

# 31721 STOLTZ HILL

## OREGON FARM & HOME BROKERS



KW MID-WILLAMETTE KELLERWILLIAMS REALTY **LAND** KELLERWILLIAMS LUXURY INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

# AGENT INFORMATION



PAUL  
TERJESON

PTERJY@KW.COM  
503-999-6777



STEVE  
HELMS

STEVHELMS@KW.COM  
541-979-0118

2125 Pacific Blvd. Albany 97321  
1121 NW 9th Ave Corvallis 97330



# PARCEL MAP



# STOLTZ HILL BUILDABLE PROPERTY McAdams 79 acres

Oregon, AC +/-



- Road / Trail
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

# PROPERTY DETAILS



- Lots with Views!
- Recently Annexed and Partitioned
- Wetland Delineation in Progress
  - Initial Wetland Map Completed
- House Not Included in Sale



# LIST PACK





### LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0210688**  
Tax Lot: **12S02W22C00200**  
Owner: G & F McAdams Farms LLC  
CoOwner:  
Site: 31721 Stoltz Hill Rd  
Lebanon OR 97355  
Mail: 106 3rd St  
Lake Oswego OR 97034  
Zoning: County-UGA-UGM-10 - Urban Growth Area-Urban Growth Mgmt 10 Acre Min.  
Std Land Use: CMOB - Mobile Home Parks, Trailers  
Legal: PARTITION PLAT 1998-67  
Twn/Rng/Sec: T:12S R:02W S:22 Q:SW QQ:

#### ASSESSMENT & TAX INFORMATION

Market Total: **\$542,160.00**  
Market Land: **\$381,570.00**  
Market Impr: **\$160,590.00**  
Assessment Year: **2019**  
Assessed Total: **\$219,959.00**  
Exemption:  
Taxes: **\$3,259.62**  
Levy Code: 00902  
Levy Rate: 14.8784

#### PROPERTY CHARACTERISTICS

Year Built: 1960  
Eff Year Built:  
Bedrooms: 3  
Bathrooms: 2.00  
# of Stories: 1.00  
Total SqFt: 1,944 SqFt  
Floor 1 SqFt:  
Floor 2 SqFt:  
Basement SqFt:  
Lot size: 106.20 Acres (4,626,072 SqFt)  
Garage SqFt:  
Garage Type:  
AC:  
Pool:  
Heat Source: Forced Air  
Fireplace:  
Bldg Condition:  
Neighborhood:  
Lot:  
Block:  
Plat/Subdiv: Partition Plat 1998-67  
School Dist: 9Z5 - Lebanon  
Census: 4000 - 030902  
Recreation:

#### SALE & LOAN INFORMATION

Sale Date:  
Sale Amount:  
Document #:  
Deed Type:  
Loan  
Amount:  
Lender:  
Loan Type:  
Interest Type:  
Title Co:

# LINN County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

October 28, 2019 8:33:20 am

**Account #** 210688  
**Map #** 12S02W22C0 00200  
**Code - Tax #** 00902-210688

**Tax Status** ASSESSABLE  
**Acct Status** ACTIVE  
**Subtype** NORMAL

**Legal Descr** Metes & Bounds - See legal report for full description.

**Mailing Name** G&F MCADAMS FARMS LLC  
**Agent**  
**In Care Of** C/O TAYLOR CHERYL M  
**Mailing Address** 106 3RD ST  
 LAKE OSWEGO, OR 97034

**Deed Reference #** 2009-20773  
**Sales Date/Price** 12-01-2009 / \$0  
**Appraiser** GERGER, SAM

**Prop Class** 549            **MA**    **SA**    **NH**    **Unit**  
**RMV Class** 401            03    00    001    20002-1

Situs Address(s)	Situs City
ID# 1 31721 STOLTZ HILL RD	LEBANON
ID# 1 31721 STOLTZ HILL RD	LEBANON

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00902 <b>Land</b>	356,600			<b>Land</b>	0
<b>Impr.</b>	156,650			<b>Impr.</b>	0
<b>Code Area Total</b>	513,250	138,790	213,556		0
<b>Grand Total</b>	513,250	138,790	213,556		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	Trended RMV
						TD%	LS	Size		
00902	1	<input checked="" type="checkbox"/>			Farm Use Unzoned	103	A	22.94	2I	69,470
00902	2	<input checked="" type="checkbox"/>			Farm Use Unzoned	103	A	67.04	3	203,010
00902	3	<input checked="" type="checkbox"/>			Farm Use Unzoned	103	A	15.22	6	46,090
00902					LANDSCAPE - AVERAGE	100				5,000
00902					RURAL OSD - AVG	100				30,000
00902	4	<input checked="" type="checkbox"/>			Rural Site	103	A	1.00		3,030
<b>Grand Total</b>								106.20		356,600

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
00902	101	0	110	Residential Other Improvements	111		0		3,110	
00902	104	0	328	MACHINE SHED	111		576		4,320	
00902	103	0	328	MACHINE SHED	111		684		4,800	
00902	105	0	328	MACHINE SHED	111		702		5,180	
00902	100	1960	131	RES One story	111		1,944		127,840	
00902	106	0	317	GP BUILDING	111		1,500		11,400	
<b>Grand Total</b>								5,406		156,650

Code Area	Type	Exemptions/Special Assessments/Potential Liability			
<b>NOTATION(S):</b>					
■ POT'L ADD'L TAX LIABILITY ADDED 2009		<b>Amount</b>	0.00	<b>Tax</b>	0.00
■ MS HARDSHIP HOMESITE ADDED 2010					

**Account #** 210688

**Comments:** \*\*\*\*\* CAP NOTE - Type F \*\*\*\*\*  
99MX: CHECK FOR CONTINUED ELIGIBILITY FOR FARM DEFERRAL. SEG 3/99. 3/8/99 JLS

\*\*\*\*\* CAP NOTE - Type J \*\*\*\*\*  
EV1999-53: SEG'D 96.10 ACRES TO TL 201 (ACCT 853061). 3/8/99 JLS.  
EV 2003-82 etal: Code Change 9-6 to 9-2

\*\*\*\*\* CAP NOTE - Type R \*\*\*\*\*  
98MX: CK FOR NEW MH/MEDICAL HARDSHIP. 1/5/98 JDR  
NOTHING YET. SEE IN CYC/99MX. 1/27/97 JDR  
99MX: PERMIT FOR REMODEL OF PORTION OF FAMILY ROOM INTO OFFICE.  
99MX: NO CHANGE IN VALUE FOR REMODEL. 1/6/99 JLS.  
12MX: CONSOLIDATION. ACCT #853061 (TL201) COMBINED WITH ACCT# 210688 (TL200) ACCT 853061 DEAD FOR 2012.  
ALL ACREAGE FROM 853061 SPEC ASSESSED. NO MAV TO MOVE. 5-12 SG

# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

[Click here to make a credit card or e-check payment](#)

28-Oct-2019

G&F MCADAMS FARMS LLC  
C/O TAYLOR CHERYL M  
106 3RD ST  
LAKE OSWEGO, OR 97034

Tax Account #	210688	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	31721 STOLTZ HILL RD LEBANON, OR 97355-9201		Interest To
			Nov 15, 2019

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2019	ADVALOREM	\$3,161.83	\$3,259.62	\$0.00	\$97.79	\$3,259.62	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,177.37	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,107.06	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,033.71	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,930.94	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,868.60	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,770.09	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,707.60	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,890.75	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,755.76	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,714.12	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,663.02	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,628.86	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,548.65	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,510.82	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,519.35	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,431.48	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,322.40	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,310.16	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,315.70	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$995.81	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,586.52	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,718.76	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,498.04	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,645.07	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,576.67	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,838.73	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,180.26	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,247.01	Nov 15, 1991
Total		\$3,161.83	\$3,259.62	\$0.00	\$97.79	\$57,752.93	

**Grantors' Name:**

Cheryl M. Taylor, Trustee of Florence M. McAdams  
Revocable Trust

**After recording, return to:**

Cheryl M. Taylor  
3715 NW Roosevelt Drive  
Corvallis, OR 97330

**Until requested otherwise, send all tax statements to:**

Cheryl M. Taylor  
3715 NW Roosevelt Drive  
Corvallis, OR 97330

LINN COUNTY, OREGON

**2009-20773**

D-WD

Crit=1 Stn=1 COUNTER 12/01/2009 01:41:23 PM

\$10.00 \$11.00 \$15.00 \$9.00 \$10.00

**\$55.00**



00123593200900207730020029

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk



**WARRANTY DEED – STATUTORY FORM**

**Cheryl M. Taylor, George L. McAdams and Deborah L. Carlson**, herein "Grantors," convey and warrant to **G&F McADAMS FARMS, LLC**, an Oregon limited liability company, herein "Grantee," the following described real property free of encumbrances except as specifically set forth herein, situated in Linn County, Oregon, to-wit:

Parcel 2 of Partition Plat 1998-67, recorded as Plat Number 1998-67, on November 17, 1998, at 2:13 o'clock p.m., target sheet recorded in Deed Records MF989, page 12.

Grantors hereby declare that prior to this conveyance, each of the Grantors owned an undivided one third interest as tenant in common in the above described real property.

The property is free of encumbrances.

The true consideration for this conveyance is: Other property or value given, which is the whole consideration for this conveyance.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 and 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.**

Dated this 25<sup>th</sup> day of November, 2009

Cheryl M. Taylor  
Cheryl M. Taylor

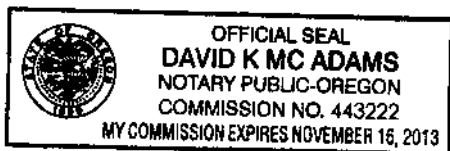
George L. McAdams  
George L. McAdams

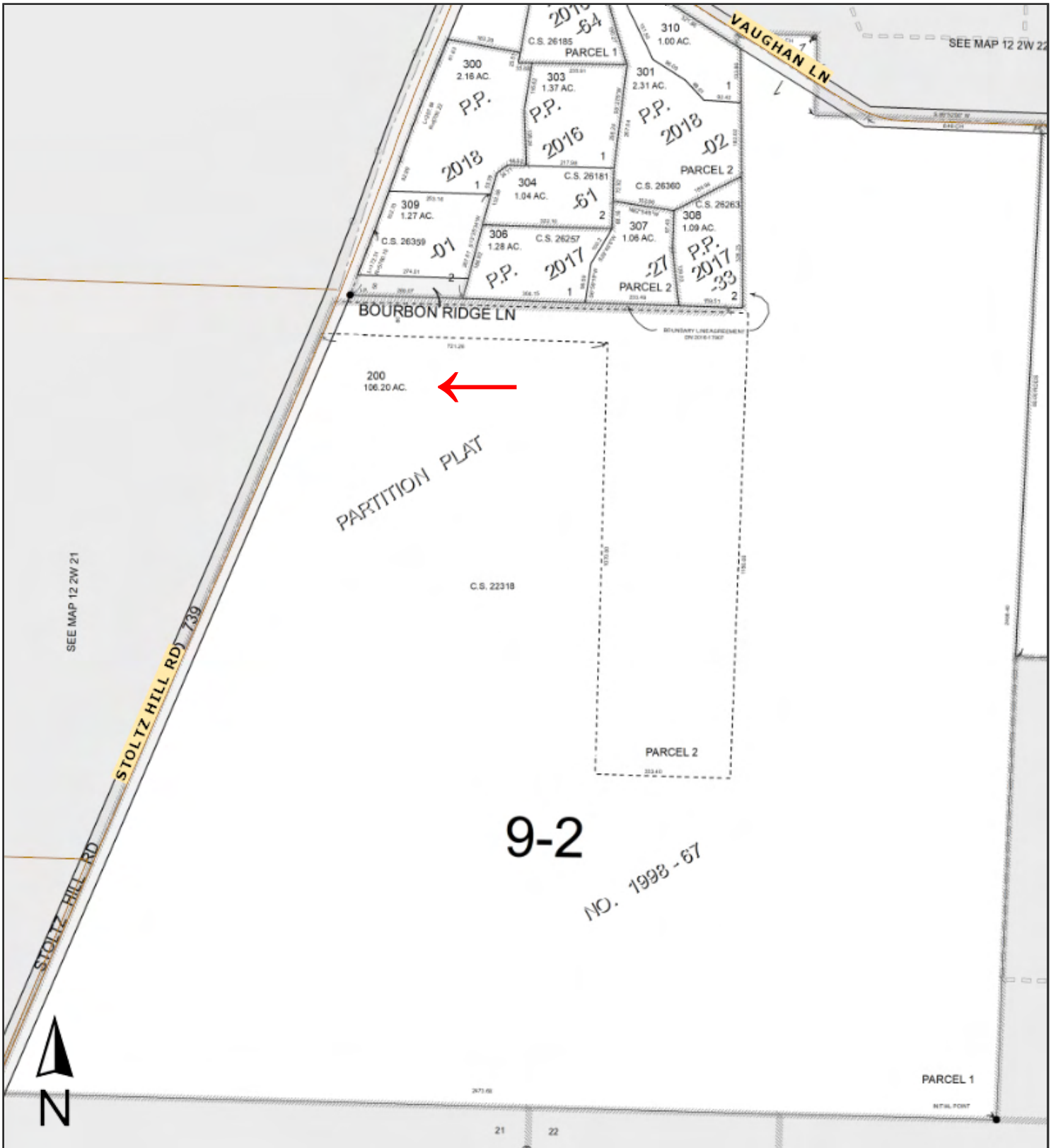
Deborah L. Carlson  
Deborah L. Carlson

STATE OF OREGON, County of Benton ) ss.

