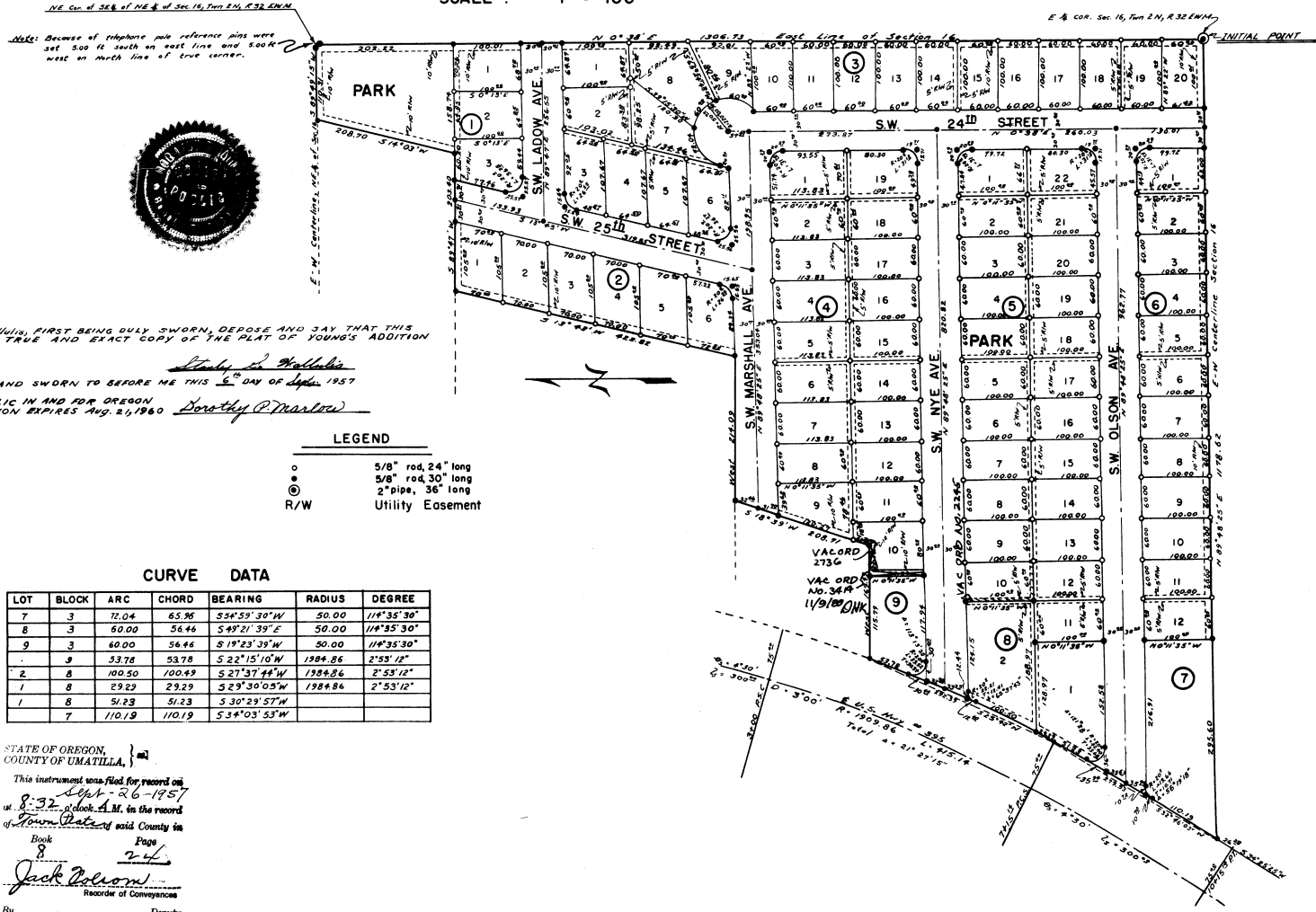


YOUNG'S ADDITION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TWN 2 N, R 32 E.W.M.

