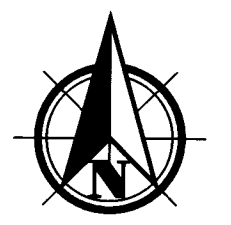


**BALLARD SUBDIVISION PHASE 1**

LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 & THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY AND COUNTY OF UMATILLA, OREGON.



Scale 1" = 200'

**BASIS OF BEARINGS**

BEARING OF N88°58'24"E, ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.

**RECEIVED BY**

Umatilla County Surveyor  
Date: 7/27/21  
Rec'd By: CT  
No.: 21-083-6

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*Greg E. Flowers*  
GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Greg E. Flowers*  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS  
RENEWS 12/31/2021  
7/15/2021

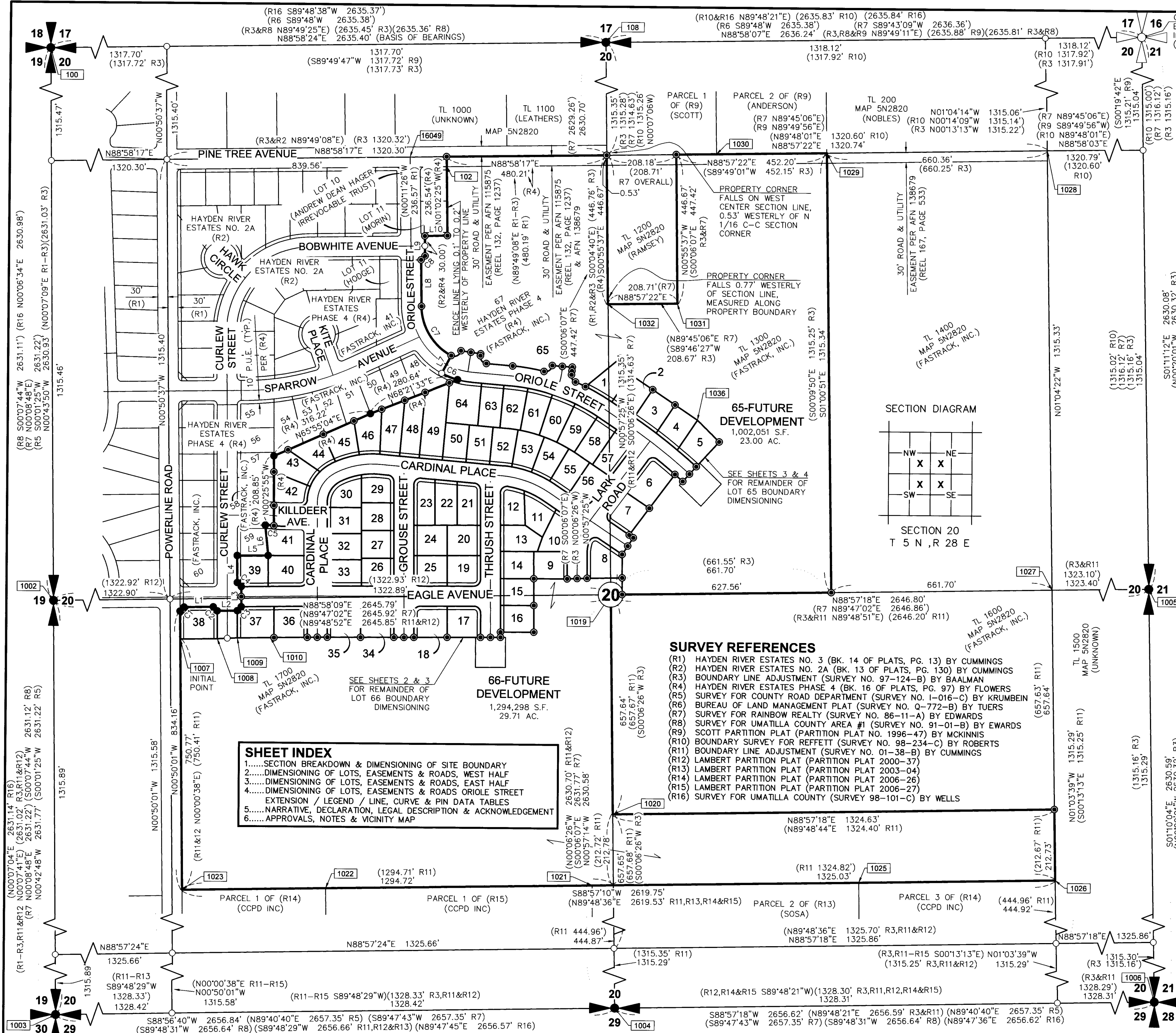
STATE OF OREGON, COUNTY OF UMATILLA

I certify that this instrument was received and recorded on 07-26-2021

at 12:45 o'clock p. m., in the record of PLATS of said County.  
BOOK 17 PAGE 29

**OFFICE OF COUNTY RECORDS**

By: STEVE CHURCHILL Records Officer  
Fee \$ 135.00 No. 2021-7250650



**SURVEY REFERENCES**

- (R1) HAYDEN RIVER ESTATES NO. 3 (BK. 14 OF PLATS, PG. 13) BY CUMMINGS
- (R2) HAYDEN RIVER ESTATES NO. 2A (BK. 13 OF PLATS, PG. 130) BY CUMMINGS
- (R3) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 97-124-B) BY BAALMAN
- (R4) HAYDEN RIVER ESTATES PHASE 4 (BK. 16 OF PLATS, PG. 97) BY FLOWERS
- (R5) SURVEY FOR COUNTY ROAD DEPARTMENT (SURVEY NO. 1-016-C) BY KRUMBEIN
- (R6) BUREAU OF LAND MANAGEMENT PLAT (SURVEY NO. Q-772-B) BY TUERS
- (R7) SURVEY FOR RAINBOW REALTY (SURVEY NO. 86-11-A) BY EDWARDS
- (R8) SURVEY FOR UMATILLA COUNTY AREA #1 (SURVEY NO. 91-01-B) BY EDWARDS
- (R9) SCOTT PARTITION PLAT (PARTITION PLAT NO. 1996-47) BY MCKINNIS
- (R10) BOUNDARY SURVEY FOR REFFETT (SURVEY NO. 98-234-C) BY ROBERTS
- (R11) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 01-38-B) BY CUMMINGS
- (R12) LAMBERT PARTITION PLAT (PARTITION PLAT 2000-37)
- (R13) LAMBERT PARTITION PLAT (PARTITION PLAT 2003-04)
- (R14) LAMBERT PARTITION PLAT (PARTITION PLAT 2006-26)
- (R15) LAMBERT PARTITION PLAT (PARTITION PLAT 2006-27)
- (R16) SURVEY FOR UMATILLA COUNTY (SURVEY 98-101-C) BY WELLS

**SHEET INDEX**

- 1.....SECTION BREAKDOWN & DIMENSIONING OF SITE BOUNDARY
- 2.....DIMENSIONING OF LOTS, EASEMENTS & ROADS, WEST HALF
- 3.....DIMENSIONING OF LOTS, EASEMENTS & ROADS, EAST HALF
- 4.....DIMENSIONING OF LOTS, EASEMENTS & ROADS ORIOLE STREET EXTENSION / LEGEND / LINE, CURVE & PIN DATA TABLES
- 5.....NARRATIVE, DECLARATION, LEGAL DESCRIPTION & ACKNOWLEDGEMENT
- 6.....APPROVALS, NOTES & VICINITY MAP



**PBS Engineering and Environmental Inc.**  
400 Bradley Blvd, Ste 106  
Richland, WA 99352  
509.942.1600  
pbsusa.com

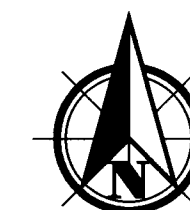
CLIENT: FASTRACK, INC.	PROJECT NO.: 66127.000	
SURVEYOR: GREG E. FLOWERS	DATE: 07/08/2021	
CALC BY: ADM / ROP	DRAWN BY: ROP / DWV	SCALE: 1" = 200'
SECTION: 20	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 1 OF 6

**BALLARD  
SUBDIVISION PHASE 1**

LOCATED IN A PORTION OF THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4,  
THE SOUTHWEST 1/4 OF THE NORTHEAST  
1/4, THE NORTHWEST 1/4 OF THE  
SOUTHWEST 1/4 & THE NORTHEAST 1/4 OF  
SECTION 20,  
TOWNSHIP 5 NORTH, RANGE 28 EAST OF  
THE WILLAMETTE MERIDIAN, CITY AND  
COUNTY OF UMATILLA, OREGON.

