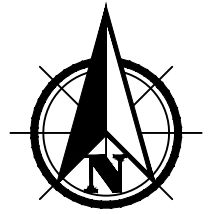


LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON



NAD83(2011), OREGON STATE PLANE NORTH
ZONE. TO REPRODUCE, HOLD A GRID
BEARING OF S89°06'14"W ALONG THE NORTH
LINE OF THE NORTHWEST QUARTER OF
SECTION 1, T4N, R28E, W.M., BETWEEN
FOUND MONUMENTS. DISTANCES SHOWN ARE
TRUE GROUND LENGTHS EXPRESSED IN
INTERNATIONAL FEET HAVING A COMBINED
GRID TO GROUND SCALE FACTOR OF
1.00005695165197

1. DIMENSIONING OF OVERALL SITE BOUNDARY, SECTION
BREAKDOWN, SURVEY REFERENCE, VERTICAL DATUM,
SECTION DIAGRAM, ADJOINERS, OWNER/DEVELOPER
2. LOT LAYOUT DIMENSIONS AND CONTOURS – WEST HALF
3. LOT LAYOUT DIMENSIONS AND CONTOURS – EAST HALF
4. NARRATIVE, TITLE REPORT REFERENCE, LEGAL
DESCRIPTION, PUBLIC UTILITY EASEMENT NOTE, ZONING,
FLOOD PLAIN NOTE, EXISTING USE OF PROPERTY,
LEGEND & ABBREVIATIONS, CURVE TABLE, VICINITY MAP
5. UTILITY LAYOUT

(R1) PARTITION PLAT 1998-42 FOR RALPH WALLACE FILED
UNDER UMATILLA COUNTY AUDITOR'S FILE NUMBER
1998-3390295 BY BAALMAN

3 RIVERS-OREGON PROPERTY LLC
ATTN: DENNIS GSI
18 S COLUMBIA ST
MILTON FREEWATER, OR 97862

NW X	NE
SW	SE

SECTION 1
T 4 N , R 28 E

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2025



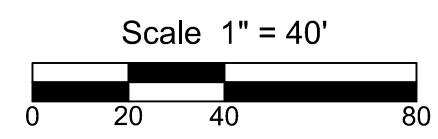
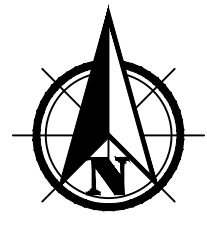
apexc.com

CLIENT: DENNIS GISI		PROJECT NO.: 66132.003	
SURVEYOR: GREG E. FLOWERS		DATE: 12/04/2025	
CALC BY: JLM	DRAWN BY: BCH	SCALE: 1" = 100'	
SECTION: 1	TOWNSHIP: 4 NORTH	RANGE: 28 EAST, W.M.	
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>1</u> OF <u>5</u>	

