

Major Partition Plat Number 200700421

Situated in the Southeast quarter of the Southeast Quarter of Section 22 and in the Southwest quarter of Section 23, Township 3 South, Range 40 East of the Willamette Meridian, Union County, Oregon

Microfilm Number 20076616T
Plat Cabinet Number C956 + C957

BASIS OF BEARING

Solar observation taken at the Southwest corner of Section 15, Township 3 South, Range 40 East of the Willamette Meridian.

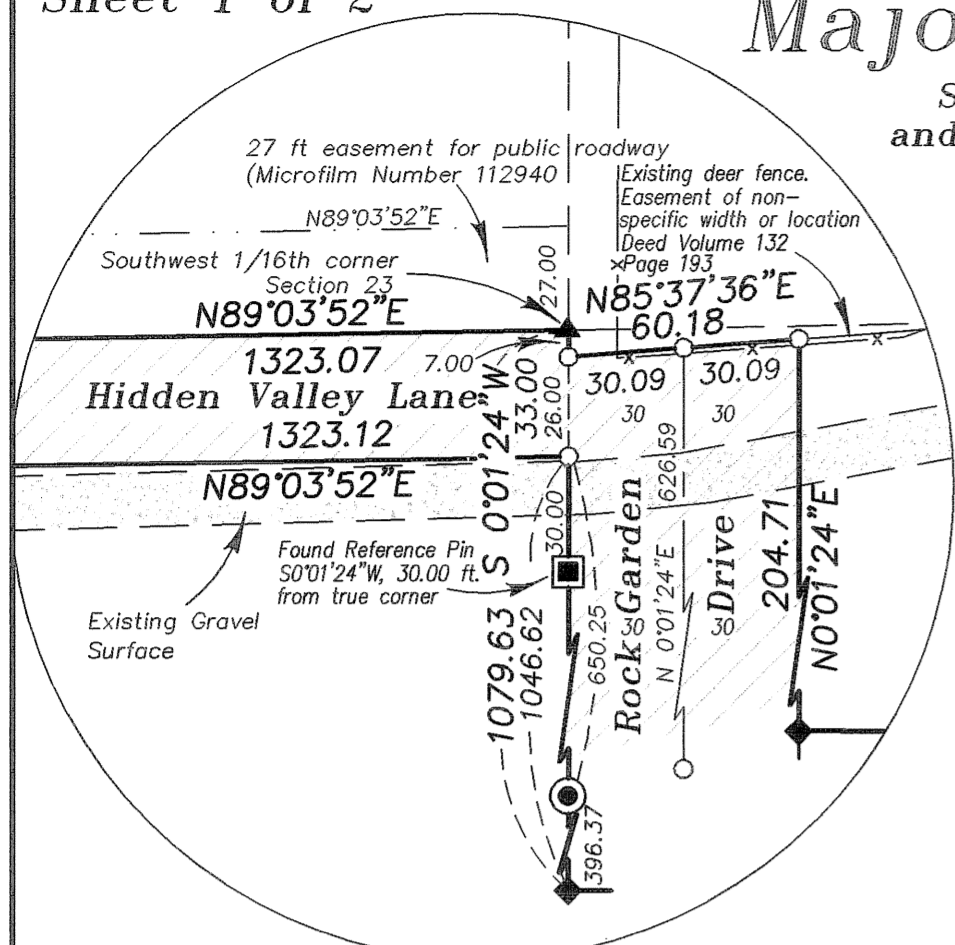
SCALE: 1" = 200'

