

RECORD OF SURVEY

Township 4 North, Range 28, East, W.M.,
Southeast 1/4 of Northeast 1/4 of Section 10
City of Hermiston, Umatilla County, Oregon

For:
Hunter Investment Properties, LLC
1055 N. 1ST PLACE, Unit 3G
Hermiston, Oregon 97838

RECORD SURVEYS:

- R1 - Edwards for DeFilippis Construction, C.S.#90-025-A, 1990
- R2 - Edwards for Carey, C.S.#L-073-Ax, 1976
- R3 - Edwards for McGraw, C.S.#O-073-A, 1977
- R4 - Edwards for Coy, C.S.#Q-0943-Ax, 1979
- R5 - Edwards for Maxwell, C.S.#07-184-C, 2007
- R6 - Stratton for U.S. Cellular, C.S.#09-110-B, 2009
- R7 - Robinett, Hermiston Heights, Book 6, Page 13
- R8 - Harris for Standard Oil, C.S.#12-093-B, 1974
- R9 - Delano for Sentinel Subdivision, Book 15, Page 37, 2007

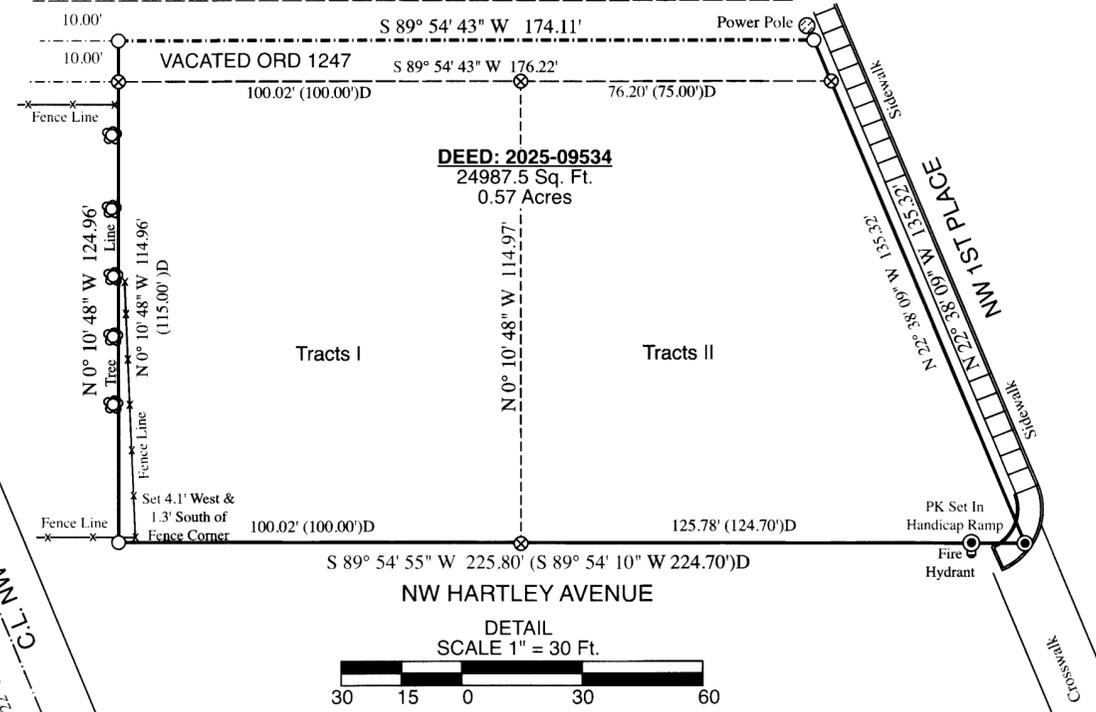
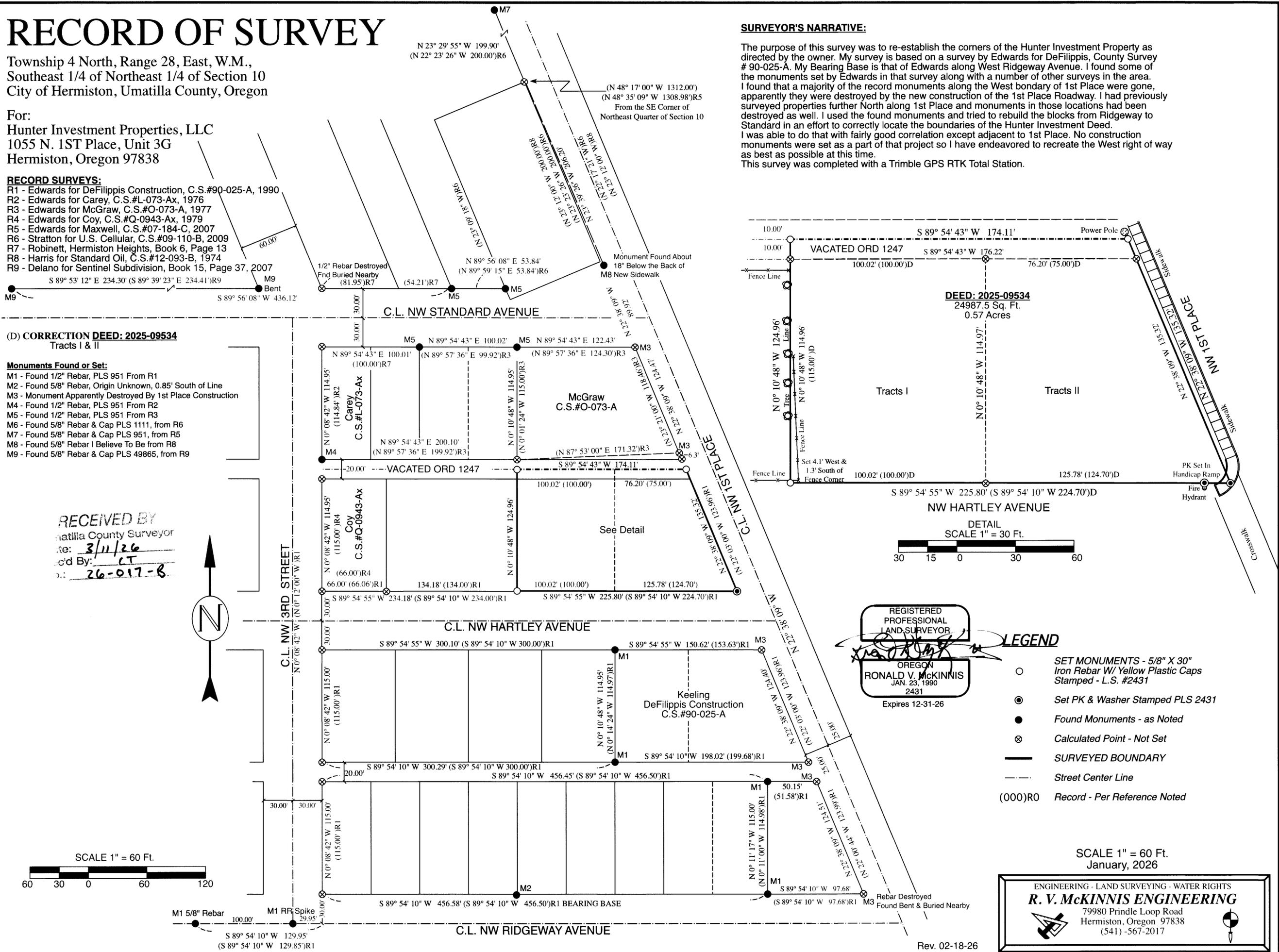
(D) CORRECTION DEED: 2025-09534
Tracts I & II

Monuments Found or Set:

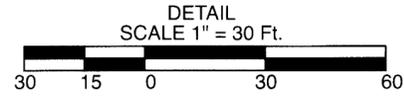
- M1 - Found 1/2" Rebar, PLS 951 From R1
- M2 - Found 5/8" Rebar, Origin Unknown, 0.85' South of Line
- M3 - Monument Apparently Destroyed By 1st Place Construction
- M4 - Found 1/2" Rebar, PLS 951 From R2
- M5 - Found 1/2" Rebar, PLS 951 From R3
- M6 - Found 5/8" Rebar & Cap PLS 1111, from R6
- M7 - Found 5/8" Rebar & Cap PLS 951, from R5
- M8 - Found 5/8" Rebar I Believe To Be from R8
- M9 - Found 5/8" Rebar & Cap PLS 49865, from R9

SURVEYOR'S NARRATIVE:

The purpose of this survey was to re-establish the corners of the Hunter Investment Property as directed by the owner. My survey is based on a survey by Edwards for DeFilippis, County Survey # 90-025-A. My Bearing Base is that of Edwards along West Ridgeway Avenue. I found some of the monuments set by Edwards in that survey along with a number of other surveys in the area. I found that a majority of the record monuments along the West boundary of 1st Place were gone, apparently they were destroyed by the new construction of the 1st Place Roadway. I had previously surveyed properties further North along 1st Place and monuments in those locations had been destroyed as well. I used the found monuments and tried to rebuild the blocks from Ridgeway to Standard in an effort to correctly locate the boundaries of the Hunter Investment Deed. I was able to do that with fairly good correlation except adjacent to 1st Place. No construction monuments were set as a part of that project so I have endeavored to recreate the West right of way as best as possible at this time. This survey was completed with a Trimble GPS RTK Total Station.



DEED: 2025-09534
24987.5 Sq. Ft.
0.57 Acres



REGISTERED PROFESSIONAL LAND SURVEYOR
RONALD V. MCKINNIS
JAN. 23, 1990
2431
Expires 12-31-26

- LEGEND**
- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
 - Set PK & Washer Stamped PLS 2431
 - Found Monuments - as Noted
 - ⊗ Calculated Point - Not Set
 - SURVEYED BOUNDARY
 - - - Street Center Line
 - (000)R0 Record - Per Reference Noted

SCALE 1" = 60 Ft.
January, 2026

ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
79980 Prindle Loop Road
Hermiston, Oregon 97838
(541)-567-2017

Rev. 02-18-26

RECEIVED BY
Umatilla County Surveyor
Date: 3/11/26
Recorded By: CT
Book: 26-017-B

