

Minor Partition Plat Number 20130012T

Microfilm Number 20132678T
 Plat Cabinet Number D230-D231

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

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

Survey Number 15-84
 Survey Number 049-1993
 Minor Partition Plat Number 1992-1
 Minor Partition Plat Number 1995-21
 Minor Partition Plat Number 1996-12
 Major Partition Plat Number 20070042T

DEED REFERENCES

Book C Page 54
 Book 49 Page 159
 Book 75 Page 463
 Book 80 Page 401
 Microfilm Number 112713
 Microfilm Number 112940
 Microfilm Number 20050549
 Microfilm Number 20072802
 Partition Plat Report Number 13-24074
 prepared by Eastern Oregon Title, Inc.
 dated July 26, 2013

NARRATIVE

This partition was done at the request of John Miller. This tract of land was previously surveyed by Survey Numbers 15-84 and 049-1993. I base the location of the exterior and of the dividing parcel line on those surveys. All of the partitions and surveys in this area are in harmony. This is an UNSURVEYED partition, but I show the courses and distances based on said surveys. No new monuments were set. I find no unusual conditions on this UNSURVEYED partition.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rick G. Robinson
 OREGON
 JULY 17, 1986
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2014

LEGEND

- ▲ Record Position of 1/2" iron pin with plastic cap marked "LS 934" set by Survey Number 15-84
- Record Position of 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Minor Partition Plat Number 1992-1
- Record Position of 5/8" iron pin with plastic cap marked "BGA SURVEY MARKER" set by Survey Number 049-1993
- [] Record Information of Minor Partition Plat Number 1992-1
- - - - - Easement line
- - - - - Limits of Orchard area (placed by aerial photograph)

EASEMENT NOTES

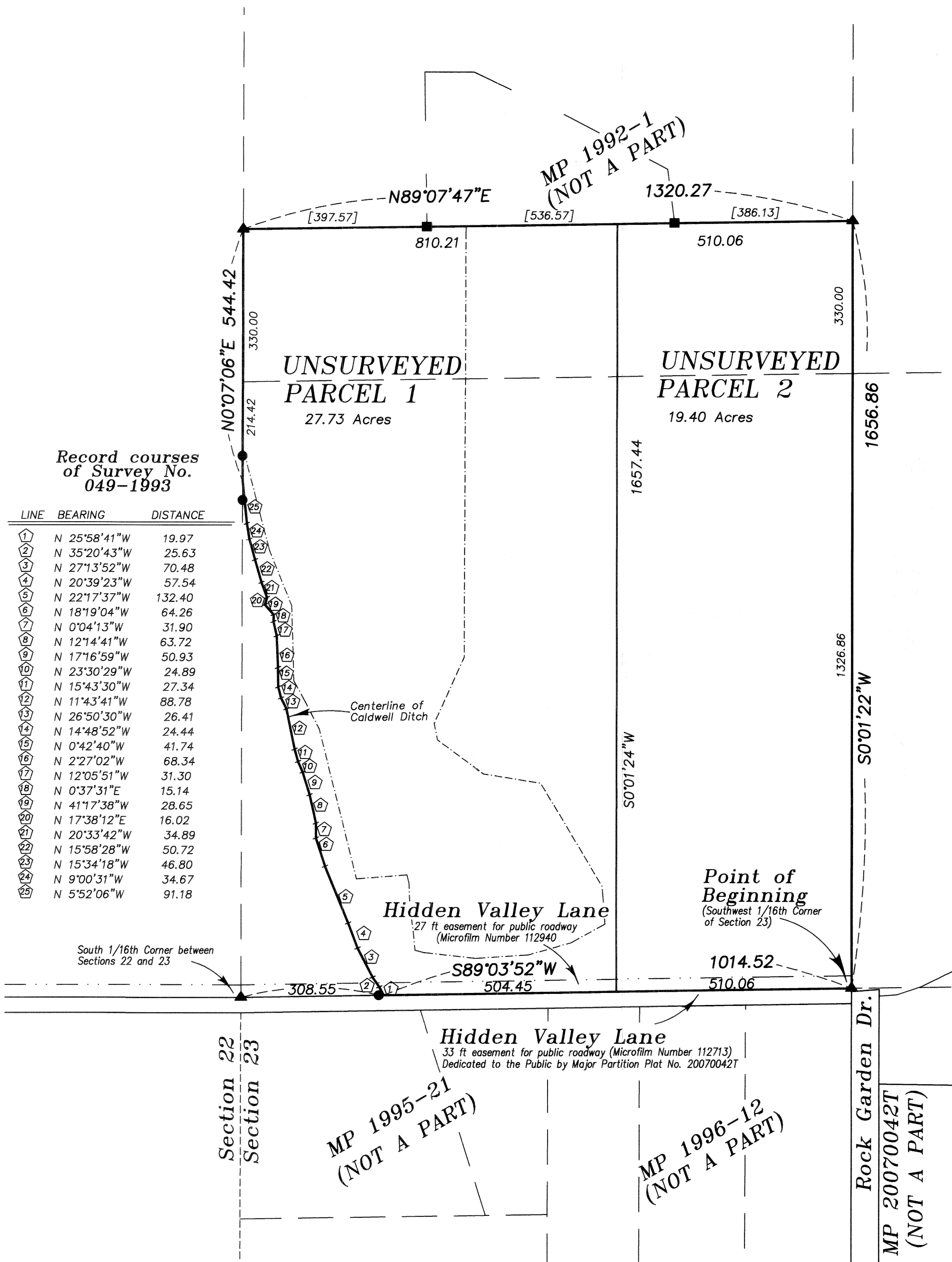
The following easements and encumbrances are listed in the stated Partition Plat Report, but cannot be located due to this being an UNSURVEYED Partition and a lack of exact location in the stated deed:

