, being first duly sworn, depose and say: That I correctly surveyed and marked with proper monuments as indicated on the accompanying Plat of MT. HEBRON UND. ADDITION,

located in UMATILLA County, Oregon, the lands indicated thereon; that to indicate the initial point of such survey and as shown on said Plat, / PLACED A 6"x 6"x 24" CONCRETE MONUMENT, 6" BELOW GROUND SURFACE

; that said point is located

320.81 FEET SOUTHERLY MEASURED ALONG THE NORTH AND SOUTH CENTERLINE FROM THE CENTER OF SECTION 1, TON, R32E.W.M.

which is a known corner established by the United States Survey: that the exterior boundaries of the tract of land upon which said lots and blocks are laid out are as follows:

A PORTION OF THE NE4 SW4 SECTION 1, TZN, R32E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTERLINE OF SECTION I, T 2N, R 32 E.W.M., SAID POINT BEING 320.81 FEET SOUTHERLY MEASURED ALONG SAID CENTERLINE FROM THE CENTER OF SAID SECTION I, SAID POINT ALSO BEING 57.51 FEET NORTHERLY FROM THE NORTHWEST GORNER OF MT. HEBRON ADDITION IN UMATILLA COUNTY, OREGON, AND RUN THENCE SOUTH 00° 39' EAST, ALONG THE SAID CENTERLINE, A DISTANCE OF 110 80 FEET. THENCE SOUTH 86°41' WEST A DISTANCE OF 710.80 FEET; THENCE SOUTH 86°41' WEST, A DISTANCE OF 566.16 FEET; THENCE NORTH 34°44' EAST, A DISTANCE OF 977.76 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

That I inscribed my registration number on every monument marking every corner that I established or re-established on said land and as shown on said Plat; and that the survey and all markings have been done as required by law.

J. M. Newbill Registered LAND SURVEYOR State of Oregon, Reg. No. 255

, County Surveyor of UM ATILLA County, Oregon, hereby certify that I have carefully examined the accompanying Plat and checked the same and the computations for making said Plat to determine if they comply with the provisions of the law and with the requirements of the planning agencies and of the County Court: that the streets, drives, and ways shown thereon are laid out so as to conform to all plats of adjoining property already filed as to width, general direction, and in all other respects, and are dedicated to the public use without any reservation or restriction whatever; that the name is proper so as to comply with the provisions of Section 95-1309, O.C L.A., and other laws of the State of Oregon relative thereto; and I, therefore, approve said Plat for approval by said Court, and for filing and record.

, 19 County Surveyor of UMATILLA

County State of Oregon Civil Engineer, Reg. No

and I,

Assessor

respectively Assessor and Sheriff of UMATILLA County, Oregon, do each hereby certify that we have examined the tax records relative to the land covered by the accompanying Plat and that all moneys 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		 . 19.	
*-			

MT. HEBRON END. ADDITION IN THE COUNTY OF UMITILLA, OREGON.

DEDICATORS & ELLIOTT C. NELSON, AND KATHRYNNE I. NELSON
STANFORD C. SPARKS, AND EMMA K. SPARKS SURVEYOR & GO MO NEWBILL, WALLA WALLA, WNO ATTORNEY & RALPH CURRING PENDLETONG OREO

