NORTH PARK ADDITION NO. I

THE DEVELOPERS OF THE LAND IN NORTH PARK ADDITION NO. I, a plat recorded in Yamhill County, in Cab A, Slide 177, set forth the following Declarations:

BUILDING AND USE RESTRICTIONS

1. No building or other structure of any kind whatsoever shall be constructed on residential zoned property for use for any other purpose than a single family residence together with such other incidental buildings as may be and are ordinarily used in connection with a residence, unless the lots are legal size for duplex or triplex.

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

3. No trailer, tent, shack, garage or other outbuilding constructed or placed upon any portion of said tract shall at any time be used as a temporary residence. No trailers, boats, or R.V.s shall be parked in front yard or street longer than a 5 day period. No commercial vehicle over 1½ ton shall be parked at residence.

4. No residence shall be constructed of less than 900 square feet for a 2 bedroom, 1100 square feet for a 3 bedroom living area, on ground floor, exclusive of garages, porches and outbuildings. All homes shall have a minimum of a 18 foot by 20 foot garage. A detached garage shall be constructed of quality and appearance that will conform to the residence. All residences shall be completed, interior and exterior within 1 year from start of construction.

5. All buildings which may be placed or constructed on any portion of the above described tract excepting the portions or whole thereof constructed of brick or stone shall be painted as to the exterior within same year of construction allowance.

6. All residences, dwellings and other buildings erected shall each be placed on a solid continuous poured concrete foundation.

7. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Waste shall not be kept except in sanitary containers at all times. All equipment for the storage of disposal of such material shall be kept in a clean and sanitary condition.

8. These restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any portion of the above described subdivision, and it is intended hereby that any such person shall have the right to prosecute such proceedings at law or in equity as may be appropriate to enforce the restrictions herein set forth.
9. These restrictions shall run with the land and shall be binding on the owner or tenant of any or all of said land and all persons claiming by, through or under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the tracts, it is agreeable to change covenants in whole or part.

10. Invalidation of any one of these foregoing covenants, restrictions or conditions or any portion thereof by court order, judgement of decree shall in no way affect any of the other remaining provisions hereof which shall, in such case, continue to remain in full force and affect.

DATED May 29, 1979

OWNERS-DEVELOPERS

JAMES ANDERSON

RAE ANDERSON

STATE OF OREGON ) ss.

County of Yamhill )

Personally appeared to the above named JAMES ANDERSON and RAE ANDERSON, owners and developers, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

[Signature]

Notary Public for Oregon
My Commission expires: June 26, 1981
NORTH PARK ADDITION NO. 1, A 8.08 ACRE PLAT IN A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, CITY OF SHERIDAN, YAMHILL COUNTY, OREGON.

STATE OF OREGON
COUNTY OF YAMHILL

I HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED AND DULY錄REOED BY ME IN THE YAMHILL COUNTY RECORD OF PLATS, CABINET B, SLOT 122, ON THIS 15 DAY OF JUNE 1979.

YAMHILL COUNTY CLERK

NOTE:
REFER TO RECORD OF SURVEY FOR J. M. ANDERSON AS FILED BY KING LAND SERVICES, INC., JOHNNIE M. SUMMERS, OREGON REGISTERED SURVEYOR NO. 5981, COUNTY SURVEY NO. C-2, TOWN, DATED 6 DECEMBER 1991, FOR COMPLETE SURVEY DATA.

SURVEYOR'S CERTIFICATE: J. M. ANDERSON, Oregon Registered Professional Surveyor, P.O. Box 1401, hereby certify that I have accurately surveyed and platted the blocks, lots, and streets, the lines shown on this Plat of "NORTH PARK ADDITION NO. 1," the boundary of which is described as follows:

Beginning at a 2-inch iron pipe, the INITIAL POINT OF NORTH PARK ADDITION NO. 1, said point being the Southeast corner of Lot 1, Block C, North Addition, Section 26, Township 5 South, Range 6 West, Willamette Meridian, City of Sheridan, Yamhill County, Oregon, thence S 15° 00' 00" E along the North line of Street A 285.64 feet; thence N 15° 00' 00" E 39.90 feet; thence S 15° 00' 00" W, 39.90 feet; thence N 15° 00' 00" W along the Westerly right-of-way of County Road No. 440, 318.18 feet; thence N 75° 00' 00" W, 232.72 feet to the beginning of a curve to the right; thence Northwesterly along said curve to the right with radius of 130.00 feet; Delta Angle of 14° 52' 01" Arc length of 85.67 feet; thence S 28° 41' 06" W, 98.15 feet; thence N 61° 25' 52" W, 70.79 feet; thence N 75° 00' 00" W, 230.05 feet; thence N 15° 00' 00" E, 35.21 feet; thence 30° 30' 32" E, 73.15 feet; thence N 75° 00' 00" W, 65.96 feet; thence N 15° 00' 00" W, 230.50 feet; thence S 15° 00' 00" W, 233.91 feet to the said INITIAL POINT OF NORTH PARK ADDITION NO. 1.

PURSUANT TO ORS 92.095 TAXES
HAVE BEEN PAID OR BOND POSTED
TO DATE OF
JUNE 30, 1979

YAMHILL COUNTY TAX COLLECTOR

CURVE NO.  | RADIUS  | DELTA ANGLE | ARC LENGTH | CHORD DIST.
----------|---------|-------------|------------|-------------
 1         | 232.72  | 14° 52' 01" | 232.72     | 232.72      
 2         | 130.00  | 14° 52' 01" | 130.00     | 130.00      
 3         | 285.64  | 15° 00' 00" | 285.64     | 285.64      
 4         | 318.18  | 15° 00' 00" | 318.18     | 318.18      
 5         | 230.05  | 15° 00' 00" | 230.05     | 230.05      
 6         | 230.50  | 15° 00' 00" | 230.50     | 230.50      
 7         | 35.21   | 30° 30' 32" | 35.21      | 35.21      
 8         | 73.15   | 30° 30' 32" | 73.15      | 73.15      
 9         | 65.96   | 30° 30' 32" | 65.96      | 65.96      
 10        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 11        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 12        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 13        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 14        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 15        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 16        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 17        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 18        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 19        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 20        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 21        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 22        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 23        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 24        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 25        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 26        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 27        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 28        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 29        | 233.91  | 30° 30' 32" | 233.91     | 233.91     
 30        | 233.91  | 30° 30' 32" | 233.91     | 233.91     

LEGEND:
- SET INITIAL POINT-15'-10"
- FOUND MONUMENT AS NOTED
- SET 5'6" IRON ROD

BASIS OF BEARING:
NORTH LINE OF FAULCONERS FOURTH ADDITION, CITY OF SHERIDAN, YAMHILL COUNTY, OREGON.

CONSULTANTS NORTHWEST
1411 N. ADAMS ST.
MCMINNVILLE, OREGON 97128
PHONE 503-729-3286

SHEET NO. 1 OF 2