

STATE OF OREGON S.S.  
COUNTY OF UMATILLA

I, W.E.O. CRIGER, BEING FIRST DULY SWORN, DEPOSE AND SAY: THAT I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS INDICATED ON THE ACCOMPANYING PLAT OF SHERWOOD HEIGHTS ADDITION TO THE CITY OF PENDLETON, OREGON, LOCATED IN UMATILLA COUNTY, OREGON, THE LANDS INDICATED THEREON; THAT TO INDICATE THE INITIAL POINT OF SAID SURVEY IS AS SHOWN IN SAID PLAT I DROVE A TWO INCH IRON PIPE INTO THE GROUND, THE TOP OF WHICH SAID PIPE IS 6 INCHES BELOW THE SURFACE OF THE GROUND AND THE BOTTOM OF WHICH IS THREE FEET SIX INCHES BELOW THE GROUND AND WHICH SAID PIPE IS EMBEDDED IN CONCRETE, IN ACCORDANCE WITH SECTION 95-1304 OCLA 1940, AS AMENDED; THAT SAID POINT IS LOCATED SOUTH 0°17' EAST, 72.94 FEET FROM THE NORTH 1/4 CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 E.W.M. AND ON THE SOUTH RIGHT-OF-WAY LINE OF THE COUNTY ROAD THERE EXISTING, WHICH SAID CORNER 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:

Beginning at a point which is 3.0°17' E. 72.94 Ft. from the north 1/4 corner of Section 16, T. 2 N., R. 32 E. W.M. and on the south right of way line of the County Road No. 395, Thence S. 0°17' E. 115.07 Ft. on the North-south center line of section 16, Thence N. 5°04' E. 47.5 Ft. Thence S. 30°56' E. 300 Ft. Thence N. 5°04' E. 37.15 Ft. Thence around a 162.4' curve right with a long chord bearing N. 81°44' W. 274.56 Ft. Thence S. 75°57' E. 52.2 Ft. to the west right of way line of the section of the Oregon State Highway, Thence N. 12°57' E. on the west right of way line a distance of 157.85 Ft. to a point which is N. 77°03' W. and at right angle to the Oregon State Highway center line a distance of 50 Ft. from the point of spiral of a 460 Ft. 400' spiral curve right, Thence north-easterly and parallel to the center line of the Oregon State Highway and 50 Ft. West and on the center line of the said 400' spiral a distance of 375.2 Ft. at which point the Oregon State Highway West boundary runs N. 77°03' W. a distance of 55 Ft. Thence north-easterly and parallel to the center line of the Oregon State Highway a distance of 102.5 Ft. to an intersection with the west right of way line of the old State Highway, Thence N. 12°57' E. 375.2 Ft. on the west right of way line of the old State Road, Thence north-westerly and parallel to the center line of the old State Road and 30 Ft. West thereon a distance of 206.5 Ft. to the center line of the old State Road, Thence N. 4°12' W. on the west right of way line of the old State Road parallel and 30 Ft. West of the center line thereof a distance of 133.5 Ft. Thence north-westerly and parallel to the center line of the old State Road a distance of 150.6 Ft. to a point on a 150' curve having a long chord bearing N. 16°44' W. Thence N. 29°12' W. 62.2 Ft. 165.2 Ft. said curve having a long chord bearing N. 16°44' W. Thence N. 29°12' W. 62.2 Ft.

### SHERWOOD HEIGHTS ADDITION TO THE CITY OF PENDLETON, OREGON. LOCATED IN THE N.E. 1/4 OF SECTION 16 T2 N., R. 32 E. W.M. SURVEYED, STAKED AND PLATTED-1949 BY W.E.O. CRIGER - ORE. REG. C.E. NO. 1497 SCALE: 1 inch = 200 Feet

along the west line of the said old state highway, thence around a 11°20' curve right a distance of 133.5 Ft. parallel to and 30 Ft. West of the center line of the old state highway, said curve having a long chord bearing N. 18°08' W. to an intersection with the south right of way line of the County Road No. 395, Thence S. 8°52' W. on the south right of way line of the County Road 61 1/2 Ft. more or less, Thence S. 57°04' W. 136.2 Ft. to the place of beginning along the south right of way line of County Road No. 395 to the place of beginning. That I marked all lot corners and angle points with an iron pin or pipe and that the survey and all markings have been done as required by law.



