

100 Acres Farm Land near Carlton

Yamhill County Oregon - Oregon's Premier Wine Country

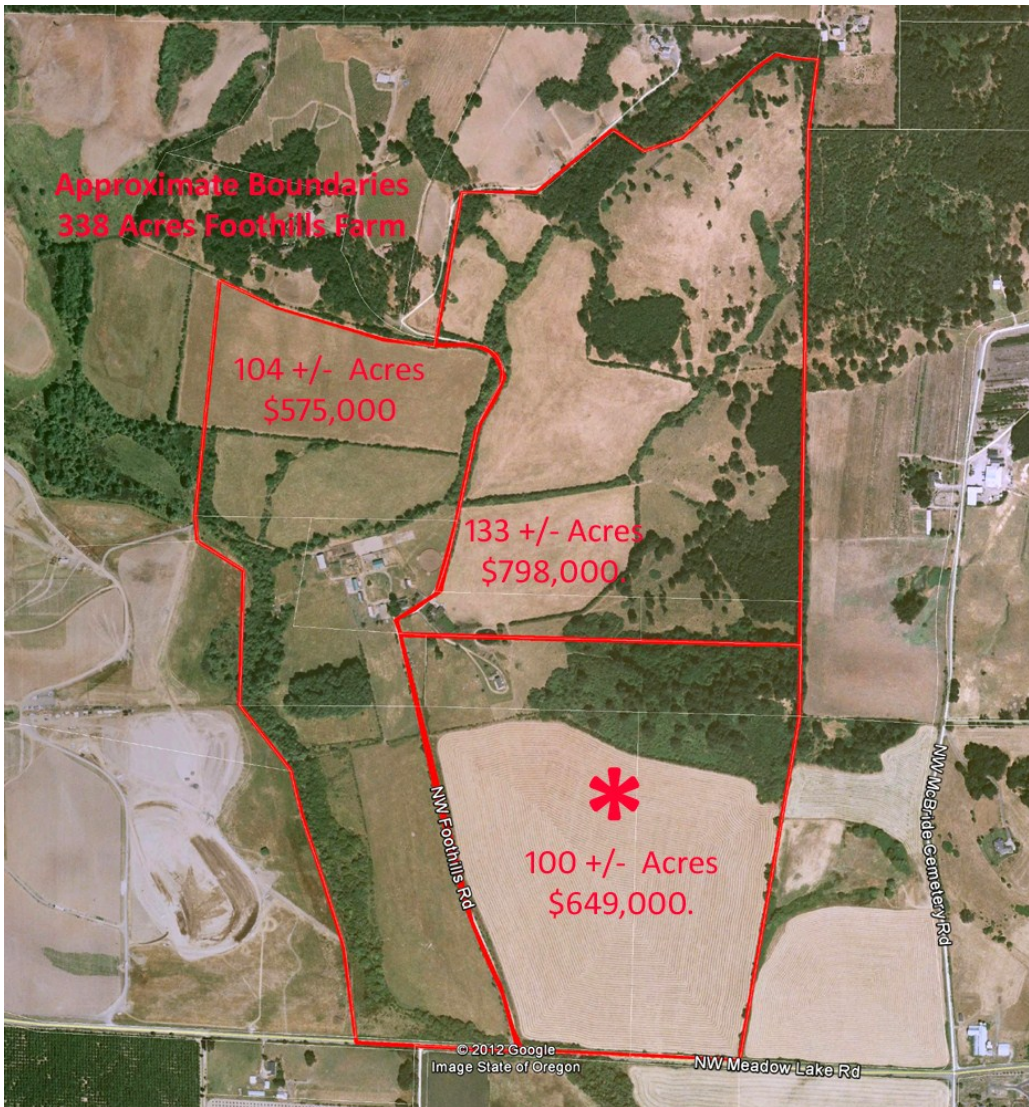


11208 Foothills Rd. Carlton, Oregon

- **\$649,000.**
- Beautiful 100 +/- Acres East of Carlton, Oregon
- Yamhill County - Oregon's Premier Wine Country
- Manufactured Home (3BR/2BA) on Basement
- Approx. 64 acres Cultivated (Leased Year-to-Year)
- Beautiful Views and Rolling Hills
- Pond
- Some Vineyard Soils
- Timber and Meadows
- Wildlife
- Realtors Multiple Listing #12080725
- Recent Partition Completed; Additional parcels available:
 - Northeast 133 Acres with Remodeled Farmhouse \$798,000. (RMLS #12518544)
 - West 103 Acres with Bunkhouse & Horse Stables \$575,000. (RMLS #12203469)

