

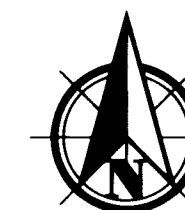
# BALLARD PHASE 2

A REPLAT OF LOT 66 BALLARD PHASE 1, BOOK 17 PAGE 29

LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON

### SHEET INDEX

- ..... SITE BOUNDARY, LOT 126 SECTION BREAKDOWN
- ..... PROPOSED LOTS & ROADS, WEST HALF
- ..... LEGEND & ABBREVIATIONS, NARRATIVE, TITLE REPORT REFERENCE, OWNER/DEVELOPER, FLOOD PLAIN NOTE, ZONING NOTE, EXISTING USE OF PROPERTY NOTE, PUBLIC UTILITY EASEMENT NOTE, TABLES & ADJOINERS
- ..... OWNERS DECLARATION & DEDICATION, APPROVALS, ACKNOWLEDGEMENT, SURVEYOR'S CERTIFICATE & VICINITY MAP

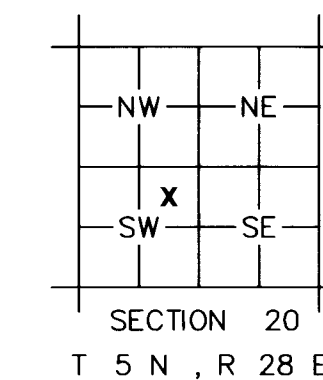


Scale 1" = 200'

### BASIS OF BEARINGS

NAD83, OREGON PLANE NORTH ZONE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS. TO REPRODUCE, HOLD A BEARING OF N00°42'48"W, ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, DISTANCES SHOWN ARE TRUE GROUND LENGTHS, USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00004281770771.

### SECTION DIAGRAM



### CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	(RECORD ARC L)
C1	1.57'	200.00'	0°27'03"	N89°22'03"E	1.57'	(R4,R17)
C2	31.34'	20.00'	89°47'11"	N44°03'34"E	28.23'	
C3	31.20'	20.00'	89°23'05"	N44°15'38"E	28.13'	
C4	31.63'	20.00'	90°36'55"	S45°44'23"E	28.44'	
C5	31.20'	20.00'	89°23'05"	N44°15'37"E	28.13'	
C6	31.63'	20.00'	90°36'55"	S45°44'23"E	28.44'	
C7	31.20'	20.00'	89°23'05"	N44°15'37"E	28.13'	
C8	31.63'	20.00'	90°36'55"	S45°44'23"E	28.44'	
C9	31.20'	20.00'	89°23'05"	N44°15'37"E	28.13'	
C10	31.63'	20.00'	90°36'55"	N45°44'23"W	28.44'	
C11	31.20'	20.00'	89°23'05"	S44°15'37"W	28.13'	
C12	31.63'	20.00'	90°36'55"	N45°44'23"W	28.44'	
C13	31.20'	20.00'	89°23'05"	S44°15'37"W	28.13'	
C14	31.63'	20.00'	90°36'55"	N45°44'23"W	28.44'	
C15	31.20'	20.00'	89°23'05"	S44°15'37"W	28.13'	
C16	31.63'	20.00'	90°36'55"	S45°44'23"E	28.44'	
C17	31.49'	20.00'	90°12'49"	S45°56'26"E	28.34'	