W.E.O. Criger  
Registered Professional Engineer  
State of Oregon Registry No. 1497

Subscribed and sworn to before me this 9th day of February 1950

B.D. Lanninger  
Notary Public for Oregon.  
My Commission Expires: Jan 29, 1954

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 plats of adjoining property already filed, as to width, general location, and in all other respects, and are dedicated to the public use without any reservation or restriction, whatever; that they conform so as to comply with the provisions of section 95-1304 O.C.L.A. 1940 as amended, and other laws of the state of Oregon relating thereto; that the plat is approved for approval of said County Court and for filing and record; that the north 1/4 corner of section 16, T. 2 N., R. 32 E. W.M., Umatilla County, Oregon, and is established by United States Government Survey. Dated this 9th day of Feb 1950

F.B. Hayes  
County Surveyor of Umatilla County Ore  
State of Oregon, Civil Engineer  
Registry Number 197

I, D.W. Davis and I, R.E. Good respectively assessor and sheriff of Umatilla County, Oregon, do hereby certify that we have each examined the tax records relative to the land covered by the accompanying plat and that all moneys due per State and County taxes and assessments that could now constitute a lien upon said land have been paid and we hereby approve of said plat. Dated this 9th day of Feb 1950

D.W. Davis  
Assessor  
R.E. Good  
Sheriff

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, each as the holder of an easement crossing a portion of the lands and ways the included within the area platted by the accompanying plat and each hereby join in and consent to such dedication and to the filing of said plat, insofar as their respective interests are concerned, and said present assessor and sheriff do hereby certify that the undersigned assumes no responsibility for the accuracy, form, or legality of such plat or dedication. This consent is without prejudice to existing easements. The Pacific Telephone & Telegraph Company a corporation.

By: J. Bragg  
Attest: R. Hawkins  
Pacific Power & Light Company, a corporation;  
By George T. Bragg Attest: R. Hawkins  
PRESIDENT SECRETARY  
STATE OF OREGON } S.S.  
County of Multnomah }  
On February 7, 1950

Personally appeared E.A. Dresslar  
who being duly sworn, did say that he is the Vice-President and General Manager of the Pacific Telephone and Telegraph Company, a 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 for and on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be his voluntary act and deed.

Before me: Charles M. Webb  
Notary Public for Oregon.  
My Commission Expires - Aug. 5, 1951

STATE OF OREGON } S.S.  
County of M }  
On February 7, 1950, personally appeared, George T. Bragg  
who being duly sworn, did say that he is the Vice-President and General Manager of the Pacific Power & Light Company, a 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 for and on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be his voluntary act and deed.

Before me: George T. Bragg  
Notary Public for Oregon. My Commission Expires: Aug. 16, 1952

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS, That the following named persons, to-wit: Carl L. Sherwood and Ila Marie Sherwood, husband and wife, and John E. Karvala, a single man, being the owners of the lands shown on the accompanying plat, do hereby dedicate to the use of the public forever the streets, drives and ways designated on said plat; and do hereby establish and acknowledge the accompanying as the official map and plat of Sherwood Heights Addition to the city of Pendleton, Oregon.

Dated this 8th day of Feb. 1950



Carl L. Sherwood  
Carl L. Sherwood  
Ila Marie Sherwood  
Ila Marie Sherwood  
John E. Karvala  
John E. Karvala

STATE OF OREGON } S.S.  
County of Umatilla }

On February 8, 1950 Personally appeared Carl L. Sherwood and Ila Marie Sherwood, husband and wife, and John E. Karvala, a single man, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: B.D. Lanninger  
Notary Public for Oregon.  
My Commission Expires: Jan. 29, 1954

THE TENTATIVE PLAT OF THE ABOVE ADDITION HAS HERETOFORE BEEN SUBMITTED AND TENTATIVELY APPROVED AND THE ACCOMPANYING PLAT IS APPROVED BY RESOLUTION OF THE UNDERSIGNED, DULY ADOPTED ON February 2, 1950 AND REPORT OF SAID APPROVAL DULY FILED.