**BASIS OF BEARINGS**

BEARING OF N88°58'24"E, ALONG THE NORTH  
LINE OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE  
WILLAMETTE MERIDIAN, BETWEEN TIED  
MONUMENTS. OREGON NORTH ZONE STATE  
PLANE DERIVED FROM OPUS SOLUTIONS FROM  
STATIC GPS DATA COLLECTED ON CONTROL  
POINTS. DISTANCES SHOWN ARE TRUE GROUND  
DISTANCES, USING A COMBINED GRID TO  
GROUND SCALE FACTOR OF 1.00004281770771.



Scale 1" = 60'  
0 30 60 120

**LEGEND & ABBREVIATIONS**

- ◊ FOUND SURVEY MONUMENT / PROPERTY PIN, SHEET 4 DENOTED WITH POINT NUMBER, SEE TABLE, SHEET 4
- ◆ FOUND 3" BRASS CAP WITH PUNCH IN CASE AND COVER STAMPED: "PBS LS 02820 2019" PER (R4)
- FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "PBS OR 02820 LS" PER (R4)
- ◆ SET 3" BRASS CAP WITH PUNCH IN CONCRETE IN A CASE AND COVER STAMPED: "OR 02820 LS 2021" IN THIS SUBDIVISION
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: MARKED "PBS OR 02820 LS" IN THIS SUBDIVISION
- CALCULATED POINT ONLY, NOT FOUND OR SET
- ( R# ) / AFN DENOTES RECORD DATA PER SURVEY REFERENCE, SEE LIST / AUDITOR FILE NUMBER
- BLM / NLY BUREAU OF LAND MANAGEMENT / NORTHERLY
- L# / C# LINE / CURVE DATA, SEE TABLE, SHEET 4
- P.U.E. PUBLIC UTILITY EASEMENT
- RW / TL DENOTED DEDICATED RIGHT-OF-WAY / TAX LOT
- S.F. / AC. / (TYP.) / W/ SQUARE FEET / ACRES / TYPICAL / WITH
- SITE BOUNDARY
- EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
- EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- RIGHT-OF-WAY DEDICATED IN THIS PLAT
- RIGHT-OF-WAY CENTERLINE
- NEW LOT LINE
- DEDICATED EASEMENT, SEE P.U.E. NOTE, SHEET 5

**NOTE**  
SEE SHEET 4 FOR LINE, CURVE & FOUND MONUMENT DATA TABLES

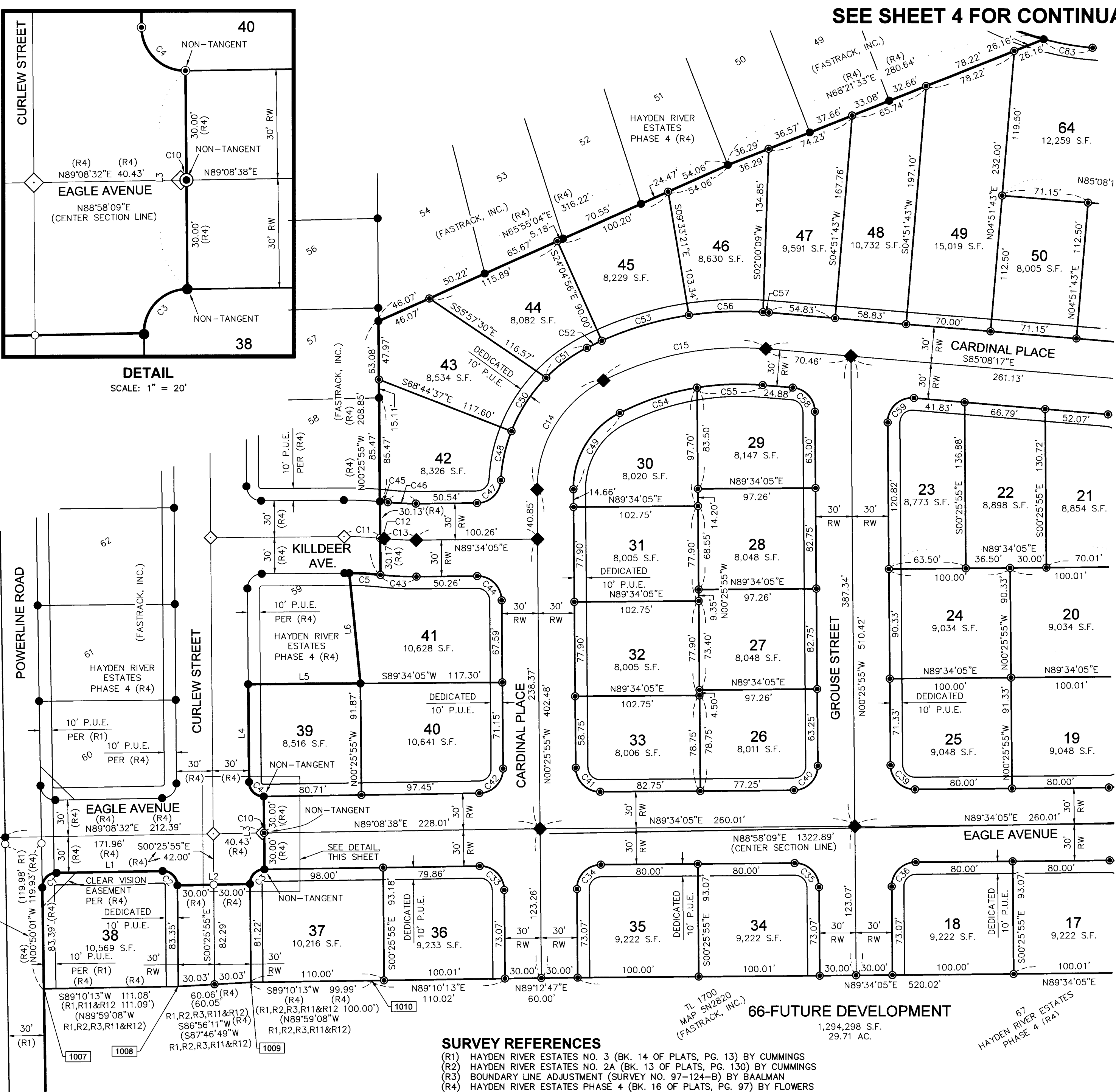
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*Greg E. Flowers*  
GREG E. FLOWERS, PLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Greg E. Flowers*  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS  
RENEWS 12/31/2021  
7/17/2021

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received  
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PLATS of said County.  
BOOK 17 PAGE 29  
**OFFICE OF COUNTY RECORDS**  
By: STEVE CHURCHILL Records Officer  
Fee \$ 135.00 No. 2021-7250650