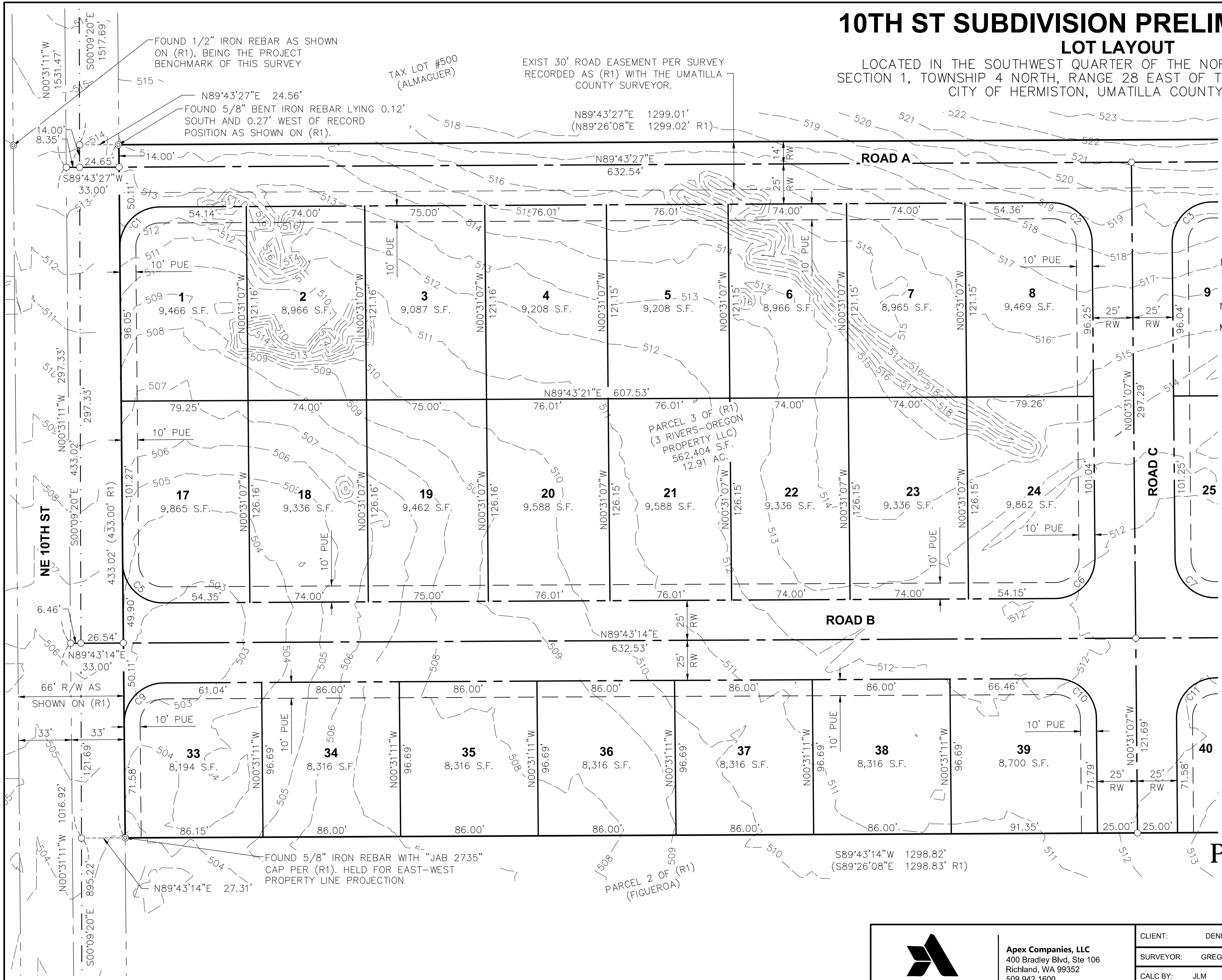
10TH ST SUBDIVISION PRELIMINARY PLAT

LOT LAYOUT

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



BASIS OF BEARINGS
NAD83(2011), OREGON STATE PLANE NORTH ZONE. TO REPRODUCE, HOLD A GRID BEARING OF S89°06'14"W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, T4N, R28E, W.M., BETWEEN FOUND MONUMENTS. DISTANCES SHOWN ARE TRUE GROUND LENGTHS EXPRESSED IN INTERNATIONAL FEET HAVING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00005695165197



SEE CONTINUATION ON SHEET 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWES 12/31/2025



Apex Companies, LLC
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
apexcos.com

CLIENT:	DENNIS GISI	PROJECT NO.:	66132.003
SURVEYOR:	GREG E. FLOWERS	DATE:	12/04/2025
CALC BY:	JLM	DRAWN BY:	BCH
SECTION:	1	TOWNSHIP:	4 NORTH
CITY:	HERMISTON	COUNTY:	UMATILLA
		SCALE:	1" = 40'
		RANGE:	28 EAST, W.M.
		SHEET	_2_ OF _5_

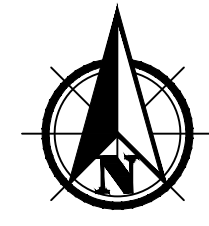
10TH ST SUBDIVISION PRELIMINARY PLAT
LOT LAYOUT

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

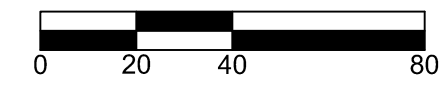
EXIST 30' ROAD EASEMENT PER SURVEY
RECORDED AS (R1) WITH THE UMATILLA
COUNTY SURVEYOR.

TAX LOT #500
(ALMAGUER)

FOUND 5/8" BENT IRON REBAR
S 0.24' SHOWN AS A 1" IRON
PIPE ON (R1).



