

# RANCHO VISTA ADDITION

UMATILLA COUNTY, OREGON

NE<sup>4</sup>NW<sup>4</sup> & NW<sup>4</sup>NE<sup>4</sup> OF SECTION 10, T.1N.-R.32E., W.M.

SURVEYOR: WAYNE O. HARRIS

SCALE: 1" = 100'

DATE: MARCH 1, 1960

I, Wayne O. Harris do hereby certify that this is a true and accurate copy of the Plat of Rancho Vista Addition to Umatilla County, Oregon.

*Wayne O. Harris*

## CURVE DATA

BLOCK	LOT	RADIUS	ARC	CHORD	BEARING
1	4	130.00	30.22	30.15	S. 83° 43' 10" W
	5	"	46.40	46.15	N. 66° 30' 30" E
	5	45.00	40.79	39.42	S. 79° 35' 50" E
	6	"	61.35	56.71	S. 35° 23' 10" W
	6	1879.86	173.36	173.31	N. 15° 01' 00" N
	7	130.00	53.75	53.37	S. 4° 16' 00" W
	7	45.00	39.24	38.01	S. 28° 39' 10" E
	8	130.00	22.87	22.84	N. 12° 37' 10" W

2	1	630.00	45.04	94.95	N. 3° 56' 10" N
	2	630.00	103.37	103.25	N. 12° 57' 30" N
	6	70.00	132.00	113.29	N. 36° 21' 50" E

3	1	230.00	30.00	29.98	N. 21° 23' 40" W
	2	230.00	72.19	71.89	N. 34° 07' 20" N
	4	170.00	129.07	125.99	N. 68° 38' 10" E
	5	170.00	213.50	199.74	S. 53° 38' 10" E

4	1	70.00	109.76	98.99	N. 44° 36' 50" N
	1	330.00	27.57	27.56	N. 2° 00' 30" W
	2	330.00	125.76	125.00	N. 15° 19' 10" W
	3	330.00	97.21	96.86	N. 34° 40' 30" N
	4	170.00	244.00	227.33	N. 1° 09' 10" W
	5	170.00	18.03	18.02	N. 43° 50' 50" E
	7	170.00	75.53	74.91	N. 30° 23' 10" W
	9	570.00	61.59	61.56	N. 14° 33' 50" W
	10	570.00	117.92	117.92	N. 5° 32' 30" W

6	1	230.00	251.84	239.45	N. 44° 01' 40" N
	2	230.00	37.00	36.96	N. 85° 00' 20" N
	3	230.00	72.98	72.67	N. 81° 17' 50" E
	4	230.00	101.64	100.81	S. 59° 32' 45" W
	6	230.00	16.15	16.14	N. 44° 52' 30" E
	7	230.00	120.00	118.69	N. 27° 55' 00" E
	8	230.00	120.00	118.64	N. 1° 58' 30" W
	9	230.00	105.14	104.22	N. 30° 01' 10" W
	10	270.00	90.00	89.59	N. 33° 33' 50" W

7	△	270.00	114.99	114.12	N. 11° 48' 50" N
	△	130.00	204.20	183.85	N. 44° 36' 50" N

△	△	RADIUS	Ts	ARC	CHORD	BEARING	
△	△	108° 02' 40"	100.00	137.75	188.57	161.85	N. 36° 21' 50" E
△	△	90° 00' 00"	100.00	100.00	157.08	141.92	S. 44° 36' 50" E
△	△	43° 30' 00"	300.00	119.69	227.77	222.33	S. 21° 21' 50" E
△	△	90° 00' 00"	200.00	200.00	314.16	282.84	S. 1° 53' 10" W
△	△	43° 30' 00"	200.00	79.79	151.84	148.22	S. 68° 38' 10" W
△	△	71° 57' 20"	200.00	145.19	251.17	234.99	N. 53° 38' 10" W
△	△	18° 02' 40"	600.00	45.21	188.76	188.18	S. 8° 38' 10" E
△	△	25° 27' 20"	200.00	45.19	88.66	88.13	S. 30° 23' 10" E

STATE OF OREGON 55  
COUNTY OF UMATILLA

On May 4, 1960 before me personally appeared the above named RE Lorren and wife, T.A. Lorren and wife, C.J. Nagale and wife, and L.S. Wells and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