This above instrument was acknowledged before me on November 25, 2009, by Cheryl M. Taylor, George L. McAdams and Deborah L. Carlson.

David K. McAdams  
NOTARY PUBLIC FOR OREGON  
My commission expires: 11/16/2013





**ParcelID: 0210688**  
**31721 Stoltz Hill Rd**  
**Lebanon, OR 97355**

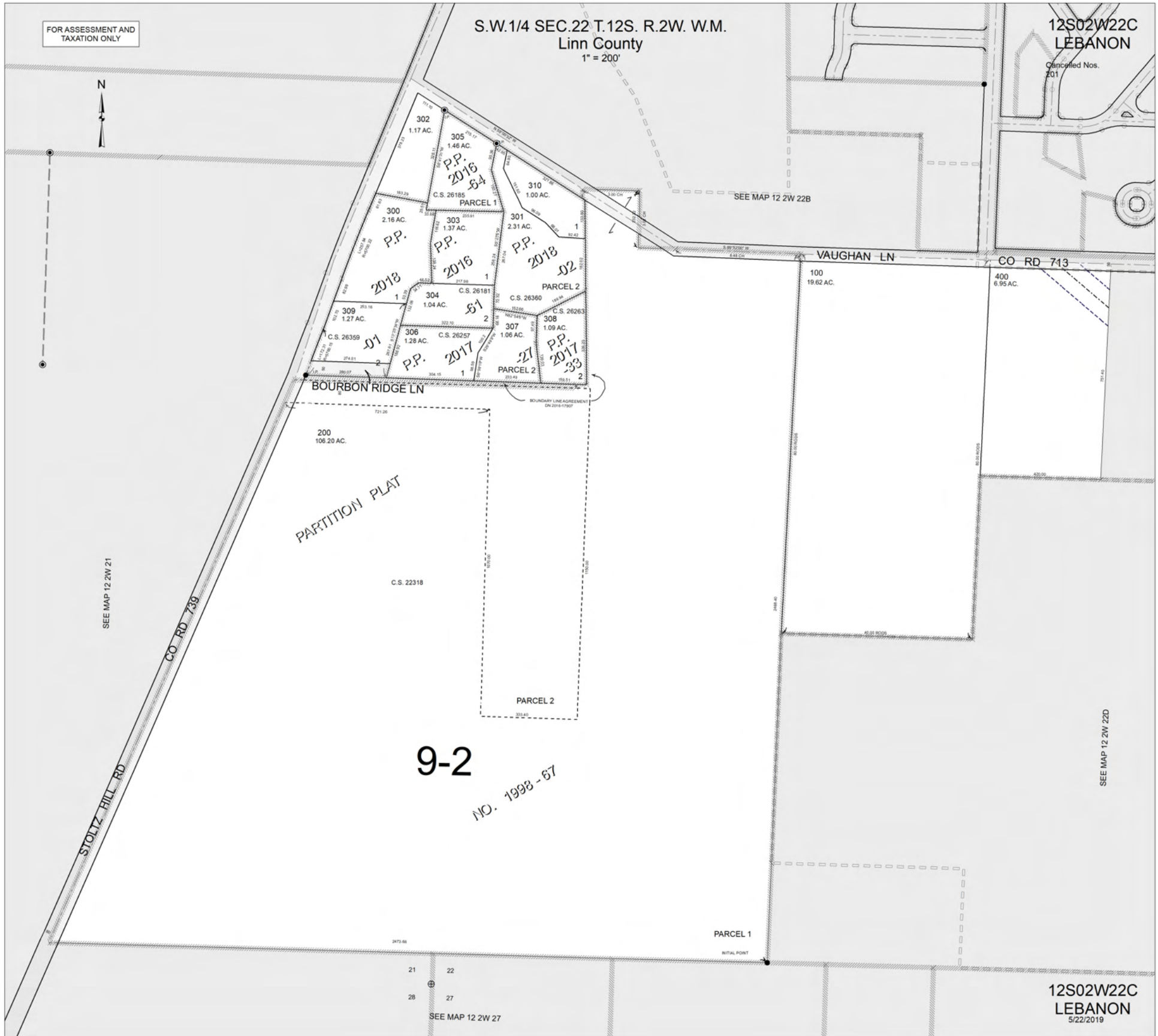
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

FOR ASSESSMENT AND TAXATION ONLY

S.W.1/4 SEC.22 T.12S. R.2W. W.M.  
Linn County  
1" = 200'