UMATILLA COUNTY, OREGON
 ATTORNEY: GENE B. CONKLIN
 ENGINEER: STANLEY G. WALLULIS

SCALE: 1" = 100'



I, Stanley G. Wallulis, FIRST BEING DULY SWORN, DEPOSE AND SAY THAT THIS TRACING IS A TRUE AND EXACT COPY OF THE PLAT OF YOUNG'S ADDITION

Stanley G. Wallulis

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF April, 1957

NOTARY PUBLIC IN AND FOR OREGON
 MY COMMISSION EXPIRES Aug. 24, 1960 *Dorothy P. Marlow*

LEGEND

- 5/8" rod, 24" long
- ⊙ 5/8" rod, 30" long
- ⊙ 2" pipe, 36" long
- R/W Utility Easement

CURVE DATA

LOT	BLOCK	ARC	CHORD	BEARING	RADIUS	DEGREE
7	3	72.04	65.95	S54°59'30"W	50.00	114°35'30"
8	3	60.00	56.46	S49°21'39"E	50.00	114°35'30"
9	3	60.00	56.46	S19°23'39"W	50.00	114°35'30"
	3	53.78	53.78	S22°15'10"W	1984.86	2°53'12"
2	8	100.50	100.49	S27°37'44"W	1984.86	2°53'12"
1	8	29.29	29.29	S29°30'05"W	1984.86	2°53'12"
1	8	51.23	51.23	S30°29'57"W		
	7	110.19	110.19	S34°03'53"W		

STATE OF OREGON, }
 COUNTY OF UMATILLA, }

This instrument was filed for record on
 8-32-57 26-1957
 at 8:32 o'clock A.M. in the record
 of Town Plats of said County in

