

HAT ROCK TRACTS IN THE COUNTY OF UMATILLA, OREGON

LOCATION: N.E. 1/4, SECTION 15, T. 5 N., R. 29 E.W.M.
ATTORNEY: WILLIAM BARNES
ENGINEER: FRANK R. O'NER
SCALE: 1" = 200'

STATE OF OREGON
COUNTY OF UMATILLA ss

I, Frank R. O'ner, being first duly sworn, depose and say: That I correctly surveyed and marked with proper monuments as indicated on the accompanying Plat of the HAT ROCK TRACTS 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 six inch by twenty-four inch concrete monument six inches below the surface of the ground at the N.E. corner of said land; that said point is located S.00°33'11" E. 761.06 ft. from the Section corner common to Sections 15, 14, 10, and 11, T. 5 N., R. 29 E., W. M., and on the East line of said Section 15; 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 part of the N.E. quarter of Section 15, T. 5 N., R. 29 E.W.M. being more particularly described as follows:

Beginning of the point described above; thence S.69°28'29" W. 1005.26 ft.; thence N.06°22'49" E. 333.32 ft.; thence S.89°25'34" W. parallel to the North line of said Section 15, 301.26 ft.; thence N.00°33'11" W. parallel to the East line of said Section 15, 408.80 ft.; thence S.85°16'29" W. 878.64 ft.; thence S. 69° 39' 49" W. 325.04 ft.; thence S.20°40'24" W. 618.00 ft. to a point on the North-South line through center of Section 15; thence S.01°00'54" W. 656.31 ft. along the North-South line through center of said Section 15; thence N.69°28'29" E. 969.29 ft.; thence S.24°06'29" W. 210.79 ft.; thence N.69°28'29" E. 193.80 ft.; thence N.20°31'31" W. 96.62 ft.; thence S.69°28'29" E. 763.57 ft. to a point on the East line of said Sec. 15; thence N.00°33'11" W. 110.0 ft. along said section line to the point of beginning.

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



Frank Robert O'ner
REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON, REG. NO. 2475

Subscribed and sworn to before me this 6th day of June, 1950.

Margaret P. Day
NOTARY PUBLIC FOR OREGON
My Commission Expires MARCH 15, 1954.



STATE OF OREGON
COUNTY OF UMATILLA ss

I, F. B. Hayes, County Surveyor of Umatilla County, Oregon, hereby certify that I have carefully examined and sufficiently checked the accompanying Plat, together with the computations for making same; that said Plat complies with the provisions of Oregon law and with the requirements of the required planning agencies and of the County Court of Umatilla County; that the streets 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 that the same 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 said law; that the section corner therein claimed to have been found and therein referred to as "a corner established by U. S. Survey" is personally known by me to be such a corner; that complete field notes in narrative form as required by Section 87-307 O.C.L.A.; as amended, have been filed in my office; and I, therefore, approve said Plat for approval by said Court for filing and record.

Dated June 8, 1950.

F. B. Hayes
COUNTY SURVEYOR OF UMATILLA
COUNTY, STATE OF OREGON ENGINEER,
REGISTRATION NO. 197

STATE OF OREGON
COUNTY OF UMATILLA ss

I, Frank R. O'ner, 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; and that this tracing is a true and exact copy of the final map and Plat thereof now being filed for record.

Frank Robert O'ner
Registered Professional Engineer,
State of Oregon, Reg. No. 2475

Subscribed and sworn to before me this 6th day of JUNE, 1950.

