

# SEAQUIST AND LONG TRACT 1

addition to MILTON-FREEWATER, OREGON

June 1981

STATE OF OREGON, }  
COUNTY OF UMATILLA, } ss  
I. J. Dean Fouquette, Sr., County Clerk,  
certify that this instrument was received and  
recorded  
ON July 24, 1981.

at \_\_\_\_\_ o'clock \_\_\_\_\_ P. M. in the record  
of \_\_\_\_\_ of said County in  
Book \_\_\_\_\_ Page \_\_\_\_\_  
12 \_\_\_\_\_

J. DEAN FOUQUETTE, SR.  
County Clerk

By \_\_\_\_\_ Deputy  
Fees \$ \_\_\_\_\_ No. \_\_\_\_\_

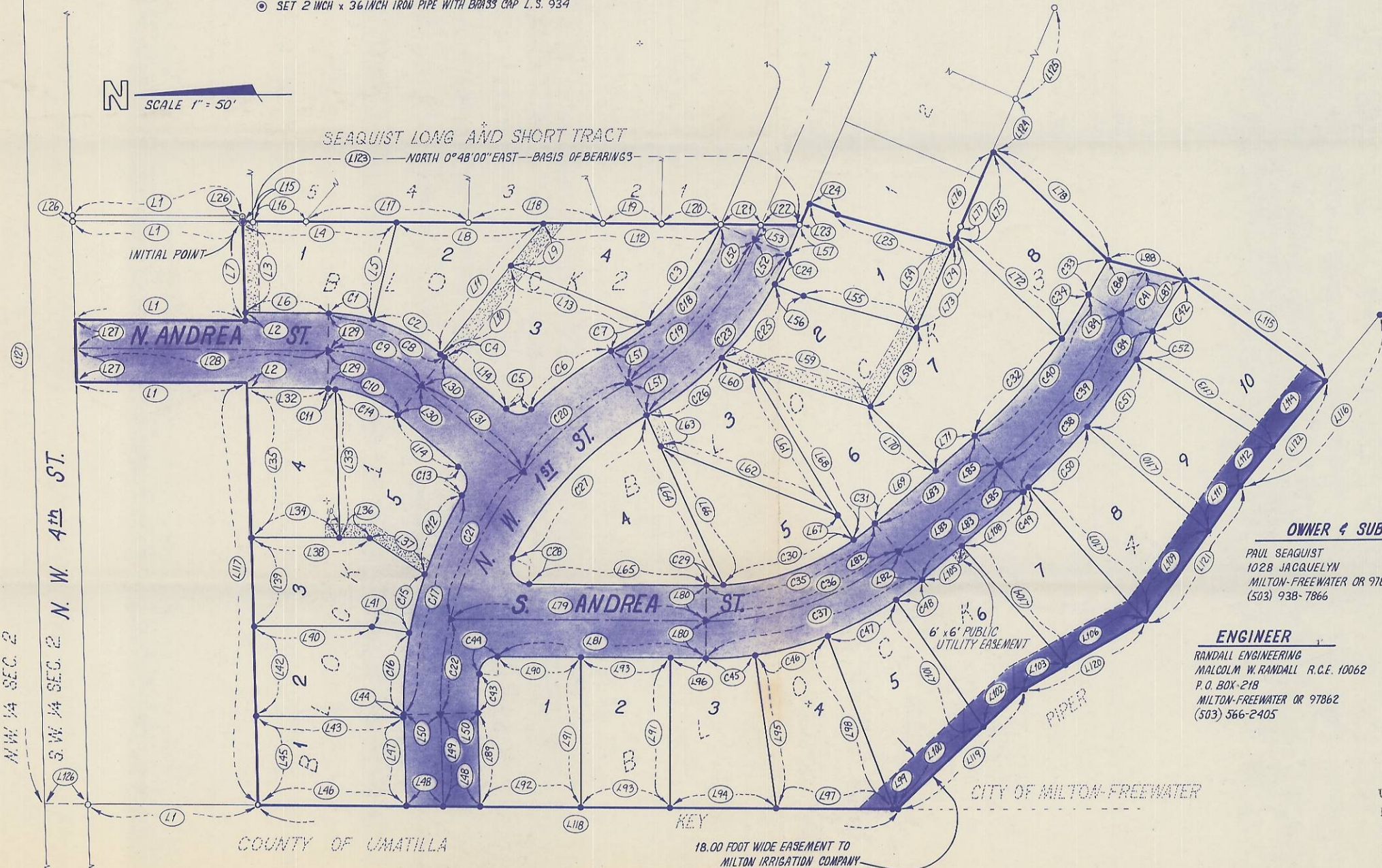
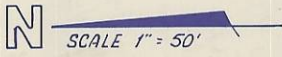
### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE "SEAQUIST LONG AND SHORT TRACT" AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 12 PAGE 17 OF TOWN PLATS, UMATILLA COUNTY, OREGON; I.E. N0°48'00"E

