

104 Acre Carlton Horse Ranch

Yamhill County Oregon - Oregon's Premier Wine Country



11199 Foothills Rd. Carlton, Oregon

- **\$575,000.**
- Beautiful 104 +/- Acres East of Carlton, Oregon
- Yamhill County - Oregon's Premier Wine Country
- Historic "Fixer" Bunkhouse
- Several Horse Barns with stalls, tackrooms, & paddocks
- Fenced Pastures with Loafing Sheds
- 90 X 170 Outdoor Arena with Viewing Area
- Trees and Meadows
- Cattle Feeder Barn
- Wildlife
- Realtors Multiple Listing #12203469
- 2 Legal Lots of Record (can be sold separately)
- Recent Partition Completed; Additional parcel available:
 - Northeast 133 Acres with Remodeled Farmhouse \$798,000. (RMLS #12518544)

Information Contained
Herein from Sources
Deemed Reliable, But
Not Guaranteed



Eugene B. Wolf, Broker
(503) 682-1789 (Office)
(503) 704-5262 (Cellular)
www.wolfnw.com

WOLF NW Properties, Inc.
30003 SW 35th Dr. Wilsonville, Oregon 97070



Approximate Boundaries
338 Acres Foothills Farm

104 +/- Acres
\$575,000

133 +/- Acres
\$798,000

(SOLD)

100 +/- Acres
\$649,000

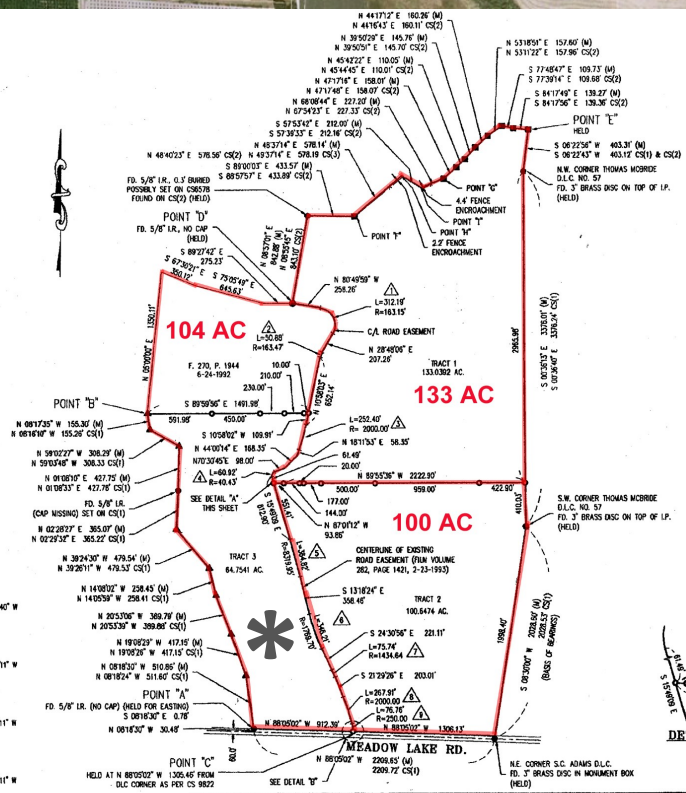
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Image State of Oregon

LEGEND:

- DENOTES MONUMENTS FOUND AS NOTED
- ▲ DENOTES 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "MATT DUNFORD & ASSOC." SET ON CS 11786 & HELD
- DENOTES 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "MATT DUNFORD & ASSOC." SET ON CS 11894 & (CS)10
- DENOTES 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "2002 LC 104" AND SET ON 9-28-11
- IP. DENOTES IRON ROD
- IP. DENOTES IRON PIPE
- FD. DENOTES FOUND
- FD. DENOTES MEASURED
- CS DENOTES SURVEY NUMBER, YAMHILL COUNTY SURVEY RECORDS
- CS(1) DENOTES CS 11786
- CS(2) DENOTES CS 11840
- CS(3) DENOTES CS 8576
- DEED (1) INSTRUMENT NO. 200048344
- DEED (2) INSTRUMENT NO. 200416479
- DEED (3) INSTRUMENT NO. 200416480
- DEED (4) INSTRUMENT NO. 200407466

CURVE DATA

- △-109.305°
R=183.15
L=212.87
CH=N 28.029° W
266.89
- △-17.500°
R=158.87
L=58.88
CH=N 89.530° E
50.68
- △-17.151°
R=2000.00
L=287.81
CH=N 13.911° W
287.71
- △-89.754°
R=40.47
L=40.92
CH=N 13.147° W
36.79
- △-112.20°
R=1785.10
L=346.27
CH=N 18.540° W
366.89
- △-0319.0°
R=1408.84
L=75.74
CH=N 23.001° W
50.68
- △-0319.0°
R=2500.00
L=287.81
CH=N 13.911° W
287.71
- △-17.329°
R=250.00
L=250.00
CH=N 13.147° W
36.79
- △-0319.0°
R=1408.84
L=75.74
CH=N 23.001° W
50.68
- △-0319.0°
R=2500.00
L=287.81
CH=N 13.911° W
287.71
- △-17.329°
R=250.00
L=250.00
CH=N 13.147° W
36.79



NARRATIVE:

● BASIS OF BEARINGS: S 08.300° W BETWEEN THE 3" BRASS DISC FOUND AT THE S.W. CORNER OF THE THOMAS MORRIS D.L.C. NO. 57 AND THE 3" BRASS DISC IN A MONUMENT BOX FOUND AT THE N.E. CORNER OF THE S.C. ADAMS D.L.C. #1 FOR CS 11784.