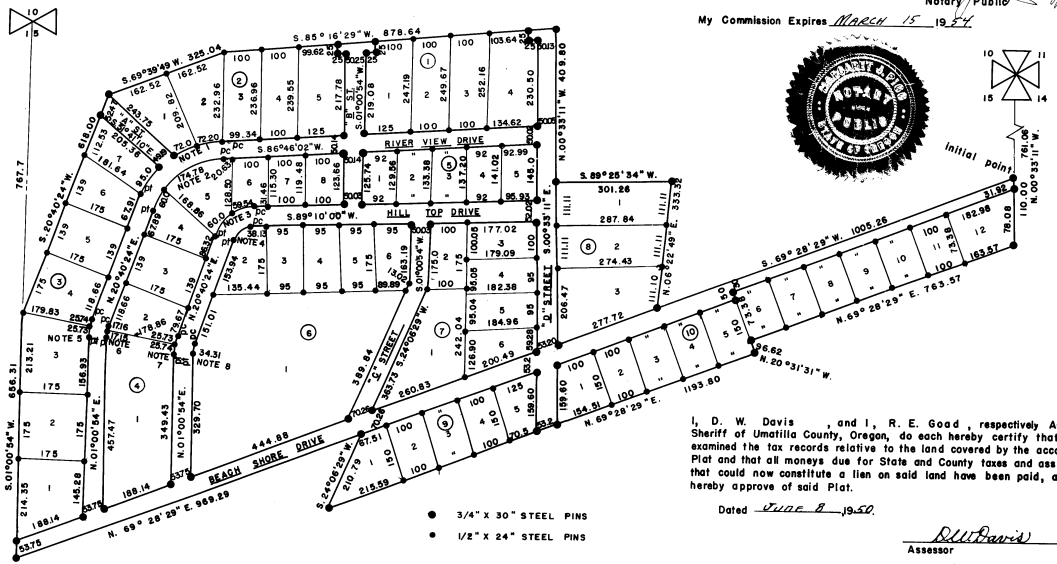
Margaret P. Day
Notary Public for Oregon

My Commission Expires MARCH 15, 1954.



CURVE DATA:

- NOTE 1: R = 250, Δ = 66-05-38, T = 162.64, L = 288.39
- NOTE 2: R = 200, Δ = 66-09-38, T = 130.11, L = 230.72
- NOTE 3: R = 100, Δ = 66-29-36, T = 68.08, L = 119.54
- NOTE 4: R = 50, Δ = 68-29-36, T = 34.04, L = 59.77
- NOTE 5: R = 150, Δ = 19-39-50, T = 25.99, L = 51.47
- NOTE 6: R = 100, Δ = 19-39-50, T = 17.33, L = 34.31
- NOTE 7: R = 150, Δ = 19-39-50, T = 25.99, L = 51.47
- NOTE 8: R = 100, Δ = 19-39-50, T = 17.33, L = 34.31



- 3/4" x 30" STEEL PINS
- 1/2" x 24" STEEL PINS

The accompanying Plat is approved by resolution of the undersigned, duly adopted on 29 MAY 1950 and report of said approval duly filed.

CITY PLANNING COMMISSION
CITY OF UMATILLA, OREGON

By *Alfred Johnson*
President
By *Nancy G. Wilson*
Secretary

ATTEST:

I, Mrs. E. B. Coates, 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.

Mrs. E. B. Coates
County Clerk
Umatilla County, Oregon

Myra M. Coates
Deputy

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Jack Olson
Recorder
By 1950 No. 12071

KNOW ALL MEN BY THESE PRESENTS: That Charles Kik being the owner of the land shown on the accompanying Plat does hereby dedicate to the use of the public forever the streets, drives, ways, and utility strips designated on said Plat, and does hereby establish and acknowledge the accompanying as the official map and Plat of the Hat Rock Tracts.

Dated JUNE 1, 1950.

Charles Kik
Charles Kik

STATE OF OREGON
COUNTY OF UMATILLA ss

On the 15th day of JUNE, 1950, Charles Kik, to me known to be the individual described in and who executed the foregoing instrument and acknowledged the foregoing instrument to be his voluntary act and deed.

Margaret P. Day
Notary Public

My Commission Expires MARCH 15, 1954.



I, D. W. Davis, and I, R. E. Good, respectively Assessor and 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 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 JUNE 8, 1950.