Book 8 Page 24
Jack Nelson
 Recorder of Conveyances

By _____ Deputy
 Fees \$2.00 No. 198194

YOUNG'S ADDITION

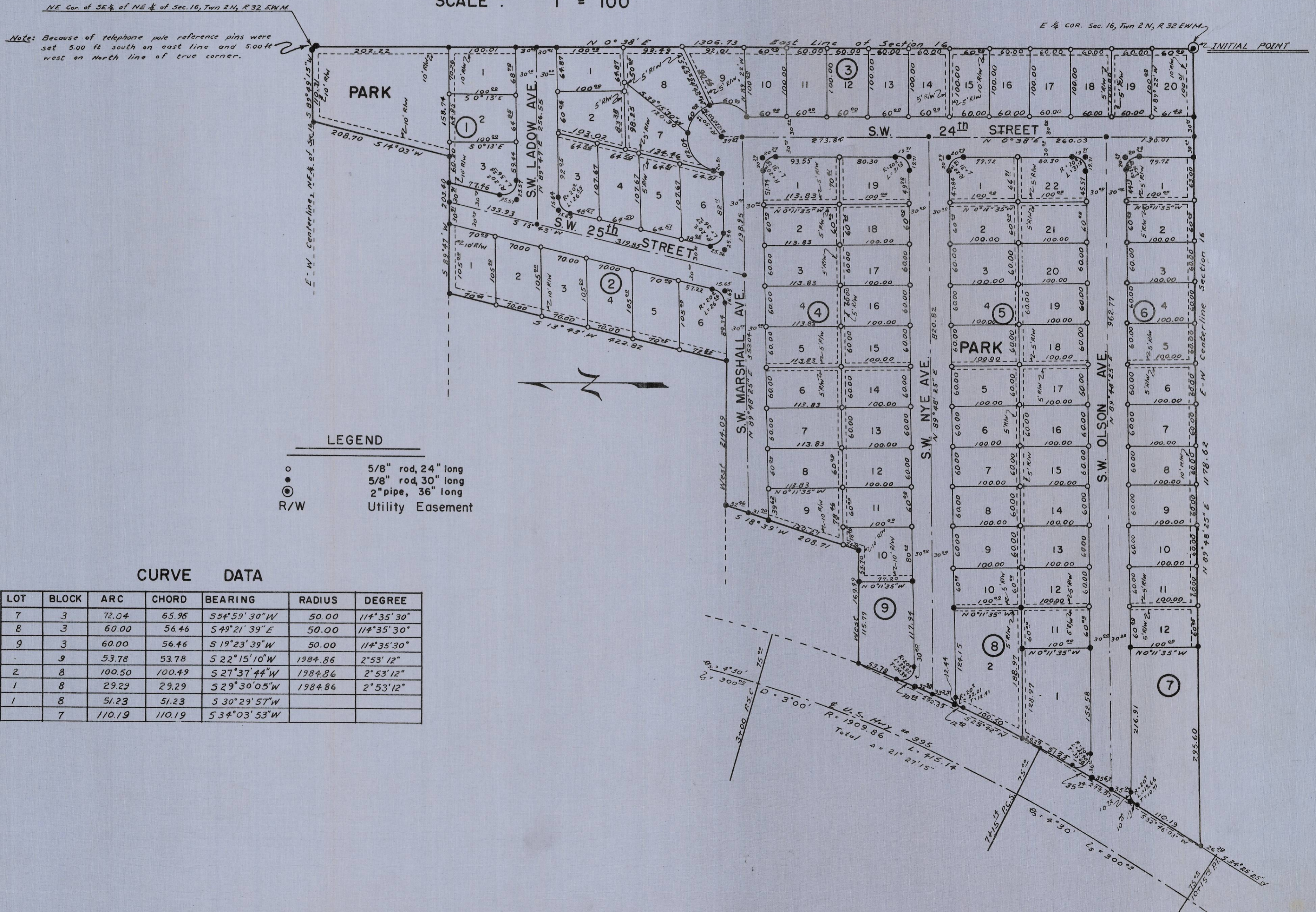
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UMATILLA COUNTY, OREGON

ATTORNEY: GENE B. CONKLIN

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DEDICATION AND DECLARATION

KNOW ALL MEN BY THESE PRESENTS, That Ernest Young, 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 addition," does 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. Dedicator hereby declares that such general scheme and plan is now hereby impressed and fixed on all of said addition and each part thereof, and that all of the dedicator's successors, representatives, and assigns shall take title subject to such general scheme and plan, even though no reference to such plan shall be in any deed of conveyance to any successor, representative or assign.

- 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 person claiming any interest in any lot in said addition or in any portion of any lot therein.
- 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 term is generally understood by the architectural profession. For this purpose any such residence building containing any sleeping or dwelling quarters, (open unroofed decks excepted) above the level of the first floor shall constitute a building more than one story in height, provided this provision shall not preclude daylight basements or split level houses. For the purpose of computing said minimum requirements of floor area include the first or main floor level (measurements to be taken from the outer faces of exterior walls) including chimneys, but excluding basements, cellars, open porches, open patios, and garages which constitute an integral part of the residence structures, and any area above or below the first or main story or level.
 - b) That no main residence building or outbuilding thereof, or any part thereof, shall be located nearer than 20 feet to the front line of any lot, 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 building on the lot line or lines separating the lots being built on, will be permitted, provided that the set backs may be varied to no nearer than 15 feet to front line nor 10 feet to side streets line upon approval of the City of Pendleton, Oregon, PLANNING COMMISSION.
 - c) That the exterior surface of every building erected or placed on any lot or lots or portion thereof in said addition, unless of brick, stone, tile, masonry, stucco, or cement, shall be stained or painted and the staining or painting shall be completed within nine months from the date of commencement of construction of such building.
 - d) No wall or fence shall be erected or maintained to the rear of the building set back line at 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.
 - e) That all lots or portions thereof, in said addition shall be used and occupied for private residence, 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, double house or duplex, flat, lodging house, hotel, motel, store, sales yard, warehouse, hospital, institution, tavern, public house, garage service station, place for public amusement, or as a place for a manufacturing, commercial or professional enterprise of any nature whatsoever, except public parks may be established and except as otherwise provided herein.
 - f) That no barn, stable, cow house, or shed, pen, piggery; or sheep, goat, horse or cattle barn, shed or yard; or any structure or enclosure of any kind whatsoever except said dwelling house and customary outbuildings therefor and the yard, lawn, or garden of said house, and fences and walls surrounding the same shall be built, erected or maintained on any lots or portion thereof in said addition.
 - g) That no obnoxious or unsightly building shall be erected or placed on any lot or lots or portion thereof in said addition.
 - h) That no obnoxious or offensive trade or activity shall be carried on upon any lots or portion thereof in said addition, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
 - i) That no poultry, animals, or livestock, shall be kept on any lot or lots or portion thereof in said addition, and no kennel, aviary containing more than 5 birds, stable, dairy, barn or hutch shall be erected or maintained on any lot or portion thereof in said addition; nor shall dogs, cats, birds, horses, cows, poultry, rabbits, or other domestic animals, or fowls ever be kept thereon; except that the restrictions in this sub-paragraph shall not be construed to prohibit ordinary household pets, as long as same do not constitute an annoyance or nuisance.
 - j) 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 purposes prior to the erection and completion of the main residence thereon or at any time thereafter.
 - k) Blocks 7, 8, and 9 are hereby designated as commercial blocks and the use thereof shall be restricted to retail stores, service establishments, professional and other offices, recreational enterprises and financial institutions. That no building or structure shall be erected, placed or altered on said blocks until the plans and specifications shall be approved by the Architectural Control Committee, which is hereby designated as the PLANNING COMMISSION of the City of Pendleton, Oregon. The architecture of said buildings shall be such as to harmonize with the general architecture of this addition. Service entrances and refuse and garbage disposal facilities shall be screened from view by appropriate structures or plantings.
- 3) An easement is hereby dedicated by the dedicator 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 sale by the dedicator herein.
- 4) All those strips and parcels of land as shown on the accompanying plat as streets, avenues, public roads and parks are hereby dedicated by the dedicator to the public to be so used as streets, avenues, public roads and parks 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) In the event of violation of any Covenant 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.
- 7) It shall be lawful not only for the dedicator and the dedicator's successor 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 may be proceeded on for an injunction and specific execution thereof against dedicator or its successors, and also for damages against the party or parties violating the said covenant, or their heirs, executors or assigns.
- 8) Time and the strict 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 the essence of this declaration.
- 9) Invalidation of any one of these covenants, or any part thereof by judgement, decree, or court shall not invalidate any other covenant.

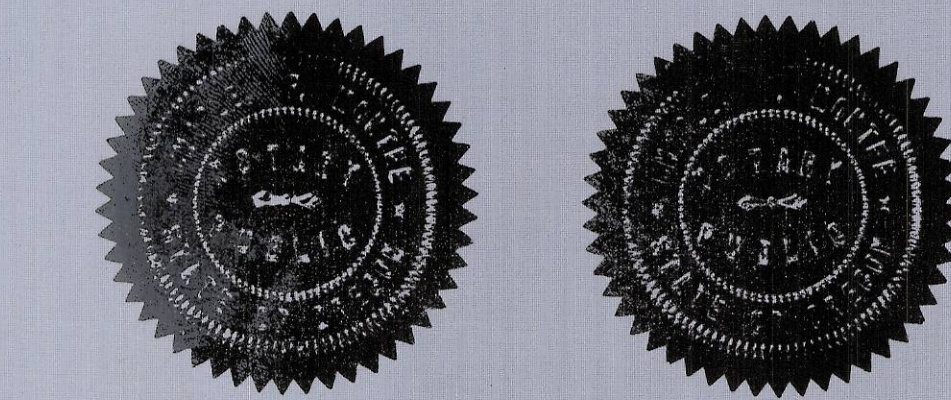
Dedication and Declaration Continued

BE IT KNOWN THAT ERNEST YOUNG DOES HEREBY adopt the accompanying Plat and the foregoing dedication and restrictive and protective covenants contained in said plat. IN WITNESS WHEREOF dedicator has caused his name and seal to be affixed hereto this 23 day of August, 1957.

Ernest Young
 THAT I, OPAL F. YOUNG, WIFE OF ERNEST YOUNG, DO HEREBY join with Ernest Young in the adoption and dedication of said plat for the reason of my dower interest in said lands.
 Opal F. Young

STATE OF OREGON } ss.
 County of Umatilla }
 On this 23 day of August, 1957, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named Ernest Young, Opal F. Young, his wife, who is known to me to be the identical individual 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 L. Monte
 Notary Public for Oregon
 My Commission expires Dec. 11, 1959



The accompanying plat is hereby approved by resolution of the undersigned adopted on the ___ day of ___, 1957, and approval duly filed.
 (CHAIRMAN) _____ CITY PLANNING COMMISSION
 (SECRETARY) _____ of the City of
 PENDLETON, OREGON

I, LLOYD E. STAFFORD and I, ROY JOHNSON, respectfully 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 ___ DAY OF ___, 1957.
 (ASSESSOR) _____
 (SHERIFF) _____

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 ___ day of ___, 1957, and recorded in the County Court Journal ___ page _____.
 (COUNTY JUDGE) _____ COUNTY COURT OF UMATILLA
 COUNTY, STATE OF OREGON
 (COUNTY COMMISSIONER) _____
 (COUNTY COMMISSIONER) _____

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 ___ DAY OF ___ 1957
 (CITY ENGINEER) _____
 APPROVED ___ DAY OF ___ 1957
 (COUNTY SURVEYOR) _____



ENGINEER'S CERTIFICATE

I, STANLEY G. WALLULIS, being first duly sworn, 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 at the S.E. corner of the N.E. quarter of Section 16, Twn. 2 N., Range 32 E.W.M.; thence N 0°38' E along the east line of said section 16 a distance of 1306.73 feet to the N.E. corner of the S.E. quarter of the N.E. quarter of said section 16; thence S 89°49'15" W along the east-west centerline of the N.E. quarter of said section 16 a distance of 110.31 feet; thence S 14°03' W a distance of 208.70 feet; thence S 89°41' W a distance of 203.40 feet; thence S 13°43' W a distance of 422.82 feet; thence West a distance of 214.09 feet; thence S 18°39' W a distance of 208.71 feet; thence West a distance 169.49 feet to the easterly right of way of U.S. Highway #395 (Oregon-Washington Highway); thence southerly along the said easterly highway right of way on a curve to the right whose radius is 1984.86 ft and subtends an arc of 292.64; and a chord of 292.39 which bears S 25°42' N; thence continuing southerly along the said easterly highway right of way on a curve to the right which is 75.00 feet easterly and parallel to the centerline of said U.S. Highway #395 which follows a course along a spiral whose central angle is 4°50' and a length of 300.00 feet, which said spiral projected to the easterly right of way subtends an arc of 279.58 feet and a chord of 279.53 feet at a bearing of S 32°46'03" W to the East-West centerline of said section 16, said point of intersection being northerly a distance of 26.28 feet from the end of said curve; thence N 89°48'25" E along the E-W centerline of said section 16 a distance of 1178.62 feet to the INITIAL POINT.
 SUBSCRIBED AND SWORN TO before me this 23 day of August, 1957
 Charles L. Monte
 Notary Public for Oregon
 My Commission expires Dec. 11, 1959