Scale 1" = 40'

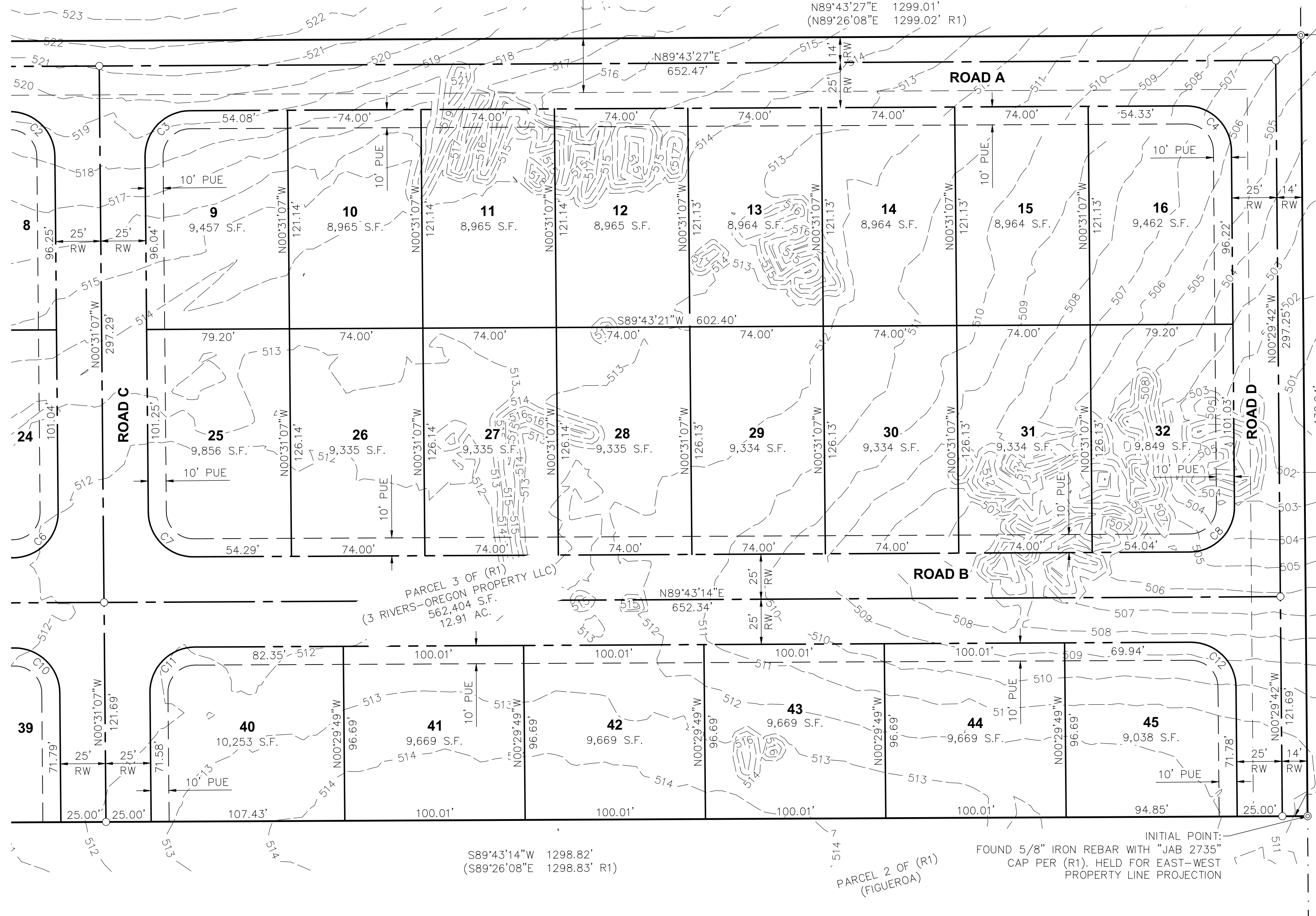


BASIS OF BEARINGS

NAD83(2011), OREGON STATE PLANE
NORTH ZONE. TO REPRODUCE, HOLD
A GRID BEARING OF S89°06'14"W
ALONG THE NORTH LINE OF THE
NORTHWEST QUARTER OF SECTION 1,
T4N, R28E, W.M., BETWEEN FOUND
MONUMENTS. DISTANCES SHOWN ARE
TRUE GROUND LENGTHS EXPRESSED
IN INTERNATIONAL FEET HAVING A
COMBINED GRID TO GROUND SCALE
FACTOR OF 1.00005695165197

432.94' (433.00' R1)
S00°29'42"E 2863.99'
(S00°20'53"W 2863.98' R1)

SEE CONTINUATION ON SHEET 2



REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2025



Apex Companies, LLC
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
apexcos.com

CLIENT:	DENNIS GISI	PROJECT NO.:	66132.003
SURVEYOR:	GREG E. FLOWERS	DATE:	12/04/2025
CALC BY:	JLM	DRAWN BY:	BCH
SECTION:	1	TOWNSHIP:	4 NORTH
CITY:	HERMISTON	COUNTY:	UMATILLA
		RANGE:	28 EAST, W.M.
		SHEET	_3_ OF _5_

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DENNIS GISI, TO SUBDIVIDE PARCEL 3 OF PARTITION PLAT 1998-42.

