### SEAQUIST AND LONG TRACT 1 STATE OF OREGON. COUNTY OF UMATILLA. SS I. J. Dean Fouquette, Sr., County Clerk, certify that this instrument was received and recorded addition to MILTON-FREEWATER, OREGON June 1981 on July 31, 1021 BASIS OF BEARINGS THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE "SEAQUIST at o'clock M, in the record LONG AND SHORT TRACT" AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED of Town County in IN BOOK 12 PAGE 17 OF TOWN PLATS, UMATILLA COUNTY, OREGON; I.E. NOº48'00"E FD RAILROAD IRON CENTER 1/4 CORNER LEGEND SEC 2 , TSN , R35E W.M. J. DEAN FOUQUETTE, SR. O FOUND 5/B INCH IRON PIN O FOUND MONUMENT AS NOTED By Rotty to Browning Deputy • SET 5/8 INCH × 24 INCH IRON PIN ▲ SET 5/8 INCH x 24INCH IRON PIN IN WELL Fees \$ 20.00 No. 27.00h DENOTES 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES SET 2 INCH x 36 INCH IRON PIPE WITH BRASS CAP L.S. 934 SCALE 1" = 50" SEAQUIST LONG AND SHORT TRACT (18) (11) INITIAL POINT-OWNER & SUBDIVIDER PAUL SEAQUIST GALE LONG 831 DAVIS 1028 JACQUELYN 3 MILTON-FREEWATER OR 97862 MILTON-FREEWATER OR 97862 (503) 938-7866 (503) 938-5230 19 ANDREA 6' x 6' PUBLIC UTILITY EASEMENT ENGINEER SURVEYOR 0.1 RANDALL ENGINEERING VICTOR M. MeLIND 1.S. 934 MALCOLM W. RANDALL R.C.F. 10062 RT. 3 BOX 2 P.O. BOX -218 MILTON-FREEWATER OR 97862 MILTON-FREEWATER OR 97862 (503) 938-7519 芝 (503) 566-2405 - (L43). 1 Cri RECEIVED BY (1126) Umatilla County urv yor CITY OF MILTON-FREEWATER Date 10 -81 Rec'd Ly BLS COUNTY OF UMATILLA No. 9-2001 18.00 FOOT WIDE EASEMENT TO MILTON IRRIGATION COMPANY SHEET 1 OF 3

# SEAQUIST AND LONG TRACT 1

# LINE REGISTER

IDENT	DIST.	BRNC
L1	115.00	BRNG. NO°48'00'E
12	4.48	N88°55'19"E
13	62.33	N88°55'19"E
L4	104.46	NOº48'00"E
15	67.92	N75°19'55"W
16	56.18	NOº48'00'E
17	66.81	N88°55'19"E
<i>L8</i>	99.00	NO°48'00"E
19	37.00	N51°24'28"W
L10	75.01	N51º24'28"W
L11 L12	112.01	N51°24'28"W N0°48'00"E
113	101.49	N22°00'00"F
214	54.63	N39º40'00"E
L15	7.05	NO°48'00"E
L16	35.21	NO°48'00"E
117	110.28	NO°48'00"E
L18	90.48	NO°48'00"E
119	40.38	NO°48'00"E
120	40.61	NOº48'00"E
L21 L22	27.13	NO°48'00"E NO°48'00"E
123	17.02	N66°20'24"W
L24	20.00	N23°39'36"E
125	80.64	N16°25'47"E
L26	3.25	N88°55'19"E
L27	20.53	N88°55'19"E
128	170.36	NO°48'00"E
129	25.00	N89°12'00"W
L30 L31	25.00	N50°20'00"W
L31	54.54	N39°40'00"E N0°48'00"E
L33	99.85	N88°55'19"E
L34	60.02	NOº48'00'E
135	100.05	N88"55"19"E
L36	20.03	NOº48'00"E
<i>L</i> 37	44.72	N33°40'53"E
L38	80.05	NO°48'00"E
L39	60.23	N88°55'19"E
L40	80.05	NO98'00"E
L41 L42	26.04 60.23	N10°25'50"E N88°55'19"E
143	100.05	NOº48'00"E
144	0.82	N88°55'19"E
L45	60.00	N88°55'19"E
146	100.05	NOº48'00"E
L47	60.00	N88°55'19"E
L48	25.01	NO°48'00"E
L49	61.64	N88°55'19"E
L50	25.00	N1°04'41"W
L51 L52	25.00	N61°05'22"E N23°39'36"E
153	10.54	N66°20'24"W
154	59.81	N66°20'24"W
L55	80.67	N16°17'43"E
156	21.06	N23°39'36'E
L57	21.08	N66°20'24"W
L58	60.94	N58°20'24"W
159	83.08	N17°28'07"E
L60	23.95	N23°39'36"E
161 162	113.35	N59°46'23"E N21°46'32"E
163	130.19	N66°00'00"E
L64	126.47	N66°00'00"E
165	119.80	NOº48'00" E
166	103.89	N66°00'00"E
		N59°46'23"E
167	19.42	NOT TOLD E
	19.42	N59°46'23"E
167	Colored Colored	

