

# PLEASANT VALLEY

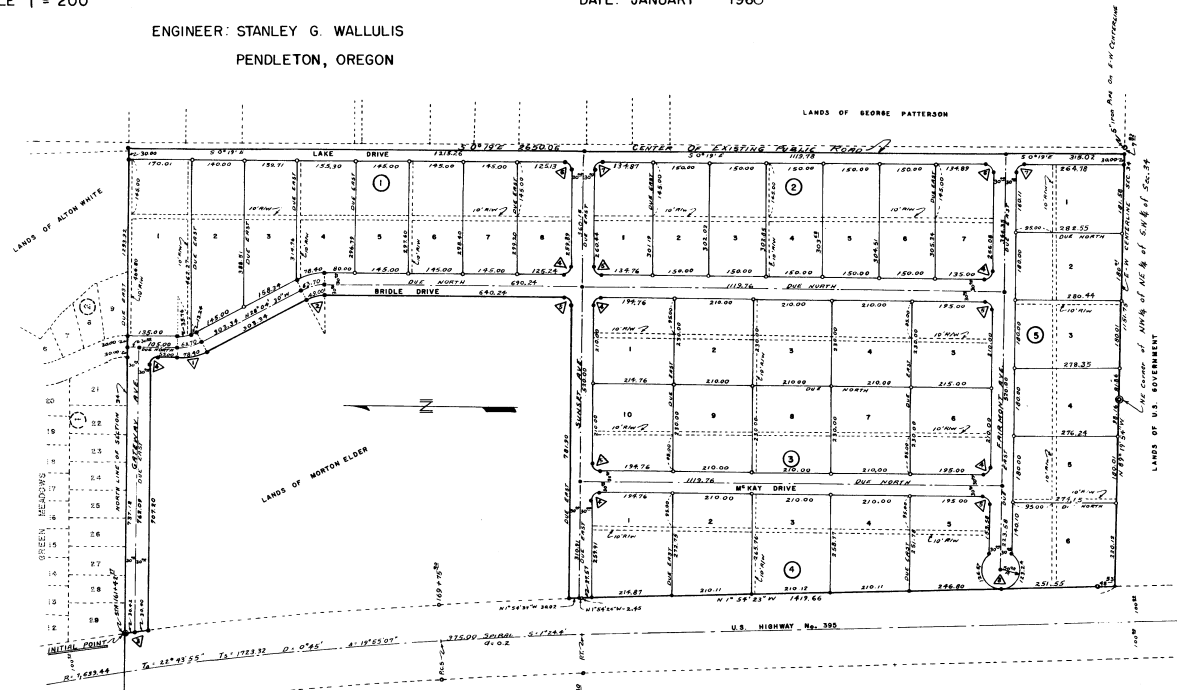
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EMM.,  
UMATILLA COUNTY, OREGON

SCALE 1" = 200'

DATE: JANUARY 1960

ENGINEER: STANLEY G. WALLULIS  
PENDLETON, OREGON

CURVE DATA							
CHORD NO.	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING	DEGREE	DELTA
1	100.00	78.40	77.62	40.00	N14°02'15"W	50.0091°	107°04'30"
1	100.00	83.70	83.07	32.50	N4°02'15"W	44.0789°	107°04'30"
1	100.00	48.00	48.51	25.00	N10°14'40"W	37.2958°	107°04'30"
1	100.00	35.76	35.37		N10°14'40"W	37.2958°	107°04'30"
1	100.00	13.24	13.23		N24°45'55"W	37.2958°	173°35'10"
2	100.00	49.00	48.51	25.00	N14°02'15"W	37.2958°	287°04'15"
2	100.00	83.70	83.07	32.50	N14°02'15"W	44.0789°	287°04'15"
2	100.00	78.40	77.62	40.00	N14°02'15"W	50.0091°	287°04'15"
3	7.239.44	60.82	60.82		N8°23'49"W	0.74031°	0°27'01"
3	7.239.44	30.42	30.42		N8°23'49"W	0.74031°	0°27'01"
3	7.239.44	30.42	30.42		N8°17'03"W	0.74031°	0°13'30"
4	20.00	31.41	28.28	20.00	N45°00'00"E	286.479°	90°00'
5	20.00	31.41	28.28	20.00	N45°00'00"E	286.479°	90°00'
6	20.00	31.82	28.36	20.11	S45°00'30"W	286.479°	90°19'
7	20.00	31.82	28.36	20.11	S45°00'30"W	286.479°	89°41'
8	80.00	126.87	96.38		N70°56'42"E	14.596°	149°02'31"
8	80.00	123.24	94.53		N72°59'05"E	14.5916°	141°13'22"



I, STANLEY G. WALLULIS, FIRST BEING DULY SWORN, DEPOSE AND SAY THAT THIS TRACING IS A TRUE AND EXACT COPY OF THE PLAT OF PLEASANT VALLEY.

