

PARK VIEW ADDITION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 2, NORTH, RANGE 32 E.W.M.
UMATILLA COUNTY, ORE.

Scale: 1" = 100'

Date: February, 1959

ENGINEER: STANLEY G. WALLULIS

I, STANLEY WALLULIS, FIRST BEING DULY SWORN, DEPOSE AND SAY THAT THIS TRACING IS A TRUE AND EXACT COPY OF THE PLAT OF PARK VIEW

Stanley G. Wallulis

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY FEBRUARY, 1959

NOTARY PUBLIC IN AND FOR OREGON
MY COMMISSION EXPIRES Jan 13, 1962

Deeth M. Ras



LEGEND

- △ CURVE DATA REFERENCE
- 5/8" Iron rod, 30" long
- 1/2" Iron rod, 24" long
- ⊙ Existing Stone Monument
- ⊙ 2" Pipe, 36" long
- R/W Utility Easement 5 feet wide unless noted otherwise

CURVE DATA

CURVE No.	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DEGREE	DELTA	LOT	BLK.
1	300.00	29.14	29.13	14.58	N87°08'32"W	12.0986°	5°33'56"	2	5
1	300.00	35.67	32.62	16.33	N81°14'37"W	12.0986°	6°13'54"	3	5
1	270.00	55.59	55.50	27.90	N84°01'35"W	21.2207°	11°47'50"	16	4
2	240.00	49.42	49.33	24.80	S52°10'45"W	286.479°	104°38'30"		
2	20.00	34.53	31.66	15.90	S37°49'15"W	286.479°	73°21'30"		
3	20.00	26.31	24.45	12.45	S44°59'11"W	286.479°	90°00'		
4	20.00	31.49	28.34	20.08	S45°02'E	286.479°	90°00'		
5	20.00	31.44	28.23	19.92	S55°34'E	286.479°	90°00'		
6	20.00	31.42	28.28	20.00	S23°56'13"E	35.8099°	23°16'34"	4	1
7	160.00	65.00	64.55	32.95	S17°01'30"E	35.8099°	12°09'26"	5	1
7	160.00	33.95	33.88	17.03	S17°51'30"E	44.0737°	3°52'26"	4	2
7	130.00	80.40	79.12	41.53	N79°24'55"W	19.0986°	7°49'50"	8	2
7	100.00	61.84	60.86	31.35	N89°32'15"W	19.0986°	12°24'50"	9	2
8	300.00	41.00	40.97	20.53	N81°50'40"E	19.0986°	4°49'20"	10	2
8	300.00	65.00	64.87	32.63	N88°02'W	21.2207°	25°04'	STREET E	
8	300.00	25.25	25.24	12.62	N88°02'W	21.2207°	25°04'	STREET E	
8	270.00	118.12	117.19	60.02	N78°44'3"W	23.8733°	5°29'26"	5	3
8	240.00	82.00	82.00	41.40	N87°13'17"E	23.8733°	19°34'34"	6	3
9	300.00	50.00	49.95	25.06	S85°12'30"W	19.0986°	9°33'	18	3
9	300.00	60.00	59.90	30.10	S85°17'15"E	19.0986°	11°27'30"	19	3
9	300.00	21.25	21.25	10.62	S77°31'45"E	19.0986°	4°03'30"	20	3
9	270.00	118.12	117.19	60.02	N88°02'W	21.2207°	25°04'	STREET E	
9	240.00	72.00	71.73	36.37	N84°05'40"W	23.8733°	17°11'20"	5	4
9	240.00	33.00	32.98	16.53	S83°22'30"W	23.8733°	1°52'40"	6	4
10	338.68	11.68	11.68	5.84	S34°35'13"E	18.5625°	1°58'34"	1	2



STANLEY G. WALLULIS
3:30 G.
Town Plat
8
28
1200

DECLARATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, That R. L. LOREN and BOBBIE L. LOREN Husband and wife, THOMAS A. LOREN and VIVIAN E. LOREN, Husband and wife, and CHARLES J. NAGLE and DELTA E. NAGLE, Husband and wife, as the owners of the property within the boundaries of the area plat... 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 PARK VIEW ADDITION to the City of Pendleton, Oregon, located in Section 16, Twn 2 N, R 32 E, W4, Umatilla County, Oregon, to wit:

- 1) We the owners do hereby give, grant and dedicate all those strips of land as shown on the accompanying map as streets, walkways, avenues and public roads to the public to be used as streets, walkways, roads and highways forever.
2) The 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 and telephone utilities, their installation and maintenance.
3) No main residence building or any part thereof, shall be located nearer than 20 feet to the front lot line, or nearer than 15 feet to any side street line of any lot, nor nearer than 5 feet to any side lot line unless more than one lot be used for the building unit, in which event the new lot division lines will meet the conditions stipulated above.
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 created 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 in violation of the erection and completion of the main residence thereon or of any time thereafter.
7) That no obnoxious or unsightly building or offensive trade or activity shall be carried on upon any lot or portion of lots in said addition, nor shall anything be done thereon which may be or create a nuisance.
8) No fence or wall shall be erected or maintained to the rear of the set back for the building of a height to exceed 6 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 private residence which shall provide a minimum of 1000 square feet on the main floor (measurements to be taken from outer walls), and no structure or building of any part thereof, on any lot or lots or parts thereof in said addition shall be used or occupied as an apartment house, duplex house, duplex flat, lodging house, hotel or commercial business of any type.
10) 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 or staining thereof shall be completed within nine months from the date of commencement of construction of such building.
11) It shall be lawful not only for the dedicator and the dedicators successor in interest, but also the owner or owners of any lot or lots or portion of any time, to institute or prosecute any proceedings or law or in equity against the person or persons violating or threatening to violate any of the said covenants then effective.
12) 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 ten dollars, or in such greater amount as a court or jury may properly determine.
13) Time and 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.
14) Invalidation of any of these covenants, or any part thereof, by judgement, decree or Court order shall not invalidate any other covenant.
IN WITNESS WHEREOF the dedicators have caused their seals to be affixed hereto this 4 day of February, 1959.

Charles J. Nagle, R. P. Jensen, J. H. Johnson, Delta E. Nagle, Bobbie L. Loren, Vivian E. Loren

STATE OF OREGON ss County of Umatilla, On this 4 day of February, 1959, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named R. L. LOREN and BOBBIE L. LOREN, husband and wife, THOMAS A. LOREN and VIVIAN E. LOREN, husband and wife, CHARLES J. NAGLE and DELTA E. NAGLE, 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 seal the day and year last above written. Dutton M. Kae Notary Public for Oregon My Commission expires June 13, 1962.

The accompanying plat is hereby approved by resolution of the undersigned adopted on 30th day of MARCH, 1959, and approval duly filed. (CHAIRMAN) M. M. Brown (SECRETARY) Marilyn A. Brown CITY PLANNING COMMISSION OF THE CITY OF PENDLETON, OREGON APPROVED 30th DAY OF MARCH, 1959 (CITY ENGINEER) Gerald W. White APPROVED 30 DAY OF MARCH, 1959 (COUNTY SURVEYOR) Wayne D. Hansen

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 carefully 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 50°09'30"E a distance of 200.00 feet from the N.E. Corner of the S.W. quarter of Section 16, Twn 2 N, R 32 E, W4, thence N 89°55'30"W and parallel to the East-West center line of said section 16 a distance of 551.50 feet, thence N 0°06'W a distance of 200.00 feet to the East-West center line of said section 16; thence N 89°55'30"W along the said East-West center-line a distance of 344.25 feet to the easterly right of way of County Road No. 387, thence N 10°34'W along the easterly right of way of said County Road a distance of 576.40 feet to the S.W. Corner of Lot 10, Block 6 of Crest-View Addition; thence N 79°26'E along the southerly boundary of said addition 155.00 feet, thence N 76°05'E a distance of 375.00 feet; thence N 67°31'E a distance of 94.03 feet, thence N 89°35'E a distance of 109.72 feet, thence N 78°51'40"E a distance of 54.98 feet, thence N 56°36'E a distance of 209.49 feet; thence S 49°03'E a distance of 95.26 feet to the S.E. corner of Lot 3, Block 5 of said Crest-View Addition and a point on the North-South centerline of said section 16; thence S 0°09'30"E along the said North-South centerline a distance of 840.00 feet to the center quarter of said section 16; thence S 0°09'30"E along the said North-South centerline a distance of 200.00 feet to the INITIAL POINT and the point of beginning.

SUBSCRIBED AND SWORN TO before me this 4 day of February, 1959, Stanley G. Wallulis, Notary Public for Oregon My Commission expires June 13, 1962.

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 30th DAY OF MARCH, 1959. (ASSESSOR) Floyd E. Stafford (SHERIFF) Roy Johnson

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 30th day of March, 1959, and recorded in the County Court Journal V Page 398. (COUNTY JUDGE) Stanley G. Wallulis COUNTY COURT OF (COUNTY COMMISSIONER) D. B. Moore UMATILLA COUNTY (COUNTY COMMISSIONER) Carl B. Hanna 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) Jessie M. Bell