Information Contained
Herein from Sources
Deemed Reliable, But Not
Guaranteed





Approximate Boundaries
338 Acres Foothills Farm

104 +/- Acres
\$575,000

133 +/- Acres
\$798,000

100 +/- Acres
\$649,000

LEGEND:

- DENOTES MONUMENTS FOUND AS NOTED
- ▲ DENOTES 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "MATT RANDOLPH & ASSOC." SET ON CS 11766 & HELD
- DENOTES 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "MATT RANDOLPH & ASSOC." SET ON CS 11766 & HELD
- DENOTES 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZISC CS 1094" AND SET ON 4-28-11
- IR. DENOTES IRON ROD
- IP. DENOTES IRON PIPE
- FB. DENOTES FOUND
- DENOTES MEASURED
- CS (1) DENOTES CS 11766
- CS (2) DENOTES CS 11849
- CS (3) DENOTES CS 8576
- DEED (1) INSTRUMENT NO. 20004834
- DEED (2) INSTRUMENT NO. 20004840
- DEED (3) INSTRUMENT NO. 20004840
- DEED (4) INSTRUMENT NO. 20040766

NARRATIVE:

BRASS DISCS FOUND AT THE S.W. CORNER OF THE THOMAS MORRICE D.L.C. NO. 57 AND THE S. BRASS DISC IN A MONUMENT BOX FOUND AT THE N.E. CORNER OF THE S.C. ADAMS D.L.C. AS PER CS 11766.

PURPOSE OF SURVEY: TO TAKE ALL OF THE PROPERTY DESCRIBED IN THE FOLLOWING FOUR DEEDS (INSTRUMENT NO. 20004834, INSTRUMENT NO. 20004840, INSTRUMENT NO. 20004840, AND INSTRUMENT NO. 20040766) CONSISTING OF 7 TAX LOTS, AND THROUGH THE PROPERTY LINE ADJUSTMENT PROCESS, CREATE 3 NEW TRACTS. TWO (2) FULL ACRES TRACTS TO BE ON THE EAST SIDE OF THE ROAD EASEMENT ADJACENT UPON THE FULL VOLUME 206, PAGE 357 AND ONE (1) 64.19 ACRES TRACT ON THE WEST SIDE OF SAID ROAD EASEMENT.

MEADOW LAKE ROAD: HELD THE S. 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 11766), AND HELD THE BEARING OF A 100.27' FROM CS 11766 FOR THE CENTERLINE OF THE ROAD WEST OF SAID DISC CORNER. HOLDING SAID BEARING DOES NOT FIT WITH THE 5/8" IRON ROD FOUND AT POINT "A" BY 0.75 FEET IN NORTHWARD, BUT FITS BETTER WITH THE DATA FOR THE ROAD EASEMENT FULL VOLUME 206, PAGE 142 BETWEEN POINT "C" AND THE 5/8" IRON ROD FOUND AT POINT "D" (SEE HORIZONTAL UNDER ROAD EASEMENT FULL VOL. 206, PAGE 142). ALSO, WHEN THE (CS) BEARING OF N 89°50'30" 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 "C" IS 120.28 FEET. (CS) CALLS FOR A DISTANCE OF 120.28 FEET.

ROAD EASEMENT FULL VOL. 282, PG. 142: HELD THE BEARING FROM POINT "C" TO THE 5/8" IRON ROD FOUND AT POINT "D" MEASURES N 07°32'47" W, 418.86' AND THIS COURSE CALCULATES TO BE N 07°32'47" W, 418.86' ON CS 822. THEREFORE, POINT "C" WAS HELD, THE BEARINGS ON CS 822 WERE ROTATED 00°03'37" CLOCKWISE AND (C) "WAS" ROTATED ON 7' OF THE VARIETY DISTANCES FROM SAID SURVEY.