THIS PROJECT IS BOUND AS FOLLOWS:

- THE NORTH BY HOLDING THE RESIDUALS FROM THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF THE SUBJECT PARCEL AS NOTED ON PARTITION PLAT 1998-42 (R1)
- THE EAST BY HOLDING THE COMPUTED LOCATION OF THE NORTH 1/16 CORNER OF THE NORTHWEST 1/4 AND THE FOUND 1.25" IRON PIPE MARKING THE SOUTH 1/16 CORNER OF THE NORTHWEST 1/4
- THE SOUTH BY HOLDING FOUND MONUMENTATION
- THE WEST BY HOLDING THE NE 10TH ST EASTERLY RIGHT-OF-WAY

THE CENTERLINE OF NE 10TH ST WAS ESTABLISHED BY HOLDING THE 0.75" IRON PIPE SET BY FRALEY PER SURVEY Q-558-AX ON THE NORTH AND THE COMPUTED POSITION OF THE WEST 1/4 CORNER OF SECTION 1. WHILE SAID IRON PIPE WAS SET IN ERROR, INTENDING TO BE THE NORTHWEST CORNER OF SAID SECTION 1 BUT LYING APPROXIMATELY 18' WEST OF THE CORRECT POSITION THAT WAS MARKED BY A 2.5" BRASS CAP SET BY KRUMBEIN PER SURVEY S-156-C, SAID NE 10TH ST HAD BEEN ORIGINALLY ESTABLISHED BASED OFF OF SAID IRON PIPE.

BOTH THE WEST 1/4 CORNER AND THE CENTER OF SECTION 1 WERE ESTABLISHED BY HOLDING THE POSITIONS AS SHOWN ON (R1).

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY TRIMBLE R10 GPS RECEIVERS HAVING AN ACCURACY OF EIGHT MILLIMETERS +/- 1 PPM PER MEASURED LENGTH. THE MONUMENTS & PINS SHOWN HEREIN WERE VISITED AND TIED DURING OUR SURVEYS IN NOVEMBER AND DECEMEBER 2021.

LEGAL DESCRIPTION

REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARTITION PLAT 1998-42 RECORDED UNDER UMATILLA COUNTY AUDITOR'S FILE NUMBER 1998-3390295.

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN PIONEER TITLE COMPANY'S TITLE REPORT, ORDER NO. 893586 DATED: NOVEMBER 18, 2025 AT 7:00AM. IN PREPARING THIS PLAT, APEX COMPANIES, LLC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS APEX COMPANIES, LLC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE PRELIMINARY PLAT AND DISCLOSED BY THE REFERENCED PIONEER TITLE COMPANY'S TITLE REPORT. APEX COMPANIES, LLC. HAS RELIED WHOLLY ON PIONEER TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE APEX COMPANIES, LLC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

EASEMENT NOTE (PER TITLE REPORT)

THIS PROPERTY IS SUBJECT TO THAT RIGHT-OF-WAY EASEMENT TO THE UMATILLA ELECTRIC COOPERATIVE ASSOCIATION FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF AN ELECTRIC DISTRIBUTION LINE RECORDED IN BOOK 160, PAGE 587, ENCUMBERING ALL OF TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. LOCATION AND WIDTH NOT SPECIFIED

PUBLIC UTILITY EASEMENT NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ZONING

ZONING ON ADJACENT PROPERTIES IS AS FOLLOWS: THE NORTH, EAST, AND SOUTH ARE ALL OUTSIDE CITY LIMITS, MEDIUM-HIGH DENSITY RESIDENTIAL (R-3) TO THE WEST.