CITY PLANNING COMMISSION OF THE CITY OF PENDLETON, OREGON  
BY Geo. Mason  
PRESIDENT  
BY Charles E. Ewin  
SECRETARY

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING IN RECORD IN "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER DATED Feb. 9th, 1950 RECORDED IN COUNTY COURT JOURNAL T Page 88

COUNTY COURT OF UMATILLA COUNTY, STATE OF OREGON  
BY James Stuy  
COUNTY JUDGE  
BY Henry Bismont  
COUNTY COMMISSIONER  
BY J.E. Olinger  
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 COUNTY JUDGE AND COUNTY COMMISSIONERS OF SAID COUNTY; THAT THE ABOVE SIGNATURES ARE THE GENUINE SIGNATURES THEREOF; THAT THE SEAL AFFIXED HERETO IS THE SEAL OF MY OFFICE.

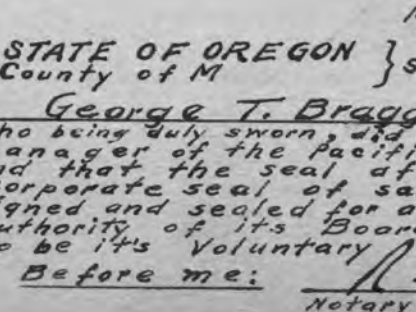
Mrs. E. B. Casteel  
COUNTY CLERK, UMATILLA COUNTY, OREGON  
By James M. Bell, Deputy  
CITY ENGINEER, city of Pendleton.  
Approved: C. V. SIGNOR  
C. V. SIGNOR

STATE OF OREGON } S.S.  
COUNTY OF UMATILLA }

I, W.E.O. CRIGER, BEING FIRST DULY SWORN, DEPOSE AND SAY; THAT I AM THE SURVEYOR WHO SURVEYED AND MARKED, AS REQUIRED BY LAW, THE LANDS INDICATED ON THE ACCOMPANYING PLAT NOW BEING FILED FOR RECORD.

Before me: B.D. Lanninger  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES - Jan 29, 1954

Subscribed and sworn to before me this 9th day of February 1950





SHERWOOD HEIGHTS ADDITION

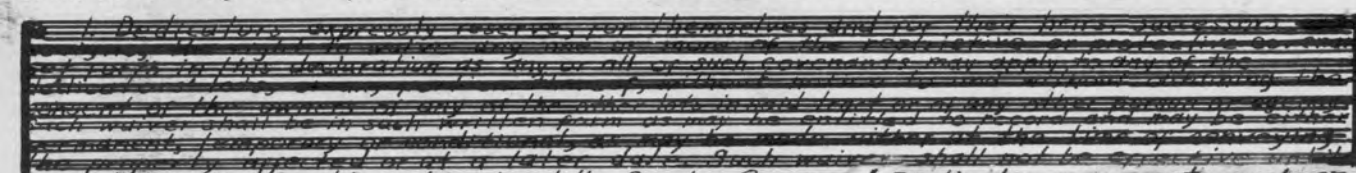
LEGEND

- Monument consisting of point marked by brass or G.I. tack in concrete slab which is 6"x6"x24" in size, said slab being set approximately 6" below the natural ground surface and marking the intersection of each street, avenue, or public highway. (Unless said point is marked by another type of monument and so indicated on Plat.)
Monument of galvanized iron pipe, 1" or 1 1/2" and 30" Long embedded vertically in ground at all points on the exterior boundary line of the area platted where the same changes direction (unless said point is marked by another type of monument and so indicated on Plat.)
Monument consisting of an iron rod size 1/2" X 24" or 3/4" G.I. pipe 24" long embedded vertically in ground at each lot corner, (unless said lot corner is marked by another type of monument and so indicated on Plat.)

Indicates telephone or power lines.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: That Carl L. Sherwood and Ila Marie Sherwood, husband and wife, and John E. Korvola, a single man, hereinafter designated as 'dedicators', as the owners of the property within the boundaries of the area platted on the accompanying plat, which land is hereinafter referred to as said tract, do hereby adopt the accompanying plat and the general plan for the improvement, use and restriction of the use of said tract as shown on said plat and as in this declaration set forth. Dedicators hereby declare that such general scheme and plan is now hereby impressed and fixed on all of said tract and each part thereof and that all dedicators, successors, representatives and assigns shall be subject to said 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. Dedicators may create parks on any of the dedicators' lots, without any written waiver or compliance with the terms hereof.

2. Except as in this Declaration provided each of said restrictive and protective covenants are to run with the land and shall be binding on all parties and persons claiming dedicators' lots or any portion thereof until January 1, 1979 at which time the covenants shall be automatically extended for successive periods of ten years unless by instrument duly signed, acknowledged and recorded by the owners of the majority of dedicators' lots above mentioned and it shall be agreed to change said covenants in whole or in part. Such instruments shall designate which of any covenants are changed and the new covenants adopted in lieu thereof, if any.