REFERENCE MATERIAL

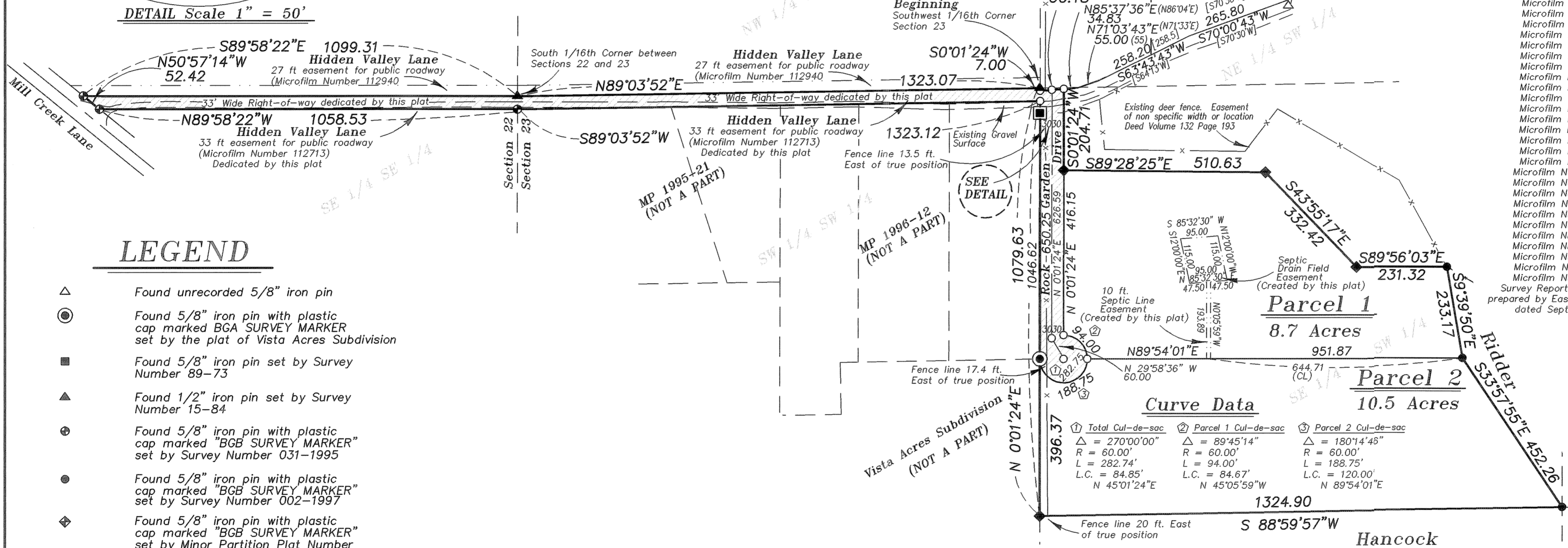
Plat of Vista Acres Subdivision
Survey Number 89-73
Survey Number 8-79
Survey Number 15-84
Survey Number 031-1995
Survey Number 002-1997
Survey Number 011-2007
Minor Partition Plat Number 1996-15

DEED REFERENCES

Book 132 Page 193
Microfilm Number 48224
Microfilm Number 44520
Microfilm Number 62910
Microfilm Number 110890
Microfilm Number 112344
Microfilm Number 112344
Microfilm Number 121256
Microfilm Number 135553
Microfilm Number 135596
Microfilm Number 140156
Microfilm Number 147958
Microfilm Number 149235
Microfilm Number 964895
Microfilm Number 971779
Microfilm Number 976134
Microfilm Number 976135
Microfilm Number 20002639
Microfilm Number 20003489
Microfilm Number 20004849
Microfilm Number 20015475
Microfilm Number 20025094
Microfilm Number 20050564
Microfilm Number 20050547
Microfilm Number 20050787
Microfilm Number 20054842
Microfilm Number 20070561
Microfilm Number 20070564
Survey Report number 07-18789
prepared by Eastern Oregon Title, Inc.
dated September 20, 2007



DETAIL Scale 1" = 50'



LEGEND

- △ Found unrecorded 5/8" iron pin
- Found 5/8" iron pin with plastic cap marked BGA SURVEY MARKER set by the plat of Vista Acres Subdivision
- Found 5/8" iron pin set by Survey Number 89-73
- ▲ Found 1/2" iron pin set by Survey Number 15-84
- ⊕ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 031-1995
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 002-1997
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Minor Partition Plat Number 1996-15
- Found 5/8" iron pin with plastic cap marked "APA" set by Minor Partition Plat Number 1996-12
- ◆ Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by Survey Number 011-2007
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- [] Record Information of Survey Number 8-79
- { } Record Information of Survey Number 89-73
- () Record Information of deed Microfilm Number 48224
- Easement line
- x-x-x- Existing fence line

