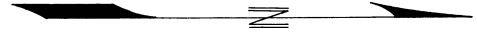


CHULA VISTA

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
P.O. BOX 91 PENDLETON, OREGON

SCALE: 1" = 50'

DATE: JUNE 1960



- LEGEND
- - 5/8" IRON ROD 30" LONG
 - - 1/2" IRON ROD 24" LONG
 - - 2" DIA PIPE, 36" LONG
 - R/W - UTILITY EASEMENT

I, STANLEY G. WALLULIS, HEREBY CERTIFY THAT THIS TRACING IS A TRUE AND EXACT COPY OF THE PLAT OF CHULA VISTA.

Stanley G. Wallulis

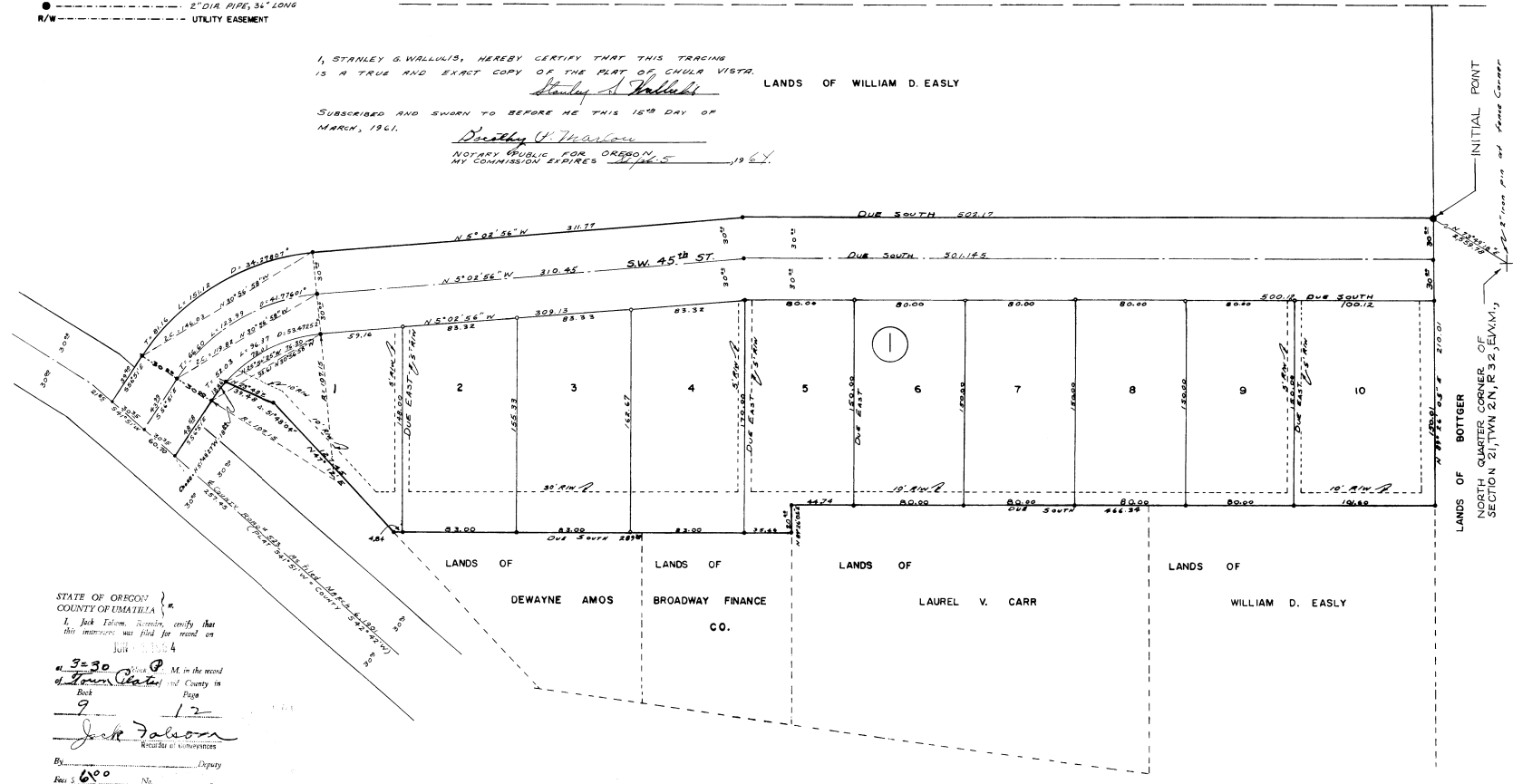
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF MARCH, 1961.