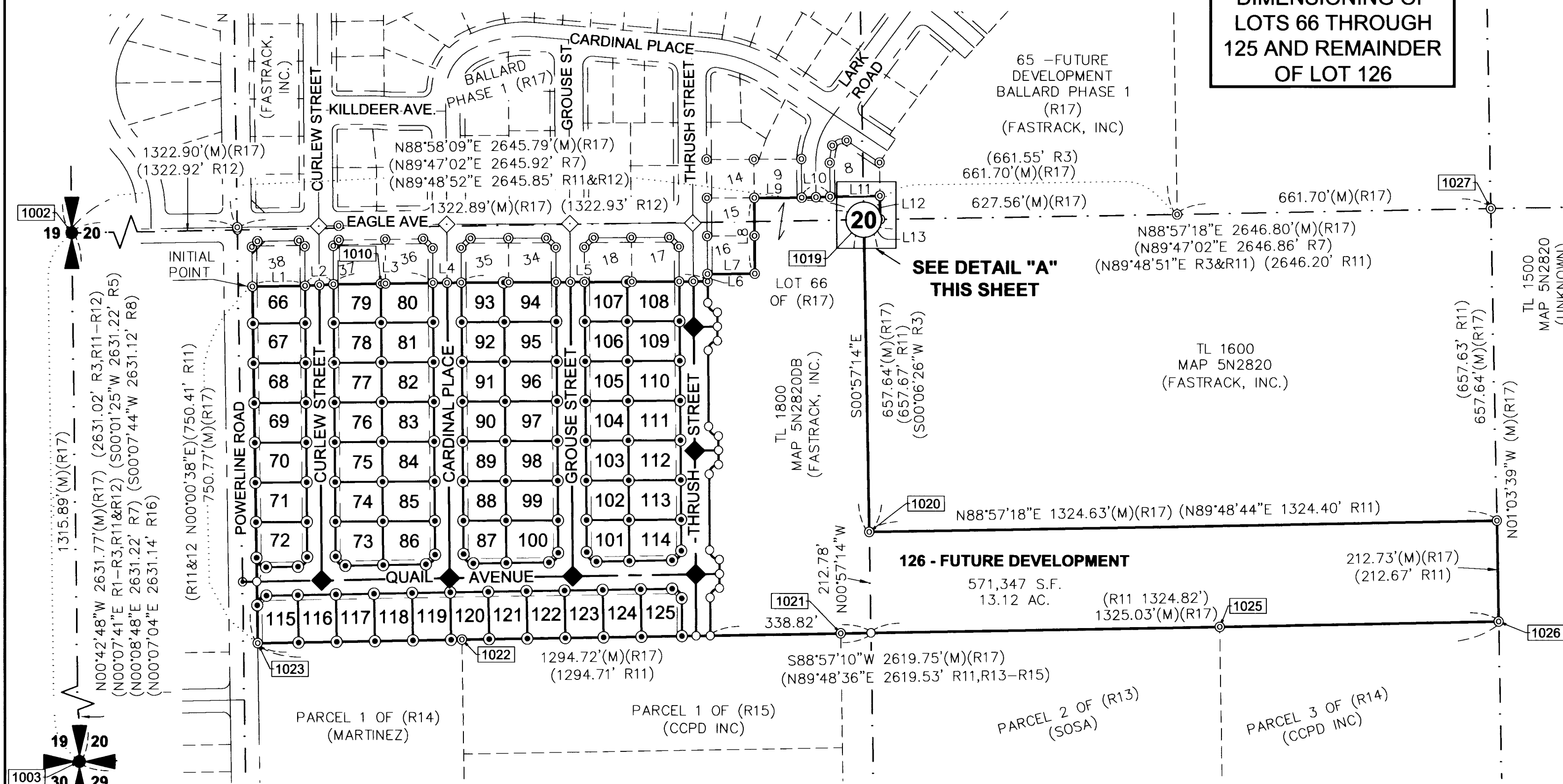
### ADJOINERS

#### BALLARD SUBDIVISION PHASE 1 (R17)

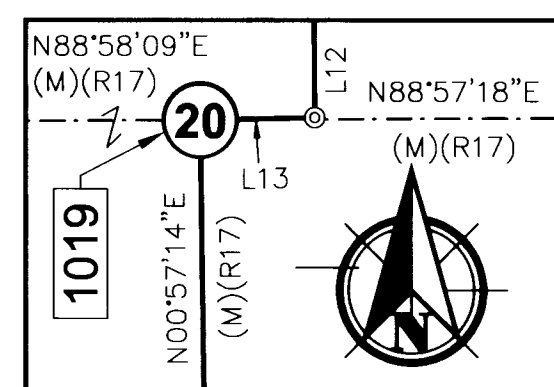
LOT OWNER

8	FASTRACK, INC
9	FASTRACK, INC
14	FASTRACK, INC
15	FASTRACK, INC
16	FASTRACK, INC
17	FASTRACK, INC
18	FASTRACK, INC
34	FASTRACK, INC
35	FASTRACK, INC
36	GUTIERREZ
37	LEGORE
38	GRADY

