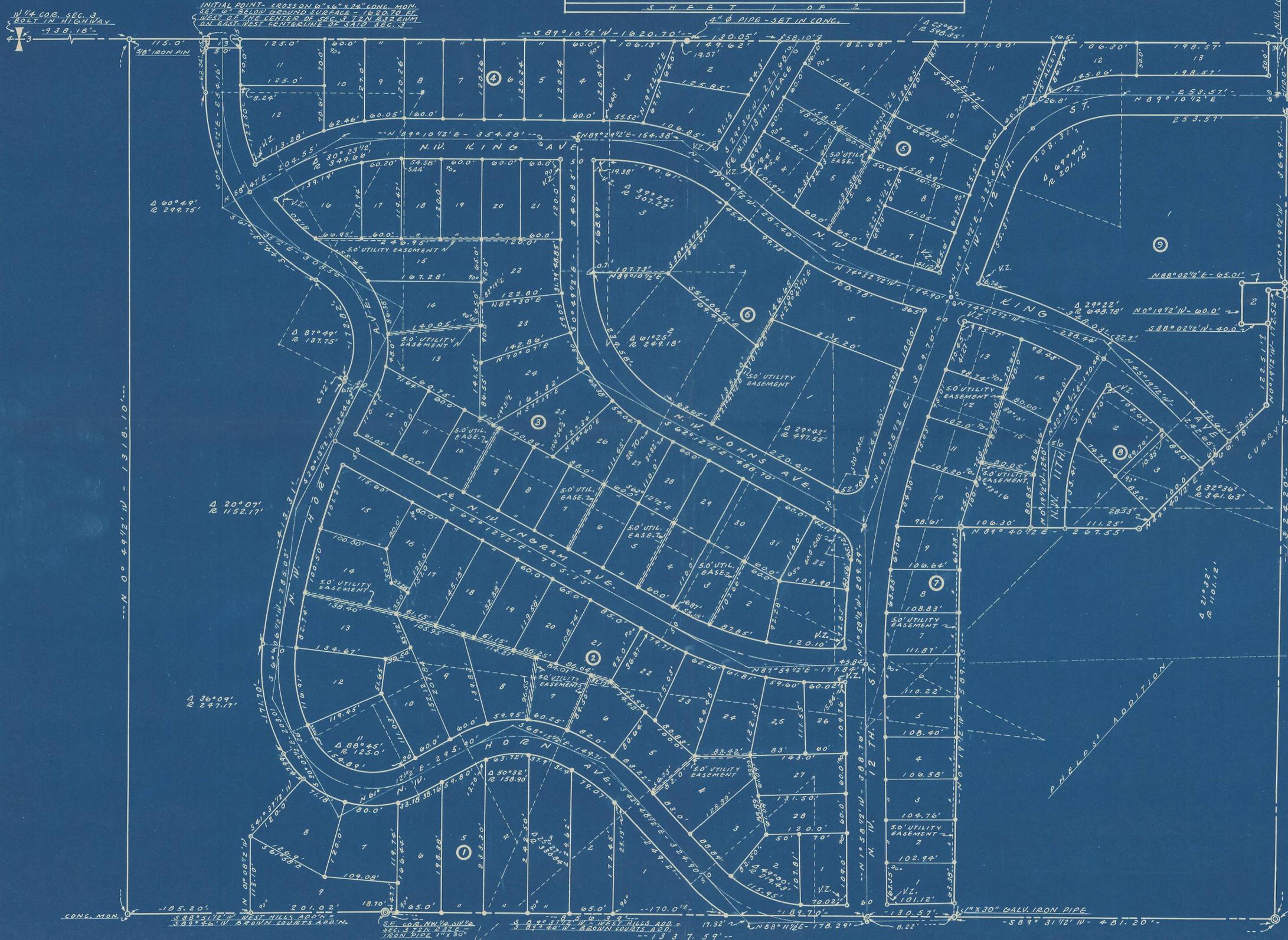


"WEST HILLS ADDITION TO THE CITY OF PENDLETON, OREGON"