	IDENT.	DIST.	BRNG.
	L71	35.24	N40°15'00"W
	172	99.18	N43°04'43"E
	L73	66.80	W66°20'24"W
	174	6.99	N66°20'24"W
	175	63.62	N66°20'24"W
	176	70.61	N66°20'24"W
	277	8.00	N66°20'24"W
	L78	108.67	N43°04'43" E
	179	173.22	NOº48'00"E
	180	25.00	N89º12'DO"W
	181	140.69	NO°48'00"E
	<b>L82</b>	25.00	N49°45'00'E
	183	90.00	N40°15'00'W
	184	25.00	N29°45'00'E
	185	25.00	N49°45'00"E
	186	26.18	N16°46'43"E
	<i>L</i> 87	26.35	N16°46'43'E
1 1	<i>L88</i>	52.53	N16°46'43"E
	189	62.46	N88°55'19"E
	190	57.51	NO°48'00'E
	191	100.00	N89°12'00"W
	192	69.04	NOº48'00'E
	193	60.00	NOº48'00"E
	194	72.02	NOº48'00'E
	195	103.65	N82°15'11"E
	196	23.18	NOº48'00"E
	197	80,56	NOº48'00"E
	198	124.81	N69°05'21"E
	199	2.34	N 0°48'00"E
	L100	80.09	N42°28'15"W
	L101	105.26	N55°40'10"E
	L102	37.70	N42°28'15"W
	L103	31.56	N29°22'11"W
	1104	108.00	N49°45'00"E
	L105	34.60	N40°15'00"W
		1557 C 1756	N29°22'11"W
	L106	62.60	N48°56'21"E
	L107	119.85	
	L108	55,40	N40°15'00"W
	L109 ·	73.78	N54°01'27"W
	L110	108.23	N40°57'06"E
	L111	38.14	N54°01'27'W
	L112	34,42	N50°05'06"W
	L113	109.47	N32°46'50"E
	1114	55.25	N50°05'06'W
	1115	117.04	N35°51′28″E
	L116	148.41	N50°05'06"W
	L117	285.00	N88°55'19"E
	L118	434.03	N0°48'00"E
	L119	117.78	N42°28'15"W
	L120	94.16	N29°22'11"W
	L121	111.93	N54°01'27"W
	1122	89.67	N50°05'06" W
	L123	378.28	NOº48'00"E
	1124	39.37	N66°20'24"W
	1125	234.72	N66°20'24" W
	L126	30.02	NOº48'00"E
	1127	927.06	N88°55'19"E
l	0.000		