NARRATIVE

This partition was done at the request of John Miller. This tract of land was previously adjusted with a majority of the exterior corners either set or found by survey number 011-2007. The only lines not monumented by the previous survey is where the road dedication along the West line of Parcel 1 meets the ownership to the North. The Northerly ownership was monumented by survey number 89-73. I use the same method to retrace that survey as described in detail on survey number 011-2007. I find the 1973 survey used an existing North-South fence line as the 1/16th line of the section. The true 1/16th line was then monumented by survey number 16-84. I extend the Westerly line of the adjacent ownership to the West to reach the true 1/16th line as per deed. This plat also dedicates that portion of Hidden Valley Lane within the Miller ownership. This is currently an easement only. An easement for a sewage disposal system is also created by this plat as shown. I find the existing fence along the West line of this partition to encroach as shown. I find no other unusual conditions on this partition.

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 200700421 and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C956 + C957 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

Rick G. Robinson
Rick G. Robinson, OPLS 2219

Major Partition Plat Number 20070042T

Microfilm Number 20070616T
Plat Cabinet Number C956-C957

Situated in the Southeast quarter of the Southeast Quarter of Section 22
and in the Southwest quarter of Section 23, Township 3 South, Range 40 East
of the Willamette Meridian, Union County, Oregon

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this partition, situated in the Southeast quarter of the Southeast quarter of Section 22, and in the South half of the Southwest quarter of Section 23, Township 3 South, Range 40 East of the Willamette Meridian, the exterior of which being more particularly described as follows, with reference to Map of survey number 011-2007, as filed in the office of the Union County Surveyor.

Beginning at the Southwest 1/16th corner of said Section 23,

Thence; South 0°01'24" West, along the East line of the Southwest quarter of the Southwest quarter of said Section 23, a distance of 7.00 feet,

Thence; North 85°37'36" East, a distance of 60.18 feet,

Thence; South 0°01'24" West, parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 23, a distance of 204.71 feet,

Thence; South 89°28'25" East, a distance of 510.63 feet,

Thence; South 43°55'17" East, a distance of 332.42 feet,

Thence; South 89°56'03" East, a distance of 231.32 feet, to the Northwest corner of that tract conveyed to John W. Ridder and Jennie M. Ridder by deed microfilm number 20015475 of the deed records of Union County,

Thence; South 9°39'50" East, along the West line of said Ridder tract, a distance of 233.17 feet, to an angle point in said line,

Thence; South 33°57'55" East, along said West line, a distance of 452.26 feet, to the intersection of the East line of the Southeast quarter of the Southwest quarter of said Section 23 and the North line of that tract of land conveyed to Phyllis Hancock by deed microfilm number 62910 of the deed records of Union County,

Thence; South 88°59'57" West, along the North line of said Hancock ownership, a distance of 1324.90 feet, to the West line of the Southeast quarter of the Southwest quarter of said Section 23,

Thence; North 0°01'24" East, along said West line, a distance of 1046.62 feet, to a point 33.00 feet South of the Southwest 1/16th corner of said Section 23,

Thence; South 89°03'52" West, parallel with the North line of the Southwest quarter of the Southwest quarter of said Section 23, a distance of 1323.12 feet, to the West line thereof,

Thence; North 89°58'22" West, parallel with the North line of the Southeast quarter of the Southeast quarter of said Section 22, a distance of 1058.53 feet, to the East right of way line of Mill Creek Lane (Union County Road Number 65),

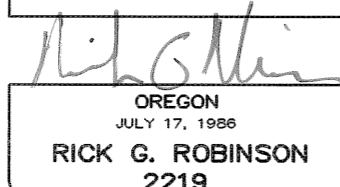
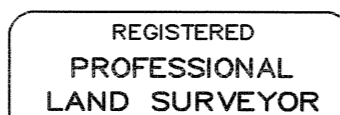
Thence; North 50°57'14" West, along said East line, a distance of 52.42 feet, to the North line of the Southeast quarter of the Southeast quarter of said Section 22,

Thence; South 89°58'22" East, along said North line, a distance of 1099.31 feet, to the East line of said Section 22,

Thence; North 89°03'52" East, along the North line of the Southwest quarter of the Southwest quarter of said Section 23, a distance of 1323.07 feet, to the Northeast corner thereof, said point being the Point of Beginning of this description.