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION



**DETAIL**  
SCALE: 1" = 20'

- SURVEY REFERENCES**
- (R1) HAYDEN RIVER ESTATES NO. 3 (BK. 14 OF PLATS, PG. 13) BY CUMMINGS
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  - (R16) SURVEY FOR UMATILLA COUNTY (SURVEY 98-101-C) BY WELLS

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 7/27/21  
Rec'd By: CT  
No.: 21-083-B



**PBS Engineering and  
Environmental Inc.**  
400 Bradley Blvd, Ste 106  
Richland, WA 99352  
509.942.1600  
pbsusa.com

CLIENT: FASTRACK, INC.	PROJECT NO.: 66127.000
SURVEYOR: GREG E. FLOWERS	DATE: 07/08/2021
CALC BY: ADM / ROP	DRAWN BY: ROP / DWW
SECTION: 20	TOWNSHIP: 5 NORTH
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 EAST	SHEET 2 OF 6

SEE SHEET 4 FOR CONTINUATION

# BALLARD SUBDIVISION PHASE 1

LOCATED IN A PORTION OF THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4,  
THE SOUTHWEST 1/4 OF THE NORTHEAST  
1/4, THE NORTHWEST 1/4 OF THE  
SOUTHWEST 1/4 & THE NORTHEAST 1/4 OF  
SECTION 20,  
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**NOTE**  
SEE SHEET 4 FOR LINE, CURVE & FOUND MONUMENT DATA TABLES



Scale 1" = 60'  
0 30 60 120

### BASIS OF BEARINGS

BEARING OF N88°58'24"E, ALONG THE NORTH  
LINE OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE  
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MONUMENTS. OREGON NORTH ZONE STATE  
PLANE DERIVED FROM OPUS SOLUTIONS FROM  
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GROUND SCALE FACTOR OF 1.00004281770771.

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- RIGHT-OF-WAY CENTERLINE
- NEW LOT LINE
- DEDICATED EASEMENT, SEE P.U.E. NOTE, SHEET 5

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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OREGON  
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RECEIVED BY  
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No.: 21-083-6

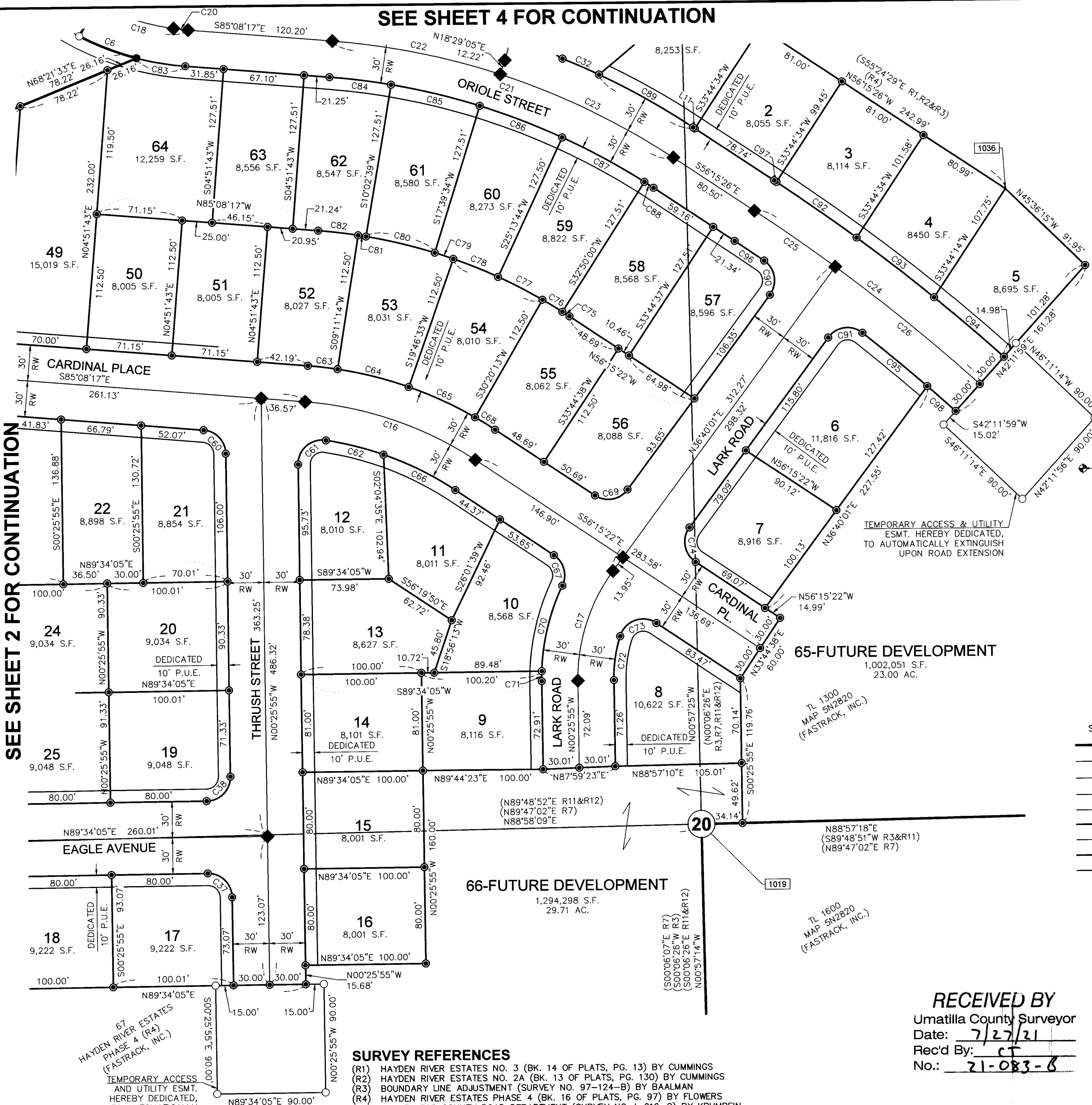
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CALC BY: ADM / ROP	DRAWN BY: ROP / DWW
SECTION: 20	TOWNSHIP: 5 NORTH
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 EAST	SHEET 3 OF 6

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
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PLATS of said County.  
BOOK 17 PAGE 29  
OFFICE OF COUNTY RECORDS  
By: STEVE CHURCHILL Records Officer  
Fee \$ 135.00 No. 2021-7250650

