

PARTITION PLAT No.

PARTITION OF PARCEL 1, PARTITION PLAT 2021-15 IN THE NE 1/4 SEC. 11, T. 4 N., R. 28 E., W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON FOR: THE HUB HERMISTON, LLC.

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

SURVEYOR'S CERTIFICATE:

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 1, PARTITION PLAT NO. 2021-15, SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, AND CONTAINING 12.08 ACRES, MORE OR LESS. THE INITIAL POINT IS THE 5/8" IRON ROD WITH A BLUE PLASTIC CAP SCRIBED "GRIFFIN, RSI LS93754" AT THE NORTHWEST CORNER OF SAID PARTITION PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2027

ROBERT D. HAMMAN, 64202LS

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO TWO DISTINCT PARCELS OF LAND, THAT REAL PROPERTY DESCRIBED AS PARCEL 1, PARTITION PLAT 2021-15, UMATILLA SURVEY RECORDS, AND APPROVED BY THE CITY OF HERMISTON PLANNING COMMISSION ON NOVEMBER 12, 2025.

THE BASIS OF BEARINGS IS ALONG THE NORtherly RIGHT-OF-WAY LINE OF DIAGONAL BOULEVARD, BETWEEN THE MONUMENT AT THE SOUTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT 2021-15, AND THE MOST SOUTHERLY CORNER OF THE SUBJECT PROPERTY. I FOUND AND HELD THE UNDISTURBED MONUMENTS SHOWN HEREON AS THEY FIT RECORD DATA WITHIN ACCEPTABLE TOLERANCES FOR THIS SURVEY. ONE MONUMENT ALONG THE WEST LINE OF THE SUBJECT PROPERTY, AS NOTED HEREON, WAS FOUND ON THE SURFACE OF THE GROUND, SO I HELD RECORD DISTANCES TO SET A NEW MONUMENT AT THE RESPECTIVE CORNER.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE HUB HERMISTON, LLC., AN OREGON LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON ATTACHED, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO TWO PARCELS OF LAND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. WE HEREBY ACKNOWLEDGE AND GRANT THE SHARED ACCESS EASEMENT TO THE BENEFIT OF PARCELS 1 & 2 PER THIS PLAT, AS WELL AS THE PUBLIC SIDEWALK EASEMENT, & THE PUBLIC WATER EASEMENTS SHOWN HEREON.

BY: THE HUB HERMISTON, LLC.

KIRIL IVANOV, SOLE MEMBER,
THE HUB HERMISTON, LLC.

