

PARTITION PLAT NO. _____

SURVEYOR'S CERTIFICATE

I, James D. Hanley, hereby certify that I have correctly surveyed Parcels No. 1 and 2 of the land shown on the annexed minor partition map in accordance with O.R.S. Chapter 92. The boundary of the parcels is as follows: A parcel of land in the Southwest quarter of the Southeast quarter of Section 4, Township 10 South, Range 37 East, Willamette Meridian. Beginning at the Northeast corner of the said Southwest quarter of the Southeast quarter Section 4; thence S 02°05'54"E. 391.63 feet to the North line Lot 42, Three Bar Ranch Lands; thence S 85°50'W along the North line said Lot 42 a distance of 253.63 feet to the Northwest corner said Lot 42; thence along the North line Lot 39 Three Bar Ranch Lands the following courses: N 52°30'W. 140.00 feet, S 53°30'W. 109.00 feet, N 82°15'W. 79.05 feet to the Easterly right of way line Baker County Dredge Shop Road No. 564; thence along the said Easterly right of way line the following courses: along a 542.96 foot radius curve right (the chord of which bears N 05°06'04"E. 91.21 feet) a distance of 91.32', N 09°55'30"E. 285.95 feet to the North line of the said Southwest quarter of the Southeast quarter Section 4; thence N 89°13'16"E. 458.28 feet to the Point of Beginning.

RENEWAL DATE JAN. 1, 1994

NARRATIVE

The purpose of this partition plat survey, requested by Dan Warnock Jr. for Warnock Ranches Inc. is for partitioning the property described in Baker County Deed 81 05 088 into parcels in accordance with O.R.S. Chapter 92. The dividing line between the two parcels is Powder River. Monumentation from Three Bar Ranch Lands Subdivision plat was recovered, including the Northwest and Southeast corners of the SW1/4SE1/4 of Section 4, remonumented by PLS 1639 in 1982. Some distances given on the said subdivision plat differ from found measured distances shown on this partition survey. The North quarter corner of Section 4 was erroneously established with a 5/8-inch rebar (see Survey No. 10-37-1, filed June 21, 1969, by James Hambleton), and subsequently found by John Mitchell that it did not correspond to the bearing tree reference distances established by the original GLO survey of 1881. The erroneous corner location was found to be 2.1 feet North and 4.4 feet East of true original position. This partition plat accurately reflects the North and East lines of the SW1/4SE1/4 of Section 4. Bearings and distances shown on this annexed plat conform to record data from Three Bar Ranch Lands Subdivision plat unless otherwise noted thereon.

DECLARATION AND ACKNOWLEDGEMENT

Know all people by these present that Warnock Ranches Inc. is the owner of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and that Dan Warnock Jr. as Secretary/Treasurer has caused this land to be partitioned into two parcels as shown in accordance with O.R.S. Chapter 92.

Dan Warnock Jr.

State of Oregon }
County of Baker }

On _____, 199____ before me did personally appear the within named Dan Warnock Jr. as Secretary/Treasurer of Warnock Ranches Inc. who acknowledged to me that he executed the same freely and voluntarily.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVALS

We the undersigned officers in and for Baker County, Oregon, do hereby approve this minor partition plat.

Baker County Surveyor by: Deborah G. Palmer; Date DECEMBER 17, 1993.
DEPUTY CLERK COUNTY SURVEYOR

Baker County Planning by: _____; Date _____, 199____

I hereby certify that all taxes for the subject property have been paid as required.

Baker County Tax Collector by: _____; Date _____, 199____

State of Oregon }
County of Baker }

I do hereby certify that the annexed minor partition plat was received for record on the _____ day of _____, 199____ at _____ o'clock _____ M., and recorded in Baker County records, and is hereby approved.

Baker County Clerk by: _____

LEGEND

- Found 1/2" rebar of record - Three Bar Ranch Lands Subdivision
- Found 2 1/2" Brass cap on 2" Galv. iron pipe by PLS 1639
- Set 5/8"x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206"
- Set 5/8"x 30" rebar with plastic cap marked "HANLEY ENGR. PLS 1206" as reference monument to centerline Powder River

() Record data, Three Bar Ranch Lands Subdivision Plat
Matches measured location unless otherwise noted.

