

STATE OF OREGON

County of UMATILLA ss.

I, G.M. NEWBILL, being first duly sworn, depose and say: That I correctly surveyed and marked with proper monuments as indicated on the accompanying Plat of MT. HEBRON 2ND. ADDITION,

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 PLACED A 6"x6"x24" CONCRETE MONUMENT, 6" BELOW GROUND SURFACE

; that said point is located 320.87 FEET SOUTHERLY MEASURED ALONG THE NORTH AND SOUTH CENTERLINE FROM THE CENTER OF SECTION 1, T2N, R32E.W.M.,

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:

A PORTION OF THE NE4SW4 SECTION 1, T2N, R32E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTERLINE OF SECTION 1, T2N, R32E.W.M., SAID POINT BEING 320.87 FEET SOUTHERLY MEASURED ALONG SAID CENTERLINE FROM THE CENTER OF SAID SECTION 1, SAID POINT ALSO BEING 57.57 FEET NORTHERLY FROM THE NORTHWEST CORNER OF MT. HEBRON ADDITION IN UMATILLA COUNTY, OREGON, AND RUN THENCE SOUTH 00°39' EAST ALONG THE SAID CENTERLINE, A DISTANCE OF 770.80 FEET; THENCE SOUTH 86°41' WEST, A DISTANCE OF 566.76 FEET; THENCE NORTH 34°44' EAST, A DISTANCE OF 977.76 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

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.

G.M. Newbill
Registered LAND SURVEYOR
State of Oregon, Reg. No. 255

Subscribed and sworn to before me this 15th day of April, 1953

Ralph Curin
Notary Public for Oregon
My Commission Expires 2/13, 1953

I, _____, 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 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 _____, 19____

County Surveyor of UMATILLA County
State of Oregon Civil Engineer, Reg. No _____

I, _____ and I, _____

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 _____, 19____

Assessor

Sheriff

MT. HEBRON 2ND. ADDITION

IN THE COUNTY OF UMATILLA, OREGON.

DEDICATORS: ELLIOTT C. NELSON, AND KATHRYNNE I. NELSON, HUSBAND AND WIFE, AND STANFORD C. SPARKS, AND EMMA K. SPARKS
SURVEYOR: G. M. NEWBILL, WALLA WALLA, W.N.
ATTORNEY: RALPH CURIN, PENDLETON, ORE.

I CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE OFFICIAL MAP AND PLAT OF MT. HEBRON 2ND. ADDITION, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

G.M. Newbill
REGISTERED LAND SURVEYOR
STATE OF OREGON, REG. NO. 255

- CONCRETE MONUMENT - 6"x6"x24"
- IRON PIN - 3/4" x 30"
- IRON PIN - 1/2" x 24"

THE ACCOMPANYING PLAT IS HEREBY APPROVED.

CITY ENGINEER
PENDLETON, OREGON



DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE ABOVE SIGNED ELLIOTT C. NELSON AND KATHRYNNE I. NELSON, HUSBAND AND WIFE, AND STANFORD C. SPARKS AND EMMA K. SPARKS, HUSBAND AND WIFE, HEREINAFTER DESIGNATED AS DEDICATORS AND OWNERS OF THE PROPERTY WITHIN THE BOUNDARIES OF THE AREA PLATED ON THE ACCOMPANYING PLAT WHICH LAND IS HEREINAFTER REFERRED TO AS SAID ADDITION, DO HEREBY ADOPT THE ACCOMPANYING PLAT AND THE GENERAL PLAN FOR THE IMPROVEMENT, USE, AND RESTRICTION OF THE USE OF SAID ADDITION 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 THE SAID ADDITION AND ALL PARTS THEREOF, AND THAT ALL DEDICATORS, SUCCESSORS, REPRESENTATIVES, AND ASSIGNS SHALL TAKE TITLE SUBJECT TO SAID GENERAL SCHEME AND PLAN EVEN THOUGH NO REFERENCE TO SUCH PLAN SHALL BE IN ANY DEED OF CONVEYANCE TO SUCH SUCCESSOR, REPRESENTATIVE, OR ASSIGN.