- 1). Water line and use agreement, including the terms and provisions thereof, between Dunham Wright and James Hoatson, recorded July 3, 1903, in Miscellaneous Book "C", Page 54, records of Union County (exact location not given)
- 2). Easement for installing and maintaining a water pipe, including the terms and provisions thereof, between Dunham Wright, et ux, and James Hoatson, recorded September 15, 1908, in Book 49, Page 159, and modified by instrument recorded January 23, 1922, in Book 75, Page 463, and by instrument recorded August 27, 1924, in Book 80, Page 401, Records of Union County, Oregon (exact location not given)
- 3). Amended Lease agreement, including the terms and provisions thereof, between Lester F. Miller, Jr., Andrew S. Miller, Anne C. Miller-Givens and John M. Miller (Landlord), and Lester F. Miller Living Trust under agreement dated June 7, 1993, as amended, Lester F. Miller and Everdine H. Miller, Co-Trustee (Tenant), for the life of Lester F. Miller, for the lease of a farm dwelling, recorded February 2, 2005, as Microfilm Document No. 20050549, Records of Union County, Oregon.

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. 20130012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D230-D231 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



Record courses
 of Survey No.
 049-1993

LINE	BEARING	DISTANCE
1	N 25°58'41"W	19.97
2	N 35°20'43"W	25.63
3	N 27°13'52"W	70.48
4	N 20°39'23"W	57.54
5	N 22°17'37"W	132.40
6	N 18°19'04"W	64.26
7	N 0°04'13"W	31.90
8	N 12°14'41"W	63.72
9	N 17°16'59"W	50.93
10	N 23°30'29"W	24.89
11	N 15°43'30"W	27.34
12	N 11°43'41"W	88.78
13	N 26°50'30"W	26.41
14	N 14°48'52"W	24.44
15	N 0°42'40"W	41.74
16	N 2°27'02"W	68.34
17	N 12°05'51"W	31.30
18	N 0°37'31"E	15.14
19	N 41°17'38"W	28.65
20	N 17°38'12"E	16.02
21	N 20°33'42"W	34.89
22	N 15°58'28"W	50.72
23	N 15°34'18"W	46.80
24	N 9°00'31"W	34.67
25	N 5°52'06"W	91.18

Hidden Valley Lane
 27 ft easement for public roadway
 (Microfilm Number 112940)

Hidden Valley Lane
 33 ft easement for public roadway (Microfilm Number 112713)
 Dedicated to the Public by Major Partition Plat No. 20070042T

MP 1995-21
 (NOT A PART)

MP 1996-12
 (NOT A PART)

MP 20070042T
 (NOT A PART)

Minor Partition Plat Number 20130012T

Microfilm Number 20132678T
Plat Cabinet Number D230-D231

Situated in the Southwest quarter of the Northwest quarter and
in the Northwest quarter of 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 platted the land within this UNSURVEYED partition, situated in the Southwest quarter of the Northwest quarter and the Northwest quarter 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 049-1993, as filed in the office of the Union County Surveyor.

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

Thence; South 89°03'52" West, along the South line of the Northwest quarter of the Southwest quarter of said Section 23, a distance of 1014.52 feet, to the centerline of the Caldwell Ditch,

Thence along said centerline the following courses;

