

## CAN-AM REPLAT

REPLAT OF LOTS 1 AND 3, BLOCK 11 PLAT OF CHARLES TRACTS, LOCATED IN THE NW1/4 OF SECTION 27, T.5N., R.28E., W.M., UMATILLA COUNTY, OREGON

LD-5N-921-25

W.O. 25-6270

## SURVEY FOR

CAN-AM LAND & LIVESTOCK, LLC  
81252 N. HIGHWAY 395  
HERMISTON, OR 97838

## SURVEY BY

ARMSTRONG SURVEYING, INC.  
267 NE SECOND ST. STE. 100  
PRINEVILLE, OR 97754  
(541) 447-7791

## LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING".
  - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "951" AS PER REPLAT IN BOOK 13, PAGE 88 BY G. DENNIS EDWARDS, LS 951, RECORDED AUGUST 21, 1996.
- 1( ) RECORD AS PER THE FIRST AMENDED AND SUPPLEMENTAL PLAT OF CHARLES TRACTS BY ELMO E. ROBINETT, LS 169, RECORDED APRIL 5, 1948.
- 2( ) RECORD AS PER REPLAT IN BOOK 13, PAGE 88 BY G. DENNIS EDWARDS, LS 951, RECORDED AUGUST 21, 1996.
- 3( ) RECORD AS PER C.S. 0-632-B BY G DENNIS EDWARDS, LS 951, DATED SEPTEMBER 28, 1977.

## SURVEYOR'S CERTIFICATE

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 27, T.5N., R.28E., W.M., UMATILLA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 1 AND 3 OF THE REPLAT OF BLOCK 11, FIRST AMENDED AND SUPPLEMENTAL PLAT OF CHARLES TRACTS.

CONTAINING 0.34 ACRES, MORE OR LESS.

SUBJECT TO ANY EXISTING EASEMENTS &amp; RIGHT-OF-WAYS.

SUBJECT TO AN EASEMENT IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION AS PER DEEDS BOOK 120 AT PAGE 458, RECORDS OF UMATILLA COUNTY, OREGON. NOT MAPPABLE.

SUBJECT TO AN EASEMENT IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION AS PER DEEDS BOOK 185 AT PAGE 110, RECORDS OF UMATILLA COUNTY, OREGON. NOT MAPPABLE.

## SURVEY NARRATIVE

WE WERE EMPLOYED BY CAN-AM LAND AND LIVESTOCK TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED REPLAT. HIS PROPERTY WAS PREVIOUSLY REPLATTED BY G. DENNIS EDWARDS IN SURVEY BOOK 13 PAGE 88. ALL CORNERS WERE FOUND AND HELD EXCEPT FOR THE NORTHWEST AND SOUTHEAST CORNERS OF LOT 2, ALONG WITH SOUTHWEST ROD ALONG BIRTRAND STREET. I RESET THE SOUTHEAST ROD OF LOT 2 BY HOLDING THE RIGHT-OF-WAY LINE OF PARALLEL DRIVE AND THE RECORD DISTANCE FROM THE NORTHEAST CORNER OF LOT 2. I RESET THE NORTHWEST OF LOT 2 BY HOLDING THE FOUND MONUMENTS ON THE SOUTH LINE OF LOT ONE AND THE RECORD DISTANCE FROM THE FOUND NORTHEAST CORNER. I RESET THE SOUTHWEST CORNER ALONG BIRTRAND STREET BY HOLDING THE NORTH RIGHT OF WAY OF BIRTRAND STREET AND RECORD DISTANCE FROM THE FOUND MONUMENT ALONG WEST SECOND STREET. THIS SURVEY WAS PERFORMED USING A TRIMBLE R12 GPS SYSTEM IN RTK MODE.

## TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2024-2025 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS REPLAT DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE.

*Radhael Reynolds*  
COUNTY TAX COLLECTOR

9-17-25  
DATE

*Radhael Reynolds*  
COUNTY ASSESSOR

9-17-25  
DATE

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CAN-AM LAND AND LIVESTOCK, LLC AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LANDS REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND REPLATTED INTO A PARCEL AS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92. THERE ARE NO IRRIGATION WATER RIGHT APPURTENANT TO THIS PROPERTY.

*Shawn Eng*  
SHAWN ENG, OWNER  
CAN-AM LAND AND LIVESTOCK

## ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 28<sup>th</sup> DAY OF August, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF umatilla, STATE OF oregon, PERSONALLY APPEARED THE ABOVE NAMED SHAWN ENG, OWNER OF CAN-AM LAND AND LIVESTOCK, INC. WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DECLARATION AND DEDICATION FREELY AND VOLUNTARILY.

*Devon Brittnor*  
NOTARY PUBLIC FOR  
THE STATE OF OREGON

PRINTED NAME  
COMMISSION NO.: 1043911  
MY COMMISSION EXPIRES: January 4, 2028

## RECEIVED BY

Umatilla County Surveyor

Date: 9/22/25Rec'd By: CSNo.: 25-081-B

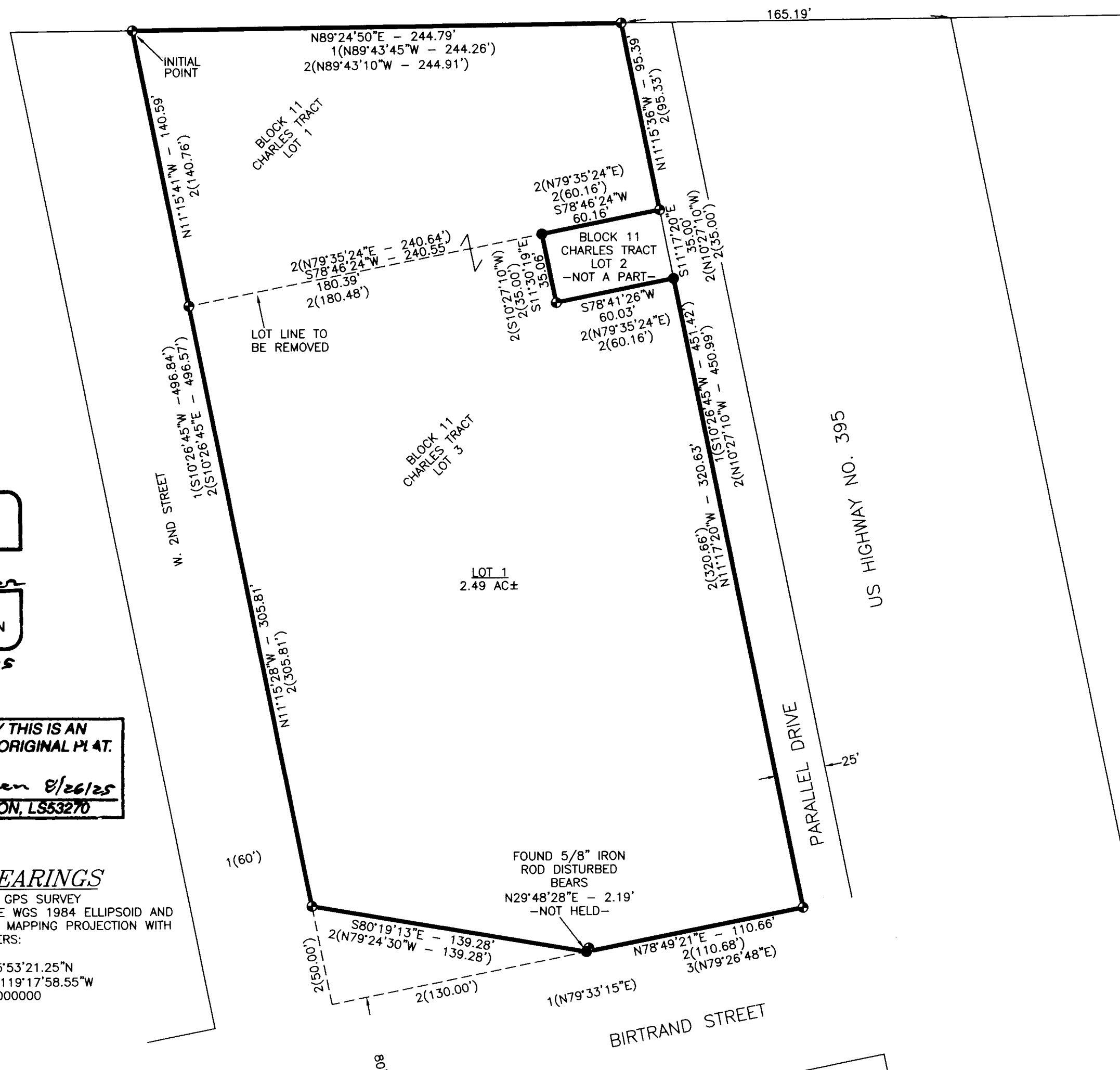
State of Oregon 2025-0007127  
County of Umatilla 09/18/2025 08:48 AM  
REC-DE-TP  
Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00  
\$60.00



Office of County Records

*John Churchill*

UMATILLA COUNTY



## APPROVALS

CERTIFIED THAT I HAVE EXAMINED AND APPROVED THIS PLAT:

*David H. Kels*  
UMATILLA COUNTY SURVEYOR

9-16-2025  
DATE

CERTIFIED THAT I HAVE EXAMINED AND APPROVED THIS PLAT:

*Megan Danchevski*  
UMATILLA COUNTY  
PLANNING DIRECTOR

9/17/2025  
DATE

UMATILLA COUNTY COMMISSIONERS:  
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER DATED THIS 17<sup>th</sup> DAY OF September, 2025.

*Celinda A. Simmons*  
CHAIRMAN  
*[Signature]*  
COMMISSIONER

**ARMSTRONG**  
surveying inc. - established 1977

SHEET 1 OF 1  
DRG. NO. 25-6270.DWG  
W.O. 25-6270