REFERENCES
 LOCATION: IN S1/4 SECTION 3 T2N R32E W1M
 SURVEYED: G. H. STORNS AND ASSOCIATES
 PLATTED BY: DENNY B. DODD, WALLA WALLA, WASH.
 ATTORNEYS: PAUL R. GOESCH, GALEY, KILKENNY & GALEY
 MAY 12, 1948
 SCALE: 1" = 100.0'
 SHEET 1 OF 2



CEN. SEC. 3 T2N R32E
 STONE WITH CROSS
 6" x 6" x 20"



- LEGEND**
- = MONUMENT - 5/8" x 30" STEEL ROD SET VERTICALLY IN GROUND AT INTERSECTION OF ALL STREETS, AVENUES AND PUBLIC HIGHWAYS, AND ALSO AT ALL POINTS WHERE EXTERIOR BOUNDARY OF SAID ADDITION CHANGES DIRECTION, UNLESS SAID POINT IS MARKED BY ANOTHER TYPE OF MONUMENT AND SO INDICATED ON PLAT.
 - = MONUMENT - 1/2" x 24" STEEL ROD SET VERTICALLY IN GROUND AT EACH LOT CORNER, UNLESS SAID POINT BE MARKED BY ANOTHER TYPE OF MONUMENT, AND SO INDICATED ON PLAT.
 - = 5.0' UTILITY EASEMENT, 2.5 FT. ON EACH SIDE OF A LOT LINE AT PLACES INDICATED AND AS DESCRIBED IN THIS DEDICATION. UTILITY EASEMENTS EXTENDING BEYOND LOT CORNERS OR INTO LOTS FOR SEWER CLEARANCES AND ANCHORS ARE 5.0'.
 - = EASEMENTS ALONG BOUNDARY OF PROPERTY ARE 5.0' WIDE WITHIN THE BOUNDARY LINES.
 - V.Z. = AREA DESIGNATED AS "INTERSECTION VISIBILITY ZONES" AT CERTAIN BLOCK CORNERS. THIS AREA IS MARKED OFF BY A DOTTED LINE AND THESE ZONES RUN BACK FROM THE BLOCK CORNER ALONG THE BOUNDARY LINES OF THE BLOCK A DISTANCE OF 15.0 FT.
 - 1/16" CONG. MON. = 1/16" CONG. MON. WITH CROSS 6" x 6" x 20"

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STATE OF WASHINGTON
County of WALLA WALLA

I, CECIL H. STORMS, being first duly sworn, depose and say: That I correctly surveyed and marked with proper monuments as indicated on the accompanying Plat of WEST HILLS ADDITION TO THE CITY OF PENDLETON, located in UMATILLA County, Oregon, the lands indicated thereon; that to indicate the initial point of such survey and as shown on said Plat, I SET A 6"x6"x24" CONCRETE MONUMENT 6" BELOW GROUND SURFACE