### LEGEND

- FOUND 5/8 INCH IRON PIN
- FOUND MONUMENT AS NOTED
- SET 5/8 INCH x 24 INCH IRON PIN
- ▲ SET 5/8 INCH x 24 INCH IRON PIN IN WELL
- ▨ DENOTES 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES
- SET 2 INCH x 3/4 INCH IRON PIPE WITH BRASS CAP L.S. 934

FD RAILROAD IRON  
CENTER 1/4 CORNER  
SEC 2, T5N, R35E W.M.



### OWNER & SUBDIVIDER

PAUL SEAQUIST 1028 JACQUELYN MILTON-FREEWATER OR 97862 (503) 938-7866	GALE LONG 831 DAVIS MILTON-FREEWATER OR 97862 (503) 938-5230
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### ENGINEER

RANDALL ENGINEERING  
MALCOLM W. RANDALL R.C.E. 10062  
P.O. BOX 218  
MILTON-FREEWATER OR 97862  
(503) 566-2405

### SURVEYOR

VICTOR M. McLIND L.S. 934  
RT. 3 BOX 2  
MILTON-FREEWATER OR 97862  
(503) 938-7519

RECEIVED BY  
Umatilla County Surveyor  
Date 10-81  
Rec'd by BLS  
No. S-2001

SEAQUIST AND LONG TRACT 1

SURVEYOR'S CERTIFICATE

LINE REGISTER

Table with columns IDENT., DIST., BRNG. listing line details from L1 to L70.

Table with columns IDENT., DIST., BRNG. listing line details from L71 to L127.

CURVE REGISTER

Table with columns IDENT., RADIUS, DELTA, LENGTH, CHORD, CHORD BRNG. listing curve details from C1 to C52.

STATE OF OREGON } S.S.
COUNTY OF UMATILLA }

I VICTOR M. McLIND BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS AS INDICATED ON THE ACCOMPANYING PLAT OF SEAQUIST AND LONG TRACT 1...

LEGAL DESCRIPTION

BEGINNING AT THE ABOVE DESCRIBED INITIAL POINT, BEING THE POINT OF INTERSECTION OF THE WEST LINE OF THAT CERTAIN PIECE OF LAND KNOWN AS SEAQUIST, LONG AND SHORT TRACT... THE OFFICIAL PLAT OF WHICH IS RECORDED IN BOOK 12 PAGE 17 OF TOWN PLATS, COUNTY OF UMATILLA...

Victor M. McLind
VICTOR M. McLIND
REGISTERED LAND SURVEYOR
OREGON LICENSE NO. 934

SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF JUNE 1981.