12S02W22C  
LEBANON

Cancelled Nos.  
201



PARTITION PLAT

9-2

NO. 1998 - 67

SEE MAP 12 2W 21

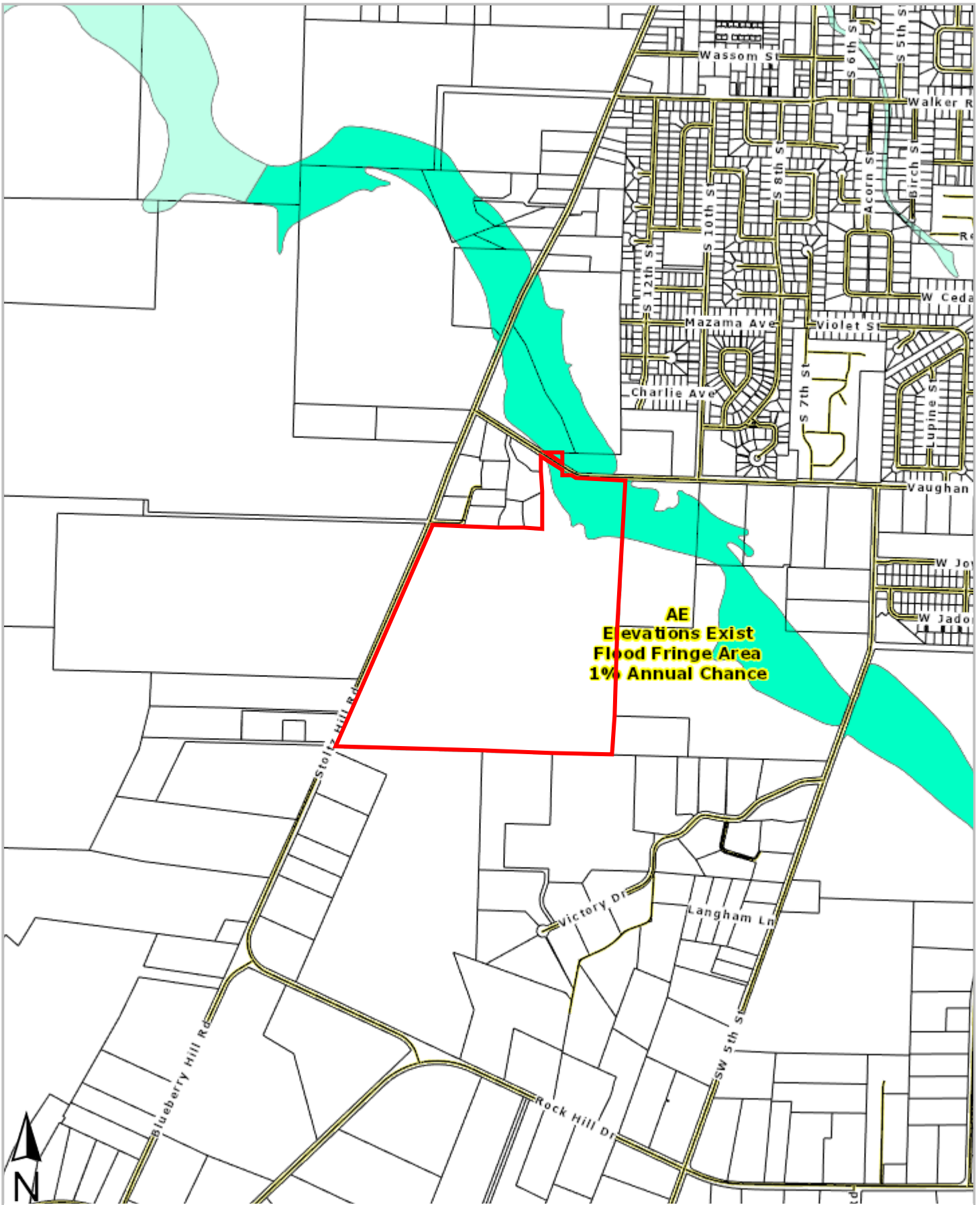
SEE MAP 12 2W 22B

SEE MAP 12 2W 22D

21  
22  
28  
27

SEE MAP 12 2W 27

12S02W22C  
LEBANON  
5/22/2019



**AE  
Elevations Exist  
Flood Fringe Area  
1% Annual Chance**



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# PARTITION



C.S. **27159**

**PARTITION PLAT NO. 2022-04**  
FOR G & F MCADAMS FARMS, LLC  
A REPLAT OF PARCELS 1 AND 2, PARTITION PLAT NO. 1998-67  
IN THE RICHMOND CHEADLE D.L.C. NO. 69 & THE PRESELY GEORGE D.L.C. NO. 65  
LOCATED IN THE SE 1/4 SEC. 21 AND THE SW 1/4 SEC. 22, T. 12 S., R. 2 W., W.M.,  
LINN COUNTY, OREGON

NOTICE OF DECISION FILE NO. PLN-2021-00285  
DECEMBER 20, 2021

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE LAND DESCRIBED IN LINN COUNTY DEED RECORDS VOLUME 989, PAGE 12 INTO 3 PARCELS WITH AN ACCESS AND EMERGENCY VEHICLE TURN AROUND EASEMENT AS SHOWN HEREON.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE FOUND STONE PER LINN COUNTY SURVEY NO. 520 AND THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 65. A PORTION OF THE EAST LINE WAS ESTABLISHED BY HOLDING THE TWO NOTED FOUND MONUMENTS PER LINN COUNTY SURVEYS 520 AND 22101. THE RIGHT-OF-WAY OF STOLTZ HILL ROAD WAS ESTABLISHED BY HOLDING THE NOTED RIGHT-OF-WAY MONUMENTS. THE REMAINDER OF THE BOUNDARY IS SHOWN PER NOTED SURVEY RECORDS.

THE BASIS OF BEARING IS BETWEEN THE TWO FOUND MONUMENTS ON THE EASTERLY LINE PER LINN COUNTY SURVEY NO. 22101.

**LEGEND:**

- MONUMENT FOUND FLUSH OR AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG"
- ⊗ SET 5/8"x30" IRON ROD WITH ALUMINUM CAP STAMPED "UDELL ENG"
- ( ) DATA OF RECORD
- [ ] CALCULATED DATA
- (A) 1960 C.R. 739 ROAD SURVEY
- C.S. COUNTY SURVEY
- D.L.C. DONATION LAND CLAIM
- FD FOUND
- IP IRON PIPE
- IR IRON ROD
- W/YPC WITH YELLOW PLASTIC CAP

REFERENCE SURVEYS: C.S. 520, C.S. 8222, C.S. 22101, C.S. 24710

**EASEMENTS OF RECORD:**

A TITLE REPORT PREPARED BY TICOR TITLE INSURANCE COMPANY ORDER NO. 471821106847 REVEALED THE FOLLOWING EASEMENTS OF RECORD:

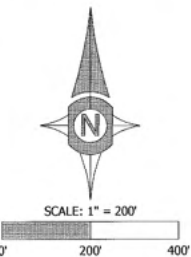
1. ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINE EASEMENT IN FAVOR OF CONSUMERS POWER, INC. RECORDED MARCH 9, 1967. LINN COUNTY DEED RECORDS BOOK 322, PAGE 273. UNABLE TO PLOT BASED ON DESCRIPTION.
2. ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINE EASEMENT IN FAVOR OF CONSUMERS POWER, INC. RECORDED OCTOBER 19, 1979. LINN COUNTY DEED RECORDS VOLUME 247, PAGE 694. UNABLE TO PLOT BASED ON DESCRIPTION.