D. W. Davis
Assessor
R. E. Good
Sheriff By *China Hoskins*
Deputy

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 June 8, 1950, recorded in County Court Journal 7 page .

COUNTY COURT OF UMATILLA COUNTY,
STATE OF OREGON

By *James H. Stanger*
County Judge
By
County Commissioner
By *J. G. Olinger*
County Commissioner

DECLARATION

KNOW ALL MEN BY THESE PRESENTS That Charles Kik, a single man, hereinafter designated as the "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 the 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 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 any such successor, representative or assign.

- Dedicator may create parks on any of the dedicator's lots without any written waiver or compliance with the terms hereof.
- 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 dedicator's lots or any portion thereof until January 1, 1974, 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 dedicator's 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.
- Said covenants are for the benefit of each and of all of the owners of any of dedicator's 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 dedicator's 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.
- It shall be lawful not only for dedicator, and dedicator's heirs and assigns, but also for the owner or owners of any of dedicator's 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 then effective. No covenants shall be enforced for damages against dedicator, but said covenants may be proceeded upon for an injunction and specific execution thereof against the dedicator and also for damages against the party or parties violating the said covenant or the heirs executors or assigns.
- 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.
- Invalidation of any one of these covenants, or any part thereof, by judgment, decree, or Court Order, shall not invalidate any other covenant.
- Said restrictive and protective covenants shall be as follows:
 - No advertising signs except as relating to said lands and businesses located thereon shall be erected or displayed.
 - None of said lands may be occupied by negroes or orientals.
 - No residential lot or any portion thereof in said tract shall be used for the raising of any livestock, rabbits or poultry, for sale or trade commercially. Nothing herein contained shall prevent the owner or occupant of any lot in said tract from keeping thereon the following domestic animals and appropriate outbuildings to maintain and shelter same: horses, maintained solely for personal use as distinguished from commercial uses; not to exceed two cows; and not to exceed a total of 50 small domestic animals including rabbits and all types of poultry. All such animals and outbuildings shall be kept at a minimum distance of eighty (80) feet from the front line and at least five (5) feet from the back line and side lines of each lot.
 - No outside toilet may be erected except as may be required for building construction and if so erected the same shall be removed upon completion of construction.
 - No structure may be erected for the shelter or housing of animals except as above mentioned and no old building or other structure may be moved onto lands, unless immediately reconstructed and completed.
 - Each dwelling house and place of business constructed hereon shall install for the disposal of sewerage a cesspool or septic tank which shall conform to the requirements of the Oregon State Board of Health, however, as and when public sewer mains are installed in said tract, each dwelling house thereafter shall be properly connected to said mains.
 - 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.
 - All buildings shall be kept painted if lumber surfaced and if concrete or stucco, the exterior surface shall be well maintained at all times.
 - Any material, stockpile or other outdoor storage, shall be kept fenced from view.

WITNESS MY HAND AND SEAL this 1st day of June, 1950.

Charles Kik
CHARLES KIK

STATE OF OREGON
COUNTY OF UMATILLA ss

On this 1st day of June, 1950, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CHARLES KIK, an unmarried man, who is known to me to be the identical individual described in and who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily.

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

Margaret D. Pigg
NOTARY PUBLIC

My Commission Expires MARCH 15, 1954

STATE OF OREGON
COUNTY OF UMATILLA ss

I, Frank R. Orner, 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 final map and Plat thereof now being filed for record.



Frank Robert Orner
Registered Professional Engineer
State of Oregon, Reg. No. 2475

Subscribed and sworn to before me this 6 day of June, 1950.

Margaret D. Pigg
Notary Public for Oregon

My Commission Expires MARCH 15, 1954



HAT ROCK TRACTS
COUNTY OF UMATILLA, OREGON
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STATE OF OREGON
County of Umatilla, ss
This instrument was filed for record on
JUN 8 1950
at 11:45 A.M. and duly recorded
in Vol. 7 of said County Plat
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Jack Volson
Notary Public
By *10* 120731