MY COMMISSION EXPIRES 4/1/85
Paul R. Seaguit
NOTARY PUBLIC FOR THE STATE OF OREGON



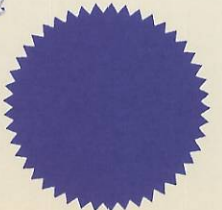
DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED PAUL R. SEAQUIST, GALE R. LONG, PAULINE L. BOTTDORFF AND BEVERLY ANN BADGETT DO HEREBY ESTABLISH AND DECLARE THE ACCOMPANYING PLAT TO BE A TRUE AND CORRECT PLAT OF SEAQUIST AND LONG TRACT 1...

Pauline L. Bottdorff, Paul R. Seaguit, Beverly Ann Badgett, Gale R. Long
OWNERS

SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF JUNE 1981.

MY COMMISSION EXPIRES 4/1/84
V. M. McLind
NOTARY PUBLIC FOR THE STATE OF OREGON



RECEIVED BY
Umatilla County Surveyor
Date 10-81
Rec'd by BLS
No. 5-2001

# SEAQUIST AND LONG TRACT 1

## APPROVALS

### CITY OF MILTON-FREEWATER:

#### PLANNING COMMISSION

THE ACCOMPANYING PLAT IS APPROVED BY A RESOLUTION OF THE UNDERSIGNED DULY ADOPTED THIS 6 DAY OF July 1981 AND REPORT OF SAID APPROVAL FILED.

James C. [Signature]  
CHAIRMAN

Nolan K. [Signature]  
SECRETARY

#### PUBLIC WORKS

THE ACCOMPANYING PLAT IS HEREBY APPROVED BY A RESOLUTION OF THE UNDERSIGNED AND DULY APPOINTED THIS 30 DAY OF July 1981 AND REPORT OF SAID APPROVAL FILED.

Jack D. [Signature]  
DIRECTOR OF PUBLIC WORKS

### COUNTY OF UMATILLA:

#### COUNTY SURVEYOR

I, DAVID H. KRUMBEIN, COUNTY SURVEYOR OF UMATILLA COUNTY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT OF "SEAQUIST AND LONG TRACT 1" AN ADDITION TO THE CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY.

DATED THIS 2 DAY OF July 1981

David H. Klein  
COUNTY SURVEYOR

#### COUNTY ASSESSOR AND TAX COLLECTOR

I James T. White ASSESSOR AND I D.L. BRATT TAX COLLECTOR OF UMATILLA COUNTY DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES FOR THE STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID.

DATED THIS 23rd DAY OF July 1981

James T. White  
COUNTY ASSESSOR  
Clara [Signature] Deputy

D.L. Bratt  
COUNTY TAX COLLECTOR

#### COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1981 AND RECORDED IN THE COUNTY JOURNAL 3 PAGE 2321.

[Signature]  
CHAIRMAN

[Signature]  
COMMISSIONER

[Signature]  
COMMISSIONER

#### COUNTY CLERK

ATTEST  
I, J. DEAN FURQUETTE COUNTY CLERK OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT THE ABOVE WERE ON THE DATE AND IN THE MANNER ABOVE SPECIFIED AND NOW ARE THE DULY QUALIFIED, ELECTED, SWORN AND PRESIDING CHAIRMAN AND COMMISSIONERS OF SAID COUNTY AND THAT THE SEAL AFFIXED BELOW IS THE SEAL OF MY OFFICE.

DATED THIS 31 DAY OF July 1981.

J. Dean Furquette  
COUNTY CLERK

## RESERVATIONS, RESTRICTIONS AND COVENANTS

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED PAUL R. SEAQUIST, GALE R. LONG, PAULINE L. BOTTORFF AND BEVERLY ANN BADGETT, HEREINAFTER DESIGNATED AS DEDICATORS, THE OWNERS OF THE PROPERTY WITHIN THE BOUNDARIES OF THE AREA PLATTED IN THE ACCOMPANYING PLAT WHICH LAND IS HEREINAFTER REFERRED TO AS THE 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. DEDICATORS HEREBY DECLARE THAT SUCH GENERAL SCHEME AND PLAN AS NOW HEREBY IMPRESSED AND FIXED ON ALL SAID ADDITION, AND EACH PART THEREOF, AND THAT ALL 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 OR CONVEYANCE TO ANY SUCH SUCCESSORS, REPRESENTATIVES OR ASSIGNS. 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 PERSONS CLAIMING ANY INTEREST IN ANY LOT IN SAID ADDITION OR ANY PORTION OF ANY LOT THEREIN.

