

GLENDALE

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 32 E. W. M., UMATILLA COUNTY, OREGON,
 ENGINEER: STANLEY G WALLULIS
 PENDLETON, OREGON
 SCALE: 1" = 100'
 DATE: JULY, 1960.

CURVE DATA								
CURVE NO.	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING	DEGREE	DELTA	LOT NO.
1	170.00	37.09	37.02	18.62	N12°36'03"W	33.7034°	129.30°06"	6
2	70.00	116.90	103.79	77.31	S41°29'28"W	81.85114°	95°40'50"	1
2	100.00	186.99	148.26	110.44	S41°29'25"W	57.2958°	95°40'50"	2
2	130.00	217.09	182.73	143.67	S41°29'25"W	44.073692°	95°40'50"	3
2	130.00	65.00	64.32	214.54	N72°58'27"E	44.073692°	282°38'52"	3
2	130.00	75.00	73.96	250.30	N39°49'33"E	44.073692°	332°03'19"	3
2	130.00	77.09	75.96	286.06	N72°20'30"E	44.073692°	332°58'35"	3
3	180.00	314.17	275.78	214.54	N40°40'05"W	31.83100°	100°00'10"	3
3	210.00	386.53	321.75	250.30	N40°40'05"W	27.28371°	100°00'10"	3
3	240.00	418.89	367.71	286.06	N40°40'05"W	23.87325°	100°00'10"	3
3	180.00	61.00	60.71	150.00	N80°57'40"W	31.83100°	19°28'00"	23
3	180.00	206.17	195.08	150.00	N38°26'24"W	31.83100°	65°37'33"	22
3	180.00	47.00	46.87	150.00	N1°51'18"E	31.83100°	142°57'38"	21
3	240.00	27.00	26.99	150.00	S8°08'36"W	23.87325°	62°26'49"	23
3	240.00	105.00	104.18	150.00	S9°38'48"E	23.87325°	250°40'02"	24
3	240.00	108.00	109.14	150.00	S34°49'57"E	23.87325°	25°18'20"	25
3	240.00	106.00	105.14	150.00	S60°08'17"E	23.87325°	25°18'20"	26
3	240.00	74.89	74.59	150.00	S81°43'49"E	23.87325°	17°52'43"	27
4	40.00	66.61	69.18	150.00	S7°37'33"W	143.2395°	95°24'35"	28
4	40.00	67.72	69.92	150.00	N76°10'10"W	143.2395°	97°00'00"	29
4	40.00	49.21	46.12	150.00	N7°32'08"E	143.2395°	70°24'35"	30
5	20.00	27.35	25.27	150.00	N50°03'15"E	286.479°	78°21'30"	13
6	20.00	35.48	31.01	24.54	S39°56'48"E	286.479°	101°38'30"	12
7	20.00	35.95	31.30	25.14	N65°42'21"E	286.479°	102°58'54"	14
8	20.00	26.88	24.91	15.91	S26°17'39"E	286.479°	77°01'08"	12
9	20.00	25.10	23.49	14.61	N54°48'33"W	286.479°	71°54'54"	11
10	20.00	29.82	27.13	18.47	S61°34'05"W	286.479°	85°25'59"	1
11	20.00	28.65	26.28	17.41	N34°40'57"E	286.479°	82°03'58"	37
12	20.00	32.11	28.77	20.71	S44°40'10"E	286.479°	82°00'00"	35
13	20.00	30.72	19.31	27.79	S45°19'50"W	286.479°	88°00'00"	23
14	308.85	136.36	135.23	69.33	S1°53'50"E	18.7333°	25°32'40"	4

- LEGEND**
- INITIAL POINT, 2" PIPE, 36" LONG
 - 5/8" ROD, 30" LONG
 - 1/2" ROD, 24" LONG
 - R/W UTILITY EASEMENTS
 - P PROPERTY LINE
 - △ CURVE DATA REFERENCE

NOTE:
 Prior rights for ingress and egress exist over the sixteen foot easement shown in Block One of this plat.