SEE SHEET 2 FOR DIMENSIONING OF LOTS 66 THROUGH 125 AND REMAINDER OF LOT 126



SEE DETAIL "A" THIS SHEET



DETAIL "A" N.T.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

Alexander D. Matarazzo  
ALEXANDER D. MATARAZZO  
102312PLS  
RENEWS 12/31/2024

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL

Alexander D. Matarazzo  
ALEXANDER D. MATARAZZO, 102312PLS

State of Oregon 2024-0002843  
County of Umatilla 05/03/2024 08:58:57 AM  
REC-DE-TP

Pgs=1 \$5.00 \$39.00 \$11.00 \$10.00 \$10.00 \$135.00  
\$60.00



Office of County Records  
Alex Churchill

RECEIVED BY  
Umatilla County Surveyor  
Date: 5/8/24  
Rec'd By: CT  
No. 24-040-B

### 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 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
- (R17) BALLARD PHASE 1 (BK. 17 OF PLATS, PG. 29) BY FLOWERS



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

CLIENT: FASTRACK, INC.	PROJECT NO.: 66127.003
SURVEYOR: ALEXANDER D. MATARAZZO	DATE: 04/16/2024
CALC BY: ADM/ROP	DRAWN BY: DWW/BCH
SECTION: 20	TOWNSHIP: 5 NORTH
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 EAST	SCALE: 1" = 200'
SHEET 1 OF 4	

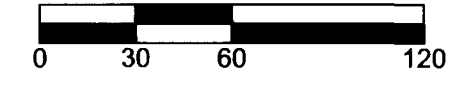
SEE SHEET 1 FOR CONTINUATION

# BALLARD PHASE 2

A REPLAT OF LOT 66, BALLARD PHASE 1, BOOK 17, PAGE 29  
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON



Scale 1" = 60'