FLOOD PLAIN NOTE

FLOOD ZONE FOR THIS AREA IS LISTED AS ZONE X PER UMATILLA COUNTY, OREGON FIRM MAP NUMBER 41059C0585G IN WHICH ZONE X IS DEFINED AS: AREA OF MINIMAL FLOOD HAZARD, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EXISTING USE OF PROPERTY

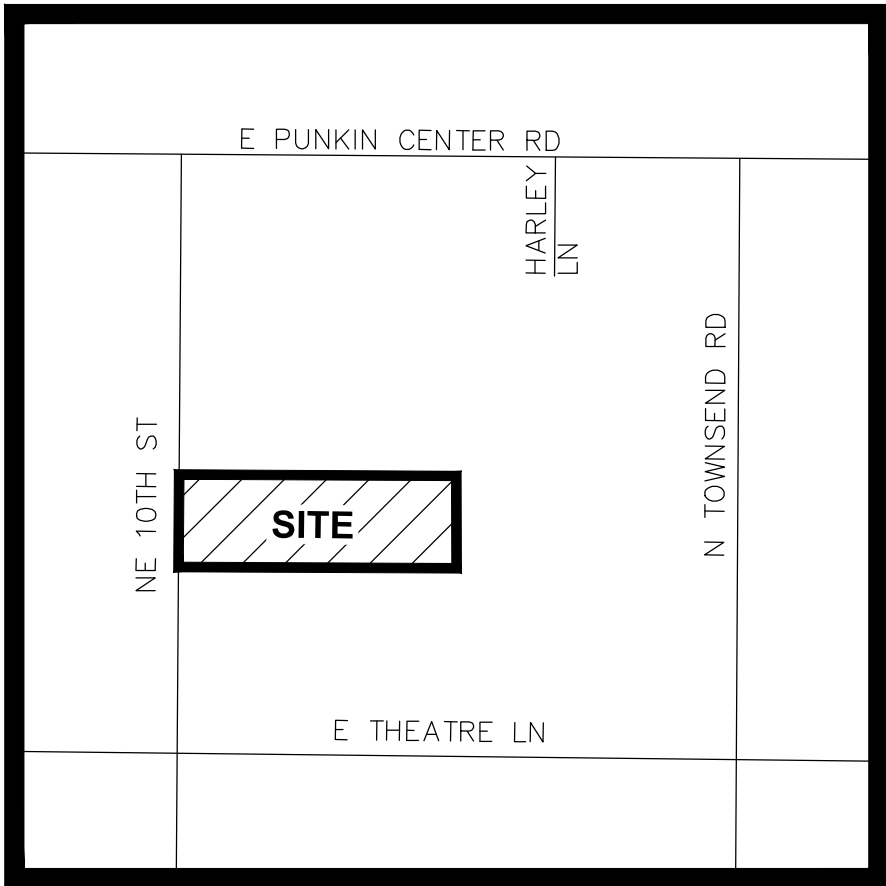
LAND IS CURRENTLY UNDEVELOPED. THERE ARE WATER AND PETROLEUM LINES RUNNING NORTH AND SOUTH NEAR THE WEST BOUNDARY OF THE SITE AND OVERHEAD POWER FACILITIES NEAR THE SOUTHWEST SIDE OF THE SITE.

10TH ST SUBDIVISION PRELIMINARY PLAT
LOT LAYOUT

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

LEGEND & ABBREVIATIONS

⬮	FOUND SURVEY MONUMENT AS NOTED
⊙	FOUND REBAR AS NOTED
○	COMPUTED POSITION, NOT FOUND OR SET
C#	DENOTES CURVE DATA, SEE TABLE ON THIS SHEET
LS / PLS	LAND SURVEYOR / PROFESSIONAL LAND SURVEYOR
PUE	PROPOSED PUBLIC UTILITY EASEMENT
RW	PROPOSED RIGHT-OF-WAY
R/W	EXISTING RIGHT-OF-WAY
(R#)	DENOTES SURVEY REFERENCE, SEE LIST ON SHEET 1, ALSO DENOTES MEASURED DIMENSION MATCHES RECORD DIMENSION UNLESS OTHERWISE NOTED
S.F. / AC.	SQUARE FEET / ACRES
- . - . - . - . - . -	SECTION OR SECTION-SUBDIVISION LINE
=====	PROJECT BOUNDARY
=====	PROPOSED RIGHT-OF-WAY BOUNDARY
=====	PROPOSED RIGHT-OF-WAY CENTERLINE
=====	PROPOSED LOT LINE
-----	PROPOSED EASEMENT
-----	EXISTING RIGHT-OF-WAY BOUNDARY
-----	EXISTING RIGHT-OF-WAY CENTERLINE
-----	EXISTING LOT LINE
-----	EXISTING EASEMENT
-----###-----	1-FOOT INTERVAL GROUND CONTOURS FROM SITE CONDITIONS FROM DECEMBER 2021, GROUND CONTOURS ALONG THE 10TH ST CORRIDOR REFLECT SITE CONDITIONS FROM AUGUST 2025



