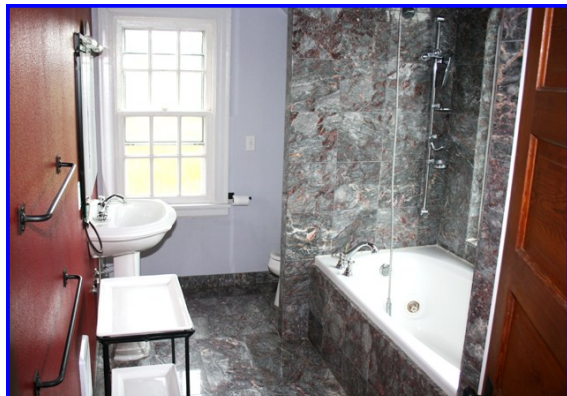


133 Acres & Home near Carlton

Yamhill County Oregon - Oregon's Premier Wine Country



11200 Foothills Rd. Carlton, Oregon



- **\$798,000.**
- 133 Acres Nestled in a Picturesque Valley east of Carlton,
- Yamhill County– Oregon's Premier Wine Country
- Remodeled 1917 Farmhouse
- Lovely Kitchen & Bathroom
- Destination Gazebo with Terrific View
- Rolling Hills
- Beautiful Trees and Meadows
- Spring-Fed Pond
- Fenced
- Wildlife
- Realtors Multiple Listing #12518544
- Recent Partition Completed; Additional parcel available:
 - West 104 Ac.(2 lots) with Bunkhouse & Stables
 - \$575,000. (RMLS #12203469

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

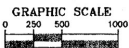


LEGEND:

- DENOTES MONUMENTS FOUND AS NOTED
- ▲ DENOTES 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "MATT DONOHEL & ASSOC." SET ON CS 11766 & HELD
- DENOTES 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "MATT DONOHEL & ASSOC." SET ON CS 11849 & HELD
- DENOTES 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "282 LS 104" AND SET ON S 0-0-11
- IP DENOTES IRON ROD
- IP DENOTES IRON PIPE
- FB DENOTES FENCE
- (M) DENOTES MEASURED
- (S) DENOTES SURVEY NUMBER, TAYMULL COUNTY SURVEY RECORDS
- CS(1) DENOTES CS 11766
- CS(2) DENOTES CS 11849
- CS(3) DENOTES CS 6576
- DEED (1) INSTRUMENT NO. 200006344
- DEED (2) INSTRUMENT NO. 200404479
- DEED (3) INSTRUMENT NO. 200404480
- DEED (4) INSTRUMENT NO. 200407266

CURVE DATA

- △ = 109.200°
R = 183.17
L = 312.17
CH = N 29.200° W 366.66
- △ = 172.000°
R = 163.47
L = 58.82
CH = N 193.200° E 50.88
- △ = 71.500°
R = 200.00
L = 232.40
CH = N 11.730° W 287.71
- △ = 89.750°
R = 40.47
L = 46.87
CH = N 27.500° E 55.32
- △ = 112.200°
R = 178.70
L = 348.27
CH = N 18.500° W 366.66
- △ = 218.100°
R = 143.64
L = 75.74
CH = N 23.000° W 75.73
- △ = 07.400°
R = 200.00
L = 287.81
CH = N 11.730° W 287.71
- △ = 173.200°
R = 40.47
L = 46.87
CH = N 27.500° E 55.32
- △ = 24.900°
R = 250.00
L = 100.80
CH = N 11.730° W 100.80

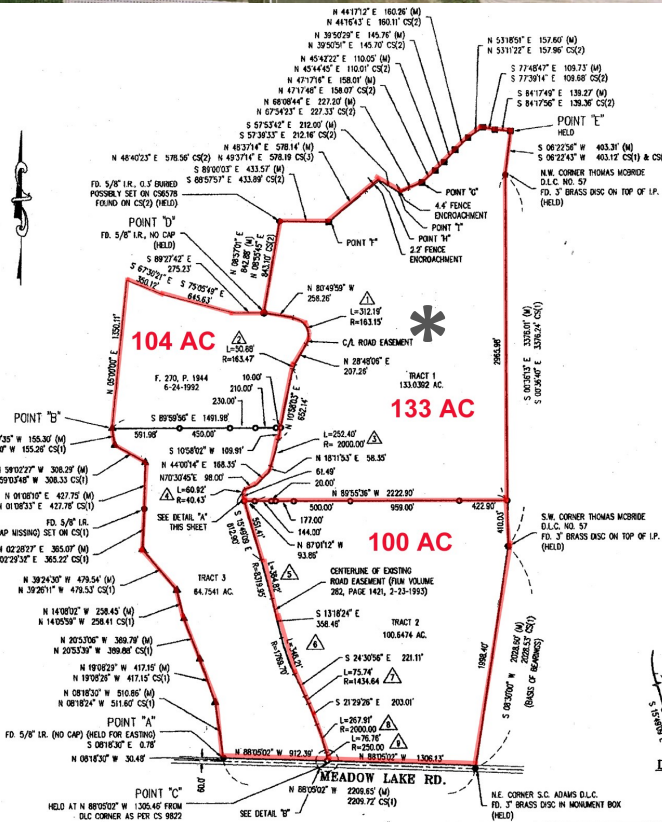


JOB#: T3451-11
DATE: 9-1-11
SCALE: 1"=500'
DRAWN: JWS
CHKD: CCF
FILE: T3451180

ZTEC ENGINEERS INC.
3737 S.E. 8TH AVE., PORTLAND, OREGON 97202
PH: (503) 235-8788 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. BY MAP W.M. YAMHILL COUNTY RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON CHRIS FISCHBORN 2177