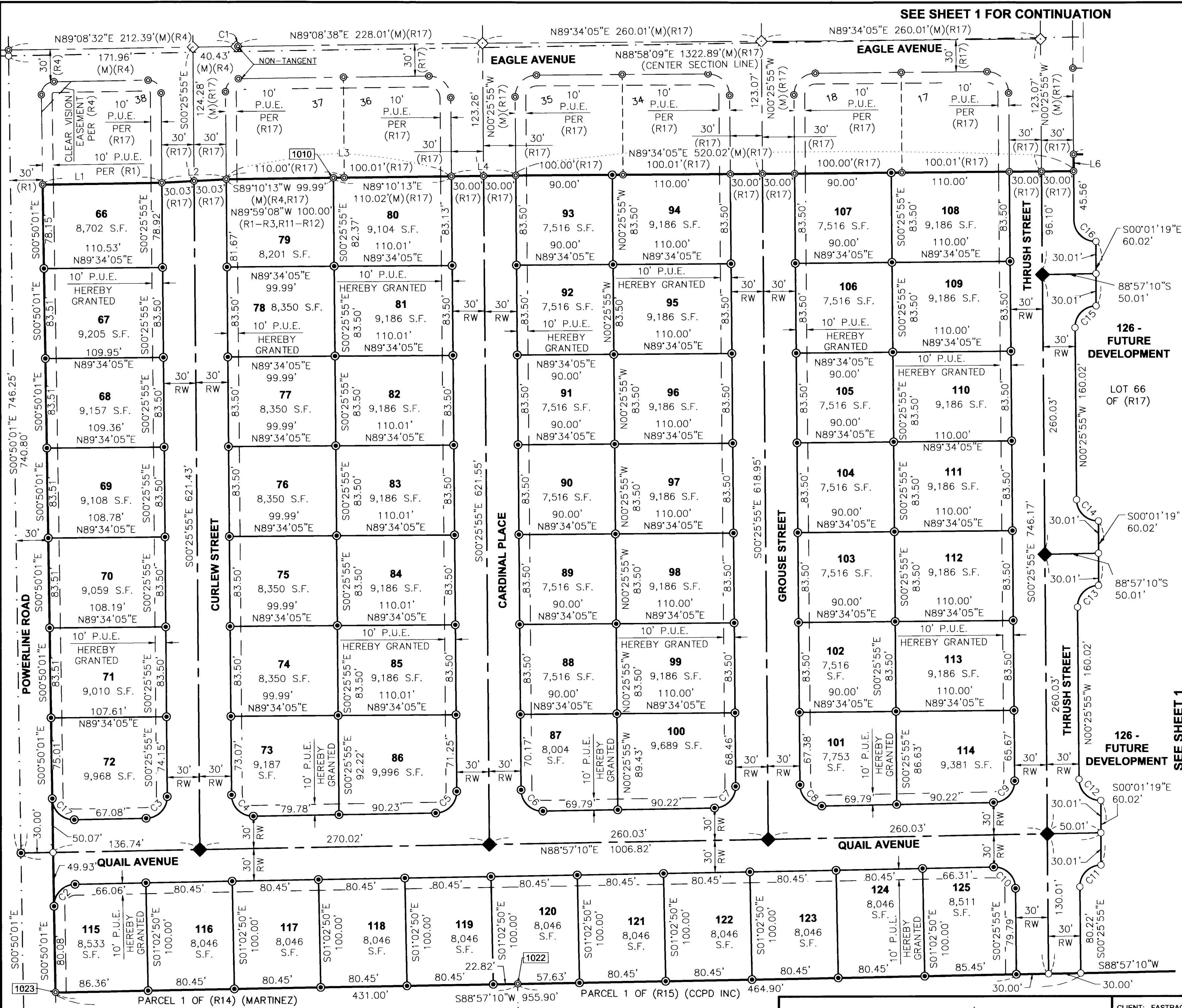


**BASIS OF BEARINGS**  
NAD83, OREGON PLANE NORTH ZONE  
DERIVED FROM OPUS SOLUTIONS  
FROM STATIC GPS DATA COLLECTED  
ON CONTROL POINTS. TO REPRODUCE,  
HOLD A BEARING OF N00°42'48"W,  
ALONG THE WEST LINE OF THE NW  
1/4 OF SECTION 20, TOWNSHIP 5  
NORTH, RANGE 28 EAST OF THE  
WILLAMETTE MERIDIAN, DISTANCES  
SHOWN ARE TRUE GROUND LENGTHS,  
USING A COMBINED GRID TO GROUND  
SCALE FACTOR OF  
1.00004281770771.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Alexander D. Matarazzo*  
OREGON  
JULY 11, 2023  
ALEXANDER D. MATARAZZO  
102312PLS  
RENEWS 12/31/2024

SEE SHEET 1  
FOR CONTINUATION



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*Alexander D. Matarazzo*  
ALEXANDER D. MATARAZZO,  
102312PLS



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Richland, WA 99352  
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pbsusa.com

CLIENT: FASTRACK, INC.		PROJECT NO.: 66127.003
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 04/16/2024
CALC BY: ADM/ROP	DRAWN BY: DWW/BCH	SCALE: 1" = 60'
SECTION: 20	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 2 OF 4

State of Oregon  
County of Umatilla  
REC DE TP  
Pg#1 \$5.00 \$35.00 \$11.00 \$10.00 \$10.00 \$135.00  
\$90.00  
00021916202400028430010012

Office of County Records  
*Steve Churchill*

2024-0002843  
05/03/2024 08:58:57 AM

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FASTRACK INC. TO SUBDIVIDE LOT 66 OF BALLARD SUBDIVISION PHASE 1, RECORDED IN BOOK 17, PAGE 29, RECORDS OF UMATILLA COUNTY, OREGON.

INITIAL FIELD WORK WAS PERFORMED BETWEEN AUGUST 2018 AND SEPTEMBER 2018 UNDER THE SUPERVISION OF GREG FLOWERS (02820LS). AT THAT TIME WE RECOVERED AND TIED MANY OF THE PERIMETER LOT CORNERS AND CONTROLLING SECTION CORNERS.

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.

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.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON. PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 66 OF THE BALLARD SUBDIVISION PHASE 1 PLAT RECORDED IN BOOK 17 PAGE 29 OF PLATS IN UMATILLA COUNTY WITH AUDITOR'S FILE NUMBER 2021-7250650.

HAVING AN AREA OF 1,294,298 SQUARE FEET, 29.71 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORDS.

FLOOD PLAIN NOTE

FLOOD ZONE FOR THIS AREA IS LISTED AS ZONE X PER UMATILLA COUNTY, OREGON FIRM MAP NUMBER 41059C0265G, IN WHICH ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING NOTE

ZONING ON ADJACENT PROPERTIES IS AS FOLLOWS: SINGLE FAMILY RESIDENTIAL (R1) TO THE NORTH, EAST, SOUTH & WEST.

EXISTING USE OF PROPERTY NOTE

LAND IS CURRENTLY UNIMPROVED. ACCESS TO PUBLIC UTILITIES IS AVAILABLE TO THE NORTH AND WEST FROM ADJACENT DEVELOPMENTS AND IMPROVEMENTS.