**SURVEYOR'S CERTIFICATE:**

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE SURVEYED PORTION OF LAND WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

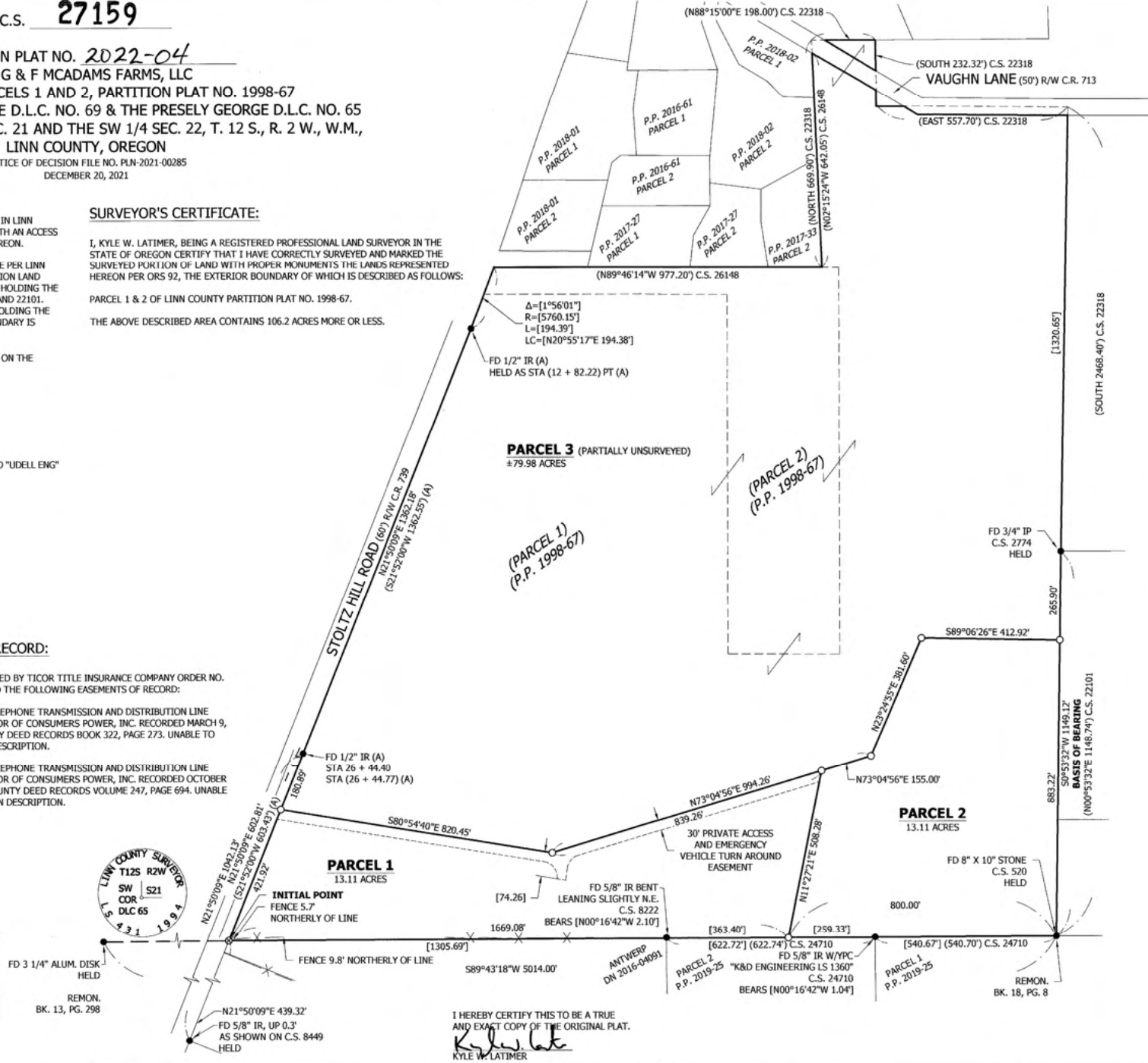
PARCEL 1 & 2 OF LINN COUNTY PARTITION PLAT NO. 1998-67.

THE ABOVE DESCRIBED AREA CONTAINS 106.2 ACRES MORE OR LESS.



**Udell**  
ENGINEERING & LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
PH. (541) 451-5125  
FAX (541) 451-1366

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Kyle W. Latimer*  
OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
#80442  
EXPIRES 12-31-2022



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.  
*Kyle W. Latimer*  
KYLE W. LATIMER

**LEGEND:**

- MONUMENT FOUND FLUSH OR AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELLE ENG"
- ⊗ SET 5/8"x30" IRON ROD WITH ALUMINUM CAP STAMPED "UDELLE ENG"
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C.S. **27159**

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**LOCATED IN THE SE 1/4 SEC. 21 AND THE SW 1/4 SEC. 22, T. 12 S., R. 2 W., W.M.,**  
**LINN COUNTY, OREGON**

NOTICE OF DECISION FILE NO. PLN-2021-00285  
 DECEMBER 20, 2021

**APPROVALS:**

LINN COUNTY NOTICE OF DECISION PLN-2021-00285, WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS REPLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

