

BOUNDARY SURVEY OF TRACTS OF LAND LOCATED IN THE NW1/4 OF SECTION 27, T.5N., R.28E., W.M., UMATILLA COUNTY, OREGON W.O. 24-6242

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

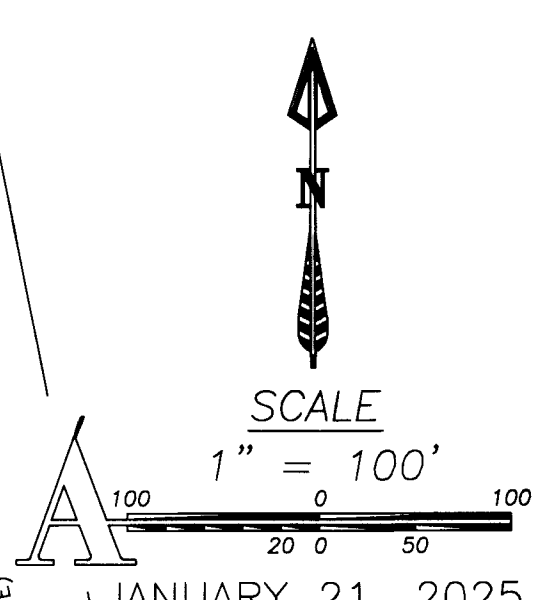
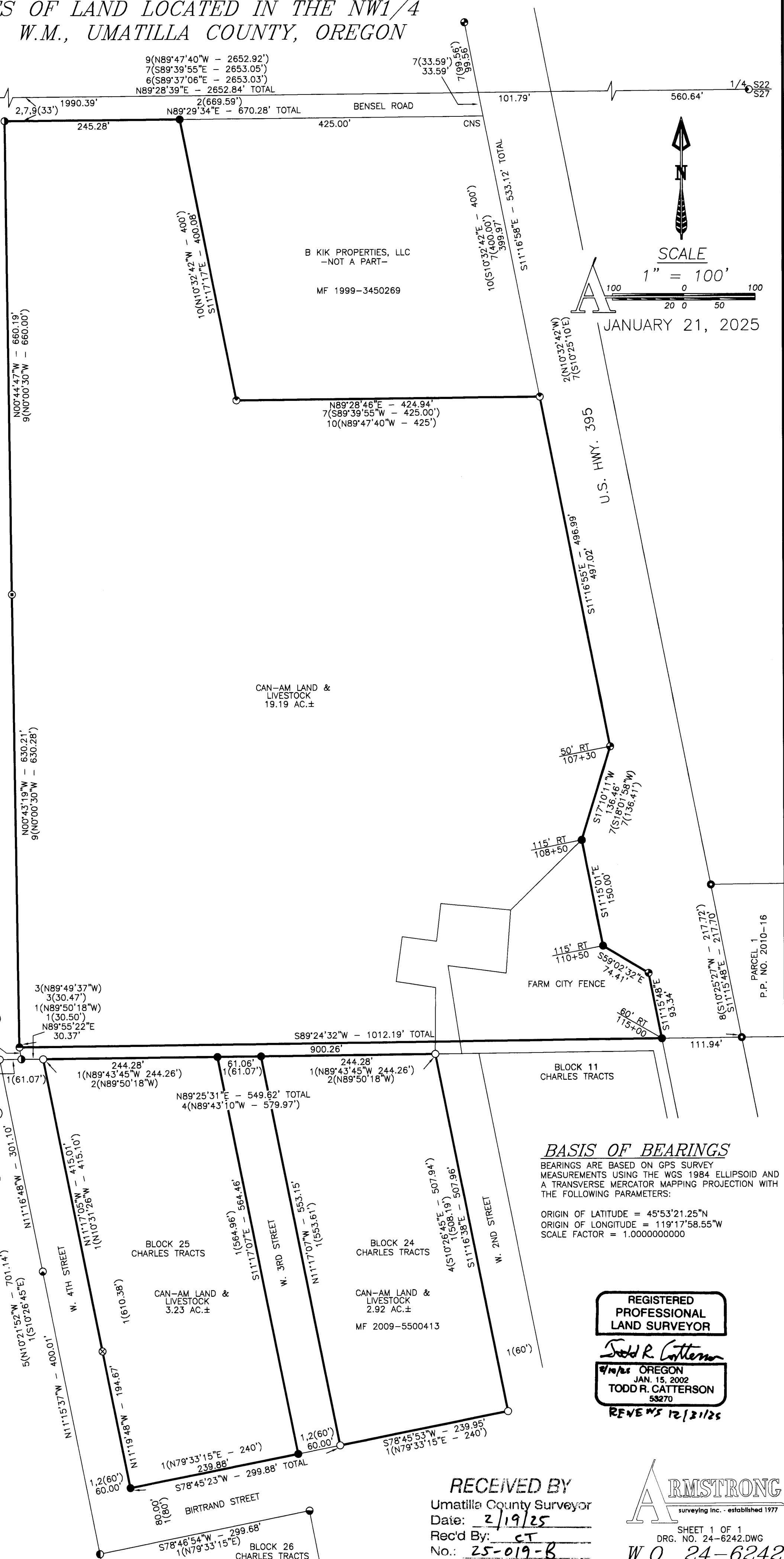
- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING".
- FOUND 5/8" IRON ROD AS PER THE PLAT OF FIRST AMENDED AND SUPPLEMENTAL PLAT OF CHARLES TRACTS BY ELMO E. ROBINETTE, LS 169, DATED MARCH, 1948.
- ⊗ FOUND 1/2" IRON ROD AS PER THE PLAT OF FIRST AMENDED AND SUPPLEMENTAL PLAT OF CHARLES TRACTS BY ELMO E. ROBINETTE, LS 169, DATED MARCH, 1948.
- ① FOUND 5/8" IRON ROD AS PER C.S. 0-032-B BY G. DENNIS EDWARDS, LS 951, DATED SEPTEMBER 28, 1977.
- ② FOUND 5/8" IRON ROD AS PER PARTITION PLAT NO. 1991-08, C.S. 91-64-B BY G. DENNIS EDWARDS, LS 951, RECORDED AUGUST 2, 1991.
- ③ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "951" BY G. DENNIS EDWARDS, LS 951, RECORDED MAY, 1998.
- ④ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "951" AS PER C.S. 97-252-A BY G. DENNIS EDWARDS, LS 951, RECORDED DECEMBER, 1997.
- ⑤ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "951" AS PER PARTITION PLAT NO. 2000-28, C.S. 00-133-B BY G. DENNIS EDWARDS, LS 951, RECORDED JUNE 16, 2000.
- ⑥ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "951" AS PER C.S. 00-243-B BY G. DENNIS EDWARDS, LS 951, RECORDED NOVEMBER, 2000.
- ⑦ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "951" AS PER PARTITION PLAT NO. 2010-16 BY G. DENNIS EDWARDS, LS 591, RECORDED JUNE 30, 2010.
- ⑧ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS 2431" AS PER PARTITION PLAT NO. 2024-11, C.S. 24-047-B, BY RONALD V. MCKINNIS, LS 2431, RECORDED MAY 24, 2024.
- ⑨ FOUND 2" ALUMINUM CAP AS PER OSHD MAP #9B-17-8.
- ⑩ FOUND 2-3/8" BRASS CAP AS PER OREGON CORNER RESTORATION FORM 09-40-A BY G. DENNIS EDWARDS, LS 951.
- ⑪ FOUND 2-3/8" BRASS CAP AS PER OREGON CORNER RESTORATION FORM 24-032-C BY GREG E. FLOWERS, LS 02820.
- 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 C.S. 0-032-B BY G. DENNIS EDWARDS, LS 951, DATED SEPTEMBER 28, 1977.
- 3() RECORD AS PER PARTITION PLAT NO. 1991-08, C.S. 91-64-B BY G. DENNIS EDWARDS, LS 951, RECORDED AUGUST 2, 1991.
- 4() RECORD AS PER THE REPLAT OF BLOCK 11, FIRST AMENDED AND SUPPLEMENTAL PLAT OF CHARLES TRACTS BY G. DENNIS EDWARDS, LS 951, RECORDED AUGUST 21, 1996.
- 5() RECORD AS PER C.S. 97-252-A BY G. DENNIS EDWARDS, LS 951, RECORDED DECEMBER, 1997.
- 6() RECORD AS PER PARTITION PLAT NO. 2000-28, C.S. 00-133-B BY G. DENNIS EDWARDS, LS 951, RECORDED JUNE 16, 2000.
- 7() RECORD AS PER C.S. 00-243-B BY G. DENNIS EDWARDS, LS 951, RECORDED NOVEMBER, 2000.
- 8() RECORD AS PARTITION PLAT NO. 2010-16 BY G. DENNIS EDWARDS, LS 591, RECORDED JUNE 30, 2010.
- 9() RECORD AS PER PARTITION PLAT NO. 2024-11, C.S. 24-047-B, BY RONALD V. MCKINNIS, LS 2431, RECORDED MAY 24, 2024.
- 10() RECORD AS PER DEED MF 1999-3450269, RECORDED FEBRUARY 8, 1999, RECORDS OF UMATILLA COUNTY, OREGON.
- CNS COMPUTED NOT SET

SURVEYOR'S CERTIFICATE

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, CERTIFY TO CAN-AM LAND & LIVESTOCK, LLC THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN OREGON, I HAVE FOUND OR SET THE MONUMENTS AS SHOWN HEREON AND HAVE PREPARED THIS MAP AND NARRATIVE TO REPRESENT SAID SURVEY.

SURVEY NARRATIVE

WE WERE EMPLOYED BY CAN-AM LAND & LIVESTOCK, LLC TO COMPLETE A BOUNDARY SURVEY OF BLOCKS 24, 25 OF THE PLAT OF FIRST AMENDED AND SUPPLEMENTAL PLAT OF CHARLES TRACTS BY ELMO E. ROBINETTE, LS 169, DATED MARCH, 1948 AND THE TRACT OF LAND AS SHOWN ALL LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON. SEARCH IN THE FIELD RECOVERED THE NECESSARY RECORD MONUMENTS AS SHOWN FROM THE PREVIOUS SURVEYS AS LISTED TO DETERMINE THE BOUNDARY OF SUBJECT PROPERTY. TO ESTABLISH THE NORTH LINE OF SAID BLOCKS 24 AND 25 I HELD THE FOUND MONUMENTS AT THE NORTHWEST CORNER OF SAID BLOCK 25 AND THE NORTHEAST CORNER OF BLOCK 24 TO COMPUTE THE NORTHEAST CORNER OF BLOCK 25 AND THE NORTHWEST CORNER OF BLOCK 24 AT SINGLE PROPORTIONATE POSITION, GIVING WEST THIRD STREET FULL MEASURE. I THEN COMPUTED THE POSITION OF THE SOUTHWEST CORNER OF BLOCK 25 BY OFFSETTING THE LINE BETWEEN FOUND MONUMENTS ALONG THE NORTH LINE OF BLOCK 26 THE RECORD DISTANCE OF 80.00 FEET TO THE NORTH AND OFFSETTING THE WEST RIGHT OF WAY LINE OF WEST FOURTH STREET THE RECORD DISTANCE OF 60.00 FEET TO THE EAST. WITH THE SOUTHWEST CORNER OF SAID BLOCK 25 ESTABLISHED I THEN COMPUTED THE SOUTHWEST CORNER OF SAID BLOCK 25 AT SINGLE PROPORTIONATE POSITION BETWEEN MY COMPUTED SOUTHWEST CORNER OF SAID BLOCK 25 AND THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF BLOCK 24 GIVING FULL MEASURE TO WEST THIRD STREET. TO COMPUTE THE POSITION OF THE MONUMENT SET ON THE SOUTH RIGHT OF WAY LINE OF BENSEL ROAD I COMPUTED THE INTERSECTION OF THE SAID SOUTH RIGHT OF WAY LINE OF BENSEL ROAD AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 395. I THEN OFFSET THIS INTERSECTION THE RECORD DISTANCE OF 425.00 FEET TO THE WEST FROM DEED MF 1999-3450269, RECORDED FEBRUARY 8, 1999, RECORDS OF UMATILLA COUNTY, OREGON. I THEN COMPUTED THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4 NW1/4) OF SECTION 27 AND SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 395 BY OFFSETTING THE WEST LINE OF PARCEL 1 OF PARTITION PLAT NO. 2010-16 THE RECORD DISTANCE OF 100 FEET TO THE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4 NW1/4) OF SECTION 27. THE REMAINING MONUMENTS SET ALONG SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 395 WERE COMPUTED USING THE RECORD STATIONS AND OFFSETS FROM OSHD MAP #9B-17-8. THIS SURVEY WAS PERFORMED USING A TRIMBLE R12 GPS SYSTEM IN RTK MODE.



JANUARY 21, 2025

BASIS OF BEARINGS
BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE WGS 1984 ELLIPSOID AND A TRANSVERSE MERCATOR MAPPING PROJECTION WITH THE FOLLOWING PARAMETERS:
ORIGIN OF LATITUDE = 45°53'21.25"N
ORIGIN OF LONGITUDE = 119°17'58.55"W
SCALE FACTOR = 1.0000000000

REGISTERED PROFESSIONAL LAND SURVEYOR

Todd R. Catterson
4/10/25 OREGON
JAN. 15, 2002
TODD R. CATTERSON
53270
RENEWED 12/21/25

RECEIVED BY
Umatilla County Surveyor
Date: 2/19/25
Rec'd By: CT
No.: 25-019-B

ARMSTRONG
surveying inc. - established 1977
SHEET 1 OF 1
DRG. NO. 24-6242.DWG
W.O. 24-6242