VICINITY MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.38'	35.43'	S44°36'08"W	90°14'38"
C2	25.00'	39.17'	35.28'	N45°23'50"W	89°45'26"
C3	25.00'	39.38'	35.43'	S44°36'10"W	90°14'34"
C4	25.00'	39.18'	35.29'	S45°23'07"E	89°46'51"
C5	25.00'	39.17'	35.28'	S45°23'58"E	89°45'35"
C6	25.00'	39.38'	35.43'	N44°36'04"E	90°14'21"
C7	25.00'	39.17'	35.28'	N45°23'56"W	89°45'39"
C8	25.00'	39.37'	35.42'	S44°36'46"W	90°12'56"
C9	25.00'	39.38'	35.43'	S44°36'02"W	90°14'25"
C10	25.00'	39.17'	35.28'	S45°23'56"E	89°45'39"
C11	25.00'	39.38'	35.43'	S44°36'04"W	90°14'21"
C12	25.00'	39.18'	35.29'	S45°23'14"E	89°47'04"

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2025



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509.942.1600

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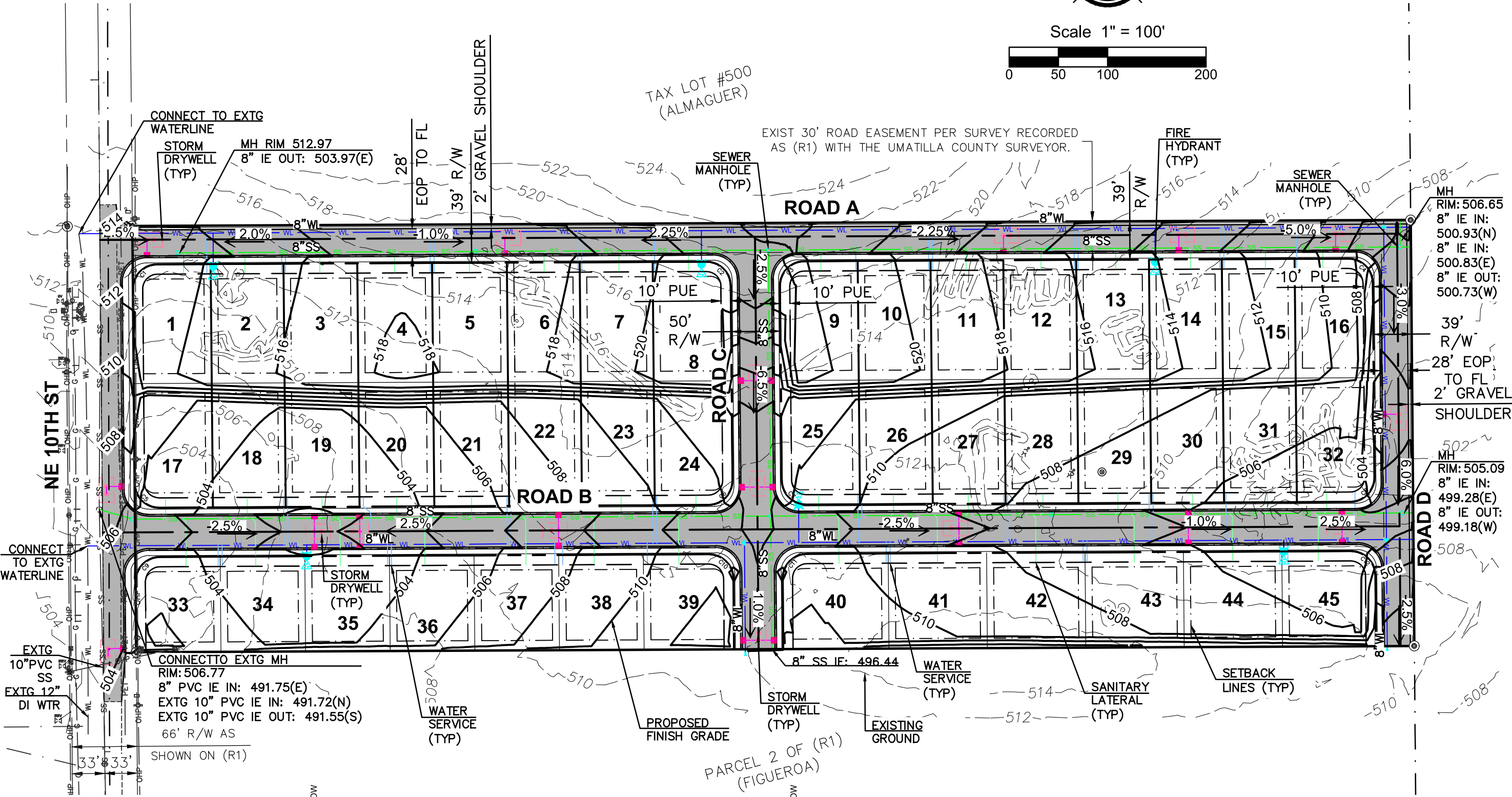
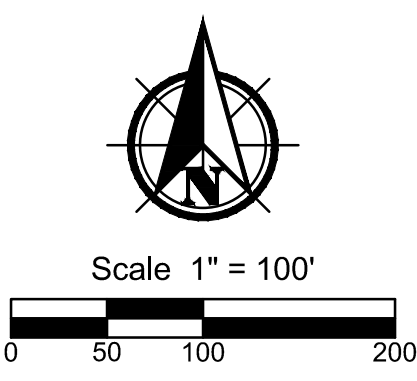
CLIENT: DENNIS GISI		PROJECT NO.: 66132.003	
SURVEYOR: GREG E. FLOWERS		DATE: 12/04/2025	
CALC BY: JLM	DRAWN BY: BCH	SCALE: N/A	
SECTION: 1	TOWNSHIP: 4 NORTH	RANGE: 28 EAST, W.M.	
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>4</u> OF <u>5</u>	

