

OVERLOOK TERRACE REPLAT PHASE ONE

A REPLAT OF LOTS 23 THRU 59 AND 78 THRU 99 OF THE OVERLOOK TERRACE SUBDIVISION
LOCATED IN THE S.E. 1/4 SECTION 9, T2N, R32E, W.M., UMATILLA COUNTY, OREGON.

Narrative of Survey

This Replat was performed at the request of Mr. Jim Hatley. The Replat was necessitated due to the existence of the gas line easement for Cascade Natural Gas which preexisted the original subdivision but was not shown on that plat. I established the exterior boundary of this Replat by holding all of the original monuments I found. I reestablished the missing monuments along SW 28th Drive at their record location based on the original Plat. The original plat was approved to be constructed in phases. The original surveyor, Mr. Wayne Harris, set all of the monuments associated with phase one of the original plat and only the exterior monuments at angle points of the remainder of the addition. The monuments for phase two of the original plat were set by Mr. David L. Haddock. This Replat covers phases 3 and 4 of the original plat. I established my control for this Replat by ties to the original exterior monumentation and the brass street centerline monuments.

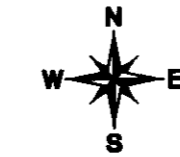
MONUMENTATION.

This Replat has been approved for development in phases as was the original platted addition. Phase One will be lots 1 thru 43. Phase Two will be a subsequent Replat of Lot 44 as shown hereon. Due to the status of the construction of the streets and utilities, only the exterior monumentation has been set. I certify that the interior monumentation for Phase One will be completed by December 31st, 2006.

Stephen K. Haddock
Stephen K. Haddock

LEGEND

- INITIAL POINT
- SET A 5/8" x 24" IRON REBAR W/ A 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- ▲ SET A 5/8" x 30" COPPER CLAD IRON PIN WITH A 2" BRASS CAP STAMPED WTS AND 56295LS
- FOUND RECORD MONUMENT FROM OVERLOOK TERRACE ADDITION
- 7915 LOT AREAS SHOWN IN SQUARE FEET
- BOUNDARY OF NEW UTILITY EASEMENTS IF WITHIN REPLAT



NOTES

All exterior dimensions are record and measured from the original plat of Overlook Terrace Subdivision.

The original streets as dedicated on the plat of Overlook Terrace Subdivision were vacated as recorded in Reel 442 at Page 35 of the Umatilla County Deed Records.

The project engineer is Aaron C. Hoelt, PE 2404 Stateline Road Walla Walla, WA 99362

The 10' easement along the south side of this Replat has an existing gas main in it that services the original subdivision. No easement was created on the original plat for this line.

INITIAL POINT

At the initial point I replaced the original monument with a 2 1/2" brass cap on a 2 1/2" by 12" stainless steel pipe with a magnetic insert in concrete 12" below the surface.

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	S31°44'22"W	33.87'
L2	S31°44'22"W	38.17'
L3	N63°51'14"W	50.40'
L4	N58°15'02"W	27.58'
L5	N58°08'14"W	36.00'
L6	N58°08'58"W	11.54'
L7	N01°06'03"W	20.19'
L8	N26°08'37"E	43.17'
L9	N63°51'12"W	23.44'
L10	N63°51'12"W	29.86'
L11	N00°53'47"W	58.73'
L12	S44°50'06"E	4.99'
L13	N40°54'35"W	24.45'
L14	N05°38'48"E	27.50'
L15	N65°07'18"W	37.35'
L16	N65°07'18"W	25.38'
L17	N11°59'11"W	57.41'
L18	N17°59'07"W	76.71'
L19	N89°35'51"W	13.21'
L20	N89°35'51"W	36.29'
L21	N02°27'01"E	62.53'
L22	N51°40'51"W	59.20'
L23	S01°06'03"E	17.23'
L24	N05°38'48"E	27.50'
L25	N58°08'14"W	36.00'
L26	N18°09'01"E	28.31'
L27	N18°09'01"E	28.31'
L28	N58°08'58"W	32.67'