STATE OF OREGON
COUNTY OF _____ } SS

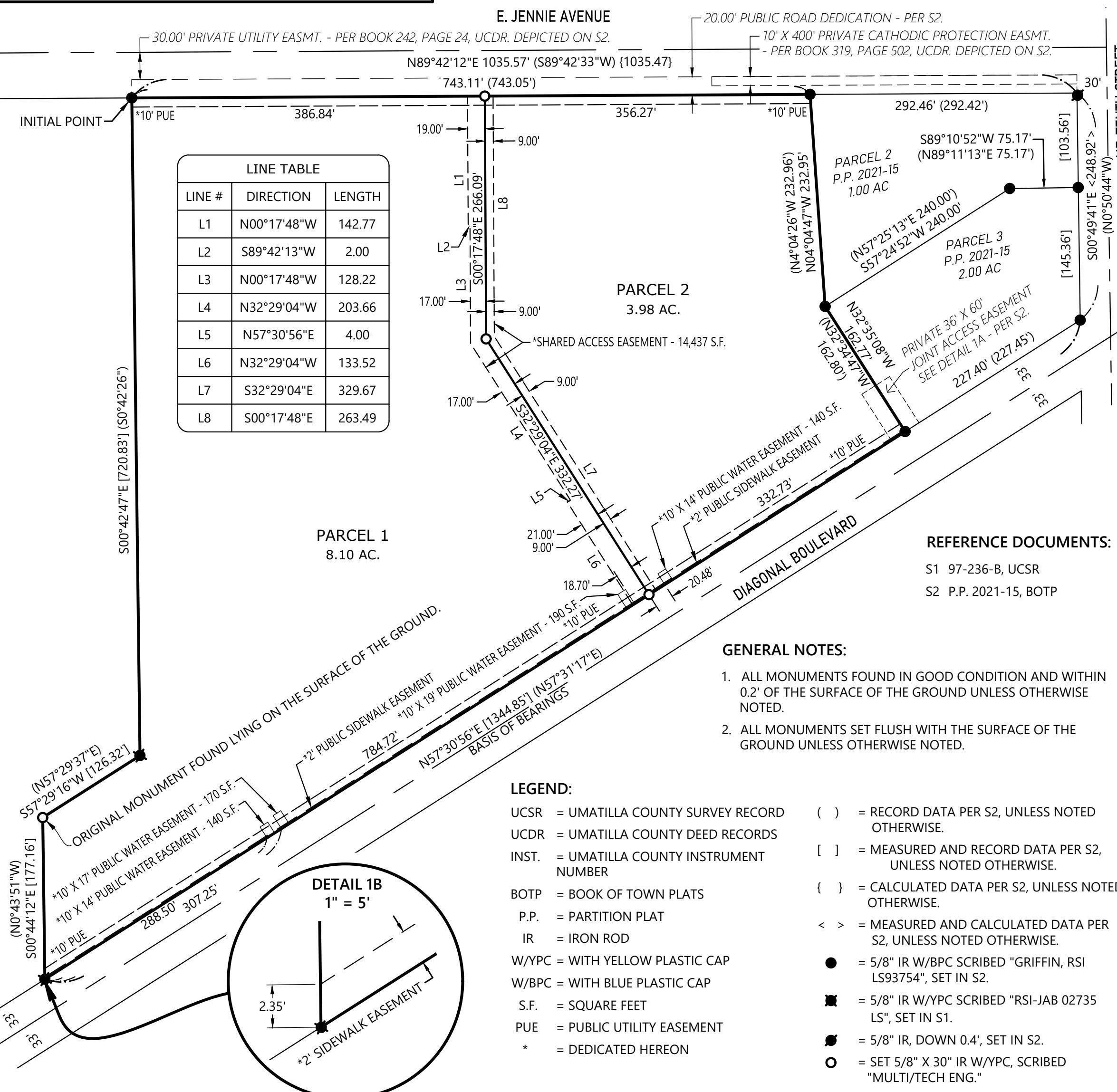
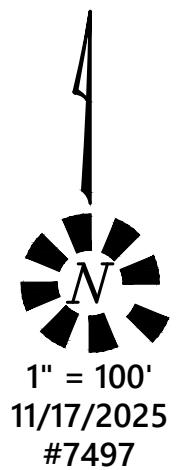
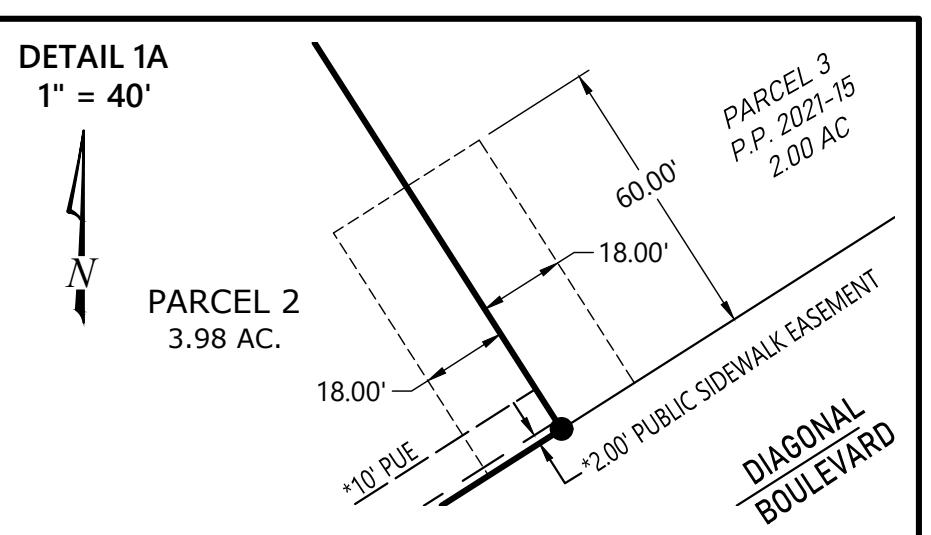
ON THIS _____ DAY OF _____, 2026, THAT KIRIL IVANOV AS THE SOLE MEMBER OF THE HUB HERMISTON LLC. DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC FOR OREGON, AND THE ABOVE-NAMED PERSON WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____



APPROVALS:

CITY OF HERMISTON - PLANNING
THE ACCOMPANYING PLAT IS HEREBY APPROVED
THIS _____ DAY OF _____, 2026.

HERMISTON IRRIGATION DISTRICT
THE ACCOMPANYING PLAT IS HEREBY APPROVED
THIS _____ DAY OF _____, 2026.

MANAGER - HERMISTON IRRIGATION DISTRICT

UMATILLA COUNTY SURVEYOR
THE ACCOMPANYING PLAT IS HEREBY APPROVED
THIS _____ DAY OF _____, 2026.

UMATILLA COUNTY TAX COLLECTOR
TAXES HAVE BEEN PAID IN FULL APPROVED
THIS _____ DAY OF _____, 2026.

UMATILLA COUNTY TAX COLLECTOR