DEDICATORS EXPRESSLY RESERVE FOR THEMSELVES AND FOR THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO WAIVE ANY ONE OR MORE OF THE RESTRICTIVE OR PROTECTIVE COVENANTS SET FORTH IN THIS DECLARATION AS ANY OR ALL OF SUCH COVENANTS MAY APPLY TO ANY OF DEDICATOR'S LOTS, OR ANY PORTION THEREOF, WITHOUT NOTICE TO AND WITHOUT OBTAINING THE CONSENT OF THE OWNERS OF ANY OF THE OTHER LOTS IN SAID ADDITION, OR ANY OTHER PERSONS OR AGENCIES. SUCH WAIVER SHALL BE IN SUCH WRITTEN FORM AS MAY BE ENTITLED TO RECORD AND MAY BE EITHER PERMANENT, TEMPORARY OR CONDITIONAL, AND MAY BE MADE EITHER AT THE TIME OF CONVEYING THE PROPERTY AFFECTED OR AT A LATER DATE. SUCH WAIVER SHALL NOT BE EFFECTIVE UNTIL RECORDED IN THE RECORDER'S OFFICE IN UMATILLA COUNTY, OREGON.

- THE RESTRICTIVE AND PROTECTIVE COVENANTS SHALL BE AS FOLLOWS:
1. THERE SHALL BE ERECTED ON EACH LOT ONE, AND ONLY ONE, RESIDENTIAL UNIT FOR ONE FAMILY EXCEPTING LOT 4 AND LOT 7 OF BLOCK 3 WHERE DUPLEXES ARE ALLOWED, AND MAY NOT BE MOVED THEREON FROM ELSEWHERE. SAID BUILDING SHALL BE CONSTRUCTED ENTIRELY ON THE PREMISES. SUCH STRUCTURES COMMONLY KNOWN AS MOBILE HOMES AND MODULAR HOMES SHALL NOT BE ERECTED.
  2. ANY DWELLING ERECTED ON LOT 5 THROUGH LOT 10 OF BLOCK 4 SHALL MAINTAIN A 20' BACKYARD SETBACK FROM THE 18' FLOOD AND IRRIGATION EASEMENT'S NORTHEASTERLY SIDELINE. OWNERS OR TENANTS OF SAID LOTS 5 THROUGH 10 OVER WHICH THE SAID IRRIGATION AND FLOOD EASEMENT GRANTED TO THE MILTON IRRIGATION COMPANY PASSES, OVERLAYS OR OTHERWISE TRAVELS SHALL NOT OBSTRUCT OR INSTALL OR CONSTRUCT ANY IMPROVEMENTS IN THE EASEMENT EXCEPT FLOWERS PLANTS OR GRASS IN THE NON-CONCRETE SECTION AND BRIDGES WHICH MAY BE CONSTRUCTED FOR FOOT TRAFFIC PROVIDING THEY ARCH OVER THE DITCH WITH THE BOTTOM OF THE BRIDGE HAVING A PEAK OF TWENTY-FOUR INCHES (24") ABOVE THE HIGHEST POINT OF THE CONCRETE DITCH LINER AND THE BRIDGE IS CONSTRUCTED IN SUCH A MANNER THAT IT MAY BE REMOVED BY ONE MAN WITHOUT TOOLS OR OTHER EQUIPMENT. DAMAGES TO ALLOWED IMPROVEMENTS ARE NOT THE RESPONSIBILITY OF THE EASEMENT OWNERS OR THEIR AUTHORIZED REPRESENTATIVES. TREES MAY NOT BE PLANTED CLOSER THAN TEN FEET (10') WHEN MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY SIDELINE OF SAID 18' EASEMENT.

