1656 PER FS22165.
  - ⊗ = FD. 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS23334 OR FS23401.
  - ⊗ = FD. 4" MAG SPIKE & BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN AC PER FS23334.
  - △ = FD. 1" COPPER PLUG PER FS22683.
  - △ = FD. 2" ALUMINUM CAP IN CONCRETE PER FS22683.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.  
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
SSE = 10' WIDE SANITARY SEWER EASEMENT PER V.428, P.235, JCDR.  
SSE = RECORD DATA PER DOC. 2017-019676, ORJCO.  
FS = FILED SURVEY #.  
WFE = 10' WATER FACILITIES EASEMENT PER V.438, P.255, JCDR.  
FENCE LINE = FENCE LINE.  
S&PUE = 5' WIDE SLOPE & PUBLIC UTILITY EASEMENT PER DOC. 86-17413, ORJCO.  
SDE = 10'X15' STORM DRAINAGE EASEMENT PER DOC. 86-17413, ORJCO.  
[ ] = RECORD DATA PER DOC. 2004-38923, ORJCO.  
[ ] = SEE COURSE DATA TABLE.



COORDINATES PER FS22683

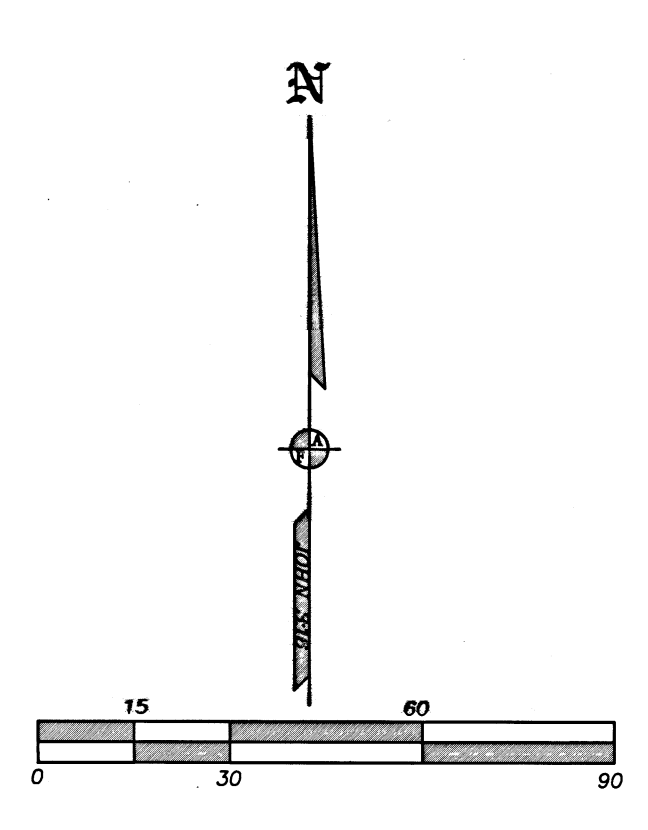
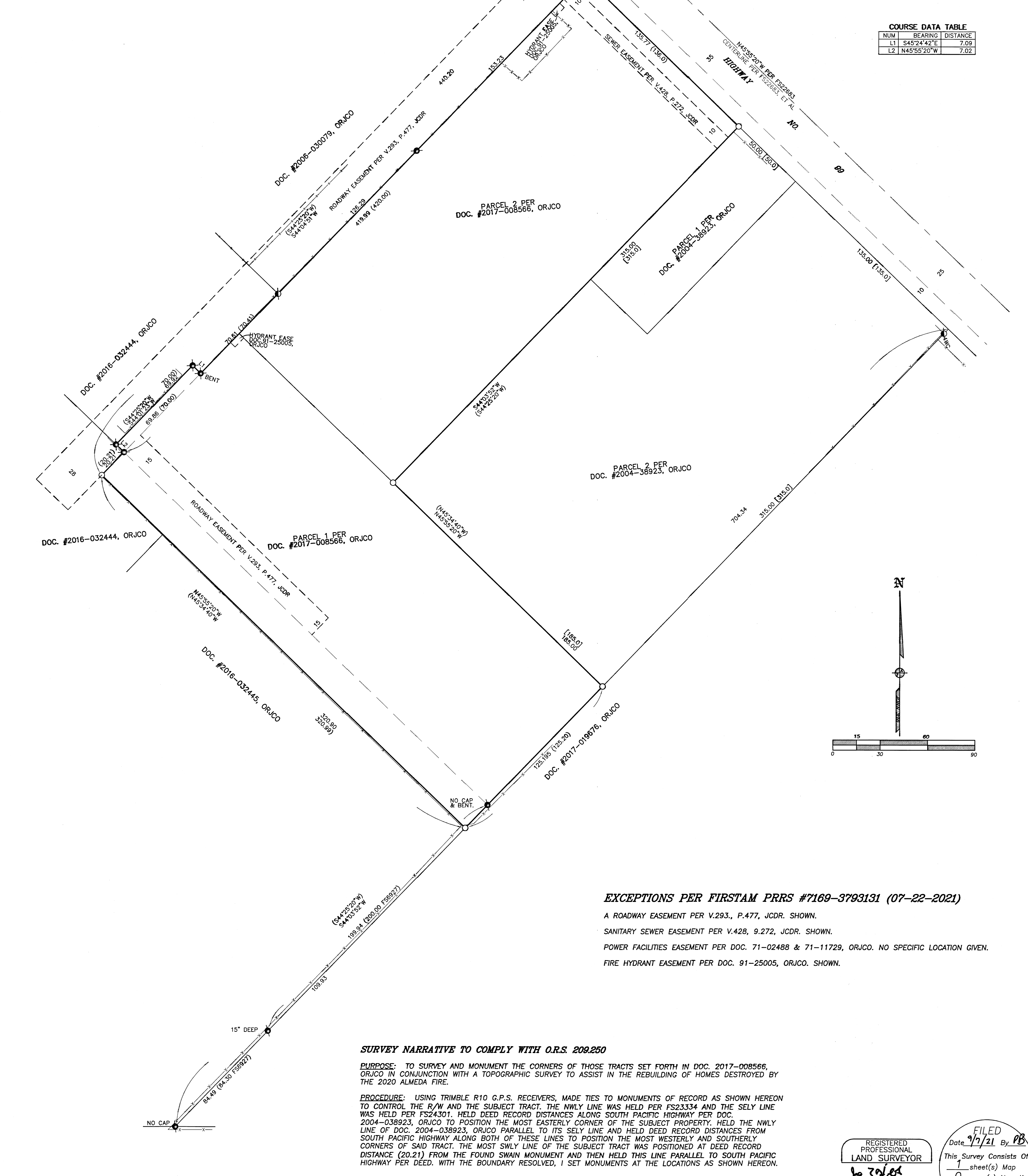
POINT	NORTHING	EASTING
12723-02	190898.810	306717.700
12723-04	192711.820	301419.650
12723-06	198862.410	304389.720
20162-02	196801.350	298821.250
20162-15	195486.930	300535.840