3. Said covenants are for the benefit of each and of all of the owners of any of dedicators' lots or any portion thereof and may be enforced by any one or more of them.

4. In the event of violation of any covenant contained in this declaration, actual damage to any other lot owner of any of dedicators' lots shall be conclusively presumed and the value of said damage shall be so presumed to be in the amount of at least \$10.00, or in such greater amount as the Court or Jury may properly determine.

5. It shall be lawful not only for dedicators, and dedicators heirs and assigns but also for the owner or owners of any of dedicators' lots, at any time, to institute or prosecute, any proceedings at law or in equity against the person or persons violating or threatening to violate any of said covenants. These covenants shall be enforced for damages against dedicators, but said covenants may be proceeded upon for an injunction and specific execution thereof against the dedicators and also for damages against the party or parties violating the said covenant or the heirs, executors or assigns.

6. 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 effected hereby, are in each and every case the essence of this declaration.

7. Invalidation of any one of these covenants, or any part thereof, by judgment, decree, or Court order, shall not invalidate any other covenant.

8. Said restrictive and protective covenants shall be as follows:

- A. All lots in Blocks 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, all blocks inclusive shall be known, designated and described as residential lots and shall all be subject to the covenants herein set forth and provided further that Block 1, 14, and 15 shall be subject only to the utility easement reserved hereinafter.
B. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars and other outbuildings incidental to residential use of the plot.
C. No building shall be located nearer than twenty feet to the front lot line or nearer than twenty feet to any side street line. No buildings, except a detached garage or other outbuildings, located seventy feet or more from the front lot line, shall be located nearer than five feet to any side lot line.
D. No residence or any attached appurtenance shall be erected on any lot farther than thirty feet from the front lot line.
E. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5500 square feet or a width of less than 55 feet at the front building setback line, except that a residence may be erected or placed on lot 26 in Block 3 as shown on the recorded plat.
F. No noxious or offensive trade or activity, shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
G. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
H. No dwelling shall be permitted on any lot in the tract with a ground floor area of the main structure exclusive of one-story open porches and garages, less than 650 square feet.
I. An easement is reserved by the dedicator over and across certain lots and blocks, as hereinafter set forth and indicated, and shown upon the accompanying plat, for sewers, water, electricity, light, gas and telephone utilities, their installation and maintenance, irrespective of whether the same may be installed before or after sale by dedicators herein, which said easements are described specifically as follows, to-wit:

- The Southerly 5 feet of lots 1, 2, 3, 4, and 5 in Block 3.
The Southerly 5 feet of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 in Block 4.
The Southerly 5 feet of lots 1 of in Block 12.
The Northerly 5 feet of lots 6 and 41 in Block 3.
The Southerly 5 feet of lots 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, in Block 4.
The Northerly 5 feet of lots 2 and 3 in Block 12.
The Southerly 5 feet of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, in Block 5.
The Southerly 5 feet of lots 1, 2, 3, and 4 in Block 11.
The Northerly 5 feet of lots 5, 6, 7, 8, and 9 in Block 11.
The Northerly 5 feet of lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26, in Block 5.
The Southerly 5 feet of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 in Block 6.
The Northerly 5 feet of lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 in Block 6.