Said tract containing 964,056 Sq. Ft. (22.13 Acres).

I further certify that I made this survey and plat by order of and under the direction of the owners thereof, and that all parcel corners and boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.



Renewal Date: Dec. 31, 2008

Rick G. Robinson, OPLS 2219
Baggett, Griffith and Blackman, Inc.
2006 Adams Avenue
LaGrande, OR 97850

DECLARATION

Know all People by these presents that JOHN M. MILLER, an individual, and HIDDEN VALLEY HOLDING COMPANY, LLC., an Oregon Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oregon, pursuant to the provisions of the Oregon Uniform Limited Partnership Act (ORS Chapter 70), are the owners of the land within this Partition, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed map, and do hereby create the easements for septic line and septic drain field as shown, and do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to public use forever, that land within Rock Garden Drive and Hidden Valley Lane, all as depicted on the annexed map, in accordance with the provisions of O.R.S. Chapter 92. In witness where of, HIDDEN VALLEY HOLDING COMPANY, LLC., pursuant to its' operating agreement, duly and legally adopted, has caused these presents to be signed by JOHN M. MILLER and ROBERTA E. MILLER, members.

John M. Miller, member
JOHN M. MILLER, member
HIDDEN VALLEY HOLDING COMPANY, LLC

Roberta E. Miller, member
ROBERTA E. MILLER, member
HIDDEN VALLEY HOLDING COMPANY, LLC

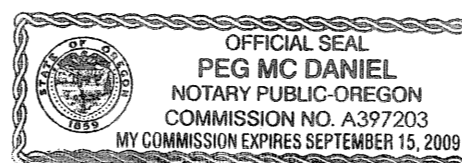
John M. Miller
JOHN M. MILLER, individual owner

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 10 day of Oct, 2007, before me a Notary Public in and for said State and County, personally appeared JOHN M. MILLER and ROBERTA E. MILLER, members of HIDDEN VALLEY HOLDING COMPANY, LLC., who are known to me to be the identical persons named in the foregoing instrument, and who being duly sworn, did say that they executed the same freely and voluntarily.

Peg McDaniel
Notary Public for
the State of Oregon

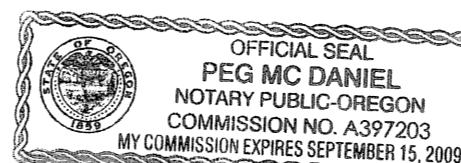


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 10 day of Oct, 2007, before me a Notary Public in and for said State and County, personally appeared JOHN M. MILLER, as an individual, who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that he executed the same freely and voluntarily.

Peg McDaniel
Notary Public for
the State of Oregon



Notarial seal

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Partition Plat No. 20070042T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number C956-C957 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 92.120.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

APPROVALS

Union County Assessor / Tax Collector

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2007-2008 tax roll which became a lien on the land within this partition, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Linda L. Hill Date: 10/18/07
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 20th day of November, 2007.

Hanley Jenkins II
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 9 day of October, 2007.

by Wallowa County Surveyor Richard A. Shaver
Richard A. Shaver

UNION COUNTY COMMISSION

Approved this 28th day of November, 2007.

Steve McClure Nellie Bogue Hibbert
Steve McClure Nellie Bogue Hibbert

Colleen MacLeod
Colleen MacLeod

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union

I do hereby certify that the attached partition plat was received for record on this 28th day of November, 2007, at 9:34 o'clock A.M., and recorded in Plat Cabinet No. C956-C957 Union County records. Microfilm Number 20070616T

Robin A. Church
Union County Clerk by R. Church