10TH ST SUBDIVISION PRELIMINARY PLAT

UTILITY LAYOUT

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

- NOTES:**
- ROAD SECTION SHOWN PER CITY OF HERMISTON STANDARD FIGURES ST11 & ST09
- URBAN LOCAL STREET AND URBAN MAJOR COLLECTOR.
 - SITE GRADING, ROAD PROFILE GRADES, AND PUBLIC UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.



OWNER/DEVELOPER:
3 RIVERS-OREGON PROPERTY LLC
ATTN: DENNIS GISI
18 S COLUMBIA ST
MILTON FREEWATER, OR 97862

ENGINEER:
APEX COMPANIES LLC
ATTN: JASON MATTOX, PE
400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
PHONE: (509) 942-1600

SURVEYOR:
APEX COMPANIES LLC
ATTN: GREG E. FLOWERS, PLS
5 NORTH COLVILLE, SUITE 200
WALLA WALLA, WA 99362
PHONE: (509) 956-3026

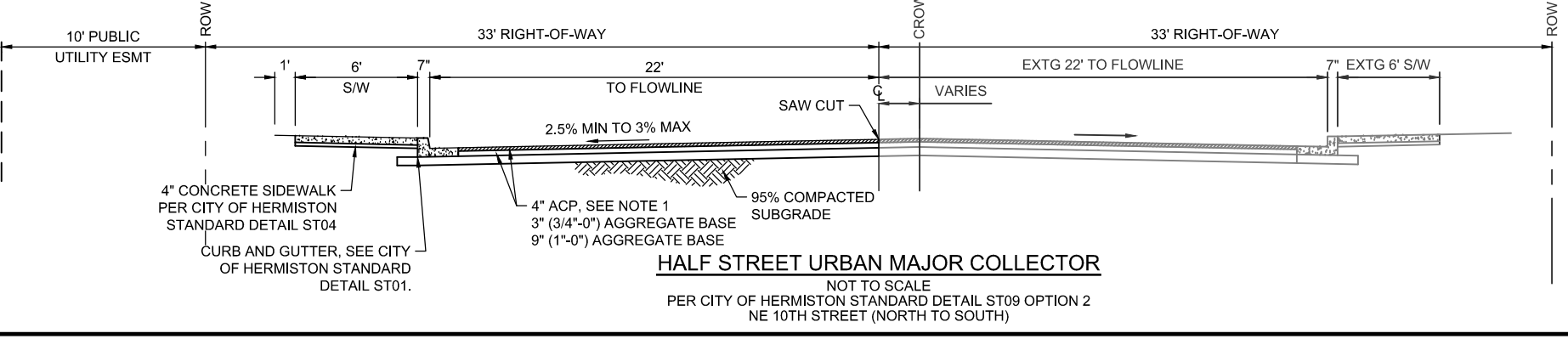
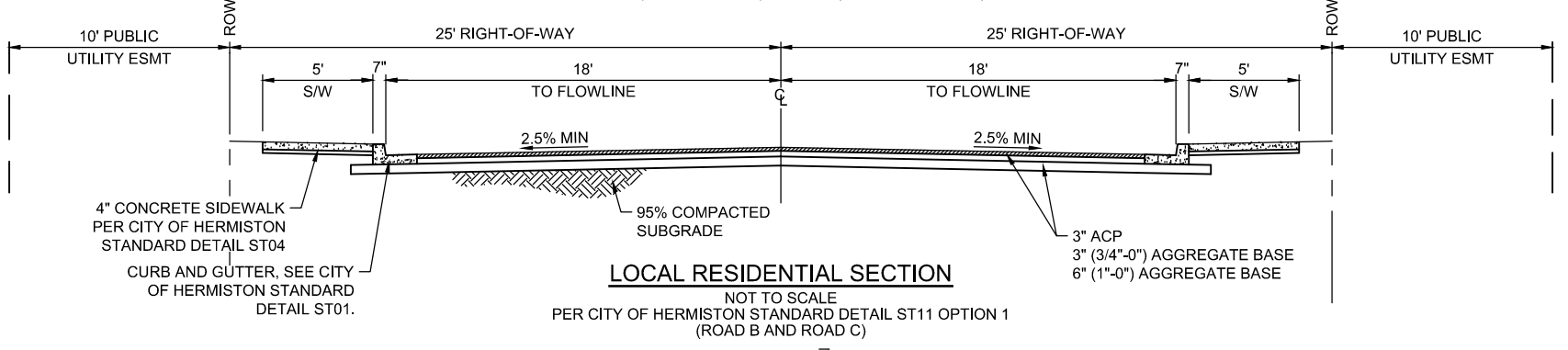
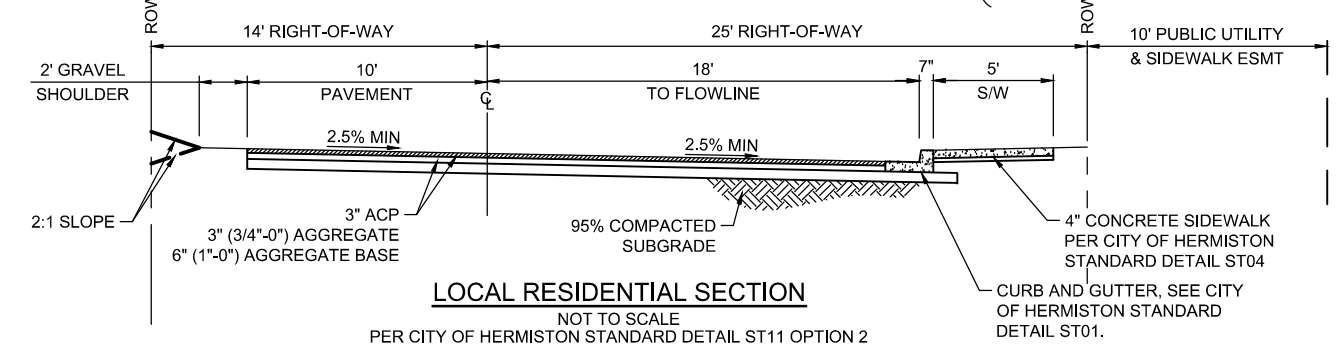
LEGEND & ABBREVIATIONS

- FOUND SURVEY MONUMENT AS NOTED
- FOUND REBAR AS NOTED
- COMPUTED POSITION, NOT FOUND OR SET
- C# DENOTES CURVE DATA, SEE TABLE ON THIS SHEET
- LS / PLS LAND SURVEYOR / PROFESSIONAL LAND SURVEYOR
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- RW PROPOSED RIGHT-OF-WAY
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- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING LOT LINE
- EXISTING EASEMENT
- 1-FOOT INTERVAL GROUND CONTOURS FROM SITE CONDITIONS FROM DECEMBER 2021, GROUND CONTOURS ALONG THE 10TH ST CORRIDOR REFLECT SITE CONDITIONS FROM AUGUST 2025
- 1-FOOT INTERVAL PROPOSED FINISH GRADE
- PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED STORM PIPE

UTILITY PROVIDERS:

WATER - CITY OF HERMISTON
SEWER - CITY OF HERMISTON
POWER - UMATILLA ELECTRIC COOPERATIVE

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SURVEYOR:	GREG E. FLOWERS	DATE:	12/04/2025
CALC BY:	JLM	DRAWN BY:	DCC/MP
SECTION:	1	TOWNSHIP:	4 NORTH
CITY:	HERMISTON	COUNTY:	UMATILLA
		SCALE:	1" = 100'
		RANGE:	28 EAST, W.M.
		SHEET	_5_ OF _5_