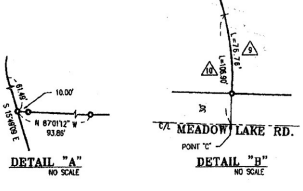
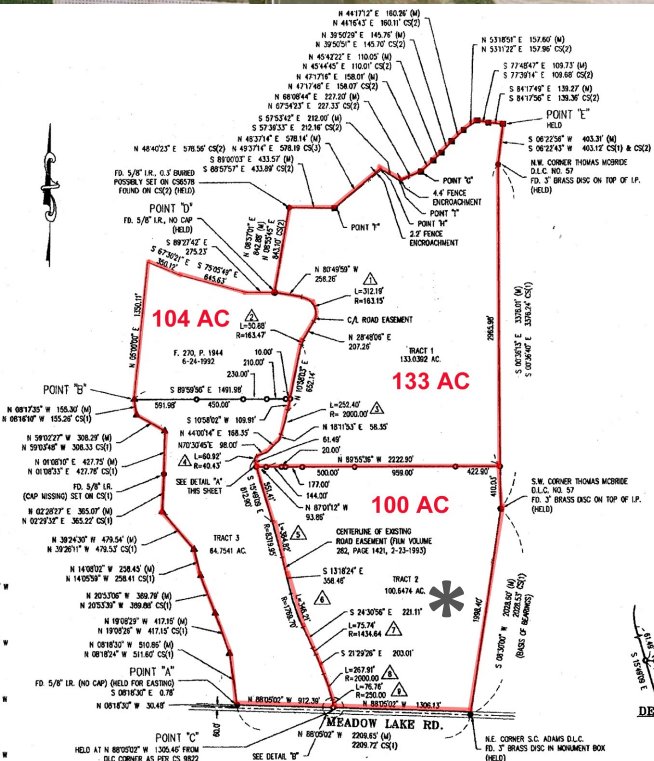
EAST LINE OF TRACTS 1 AND 2: HELD THE S. BRASS DISCS FOUND AT THE N.E. CORNER OF THE S.C. ADAMS D.L.C. AND AT THE S.W. AND N.W. CORNERS OF THE THOMAS MORRICE D.L.C. ALONG WITH THE 5/8" IRON ROD FOUND AT POINT "C", TO DEFINE SAID EAST LINE OF TRACTS 1 AND 2.

NORTH LINE OF TRACT 1: HELD ALL OF THE IRON RODS FOUND ALONG THIS LINE FROM POINT "C" TO POINT "E". NO IRON RODS WERE FOUND AT POINTS "E" & "F". CS 829 AND CS 11849 CALL FOR (M) BEARS AT THESE POINTS THAT ARE NO LONGER THERE. (CS) HAS THE SAME DISTANCES BETWEEN THE MONUMENTS FOUND BETWEEN POINTS "E" AND "F", AND THE BEARINGS ARE ROTATED 02°59'40" COUNTERCLOCKWISE FROM (CS) TO (C). HELD THE BEARING AND DISTANCE BETWEEN POINTS "E" & "F" MEASURES N 6°30'11" W, 897.67' AND ON (CS) THIS CALCULATES TO BE N 8°45'13" W, 897.67'. THEREFORE THE BEARINGS ON (C) WERE ROTATED 1°05'02" COUNTERCLOCKWISE AND THE DISTANCES WERE PROPORTIONALLY ADJUSTED FOR THE 0.07 SHORTAGE AND POINTS "E" & "F" WERE ESTABLISHED AS SHOWN.

EAST LINE OF TRACT 3: HELD THE 5/8" IRON RODS FOUND BETWEEN POINTS "A" & "B" TO DEFINE THIS LINE. THE MEASURED BEARINGS AND DISTANCES ARE VERY CLOSE TO THOSE CALLED FOR ON CS 11766 AS SHOWN.

CURVE DATA

△-N 11°25'00"	R=183.15'	L=312.18'	CH=N 29°05'40" W 366.69'
△-N 03°01'30"	R=143.84'	L=251.47'	CH=N 17°59'11" W 352.37'
△-N 07°02'30"	R=250.00'	L=450.00'	CH=N 14°02'30" E 215.23'
△-N 17°32'47"	R=260.87'	L=468.87'	CH=N 02°01'17" E 352.22'
△-N 23°04'45"	R=324.85'	L=584.82'	CH=N 11°51'47" W 364.79'



GRAPHIC SCALE
0 250 500 1000
1 INCH = 500 FEET

ZTEC ENGINEERS INC.
3737 S.E. 8TH AVE. PORTLAND, OREGON 97202
TEL: (503) 235-8758 FAX: (503) 233-7899

LOCATED IN THE W. 1/2 OF SECTION 19, T.35. R.4W., AND IN THE E. 1/2 OF SECTION 24, T.35., R.5W. W/4 YAMHILL COUNTY OREGON

JOB#: 13451-1
DATE: 8-1-11
SCALE: 1"=500'
DRAWN: JMS
CHKD: CCF
FILE: 13451190

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON CHRS 12260

DAVID MANN
MEADOW LAKE RD.
CARLTON, OREGON
BOUNDARY SURVEY