(CONTINUED NEXT COLUMN RIGHT ABOVE)

#### MILTON IRRIGATION COMPANY

THIS IS TO CERTIFY THAT AS A DULY AUTHORIZED REPRESENTATIVE OF THE MILTON IRRIGATION COMPANY I HAVE EXAMINED THE ACCOMPANYING PLAT THIS 17 DAY OF JUNE 1981 AND CONSENT TO ITS FILING AND RECORDING IN THE PUBLIC RECORDS OF UMATILLA COUNTY STATE OF OREGON SUBJECT TO THE RESTRICTIONS NOTED WITH SAID PLAT.

Danell R. Key  
PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF JUNE 1981. MY COMMISSION EXPIRES \_\_\_\_\_

Paul R. Seaquist  
NOTARY PUBLIC FOR THE STATE OF OREGON

3. LOT GRADING SHALL PROVIDE A FINISH GRADE TO SLOPE AWAY FROM ALL BUILDINGS A MINIMUM OF 0.5' VERTICALLY AND NO PONDING SHALL BE PERMITTED. BUILDING FOUNDATIONS SHALL EXTEND A MINIMUM OF 8" ABOVE FINISH GRADE.
4. LOT 1 BLOCK 2 SHALL BE PERMITTED A 15' FRONT YARD AND A 10' BACK YARD SETBACKS.
5. ALL LOTS OR PORTIONS THEREOF IN SAID ADDITION SHALL BE USED AND OCCUPIED FOR PRIVATE RESIDENTIAL PURPOSES ONLY, AND NO STRUCTURE OR BUILDINGS OR ANY PART THEREOF ON ANY LOT OR LOTS OR PART THEREOF IN SAID ADDITION SHALL BE USED OR OCCUPIED AS AN APARTMENT HOUSE, 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 MANUFACTURING, COMMERCIAL OR PROFESSIONAL ENTERPRISE OF ANY NATURE WHATSOEVER EXCEPT FOR THE ESTABLISHMENT OF PUBLIC PARKS.
6. THAT NO BARN, STABLES, COUHOUSE, SHED, PEN, PIGGERY OR SHEEP, GOAT, HORSE OR CATTLE BARN, SHED OR YARD OR ANY ENCLOSURE OF ANY KIND WHATSOEVER EXCEPT SAID DWELLING HOUSE AND CUSTOMARY OUTBUILDINGS THEREOF AND THE YARD, GARDEN OF SAID HOUSE AND FENCES AND WALLS SURROUNDING THE SAME SHALL BE BUILT, ERECTED OR MAINTAINED ON ANY LOT OR LOTS OR PORTIONS THEREOF IN SAID ADDITION.
7. THAT NO OBNOXIOUS OR UNSIGHTLY OUTBUILDINGS SHALL BE ERECTED OR PLACED ON ANY LOT OR LOTS OR PORTIONS THEREOF IN SAID ADDITION. THAT NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT OR LOTS OR PORTIONS THEREOF IN SAID ADDITION. NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. ALL PREMISES SHALL BE KEPT IN A CLEAN AND ORDERLY CONDITION AND ALL GROWTH OF WEEDS SHALL BE CUT DOWN OR BURNED AND THE PREMISES SHALL AT ALL TIMES BE KEPT IN A NEAT AND ORDERLY CONDITION AND NO UNSIGHTLY STRUCTURE OR PROPERTIES OF ANY KIND MAY BE STORED UPON SAID PROPERTY WHICH MAY OR COULD DETRACT FROM THE VALUE OF SURROUNDING PROPERTIES AND ANY SUCH STORAGE SHALL BE AND DOES CONSTITUTE A NUISANCE.
8. THAT NO ANIMALS OR LIVESTOCK SHALL BE KEPT ON ANY OF SAID LOTS OR ANY PORTION THEREOF IF THE SAME PRODUCE ODOR, NOISE OR UNSANITARY CONDITION OPERATING TO DISTURB THE REASONABLE COMFORT OF ANY OCCUPANT OF ANY OTHER OF THE LOTS. NO KENNEL, DAIRY STABLE, BARN OR HUT SHALL BE ERECTED OR MAINTAINED ON ANY OF SAID LOTS OR ANY PORTION THEREOF, NOR SHALL DOGS, CATS, HORSES, COWS, RABBITS OR OTHER DOMESTIC ANIMALS EVER BE KEPT THEREON, EXCEPT THAT THE RESTRICTIONS IN THIS SUBPARAGRAPH SHALL NOT BE CONSTRUED TO PROHIBIT ORDINARY HOUSEHOLD PETS, AS LONG AS THE SAME DO NOT CONSTITUTE AN ANNOYANCE OR NUISANCE.
9. OIL DRILLING, DEVELOPMENT OPERATIONS, REFINING, MINING OPERATIONS OF ANY KIND TUNNELS MINERAL EXCAVATIONS SHAFTS AND BORINGS SHALL NOT BE PERMITTED.
10. THAT NO ADVERTISING SIGNS SHALL BE ERECTED UPON ANY OF SAID LOTS OR ANY PORTION THEREOF OR UPON ANY BUILDINGS OR IMPROVEMENTS LOCATED THEREON SAVE AND EXCEPT NAME PLATES AND FOR SALE OR FOR RENT SIGNS, ALL OF WHICH ARE TO BE, TO RELATE AND TO APPLY AND TO BE RESTRICTED TO THE LOT OR LOTS ON WHICH THE SAME ARE PLACED.