RECORD DATA

- R1 Plat of Overlook Terrace Subdivision, Plat Book 13 Page 74.
- R2 Affidavit of Monumentation recorded at Page 438 of Reel 361, Umatilla County Deed Records.
- R3 Deed Book 291, Page 423
- R4 Deed Reel 421, Page 676

OFFICE OF COUNTY RECORDS

STATE OF OREGON,
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded

ON November 29, 2006
at 10:40 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE Slide
15 18

OFFICE OF COUNTY RECORDS

By: ...JEAN HEMPHILL...Records Officer

Fees \$ 60.00 No. 2006-5110451

Sheet 1 of 2.

REPLAT FOR

JERRY, JAMES & EVELYN HATLEY
P.O. Box 458
Pilot Rock, OR 97868

LOCATION: SE 1/4, S9, T2N, R32E,
W.M., Umatilla County, Oregon

PROJECT No. 05-04 SCALE 1" = 100'

PROJECT DATE: FEBRUARY 15, 2003

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

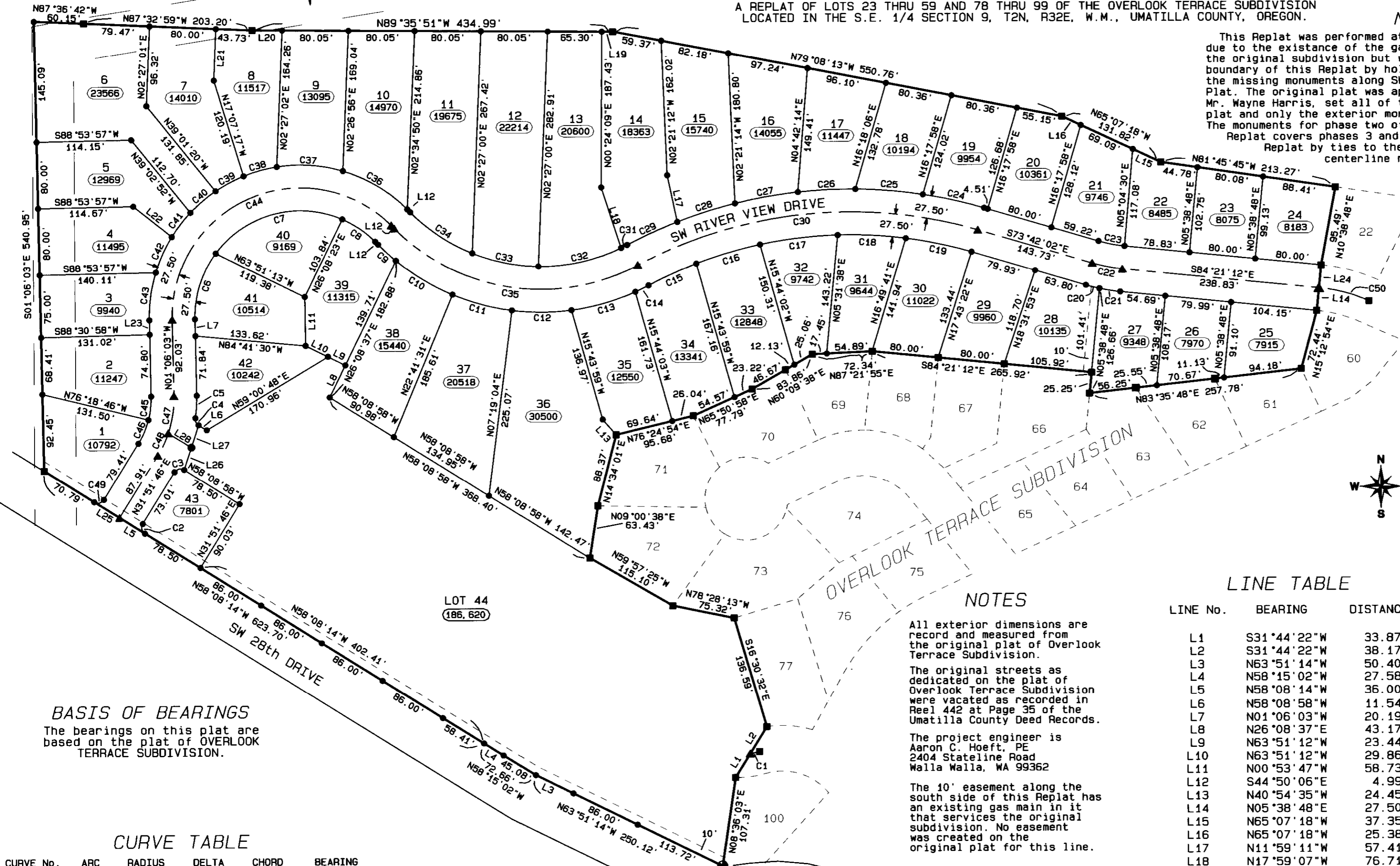
OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-07

