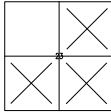


EXHIBIT 1 - Tentative Partition Plan

TENTATIVE PARTITION PLAN

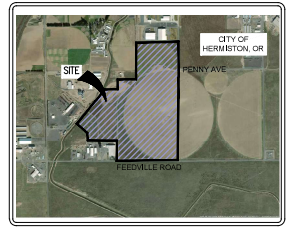
A PARTITION PLAT OF PARCEL 1, PARTITION PLAT 2023-11,
 LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST,
 WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



LINE NO.	LENGTH	BEARING
L1	387.08'	N072°14'E
L2	118.51'	N48°54'16"W
L3	414.64'	N41°42'57"E
L4	420.40'	N25°01'57"E
L5	271.98'	S89°39'34"W
L6	191.98'	N01°14'49"W
L7	280.00'	S89°59'56"E
L8	210.04'	N00°14'49"W
L9	331.73'	S89°21'30"E

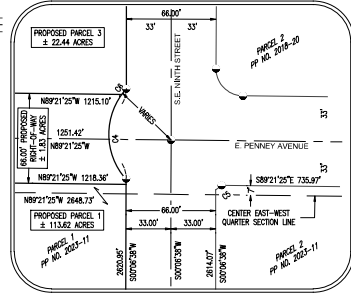
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
REVIEW
COPY
 CHRISTOPHER A. DORAZIO
 98905
 RENEWS: 12-31-2023

VICINITY MAP

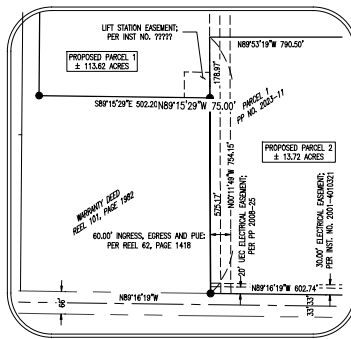


CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	363.68'	484.28'	43°01'38"	355.19'	N01°05'30"W
C2	88.07'	825.00'	6°07'00"	88.03'	N49°39'54"W
C3	87.44'	300.00'	16°42'02"	87.13'	N33°22'36"E
C4	72.97'	50.00'	83°38'58"	66.88'	S00°06'38"W
C5	5.45'	50.00'	6°14'39"	5.45'	N61°54'56"E
C6	5.38'	50.00'	6°10'08"	5.38'	S38°50'03"W

DETAIL 'A'



DETAIL 'B'



LEGAL DESCRIPTIONS

PARCEL 1, PARTITION PLAT NUMBER 2023-11, (INSTRUMENT NUMBER 2023-005626, OFFICE OF UMATILLA COUNTY RECORDS, LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

LEGEND

- FOUND REBAR & CAP AS NOTED
- FOUND REBAR AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- CALCULATED CORNER AS NOTED
- ⊕ FOUND SECTION CORNER AS NOTED
- ⊕ FOUND QUARTER SECTION CORNER AS NOTED
- SUBJECT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- ADJOINING RIGHT-OF-WAY
- EASEMENT LINE

OWNER: AMAZON DATA SERVICES INC.
 ADDRESS: PO BOX 80416, SEATTLE WASHINGTON, 98106-0416
 ZONING DESIGNATION: OUTLYING COMMERCIAL & HEAVY INDUSTRIAL (C-2 AND M-2) PER THE CITY OF HERMISTON
 NOTES: NO RECORD OF WATER RIGHTS WERE FOUND AFFECTING THIS PROPERTY

SURVEY PREPARED FOR:
 PARTITION PLAT APPLICATION

Parametrix
 ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97703
 P: 541.526.7710
 WWW.PARAMETRIX.COM

PMX JOB NO. 553-8117-044

SURVEYED	CAP	ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
DRAWN	CAP	
CHECKED	CJD	SCALE 1"=400'
APPROVED	CJD	DATE AUGUST 17, 2023

SHEET NO. 1 OF 2

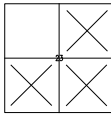
SURVEY NOTES:

1. TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON IS FROM SURVEY WORK PERFORMED USING UAV (DRONE) DATA AND GROUND SURVEY DATA COLLECTED IN APRIL 2021.
2. THERE ARE NO WATERCOURSES OR AREAS SUBJECT TO FLOODING WITHIN THE PROPOSED PROPERTY.
3. THERE ARE NO ROCK OUTCROPPINGS, LANDSLIDE HAZARD AREAS, WETLANDS, WOODED AREAS, OR OTHER UNIQUE FEATURES WITHIN THE PROPOSED PROPERTY.
4. THERE ARE NO KNOWN HISTORICAL SITES OR STRUCTURES WITHIN THE PROPOSED PROPERTY.
5. 66-FEET TO BE DEDICATED TO PUBLIC FOR RIGHT-OF-WAY AS PART OF THIS PLAT (AREA = 3.95 ± ACRES)

EXHIBIT 1 - Tentative Partition Plan

TENTATIVE PARTITION PLAN

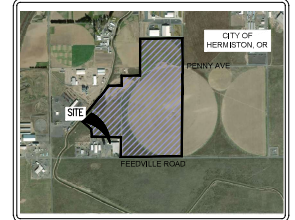
A PARTITION PLAT OF PARCEL 1, PARTITION PLAT 2023-11,
 LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 EAST,
 WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



LINE NO.	LENGTH	BEARING
L1	307.08'	N02°11'4"E
L2	118.51'	N48°54'15"W
L3	414.64'	N41°43'57"E
L4	430.40'	N05°19'15"E
L5	271.90'	S89°59'34"W
L6	191.88'	N01°11'49"W
L7	280.00'	S89°59'56"E
L8	210.04'	N00°11'49"W
L9	331.75'	S89°21'30"E

REGISTERED
 PROFESSIONAL
LAND SURVEYOR
REVIEW
COPY
 CHRISTOPHER A. D'ORAZIO
 98905
 RENEWS: 12-31-2023

VICINITY MAP



CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	343.68'	484.38'	43°01'38"	355.19'	N21°05'35"W
C2	88.07'	826.00'	0°07'00"	88.03'	N48°39'54"W
C3	87.44'	300.00'	10°42'02"	87.15'	N33°22'36"E
C4	72.87'	50.00'	83°36'58"	66.66'	S00°06'38"W
C5	5.45'	50.00'	0°14'39"	5.45'	N51°54'56"E
C6	5.38'	50.00'	0°10'08"	5.38'	S38°50'03"W

LEGAL DESCRIPTIONS

*PER PRELIMINARY TITLE REPORT NO. 5, FILE NUMBER 541274M, ISSUED BY AMERTITLE DATED DECEMBER 3, 2022.

LOT 1 AS SHOWN ON THE STIAL REPLAY - A REPLAY OF PARCEL 1 OF PARTITION PLAT 1897-08 & PARCEL 2 OF PARTITION PLAT 2019-08 (DOCUMENT NO. 2019-080033, OFFICE OF UMATILLA COUNTY RECORDS, AS CORRECTED BY THAT CERTAIN AFFIDAVIT OF CORRECTION (REPLAT) DATED AS OF NOVEMBER 21, 2022, AND RECORDED ON NOVEMBER 22, 2022, AS DOCUMENT NO. 2022-7480478, OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN SECTION 23, TOWNSHIP 4 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

SURVEY NOTES

1. TOPOGRAPHIC AND UTILITY INFORMATION SHOWN HEREON IS FROM SURVEY WORK PERFORMED USING UAV (DRONE) DATA AND GROUND SURVEY DATA COLLECTED IN APRIL 2021.
2. THERE ARE NO WATERCOURSES OR AREAS SUBJECT TO FLOODING WITHIN THE PROPOSED PROPERTY.
3. THERE ARE NO ROCK OUTCROPPINGS, LANDSLIDE HAZARD AREAS, WETLANDS, WOODED AREAS, OR OTHER UNIQUE FEATURES WITHIN THE PROPOSED PROPERTY.
4. THERE ARE NO KNOWN HISTORICAL SITES OR STRUCTURES WITHIN THE PROPOSED PROPERTY.
5. 66-FOOT TO BE DEDICATED TO PUBLIC FOR RIGHT-OF-WAY AS PART OF THIS PLAT (AREA = 3.55+ ACRES).

HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83(2011), OREGON STATE PLANE, OREGON NORTH ZONE, INTERNATIONAL FEET, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

VERTICAL DATUM:

VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON OREGON STATE PLANE, OREGON NORTH ZONE, INTERNATIONAL FEET, DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).