1620.10 FT. WEST CENTER SECTION 3 T2N R32E1/4M, BEGINNING AT THE CENTER OF SAID SECTION 3 ON EAST-WEST CENTERLINE OF SAID SECTION 3 which is a known corner established by the United States Survey; that the exterior boundaries of the tract of land upon which said lots and blocks are laid out are as follows: BEING IN THE SOUTHWEST ONE-QUARTER OF SECTION 3 T2N R32E1/4M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SEC. 3 T2N R32E1/4M; THENCE S89°10'12" W ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SEC. 3, A DIST. OF 1620.10 FT.; THENCE S0°46'12" E, A DIST. OF 18.24 FT.; THENCE TO THE LEFT ON A CURVE HAVING A RADIUS OF 32415 FT. AND A CENTRAL ANGLE OF 60°48' A DIST. OF 34473 FT.; THENCE TO THE RT. ON A CURVE HAVING A RAD. OF 11275 FT. AND A CENTRAL ANGLE 81°48'; A DIST. OF 172.82 FT.; THENCE S 26°13'12" W, A DIST. OF 672 FT.; THENCE TO THE LT. ON A CURVE HAVING A RAD. OF 1171.17 FT. AND A CENTRAL ANGLE OF 20°07'; A DIST. OF 413.31 FT.; THENCE TO THE LT. ON A CURVE HAVING A RAD. OF 272.17 FT. AND A CENTRAL ANGLE OF 36°09'; A DIST. OF 171.10 FT.; THENCE TO THE LT. ON A CURVE HAVING A RAD. OF 1500 FT. AND A CENTRAL ANGLE OF 18°20' A DIST. OF 47.99 FT.; THENCE S 41°37'12" W A DIST. OF 130.0 FT.; THENCE S 0°18'36" E, AT RT. ANGLES TO THE SOUTH LINE OF NW 1/4 OF SAID SEC. 3, A DIST. OF 113.10 FT. TO A POINT ON THE SAID SOUTH LINE OF NW 1/4 SW 1/4, WHICH POINT IS 2010.2 FT. WEST OF THE S.E. CORNER THEREOF; THENCE EASTERLY A DIST. OF 2010.2 FT. TO THE SAID S.E. CORNER OF NW 1/4 SW 1/4; THENCE EAST-ELY ALONG THE SOUTH LINE OF THE NE 1/4 SW 1/4, A DIST. OF 856.39 FT. MORE OR LESS TO THE S.W. CORNER OF PHELPS' ADDITION TO THE CITY OF PENDLETON, OREGON; THENCE FOLLOWING THE BOUNDARY LINES OF SAID PHELPS' ADDITION, N 0°18'12" W, A DIST. OF 581.3 FT.; THENCE S89°40'12" E, A DIST. OF 267.55 FT.; THENCE N44°40'12" E, A DIST. OF 158.53 FT.; THENCE FOLLOWING THE BOUNDARY LINE OF CURRY'S ADDITION TO THE CITY OF PENDLETON, OREGON N 44°40'12" E, A DIST. OF 108.25 FT.; THENCE N 0° 19'12" W, A DIST. OF 172.52 FT. TO THE NORTH-WESTERLY CORNER OF LOT 13, BLOCK 10, OF SAID CURRY'S ADDITION; THENCE N88°02'12" E, A DIST. OF 25.01 FT. TO THE NORTH AND SOUTH CENTERLINE OF SAID SEC. 3; THENCE N 0°19'12" W ALONG SAID NORTH AND SOUTH CENTERLINE OF SAID SEC. 3 A DISTANCE OF 374.90 FT. MORE OR LESS TO THE POINT OF BEGINNING.

That I inscribed my registration number on every monument marking every corner that I established or re-established on said land and as shown on said Plat; and that the survey and all markings have been done as required by law.

Cecil H. Storms
Registered PROFESSIONAL ENGINEER
State of Oregon, Reg. No. 2512

Subscribed and sworn to before me this 25th day of June, 1948
Paul R. Roesch
Notary Public for WASHINGTON
My Commission Expires JAN 24, 1951

I, F. B. HAYES, County Surveyor of UMATILLA County, Oregon, hereby certify that I have carefully examined the accompanying Plat and checked the same and the computations for making said Plat to determine if they comply with the provisions of the law and with the requirements of the planning agencies and of the County Court; that the streets, drives, and ways shown thereon are laid out so as to conform to all plots of adjoining property already filed as to width, general direction, and in all other respects, and are dedicated to the public use without any reservation or restriction whatever; that the name is proper so as to comply with the provisions of Section 95-1309, O.C.L.A., and other laws of the State of Oregon relative thereto; and I, therefore, approve said Plat for approval by said Court and for filing and record.