*Stanley G. Wallulis*  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF FEBRUARY 1960  
NOTARY PUBLIC IN AND FOR OREGON  
MY COMMISSION EXPIRES DECEMBER 22, 1961 *Edward P. Wells*

STATE OF OREGON }  
COUNTY OF UMATILLA }  
I, Jack Erlom, Recorder, certify that this instrument was filed for record on  
**Mar-9-1960**  
at 10:15 o'clock A.M. in the record of Umatilla County in Book **33** Page **8**  
*Jack Erlom*  
Recorder of Umatilla County  
By *8150* Deputy No. **224594**

- LEGEND
- ⊙ INITIAL POINT, 2" PIPE, 56" LONG
  - ⊕ BRASS CUP GOVERNMENT CORNER
  - ⊖ 5" ROD, 30" LONG
  - ⊙ 1/2" ROD, 24" LONG
  - UTILITY EASEMENTS
  - PROPERTY LINE
  - △ CURVE DATA REFERENCE

DEDICATION AND DECLARATION (PLEASANT VALLEY)

KNOW ALL MEN BY THESE PRESENTS, that Morton Elder and Jeanette Elder, husband and wife, 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 addition," do hereby adopt the accompanying plat and the general plan for the improvement, use and restriction of use of said addition as shown on said plat and as in this Declaration set forth.

1) 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 claiming any interest in any lot in said addition or in any portion of any lot thereon.

2) Said restrictive and protective covenants shall be as follows: (a) That the main residence building placed on any lot or lots or portion thereof in said addition shall be constructed thereon and not be moved thereon from elsewhere and it shall contain not less than 1,000 square feet of floor space on its first or main floor and shall not exceed one and one-half stories in height as the terms are generally understood by the architectural profession.

3) An easement is hereby dedicated by the dedicators over and across certain lots and blocks as indicated and shown upon the plat of said addition, for sewers, water, electricity, light, gas, telephone and other utilities, their installation and maintenance, irrespective of whether the same may be installed before or after said by the dedicators herein.

4) We the owners do hereby give, grant and dedicate those strips of land as shown in said addition as streets and roads to the public to be used as streets and roads forever.

5) Said covenants are for the benefit of each and all of the owners of any lot or lots or portion thereof in said addition and may be enforced by any one or more of them.

6) No more than one residential building shall be constructed upon one lot and lots shall not be divided into fractional lots for a period of five years from the date this plat is recorded. After the expiration of said five years no residential building shall be constructed on a fractional lot of less than 10,000 square feet and the lots shall not be divided into fractional lots containing less than 10,000 square feet and having less than 100 foot frontage.

7) In the event of violation of any covenant contained in this declaration actual damage to any other lot owner in said addition shall be conclusively presumed and the value of said damage shall be so presumed to be in the amount of at least \$100, or in such greater amount as a court or jury may properly determine.

8) It shall be lawful not only for dedicators or dedicators' 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 then effective. No covenant shall be enforced for damages against dedicators, but said covenant may be proceeded on for an injunction and specific execution thereof against dedicators or their successors, and also for damages against the party or parties violating the said covenant, or their heirs, executors and assigns.

9) 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.

10) Invalidation of any one of these covenants, or any part thereof, by judgment, decree or court shall not invalidate any other covenant.

IN WITNESS WHEREOF the dedicators have caused their names and seals to be affixed hereto this 19 day of January, 1960,

Morton Elder (SEAL)
Jeanette Elder (SEAL)

STATE OF OREGON
County of Umatilla

On this 19th day of January, 1960, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named Morton Elder and Jeanette Elder, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Charles E. Monte
Notary Public for Oregon
My commission expires Dec. 16, 1963

STATE OF OREGON
COUNTY OF UMATILLA
I, Jack Eilson, Recorder, certify that this instrument was filed for record on Mar. 7 - 1960
at 10:15 a.m. at the A.M. in the record of Town Plats of said County
By Jack Eilson, Recorder of Conveyances
Fee \$ 8.50 No. 2-4594