SEE SHEET 2 FOR CONTINUATION



### SURVEY REFERENCES

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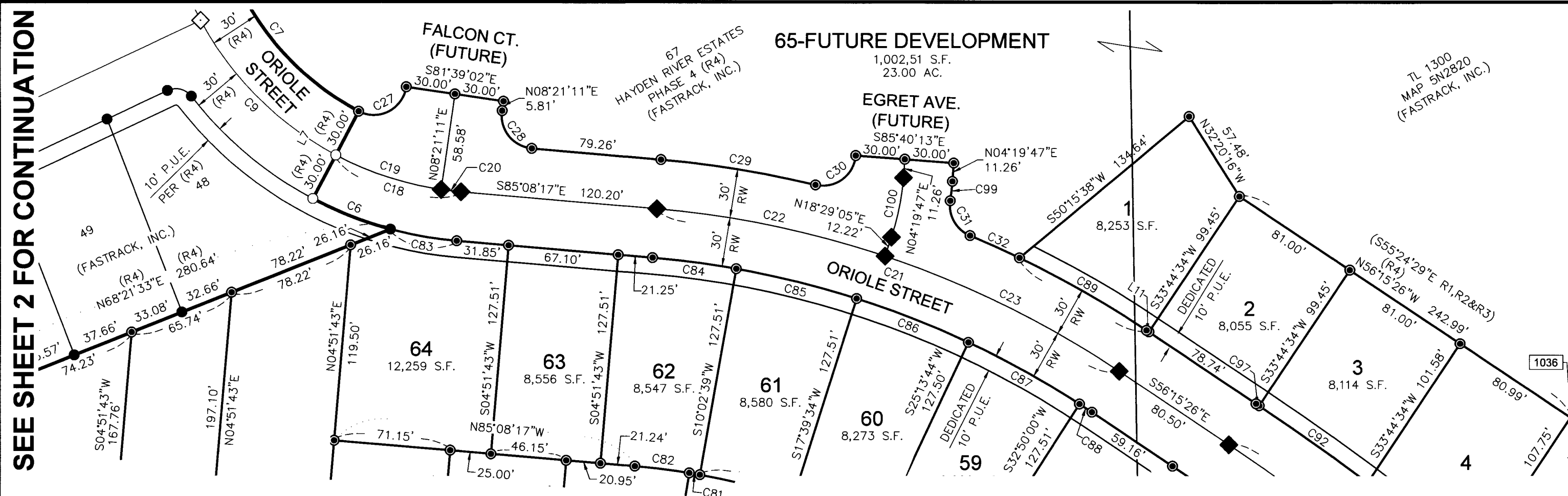
67  
HAYDEN RIVER ESTATES  
PHASE 4 (R4)  
(FASTRACK, INC.)  
TEMPORARY ACCESS  
AND UTILITY ESMT.  
HEREBY DEDICATED,  
TO AUTOMATICALLY  
EXTINGUISH UPON  
ROAD EXTENSION

TL 1600  
MAP 5N2820  
(FASTRACK, INC.)

TL 1300  
MAP 5N2820  
(FASTRACK, INC.)

**BALLARD  
SUBDIVISION PHASE 1**

LOCATED IN A PORTION OF THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4,  
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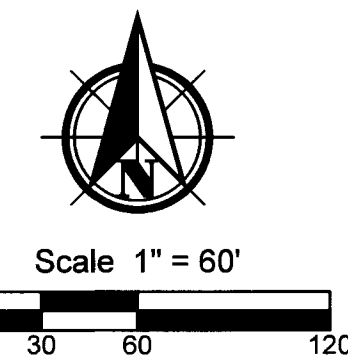


SEE SHEET 2 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

**LEGEND & ABBREVIATIONS**

- # PROPERTY MONUMENT / PROPERTY PIN, DENOTED WITH POINT NUMBER, SEE TABLE, SHEET 4
- FOUND 3" BRASS CAP WITH PUNCH IN CASE AND COVER STAMPED: "PBS LS 02820 2019" PER (R4)
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- BLM / N'LY BUREAU OF LAND MANAGEMENT / NORTHERLY
- L# / C# LINE / CURVE DATA, SEE TABLE, SHEET 4
- P.U.E. PUBLIC UTILITY EASEMENT
- RW / TL DENOTED DEDICATED RIGHT-OF-WAY / TAX LOT
- S.F. / AC. / (TYP.) / W/ SQUARE FEET / ACRES / TYPICAL / WITH
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- EXISTING EASEMENT
- RIGHT-OF-WAY DEDICATED IN THIS PLAT
- RIGHT-OF-WAY CENTERLINE
- NEW LOT LINE
- DEDICATED EASEMENT, SEE P.U.E. NOTE, SHEET 5



**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	(RECORD ARC L)
C1	18.84'	12.00'	89°58'33"	N44°09'15"E	16.97'	(R4)
C2	18.84'	12.00'	90°25'33"	S45°38'42"E	17.03'	(R4)
C3	18.86'	12.00'	90°01'53"	N44°35'01"E	16.98'	(R4)
C4	18.85'	12.00'	89°58'46"	S45°25'19"E	16.97'	(R4)
C5	25.75'	270.00'	5°27'52"	S86°50'23"E	25.74'	(R4)
C6	51.07'	230.00'	12°43'20"	N68°32'09"W	50.97'	(R4)
C7	181.39'	170.00'	61°08'04"	S31°36'27"E	172.91'	(R4)
C8	18.85'	12.00'	90°00'00"	N43°57'35"E	16.97'	(R1,R2&R4)
C9	117.84'	200.00'	33°45'35"	N45°17'42"W	116.15'	(R4)
C10	1.57'	200.00'	0°27'03"	N89°22'03"E	1.57'	(R4)
C11	29.79'	300.00'	5°41'23"	S87°35'14"E	29.78'	(R4)
C12	3.32'	300.00'	0°38'05"	N84°25'30"W	3.32'	
C13	26.49'	240.00'	6°19'28"	N87°16'11"W	26.48'	
C14	110.95'	100.00'	63°33'58"	N31°21'04"E	105.35'	
C15	138.45'	250.01'	31°43'41"	N78°59'53"E	136.68'	
C16	151.23'	300.01'	28°52'54"	S70°41'50"E	149.63'	
C17	97.13'	150.01'	37°05'57"	S18°07'03"W	95.44'	
C18	80.16'	200.00'	22°57'47"	S73°39'23"E	79.62'	
C19	67.97'	200.00'	19°28'20"	S71°54'39"E	67.64'	
C20	12.19'	200.00'	3°29'27"	N83°23'33"W	12.18'	
C21	302.44'	600.00'	28°52'51"	N70°41'51"W	299.25'	
C22	142.66'	600.00'	13°37'22"	S78°19'36"E	142.32'	
C23	159.78'	600.00'	15°15'29"	N63°53'10"W	159.31'	
C24	236.17'	1600.07'	8°27'24"	N52°01'43"W	235.95'	
C25	81.66'	1600.07'	2°55'27"	S54°47'42"E	81.65'	
C26	154.51'	1600.07'	5°31'57"	N50°34'00"W	154.45'	
C27	38.21'	20.00'	109°28'20"	S63°05'21"W	32.66'	
C28	32.64'	20.00'	93°29'27"	S38°23'33"E	29.13'	
C29	95.65'	630.00'	8°41'55"	N80°47'19"W	95.55'	
C30	34.64'	20.00'	99°13'52"	S53°56'42"W	30.47'	
C31	26.35'	20.00'	75°28'52"	S29°39'11"E	24.48'	
C32	32.66'	630.00'	2°58'14"	S65°52'07"E	32.66'	
C33	31.57'	20.00'	90°25'27"	S45°38'39"E	28.39'	
C34	31.42'	20.00'	90°00'00"	S44°34'05"W	28.29'	
C35	31.42'	20.00'	90°00'00"	S45°25'55"E	28.29'	
C36	31.42'	20.00'	90°00'00"	N44°34'05"E	28.29'	
C37	31.42'	20.00'	90°00'00"	S45°25'55"E	28.29'	
C38	31.42'	20.00'	90°00'00"	S44°34'05"W	28.29'	
C39	31.42'	20.00'	90°00'00"	N45°25'55"W	28.29'	
C40	31.42'	20.00'	90°00'00"	S44°34'05"W	28.29'	
C41	31.42'	20.00'	90°00'00"	S45°25'55"E	28.29'	
C42	31.27'	20.00'	89°34'33"	S44°21'21"W	28.18'	
C43	29.80'	270.00'	6°19'28"	S87°16'11"E	29.79'	
C44	31.42'	20.00'	90°00'00"	S45°25'55"E	28.29'	
C45	6.64'	330.00'	1°09'12"	S84°41'03"E	6.64'	
C46	23.18'	210.00'	6°19'28"	N87°16'11"W	23.17'	
C47	30.20'	20.00'	86°30'10"	S46°19'00"W	27.41'	
C48	41.46'	130.00'	18°16'13"	S12°12'01"W	41.28'	
C49	77.66'	70.00'	63°33'58"	S31°21'04"W	73.74'	
C50	53.02'	130.00'	23°21'59"	S33°01'07"W	52.65'	
C51	41.82'	130.00'	18°25'55"	N53°55'05"E	41.64'	
C52	13.60'	280.01'	2°47'01"	N64°31'33"E	13.60'	
C53	75.18'	280.01'	15°23'03"	S73°36'35"W	74.96'	
C54	67.34'	220.01'	17°32'13"	N71°54'09"E	67.08'	
C55	54.49'	220.01'	14°11'28"	S87°45'59"W	54.35'	
C56	61.40'	280.01'	12°33'49"	S87°35'01"W	61.28'	
C57	4.87'	280.01'	0°59'48"	N85°38'11"W	4.87'	
C58	29.57'	20.00'	84°42'21"	N42°47'06"W	26.95'	
C59	33.27'	20.00'	95°17'39"	N47°12'54"E	29.56'	
C60	29.57'	20.00'	84°42'21"	N42°47'06"W	26.95'	
C61	34.73'	20.00'	99°30'08"	S49°19'09"W	30.53'	
C62	49.41'	270.01'	10°29'08"	N75°41'13"W	49.35'	
C63	24.91'	330.01'	4°19'30"	S82°58'31"E	24.91'	
C64	60.99'	330.01'	10°35'19"	N75°31'07"W	60.90'	
C65	60.83'	330.01'	10°33'40"	N64°56'37"W	60.74'	
C66	66.86'	270.01'	14°11'16"	N63°21'01"W	66.69'	
C67	28.57'	20.00'	81°49'48"	N15°20'28"W	26.20'	
C68	19.62'	330.01'	3°24'25"	S57°57'35"E	19.62'	
C69	30.40'	20.00'	87°04'36"	N80°12'19"E	27.55'	
C70	73.31'	180.01'	23°20'03"	N13°54'24"E	72.80'	
C71	8.39'	180.01'	2°40'18"	S00°54'14"W	8.39'	
C72	37.00'	120.01'	17°39'48"	S08°23'59"W	36.85'	

