

# PARTITION PLAT No. 2010 - 3

Morrow County, Oregon LP-N-411  
 Township 4 North, Range 26 East, W.M.,  
 Sections 3, 4, 5, 7, 8, and 9  
 Township 5 North, Range 26 East, W.M.,  
 Sections 31, 32, and 33

for:  
**Kaizen Holdings, LLC**  
 P.O. Box 109  
 Boardman, Oregon 97818

I, Ronald V. McKinnis do hereby certify that this is a true and exact copy of the Original Plat as filed for Kaizen Holdings, LLC in Morrow County

### PROPERTY DESCRIPTION:

The property being partitioned is described in the Morrow County Deed Records Microfilm M 05-014912 as: Township 4 North, Range 26, East of the Willamette Meridian, In Morrow County, State of Oregon;

- SECTION 3: ALL of that portion of Government Lot 4, Also known as the Northwest Quarter of the Northwest Quarter, lying West of Patterson Ferry Road.
- SECTION 4: ALL, EXCEPT that portion described in Deed to the State of Oregon, by and through its State Highway Commission, by deed recorded November 19, 1963, in Book 70, Page 17, Morrow County Deed Records.
- SECTION 5: ALL, EXCEPT that portion described in Deed to the State of Oregon, by and through its State Highway Commission, by deed recorded July 3, 1961, in Book 66, Page 281, Morrow County Deed Records.
- SECTION 7: All that portion lying Northerly of the Union Pacific Railroad Right of Way, EXCEPT that portion described in Deed to the State of Oregon by and through its State Highway Commission, by deed recorded July 11, 1961, in Book 66, Page 301, Morrow County Deed Records. ALSO EXCEPTING that portion described in Deed to the United States of America, by deed recorded June 26, 1948, in Book 51, Page 356, Morrow County Deed Records.
- SECTION 8: NW 1/4 NE 1/4; NW 1/4; and ALL that portion of the Southeast Quarter and the South Half of the Southwest Quarter lying North of the Union Pacific Railroad Right of Way.
- SECTION 9: ALL, EXCEPT Beginning at a Brass Cap at the Northeast Corner of said Section 9; Thence South 1° 35' East along the Section line 700 feet to a 2" iron pipe; thence South 88° 25' West 22 feet to the true Point of Beginning; thence South 88° 25' West 153 feet to a 2" iron pipe; thence South 1° 35' East 248.90 feet to a 1 1/4" iron pipe; thence North 88° 25' East 153 feet; thence North 1° 35' West 248.9 feet to the true Point of Beginning.

Township 5 North, Range 26, East of the Willamette Meridian, In Morrow County, State of Oregon;

SECTION 31: The South Half, EXCEPT the North 300 feet of the West 640 feet of said South Half; the Northeast Quarter; and the East Half of the Northwest Quarter, EXCEPT that portion lying Northwesterly of U.S. Highway 730.

SECTION 32: ALL

SECTION 33: ALL, EXCEPT Commencing at the East Quarter corner; thence West 80 feet, more or less, to the West line of Patterson Ferry Road, this being the Point of Beginning; thence North 396 feet; thence West 396 feet; thence East 396 feet; thence North 396 feet, to the Point of Beginning. ALSO EXCEPTING the East 80 feet described in Deed to Morrow County recorded September 14, 1955, in Book 59, Page 505, Morrow County Deed Records. ALSO EXCEPTING that Portion described in Deed to the State of Oregon by and through its State Highway Commission, by deed recorded July 3, 1961 in Book 66, Page 281, Morrow County Deed Records.

PARCEL 2 Description: Township 4 North, Range 26, East of the Willamette Meridian, In Morrow County, State of Oregon;

SECTION 5: All that portion of the Southwest 1/4 of the Southwest 1/4 lying South of the following line: Beginning at a point North 0° 59' 17" West, 40.00 feet from the Northwest corner of Section 8, Township 4 North, Range 26 East, of the Willamette Meridian; Thence North 89° 08' 37" East 45.91 feet; Thence along a 495.69 foot Curve to the Right, said Curve having a radius of 700.00 feet, an Internal Angle of 40° 34' 23" and a chord which bears South 70° 34' 11" East a distance of 485.40 feet; Thence South 50° 17' 00" East a distance of 440.54 feet; Thence along a 166.04 foot Curve to the Right, said Curve having a radius of 700.00 feet, an Internal Angle of 13° 35' 27" and a chord which bears South 43° 29' 16" East a distance of 165.65 feet; Thence South 36° 41' 33" East a distance of 402.59 feet to the intersection of the North right of way line of State Highway Number 730, and end of described line.