REFERENCE SURVEYS: 10-37-1, 10-37-20, 10-37-22 and
Three Bar Ranch Lands Subdivision
Plat (Plat Bk 4, Page 25)

STATEMENT OF WATER RIGHTS:

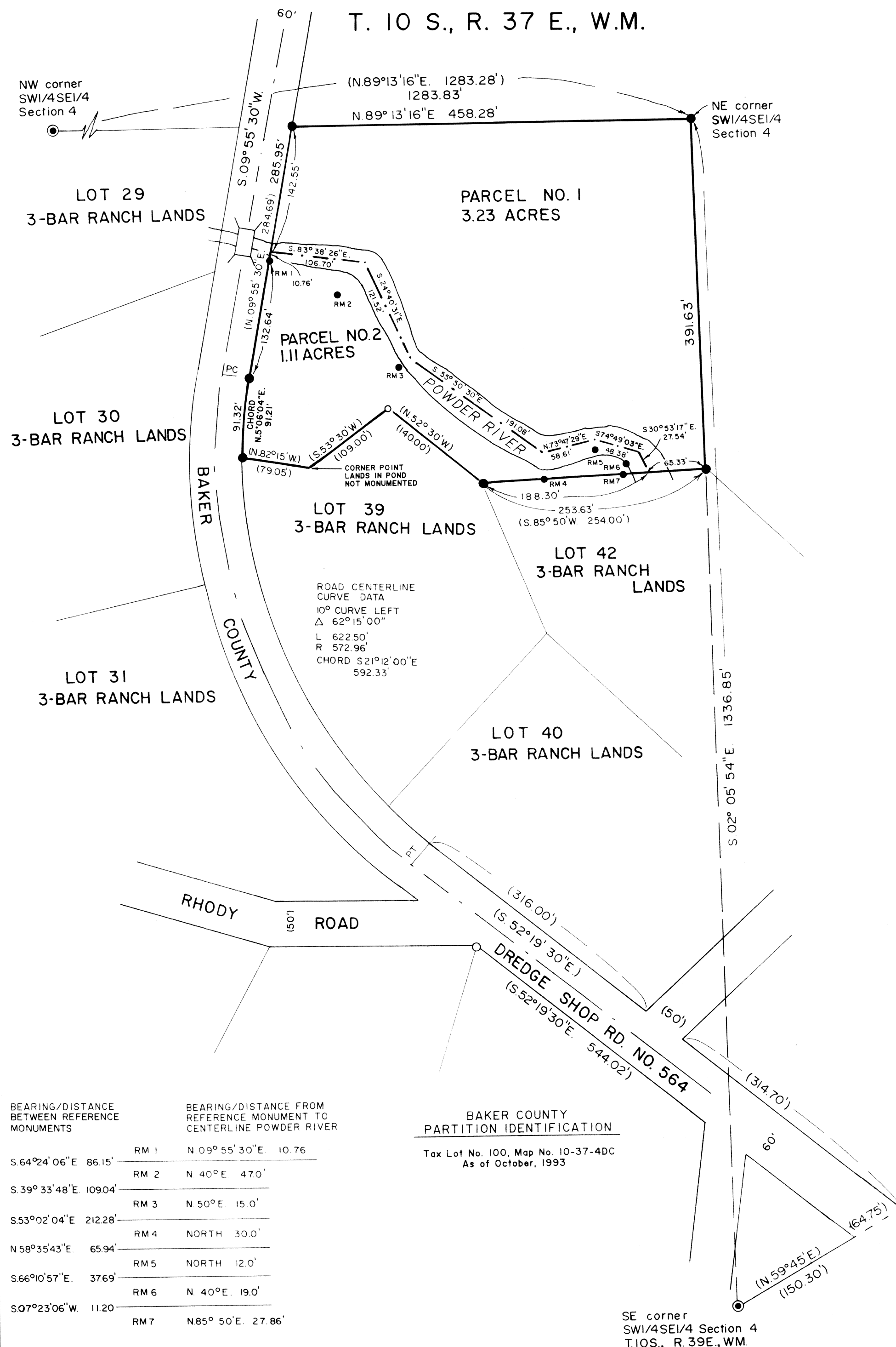
There are no water rights appurtenant to this partition.

Scale 1" = 100'

Surveyed Oct. 3, 1992,
Oct. 13, 14, and Dec. 6, 1993

Basis of Bearing:
Three Bar Ranch Lands Plat
N. line SW1/4SE1/4 Section 4
Bears N 89°13'16"E.

HANLEY ENGINEERING
2043 MAIN STREET
BAKER CITY, OREGON



BEARING/DISTANCE
BETWEEN REFERENCE
MONUMENTS

S. 64°24'06"E. 86.15'	RM 1	N. 09°55'30"E. 10.76'
S. 39°33'48"E. 109.04'	RM 2	N. 40°E. 47.0'
S. 53°02'04"E. 212.28'	RM 3	N. 50°E. 15.0'
N. 58°35'43"E. 65.94'	RM 4	NORTH 30.0'
S. 66°10'57"E. 37.69'	RM 5	NORTH 12.0'
S. 07°23'06"W. 11.20'	RM 6	N. 40°E. 19.0'
	RM 7	N. 85°50'E. 27.86'

BAKER COUNTY PARTITION IDENTIFICATION

Tax Lot No. 100, Map No. 10-37-4DC
As of October, 1993

SE corner
SW1/4SE1/4 Section 4
T. 10 S., R. 39 E., W.M.

Dec. 30, 1993

10-37-34