Q-2059

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, CHARLES J. NAGELE and DELTA E. NAGELE, Husband and Wife, and C. R. SMITH and GRETA SMITH, Husband and Wife, as the owners of the property within the boundaries of the area platted on the accompanying plat here 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 Glendale to the County of Umatilla, Oregon, located in Section 21, T.W.N. 2 N., Range 32 E.W.M., 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, 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 and telephone utilities, 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; 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 the new lot division lines will meet the conditions stipulated above. [4] The planning commission to 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 some 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 lot or lots or portion of lots in said addition, nor shall anything be done thereon which may be or 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 of 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 private residence which shall provide a minimum of 1,000 square feet on the main floor (measurements to be taken from outer walls), and no structure or building or any part thereof, on any lot or lots or parts thereof in said addition shall be used or occupied as an apartment house, double house or duplex, flat, lodging house, hotel or commercial business of any type. [10] It shall be lawful for and only the dedicator and the dedicators successor in interest, but also 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 the said covenants then effective. [11] In the event of violation of any covenants 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 presumed to be in the amount of at least ten dollars, or in such greater amount as a court or jury may properly determine. [12] 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. [13] 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, dedicators have caused their names and seal to be affixed hereto this 1st day of July, 1960.
[SEAL] R. E. Lorren R. E. LORREN
[SEAL] Bobbie L. Lorren BOBBIE L. LORREN
[SEAL] Thomas A. Lorren THOMAS A. LORREN
[SEAL] Vivian E. Lorren VIVIAN E. LORREN
[SEAL] Charles J. Nagele CHARLES J. NAGELE
[SEAL] Delta E. Nagele DELTA E. NAGELE
[SEAL] C. R. Smith C. R. SMITH
[SEAL] Greta Smith GRETA SMITH

STATE OF OREGON
County of Umatilla

On this 1st day of July, 1960, 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, Charles J. Nagele and Delta E. Nagele husband and wife, C. R. Smith and Greta Smith 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.
Notary Public for Oregon
My commission expires June 18, 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 4th DAY OF January, 1960
[SEAL] Lloyd E. Stafford (ASSESSOR) [SEAL] 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 4th day of January, 1960, and recorded in the County Court Journal page 1.
(COUNTY JUDGE) [SEAL] [COUNTY COURT OF UMATILLA COUNTY STATE OF OREGON]

(COUNTY COMMISSIONER) [SEAL] [COUNTY COMMISSIONER] [SEAL]

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) [SEAL]

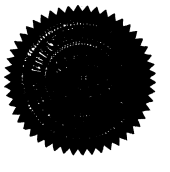
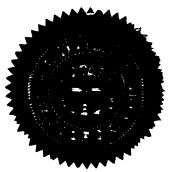
ENGINEERS CERTIFICATE:

I STANLEY G. WALLIUS, 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 S 71° 29' 30" W a distance of 1378.22 feet from the North Quarter corner of Section 21, T.W.N. 2 NORTH R. 32 E.W.M.; Thence S 89° 14' W along the south line of the Browne tract as it is recorded in book 212 page 28 of the deed records of Umatilla County, Oregon a distance of 615.84 feet to the centerline of county road # 523 as it exists on the ground this 20th day of June, 1960 Thence S 10° 52' 30" W along the centerline of said county road # 523 and the extension of a distance of 116.46 feet to the centerline of Sunset Drive; thence S 14° 40' 10" E along the centerline of said Sunset Drive a distance of 419.33 feet, Thence N 89° 19' 50" E along the Northern line of Sunset Valley Tracts and the Western extension of said Northern line a distance of 1142.35 feet, Thence N 8° 19' 10" W a distance of 790.90 feet to the S.W. corner of the Mary Lyon Tract as it is recorded in book 242 page 430 of said deed records; Thence N 20° 15' W along the westerly line of said Lyon tract a distance 845.13 feet to the N.W. corner of said Lyon tract and the POINT OF BEGINNING for this DESCRIPTION. EXCEPTING FROM THE ABOVE DESCRIPTION THAT AREA THAT LIES WITHIN THE RIGHT OF WAY OF COUNTY ROADS NO. 523 & NO. 257.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF July 1960,
[SEAL] Stanley G. Wallius
Notary Public for Oregon
My commission Expires Aug 21, 1960



STATE OF OREGON
COUNTY OF UMATILLA
I, JESSIE M. BELL, County Clerk, do hereby certify that this document was filed for record on
JAN 11 1961
at 1:30 P.M. in the record of Town Plats
Book 8 Page 35
Jack Wilson
Notary Public for Oregon
My commission expires 12/30/60 No. 293237



The accompanying plat is hereby approved by resolution of the undersigned adopted on 23 day of SEPTEMBER, 1960, and approval duly filed.
(CHAIRMAN) [SEAL] [CITY PLANNING COMMISSION OF THE CITY OF PENDLETON, OREGON. APPROVED 23 DAY OF SEPT. 1960.]
(SECRETARY) [SEAL] [CITY ENGINEER] [SEAL]
Approved 23 day of December, 1960. (COUNTY SURVEYOR) [SEAL]