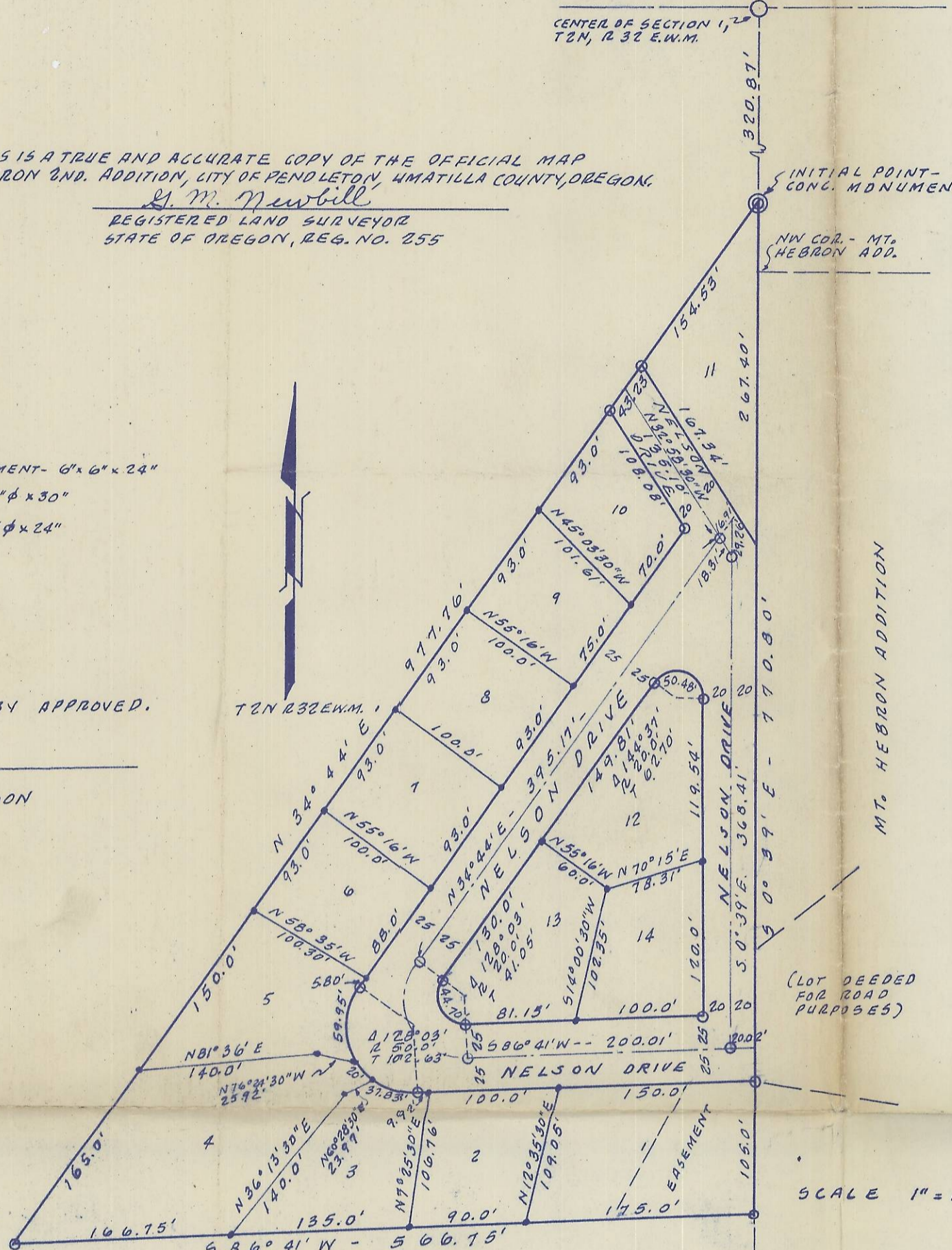
EACH OF SAID RESTRICTIVE AND PROTECTIVE COVENANTS IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING DEDICATORS' LOTS OR ANY PORTION THEREOF UNTIL JANUARY 1, 1971, AT WHICH TIME THE COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY INSTRUMENT 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, IF ANY COVENANTS, ARE CHANGED AND THE NEW COVENANTS ADOPTED IN LIEU THEREOF, IF ANY THERE OF.

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

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 TEN DOLLARS OR IN SUCH GREATER AMOUNT AS THE COURT OR JURY MAY PROPERLY DETERMINE.