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.

OWNER/DEVELOPER

FASTRACK, INC.
4803 CATALONIA DRIVE
PASCO, WA 99301

BALLARD PHASE 2

A REPLAT OF LOT 66, BALLARD PHASE 1, BOOK 17, PAGE 29

LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON

LEGEND & ABBREVIATIONS

- FOUND SURVEY MONUMENT DENOTED WITH POINT NUMBER, SEE TABLE ON THIS SHEET
FOUND IRON REBAR PER (R1), (R4), (R17), OR AS DENOTED WITH POINT NUMBER, SEE TABLE ON THIS SHEET
FOUND 3" BRASS CAP WITH PUNCH IN CASE AND COVER PER (R4) OR (R17)
SET 3" BRASS CAP WITH PUNCH IN CONCRETE IN CASE AND COVER STAMPED: "PBS 102312PLS 2024" WITH THIS SUBDIVISION PLAT
SET 5/8" X 30" IRON REBAR WITH BLUE PLASTIC CAP MARKED: "MATARAZZO 102312PLS" WITH THIS SUBDIVISION PLAT
CALCULATED POINT ONLY, NOT FOUND OR SET
DENOTES CURVE / LINE DATA, SEE TABLE ON THIS SHEET
DENOTES RECORD DATA PER SURVEY REFERENCE, SEE LIST / DENOTES MEASURED LENGTH
AUDITOR'S FILE NUMBER
BUREAU OF LAND MANAGEMENT / NORTHERLY
PARTITION PLAT / PROPERTY
PUBLIC UTILITY EASEMENT
DENOTES PROPOSED RIGHT-OF-WAY / TAX LOT
SQUARE FEET / ACRES / TYPICAL / WITH
SITE BOUNDARY
EXISTING RIGHT-OF-WAY BOUNDARY (ADJACENT)
EXISTING RIGHT-OF-WAY CENTERLINE (ADJACENT)
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING FENCE LINE
RIGHT-OF-WAY BOUNDARY
RIGHT-OF-WAY CENTERLINE
NEW LOT LINE
EASEMENT HEREBY GRANTED, SEE P.U.E. NOTE ON THIS SHEET

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

Table with 4 columns: #, DESCRIPTION / SURVEY REFERENCE, BEARING, DISTANCE. Contains 16 rows of monument and rebar data.

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

LINE TABLE

Table with 5 columns: LINE, BEARING, DISTANCE, (RECORD BEARING), (RECORD DIST.). Contains 13 rows of line data.

REGISTERED PROFESSIONAL LAND SURVEYOR

ALEXANDER D. MATARAZZO
102312PLS
RENEWS 12/31/2024

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL

ALEXANDER D. MATARAZZO, 102312PLS



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\$135.00

Office of County Records
Steve Churchill
UMATILLA COUNTY

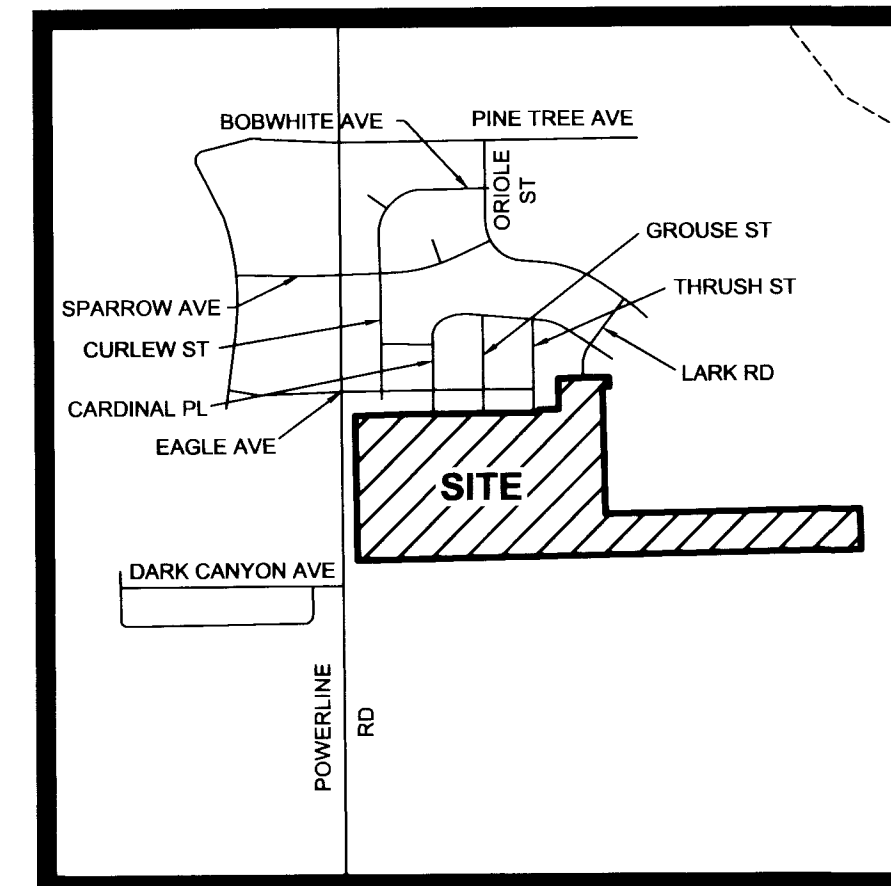
Table with client, project, surveyor, date, and other details.

