

ROLLING ACRES

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27, TWN. 2 N., R.32 E.W.M., UMATILLA COUNTY, OREGON

ENGINEER: STANLEY G. WALLULIS

SCALE 1" = 100'

CURVE DATA

1

LOT	BLOCK	ARC	CHORD	BEARING	RADIUS	DEGREE	TANGENT	Δ
1	2	43.19	42.51	N18°45'24"E	70.00	81.8511°	22.31	35°21'11"
3	1	80.21	78.95	N18°45'24"E	130.00	44.0737°	41.43	35°21'11"
CENTERLINE		61.70	60.73	N18°45'24"E	100.00	57.2958°	31.87	35°21'11"

2

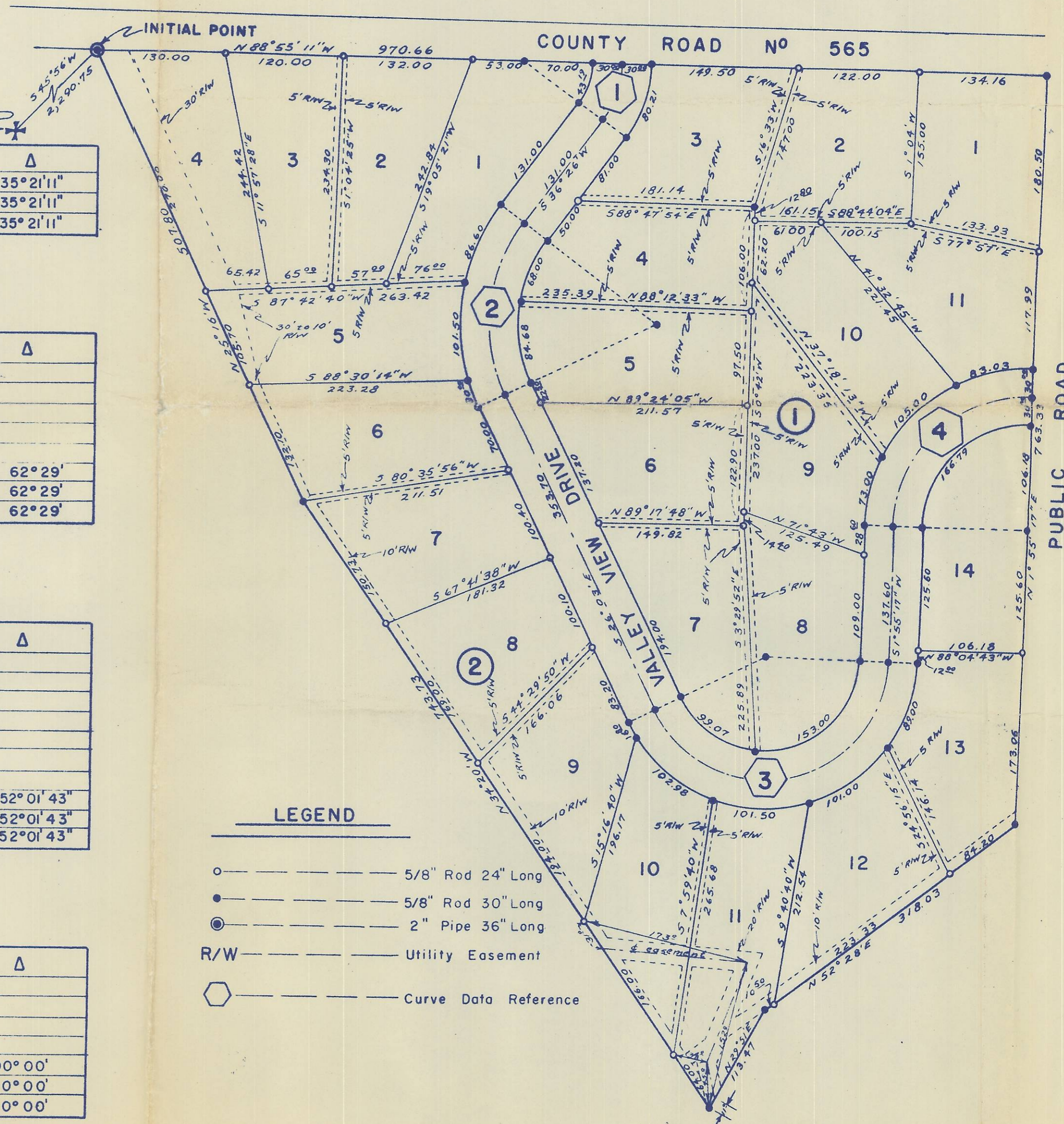
LOT	BLOCK	ARC	CHORD	BEARING	RADIUS	DEGREE	TANGENT	Δ
1	2	86.60	85.93	N24°01'42"E	200.00	28.6479°		
5	2	101.50	100.42	N 2°54'57"W	200.00	28.6479°		
6	2	30.00	29.98	N21°45'09"W	200.00	28.6479°		
4	1	68.00	67.33	N22°31'09"E	140.00	40.9255°		
5	1	84.68	83.39	N 8°43'22"W	140.00	40.9255°		
CENTERLINE		185.39	176.34	N 5°11'30"E	170.00	33.7034°	103.13	62°29'
WEST SIDE		218.10	207.46	N 5°11'30"E	200.00	28.6479°	121.32	62°29'
EAST SIDE		152.68	145.22	N 5°11'30"E	140.00	40.9255°	84.93	62°29'