		TZA	1, R 32 E.W.M.	
			20.87	
1 CERTIFY THAT THIS IS A : AND PLAT OF MT. HEBRON 2,	TRUE AND ACCURATE GOPY OF NO. ADDITION, CITY OF PENDLETO LI. M. Mewbill	W MATILLA COUNTY, O.	DEGON,	SINITIAL POINT- SCONG. MONUMENT
	REGISTERED LAND SURV.			NW COR MT. SHEBRON ADD.
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			11 13	
			0 - 12 m/e 0	
O CONCRETE MONUMENT- O		/a"	0/20/20/	
• IRON PIN - 1/2" \$ x 24"		7.55	10 20 10	
		200	100	3
		0/9	2 10	
		11/200	60/	0 0
		1/3.	25050.48 20 20	0, 8
THE ACCOMPANYING PLAT IS HEREBY AP	PROVED. TEN RETEWA	8	LE 20 20 20	2000
		6/2 a 25/1/2	0' 8' 8' 8' NO NO E	NO W
CITY ENGINEER	k //	300	1000 B	7
PENDLETON, OREGON	34/2	6/1/04/	12 11	7,
RECONSTRUCTION	4/0 3	5 - a a a a a a a a a a a a a a a a a a	015'E	0
	\(\alpha^{\infty}\)	100 N W 600	18.31 W	
M Newall	1580	0 25 13	W. 28. 14	~
A NITWICK I	100 35 a	000000000000000000000000000000000000000	5.00	
M. NEWBILL J	10° 5 5.80′ -	5 001	100.0' 20 20	(LOT DEEDED FOR ROAD PURPOSES)
and the second of the second o	60	A 128°03' N 5 86° 41'W-	9	
	NB1° 36' E 140.0' en'30"W N 20	7 102 63 0 NELSO	N DRIVE &	
	140.0' N 16° 24' 30" W N 20	37.83. 100.0' w	150.0	
	10 4 30 V 300 V	0/2	1 8.0°	
	165. 30 1 15 3 3 1 15 3 3 1 15 3 3 3 1 15 3 3 3 1 15 3 3 3 1 15 3 3 3 1 15 3 3 3 1 15 3 3 3 1 15 3 3 3 3	1003	109	SCALE 1"=100.0"
	166.75' 135.0	, 2 90.0'	1/25.0'	SCALE 1" = 100.0"
DECLARATION	5 8 6° 41' W -	5 6 6. 15'		

KNOW ALL MEN BY THESE PRESENTS: THAT THE ABOVE SIGNED ELLIOTT C. NELSON AND KATHRYNNE I. NELSON, HUSBAND AND WIFE, AND STANFORD C. SPARKS AND EMMA K. SPARKS, HUSBAND AND WIFE, HEREINAFTER DESIGNATED AS DEDICATORS AND 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 GEN-ERAL PLAN FOR THE IMPROVEMENT, USE, AND RESTRICTION OF THE USE OF SAID ADDITION AS SHOWN ON SAID PLAT AND AS INTHIS DECLARATION SET FORTH, DEDICATORS HEREBY DECLARE THAT SUCH GENERAL SCHEME AND PLAN IS NOW HEREBY IMPRESSED AND FIXED ON ALL OF THE SAID ROTTION AND ALL PARTS THEREOF, AND THAT ALL DEDICATORS, SUCCESSORS, REPRESENTATIVES, AND ASSIGNS SHALL TAKE TITLE SUBJECT TO SAID GENERAL SCHEME AND PLAN EVEN THOUGH NO REFER-ENCE TO SUCH PLAN SHALL BE IN ANY DEED OF CONVEYANCE TO SUCH SUCCESSOR, REPRESENTATIVE, OR ASSIGN.

EACH OF SAID RESTRICTIVE AND PROTECTIVE COVENANTS IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING DEDICATORS LOTS OR ANY PORTION THEREOF UNTIL JANUARY I, 1971, AT WHICH TIME THE COVENANTS
SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY INSTRUMENT OULY SIGNED, ACKNOWLEDGED, AND RECORDED BY THE OWNERS OF THE MAJORITY OF DEDICATORS' LOTS ABOVE MENTIONED, AND IT SHALL BE AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART, SUCH INSTRU-MENTS SHALL DESIGNATE WHICH, IF ANY COVENANTS, ARE CHANGED AND THE NEW COVENANTS ADOPTED IN LIEU THEREOF, IF ANY THERE OF.

SAID COVENANTS ARE FOR THE BENEFIT OF EACH AND ALL OF THE OWNERS OF THE DEDICATORS LOTS OR ANY PORTION THEREOF AND MAY BE ENFORCED BY ANY ONE OR MORE OF THEM.

IN THE EVENT OF VIOLATION OF ANY COVENANT CONTAINED IN THIS DECLARATION, ACT-WAL DAMAGE TO ANY OTHER LOT OWNER OF ANY OF DEDICATORS LOTS SHALL BE CON-CLUSIVELY PRESUMED AND THE VALUE OF SAID DAMAGE SHALL BE SO PRESUMED TO BE IN THE AMOUNT OF AT LEAST TEN DOLLARS OR IN SUCH GREATER AMOUNT AS THE COURT OR SURY MAY PROPERLY DETERMINE.