RECEIVED BY
Umatilla County Surveyor
Date: 5/8/24
Rec'd By: CT
NO: 24-040-B

# BALLARD PHASE 2

A REPLAT OF LOT 66, BALLARD PHASE 1, BOOK 17, PAGE 29

LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON



VICINITY MAP  
NOT TO SCALE

## OWNER'S DECLARATION AND DEDICATION

WE, FASTRACK INC., A WASHINGTON PROFIT CORPORATION, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACTS OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND THE LOTS CREATED AS SHOWN AND THAT THE STREET RIGHT-OF-WAY AND THE EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC. THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

LOT 66, BALLARD SUBDIVISION PHASE 1, A REPLAT OF LOT 67 IN HAYDEN RIVER ESTATE NO. 4, LYING WITHIN A PORTION OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON.

[Signature] Vice President 7-18-2024  
FOR FASTRACK INC. TITLE DATE

## ACKNOWLEDGEMENT

STATE OF Washington  
COUNTY OF Benton

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jared Farris, HAS SIGNED THIS PLAT ON BEHALF OF FASTRACK INC., ON OATH STATED THAT Jared 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.

Paige Paris 4/18/2024  
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES 4/26/2025  
RESIDING Richland

## CITY OF UMATILLA

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA PLANNING COMMISSION DECISION SUB-1-22

[Signature] 7-25-24  
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. Krumbain 1 May 2024  
DAVID H. KRUMBEIN, P.E., P.L.S., UMATILLA COUNTY SURVEYOR DATE

## UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS SUBDIVISION OF BALLARD SUBDIVISION PHASE 2 AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

[Signature] 5-2-24  
CHAIRMAN DATE

[Signature] 05.02.2024  
COMMISSIONER DATE

Celinda A. Simmons 5.2.24  
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.

Richard Reynolds May 2, 2024  
COUNTY ASSESSOR DATE

Richard Reynolds May 2, 2024  
COUNTY TAX COLLECTOR DATE

## SURVEYOR'S CERTIFICATE

I, ALEXANDER D. MATARAZZO, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "BALLARD PHASE 2", SAID SUBDIVISION BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY AND COUNTY OF UMATILLA, OREGON. THE INITIAL POINT OF SAID SUBDIVISION BEING A FOUND REBAR WITH PLASTIC CAP MARKED: "OR LS 2316" AT THE NORTHWEST CORNER OF LOT 66.

Alexander D. Matarazzo  
ALEXANDER D. MATARAZZO, 102312PLS

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL

Alexander D. Matarazzo  
ALEXANDER D. MATARAZZO, 102312PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

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Office of County Records  
[Signature] UMATILLA COUNTY

RECEIVED BY  
Umatilla County Surveyor  
Date: 5/8/24  
Filed By: CT  
24-040-B

	CLIENT: FASTRACK, INC.		PROJECT NO.: 127.003
	SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 04/16/2024
	CALC BY: ADM/ROP	DRAWN BY: DWW/BCH	SCALE: N/A
	SECTION: 20	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
CITY: UMATILLA		COUNTY: UMATILLA	SHEET 4 OF 4

PBS Engineering and Environmental Inc.  
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pbsusa.com