Dorothy H. Mason

NOTARY PUBLIC FOR OREGON,
MY COMMISSION EXPIRES 12/31/61

LANDS OF MILTON CARTER

LANDS OF WILLIAM D. EASLY



INITIAL POINT
SECTION 21, TWP 2N, R 32E, U.M.,
LANDS OF BOTTLER

STATE OF OREGON }
COUNTY OF UMATILLA }
I, Jack Falson, Notary Public, do hereby certify that this instrument was filed for record on
JUL 13 1961
3:30 P.M. in the record
of Umatilla County in
Book 9 Page 12
Jack Falson
Notary Public for Oregon
By: _____ Deputy
Fee \$ 6.00

DEDICATION & DECLARATION

(CHULA VISTA PLAT)

ENGINEERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, That William D. Easley and Daisy K. Easley, husband and wife, as the owners of the property within the boundaries of the area plotted on 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 Chula Vista Addition to the County of Umatilla, Oregon, located in section 21, TWN 2 N, Rn 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, fowls, 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 lot or portion of lots in said addition, nor shall anything be done thereon which may be or become an annoyance thereon 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 private residence which shall provide a minimum of 1,000 sq 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 not 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 so presumed to be in the amount of at least 10 dollars, or in such greater amount as a court or jury may properly determine. (12) Time and the strict, prompt and practical 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) Lot 1 Block I will be used for water development by installation of wells, storage facilities & related appurtenances. (14) 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 seals to be affixed hereto this 19th day of August, 1960.

(Seal) William D. Easley (Seal) Daisy K. Easley

STATE OF OREGON COUNTY OF UMATILLA

On this 19th day of August, 1960, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named William D. Easley and Daisy K. Easley who were 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 above written. Leonard A. Walls Notary Public for Oregon Dec 22, 1961 My commission expires

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 1 day of June, 1964.

(Assessor) Lloyd 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 it order dated the 6th day of December, 1961, and recorded in the County Court Journal Page

(County Judge) J. H. Grob County Court of Umatilla County, State of Oregon, (County Commissioner) Carl B. Stanton

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 by Fern Masters, Deputy

The accompanying plat is hereby approved by resolution of the undersigned adopted on 21st day of October, 1960, and approval duly filed. (Chairman) M. Brown, City Planning Commission of the City of Pendleton, Oregon. (Secretary) Margaret Christy, Approved 21st day of October, 1960 (City Engineer) Anton Erd

Approved 29 day of March, 1960, (County Surveyor) Wayne P. Harris

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, 35" long, 6" below the surface of the ground and located 375' 59" 18" W a distance of 255' 78" feet from the North Quarter-corner of Section 21, TWN 2 N, R 32 E.W.M., Thence N89°26'05"E along the Southerly line of the Balfour tract as recorded in book 198, page 279 of the deed records of Umatilla County, Oregon, and along the westerly line of said Carr tract a distance of 466.34 feet to the S.W. corner of said Carr tract, thence N 89° 26' 05" E along the Southerly line of said Carr tract a distance of 20.00 feet, thence due south along the westerly line of the Broadway Finance Co. tract as it is recorded in book 256, page 365 of said deed records and along the Westery line the Amos tract as it recorded in book 256, page 416 of said deed records a distance of 289.30 feet to the S.W. corner of said Amos tract, Thence S 47° 12' 00" W along the southeasterly line of county road no. 523 as it was first of record in 1884 (and 1884-5076272); thence S 62° 51' E a distance of 48.58 feet to the center line of feet, Thence N56° 51' 00" W a distance of 39.40 feet to the point of curvature, Thence Northwesterly along the arc of a curve to the right whose radius is 147.15 a distance of 151.12 feet (chord 146.00 N 30° 56' 58" Thence N50° 25' W a distance of 311.71 feet, thence Due North a distance of 522.17 ft. to the INITIAL POINT, except from the above Description that area that lies within the Right of Way of said County Road No. 523.

SUBSCRIBED AND SWORN TO before me this 19th day of August, 1960 Stanley G. Wallulis My Commission Expires December 22, 1961 Notary Public for Oregon



STATE OF OREGON } COUNTY OF UMATILLA } I, Jack Salmon, Recorder of said County in this instrument was filed for record in Book 3-30, Page 12 of said County in Book 9, Page 12 By Jack Salmon Recorder of Conveyances Fee \$ 6.00