*Bertie M. Kae*  
Notary Public for Oregon

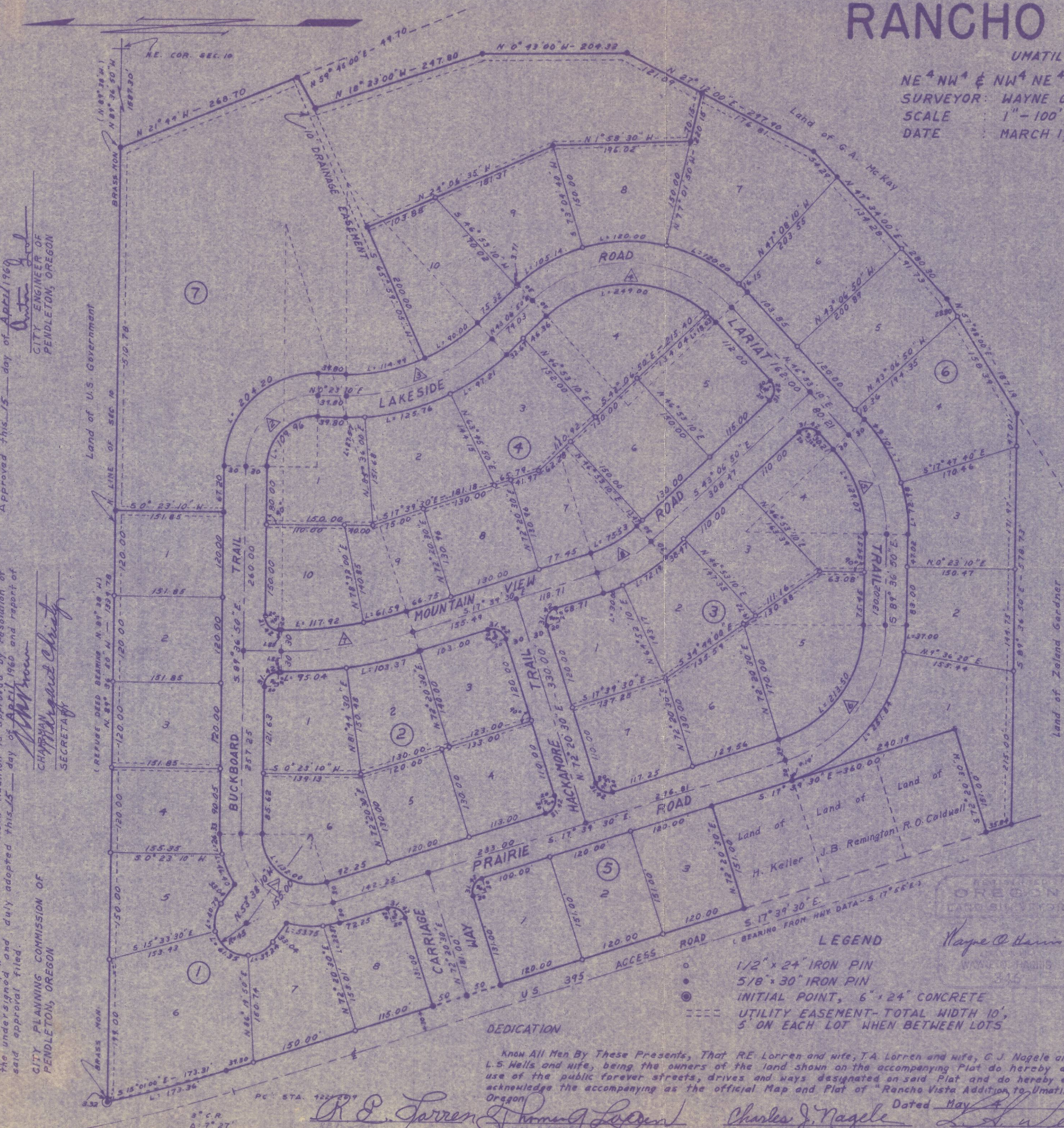
My Commission Expires June 15, 1962

Approved this 15 day of April 1960  
*Walter J. ...*  
CITY ENGINEER OF  
PENDLETON, OREGON