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

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 AND BETWEEN THE PARTIES AFFECTED HEREBY ARE IN EACH AND EVERY CASE OF THE ESSENCE OF THIS DECLARATION.



SCALE 1" = 100.0'

KNOW ALL MEN BY THESE PRESENTS, That ELLIOTT C. NELSON AND KATHRYNNE I. NELSON, HUSBAND AND WIFE, AND STANFORD C. SPARKS, AND EMMA K. SPARKS, HUSBAND AND WIFE

being the owner of the land 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 MT. HEBRON 2ND. ADDITION, LOCATED IN UMATILLA COUNTY, OREGON; SUBJECT TO FOLLOWING EXCEPTIONS:

- RIGHTS OUTSTANDING UNDER EASEMENT DEED FROM C.W. LASSEN AND MARGARET LASSEN, HUSBAND AND WIFE, TO UNITED STATES OF AMERICA, DATED JUNE 24, 1941, FILED AUGUST 21, 1941, AND RECORDED IN BOOK 160, PAGE 261, OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON.
- RIGHTS OUTSTANDING UNDER EASEMENT DEED FROM C.W. LASSEN AND MARGARET LASSEN, HUSBAND AND WIFE, TO UNITED STATES OF AMERICA, DATED JULY 29, 1941, FILED AUGUST 21, 1941, AND RECORDED IN BOOK 160, PAGE 262, OF THE SAID DEED RECORDS.
- RIGHTS OUTSTANDING UNDER EASEMENT DEED FROM C.W. LASSEN AND MARGARET LASSEN, HUSBAND AND WIFE TO UNITED STATES OF AMERICA, DATED JUNE 24, 1941, FILED AUGUST 21, 1941, AND RECORDED IN BOOK 160, PAGE 277, OF THE SAID DEED RECORDS.
- RIGHTS OUTSTANDING UNDER BARGAIN AND SALE DEED FROM UNITED STATES OF AMERICA, DEPARTMENT OF THE INTERIOR, ACTING BY AND THROUGH THE BONNEVILLE POWER ADMINISTRATOR, PURSUANT TO ACT OF CONGRESS APPROVED AUGUST 20, 1937, U.S. STAT. 751, 16 U.S.C. 832a, AND ACTS AMENDATORY THEREOF, TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, DATED OCTOBER 21, 1948, FILED MARCH 21, 1951, AND RECORDED IN BOOK 196, PAGE 210 OF SAID DEED RECORDS.
- RIGHTS OUTSTANDING UNDER TRANSMISSION LINE EASEMENT FROM JOHN ELMER MCCORMACK AND DENCIE MCCORMACK, HUSBAND AND WIFE, TO UNITED STATES OF AMERICA, DATED FEBRUARY 24, 1948, FILED MARCH 3, 1952, RECORDED IN BOOK 196, PAGE 541 OF SAID DEED RECORDS.

ELLIOTT C. NELSON STANFORD C. SPARKS
KATHRYNNE I. NELSON EMMA K. SPARKS
STATE OF OREGON S.S.
COUNTY OF UMATILLA

ON _____ A.D. 1953, BEFORE ME, PERSONALLY APPEARED THE ABOVE NAMED ELLIOTT C. NELSON, AND KATHRYNNE I. NELSON, HUSBAND AND WIFE, AND STANFORD C. SPARKS, AND EMMA K. SPARKS, HUSBAND AND WIFE, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

(Seal) Notary Public for Oregon
My Commission Expires _____, 19____

The accompanying Plat is approved by resolution of the undersigned, duly adopted on _____, 19____, and report of said approval duly filed.

CITY PLANNING COMMISSION OF THE CITY OF PENDLETON, OREGON.

By _____ President
By _____ Secretary

The accompanying Plat is approved by resolution of undersigned's Board of Directors, adopted on _____, 19____

IRRIGATION DISTRICT, A MUNICIPAL CORPORATION

By _____ Chairman, Board of Directors
By _____ Secretary

This is to certify that the accompanying Plat is approved for filing and record in "Record of Town Plats" of _____ County, Oregon, by the undersigned by its order dated _____, 19____, recorded in County Court Journal _____ page _____

COUNTY COURT OF UMATILLA COUNTY, STATE OF OREGON.

By _____ County Judge
By _____ County Commissioner
By _____ County Commissioner

Attest: _____ 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