

# THREE BAR RANCH LANDS



I, James D. Hanley, being first duly sworn, say that I have correctly surveyed, monumented, and platted the lands represented by the accompanying plat of THREE BAR RANCH LANDS, the exterior boundaries of which are described as follows: Beginning at the Northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 4, T. 10 S., R. 37 E., W. M., which corner is the initial point of this survey, marked by a galvanized iron pipe, two inches in diameter, thirty-six inches long, and set six inches below the ground surface; thence S. 04° 02' 07" E., 1,330.90 feet to the Southwest corner of the said SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence N. 89° 44' 26" E., 1,292.94 feet to the Southeast corner of the said SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence S. 02° 55' 17" E., 1,339.77 feet to the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of the said Section 4; thence S. 89° 50' 20" E., 1,291.73 feet to the Southeast corner of the said SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence N. 59° 45' E., 689 feet to the Westerly line of the dredged area; thence N. 06° 45' W., following the Westerly line of the dredged area, 100 feet; thence N. 42° 25' W., 248 feet; thence N. 62° 50' W., 268 feet; thence N. 47° 43' W., 286.50 feet, to the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of the said Section 4; thence S. 85° 50' W., 254 feet; thence N. 52° 30' W., 140 feet; thence S. 53° 30' W., 109 feet; thence N. 82° 15' W., 79.05 feet to the Easterly line of the Baker County Dredge Shop Road; thence on a 542.96 foot radius curve right (the chord of which bears N. 5° 06' E., 91.21 feet) a distance of 91.34 feet; thence N. 09° 55' 30" E., 284.89 feet; thence S. 89° 13' 16" W., 61.06 feet to the intersection of the Westerly line of the county road with the North line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence S. 89° 13' 16" W., 161.21 feet along said North line to a point on the Westerly line of the dredged area; thence following the dredged area line: N. 28° 30' W., 52 feet; thence S. 86° 13' W., 98 feet; thence N. 10° 00' W., 415 feet; thence N. 29° 20' W., 265 feet; thence N. 46° 45' W., 225 feet; thence N. 32° 05' W., 317.78 feet to the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of the said Section 4; thence N. 81° 12' W., 150 feet; thence N. 13° 15' W., 220.25 feet to the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of the said Section 4; thence S. 22° 25' W., 147.27 feet to the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of the said Section 4; thence S. 43° 23' W., 320 feet; thence N. 57° 05' W., 423.18 feet to the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of the said Section 4; thence N. 03° 04' E., 330 feet; thence N. 81° 45' W., 134.18 feet to the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of the said Section 4; thence N. 65° 40' W., 747 feet; thence N. 15° 10' 40" W., 247.42 feet; thence N. 36° 53' 50" W., 448.29 feet; thence N. 60° 45' 45" W., 140.92 feet to the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of the said Section 4; thence S. 89° 47' 02" W., 227.49 feet to the point of beginning.

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned owners and claimants of the tract herein described, do hereby declare and acknowledge the accompanying to be the authorized plat of THREE BAR RANCH LANDS, a subdivision, and hereby dedicate to the use of the public, the roads shown on the accompanying plat and owned by the undersigned.

*Dan R. Warnock Sr.*  
*Alice A. Warnock*

STATE OF OREGON } S.S.  
COUNTY OF BAKER }  
BE IT REMEMBERED, That on this 22nd day of January, 1973, before me, a Notary Public in and for said County and State, personally appeared Dan R. Warnock, Sr. and Alice A. Warnock, who after being first duly sworn did say that they are the identical persons named and described in the foregoing instrument and that their signatures affixed are of their own free act and deed.

*Dennis K. Randal*  
Notary Public for Oregon  
My commission expires August 11, 1973

We, the undersigned officers in and for Baker County, Oregon do hereby approve the plat of THREE BAR RANCH LANDS subdivision.

*Paul J. Lea* County Judge  
*Lee C. Knight* Co. Commissioner  
*J. Hilson Smith* Co. Commissioner

*John D. Hayes, R.S.* County Sanitarian  
*Chairman,*  
March 1, 1973 Planning Commission

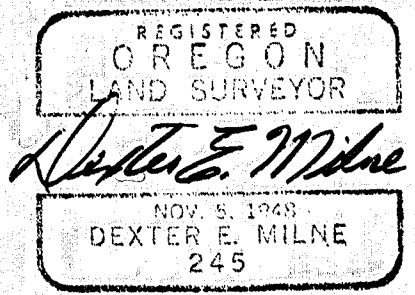
*Paul L. McRay* County Assessor

All taxes and assessments are paid to Feb. 28, 1973

Subscribed and sworn before me this 15th day of January, 1973.  
*Carlyle D. Staab*  
Notary Public for Oregon  
My commission expires November 21, 1976



I, *Dexter E. Milne* County Surveyor in and for Clackamas County, Oregon, certify that I have examined the subdivision plat of THREE BAR RANCH LANDS and find that it complies with the statutes of this state and is therefore approved.  
IN WITNESS WHEREOF I have set my hand and seal this 27th day of August, 1973.



Note: Center line of McEwen Valley Ditch is property line between Lots No. 21, 22, 23, 24, 25, 26, 27, 34, 35, 36 & 37. Monuments are set 10 feet from ditch center line and plat dimensions are between monuments. Ditch easement is 20 feet each side of ditch center line throughout subdivision. Utility easement extends 10 feet each side of road right of way, excepting cul de sac and U.S. lands.

I CERTIFY THIS PHOTOCOPY TO BE A TRUE COPY OF THE ORIGINAL PLAT OF THREE BAR RANCH LANDS SUBDIVISION.  
Dennis L. Fuller Co. Clerk, by *Anita C. Johnson*  
Deputy Co. Clerk, Baker County, Ore.