CURVE REGISTER

IDENT.	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG.
C1	125.00	13°52′05″	30.26	30.18	N7°44'03"E
CZ	125.00	23°55′27″	52.19	51.82	N26°37'48'E
C3	175.00	27°04′17′′	82.69	81.92	N52°48'15"W
C4	125.00	1°04'28"	2.34	2.34	N39°07'44"E
C5	13.00	82°25′05″	18.70	17.13	N1°32'32"W
C6	275.00	13°50′27″	66.43	66.27	N35°49'52"W
C7	175.00	10°21'28"	31. 64	31.59	N39°05'22"N
C8	125.00	38°52'00"	84.79	83.18	N20°14'00"E
C9	100.00	38°52'00"	67.84	66.54	N20°14'00"E
C10	75.00	38°52'00"	50.88	49.91	N20°14'00"E
C11	75.00	4°11'43"	5.49	5.49	N2°53'50"E
C12	275.00	13°00'20"	62.42	62.30	N64°19'43"W
C13	13.00	82°25'04"	18.70	17.13	N80°52'33"E
C14	75.00	34°40′17"	45.38	44.70	N22°19'52"E
C15	275.00	8°35'22"	41.23	41.19	N75°16'28"W
016	275.00	11° 30' 32"	55.24	55.15	N85°19'25"W
C17	275.00	33°09'46"	159,17	156.96	N74°29'48"W
C18	175.00	37°25'46"	114.32	112.30	N47°37'3/"W
C19	200.00	37°25′46"	130,65	128.34	N47°37'31"W
C20	250.00	21°25'22"	93, 47	92.93	N39°37'19"W
C21	250.00	26°06'42"	113.93	112.95	N63°23'21"W
C22	250.00	14°37'59"	63.85	63,68	N83°45'42"W
C23	225.00	37°25'46"	146.98	144.39	N47°37'31"W
C24	225.00	5°35'11"	21.94	21.93	N63°32'49"W
C25	225.00	15°28'43"	60.78	60.60	N53°00'52"W
C26	225.00	16°21'53"	64.26	64.05	N37°05'34"W
C27	225.00	34°12'39"	134.35	132.36	N46°00'58'W
C28	13.00	116°04'43"	26.34	22.06	N58°50'21"E
C29	175.00	3°58'46"	12.15	12.15	N1°11'24"W
230	175.00	30°55'39"	94.46	93, 32	N18°38'36"W
C31	175.00	6° 08'34"	18.76	18.75	N37°10'43"W
C32	S2020 CO.	14°35'44"		88.92	N47°32'52"W
200000000000000000000000000000000000000	350.00		89.16		
C33	425.00	3°47′31″	28.13	28.12	N58°21'16"W
C34	350.00	5°24'16"	33.01	33.00	N57°32'51"W
C35	175.00	41°03'00"	125.38	122.72	N19°43'30"W
C36	200.00	41°03′00"	143.29	140.25	N19°43'30" W
C37	225.00	41°03′00"	161.20	157.78	N19943'30"W
C38	400.00	20°00'00"	139.63	138.92	N50°15'00"W
C39	375.00	20°00'00"	130.90	130.24	N50°15'00"W
C40	350.00	20°00'00"	122.17	121.55	N50°15'00"W
C41	400.00	4°52'26"	34.03	34.02	N57°48'48" W
C42	375.00	6°06'28"	39.98	39.96	N57°11'46"W
C43	225.00	6°31′50″	25.65	25.63	N87°48'46" W
C44	13.00	85°20′50"	19.36	17.62	N41°52'25"N
C45 -	225.00	8°32'49"	33.56	33.53	N3°28'25"W
C 46	225.00	13°09'50"	51.69	51.58	N14°19'44"W
C47	225.00	13°25′11"	52.70	52.58	N27°37'14"W
C48	225.00	5°55'10"	23.25	23.24	N37º17'25"W
C49	400.00	0°37′38"	4.3.8	4.38	N40°33'48" W
C50	400.00	8°10'16"	57.05	57.00	N44°57'46" W
051	400.00	8°10'16"	57.05	57.00	N53°08'02"W
C52	400.00	3°01'50"	21.16	21.15	N58°44'05"W

# SURVEYOR'S CERTIFICATE

STATE OF OREGON COUNTY OF UMATILLA } S.S.