*Amanda Solo*  
 DIRECTOR, LINN COUNTY PLANNING  
 AND BUILDING DEPARTMENT

*Kevin J. Conroy*  
 LINN COUNTY SURVEYOR

1-11-22  
 DATE

1-11-22  
 DATE

REFERENCE SURVEYS: C.S. 520, C.S. 8222, C.S. 22101, C.S. 24710

**30.00' PRIVATE ACCESS EASEMENT:**

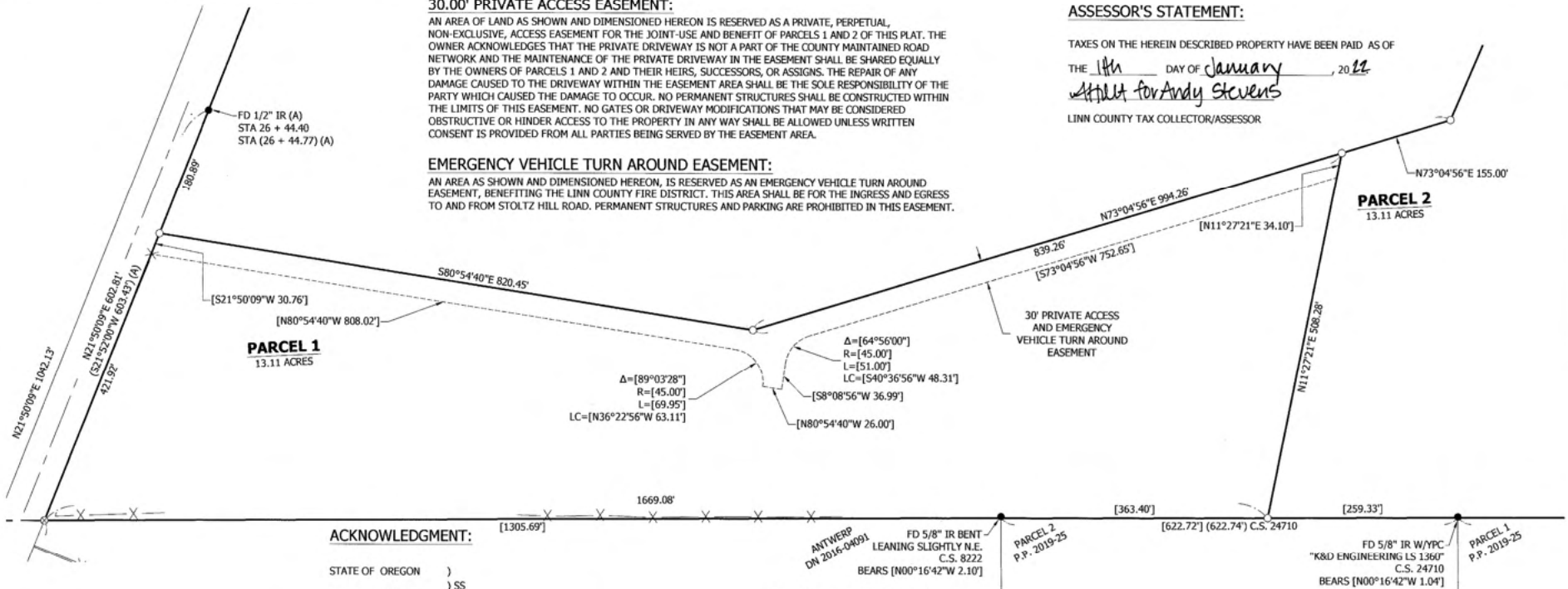
AN AREA OF LAND AS SHOWN AND DIMENSIONED HEREON IS RESERVED AS A PRIVATE, PERPETUAL, NON-EXCLUSIVE, ACCESS EASEMENT FOR THE JOINT-USE AND BENEFIT OF PARCELS 1 AND 2 OF THIS PLAT. THE OWNER ACKNOWLEDGES THAT THE PRIVATE DRIVEWAY IS NOT A PART OF THE COUNTY MAINTAINED ROAD NETWORK AND THE MAINTENANCE OF THE PRIVATE DRIVEWAY IN THE EASEMENT SHALL BE SHARED EQUALLY BY THE OWNERS OF PARCELS 1 AND 2 AND THEIR HEIRS, SUCCESSORS, OR ASSIGNS. THE REPAIR OF ANY DAMAGE CAUSED TO THE DRIVEWAY WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PARTY WHICH CAUSED THE DAMAGE TO OCCUR. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE LIMITS OF THIS EASEMENT. NO GATES OR DRIVEWAY MODIFICATIONS THAT MAY BE CONSIDERED OBSTRUCTIVE OR HINDER ACCESS TO THE PROPERTY IN ANY WAY SHALL BE ALLOWED UNLESS WRITTEN CONSENT IS PROVIDED FROM ALL PARTIES BEING SERVED BY THE EASEMENT AREA.

**EMERGENCY VEHICLE TURN AROUND EASEMENT:**

AN AREA AS SHOWN AND DIMENSIONED HEREON, IS RESERVED AS AN EMERGENCY VEHICLE TURN AROUND EASEMENT, BENEFITTING THE LINN COUNTY FIRE DISTRICT. THIS AREA SHALL BE FOR THE INGRESS AND EGRESS TO AND FROM STOLTZ HILL ROAD. PERMANENT STRUCTURES AND PARKING ARE PROHIBITED IN THIS EASEMENT.

**ASSESSOR'S STATEMENT:**

TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN PAID AS OF THE 14th DAY OF January, 2022.  
Applicant for Andy Stevens  
 LINN COUNTY TAX COLLECTOR/ASSESSOR



**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF LINN )

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF January, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGE MCADAMS, IN THE ABOVE CAPACITY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

*Amanda Albert*  
 NOTARY SIGNATURE

*Amanda Albert*  
 NOTARY PUBLIC - OREGON  
 (PRINT NAME)

COMMISSION NO. 1004109

MY COMMISSION EXPIRES: September 28th, 2024

**RECORDER'S STATEMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF LINN )

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD OF PARTITION PLATS AS

PLAT NO. 2022-04, ON THIS 14th DAY OF January

2022, AT 10:57 O'CLOCK AM, TARGET SHEET RECORDED IN DEED

RECORDS DOCUMENT NO. 2022-00614

STEVE DRUCKENMILLER BY: *Roberta Peterson - Deputy Clerk*  
 LINN COUNTY CLERK

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

*Kyle W. Latimer*  
 KYLE W. LATIMER

REGISTERED PROFESSIONAL LAND SURVEYOR  
 KYLE W. LATIMER  
 OREGON  
 JUNE 12, 2013  
 #80442  
 EXPIRES 12-31-2022



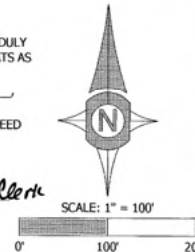
**Udell ENGINEERING & LAND SURVEYING, LLC**  
 63 EAST ASH ST. LEBANON, OREGON 97355  
 PH. (541) 451-5125  
 FAX (541) 451-1366

**OWNER'S DECLARATION:**

KNOW ALL PERSONS THAT G&F MCADAMS FARMS, LLC IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED INTO 3 PARCELS WITH A PRIVATE ACCESS AND EMERGENCY VEHICLE TURN AROUND EASEMENT AS SHOWN.