Dated August 5th, 1948
County Surveyor of UMATILLA County,
State of Oregon Civil Engineer, Reg. No. 197

I, P. W. DAVIS and I, R. E. GOAD respectively Assessor and Sheriff of UMATILLA County, Oregon, do each hereby certify that we have examined the tax records relative to the land covered by the accompanying Plat and that all moneys due for State and County taxes and assessments that could now constitute a lien on said land have been paid, and we hereby approve of said Plat.

Dated AUGUST 5th, 1948
A. E. Goad Assessor
By Miss Cloakins Deputy Sheriff

WEST HILLS ADDITION
TO THE CITY OF PENDLETON, OREGON.
LOCATION: IN SW 1/4 SECTION 3 T2N R32E1/4M, CORNERED BY C. H. STORMS AND ASSOCIATES PLATTED BY D. E. N. V. 2, 0, 5, WALLA WALLA, WASH. ATTORNEYS: PAUL R. ROESCH, GALEY, ULLIGENNY, GALEY, MAY 12, 1948. SCALE 1" = 100.0'. SHEET 2 OF 2

DECLARATION

KNOW ALL MEN BY THESE PRESENTS That, Pendleton Housing Corporation, an Oregon Corporation (hereinafter designated as "dedicator") as the owner of the property within the boundaries of the area platted on the accompanying Plat, which land is hereinafter referred to as "said Tract", does hereby adopt the accompanying Plat and the general plan for the improvement, use, and restriction of use of said Tract as shown on said Plat and as in this Declaration set forth. Dedicator hereby declares that such general scheme and plan is now hereby impressed and fixed on all of said Tract and each part thereof, and that all of dedicator's successors, representatives, and assigns shall take title subject to such general scheme and plan, even though no reference to such plan shall be in any deed of conveyance to any such successor, representative, or assign.