INVALIDATION OF ANY ONE OF THESE COVENANTS, OR ANY PART THEREOF BY SUDGEMENT, DECREE, OR COURT ORDER, SHALL NOT INVALIDATE ANY OTHER COVENANT.

SAID RESTRICTIVE AND PROTECTIVE COVENANTS SHALL BE AS FOLLOWS, TO WIT: 1. THAT NO NOXIOUS TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY OF DEDICATORS ALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE

TO THE NEIGHBORHOOD. 2. THAT ALL DEDICATORS LOTS, OR ANY PORTION THEREOF, SHALL BE USED AND OCCUPIED FOR REGIDENTIAL PURPOSES ONLY AND NO COMMERCIAL OR MANUFACTURING ENTERPRISES OF ANY NATURE WHATSO EVER SHALL BE CONDUCTED ON SAID LOTS OR ANY PORTION THEREOF, THIS SHALL NOT PROHIBIT THE USE OF A MINOR PORTION OF A DWELLING

FOR PROFESSIONAL OFFICES.

3. NO OBNOVIOUS OR UNSIGHTLY BUILDING SHALL BE ERECTED OR PLACED ON ANY OF DEDICATORS LOTS, OR ANY PORTION THEREOF.

4. THAT NO ADVERTISING SIGNS SHALL BE ERECTED ON ANY OF DEDICATORS LOTS, OR ANY PORTION THEREOF, OR UPON ANY BUILDING OR IMPROVEMENT LOCATED THEREON, SAVE AND EXCEPTING NAME PLATES, "FOR RENT" AND "FOR SALE" SIGNS WHICH ARE TO RELATE AND APPLY ONLY TO THE LOTS UPON WHICH THE SAME IS PLACED. 5. THAT NO RUBBISH, WEEDS, OR DEBRIS OF ANY KIND OR CHARACTER INCLUDING UNSIGHTLY OR DAMAGED VEHICLES OR PARTS THEREOF, SHALL BE PLACED OR PERMITTED TO ACCUMULATE, OR REMAIN, UPON ANY OF DEDICATORS LOTS, OR

PORTION THEREOF. S. THAT NO DWELLING SHALL BE CONSTRUCTED ON ANY OF DEDICATORS LOTS, OR ANY PORTION HEREOF, WHICH SHALL CONTAIN LESS THAN EIGHT HUNDRED SQUARE FEET OF FLOOR SPACE, EXCLUSIVE OF PORCHES AND GARAGES. FOR THE PURPOSE OF COMPUTING THE MINIMUM REQUIREMENTS OF FLOOR AREA, THE MEASUREMENTS SHALL BE TAKEN FROM THE OUTER SURFACES OF EXTERIOR WALLS. NEW CONSTRUCTION ONLY, SHALL BE PERMITTED. NO BUILDINGS CONSTRUCTED ELSEWHERE, OR PARTS THEREOF, MAY BE MOVED ONTO ANY PORTION OF DEDICATORS LOTS.

1. THAT NO PORTABLE OR SEMI-PORTABLE HOUSES, COMMONLY CALLED "TRAILER" HOUSES MAY REMAIN LONGER THAN THIRTY (30) DAYS ON ANY DEDICATORS' LOT. B. THAT NO ANIMALS OR LIVESTOCK SHALL BE REPT ON ANY OF DEDICATORS' LOTS,
OR ANY PORTION THEREOF, AND NO RENNEL, BARN, CORRAL, OR OTHER STRUCTURE BE BUILT FOR THE HANDLING, REEPING, OR TRAINING OF ANY LIVESTOCK OTHER
THAN THAT NOT TO EXCEED ONE ADULT DOG OR CAT MAY BE HOUSED ON THE DEDICATORS KNOW ALL MEN BY THESE PRESENTS. That ELLIOTT C. NELSON AND WATHRYNNE I. NELSON, HUSBAND AND WIFE, AND STANFORD C. SPARILS, AND EMMA. K. SPARILS, HUSBAND AND WIFE

being the owner 5 of the land shown on the accompanying Plat do hereby dedicate to the use of the public forever the streets, drives and ways designated on said Plat, and do hereby establish and acknowledge the accompanying as the official map and Plat of MT. HEBRON 2ND. ADDITION LOCATED IN UMATILLA COUNTY, OREGON; SUBJECT TO FOLLOWING EXCEPTIONS: 1. RIGHTS OUTSTANDING UNDER EASEMENT DEED FROM C.W. LASSEN AND MARGARET LASSEN, HUSBAND AND WIFE, TO UNITED STATES OF AMERICA, DATED JUNE 24, 1941, FILED AU-6UST 21, 1941, AND RECORDED IN BODIL 160, PAGE 261, OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON.

