

ENGINEERS CERTIFICATE:

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 inches in diameter and 36 inches long, 6 inches below the surface of the ground and located S 80°38'08"W a distance of 1578.10 feet from the East Quarter Corner of Section 7, Township 3 South, R 38 E.W.M. and said INITIAL POINT being also the S.W. Corner of Lot 5, Block 15 in the Arnold and Dray's Addition to the City of La Grande, Oregon and the point of beginning for this description of the accompanying plat; thence N 89°07'W a distance of 412.51 feet to a point on the easterly right of way of an old County Road and now known as Alder Street; thence S 13°49'E along the easterly right of way of said Alder Street a distance of 413.55 feet; thence S 89°07'E a distance of 307.81 feet to the N.W. Corner of Lot 1, Block 2, of said addition, thence N 0°50'45"E along the westerly boundary of said addition a distance of 400.00 feet to the point of beginning.

Stanley G. Wallulis

SUBSCRIBED AND SWORN TO before me this 1 day of September, 1959.

Dorothy P. Marlow My Commission expires Aug. 21, 1960, Notary Public for Oregon

The accompanying plat is hereby adopted by resolution of the undersigned, adopted on ___ day of September, 1959 and approval duly filed:

CITY PLANNING COMMISSION (CHAIRMAN) of the City of LA GRANDE, OREGON (SECRETARY)

APPROVED ___ DAY OF ___, 1959 (CITY ENGINEER)

APPROVED ___ DAY OF ___, 1959 (COUNTY SURVEYOR)

I, RICHARD HARTSOCK, and I, H. A. KLINGHAMMER, respectively assessor and sheriff of Union 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 ___ day of ___, 1959

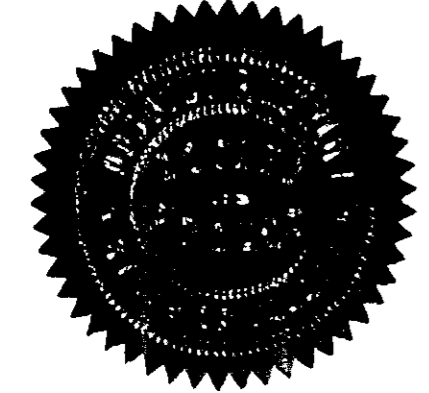
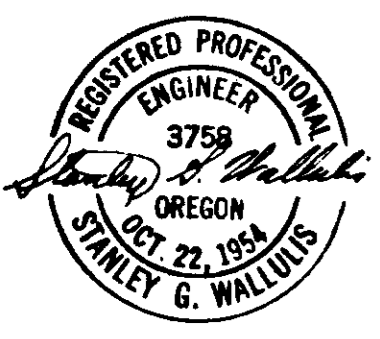
(ASSESSOR) (SHERIFF)

THIS IS TO CERTIFY THAT the accompanying plat is approved for filing and placed in the "RECORD OF TOWN PLATS" of Union County, Oregon by the undersigned by its order dated the ___ day of ___, 1959, and recorded in the County Court Journal Page ___.

COUNTY COURT OF UNION COUNTY STATE OF OREGON (COUNTY JUDGE) (COUNTY COMMISSIONER) (COUNTY COMMISSIONER)

ATTEST: I, C. L. GRAHAM, County Clerk of Union County, Oregon do hereby certify that the above named were on 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)



DECLARATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, That LA GRANDE INDUSTRIAL PROMOTIONS, INCORPORATED, as owner of the property of the area platted 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 HILLSIDE TERRACE an addition to the City of La Grande, Oregon, and located in the S.E. quarter of Section 7, Twn 3 S, R 38 E.W.M., Union County, Oregon, to wit:

- 1) We the owners do hereby give, grant, and dedicate all those strips of land as shown on the accompanying plat as streets, avenues, and public roads to the public to be so used as streets, roads and highways, forever.
2) An easement is dedicated by the dedicators over and across certain lots and blocks, the width and location shown on the accompanying plat for sewers, water, electricity, light, telephone, television, and roadways where specifically provided for, 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 unless more than one lot be used for one building unit, in which event the new lot division lines will meet the conditions stipulated above.
4) The Planning Commission of the City of LA GRANDE, Oregon is hereby designated as a board of Control with power to grant variances.
5) That no animals, fowl, or livestock shall be kept or any shelter for animals, fowl, or livestock be 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 thereof in said addition.
8) No fence or wall shall be erected or maintained to the rear of the set back for the building to exceed a height of 6 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 as an apartment house, double house, duplex, flat, lodging house or commercial business of any type.
10) That the exterior surface of every building erected or placed on any lot or lots or portions thereof in said addition, unless of brick, stone, tile, masonry, stucco, or cement, shall be painted or stained and the painting or staining thereof shall be completed within nine months from the date of commencement of construction of such building.
11) It shall be lawful not only for 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 said covenants then effective.
12) In the event of violation of any covenant 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 ten dollars, or in such greater amount as a court or jury may properly determine.
13) Time and strict, prompt and punctual performance and observance of each and all 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.
14) Invalidation of any of these covenants, or any part thereof, by judgment, decree or court order shall not invalidate any other covenant.

IN WITNESS WHEREOF the dedicator has caused its seals to be affixed hereto this ___ day of September, 1959. William S. Thomas SECRETARY

PRESIDENT VICE PRESIDENT TREASURER

STATE OF OREGON } s.s. County of Union } On this ___ day of September, 1959, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named DAVID BAUM, ERED OTEN, WILLIAM THOMAS, and JOHN SULLIVAN, executive officers of LA GRANDE INDUSTRIAL PROMOTIONS INCORPORATED, who are known to me to be the identical individuals described in and who 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 ___ , 19__.

56087 Filed Sept 24 - 1959 C. L. Graham County Clerk