Stephen K. Haddock

This is a true and exact copy.

Gas line easement for
Cascade Natural Gas.
See detail on sheet 2.



CURVE TABLE

CURVE No.	ARC	RADIUS	DELTA	CHORD	BEARING
C1	11.46'	100.00'	06°33'43"	11.45'	S77°25'24"W
C2	13.35'	8.50'	90°00'00"	12.02'	N13°08'14"W
C3	13.35'	8.50'	89°59'16"	12.02'	S76°51'24"W
C4	9.92'	8.50'	66°53'00"	9.37'	N24°42'29"W
C5	27.21'	158.50'	09°50'04"	27.17'	N03°48'59"E
C6	84.29'	127.50'	37°52'40"	82.76'	N17°50'17"E
C7	170.68'	127.50'	76°41'56"	158.22'	N75°07'35"E
C8	48.26'	127.50'	21°41'21"	47.98'	S55°40'47"E
C9	28.93'	277.50'	05°58'25"	28.92'	S47°49'18"E
C10	79.91'	277.50'	16°29'57"	79.63'	S59°03'29"E
C11	74.44'	277.50'	15°22'15"	74.22'	S74°59'35"E
C12	71.56'	277.50'	14°46'32"	71.36'	N89°56'02"E
C13	80.28'	277.50'	16°34'29"	80.00'	N74°15'31"E
C14	17.73'	277.50'	03°39'37"	17.73'	N64°08'28"E
C15	63.29'	522.50'	06°56'23"	63.25'	N65°46'51"E
C16	80.08'	522.50'	08°46'53"	80.00'	N73°38'29"E
C17	94.51'	522.50'	10°21'51"	94.38'	N83°12'50"E
C18	82.32'	522.50'	09°01'36"	82.23'	S87°05'26"E
C19	80.95'	522.50'	08°52'36"	80.87'	S78°08'20"E
C20	16.94'	227.50'	04°15'59"	16.94'	S75°50'02"E
C21	25.36'	227.50'	06°23'10"	25.34'	S81°09'37"E
C22	37.18'	200.00'	10°39'10"	37.13'	S79°01'37"E
C23	32.07'	172.50'	10°39'10"	32.03'	N79°01'37"W
C24	75.70'	577.50'	07°30'39"	75.65'	N77°27'21"W
C25	81.73'	577.50'	08°06'32"	81.66'	N85°15'57"W
C26	69.49'	577.50'	06°53'39"	69.44'	S87°13'58"W
C27	77.05'	577.50'	07°38'41"	77.00'	S79°57'48"W
C28	72.97'	577.50'	07°14'23"	72.92'	S72°31'16"W
C29	66.43'	577.50'	06°35'25"	66.39'	S65°36'22"W
C30	421.25'	577.50'	43°59'19"	411.97'	N84°18'19"E