DAVID MANN
MEADOW LAKE RD., CARLTON, OREGON
BOUNDARY SURVEY



NARRATIVE:

BASES OF BEARINGS: S 08.300° W BETWEEN THE 3" BRASS DISC FOUND AT THE S.W. CORNER OF THE THOMAS MORRICE 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. AS PER CS 11764.

PURPOSE OF SURVEY: TO TAKE ALL OF THE PROPERTY DESCRIBED IN THE FOLLOWING FOUR DEEDS (INSTRUMENT NO. 200006344, INSTRUMENT NO. 200404479, INSTRUMENT NO. 200404480, AND INSTRUMENT NO. 200407266), CONSISTING OF 7 TAX LOTS, AND THROUGH THE PROPERTY LINE ADJUSTMENT PROCESS, CREATE 3 NEW TRACTS: TWO 80 PLUS ACRE TRACTS TO BE ON THE EAST SIDE OF THE ROAD EASEMENT AGREED UPON IN FILM VOLUME 286, PAGE 357 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 CORNER OF THE ROAD (AS SHOWN ON CS 11764), AND HELD THE BEARING OF N 89.500° W FROM CS 11766 FOR THE CENTERLINE OF THE ROAD WEST OF SAID D.L.C. CORNER. HOLDING SAID BEARING DOES NOT FIT WITH THE 5/8" IRON ROD FOUND AT POINT "A" BY 0.75 FEET IN NORTHWARDS, BUT FITS BETTER WITH THE DATA FOR THE ROAD EASEMENT T.M. VOLUME 282, PAGE 1437 BETWEEN POINT "D" AND THE 5/8" IRON ROD FOUND AT POINT "D" (SEE NARRATIVE UNDER ROAD EASEMENT FILM VOL. 282, PAGE 1421). ALSO, WHEN THE CS(1) BEARING OF N 89.500° W IS HELD FROM THE S.W. CORNER OF THE THOMAS MORRICE D.L.C. NO. 57 AND INTERSECTED ON THE ROAD EASEMENT, THE RESULTING DISTANCE DOWN TO POINT "E" IS 120.17 FEET. CS(1) CALLS FOR A DISTANCE OF 120.28 FEET.

ROAD EASEMENT FILM VOL. 282, PG. 1421: THE BEARING FROM POINT "C" TO THE 5/8" IRON ROD FOUND AT POINT "D" MEASURES W 07.370° N, 488.86' AND THIS COURSE CALCULATES TO BE N 07.370° N, 418.79' ON CS 8922. THEREFORE, POINT "C" WAS HELD, THE BEARINGS ON CS 8922 WERE ROTATED 90.000° COUNTERCLOCKWISE AND 0.01" WAS REDUCED ON 7' OF THE INSTANT 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 MORRICE D.L.C. ALONG WITH THE 5/8" IRON ROD FOUND AT POINT "E", 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 "D" TO POINT "E". NO IRON RODS WERE FOUND AT POINTS "B" & "C". CS 6576 AND CS 11849 CALL FOR ONE TREE AT THESE POINTS THAT ARE NO LONGER THERE. CS(2) HAS THE SAME DISTANCES BETWEEN THE MONUMENTS FOUND BETWEEN POINTS "D" AND "E", AND THE BEARINGS ARE RELATED 0.05499° COUNTERCLOCKWISE FROM CS(1) TO CS(2). THE BEARINGS ON CS(2) THIS CALCULATES POINTS "B" & "C" MEASURES N 06.451° E 897.00' AND ON CS(1) THIS CALCULATES TO BE N 67.451° E 897.00'. THEREFORE, THE BEARINGS ON CS(2) WERE ROTATED 1 DEGREE COUNTERCLOCKWISE AND THE DISTANCES WERE PROVED TO ACCOUNT FOR THE 0.05499° SHORTAGE AND POINTS "B" & "C" WERE ESTABLISHED AS SHOWN.

EAST LINE OF TRACT 3: HELD THE 5/8" IRON ROD FOUND BETWEEN POINTS "A" & "D" TO DEFINE THIS LINE. THE MEASURED BEARINGS AND DISTANCES ARE VERY CLOSE TO THOSE CALLED FOR ON CS 11849 AS SHOWN.