The accompanying Plat of Rancho Vista Addition is approved by resolution of the undersigned and duly adopted this 15 day of April 1960 and report of said approval filed.  
*W. M. ...*  
CHIEF CLERK  
SECRETARY  
CITY PLANNING COMMISSION OF  
PENDLETON, OREGON

STATE OF OREGON  
COUNTY OF UMATILLA  
I, Jack Follon, Recorder, do hereby certify that the instrument was filed for record on May 11 1960  
at 9:35 A.M. in the record of said County in Book 34 Page 8150  
*Jack Follon*  
Recorder of Conveyances  
By 8150 Deputy  
No. 226398

Know All Men By These Presents, That RE Lorren and wife, T.A. Lorren and wife, C.J. Nagale and wife and L.S. Wells and wife, being the owners of the land shown on the accompanying Plat do hereby dedicate to the use of the public forever streets, drives and ways designated on said Plat and do hereby establish and acknowledge the accompanying as the official Map and Plat of "Rancho Vista Addition to Umatilla County, Oregon"  
*R. E. Lorren*  
*T. A. Lorren*  
*C. J. Nagale*  
*L. S. Wells*  
Dated May 4 1960



LEGEND  
○ 1/2" x 24" IRON PIN  
● 5/8" x 30" IRON PIN  
⊙ INITIAL POINT, 6" x 24" CONCRETE  
--- UTILITY EASEMENT-TOTAL WIDTH 10', 5' ON EACH LOT WHEN BETWEEN LOTS

### DEDICATION

Know All Men By These Presents, That RE Lorren and wife, T.A. Lorren and wife, C.J. Nagale and wife and L.S. Wells and wife, being the owners of the land shown on the accompanying Plat do hereby dedicate to the use of the public forever streets, drives and ways designated on said Plat and do hereby establish and acknowledge the accompanying as the official Map and Plat of "Rancho Vista Addition to Umatilla County, Oregon"

*R. E. Lorren*  
*T. A. Lorren*  
*C. J. Nagale*  
*L. S. Wells*  
Dated May 4 1960



STATE OF OREGON
COUNTY OF UMATILLA



DECLARATION:
RANCHO VISTA ADDITION

I, WAYNE O HARRIS, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS INDICATED ON THE ACCOMPANYING PLAT OF RANCHO VISTA ADDITION TO UMATILLA COUNTY, OREGON, THE LANDS INDICATED THEREON THAT THE INITIAL POINT OF THIS SURVEY IS A 6" x 6" CONCRETE MONUMENT PLACED 6' UNDER THE SURFACE OF THE GROUND, SAID POINT IS N. 87° 36' 50" W. - 292.70' FROM THE NE CORNER OF SECTION 10 T. 1 N., R. 32 E., W. 1/2; THAT SAID POINT IS THE POINT OF INTERSECTION OF THE EASTERLY R/W LINE OF HIGHWAY 395 & THE SOUTH LINE OF SECTION 3; THAT THE EXTERIOR BOUNDARIES OF THE LAND HEREBY PLATTED ARE AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED INITIAL POINT AND RUNNING THENCE S. 87° 36' 50" W., 139.76' TO A BRASS MONUMENT WHICH MARKS AN ANGLE POINT IN THE BOUNDARY LINE OF THE U.S. WILD LIFE REFUGE; THENCE S. 21° 11' E., 248.70'; THENCE S. 59° 44' W., 41.70'; THENCE S. 10° 23' E., 247.80'; S. 0° 43' E., 204.32'; THENCE S. 24° 12' W., 287.90'; THENCE S. 47° 34' W., 171.00'; THENCE S. 57° 46' W., 187.19'; THENCE N. 87° 36' 50" W., 578.73' TO A POINT ON THE EASTERLY R/W LINE OF HIGHWAY NO. 395; THENCE N. 17° 39' 30" W., ALONG SAID R/W LINE, 35.84'; THENCE N. 12° 20' 30" E., 151.00'; THENCE N. 17° 39' 30" W., 171.00'; THENCE S. 78° 42' 00" W., 151.00' TO SAID EASTERLY R/W LINE; THENCE N. 17° 39' 30" W., ALONG SAID R/W LINE, 764.50'; THENCE NORTHWESTERLY ALONG A 1,819.84' RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N. 12° 01' 00" W., 173.31'; A DISTANCE OF 173.36' TO THE POINT OF BEGINNING. ALL BEINGS IN THE NE 1/4 NW 1/4 & NW 1/4 SEC. 10; T. 2 N., R. 32 E., W. 1/2.