CURVE No.	ARC	RADIUS	DELTA	CHORD	BEARING
C31	8.12'	222.50'	02°05'26"	8.12'	S63°21'22"W
C32	103.03'	222.50'	26°31'56"	102.12'	S77°40'03"W
C33	81.44'	222.50'	20°58'21"	80.99'	N78°34'48"W
C34	90.32'	222.50'	23°15'32"	89.70'	N56°27'52"W
C35	317.89'	250.00'	72°51'15"	296.90'	S81°15'44"E
C36	91.32'	182.50'	28°40'09"	90.37'	N59°10'11"W
C37	80.68'	182.50'	25°19'50"	80.03'	N86°10'10"W
C38	41.84'	182.50'	13°08'09"	41.75'	S74°35'50"W
C39	38.27'	182.50'	12°00'56"	38.20'	S62°01'18"W
C40	40.03'	182.50'	12°34'01"	39.95'	S49°43'50"W
C41	36.89'	182.50'	11°34'53"	36.83'	S37°39'23"W
C42	47.14'	182.50'	14°48'02"	47.01'	S24°27'56"W
C43	57.86'	182.50'	18°09'58"	57.62'	S07°58'56"W
C44	368.65'	155.00'	136°15'57"	287.70'	N67°01'55"E
C45	28.40'	103.50'	15°43'19"	28.31'	S06°45'36"W
C46	31.15'	103.50'	17°40'30"	31.03'	S23°14'31"W
C47	45.52'	131.00'	19°54'28"	45.29'	S08°51'11"W
C48	29.85'	131.00'	13°03'21"	29.79'	S25°20'06"W
C49	13.35'	8.50'	90°00'00"	12.02'	S76°51'46"W
C50	63.02'	200.00'	18°03'11"	62.76'	N75°19'36"W