- 1. Dedicator expressly reserves for itself, and after it ceases to exist, then for the City Planning Commission of the City of Pendleton, Oregon, as its designated successor for such purpose, (and if said Planning Commission ceases to exist then to said Planning Commission's successor in interest) the right to waive any one or more of the restrictive or protective covenants set forth in this Declaration, as to any or all of such covenants may apply to any lot or lots or portion thereof in said Tract, without notice to and without obtaining the consent of the owners of any of the other lots in said Tract. Such waiver shall be in such written form as may be entitled to record and may be either permanent or conditional, and may be made either at the time of conveying the property affected or at a later date. Such waiver shall not be effective until recorded in the Deed Records of Umatilla County, Oregon.
- 2. Except as in this Declaration stated each of said restrictive and protective covenants shall run with the land and shall be binding upon all parties and persons further effect unless dedicator (or if dedicator does not exist, then dedicator's successor as named in the paragraph numbered 1 of this Declaration) shall before July 1, 1959, cause a notice of extension to be filed and recorded in the Deed Records of Umatilla County, Oregon, in which event the life of said covenants shall be extended continued and extended by an additional notice of extension being similarly filed and recorded. If before the end of any such ten year period said notice of extension for an additional ten year period is not so recorded, said covenants shall be conclusively presumed to be of no further effect.
- 3. Said restrictive and protective covenants shall be as follows:
A. That no residence or other structure in said Tract shall be occupied or used by persons other than those of the white or Caucasian race, excepting that it may be used or occupied by such persons as may be domestic servants of the owner or tenant, provided such use or occupancy occurs during the time such owner or tenant resides in such residence or structure.
B. That all lots or portions thereof, in said Tract, shall be used and occupied for private residence purposes only, and no structure or building, or any part thereof, on any lot or lots or part thereof in said Tract, shall be used or occupied as an apartment house, double house or duplex, flat, lodging house, hotel, motel, boarding house, commercial or professional establishment, institution, tavern, public house, school, church, garage, service station, place for public amusement, or as a place for a manufacturing, commercial or professional enterprise of any nature whatsoever.
C. That no barn, stable, cow house, or shed, pen, pigpen, or any other structure or enclosure of any kind whatsoever, except dwelling house and customary outbuildings thereon, shall be built, erected, or maintained on any lot or lots or portion thereof in said Tract.
D. That no obnoxious or unsightly outbuilding shall be erected or placed on any lot or lots or portion thereof in said Tract.
E. That no noxious or offensive trade or activity shall be carried on upon any lot or lots or portion thereof in said Tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
F. That no derrick, or other structure designed for use in boring for water, oil, natural gas, or extracting minerals from the earth shall ever be placed or maintained upon any lot or lots or portion thereof in said Tract.
G. That no advertising sign shall be erected on any lot or lots or portion thereof in said Tract, or upon any buildings or improvements located thereon, save and excepting name plates and "for sale" and "for rent" signs, all of which are to relate and apply only, and be restricted to the lots or lot on which the same are placed. In such amount or of such kind so as to render said portion unsanitary, unsightly, offensive, or detrimental to any other lot or lots in said tract or to the occupants thereof.
H. That no rubbish or debris of any kind or character shall ever be placed or permitted to accumulate upon any lot or lots or portion thereof in said tract or to the occupants thereof.
I. That no poultry, animals, or livestock, shall be kept on any lot or lots or portion thereof in said Tract, if the same produce an odor, noise, or unsanitary condition operating to disturb the reasonable comfort of any occupant of any other lot or lots in said Tract; and no kennel, aviary containing more than 5 birds, dairy, domestic animals, or fowl, shall ever be kept thereon; except that the restrictions in this sub-paragraph shall not be construed to prohibit ordinary household pets, as long as the same do not constitute an annoyance or nuisance.
J. That the main residence building placed on any lot or lots in said Tract shall be constructed thereon and not be moved thereon from elsewhere; and it shall be of such a size that it shall contain not less than 1150 square feet of floor area if there be not a full basement for said residence building, but with a full basement not less than 1050 square feet in its first floor area. For this purpose any such residence building containing any sleeping or dwelling quarters (open unroofed decks excepted) above the level of the first story floor shall constitute a building more than one story in height. For the purpose of computing said minimum requirement of floor area, include the total first floor area of the residence proper, and measurements to be taken for this purpose shall be from the outer faces of exterior walls, in-residence structure, and any area above the first floor.
K. That no structure, tent, trailer, or living quarters, permanent, or temporary shall be placed upon any lot or lots or portion thereof in such Tract and used for residence purposes prior to the erection and completion of the main residence thereon or at any time thereafter.
L. That no building shall be erected, placed, altered, or maintained on any lot or lots, or portion thereof in said Tract, until plans and specifications showing the exterior design and plot location of said building, including time of commencement and completion have been approved by dedicator in writing, as to such building's conformity and harmony of external design with existing and proposed structures in said area and as to the location of said building with respect to topography and elevation. In the event dedicator fails to approve or disapprove of such design and location within 10 days after said plans have been submitted to it, or in any required, and this covenant will be deemed to have been fully complied with.
M. That the exterior surface of every building erected or placed on any lot or lots or portion thereof in said Tract, unless of brick, stone, tile, masonry, stucco, or cement shall be painted or stained with two coats of paint or stain, and all roofs constructed of materials normally requiring paint or stain shall be painted or stained with one coat of paint or stain. Such exterior surface including roofs and the painting or staining thereof to be completed within six months from the date of commencement of construction of such building.
N. That no main residence building or outbuilding thereof, or any part thereof, shall be located nearer than 20 feet to the front line of any lot, or nearer than 15 feet to any side street line of any lot, nor nearer than 5 feet to any side lot line (which side lot line adjoins another lot), nor nearer than 5 feet to any rear lot line, unless more than one lot be used for one building unit, in which event building on the lot line or line separating the lots being built on, will be permitted.
O. That no planting of any kind other than grass nor any structure of any kind, above the finished grade of any lot shall be placed on any portion of any lot encompassed within any of the zones designated on said plat as an "intersection visibility zone".