SAID COVENANTS ARE FOR THE BENEFIT OF EACH AND ALL OF THE OWNERS OF THE LOT, OR LOTS, OR PORTION THEREOF IN SAID ADDITION, AND MAY BE ENFORCED BY ANY ONE OR MORE OF THEM. IN THE EVENT OF VIOLATION OF ANY COVENANT CONTAINED IN THE 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 AN AMOUNT AT LEAST \$100 OR IN SUCH GREATER AMOUNT AS A COURT OR JURY MAY PROPERLY DETERMINE.

IT SHALL BE LAWFUL NOT ONLY FOR DEDICATORS AND THEIR 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 WHEN EFFECTIVE. NO COVENANT SHALL BE ENFORCED FOR DAMAGES AGAINST THE DEDICATORS, BUT SAID COVENANT MAY BE PROCEEDED ON FOR AN INJUNCTION AND SPECIFIC PERFORMANCE THEREOF AGAINST DEDICATORS OR THEIR SUCCESSORS AND ALSO FOR DAMAGES AGAINST THE PARTY OR PARTIES VIOLATING THE SAID COVENANT, OR THEIR HEIRS, EXECUTORS, OR ASSIGNS.

TIME AND THE STRICT PROMPT AND PUNCTUAL PERFORMANCE AND OBSERVANCE OF EACH AND ALL OF THE COVENANTS HEREIN CONTAINED TO BE KEPT, PERFORMED AND OBSERVED BY THE PARTIES AFFECTED HEREBY ARE IN EACH AND EVERY CASE OF THE ESSENCE OF THIS DECLARATION. INVALIDATION OF ANY ONE OF THESE COVENANTS OR ANY PART THEREOF BY JUDGEMENT, DECREE OR COURT ORDER, SHALL NOT INVALIDATE ANY OTHER COVENANT.

IN WITNESS WHEREOF DEDICATORS HAVE SET THEIR HANDS THIS 18 DAY OF JUNE 1981.

Pauline L. Bottorff  
OWNER

Paul R. Seaquist  
OWNER

Beverly Ann Badgett  
OWNER

Gale R. Long  
OWNER

RECEIVED BY  
Umatilla County Surveyor  
Date 10-21  
Rec'd by BCS  
No. 5-2001