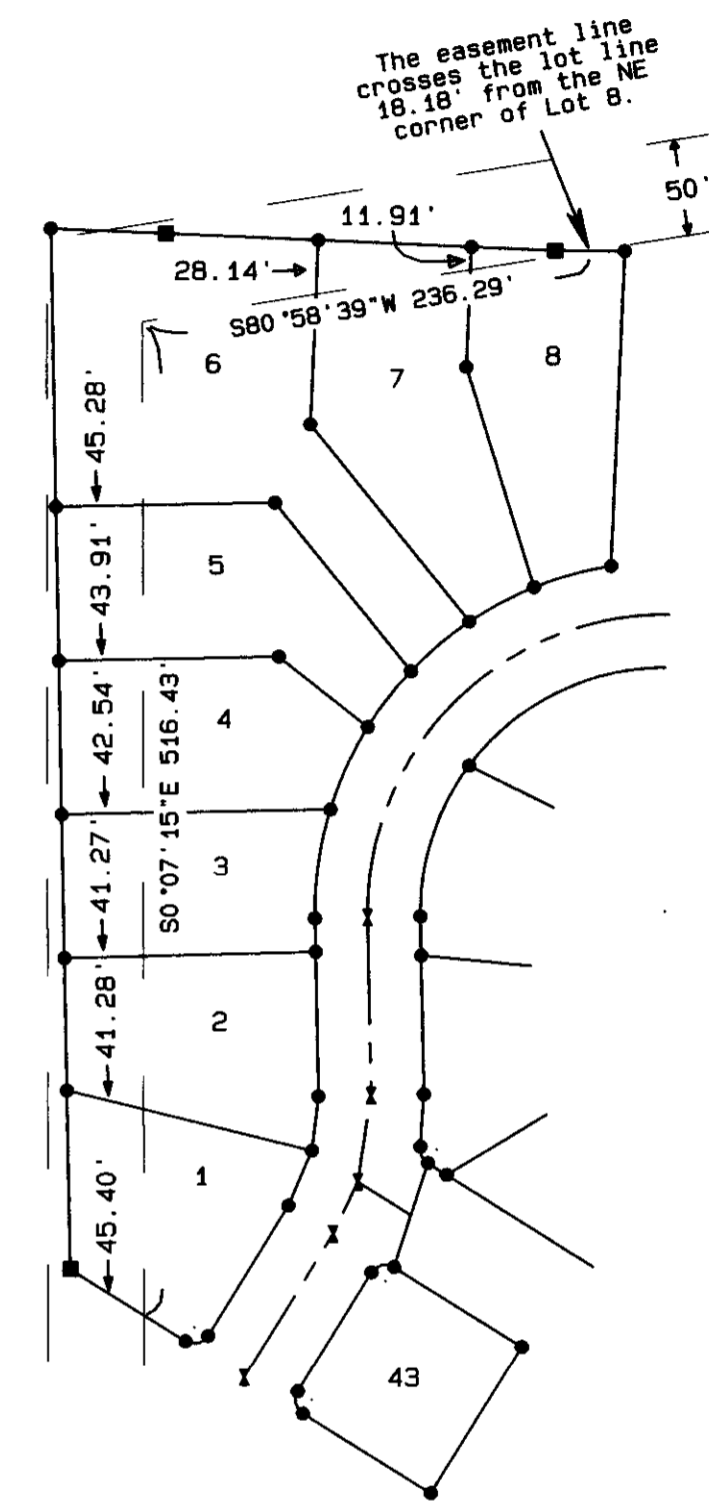
12-06
KK
06-621-B

OVERLOOK TERRACE REPLAT PHASE ONE

A REPLAT OF LOTS 23 THRU 59 AND 78 THRU 99 OF THE OVERLOOK TERRACE SUBDIVISION
LOCATED IN THE S.E. 1/4 SECTION 9, T2N, R32E, W.M., UMATILLA COUNTY, OREGON.

Gas Line Detail

The detail below shows the location of the gas line easement conveyed to Cascade Natural Gas by the document recorded at Page 423 of Book 291 of the Deed Records of Umatilla County, Oregon. The distances shown are as calculated along the lot lines. The easement boundary was located by ties to the monuments along Interstate 84.



OFFICE OF COUNTY RECORDS

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON November 29, 2006
at 10:40 o'clock Am., in the record of
PLATS of said County.
BOOK PAGE Slide
15 18
OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL...Records Officer
Fees \$ 60.00 No. 2006-5110451

Sheet 2 of 2.

APPROVALS

CITY OF PENDLETON

CITY PLANNING

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 20 DAY OF November 2006.

Pat L. Lee
CITY OF PENDLETON PLANNING DIRECTOR

CITY SURVEYOR

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 20 DAY OF November 2006.

David H. Krumbain
CITY OF PENDLETON SURVEYOR

UMATILLA COUNTY

COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY ITS ORDER.

THIS 29th DAY OF November 2006.

Jennie G. DeBart
CHAIRMAN

Emile M. Holman
COMMISSIONER

William S. Hansell
COMMISSIONER

COUNTY ASSESSOR

TAXES ARE PAID IN FULL

THIS 24th DAY OF November 2006.

Paul Chalmers by Sherry Weinbaum
UMATILLA COUNTY TAX ASSESSOR AND COLLECTOR
Assessment Mgr.

COUNTY SURVEYOR

I, DAVID H. KRUMBAIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

THIS 23 DAY OF August 2006.

David H. Krumbain
UMATILLA COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-07

Stephen K. Haddock

This is a true and exact copy.

OWNERS DECLARATION

Know all men by the presents that we James D. Hatley, Evelyn E. Hatley, husband and wife, and Jerry A. Hatley, owners of the lands within the boundaries of this Replat, do hereby acknowledge that we have caused this Replat to be prepared and this land to be replatted in accordance with ORS Chapter 92 as revised. We do hereby adopt said Replat and the general plan of improvement, use and restriction of use as shown on the face of this Replat and as stated in the covenants and restrictions as herein stated. The owners declare that such general plan is hereby impressed and fixed on said Replat and each part thereof, and that all of the owners successors, representatives, and assigns shall take title subject to such general plan, whether or not the same is specifically mentioned in any deed of conveyance to any such successors, representatives, and assigns.