- 4. Dedicator hereby reserves the right at any time to lay, repair, and maintain light, power, and telephone poles and wires thereon, water pipes, gas pipes, sewer pipes, electric cables, and other similar utility conduits or channels along, through, and over any lot or lots or any portion thereof in said Tract, said conduits and mains, except where the topography of the ground in a lot, or the soil and rock content thereof is such that it would be impractical or impossible to so install such utility, in which event it shall be placed elsewhere on such lot, and at such practicable place as to cause a minimum of damage to the owner thereof and the said dedicator reserves unto itself a perpetual easement over each lot in said Tract for such purposes. Any portion of such easement so reserved may be assigned by dedicator.
- 5. Said covenants are for the benefit of each and all of the owners of any lot or lots or portion thereof in said Tract and may be enforced by any one or more of them.
- 6. In the event of violation of any covenant contained in this Declaration actual damage to any other lot owner in said Tract shall be conclusively presumed and the value of said damage shall be so presumed to be in the amount of at least ten dollars, or in such greater amount as a Court or jury may properly determine.
- 7. It shall be lawful not only for dedicator and dedicator's successor in interest, but also for the owner or owners of any lot or lots in said Tract, at any time, to institute or prosecute any proceedings at law or in equity against dedicator, but such proceedings shall be proceeded on for an injunction and specific execution thereof against dedicator or its successor, and also for damages against the party or parties violating the said covenant, or their heirs, executors, or assigns.
- 8. Time and the strict, prompt, and punctual performance and observance of each and all of the covenants herein contained, to be kept and performed and observed by parties affected hereby, are in each and every case of the essence of this Declaration.
- 9. Invalidation of any one of these covenants, or any part thereof, by judgment, decree, or Court order shall not invalidate any other covenant.

IN WITNESS WHEREOF dedicator has caused its corporate name and seal to be affixed hereto this 5th day of AUGUST, 1948, by its undersigned officers,
PENDLETON HOUSING CORPORATION, AN OREGON CORPORATION.

CORPORATE SEAL
By E. B. Casteel Vice-President
By James H. Raley Secretary

STATE OF OREGON }
County of Umatilla } ss
On 5th day of AUGUST, 1948.
Personally appeared Guy H. Johnson, who being duly sworn, did say that he is the Secretary of Pendleton Housing Corporation, an Oregon Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

By James H. Raley Notary Public for Oregon
My Commission Expires July 31, 1949

KNOW ALL MEN BY THESE PRESENTS, That PENDLETON HOUSING CORPORATION, AN OREGON CORPORATION,

being the owner of the land shown on the accompanying Plat ^{DOES} hereby dedicate to the use of the public forever the streets, drives and ways designated on said Plat, and ^{DOES} hereby establish and acknowledge the accompanying as the official map and Plat of WEST HILLS ADDITION TO THE CITY OF PENDLETON, OREGON; SUBJECT TO THE RESTRICTIVE AND PROTECTIVE COVENANTS CONTAINED IN THIS PLAT AND DEDICATION.

Dated 5 AUGUST, 1948
E. B. Casteel, Vice P

STATE OF OREGON }
County of UMATILLA } ss
On AUGUST 5th A.D. 1948, before me,

Personally appeared the above named E. B. ALDRICH AND GUY H. JOHNSON, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, OF PENDLETON HOUSING CORPORATION, AN OREGON CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND THEY

acknowledged the foregoing instrument to be ITS voluntary act and deed.
(Seal) James H. Raley
Notary Public for Oregon
My Commission Expires July 31, 1949

THE ACCOMPANYING PLAT IS APPROVED BY RESOLUTION OF THE UNDERSIGNED, DULY ADOPTED ON AUGUST 5th 1948 & REPORT OF SAID APPROVAL DULY FILED.