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C73	37.18'	20.00'	106°30'45"	N70°29'15"E	32.05'
C74	32.44'	20.00'	92°55'24"	S09°47'41"E	29.00'
C75	7.04'	442.52'	0°54'40"	S56°42'42"E	7.04'
C76	19.28'	442.52'	2°29'45"	S58°24'55"E	19.27'
C77	41.45'	442.52'	5°22'01"	S62°20'48"E	41.44'
C78	40.12'	442.52'	5°11'39"	S67°37'38"E	40.10'
C79	16.35'	442.52'	2°06'59"	N71°16'56"W	16.34'
C80	58.82'	442.52'	7°36'55"	S76°08'53"E	58.77'
C81	6.62'	442.52'	0°51'25"	S80°23'04"E	6.62'
C82	33.40'	442.52'	4°19'30"	N82°58'31"W	33.40'
C83	41.11'	230.00'	10°14'27"	S80°01'03"E	41.05'
C84	51.55'	570.00'	5°10'22"	N82°32'50"W	51.53'
C85	75.76'	570.00'	7°36'57"	N76°08'54"W	75.71'
C86	73.31'	570.00'	7°22'07"	S68°39'22"E	73.26'
C87	77.65'	570.00'	7°48'19"	S61°04'09"E	77.59'
C88	9.05'	570.00'	0°54'34"	N56°42'43"W	9.05'
C89	89.35'	630.00'	8°07'34"	N60°19'13"W	89.28'
C90	32.06'	20.00'	91°50'55"	N09°15'26"W	28.74'
C91	32.06'	20.00'	91°50'55"	N82°35'29"E	28.74'
C92	81.04'	1630.07'	2°50'54"	N54°45'12"W	81.03'
C93	81.24'	1630.07'	2°51'20"	S51°54'05"E	81.24'
C94	76.05'	1630.07'	2°40'23"	N49°08'13"W	76.04'
C95	69.47'	1570.07'	2°32'06"	N50°13'01"W	69.46'
C96	29.47'	1570.07'	1°04'32"	S55°43'10"E	29.47'
C97	2.26'	1630.07'	0°04'47"	N56°13'02"W	2.26'
C98	31.49'	1570.07'	1°08'56"	S48°22'30"E	31.49'
C99	11.81'	180.01'	3°45'28"	S06°12'31"W	11.80'
C100	37.06'	150.01'	14°09'18"	S11°24'26"W	36.97'

**LINE TABLE**

LINE	BEARING	DISTANCE	(RECORD BEARING)	(RECORD DIST.)
L1	N89°08'32"E	87.67'	(R4)	(R4)
L2	N88°58'36"E	60.00'	(R4)	(R4)
L3	N00°26'33"W	60.00'	(R4)	(R4)
L4	N00°25'55"W	80.46'	(R4)	(R4)
L5	N89°34'05"E	92.70'	(R4)	(R4)
L6	N05°42'30"W	91.24'	(R4)	(R4)
L7	N27°49'31"E	60.00'	(R4)	(R4)
L8	N01°02'25"W	138.99'	(R4)	(R4)
L9	N01°02'25"W	60.00'	(R4)(S00°11'26"E R1&R2)	(R1,R2&R4)
L10	N88°57'35"E	68.00'	(R4)(S89°48'34"W R1&R2)	(R1,R2&R4)
L11	N56°15'26"W	11.76'		

**FOUND MONUMENT & PROPERTY PIN TABLE  
(POSITION FROM CALCULATED TO MEASURED)**

#	DESCRIPTION / SURVEY REFERENCE	BEARING	DISTANCE
100	3" BRASS CAP BY BLM, ESTABLISHED PER (R6)		HELD
102	REBAR W/ CAP: "OR LS 2316" (R2)		HELD
108	3" BRASS CAP BY BLM, ESTABLISHED PER (R6)		HELD
1002	2" ALUMINUM CAP ON 1" PIPE LS 951, ESTABLISHED PER (R8), CAP MATERIAL DOES NOT MATCH AS DESCRIBED ON (R8)		HELD
1003	2-1/2" BRASS CAP BY RPE 7728, ESTABLISHED PER (R5)		HELD
1004	2-1/2" BRASS CAP ON 1" PIPE LS 951, ESTABLISHED PER (R8)		HELD
1005	2-1/2" BRASS CAP ON 1" PIPE LS 951, ESTABLISHED PER (R8)		HELD
1006	3" BRASS CAP BY BLM, ESTABLISHED PER (R6)		HELD
1007	REBAR W/ CAP: "OR LS 2316" (R1)		HELD
1008	REBAR W/ CAP: "RSI JAB 02735 LS" (R3)		HELD
1009	REBAR W/ CAP: "RSI JAB 02735 LS" (R3)		HELD
1010	REBAR W/ CAP: "RSI JAB 02735 LS" (R3)		HELD
1019	REBAR W/ CAP: "OR LS 2316" ESTABLISHED PER (R3) & (R11)		HELD
1020	REBAR W/ CAP: "OR LS 2316" (R11)		HELD
1021	REBAR W/ CAP: "OR LS 2316" (R13)	0.14' N'LY OF PROP. LINE	
1022	REBAR W/OUT CAP (R13)	0.24' N'LY OF PROP. LINE	
1023	REBAR W/OUT CAP (R11)	N22'E 0.29'	
1025	REBAR W/ CAP: "LS 2316" (R13)	0.11' N'LY OF PROP. LINE	
1026	REBAR W/OUT CAP (R11)	S61'W 0.16'	
1027	REBAR W/ CAP: "OR LS 2316" NO RECORD	S3'W 0.25'	
1028	REBAR W/ CAP: "PLS 2627" (R10)		HELD
1029	REBAR W/ CAP: "RV MCKINNIS PLS 2431" (R9)	N45'W 0.70'	
1030	REBAR W/ CAP: "RV MCKINNIS PLS 2431" (R9)	0.15' N'LY OF PROP. LINE	
1031	FOUND REBAR W/OUT CAP (R7)	N14'W 0.11'	
1032	FOUND REBAR W/OUT CAP (R7)		HELD
1036	REBAR W/ CAP: "RSI JAB 02735 LS" (R3)		HELD FOR NEW CORNER
16049	REBAR W/ CAP: ILLEGIBLE (R2)		HELD FOR ROAD CENTERLINE