ENGINEERS CERTIFICATE:

I, STANLEY G. WALLULIS, being first duly sworn, do depose and say that I am a duly registered Engineer of the State of Oregon, that I have correctly surveyed and marked with legal monuments the land represented on the accompanying plat, at the INITIAL POINT I drove a galvanized iron pipe 2 inches in diameter 36 1/2 feet long, 6 inches below the surface of the ground and located due east along the north line of section 34 T.11N.2. N. R. 32 E. W.M. A distance of 1336.58 feet from the northwest corner of section 34 to a point on the easterly right of way line of U.S. Highway 395 thence due East along the North line of said section 34 a distance of 1293.92 feet to a point in the center of an existing public road as it exists on the ground this 19 day of January 1960, thence S 0° 19' E along the centerline of said public road a distance of 2650.06 feet to a point on the East-West centerline of said section 34, thence N 89° 17' 24" W along the East-West centerline of said section 34 a distance of 1151.75 feet to a point on the easterly right of way of U.S. Highway 395, thence N 1° 54' 23" W along the said easterly right of way of U.S. Highway 395 a distance of 1419.66 feet; thence northerly a distance of 32.47 feet along said easterly right of way of U.S. Highway 395 along an offset spiral curve that curves to the left and is 100.00 feet distant Easterly from the centerline spiral curve whose spiral angle is 1° 24' 24" and length is 375.00 feet and subtends a chord on the easterly right of way of 32.47 feet which bears N 1° 54' 33" W thence due East a distance of 781.90 feet; thence along a curve to the left whose radius is 20.00 feet a distance of 31.41 feet, said curve subtends a chord of 28.28 feet which bears N 45° 00' E thence due North a distance of 640.24 feet; thence along a curve to the left whose radius is 100.00 feet a distance of 49.00 feet, said curve subtends a chord of 48.51 feet which bears N 14° 02' 15" W, thence N 28° 04' 30" W a distance of 303.34 feet; thence along a curve to the right whose radius is 160.00 feet a distance of 78.40 feet, said curve subtends a chord of 77.62 feet which bears N 14° 02' 15" W; thence due North a distance of 55.00 feet, thence along a curve to the left whose radius is 20.00 feet a distance of 31.41 feet, said curve subtends a chord of 28.28 feet which bears N 45° 00' W; thence due West a distance of 707.20 feet to a point on the Easterly right of way of said U.S. Highway 395, thence along a curve to the left whose radius is 7,739.44 feet a distance of 60.82 feet said curve subtends a chord of 60.82 feet which bears N 9° 23' 49" W, to the point of beginning and THE INITIAL POINT.

Stanley G. Wallulis
SUBSCRIBED AND SWORN TO before me this 19th day of January, 1960.

Charles E. Monte
NOTARY PUBLIC FOR OREGON
My commission expires December 16, 1963.



I LLOYD E. STAFFORD, and I ROY JOHNSON, respectively assessor and sheriff of Umatilla County, Oregon, and each 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 THIS 8 DAY OF MARCH, 1960. (ASSESSOR) Lloyd E. Stafford (SHERIFF) Roy Johnson, Sheriff Wynona Hoobler Deputie

THIS IS TO CERTIFY THAT the accompanying plat is approved for filing and placed in the RECORD OF TOWN PLATS of Umatilla County, Oregon by the undersigned by its order dated the 30 day of MARCH, 1960, and recorded in the County Court Journal, Page \_\_\_\_\_.

(COUNTY JUDGE) J. B. G. Jones
(COUNTY COMMISSIONER) J. B. G. Jones
(COUNTY COMMISSIONER) Gene B. Stanton

ATTEST:
JESSIE M. BELL, County Clerk of Umatilla, Oregon do hereby certify that the above named were on the date of said order above specified and are now 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) Jessie M. Bell County Clerk
The accompanying plat is hereby approved by resolution of the undersigned adopted on 19th day of FEBRUARY, 1960, and approval duly filed.
(CHAIRMAN) W. W. Brown CITY PLANNING COMMISSION of the city of PENDLETON, OREGON.
(SECRETARY) Margaret Chintz APPROVED 19th DAY OF FEBRUARY, 1960 (CITY ENGINEER) Anton Bol
APPROVED 22 DAY OF FEBRUARY, 1960. (COUNTY SURVEYOR) Wayne O. Harris