CITY PLANNING COMMISSION OF THE CITY OF PENDLETON, OREGON
By Charles E. Burnett PRESIDENT
By Charles E. Burnett SECRETARY

STATE OF WASHINGTON }
COUNTY OF WALLA WALLA }
I, CECIL H. STORMS, BEING FIRST DULY SWORN, DEPOSE & SAY: THAT I AM THE SURVEYOR WHO SURVEYED & MARKED AS REQUIRED BY LAW, THE LANDS INDICATED ON THE ACCOMPANYING PLAT; AND THAT THIS TRACING IS A TRUE AND EXACT COPY OF THE FINAL MAP & PLAT THEREOF NOW BEING FILED FOR RECORD.
(Seal) Cecil H. Storms
REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON, REG. NO. 2512

SUBSCRIBED & SWORN TO BEFORE ME JUNE 25, 1948
(Seal) Paul R. Roesch
NOTARY PUBLIC FOR WASHINGTON

This is to certify that the accompanying Plat is approved for filing and record in 'Record of Town Plats' of UMATILLA County, Oregon, by the undersigned by its order dated AUGUST 6th, 1948, recorded in County Court Journal S, page 504

COUNTY COURT OF UMATILLA COUNTY, STATE OF OREGON.
By James H. Raley County Judge
By James H. Raley County Commissioner
By Benny B. Diamond County Commissioner

Attest:
I MRS. E. B. CASTEEL County Clerk of UMATILLA County, Oregon, do hereby certify that the above named were on the date of said order above specified and now are the duly qualified, elected, sworn, and acting Judge and Commissioners of said County; that the above signatures are the genuine signatures thereof; and that the seal hereto affixed is the seal of my office,
County Clerk,
UMATILLA County, Oregon

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Orig

C. H. STORMS
J. B. HUNTINGTON
G. M. NEWBILL
G. A. HALLER
B. F. CHAPMAN
J. O. BICKFORD, Jr.

C. H. Storms & Associates

CIVIL ENGINEERS - DESIGNERS

TELEPHONE 4170
304 Denny Building
WALLA WALLA, WASH.

Land Surveys
Blue Prints
Estimates
Plans

Mechanical
Structural
Hydraulic
Sanitary
Designs

FIELD NOTES.

NAME: WEST HILLS ADDITION

LOCATION: Sec. 3, Township 2 North, Range 32 EWM
PENDLETON, UMATILLA COUNTY, OREGON

From ties furnished by the Oregon Highway Department, I located a bolt marking the $W\frac{1}{4}$ corner of Sec. 3. With the instrument set over this bolt, I ran a random line to a point opposite the marked stone indicating the center of Section 3. I then measured the distance at right angles to the random line to the stone. I then set on the bolt in the Oregon Highway right of way and corrected my bearing and ran a line between the bolt and the center of Section 3 measuring the distance to be 2,673.88 feet. Setting on the center stone of Section 3, I sighted on the $1/16$ corner to the South of said stone and measured the distance to be 1,324.20 feet and the angle between the East and West centerline of Section 3 and the North and South centerline of said Section was found to be $89^{\circ}30'$ to the Southwest. With the instrument on the $1/16$ corner south of the center of Section 3, I sighted on the $1/16$ corner iron pipe marking the SE corner of the $N.W.\frac{1}{4}SW\frac{1}{4}$ of said Section 3. I measured this distance to be 1,337.59 feet which distance agreed very closely with one-half the distance previously measured on the North line of the $SW\frac{1}{4}$. I turned the angle from the North and South centerline to the said SE corner $NW\frac{1}{4}SW\frac{1}{4}$ and found it to be $90^{\circ}09'$

Q-161-C
Q-163-B

2 N. R 32, Sec. 3

Q-161-C
Q-163-B

W. H. Storms & Associates, H. S.

-2- Field Notes—West Hills Addition— Sec. 3, Township 2 North,
Range 32 EMM, Pendleton, Umatilla County, Oregon

to the Northwest of the 1/16 corner. From the above boundary in-
formation, I proceeded to lay out the West Hills Subdivision with
streets, lots, blocks, etc. as shown on accompanying plat.

W. H. Storms.

Q-161-2

2N, R 32, Sec. 3