NOTE: "HELD" DENOTES PIN WAS FOUND WITHIN 0.10' OF CALCULATED

**BASIS OF BEARINGS**  
BEARING OF N88°58'24"E, ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS, OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. DISTANCES SHOWN ARE TRUE GROUND DISTANCES, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*Greg E. Flowers*  
GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Greg E. Flowers*  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS  
RENEWS 12/31/2021  
7/15/2021

- SURVEY REFERENCES**
- (R1) HAYDEN RIVER ESTATES NO. 3 (BK. 14 OF PLATS, PG. 13) BY CUMMINGS
  - (R2) HAYDEN RIVER ESTATES NO. 2A (BK. 13 OF PLATS, PG. 130) BY CUMMINGS
  - (R3) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 97-124-B) BY BAALMAN
  - (R4) HAYDEN RIVER ESTATES PHASE 4 (BK. 16 OF PLATS, PG. 97) BY FLOWERS
  - (R5) SURVEY FOR COUNTY ROAD DEPARTMENT (SURVEY NO. 1-016-C) BY KRUMBEIN
  - (R6) BUREAU OF LAND MANAGEMENT PLAT (SURVEY NO. Q-772-B) BY TUERS
  - (R7) SURVEY FOR RAINBOW REALTY (SURVEY NO. 86-11-A) BY EDWARDS
  - (R8) SURVEY FOR UMATILLA COUNTY AREA #1 (SURVEY NO. 91-01-B) BY EDWARDS
  - (R9) SCOTT PARTITION PLAT (PARTITION PLAT NO. 1996-47) BY MCKINNIS
  - (R10) BOUNDARY SURVEY FOR REFFETT (SURVEY NO. 98-234-C) BY ROBERTS
  - (R11) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 01-38-B) BY CUMMINGS
  - (R12) LAMBERT PARTITION PLAT (PARTITION PLAT 2000-37)
  - (R13) LAMBERT PARTITION PLAT (PARTITION PLAT 2003-04)
  - (R14) LAMBERT PARTITION PLAT (PARTITION PLAT 2006-26)
  - (R15) LAMBERT PARTITION PLAT (PARTITION PLAT 2006-27)
  - (R16) SURVEY FOR UMATILLA COUNTY (SURVEY 98-101-C) BY WELLS

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 07-26-2021  
at 12:45 o'clock p. m., in the record of PLATS of said County.  
BOOK 17 PAGE 29  
**OFFICE OF COUNTY RECORDS**  
By: STEVE CHURCHILL Records Officer  
Fee \$ 135.00 No. 2021-7250650

**PBS Engineering and Environmental Inc.**  
400 Bradley Blvd, Ste 106  
Richland, WA 99352  
509.942.1600  
pbsusa.com

CLIENT: FASTRACK, INC.	PROJECT NO.: 66127.000
SURVEYOR: GREG E. FLOWERS	DATE: 07/08/2021
CALC BY: ADM / ROP	DRAWN BY: ROP / DWW
SECTION: 20	TOWNSHIP: 5 NORTH
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 EAST	SHEET 4 OF 6

RECEIVED BY  
Umatilla County Surveyor  
Date

**BALLARD  
SUBDIVISION PHASE 1**

LOCATED IN A PORTION OF THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4,  
THE SOUTHWEST 1/4 OF THE NORTHEAST  
1/4, THE NORTHWEST 1/4 OF THE  
SOUTHEAST 1/4 & THE NORTHEAST 1/4 OF  
THE SOUTHWEST 1/4 OF SECTION 20,  
TOWNSHIP 5 NORTH, RANGE 28 EAST OF  
THE WILLAMETTE MERIDIAN, CITY AND  
COUNTY OF UMATILLA, OREGON.

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FASTRACK INC. TO DELINEATE AND SUBDIVIDE THE BOUNDARIES OF LOT 67 OF HAYDEN RIVER ESTATES PHASE 4, RECORDED IN BOOK 16, PAGE 97 AND OF TAX LOTS 1300 & 1700 OF TAX MAP 5N2820 ALL RECORDS OF UMATILLA COUNTY, OREGON. PORTIONS OF THIS BOUNDARY HAD BEEN PREVIOUSLY DEFINED AND MONUMENTED BY SAID HAYDEN RIVER ESTATES PHASE 4 AND PARTITION PLAT NO. 2000-37.

DURING OUR INITIAL FIELD WORK, WE RECOVERED AND TIED MANY OF THE PERIMETER LOT CORNERS AND CONTROLLING SECTION CORNERS. THE NORTHEAST CORNER OF THE SECTION WAS NOT RECOVERED DURING OUR FIELD WORK, WE HAVE RELIED ON A COMPUTED POSITION USING A BEARING-BEARING INTERSECTION USING DATA FROM SURVEY 98-101-C. THIS PROPERTY IS BORDERED BY TAX LOT 1200, DESCRIBED AS BEING THE NORTH 447.42 FEET OF THE WEST 208.71 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20. OUR BREAKDOWN OF THE NORTHEAST QUARTER OF SECTION 20 DID NOT FIT THE MONUMENTED POSITION OF OF TAX LOT 1200, WE MADE THE DECISION TO HOLD THE PINS FOUND ALONG THE SOUTHERLY LINE OF TAX LOT 1200 FOR THE TRUE LOCATION OF THIS PARCEL. THIS ALSO AGREES WITH THE RECORD DIMENSIONS SHOWN ON HAYDEN RIVER ESTATES NO. 3.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER +/- 2 PPM TIMES MEASURED LENGTH. MONUMENTS WERE VISITED IN AUGUST AND SEPTEMBER 2018.

**TITLE REPORT REFERENCE**

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE, LOCATED IN PENDLETON, OREGON, TITLE REPORTS, FILE NUMBERS 240898AM & 277356AM, DATED MAY 30, 2018 & JANUARY 22, 2019, RESPECTIVELY. IN PREPARING THIS TENTATIVE PLAN, PBS ENGINEERING & ENVIRONMENTAL INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING & ENVIRONMENTAL INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE TENTATIVE PLAN AND DISCLOSED BY THE REFERENCED AMERITITLE TITLE REPORTS. PBS ENGINEERING & ENVIRONMENTAL INC. HAS RELIED WHOLLY ON AMERITITLE'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING & ENVIRONMENTAL INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

**LEGAL DESCRIPTIONS**

LOT 67:  
LOT 67, HAYDEN RIVER ESTATES PHASE 4, A REPLAT OF LOT 41 IN HAYDEN RIVER ESTATE NO. 3, LYING WITHIN A PORTION OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON.

