

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Robert D. Hamman
ROBERT D. HAMMAN, 64202LS

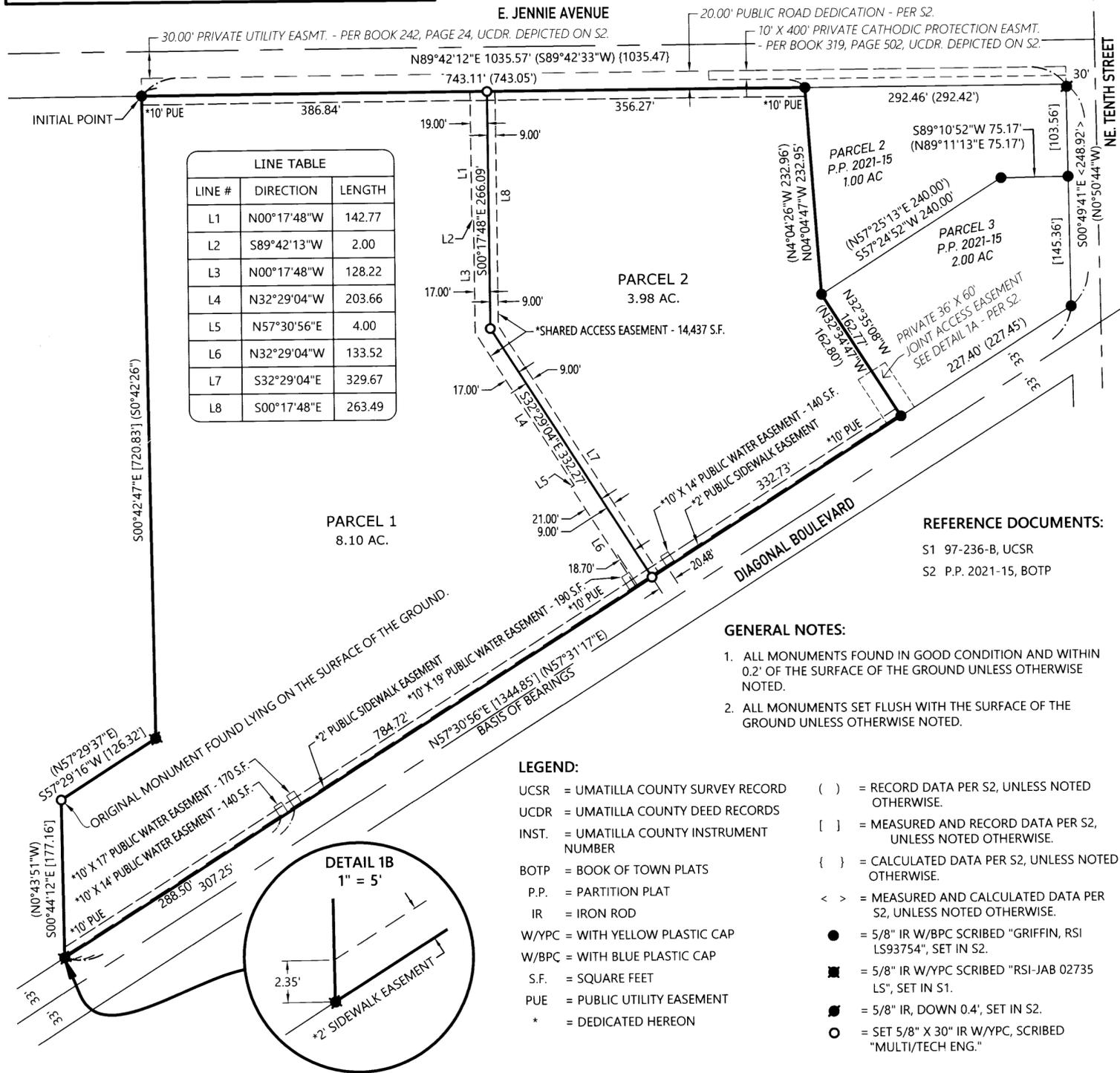
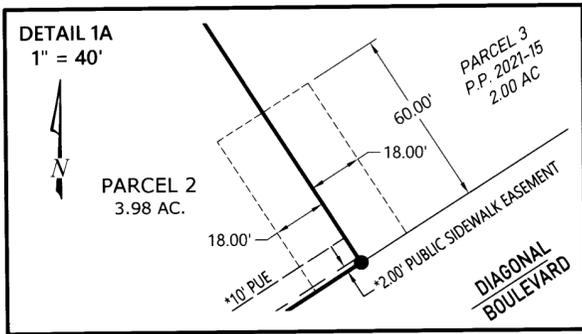
PARTITION PLAT No. 2026-01