Wayne O Harris
REGISTERED LAND SURVEYOR
STATE OF OREGON REG. NO. 346

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 22 DAY OF APRIL, 1960

Arthur R. Barrows
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES Dec. 15, 1962

I, WAYNE O HARRIS, COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAREFULLY EXAMINED THE ACCOMPANYING PLAT OF RANCHO VISTA ADDITION OF UMATILLA COUNTY, OREGON, THAT IT COMplies WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR APPROVAL BY THE COUNTY COURT OF UMATILLA COUNTY, OREGON

DATED April 27, 1960

Wayne O Harris
COUNTY SURVEYOR OF UMATILLA COUNTY
STATE OF OREGON, REGISTRATION # 346

I, LLOYD E. STAFFORD, ASSESSOR, AND I, ROY JOHNSON, SHERIFF OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES 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 April 27, 1960

Lloyd E. Stafford
ASSESSOR
Roy Johnson
SHERIFF
BY Thina Hoekstra Deputy



THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORD IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY HIS ORDER DATED May 11, 1960, RECORDED IN COUNTY COURT JOURNAL V. 1, PAGE 500.

COUNTY COURT OF UMATILLA COUNTY

BY [Signature] COUNTY JUDGE

BY [Signature] COUNTY COMMISSIONER

BY [Signature] COUNTY COMMISSIONER

9:30 AM in the morning of May 11, 1960

Jack Johnson
Recorder of Conveyances

By 850 No. 22,6398

KNOW ALL MEN BY THESE PRESENTS - THAT R.E. LORREN and BOBBIE LORREN, HUSBAND and WIFE, THOMAS A. LORREN and KIVAN E. LORREN, HUSBAND and WIFE, and CHARLES J. NAGLE and DELTA E. NAGLE, HUSBAND and WIFE (HEREINAFTER DESIGNATED "DEDICATORS") AS OWNERS OF THE REAL PROPERTY LYING WITHIN THE BOUNDARIES OF THE PLATTED AREA ON THE ATTACHED PLAT (WHICH LAND IS HEREINAFTER REFERRED TO AS SAID ADDITION), DO HEREBY ADOPT SAID PLAT AND THE GENERAL PLAN OF IMPROVEMENT, USE AND RESTRICTION OF THE USE AS SHOWN IN SAID PLAT AND AS HERIN STATED. DEDICATORS DECLARE THAT SUCH GENERAL PLAN IS HEREBY IMPRESSED AND FIxed ON SAID ADDITION AND EACH PART THEREOF, AND THAT ALL OF DEDICATORS SUCCESSORS, REPRESENTATIVES, AND ASSIGNS SHALL TAKE TITLE SUBJECT TO SUCH GENERAL PLAN, WHETHER OR NOT THE SAME SPECIFICALLY MENTIONED IN ANY DEED OF CONVEYANCE TO ANY SUCH SUCCESSORS REPRESENTATIVES AND ASSIGNS. DEDICATORS DO HEREBY RESERVE FOR THEMSELVES AND FOR THEIR HEIRS, SUCCESSORS, AND ASSIGNS THE RIGHT TO WAIVE ANY ONE OR MORE OF THE RESTRICTIVE OR PROTECTIVE COVENANTS HEREIN SET FORTH AS ANY OR ALL OF SUCH COVENANTS MAY APPLY TO ANY OF DEDICATORS LOTS OR ANY PORTION THEREOF WITHOUT NOTICE TO AND WITHOUT OBTAINING CONSENT OF THE OWNERS OF ANY OF THE OTHER LOTS SAID ADDITION, OR ANY OTHER PERSON OR AGENCIES. SUCH WAIVERS SHALL BE IN SUCH WRITTEN FORM AS MAY BE ENTITLED TO RECORD AND MAY BE EITHER PERMANENT, TEMPORARY, OR CONDITIONAL AND MAY BE EITHER AT THE TIME OF CONVEYING THE PROPERTY AFFECTED OR AT A LATER DATE. SUCH WAIVERS SHALL NOT BE EFFECTIVE UNTIL RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN UMATILLA COUNTY, OREGON.