SECTION 7: ALL of that portion lying both North of the Union Pacific Railroad Right of Way and North of State Highway No. 730, EXCEPTING that Portion owned by the Bureau of Reclamation for the West Extension Irrigation Canal.

SECTION 8: All that portion of the West 1/2 of the NW 1/4; lying North of State Highway No. 730 Right of Way and South and West of the following line: Beginning at a point North 0° 59' 17" West, 40.00 feet from the Northwest corner of said Section 8, Township 4 North, Range 26 East, of the Willamette Meridian; Thence North 89° 08' 37" East, 45.91 feet; Thence along a 495.69 foot Curve to the Right, said Curve having a radius of 700.00 feet, an Internal Angle of 40° 34' 23" and a chord which bears South 70° 34' 11" East a distance of 485.40 feet; Thence South 50° 17' 00" East a distance of 440.54 feet; Thence along a 166.04 foot Curve to the Right, said Curve having a radius of 700.00 feet, an Internal Angle of 13° 35' 27" and a chord which bears South 43° 29' 16" East a distance of 165.65 feet; Thence South 36° 41' 33" East a distance of 402.59 feet to the intersection of the North right of way line of State Highway Number 730, and end of described line. Total of 365.28 acres.

### SURVEYOR'S CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and portrayed the lands shown on this Plat according to ORS Chapter 92 of the State of Oregon.

### DECLARATION:

I, the undersigned owner of the Property as shown on this plat, do hereby acknowledge that I have caused this plat to be created, I authorized that this Plat be prepared in accordance with the provisions in ORS Chapter 92, and I recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Morrow, State of Oregon.

Vern Fredrickson, Pres. Kaizen Holdings, LLC

On this 26<sup>th</sup> day of April, 2010, Vern Fredrickson appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that he did so freely and voluntarily.

Before me: Carmen Velasco  
 Notary Public for Oregon

My Printed Name is Carmen Velasco  
 My Commission No. is 415171  
 My Commission Expires 3/17/11



Rev. 04-19-10

### APPROVALS:

I certify that I have examined and approved this Partition Plat on this 28 day of April, 2010

[Signature]  
 Morrow County Surveyor

I certify that I have examined and approved this Partition Plat on this 27<sup>th</sup> day of April, 2010

[Signature]  
 Morrow County Planning Director

I certify that I have examined and approved this Partition Plat on this 30 day of April, 2010