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

RECEIVED BY
Umatilla County Surveyor
Date: 2/12/26
Rec'd By: CT
No.: 26-009-B

State of Oregon 2026-0000972
County of Umatilla REC-DE-PP 02/06/2026 01:33:26 PM
Pg#1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00
000406420260009720010011
Office of County Records
Shawn Churchill UMATILLA COUNTY



LINE #	DIRECTION	LENGTH
L1	N00°17'48"W	142.77
L2	S89°42'13"W	2.00
L3	N00°17'48"W	128.22
L4	N32°29'04"W	203.66
L5	N57°30'56"E	4.00
L6	N32°29'04"W	133.52
L7	S32°29'04"E	329.67
L8	S00°17'48"E	263.49

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
Robert D. Hamman
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2027

Robert D. Hamman
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.

APPROVALS:

CITY OF HERMISTON - PLANNING
THE ACCOMPANYING PLAT IS HEREBY APPROVED
THIS 14 DAY OF January, 2026.
Boella
CITY OF HERMISTON PLANNING COMMISSION

HERMISTON IRRIGATION DISTRICT
THE ACCOMPANYING PLAT IS HEREBY APPROVED
THIS 13 DAY OF January, 2026.
John Gray
MANAGER - HERMISTON IRRIGATION DISTRICT

UMATILLA COUNTY SURVEYOR
THE ACCOMPANYING PLAT IS HEREBY APPROVED
THIS 3 DAY OF January, 2026.
David H. Hise
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR
TAXES HAVE BEEN PAID IN FULL APPROVED
THIS 6 DAY OF February, 2026.
Richard Reynolds
UMATILLA COUNTY TAX COLLECTOR

BY: THE HUB HERMISTON, LLC.

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

STATE OF OREGON
COUNTY OF Clackamas } SS
ON THIS 8 DAY OF January, 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.
Shannon Malsed
NOTARY SIGNATURE
Shannon Malsed
NOTARY PUBLIC - OREGON

COMMISSION NO. 1024632A
MY COMMISSION EXPIRES: MAY 15, 2026

GENERAL NOTES:

- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SET FLUSH WITH THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

LEGEND:

- UCSR = UMATILLA COUNTY SURVEY RECORD () = RECORD DATA PER S2, UNLESS NOTED OTHERWISE.
- UCDR = UMATILLA COUNTY DEED RECORDS [] = MEASURED AND RECORD DATA PER S2, UNLESS NOTED OTHERWISE.
- INST. = UMATILLA COUNTY INSTRUMENT NUMBER { } = CALCULATED DATA PER S2, UNLESS NOTED OTHERWISE.
- BOTP = BOOK OF TOWN PLATS < > = MEASURED AND CALCULATED DATA PER S2, UNLESS NOTED OTHERWISE.
- P.P. = PARTITION PLAT ● = 5/8" IR W/BPC SCRIBED "GRIFFIN, RSI LS93754", SET IN S2.
- IR = IRON ROD ■ = 5/8" IR W/YPC SCRIBED "RSI-JAB 02735 LS", SET IN S1.
- W/YPC = WITH YELLOW PLASTIC CAP ● = 5/8" IR, DOWN 0.4', SET IN S2.
- W/BPC = WITH BLUE PLASTIC CAP ○ = SET 5/8" X 30" IR W/YPC, SCRIBED "MULTI/TECH ENG."
- S.F. = SQUARE FEET
- PUE = PUBLIC UTILITY EASEMENT
- * = DEDICATED HEREON