2. RIGHTS OUTSTANDING UNDER EASEMENT DEED FROM C.W. LASSEN AND MARGARET LASSEN. HUSBAND AND WIFE, TO UNITED STATES OF AMERICA, DATED JULY 29,1941, FILED AUGUST 21,1941, AND RECORDED IN BOOK 160, PAGE 262, OF THE SAID DEED RECORDS. 3. RIGHTS OUTSTANDING UNDER EASEMENT DEED FROM C.W. LASSEN AND MARGARET LASSEN, HUSBAND AND WIFE, TO UNITED STATES OF AMERICA, DATED JUNE 24,1941, FILED AUGUST AUSBAND AND WIFE TO UNITED STATES OF AMELICA, DATED JUNE 24, 1941, FILED AUGUST
21,1941, AND RECORDED IN BOOK 160, PAGE 277, OF THE SAID DEED RECORDS.
4.RIGHTS OUTSTANDING UNDER BARGAIN AND SALE PEED FROM UNITED STATES OF AMERICA,
DEPARTMENT OF THE INTERIOR, ACTING BY AND THROUGH THE BONNEVILLE POWER ADMINISTRATOR, PURSUANT TO ACT OF CONGRESS APPROVED AUGUST 20, 1937, L. 50 STAT. 131, 16
U.S.C. B322, AND ACTS AMENDATORY THEREOF, TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, PATED OCTOBER 21, 1948, FILED MARCH 21, 1951, AND RECORDED IN BOOK 196, PAGE 210 OF SAID DEED RECORDS. 5 RIGHTS OUTSTANDING UNDER TRANSMISSION LINE EASEMENT FROM JOHN ELMER MS -CORMMACH AND DENCIE ME CORMMACH HUSBAND AND WIFE TO UNITED STATES OF AMERICA, DATED FEBRUARY 29, 1952, FILED MARCH 31, 1952, RECORDED IN BOOK 203, PAGE 341 OF SAID DEED RECORDS.

DATED		1953.
7	200	

ELLIOTT C. NELSON STANFORD C. SPARKS

KATHRYNNE I. NELSON

STATE OF OREGON COUNTY OF UMATILLA 5.5.

A.D., 1953, BEFORE ME, PERSONALLY APPEARED THE ABOVE NAMED ELLIOTT C. NELSON, AND KATHRYNNE I. NELSON, HUSBAND AND WIFE, AND STANFORD C. SPARKS, AND EMMA K. SPARKS, HUSBAND AND WIFE. AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BETHEIR VOLUNTARY ACT AND DEED.

(Seal)	Notary Public for Oregon
	My Commission Expires, 19

EMMA K. SPARKS

The accompanying Plat is approved by resolution of the undersigned, duly adopted on , 19 , and report of said approval duly filed.

> CITY PLANNING COMMISSION OF THE CITY OF PENDLETON

The accompanying Plat is approved by resolution of undersigned's Board of Directors, adopted on ______, 19____.

		IRR	IGATIO
	DISTRICT, A	MUNICIPAL CORPORA	TION
(Seal)	Ву		9
	Bv	Chairman, Board of	
			Seguetar

This is to certify that the accompanying Plat is approved for filing and record in "Record of Town Plats" of ____ by the undersigned by its order dated , 19 recorded in County Court Journal ____, page ___.

COUNTY	COURT	OF	UMATIL	4
COUNTY,	STATE	OF C	DREGON.	

		ВУ		
	4	Ву		County Judge
(Seal)		By	County	Commissione
ttest:		Бү		Commissione
		County Clark of	IIM ATIL	10

County Clerk of UMATILLA County. Oregon, do hereby certify that the above named were on the date of said order above specified and now are 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

> County Clerk, UMATILLA County, Oregon