I VICTOR M. McLIND BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE I VICTOR M. MICHAEL BEING FIRST DUTY WORMS, DEVISE AND SAT THAT IT HAVE SURVEYED AND MARKED WITH PROPER MOUNDMENTS AS INDICITATED ON THE ACCOMPANYING PLAT OF "SEAQUIST AND LONG TRACT 1" AN ADDITION TO THE CITY OF MILITAN FREEWATER, UMATILLA COUNTY, OREGON, THE LAWDS MOVICATED THEREUPON, THAT THE INTITLA POINT IS A 2" INON PIPE WITH BRASS DISK, SAID INTITLA POINT BEARING SOUTH 73°52'10" WEST 558.09 FEET FROM THE CENTER QUARTER CORNER OF SECTION 2, TSN, R 35E WILLAMETTE MERIDIAN.

#### 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. AND A LINE 141.46 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2: THENCE SOUTH 88°55'19" WEST ALONG SAID PARALLEL LINE 66.81 FEET; THENCE NORTH 0°48' OO"EAST 115.00 FEET TO THE SOUTHERLY LINE OF N.W. 4th STREET; THENCE SOUTH 88°55 19"WEST ALONG SAID SOUTHERLY LINE OF N.W. 45 STREET 41.06 FEET; THENCE SOUTH 0°48'00" WEST 115.00 FEET TO A POINT IN THE AFORESAID LINE WHICH LIES PARALLEL WITH AND 141.46 FEET SOUTHERLY OF THE NORTH LINE OF SW 1/4 SEC. 2: THENCE SOUTH 88° 55'19"WEST ALONG SAID LINE 285.00 FEET; THENCE SOUTH DO48'00" WEST 434.03 FEET TO THE BASE OF A HILL; THENCE ALONG THE BASE OF THE HILL AS FOLLOWS: SOUTH 42° 28'15" EAST 117.78 FEET; THENCE SOUTH 29°22'11" EAST 94.16 FEET; THENCE SOUTH 54°01'27" EAST 111.93 FEET; THENCE SOUTH 50°05'06" EAST 89.67 FEET; THENCE LEAVING THE BASE OF THE HILL NORTH 35° 51'28" EAST 117, 04 FEET : THENCE NORTH 16° 46'43"EAST 52.53 FEET; THENCE NORTH 43"04'43" EAST 108.67 FEET TO A POINT IN THE SOUTHWEST LINE OF THE AFORESAID "SEAQUIST. LONG AND SHORT TRACT" WHICH BEARS SOUTH 66° 20'24" EAST (RECORD \$ 66°20'38"E) 55.62 FEET FROM THE ORIGINAL LOCATION OF THE SOUTHWEST CORNER OF SAID "SEAQUIST LONG AND SHORT TRACT" AS SHOWN ON THE OFFICIAL PLAT THEREOF; THENCE NORTH 66° 20'24" WEST (RECORD N 66°20'38"W) ALONG THE SAID SOUTHWEST LINE AND SOUTHWEST LINE PROTRACTED TO. 61 FEET; THENCE NORTH 16°25'47"EAST 80.64 FEET; THENCE NORTH 23°39'36"EAST 20.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF N. W. 15T STREET; THENCE NORTH 66°20'24"WEST (RECORD N 66°20'38"W) 17.02 FEET TO THE INTERSECTION OF THE SAID SOUTHWESTERLY LINE OF N.W. 131 STREET AND THE WEST LINE OF THE AFORE SAID "SEAQUIST LONG AND SHORT TRACT"; THENCE NORTH O'48'00" EAST ALONG SAID WEST LINE 378.28 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE SOUTHWEST QUARTER SEC 2, T5N, R35E, W.M.