3

LOT	BLOCK	ARC	CHORD	BEARING	RADIUS	DEGREE	TANGENT	Δ
13	2	89.00	87.78	S18°22'14"W	155.00	36.9650°		
12	2	101.00	99.22	S53°29'14"W	155.00	36.9650°		
11	2	101.50	99.70	N89°05'10"W	155.00	36.9650°		
10	2	102.98	101.10	N 51°17'35"W	155.00	36.9650°		
9	2	16.80	16.79	N29°09'18"W	155.00	36.9650°		
7	1	99.07	94.64	N55°55'32"W	95.00	60.3113°		
8	1	153.00	136.39	N48°03'36"E	95.00	60.3113°		
CENTERLINE		331.67	242.59	N77°56'09"E	125.00	45.8366°	501.89	152°01'43"
NORTH SIDE		252.07	184.37	N77°56'09"E	95.00	60.3113°	381.43	152°01'43"
SOUTH SIDE		411.28	300.81	N77°56'09"E	155.00	36.9650°	622.34	152°01'43"

4

LOT	BLOCK	ARC	CHORD	BEARING	RADIUS	DEGREE	TANGENT	Δ
9	1	73.00	72.42	N14°30'22"E	166.18	34.4782°		
10	1	105.00	103.26	N45°11'32"E	166.18	34.4782°		
11	1	83.03	82.17	N77°36'27"E	166.18	34.4782°		
14	2	166.79	150.16	N46°55'17"E	106.18	53.9610°		
CENTERLINE		213.91	192.59	N46°55'17"E	136.18	42.0736°	136.18	90°00'
NORTH SIDE		261.03	235.02	N46°55'17"E	166.18	34.4382°	166.18	90°00'
SOUTH SIDE		166.79	150.16	N46°55'17"E	106.18	53.9610°	106.18	90°00'



DEDICATION AND DECLARATION

KNOW ALL MEN BY THESE PRESENTS, That R.E. Lorren and Bobbie L. Lorren, husband and wife, Thomas A. Lorren and Vivian E. Lorren, husband and wife, and Charles J. Nagels and Delta E. Nagels, husband and wife, as the owners of the property within the boundaries of the accompanying plat do hereby execute and declare the following dedication and do impose the following restrictive covenants for the purpose of establishing an addition which shall be known as "ROLLING ACRES" an addition to the County of Umatilla, Oregon, located in the S.W. Quarter of Section 27, Twn. 2 N, R 32 E. W. M., Umatilla County, Oregon, to wit:

- (1) We the owners do hereby give, grant and dedicate all those strips of land shown on the accompanying plat as streets, avenues and public roads, to the public to be so used as streets, avenues, roads and highways forever.
(2) An easement is dedicated by the dedicators over and across certain lots and blocks, the width and location shown upon the accompanying plat for sewers, water, electricity, light, television, gas, telephone utilities, and existing irrigation ditches, their installation and maintenance.
(3) That no main residence building, or any part thereof, shall be located nearer than 20 feet to the front lot line except lots 12 to 5, Block 2, inclusive, which shall not be located nearer than 10 feet to the front lot line; or nearer than 10 feet to any side street line of any lot, nor nearer than 5 feet to any side lot line (which side lot line adjoins another lot) nor nearer than 5 feet to any rear lot line, unless more than one lot be used for one building unit, in which event the new lot division lines will meet the conditions stipulated above. The dividing and re-arranging of lot lines on the plat is permitted with the provision that no lot in this subdivision shall have less than 100 feet frontage and one-half acre in area.
(4) The planning commission of the City of Pendleton, Oregon, is hereby designated as a board of control which has the power to grant variances.
(5) That no animals, fowl, or livestock or any shelter for animals, fowl, or livestock shall be kept or erected on any lot or lots or portion thereof, except that the restrictions of this paragraph shall not be construed to prohibit ordinary household pets, as long as same do not constitute an annoyance or nuisance.
(6) That no structure, tent, trailer or living quarters, permanent or temporary shall be placed upon any lot or lots or portion thereof in said addition and used for residence purpose prior to the erection and completion of the main residence thereon or at any time thereafter.
(7) That no obnoxious or unsightly building or offensive trade or activity shall be carried on upon any lots or portion of lots in said addition, nor shall anything be done thereon which may become an annoyance thereof in said addition.
(8) No fence or wall shall be erected or maintained to the rear of the building set back line at a height to exceed 8 feet. Between the front building set back line and the street lot line a fence not to exceed 3 feet in height may be erected.
(9) That all lots or portions thereof in said addition shall be used and occupied for a private residence which shall provide a minimum of 1,200 square feet on the main floor (measurements to be taken from the outer walls), 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, duplex, flat, hotel, lodging house or commercial business of any type.
(10) It shall be lawful not only for the dedicator and the dedicators successor in interest, but also the owner or any 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 the said covenants then effective.
(11) Invalidation of any of these covenants, or any part thereof by judgement, decree or court shall not invalidate any other covenant.

BE IT KNOWN THAT THE OWNERS DO HEREBY adopt the accompanying plat and foregoing dedication and restrictive and protective covenants contained in said plat.

IN WITNESS WHEREOF The owners have caused their names and seals to be affixed hereto this 20 day of February, 1958.

Handwritten signatures of R.E. Lorren, Bobbie L. Lorren, Char. J. Nagels, Delta E. Nagels, Thomas A. Lorren, and Vivian E. Lorren.

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

On this 21 day of February, 1958, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named R.E. Lorren and Bobbie L. Lorren, husband and wife, Thomas A. Lorren and Vivian E. Lorren, husband and wife, and Charles J. Nagels and Delta E. Nagels, husband and wife, 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 the day and year last above written.

Bertie M. Ratz
Notary Public for Oregon
My Commission expires June 13, 1958

ENGINEER'S 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" in diameter, 36" long, 6" below the surface of the ground and located N45°56'E - 2,290.75 ft. from the S.W. corner of the S.W. quarter of Section 27, Twn 2 N, R 32 E. W. M., thence S 88°55'11"E along the southerly right of way of county road No. 565 as it exists on the ground today a distance of 970.66 feet, thence S 1°55'17"W along the westerly right of way of a public road as it exists on the ground today a distance of 763.33 feet to the NE corner of the White tract recorded in Book 21 Page 33 of Umatilla County Deed records, Umatilla County, Oregon, thence S 52°28'W a distance of 318.03 feet, thence S 29°51'W a distance of 113.47 feet; thence N 34°20'W a distance of 743.73 feet; thence N 25°16'W a distance of 507.80 feet to the point of beginning and the initial point.

Stanley G. Wallulis

SUBSCRIBED AND SWORN TO before me this 21 day of February, 1958. Dorothy P. Tharlow
Notary Public for Oregon
My Commission expires August 21, 1960

THE accompanying plat is hereby approved by resolution of the undersigned adopted on 21 day of February, 1958, and approval duly filed.

(CHAIRMAN) W.M. Brown
(SECRETARY) Marilyn C. Grove

CITY PLANNING COMMISSION
of the CITY of
PENDLETON, OREGON

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 21 DAY OF MARCH, 1958.

(ASSESSOR) Lloyd E. Stafford (SHERIFF) Roy Johnson

THIS IS TO CERTIFY THAT the accompanying plat is approved for filing and "Record of Town Plats" of Umatilla County, Oregon by the undersigned by its order dated the 21 day of February, 1958, and recorded in the County Court Journal Page 10.

(COUNTY JUDGE) D. R. Cook COUNTY COURT OF
(COUNTY COMMISSIONER) J. L. Hays UMATILLA COUNTY
(COUNTY COMMISSIONER) J. L. Hays STATE OF OREGON

ATTEST:
I, JESSIE M. BELL, County Clerk of Umatilla County, 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)
APPROVED 21st DAY OF February, 1958. APPROVED 10th DAY OF March, 1958.
(CITY ENGINEER) Gerald W. Hatt (COUNTY SURVEYOR) Wayne O. Harner