1. Except as in this Declaration stated, each of the restrictive and protective covenants shall run with the land and shall be binding upon all parties and persons claiming any interest in any lot in said addition or in any portion of any lot thereon.

2. The restrictive and protective covenants shall be as follows:

(a) There shall be erected on each lot one, and only one residential unit for one family only and may not be moved thereon from elsewhere, and said building shall be constructed entirely upon the premises, and shall not be less than 300 square feet of floor space on its first or main floor and shall not exceed one and one-half stories in height as the term is generally understood by the architectural profession. For this purpose, any such residence building containing any sleeping or dwelling quarters (open porches, decks, etc.) erected above the first floor, shall constitute a building more than one story in height, provided that this provision shall not preclude daylight basements or split level houses. For the purpose of computing said minimum requirements of floor area included in the first or main floor level measurements to be taken from the surface of the exterior walls, including chimneys, but not basements, cellars, open porches, open patios, and garages which constitute an integral part of the residential structure, and any area above or below the first or main floor and level.

(b) That no residence building or outbuilding thereof or any part thereof shall be located nearer than thirty feet to the front line of any lot; or nearer than fifteen (15) feet to any side street, or line of any lot; or nearer than fifteen (15) feet to any rear lot line, unless more than one lot be used for one building unit, in which event the building on the lot or lots separating the lots being built on will be permitted, provided that the setbacks above described shall be in full force and effect as if the multiple lots were one lot only.

(c) That the exterior surface of every building erected or placed on any lot or lots or portions thereof, in said Addition, unless of brick, stone, tile masonry, stucco or cement, shall be painted or stained, and the painting and staining thereof shall be completed within twelve months from the date of commencement of the construction of such building.

(d) No wall or fence shall be erected or maintained to the rear of the building set-back line of a height to exceed six (6) feet. Between the front building set-back line and the street-lot line, a fence not to exceed three (3) feet in height may be erected.

(e) All lots or portions thereof in said addition shall be used and occupied for private residential purposes only, and no structure or building, or any part thereof, on any lot or lots, or part thereof, in said addition shall be used or occupied as an apartment house, double house, or duplex, flat, lodging house, hotel, motel, store, sales yard, warehouse, hospital, institution, tavern, public house, garage, service station, place for public amusement, or as a place for a municipal or commercial or recreational enterprise of any nature whatsoever, except for the establishment of public parks.

(f) That no cow house, or shed, pen, pigsty, or sheep, goat, or cattle barn, shed or yard, or any structure or enclosure of any kind whatsoever, except said dwelling, commercial or recreational structure, and the yard, garden of said house, and fences and walls surrounding the same, shall be built, erected or maintained on any lot or lots, or portions thereof, in said addition. All facilities to house horses shall be of the same architectural style as the other buildings on said lot.

(g) That no obnoxious or unsightly outbuildings shall be erected or placed on any lot or lots, or portions thereof, in said addition. That no obnoxious or offensive trade or activity shall be carried on upon any lot or lots, or portions thereof in said addition, and that no structure or building which may be or become an annoyance or nuisance to the neighborhood. All premises shall be kept in a clean and orderly condition, and all growth of weeds shall be cut down or burned, and the premises shall at all times be kept in a neat and orderly condition, and no unsightly structure or part of a structure of kind may be stored upon said property which may or could detract from the value of surround-

ing properties, and any such storage shall be, and does, constitute a nuisance.

(h) That no animals or livestock shall be kept on any of said lots, on any portion thereof, if the same produce an odor, noise, or unsanitary condition operating to disturb the reasonable comfort of any occupant of any other of the lots; no kennel, dairy stable, barn or hut shall be erected or maintained on any of said lots or any portion thereof, nor shall dogs, cats, horses, cows, rabbits or other domestic animals ever be kept thereon; except that the restrictions in this subparagraph shall not be construed to prohibit ordinary household pets, or horses, as long as the same do not constitute an annoyance or nuisance.

(i) That no structure, tent, trailer or living quarters, permanent or temporary, shall be placed upon any lot or lots, or portions thereof, in such addition and used for residence purposes prior to the erection and completion of the main residence thereon, or at any time thereafter.