**TRACT I (5N2820 LOT 1700):**

A TRACT OF LAND LOCATED IN PARCEL 3, PARTITION PLAT NO. 2000-37 AND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, BEING DESCRIBED AS FOLLOWS:  
A TRACT OF LAND LOCATED IN SECTION 20, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20, SOUTH 00°06'26" EAST, A DISTANCE OF 657.67 FEET; THENCE NORTH 89°48'44" EAST A DISTANCE OF 1324.40 FEET, TO A POINT ON THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE ALONG SAID LINE, SOUTH 00°13'13" EAST, A DISTANCE OF 212.67 FEET; THENCE SOUTH 89°48'36" WEST, A DISTANCE OF 2619.53 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF POWERLINE ROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°00'38" EAST, A DISTANCE OF 750.41 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 41, HAYDEN RIVER ESTATES PHASE 3, AS PER THE PLAT THEREOF IN BOOK 14, PAGE 13, PLAT RECORDS, UMATILLA COUNTY, OREGON; THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING 10 CALLS: (1) SOUTH 89°59'08" EAST, A DISTANCE OF 111.09 FEET; (2) NORTH 87°46'49" EAST, A DISTANCE OF 60.05 FEET; (3) SOUTH 89°59'08" EAST, A DISTANCE OF 100.00 FEET; (4) NORTH 00°00'52" EAST, A DISTANCE OF 69.11 FEET; (5) NORTH 43°07'46" EAST, A DISTANCE OF 61.78 FEET; (6) NORTH 34°37'08" EAST, A DISTANCE OF 100.38 FEET; (7) SOUTH 55°24'49" EAST, A DISTANCE OF 686.04 FEET; (8) NORTH 34°35'11" EAST, A DISTANCE OF 100.00 FEET; (9) NORTH 66°56'02" EAST, A DISTANCE OF 71.02 FEET; (10) NORTH 34°35'11" EAST, A DISTANCE OF 414.69 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20; THENCE ALONG SAID LINE, SOUTH 00°06'26" EAST, A DISTANCE OF 136.93 FEET TO THE POINT OF BEGINNING.

**TRACT II (5N2820 LOT 1300):**

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28, EAST, WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON;  
EXCEPTING THEREFROM THE NORTH 447.42 FEET OF THE WEST 208.71 FEET THEREOF;  
ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED RECORDED OCTOBER 30, 1997 IN MICROFILM R-318, PAGE 597, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.

**OWNER/DEVELOPER**

FASTRACK, INC.  
4013 MELVILLE ROAD  
PASCO, WA 99301

**SURVEYOR'S CERTIFICATE**

I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "BALLARD SUBDIVISION PHASE 1", SAID SUBDIVISION BEING LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 & THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY AND COUNTY OF UMATILLA, OREGON. THE INITIAL POINT OF SAID "BALLARD SUBDIVISIONS PHASE 1" BEING A FOUND 5/8" REBAR WITH PLASTIC CAP INSCRIBED "OR LS 2316", MARKING THE NORTHWEST CORNER OF LOT 1700 OF MAP 5N2820.

GREG E. FLOWERS, P.L.S. 02820 OR.

**OWNER'S DECLARATION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I, JARED FARIS, AUTHORIZED REPRESENTATIVE FOR FASTRACK, INC., OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (UTIL ESMT) & SANITARY SEWER EASEMENTS (SAN. SEWER ESMT) AS SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "BALLARD SUBDIVISION PHASE 1". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 67, HAYDEN RIVER ESTATES PHASE 4, A REPLAT OF LOT 41 IN HAYDEN RIVER ESTATE NO. 3, LYING WITHIN A PORTION OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON.

**TOGETHER WITH:**

TRACT I (5N2820 LOT 1700):  
A TRACT OF LAND LOCATED IN PARCEL 3, PARTITION PLAT NO. 2000-37 AND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, BEING DESCRIBED AS FOLLOWS:  
A TRACT OF LAND LOCATED IN SECTION 20, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20, SOUTH 00°06'26" EAST, A DISTANCE OF 657.67 FEET; THENCE NORTH 89°48'44" EAST A DISTANCE OF 1324.40 FEET, TO A POINT ON THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE ALONG SAID LINE, SOUTH 00°13'13" EAST, A DISTANCE OF 212.67 FEET; THENCE SOUTH 89°48'36" WEST, A DISTANCE OF 2619.53 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF POWERLINE ROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°00'38" EAST, A DISTANCE OF 750.41 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 41, HAYDEN RIVER ESTATES PHASE 3, AS PER THE PLAT THEREOF IN BOOK 14, PAGE 13, PLAT RECORDS, UMATILLA COUNTY, OREGON; THENCE ALONG SAID SOUTHERLY LINE, THE FOLLOWING 10 CALLS: (1) SOUTH 89°59'08" EAST, A DISTANCE OF 111.09 FEET; (2) NORTH 87°46'49" EAST, A DISTANCE OF 60.05 FEET; (3) SOUTH 89°59'08" EAST, A DISTANCE OF 100.00 FEET; (4) NORTH 00°00'52" EAST, A DISTANCE OF 69.11 FEET; (5) NORTH 43°07'46" EAST, A DISTANCE OF 61.78 FEET; (6) NORTH 34°37'08" EAST, A DISTANCE OF 100.38 FEET; (7) SOUTH 55°24'49" EAST, A DISTANCE OF 686.04 FEET; (8) NORTH 34°35'11" EAST, A DISTANCE OF 100.00 FEET; (9) NORTH 66°56'02" EAST, A DISTANCE OF 71.02 FEET; (10) NORTH 34°35'11" EAST, A DISTANCE OF 414.69 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20; THENCE ALONG SAID LINE, SOUTH 00°06'26" EAST, A DISTANCE OF 136.93 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH:**

TRACT II (5N2820 LOT 1300):  
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28, EAST, WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON;  
EXCEPTING THEREFROM THE NORTH 447.42 FEET OF THE WEST 208.71 FEET THEREOF;  
ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED RECORDED OCTOBER 30, 1997 IN MICROFILM R-318, PAGE 597, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.

*Jared Faris*  
JARED FARIS, REPRESENTATIVE FOR FASTRACK, INC.

7-16-2021  
DATE

**ACKNOWLEDGMENT**

STATE OF Washington  
COUNTY OF Benton

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JARED FARIS, HAS SIGNED THIS PLAT ON BEHALF OF FASTRACK, INC., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

*Payge Price*  
NOTARY PUBLIC DATE July 16, 2021

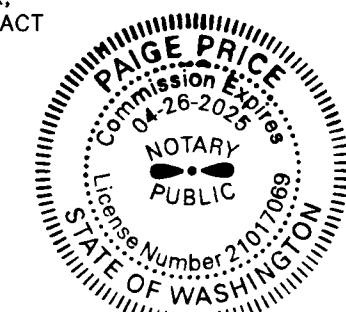
MY APPOINTMENT EXPIRES April 26, 2025

RESIDING Richland, WA

**SURVEY REFERENCES**

- (R1) HAYDEN RIVER ESTATES NO. 3 (BK. 14 OF PLATS, PG. 13) BY CUMMINGS
- (R2) HAYDEN RIVER ESTATES NO. 2A (BK. 13 OF PLATS, PG. 130) BY CUMMINGS
- (R3) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 97-124-B) BY BAALMAN
- (R4) HAYDEN RIVER ESTATES PHASE 4 (BK. 16 OF PLATS, PG. 97) BY FLOWERS
- (R5) SURVEY FOR COUNTY ROAD DEPARTMENT (SURVEY NO. I-016-C) BY KRUMBEIN
- (R6) BUREAU OF LAND MANAGEMENT PLAT (SURVEY NO. Q-772-B) BY TUIERS
- (R7) SURVEY FOR RAINBOW REALTY (SURVEY NO. 86-11-A) BY EDWARDS
- (R8) SURVEY FOR UMATILLA COUNTY AREA #1 (SURVEY NO. 91-01-B) BY EDWARDS
- (R9) SCOTT PARTITION PLAT (PARTITION PLAT NO. 1996-47) BY MCKINNIS
- (R10) BOUNDARY SURVEY FOR REFFETT (SURVEY NO. 98-234-C) BY ROBERTS
- (R11) BOUNDARY LINE ADJUSTMENT (SURVEY NO. 01-38-B) BY CUMMINGS
- (R12) LAMBERT PARTITION PLAT (PARTITION PLAT 2000-37)
- (R13) LAMBERT PARTITION PLAT (PARTITION PLAT 2003-04)
- (R14) LAMBERT PARTITION PLAT (PARTITION PLAT 2006-26)
- (R15) LAMBERT PARTITION PLAT (PARTITION PLAT 2006-27)
- (R16) SURVEY FOR UMATILLA COUNTY (SURVEY 98-101-C) BY WELLS