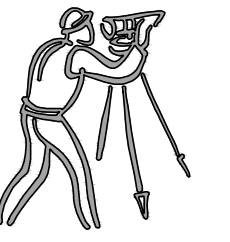
*George McAdams*  
 GEORGE MCADAMS, MEMBER  
 G&F MCADAMS FARMS, LLC

1/14/2022  
 DATE



# PLANS





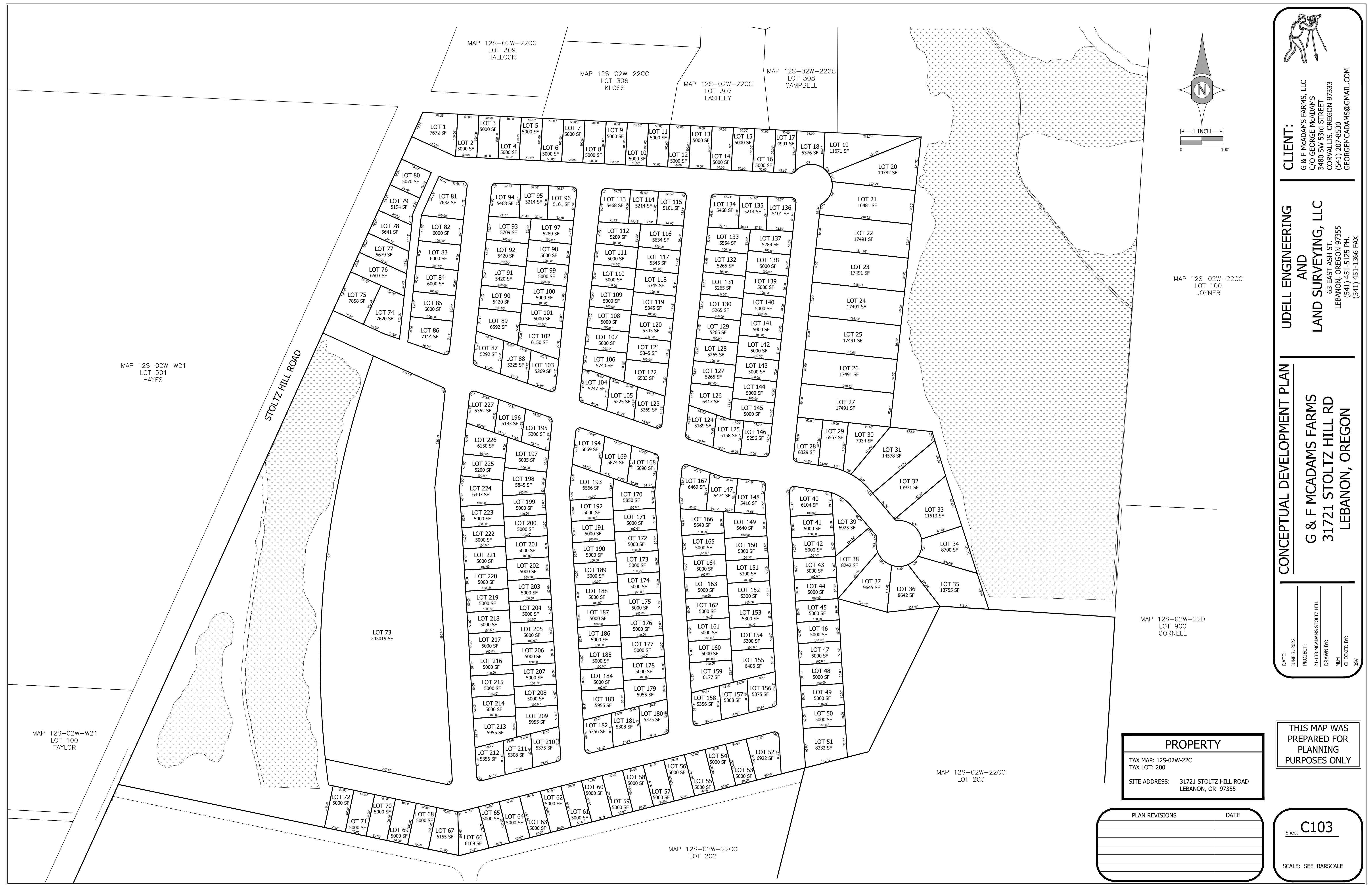
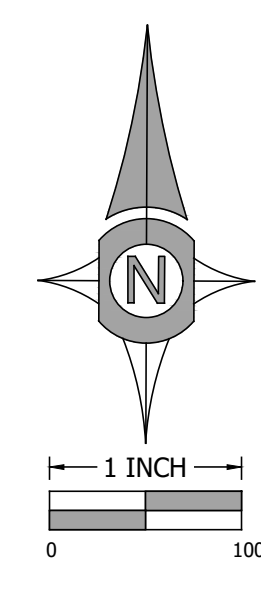
**CLIENT:**  
 G & F MCADAMS FARMS, LLC  
 C/O GEORGE MCADAMS  
 3480 SW 53rd STREET  
 CORVALLIS, OREGON 97333  
 (541) 207-8530  
 GEORGE@MCADAMS.COM

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 (541) 451-5125 PH.  
 (541) 451-1366 FAX