(j) All wells are to be drilled and cased in conformance with Standard specifications of the American Water Works Association.

(k) Each dwelling constructed upon each lot shall install for the disposal of sewage a septic tank, which shall conform to the requirements of the Oregon State Board of Health, and when a public sewer main shall be installed to serve said tract, each dwelling house thereafter shall promptly and properly connect with said sewer main. Oil drilling, oil development operations, refining, mining operations of any kind, tunnels, mineral excavations, shafts, and borings shall not be permitted.

(l) That no advertising signs shall be erected upon any of said lots, or any portion thereof, or upon any building or improvements located thereon, save and except name plates and For Sale or For Rent signs, all of which are to be, to relate, and to apply, and to be restricted to the lot or lots on which the same are placed.

(m) That no rubbish or debris of any kind or character shall ever be placed or permitted to accumulate upon any of said lots, or any portion thereof, in such amount or such kind so as to render same said portion unsanitary, unsightly, offensive, or detrimental to any other of the lots in said addition. That no planting of any kind or any structure of any kind extending more than four (4) feet above the unfinished grade of any of said lots, shall be placed on any portion of any lot encompassed within any of the zones designated on said plat as an "intersection visibility zone."

(n) Lots may be subdivided for expansion or additional area, but no residential unit may be constructed or maintained or occupied on an area less than the area of a lot as plotted in this subdivision.

SAID COVENANTS ARE FOR THE BENEFIT OF EACH AND ALL OF THE OWNERS OF THE LOT, OR LOTS, OR PORTION THEREOF IN SAID ADDITION, AND MAY BE ENFORCED BY ANY ONE OR MORE OF THEM.

IN THE EVENT OF VIOLATION OF ANY COVENANT CONTAINED IN THE DECLARATION, ACTUAL DAMAGE TO ANY OTHER LOT OWNER IN SAID ADDITION SHALL BE CONCLUSIVELY PRESUMED, AND THE VALUE OF SAID DAMAGE SHALL BE PRESUMED TO BE IN AN AMOUNT OF AT LEAST \$ OR IN SUCH GREATER AMOUNT AS A COURT OR JURY MAY PROPERLY DETERMINE.

IT SHALL BE LAWFUL NOT ONLY FOR DEDICATORS AND THEIR SUCCESSORS IN INTEREST, BUT ALSO FOR THE OWNER OR OWNERS OF ANY LOT OR LOTS IN SAID ADDITION 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 WHEN EFFECTIVE. NO COVENANT SHALL BE ENFORCED FOR DAMAGES AGAINST THE DEDICATORS.

TIME AND THE STRICT, PROMPT AND PUNCTUAL PERFORMANCE AND OBSERVANCE OF EACH AND ALL OF THE COVENANTS HEREIN CONTAINED TO BE KEPT, PERFORMED AND OBSERVED BY THE PARTIES AFFECTED HEREBY ARE IN EACH AND EVERY CASE OF THE ESSENCE OF THIS DECLARATION.

INVALIDATION OF ANY ONE OF THESE COVENANTS, OR ANY PART THEREOF BY JUDGEMENT, DECREE OR COURT ORDER, SHALL NOT INVALIDATE ANY OTHER COVENANT.

ADDED DEDICATORS: L.S. WELLS & RHACILLA WELLS, HUSBAND & WIFE IN WITNESS WHEREOF DEDICATORS HAVE SET THEIR HANDS & SEALS THIS 4 DAY OF MAY, 1960

[Signatures of Charles J. Nagle, Delta E. Nagle, L.S. Wells, Rhacilla Wells, and others]

ATTEST: JESSIE M. BELL, COUNTY CLERK OF UMATILLA COUNTY, OREGON DO HEREBY CERTIFY THE ABOVE NAMED HERE ON THE DATE SAID ORDER ABOVE SPECIFIED AND NOW ARE THE DULY QUALIFIED, ELECTED, SWORN AND ACTIVE JUDGE AND COMMISSIONERS OF SAID COUNTY; AND THAT THE SEAL HERETO AFFIXED IS THE SEAL OF MY OFFICE.

Jessie M. Bell
COUNTY CLERK, UMATILLA COUNTY, OREGON