[Signature]  
 Morrow County Assessor

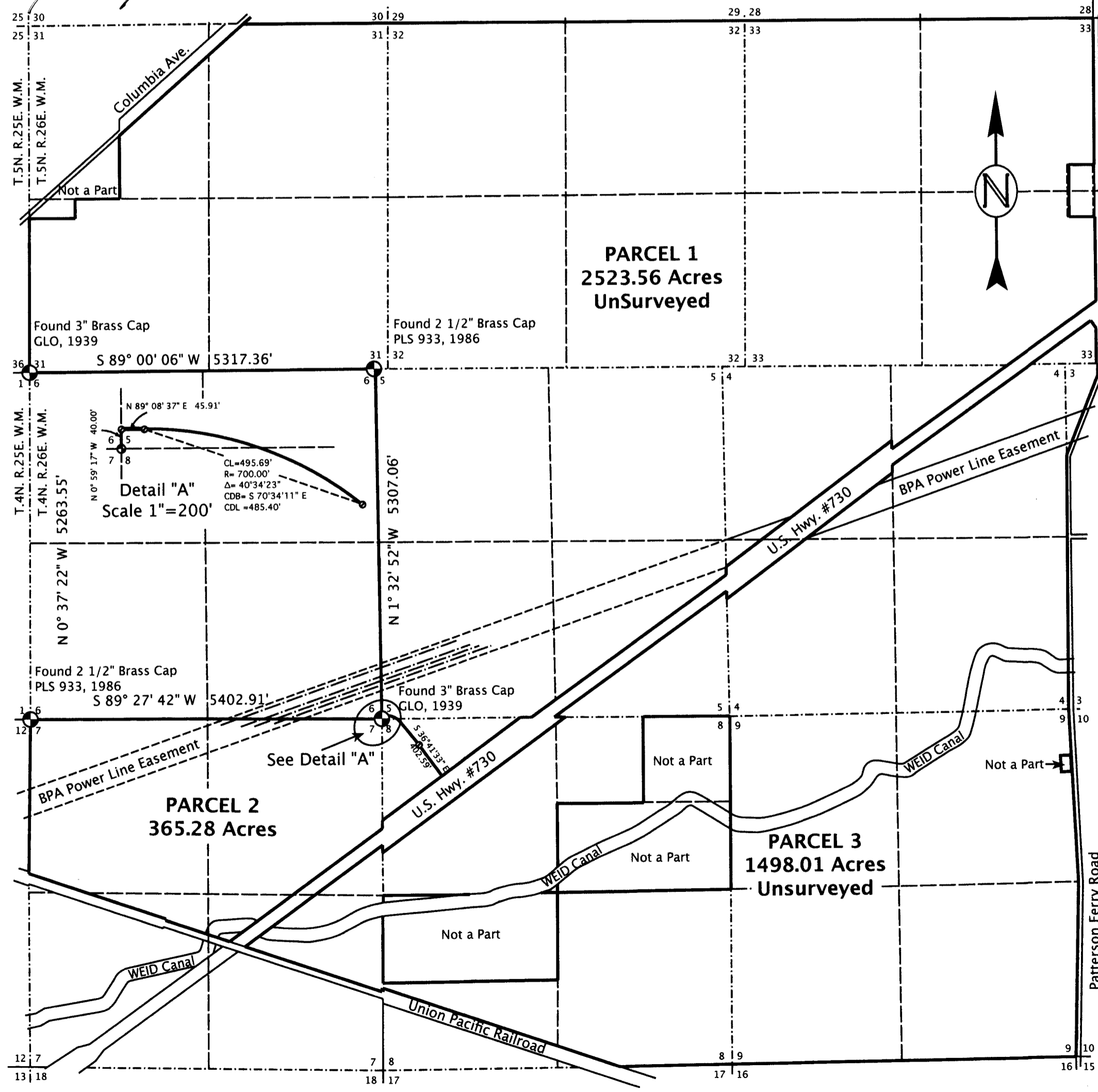
I certify that I have examined and approved this Partition Plat on this 30 day of April, 2010

[Signature]  
 Morrow County Tax Collector

**Morrow County Clerk**  
 Recording Information  
 STATE OF OREGON SS }  
 County of Morrow

I certify that this instrument was received and recorded in the book of records of said county.  
 Bobbi Childers,  
 Morrow County Clerk

by: \_\_\_\_\_ Deputy.  
 DOC #: 2010-25891  
 RCPT:  
 04/30/10 8:20 AM



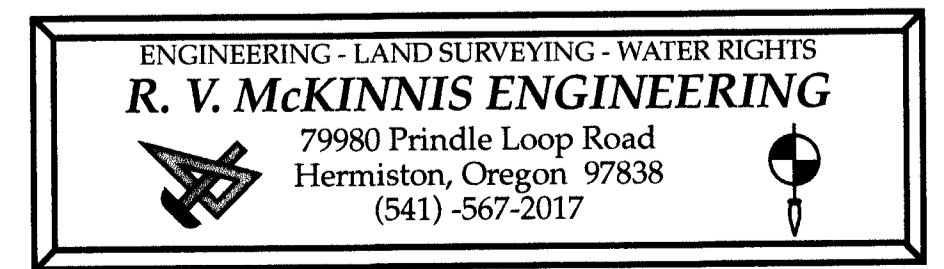
Detail "A"  
 Scale 1"=200'

### LEGEND

- FOUND SECTION CORNER as Described
- CALCULATED POINT - Not Set
- SECTION LINES
- PARTITION BOUNDARIES

RECORDED IN  
 Morrow County Survey  
 Date MAY 5 2010  
 Rec'd By SKB  
 No. 1573-C

SCALE 1" = 1500 Ft.  
 February, 2010



1573