- North 25°58'41" West, a distance of 19.97 feet,
- North 35°20'43" West, a distance of 25.63 feet,
- North 27°13'52" West, a distance of 70.48 feet,
- North 20°39'23" West, a distance of 57.54 feet,
- North 22°17'37" West, a distance of 132.40 feet,
- North 18°19'04" West, a distance of 64.26 feet,
- North 0°04'13" West, a distance of 31.90 feet,
- North 12°14'41" West, a distance of 63.72 feet,
- North 17°16'59" West, a distance of 50.93 feet,
- North 23°30'29" West, a distance of 24.89 feet,
- North 15°43'30" West, a distance of 27.34 feet,
- North 11°43'41" West, a distance of 88.78 feet,
- North 26°50'30" West, a distance of 26.41 feet,
- North 14°48'52" West, a distance of 24.44 feet,
- North 0°42'40" West, a distance of 41.74 feet,
- North 2°27'02" West, a distance of 68.34 feet,
- North 12°05'51" West, a distance of 31.30 feet,
- North 0°37'31" East, a distance of 15.14 feet,
- North 41°17'38" West, a distance of 28.65 feet,
- North 17°38'12" East, a distance of 16.02 feet,
- North 20°33'42" West, a distance of 34.89 feet,
- North 15°58'28" West, a distance of 50.72 feet,
- North 15°34'18" West, a distance of 46.80 feet,
- North 9°00'31" West, a distance of 34.67 feet,
- North 5°52'06" West, a distance of 91.18 feet, to the West line of Section 23 of said Township and Range,

Thence; North 0°07'06" East, along said West line, a distance of 544.42 feet, to the North line of the South 330.00 feet of the Southwest quarter of the Northwest quarter of said Section 23, said point being on the South line of Minor Partition Plat Number 1992-1, as filed in the plat records of Union County,

Thence; North 89°07'47" East, along said North line, a distance of 1320.27 feet, to the East line of the Southwest quarter of the Northwest quarter of said Section 23,

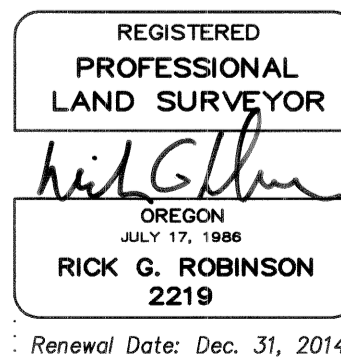
Thence; South 0°01'22" West, along said East line, and along the East line of the Northwest quarter of the Southwest quarter of said Section 23, a distance of 1656.86 feet to the Point of Beginning of this description.

Said tract subject to a 27 ft. roadway easement across the South 27 feet of the above described tract.

Said tract containing 47.13 Acres.

I further certify that I made this plat by order of and under the direction of the owners thereof, and that this is an UNSURVEYED partition, with no new corner monuments set, in accordance with O.R.S. 92.050 and 92.060.

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



DECLARATION

Know all People by these presents that 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 platted as shown on the annexed map. 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.

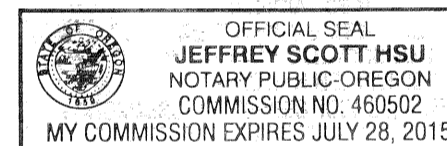
John M. Miller
JOHN M. MILLER, member
HIDDEN VALLEY HOLDING COMPANY, LLC
Roberta E. Miller
ROBERTA E. MILLER, member
HIDDEN VALLEY HOLDING COMPANY, LLC

ACKNOWLEDGMENTS

State of Oregon SS
County of Union

Know all people by these presents, on this 31 day of JULY, 2013, before me a Notary Public in and for said State and County, personally appeared JOHN M. MILLER, member of HIDDEN VALLEY HOLDING COMPANY, LLC., 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.

Jeffrey Scott Hsu
Notary Public for
the State of Oregon

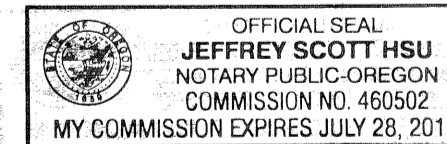


Notarial seal

State of Oregon SS
County of Union

Know all people by these presents, on this 31 day of JULY, 2013, before me a Notary Public in and for said State and County, personally appeared ROBERTA E. MILLER, member of HIDDEN VALLEY HOLDING COMPANY, LLC., who is known to me to be the identical person named in the foregoing instrument, and who being duly sworn, did say that she executed the same freely and voluntarily.

Jeffrey Scott Hsu
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. 20130012T and that the annexed tracing is an exact copy of said Partition Plat as the same is on file in UNION COUNTY Cabinet Number D230-D231 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 2013-2014 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: 8/1/13
Linda L. Hill, Union County Assessor/Tax Collector

Union County Planning Commission

Approved this 1 day of August, 2013.

Scott Hattell For
Hanley Jenkins II
Union County Planning Director

Union County Surveyor

Approved this 29th day of July, 2013.

By *Gregory T. Blackman*
Gregory T. Blackman
Deputy Wallowa County Surveyor

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 15th day of August, 2013, at 12:01 o'clock P.M., and recorded in Plat Cabinet No. D230-D231 Union County records. Microfilm Number 20132678T

Robin A. Church
Union County Clerk by *Shellette Kennedy* Deputy