- The Southerly 5 feet of lots 1, 2, 3, 4, 5, 6, and 7 in Block 10.
The Northerly 5 feet of lots 8, 9, 10, 11, 12, 13, 14, and 15 in Block 10.
The Southerly 5 feet of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 in Block 7.
The Southerly 5 feet of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 9.
The Northerly 5 feet of lots 11 and 12 in Block 9.
The Northerly 5 feet of lots 14, 15, 16, 17, 18, 19, 20, 21, and North 5ft. of lot 36 in Block 7.
The Northeasterly 5 feet of lots 22, 23, 24, 25, 26, 27, 28 and 29 in Block 7.
The Southwesterly 5 feet of lots 30, 31, 32, 33, 34, 35, and 36, in Block 7.
The Easterly 5 feet of lot 21 and westerly 5 feet of lot 22 in Block 7.
The Easterly 5 feet of lot 5 and Westerly 5 feet of lot 4 in Block 7.
The Easterly 5 feet of lots 5 and 22 and Westerly 5 feet of lots 4 and 23 in Block 6.
The Easterly 5 feet of lots 5 and 22 and Westerly 5 feet of lots 4 and 23 in Block 5.
The Easterly 5 feet of lots 5 and 22 and Westerly 5 feet of lots 4 and 23 in Block 4.
The Easterly 5 feet of lot 4 and Westerly 5 feet of lot 3 in Block 3.
The Westerly 5 feet of lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 in Block 3.
The Southwesterly 5 feet of lots 21 and 22 in Block 3.
The Easterly and Northeasterly 5 feet of lots 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, and 41, in Block 3.
The Northerly 5 feet of lot 21 and Southerly 5 feet of lot 20 in Block 1.
The Westerly 5 feet of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 in Block 2.
The Easterly 5 feet of lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31 in Block 2.
The Westerly 5 feet of lots 1 and 2 in Block 12.
The Westerly 5 feet of lots 4 and 5 in Block 11.
The Westerly 5 feet of lots 7 and 8 in Block 10.
The Westerly 5 feet of lot 10 in Block 9.
The Southerly 5 feet of lots 1 and 2 in Block 13.
The Southerly 5 feet of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 in Block 8.
The Southerly 5 feet of lot 2 in Block 14.
The Southerly 5 feet of lot 2 in Block 15.
The Northerly 5 feet of lot 3 in Block 15.
The Westerly 2 1/2 feet of lots 8 and 19 in Block 4.
The Westerly 2 1/2 feet of lots 8 and 19 in Block 5.
The Westerly 2 1/2 feet of lots 8 and 19 in Block 6.
The Westerly 2 1/2 feet of lots 8 and 19 in Block 7.
The Easterly 2 1/2 feet of lots 9 and 18 in Block 4.
The Easterly 2 1/2 feet of lots 9 and 18 in Block 5.
The Easterly 2 1/2 feet of lots 9 and 18 in Block 6.
The Easterly 2 1/2 feet of lots 9 and 18 in Block 7.
The Easterly 2 1/2 feet of lots 5, 7, 9, and 12 in Block 8.
The Westerly 2 1/2 feet of lots 4, 6, 8, and 11 in Block 8.
The Westerly 2 1/2 feet of lot 28 in Block 7.
The Easterly 2 1/2 feet of lot 27 in Block 7.
The Northwesterly and Westerly 2 1/2 feet of lots 13 and 34, 18 and 29, 27 and 25 and 23 in Block 13.
The Southeasterly and Easterly 2 1/2 feet of lots 12 and 35, 17 and 30, 28, 26, and 24 in Block 3.
The Northerly and Northwesterly 2 1/2 feet of lots 30, 28, 26, 7, and 11 and the Northeast 2 1/2 feet of 14 in Block 2.
The Southerly and Southeasterly 2 1/2 feet of lots 31, 29, 27, 6, 10, and Southwest 2 1/2 feet of 13 in Block 2.
The Northeasterly 2 1/2 feet of lot 14 in Block 1.
The Southwesterly 2 1/2 feet of lot 13 in Block 1.

J. All of the lots in Blocks 1, 14, and 15 in Sherwood Heights are specifically excluded from the operation of said covenants above contained except for said utility easements as in herein above described, and said Block 1, 14, and 15 aforesaid and all of the lots therein shall be subject only to proper municipal regulation hereafter.

IN WITNESS WHEREOF dedicators have set their hands and seals this 24 day of February, 1950.

Carl L. Sherwood
Carl L. Sherwood
Ila Marie Sherwood
Ila Marie Sherwood
John E. Korvola
John E. Korvola

STATE OF OREGON ) SS.
COUNTY OF UMATILLA )
On February 8th, 1950
Personally appeared Carl L. Sherwood and Ila Marie Sherwood husband and wife, and John E. Korvola, a single man and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

Notary Public
My commission expires: Jan. 29, 1954



STATE OF OREGON ) SS.
County of Umatilla, )
This instrument was filed for record on
FEB 9 1950
at 4:15 o'clock P. M., and duly recorded
in Vol. 7 of Town Plate
Page 18
Jack Bolson
Recorder of Conveyances
By 192 Deputy
Fees \$ 16 No. 117267

Instrument pertaining to this Plat.
Book 204 Page 664
Block 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15
Page 586