The owners do also hereby dedicate to the public forever the streets and utility easements as shown on the face of this Replat.

The owners do hereby reserve for themselves and for their heirs, successors, and assigns the right to waive any one or more of the covenants or restrictions as set forth herein as any or all of such covenants and restrictions may apply to any of the owners' lots or any portion thereof without notice to and without obtaining the consent of the owners of any of the other lots in said Replat, or any other person or agencies. Such waivers 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 waivers shall not be effective until recorded in the Office of County Records of Umatilla County, Oregon.

1. Except as stated in this Declaration, each of the 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 Replat or in any portion of any lot therein.

2. The restrictive and protective covenants shall be as follows:

A. All lots or portions thereof, in said Replat shall be used and occupied for private residential purposes only.

B. The main residence building placed on any lot shall contain not less than 1000 square feet of floor space on its first or main floor. For the purpose of computing said minimum requirement for floor area, include the first or main floor level (measurements to be taken from the outer faces of exterior walls) excluding basements, cellars, open porches, open patios and garages which constitute an integral part of the residential structure and any area above or below the first or main story or level. No mobile homes are permitted to be placed on any lot or portion thereof.

C. All manufactured homes shall be installed as required by Section 31 (A) of Ordinance 3250. No homes over 3 years old at the time of move on will be allowed. All homes are to have a carport or garage installed within 2 years of house installation. All homes are to be double wide or larger of a Class A Manufactured Home Classification.

D. No main residence building, or outbuilding thereof, or any part thereof, shall be located nearer than 20 feet to the front line of any lot or nearer than 10 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 5 feet to any rear lot line, unless more than one lot be used for one building unit, in which event building on the lot line or lines separating the lots being built on, will be permitted, provided that the set backs may be varied to no nearer than 15 feet to the front line nor 15 feet to the side street line upon approval by the City of Pendleton, Oregon Planning Commission.

E. Any construction begun on any lot shall be completed within 150 days of commencement. Completion shall include, but not be limited to, complete exterior paint, all concrete work and yard area brought to finish grade.

F. No animals, fowl, or livestock or any shelter for animals, fowl, 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 the same do not constitute an annoyance or nuisance.

G. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

H. Each lot shall be maintained in a good and clean condition and free of hazards to the adjacent property and to the occupants thereof.

I. No rubbish or debris of any kind or character shall ever be placed or permitted to accumulate upon any lot or lots or portions thereof in said Replat in such amounts or of such kind so as to render said portion unsanitary, unsightly, offensive, or detrimental to any other lot or lots in said Replat, or to the occupants thereof.

J. No fence or wall shall be erected or maintained to the rear of the set back for the building at any height to exceed 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.

K. No piece of equipment, furniture, appliances, scrap metal, or lumber shall be stored on any lot within said Replat unless within a completely enclosed storage building.

L. No high rise antenna of any type shall be placed on any lot.

3. Said covenants are for the benefit of each and all of the owners of any lot or lots or portion thereof in said Replat and may be enforced by any one or more of them.

4. It shall be lawful for the owner or owners of any lot or lots or portion thereof in said Replat, at any time, to institute or prosecute at law or in equity against the person or persons violating any of the said covenants.

5. In the event of the violation of any covenant contained in this declaration, actual damage to any other lot owner in said Replat 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.

6. Time, and strict, prompt and punctual performance and observance of each and all of the covenants herein contained, to be kept, performed and observed by parties affected hereby, are in each and every case of the essence of this declaration.

7. Invalidation of any of these covenants, or any part thereof, by judgment, decree, or Court order shall not invalidate any other covenant.