● PURPOSE OF SURVEY: TO TAKE ALL OF THE PROPERTY DESCRIBED IN THE FOLLOWING FOUR DEEDS (INSTRUMENT NO. 200048344, INSTRUMENT NO. 200416479, INSTRUMENT NO. 200416480 AND INSTRUMENT NO. 200407466), CONSISTING OF 7 TRACTS, AND THROUGH THE PROPERTY LINE ALIGNMENT PROCESS, CREATE 3 TRACTS, TWO 80 PLUS ACRE TRACTS TO THE EAST SIDE OF THE ROAD EASEMENT ADDED UPON IN F.M. VOLUME 282, PAGE 359 AND ONE 64 PLUS ACRE TRACT ON THE WEST SIDE OF SAID ROAD EASEMENT.

● MEADOW LAKE ROAD: HELD THE 3" BRASS DISC IN A MONUMENT BOX FOUND AT THE N.E. CORNER OF THE S.C. ADAMS D.L.C. AS BEING ON THE CENTERLINE OF THE ROAD AS SHOWN ON CS 11784, AND HELD THE BEARING OF W 89.000° W FROM CS 11766 FOR THE CENTERLINE OF THE ROAD WEST OF SAID ROAD CORNER.

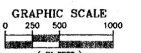
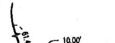
● HOLDING SAID BEARING DOES NOT FIT WITH THE 5/8" IRON ROD FOUND AT POINT "A" BY 0.76 FEET IN NORTHINGS, BUT FITS BETTER WITH THE DATA FOR THE ROAD EASEMENT F.M. VOLUME 282, PAGE 1427 BETWEEN POINT "C" AND THE 5/8" IRON ROD FOUND AT POINT "T" (SEE NARRATIVE UNDER TRACT EASTMENT F.M. VOL. 282, PAGE 1428). ALSO, WHEN THE CS(2) BEARING OF N 89.553° W IS HELD FROM THE S.W. CORNER OF THE THOMAS MORRIS D.L.C. NO. 57 AND INTERFERED ON THE ROAD EASEMENT, THE RESULTING DISTANCE DOWN TO POINT "C" IS 120.17 FEET. CS(1) CALLS FOR A DISTANCE OF 120.28 FEET.

● ROAD EASEMENT F.M. VOL. 282, PG. 1428: THE BEARING FROM POINT "C" TO THE 5/8" IRON ROD FOUND AT POINT "T" MEASURES IN 07.374° W, 408.86' AND THIS COURSE CALCULATES TO BE N 07.370° W, 410.29' ON CS 922. THEREFORE POINT "C" WAS HELD, THE BEARINGS ON CS 922 WERE ROTATED 0.003° CLOCKWISE AND C.O. WAS REDUCED ON 7 OF THE TANGENT DISTANCES FROM SAID SURVEY.

● EAST LINE OF TRACTS 1 AND 2: HELD THE 3" BRASS DISCS FOUND AT THE N.E. CORNER OF THE S.C. ADAMS D.L.C. AND AT THE S.W. AND N.W. CORNERS OF THE THOMAS MORRIS D.L.C. ALONG WITH THE 5/8" IRON ROD FOUND AT POINT "T". TO DEFINE SAID EAST LINE OF TRACTS 1 AND 2.

● NORTH LINE OF TRACT 1: HELD ALL OF THE IRON RODS FOUND ALONG THIS LINE FROM POINT "T" TO POINT "T". NO IRON RODS WERE FOUND AT POINTS "A" TO "C" AS SHOWN ON CS 11894 CALL FOR C.O. BEARS AT THESE POINTS ARE ANY LONGER THERE. CS(2) HAS THE SAME DISTANCES BETWEEN THE MONUMENTS FOUND BETWEEN POINTS "T" AND "T", AND THE BEARINGS ARE ROTATED 0.0049° COUNTERCLOCKWISE FROM CS(2) TO CS(1). THE BEARING AND DISTANCE BETWEEN POINTS "T" AND "T" MEASURES IN 89.851° W 897.00' AND ON CS(2) THIS CALCULATES TO BE N 89.843° E 897.16' THEREFORE THE BEARINGS ON CS(2) WERE ROTATED 1 DEGREE COUNTERCLOCKWISE AND THE DISTANCES WERE INCREASED TO ACCOUNT FOR THE 0.00° SHORTAGE AND POINTS "A" TO "T" WERE ESTABLISHED AS SHOWN.

● EAST LINE OF TRACT 3: HELD THE 5/8" IRON RODS FOUND BETWEEN POINTS "A" AND "T" TO DEFINE THIS LINE. THE MEASURED BEARINGS AND DISTANCES ARE VERY CLOSE TO THOSE CALLED FOR ON CS 11786 AS SHOWN.



JOB#: T3451-1
DATE: 8-1-11
SCALE: 1"=500'
DRAWN: JMS
CHECK: CCF
FILE: T3451100

ZTEC ENGINEERS INC.
3737 S.E. 8TH AVE., PORTLAND, OREGON 97202
PH: (503) 235-8795 FAX: (503) 233-7889
LOCATED IN THE W. 1/2 OF SECTION 19, T.3S. R.4W., AND IN THE E. 1/2 OF SECTION 24, T.3S. R.4W. NE 1/4 SEC. 14 VALUE 1.00 ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON LICENSE NO. 1106
CHRIS FISCHBORN

DAVID MANN
MEADOW LAKE RD.
CARLTON, OREGON
BOUNDARY SURVEY