> Victor M. myhal VICTOR M. MCLIND REGISTERED LAND SURVEYOR OREGON LICENSE NO. 934

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

MY COMMISSION EXPIRES 6/33/8. Paul R. deagust NOTARY PUBLIC FOR THE STATE OF OREGON

> ESS ONAL let m mail

# DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED PAUL R. SEAGUIST, GALER LONG, PAULINE L. BOTTORFF AND BEVERLY ANN BADGETT DO HEREBY ESTABLISH AND DECLARE THE ACCOMPANYING PLAT TO BE A TRUE AND CORRECT PLAT OF "SEAGUIST AND LONG TRACT!", SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE "SURVEYOR'S CERTIFICATE"; AND DO HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PLAT, AND DO FURTHER DO DEDICATE TO THE PUBLIC REVEYER THE STREETS AND UTILITY EASEMENTS SHOWN THEREON. AND DO FURTHER GRANT AN EASEMENT TO THE CITY OF MILTON-FREEWATER AND TO THE MILTON IRRIGATION COMPANY EACH TOGETHER WITH ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS, SAID EASEMENT BEING SHOWN ON THE ACCOMPANYING PLAT.

OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS \_/ DAY OF

9. Chanto

NOTARY PUBLIC FOR THE STATE OF OREGON



Umatilla County Surveyor Date 10-81 hed'd Ly 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 \_ DAY OF JULY \_ 1981 AND REPORT OF SAID

### 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.

## COUNTY OF UMATILLA:

COUNTY SURVEYOR

I, DAYID H. KRUMBEIN, COUNTY SURVEYOR OF UMATILLA COUNTY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT OF "SEAQUIST AND LONG TRACT I" AN ADDITION TO THE CITY OF MILTON-PREEWATER, UMATILLA COUNTY, OREGON, THAT IT COMPLES 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 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 2nd DAY OF July 1981

James T. White

COUNTY ASSESSOR 67 Close Strigering Deputy 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.

the P.M. CHAIRMAN

COMMISSIONER

COMMISSIONER

#### COUNTY CLERK

ATTEST I J. DEAN FOUR SETTE 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.

COUNTY CLERK



#### RESERVATIONS, RESTRICTIONS AND COVENANTS

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED PAUL R SEAQUIST, GALE R LONG, PAUL INE 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 FITHER 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, DREGON.

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 9 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 IRRIBATION 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 AMANNER 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.

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_ 17 DAY OF JUNE 1981 MY COMMISSION EXPIRES \_\_\_\_ 3.

NOTARY PUBLIC FOR THE STATE OF OREGON

3. LOT GRADING SHALL PROVIDE A FINISH GRADE TO SLOPE AWAY FROM ALL BUILDINGS A MINIMUM OF O.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 SET BACKS.

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, TAYERN, PUBLIC HOUSE, GARAGE, SERVICE STATION, PLACE FOR PUBLIC AMUSEMENT OR AS A PLACE FOR MANUFACTURING, COMMERCIAL OR PROFÉSSIONAL ENTERPRISE OF ANY NATURE WHATSOEVER EXCEPT FOR THE ESTABLISHMENT OF PUBLIC PARKS.

6. THAT NO BARNS, STABLES, COWHOUSE, 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.

B. THAT NO ANIMALS OR LIVESTOCK SHALL BE KEPT ON ANY OF SAID LOTS OR ANY PORTION THEREOF IF THE SAME PRODUCE COOR, 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 MAY 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

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 PERSON'S 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 OTHE COVENANT.

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

Bevely ann Badgett Hale R. Sony

RECEIVED BY Umatilla County Surveyor Date 10-81

Rec'd By BCS No. 5-2001

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