James D. Hatley
James D. Hatley
Evelyn E. Hatley
Evelyn E. Hatley
Jerry A. Hatley
Jerry A. Hatley

On this 8 Day of August, 2006, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: Joan M. Weinke
Joan M. Weinke
Notary Public for Oregon

Commission number: 389752
My commission expires: 2-16-09



SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments the lands as shown on this Replat. I do hereby designate the Initial Point of this Replat to be the SW corner of Lot 100 of the OVERLOOK TERRACE SUBDIVISION TO THE CITY OF PENDLETON, OREGON. I replaced the original monument at that point with a 2 1/2" brass cap on a 2 1/2" x 12 stainless steel pipe in concrete. The description of the lands within this Replat is as follows:
LOTS 23 THRU 59 AND 78 THRU 99 OF THE OVERLOOK TERRACE SUBDIVISION TO THE CITY OF PENDLETON AS RECORDED OCTOBER 30th, 1995 AS DOCUMENT No. 95-211827 IN PLAT BOOK 13 AT PAGE 74 OF THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, STATE OF OREGON.

REPLAT FOR JERRY, JAMES & EVELYN HATLEY P.O. Box 458 Pilot Rock, OR 97868	PROJECT No. 05-04	SCALE 1" = 100'
	PROJECT DATE: FEBRUARY 15, 2003	
LOCATION: SE 1/4, S9, T2N, R32E, W.M., Umatilla County, Oregon	WITNESS TREE SURVEYING Stephen K. Haddock, PLS P.O. Box G Pilot Rock, Oregon 97868 (541) 443-2922	

Umatilla County Surveyor
Date 12-06
by KF
No. 06-621-B

26
1

2007 5160125

RECEIVED

MAR 07 2007

UMATILLA COUNTY
RECORDS



2007-5160125 1 of 1

AFFIDAVIT OF CORRECTION

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

I, Stephen K. Haddock, a Registered Professional Land Surveyor in the State of Oregon, being first duly sworn, depose and say that:

I am the Professional Land Surveyor who prepared the Plat of OVERLOOK TERRACE REPLAT, PHASE 1, recorded in the Record of Town Plats for Umatilla County, Oregon, on November 29th, 2006 as document No. 2006-5110451 which was filed in Plat Book 15 at Page 18. I do also say that said Replat has the following errors related to the line running northerly from the Initial Point found at the southeast corner of Lot 44 on said Replat.

That line is the west line of Lot 100 of the previously recorded Plat of OVERLOOK TERRACE SUBDIVISION recorded in Plat Book 13 at Page 74 of the Umatilla County Record of Town Plats. Said Lot 100 is not a part of the Replat and is therefore not to be changed. That line on the Replat is shown as having the dimensions of N08°36'03"E, 107.31' and it should be the record dimension of N08°36'04"E, 112.07'.

As a result of this error the dimensions for L1, L2, and C1 on the Replat are also in error. Those dimensions should be as follows:

L1 = N33°19'22"E, 31.69'

L2 = N33°19'22"E, 36.00'

C1: Arc = 18.61'; Radius = 100'; Delta = 10°39'47"; Chord Bearing = S83°57'43"W;
Chord Length = 18.58'

Stephen K. Haddock

Stephen K. Haddock
Registered Land Surveyor 56295LS
State of Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWAL DATE 6-30-07

I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that it complies with the requirements of ORS 92.170 and Umatilla County Ordinance 152.725.

David H. Krumbein

David H. Krumbein
Umatilla County Surveyor

State of Oregon)
County of Umatilla)

This instrument was received
and recorded on

03-07-07 at 12:30

in the record of instrument
code type DE-AFF

Instrument Number 2007-5160125
Fee 28.00

Office of County Records

Jean Hemphill
Records Officer

After recording
return to:
Witness Tree Surveying
P.O. Box G
Pilot Rock, OR 97868