**CONCEPTUAL DEVELOPMENT PLAN**  
 G & F MCADAMS FARMS  
 31721 STOLTZ HILL RD  
 LEBANON, OREGON

DATE: JUNE 3, 2022  
 PROJECT: 21-138 MCADAMS STOLTZ HILL  
 DRAWN BY: MLM  
 CHECKED BY: BSV

**THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY**



**PROPERTY**  
 TAX MAP: 12S-02W-22C  
 TAX LOT: 200  
 SITE ADDRESS: 31721 STOLTZ HILL ROAD  
 LEBANON, OR 97355

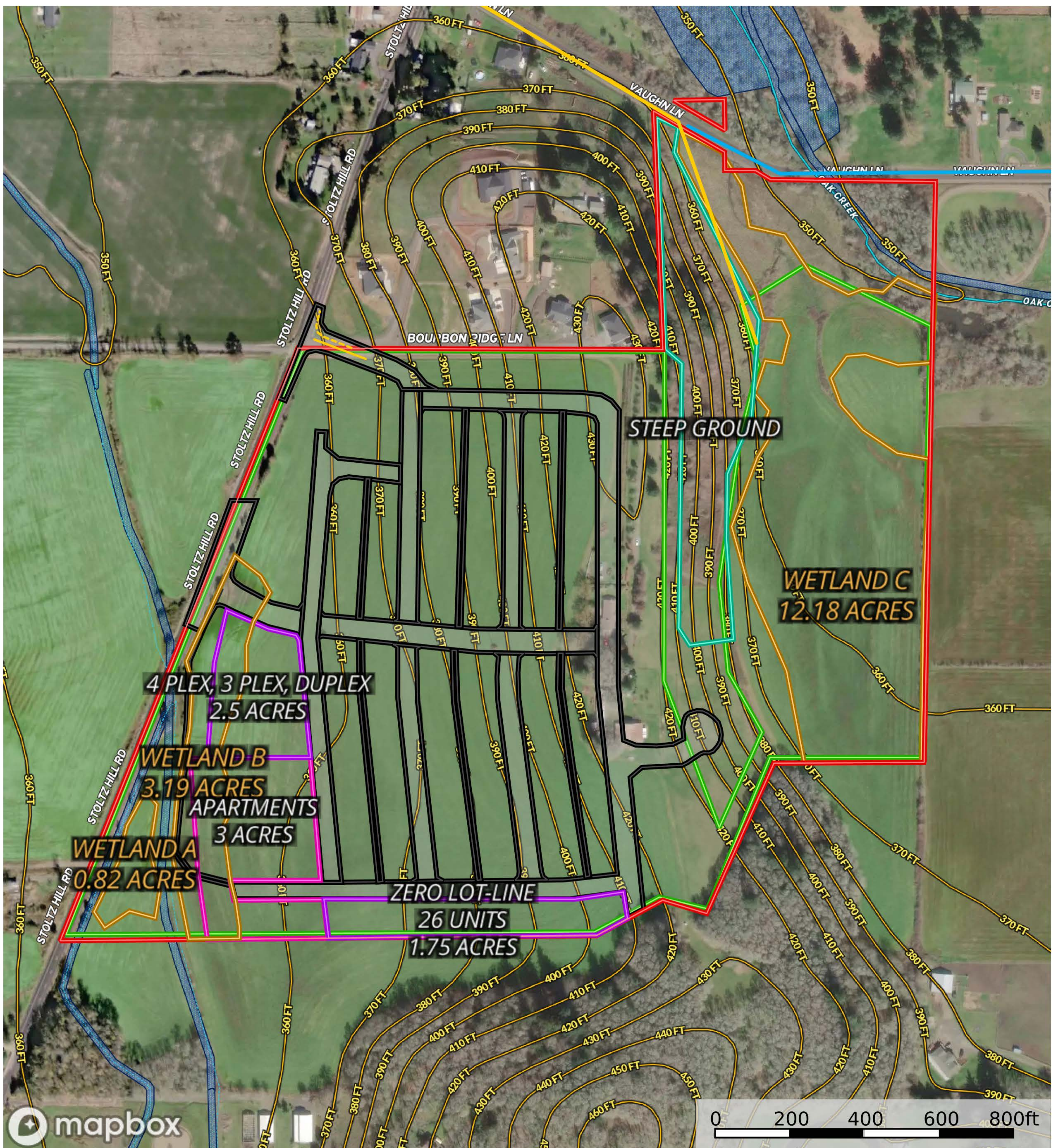
PLAN REVISIONS	DATE

Sheet **C103**

SCALE: SEE BARSCALE

# STOLTZ HILL BUILDABLE PROPERTY McAdams 79 acres

Oregon, AC +/-



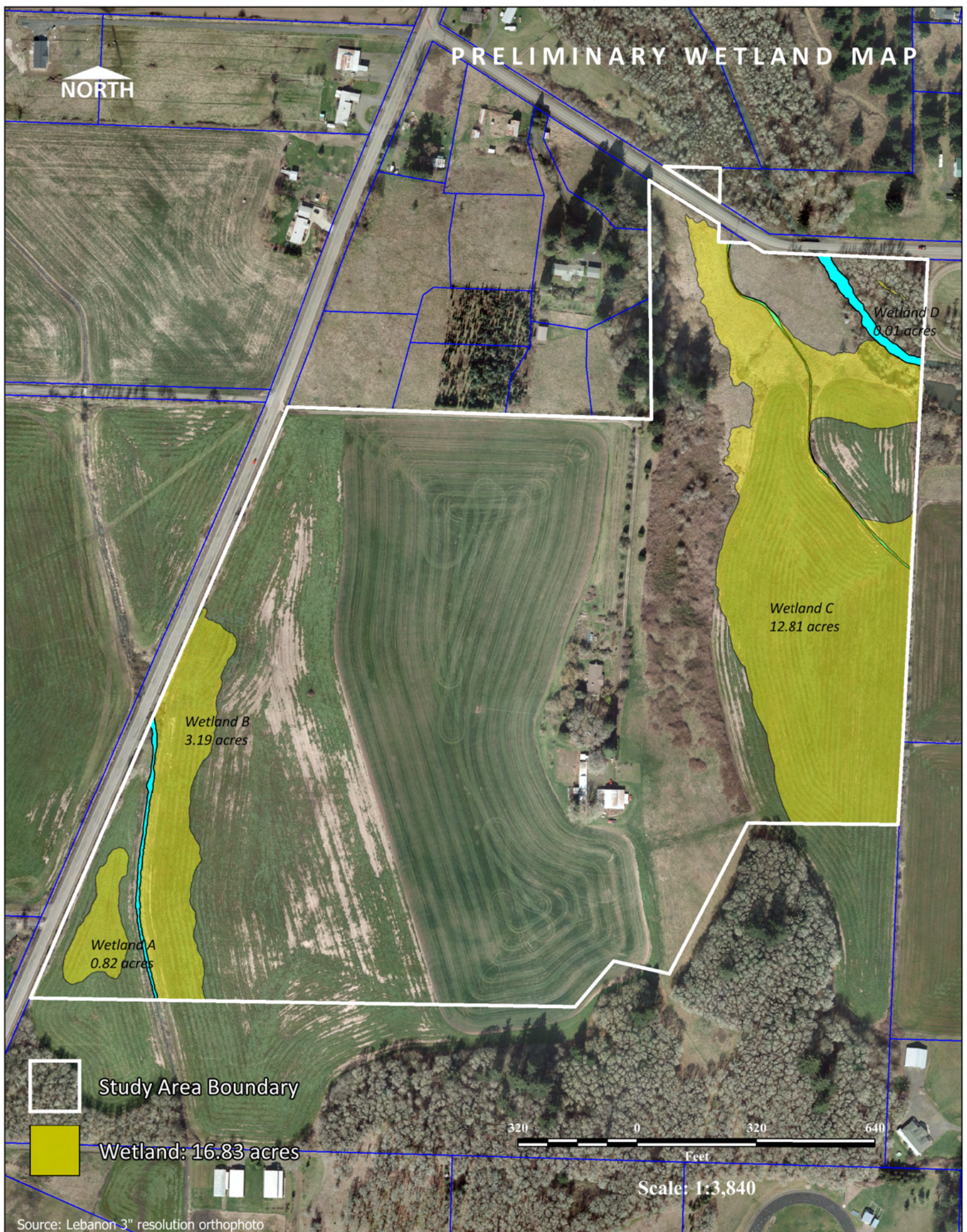
- septic pump station
- Road / Trail
- Primary Road
- Direction 1
- Direction
- zero lot - line
- Apartments
- Boundary 1
- Grade 1
- Wetland
- Boundary
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

# WETLANDS



# PRELIMINARY WETLAND MAP

NORTH



Source: Lebanon 3" resolution orthophoto