OWNER: AMAZON DATA SERVICES INC.
 ADDRESS: PO BOX 80416, SEATTLE WASHINGTON, 98106-0416
 ZONING DESIGNATION: OUTLYING COMMERCIAL & HEAVY INDUSTRIAL (C-2 AND M-2) PER THE CITY OF HERMISTON

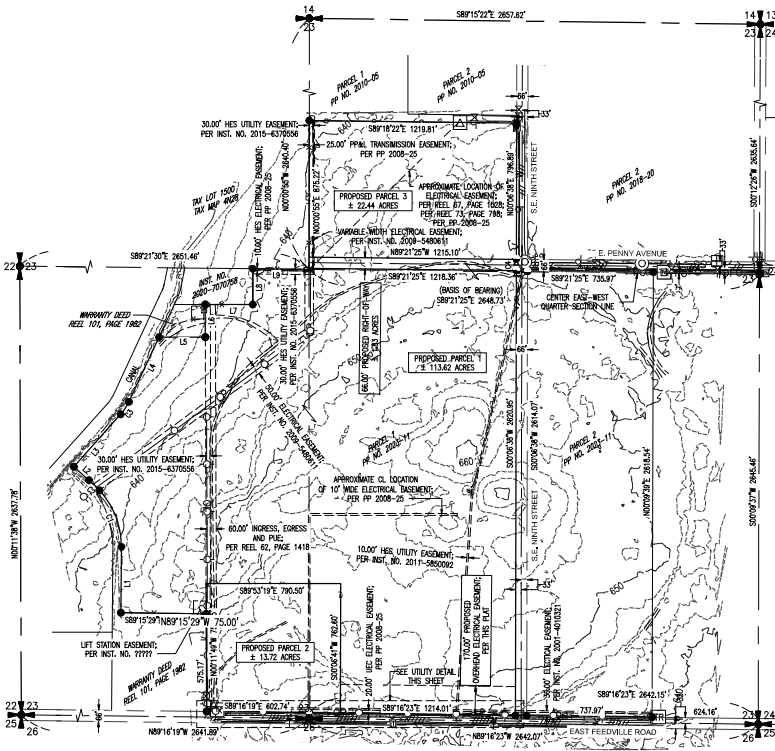
NOTES: NO RECORD OF WATER RIGHTS WERE FOUND AFFECTING THIS PROPERTY

SURVEY PREPARED FOR:
 PARTITION PLAT APPLICATION

Parametrix
 ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES
 150 NW PACIFIC PARK LANE, SUITE 1310 | BEND, OR 97701
 P: 541.526.7710
 WWW.PARAMETRIX.COM
 PMX JOB NO. 553-8117-044

SURVEYED	CAP	ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
DRAWN	CAP	
CHECKED	CJD	SCALE 1"=400'
APPROVED	CJD	DATE AUGUST 17, 2023

SHEET NO. 2 OF 2



LEGEND

- ⊙ SIGN, AS NOTED
- ⊙ SEWER MANHOLE
- ⊙ WATER FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ POWER POLE
- ⊙ POWER POLE WITH TRANSFORMER
- ⊙ POWER VAULT
- ⊙ POWER JUNCTION BOX
- ⊙ POWER PAD MOUNTED TRANSFORMER
- ⊙ TELEPHONE RISER
- ⊙ TELEPHONE JUNCTION BOX
- ⊙ CABLE TV JUNCTION BOX
- ⊙ GATE POST
- ⊙ FOUND MONUMENT
- ⊙ FOUND SECTION CORNER
- ⊙ FOUND QUARTER SECTION CORNER

LINE TYPES

- CHAINLINK FENCE
- BOARD FENCE, AS NOTED
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- CENTERLINE
- WATER LINE LOCATES
- GAS LOCATES
- OVERHEAD POWER WIRES
- POWER LOCATES
- TELE-COMMUNICATIONS LOCATES
- FIBER OPTIC LOCATES
- SANITARY SEWER UNDERGROUND
- SUBJECT PARCEL BOUNDARY
- EASEMENT LINE, AS NOTED
- EASEMENT CENTERLINE, AS NOTED
- 1/16 SECTION LINE
- QUARTER SECTION LINE