RECEIVED BY  
Umatilla County Surveyor  
Date: 7/27/21  
Rec'd By: CT  
No.: 21-083-8



THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*Greg E. Flowers*  
GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Greg E. Flowers*  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/2021  
7/15/2021

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 07-26-2021  
at 12:45 o'clock p. m., in the record of PLATS of said County,  
BOOK 17 PAGE 29  
OFFICE OF COUNTY RECORDS  
By: STEVE CHURCHILL Records Officer  
Fee \$ 135.00 No. 2021-7250650

	CLIENT: FASTRACK, INC.	PROJECT NO.: 66127.000
	SURVEYOR: GREG E. FLOWERS	DATE: 07/08/2021
CALC BY: ADM / ROP	DRAWN BY: ROP / DWV	SCALE: N/A
SECTION: 20	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 5 OF 6
PBS Engineering and Environmental Inc. 400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600 pbsusa.com		

**BALLARD  
SUBDIVISION PHASE 1**

LOCATED IN A PORTION OF THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4,  
THE SOUTHWEST 1/4 OF THE NORTHEAST  
1/4, THE NORTHWEST 1/4 OF THE  
SOUTHWEST 1/4 & THE NORTHEAST 1/4 OF  
THE SOUTHWEST 1/4 OF SECTION 20,  
TOWNSHIP 5 NORTH, RANGE 28 EAST OF  
THE WILLAMETTE MERIDIAN, CITY AND  
COUNTY OF UMATILLA, OREGON.

**SURVEY REFERENCES**

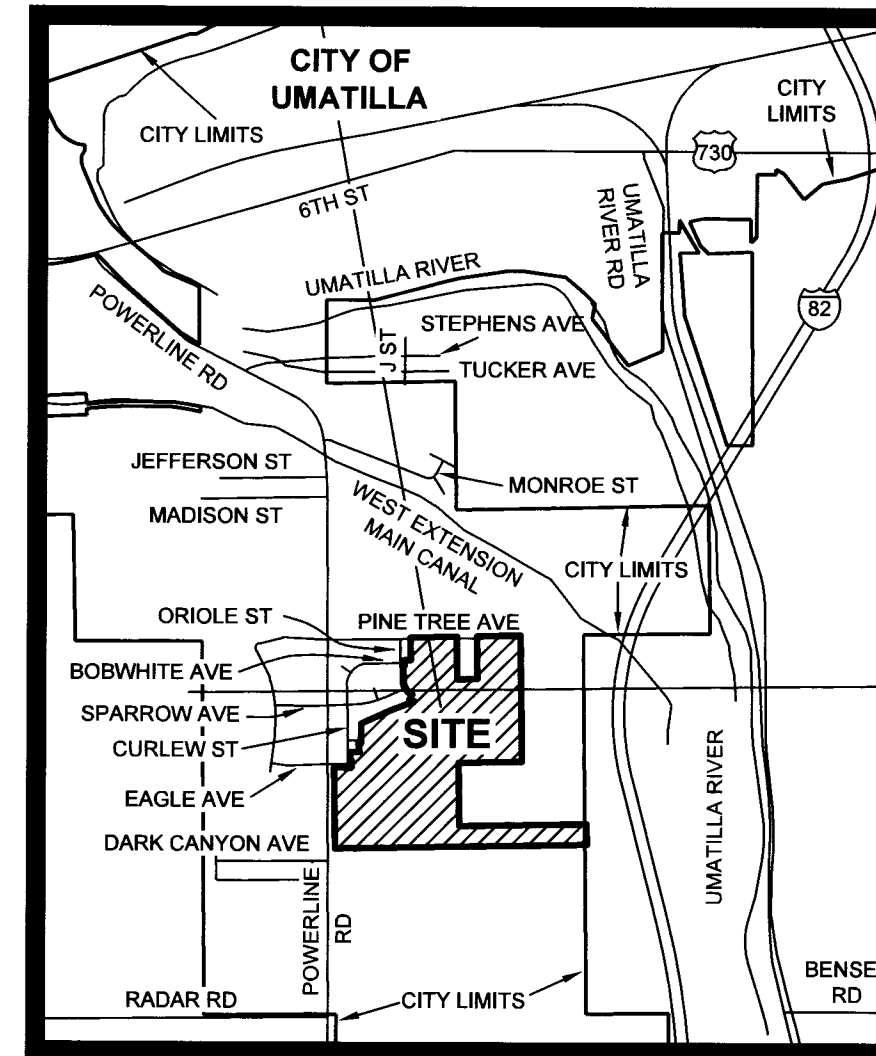
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**PROPERTY PINS & ROAD MONUMENTS NOTE**

ROAD CONSTRUCTION FOR EAGLE AVENUE, KILLDEER AVENUE, ORIOLE STREET, CARDINAL PLACE, GROUSE STREET, THRUSH STREET AND LARK ROAD WILL OCCUR AT THE TIME OF THIS SUBDIVISION. INSTALLATION OF CENTERLINE MONUMENTS ALONG THESE STREETS AND SETTING OF PROPERTY PINS FOR LOTS 1 THROUGH 66 WILL BE COMPLETED AT THIS TIME.

**PUBLIC UTILITY EASEMENT NOTE**

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.



**VICINITY MAP**  
NOT TO SCALE

**APPROVALS:**

**CITY OF UMATILLA**

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. Application SUB-2-20

Mary Dedrick 07/21/2021  
MAYOR OF THE CITY OF UMATILLA DATE

**UMATILLA COUNTY SURVEYOR**

I, DAVID KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION, AND HAVE FOUND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUBDIVISIONS, AND I THEREFORE APPROVE SAID SUBDIVISION FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

David H. Krumbein 22 July 2021  
DAVID H. KRUMBEIN, P.E., P.L.S., DATE  
UMATILLA COUNTY SURVEYOR

**UMATILLA COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS SUBDIVISION OF BALLARD SUBDIVISION PHASE 1 AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

George M. Beck July 26, 2021  
CHAIRMAN DATE  
Bob Self July 23, 2021  
COMMISSIONER DATE  
[Signature] July 26, 2021  
COMMISSIONER DATE

**UMATILLA COUNTY ASSESSORS AND TAX COLLECTOR**

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING SUBDIVISION, AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID, AND WE THEREFORE APPROVE SAID SUBDIVISION.

Reynold Reynolds 7-22-21  
COUNTY ASSESSOR DATE  
Reynold Reynolds 7-22-21  
COUNTY TAX COLLECTOR DATE

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Greg E. Flowers  
GREG E. FLOWERS, PLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Greg E. Flowers  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/2021  
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