**BASIS OF BEARINGS:**  
SURVEY NO. 22683 AS SHOWN.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S45°24'42"E	7.09
L2	N45°55'20"W	7.02



**EXCEPTIONS PER FIRSTAM PRRS #7169-3793131 (07-22-2021)**

A ROADWAY EASEMENT PER V.293., P.477, JCDR. SHOWN.  
 SANITARY SEWER EASEMENT PER V.428, 9.272, JCDR. SHOWN.  
 POWER FACILITIES EASEMENT PER DOC. 71-02488 & 71-11729, ORJCO. NO SPECIFIC LOCATION GIVEN.  
 FIRE HYDRANT EASEMENT PER DOC. 91-25005, ORJCO. SHOWN.

**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF THOSE TRACTS SET FORTH IN DOC. 2017-008566, ORJCO IN CONJUNCTION WITH A TOPOGRAPHIC SURVEY TO ASSIST IN THE REBUILDING OF HOMES DESTROYED BY THE 2020 ALMEDA FIRE.

**PROCEDURE:** USING TRIMBLE R10 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. THE NWLY LINE WAS HELD PER FS23334 AND THE SELY LINE WAS HELD PER FS24301. HELD DEED RECORD DISTANCES ALONG SOUTH PACIFIC HIGHWAY PER DOC. 2004-038923, ORJCO TO POSITION THE MOST EASTERLY CORNER OF THE SUBJECT PROPERTY. HELD THE NWLY LINE OF DOC. 2004-038923, ORJCO PARALLEL TO ITS SELY LINE AND HELD DEED RECORD DISTANCES FROM SOUTH PACIFIC HIGHWAY ALONG BOTH OF THESE LINES TO POSITION THE MOST WESTERLY AND SOUTHERLY CORNERS OF SAID TRACT. THE MOST SWLY LINE OF THE SUBJECT TRACT WAS POSITIONED AT DEED RECORD DISTANCE (20.21) FROM THE FOUND SWAIN MONUMENT AND THEN HELD THIS LINE PARALLEL TO SOUTH PACIFIC HIGHWAY PER DEED. WITH THE BOUNDARY RESOLVED, I SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 J. FRIAR  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE: 6-30-23

FILED  
 Date 8/21/21 By PB  
 This Survey Consists Of:  
 1 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR