

# GREEN MEADOWS

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 32 E.W.M., UMATILLA COUNTY, OREGON

SCALE: 1" = 100'

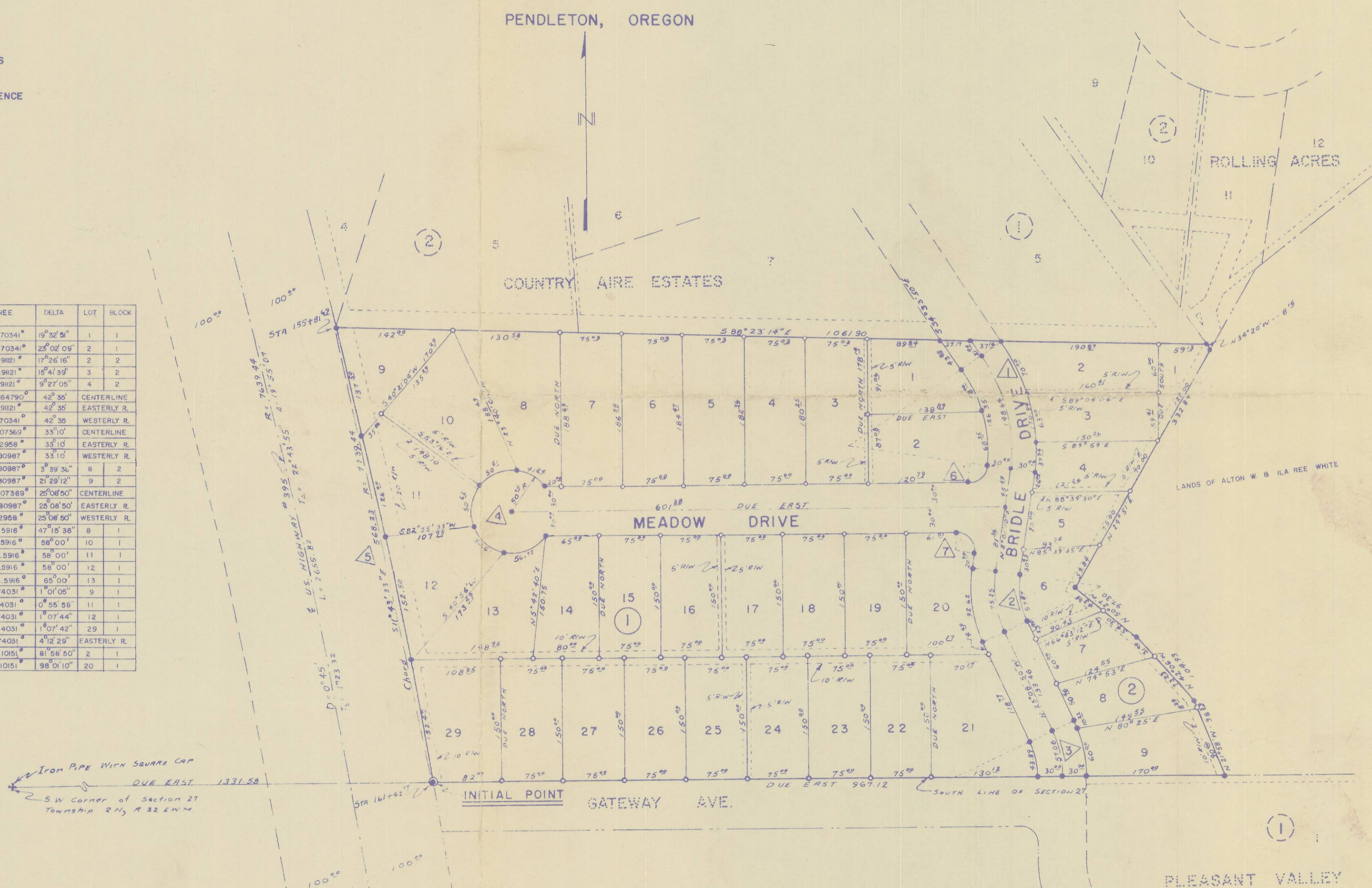
DATE: JANUARY, 1960

**LEGEND**

- 1/2" ROD 24" LONG
- 5/8" ROD 30" LONG
- ⊙ 2" PIPE 36" LONG
- R/W — UTILITY EASEMENTS
- R — PROPERTY LINE
- △ — CURVE DATA REFERENCE

ENGINEER: STANLEY G. WALLULIS  
PENDLETON, OREGON

CURVE NO.	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING	DEGREE	DELTA	LOT	BLOCK
1	170.00	58.00	57.72		S24°47'25"E	33.70341*	19°32'51"	1	1
1	170.00	68.35	67.88		S5°29'55"E	33.70341*	23°02'09"	2	1
1	230.00	70.00	69.73		S25°50'42"E	24.9121*	17°26'16"	2	2
1	230.00	63.00	62.80		S9°16'44"E	24.9121*	15°41'39"	3	2
1	230.00	37.94	37.90		S3°17'58"W	24.9121*	5°27'05"	4	2
1	200.00	148.64	148.24	77.94	S13°16'20"E	28.64790*	42°35'	CENTERLINE	
1	230.00	170.94	167.03	89.63	S13°16'20"E	24.9121*	42°35'	EASTERLY R.	
1	170.00	126.35	123.46	66.25	S13°16'20"E	33.70341*	42°35'	WESTERLY R.	
2	130.00	76.25	74.21	38.71	S8°33'50"E	44.07369*	33°10'	CENTERLINE	
2	100.00	57.87	57.08	29.78	S8°33'50"E	57.2958*	33°10'	EASTERLY R.	
2	160.00	92.62	91.33	47.65	S8°33'50"E	35.80987*	33°10'	WESTERLY R.	
3	160.00	10.22	10.22		S23°19'01"E	35.80987*	3°39'36"	8	2
3	160.00	60.00	59.65		S10°44'36"E	35.80987*	21°29'12"	9	2
3	130.00	57.06	56.60	29.00	S12°34'25"E	44.07369*	25°08'50"	CENTERLINE	
3	160.00	70.22	69.86	35.69	S12°34'25"E	35.80987*	25°08'50"	EASTERLY R.	
3	100.00	43.89	43.54	22.30	S12°34'25"E	57.2958*	25°08'50"	WESTERLY R.	
4	50.00	41.24	40.08		N60°30'W	114.5916*	47°15'36"	8	1
4	50.00	50.61	48.48		S66°52'12"W	114.5916*	56°00'	10	1
4	50.00	50.62	48.49		S6°52'12"W	114.5916*	56°00'	11	1
4	50.00	50.61	48.48		S49°07'48"E	114.5916*	56°00'	12	1
4	50.00	56.72	53.73		N69°22'12"E	114.5916*	65°00'	13	1
5	7,739.44	137.50	137.48		N13°19'15"W	0.74031*	1°01'06"	9	1
5	7,739.44	126.00	125.98		N12°20'44"W	0.74031*	0°56'56"	11	1
5	7,739.44	152.50	152.48		N11°18'53"W	0.74031*	1°07'44"	12	1
5	7,739.44	152.42	152.40		N10°11'10"W	0.74031*	1°07'42"	29	1
5	7,739.44	568.42	568.23	284.34	N11°43'33"W	0.74031*	4°12'29"	EASTERLY R.	
6	22.46	32.14	29.46	19.52	N49°00'35"E	25.10151*	81°58'50"	2	1
7	22.46	36.42	33.91	25.85	S40°59'25"E	25.10151*	98°01'10"	20	1



STATE OF OREGON  
COUNTY OF UMATILLA  
I, Jack Folsom, County Clerk,  
do hereby certify that this instrument was filed for record  
this 9th day of February, 1960  
at 10:10 A.M.  
Town Plat  
8 Jack Folsom  
8,50 224593

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

*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. *Leonard A. Wells*

Q-2086B



DEDICATION AND DECLARATION (GREEN MEADOWS)

KNOW ALL MEN BY THESE PRESENTS, THAT GEORGE H. GILHAM AND VERNETTA GILHAM, 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 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 terms are 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 that this provision shall not preclude daylight basements or split level houses (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 15 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 15 feet to any rear lot line, unless more than one lot is 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. (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 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. (d) No wall or fence shall be erected or maintained to the rear of the building set-back line or 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 or commercial or professional enterprise of any nature whatsoever. (f) We the owners do hereby give, grant and dedicate those strips of land as shown in said addition as streets and drives to the public to be so used as streets and drives forever.

(g) No animals or poultry or buildings for animals or poultry shall be kept on any lots in said addition. The restrictions of this paragraph shall not be construed to prohibit ordinary household pets, so long as the same do not constitute an annoyance or nuisance. (h) That no obnoxious or offensive trade or activity shall be carried on upon any lot or 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 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. (j) That lot 1, Block 2, & lot 9, Block 1, will be used for water development by installation of wells, storage facilities & related appurtenances.

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 sale by the dedicators herein.

4. 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.

5. 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.

6. It shall be lawful not only for dedicators and 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, or also for damages against the party or parties violating the said covenant, or their heirs, executors and assigns.

7. 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.

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

IN WITNESS WHEREOF the dedicators have caused their names and seals to be affixed hereto this 12 day of JANUARY, 1960.

George H. Gilham (SEAL)
GEORGE H. GILHAM

Vernetta Gilham (SEAL)
VERNETTA GILHAM

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, of the INITIAL POINT I drove a galvanized iron pipe 2" in diameter 36" long, 6" below the surface of the ground and located due east along the south line of section 27, T.W.N. 2 N, R. 32 E.W.M. A distance of 1331.58 feet from the southwest corner of section 27 to a point on the easterly right of way line of U.S. Highway 395, Thence due east along the south line of said section 27 a distance of 967.12 feet to the southwest corner of the Alton White tract as recorded in book 243 page 66 of the deed records of Umatilla county, Oregon, Thence N 21° 58' W along the westerly line of said White tract a distance of 98.39 feet; thence N 42° 06' W along the westerly line of said White tract a distance of 104.93 feet; thence N 50° 27' W along the westerly line of said White tract a distance of 97.30 feet; thence N 29° 51' E along the westerly line of said White tract a distance of 332.84 feet to the south corner of lot 11, Block 2, of Rolling Acres an addition to Umatilla County, thence N 54° 20' W along the westerly line of said lot 11 a distance of 8.15 feet to the SE corner of Lot 5, Block 1 of Country Aire Estates an addition to Umatilla County, thence N 68° 23' 14" W along the south line of said Country Aire Estates a distance of 1061.90 feet to a point on the Easterly right of way of said U.S. Highway 395, thence southerly along the easterly right of way of said highway on a curve to the right whose radius is 7,739.44 feet a distance of 568.42 feet and whose cord bears S 11° 43' 33" E a distance of 568.23 feet to the INITIAL POINT and the point of beginning.

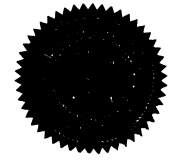
Stanley G. Wallulis
SUBSCRIBED AND SWORN TO before me this 12 day of JANUARY 1960.
Leonard A. Hells
Notary Public for Oregon
My commission expires DECEMBER 22, 1961.

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 22 DAY OF MARCH, 1960,

(ASSESSOR) Lloyd E. Stafford (SHERIFF) Roy Johnson, Sheriff
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 2 day of MARCH, 1960, and recorded in the County Court Journal Page
(COUNTY JUDGE)
(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 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 12 day of FEBRUARY 1960, and approval duly filed.
(CHAIRMAN)
(CITY SECRETARY) Margaret Christy, APPROVED 12 DAY OF FEBRUARY 1960 (CITY ENGINEER)
APPROVED 29 DAY OF February 1960, (COUNTY SURVEYOR) Wayne C. Harris



STATE OF OREGON }
COUNTY OF UMATILLA }
On this 12 day of January, 1960, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named George H. Gilham and Vernetta Gilham 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.
Leonard A. Hells
Notary Public for Oregon
DECEMBER 22, 1961
My commission expires

STATE OF OREGON }
COUNTY OF UMATILLA }
I, Jack Tolson, Recorder, certify that this instrument was filed for record on
Mar - 9 - 1960
at 10:10 o'clock A.M. in the record of Town Plats of said County in
Book 8 Page 32
Jack Tolson
Recorder of Conveyances
By: 8:50 Deputy
Fee \$ 224.593