

FABEN'S POINT WATERFRONT TRACTS

DESCRIPTION

That portion of Government Lot 1, Section 2, Township 24 North, Range 4 East, of Willamette Meridian, lying north at a line 832.5 feet north of and parallel to the south line of said Government Lot 1; and west of the west line of Mercer Street and said line produced north, as shown on the plat of Menage's First Addition to East Seattle, Mercer Island, Lake Washington, according to the plat thereof, recorded in Volume 9 of Plats at page 32, records of King County, Washington, together with all shore lands adjacent to the above-described premises, also

The following described lots and portions of vacated streets lying and being in the above named addition, to wit:

Lots 1 to 5 inclusive, in Block 7 and west half of vacated Navy Yard Avenue adjacent thereto; Lots 24 to 30 inclusive, in Block 7 and all of vacated Lake Avenue adjacent thereto; Lots 1 to 3 inclusive, in Block 8 and west half of vacated Island Street adjacent thereto; Lots 32 to 36 inclusive, in Block 8, and east half of vacated Navy Yard Avenue adjacent thereto; Lots 1 to 5 inclusive, and Lots 13 to 17 inclusive, in Block 9 and east half of vacated Island Street adjacent thereto, also

All shore lands in front of and adjacent to the portion of vacated Lake Avenue above described.

I hereby certify that the plat of Faben's Point Waterfront Tracts is based upon an actual survey and subdivision of Section 2, Township 24 North, Range 4 East, W.M., that the distances and course and angles are shown thereon correctly; that the monuments have been set and lot and block corners staked on the ground.

GARDNER, GARDNER & FISCHER, INC., ENGINEERS
By Albro Gardner, Jr.

RESTRICTIONS

The tracts or lots in this addition are subject to the following perpetual conditions and covenants:

1. That said premises shall be used for residential purposes only. Private residences shall be deemed to include a private garage building, servant quarters or other private appurtenant outbuildings or structures.
 2. That all lavatories or toilets shall be built indoors and connected with outside septic tank, (size and type to be approved by county or state health authorities), until such time as a sewer system shall be constructed of which time the purchaser, his successor or assigns agrees to connect therewith.
 3. That neither said premises nor any interest therein shall at any time be leased, sold, devised or conveyed to, or inherited by or otherwise acquired by, become the property of, used or occupied by any person other than one of the White or Caucasian Race, provided however, that persons not of the White or Caucasian Race may be kept thereon by such a Caucasian occupant strictly in the capacity of servants of such occupant.
 4. That no cows, hogs, goats or similar live stock shall be kept or maintained on said premises, and no fowls.
 5. The breach of any of the foregoing conditions shall cause said premises together with the appurtenances thereto belonging to be forfeited and revert to the Grantor, his successors and assigns, each of whom shall have the right to immediately enter upon said premises in the event of such breach, and the Grantee upon violation of any of the foregoing clauses agrees to peacefully surrender the premises and give a good and sufficient deed to Grantor.
- As to the owner and his successors in interest of any lot or lots in said Addition all and singular, the said conditions and obligations are and shall be, and are hereby made covenants running with the land and breach of any of the said conditions or obligations may be enjoined, abated or remedied by the appropriate proceedings maintained by any of such owners in said Addition or their successors in interest.

Examined and approved this 3rd day of June, A. D. 1929

Don H. Evans
Chairman, Board of County Commissioners

Attest:
C. F. Gage
Dep. Clerk of Board of County Commissioners



DEDICATION

Know all men by these presents that Maud G. Faben, a widow, owner in fee simple of the land hereby platted, and Sanderson-Redfield Investment Company, a corporation organized under the laws of the State of Washington, Mortgagee of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets, avenues, places and sewer easements or whatever public property there is shown on plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes; also, the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon.

IN WITNESS WHEREOF the said Maud G. Faben has hereunto set her hand and seal and the said Corporation has caused its corporate name to be heretofore subscribed by qualified representatives and its seal to be hereunto affixed, this 11th day of May, A.D. 1929.

Maud G. Faben
Sanderson-Redfield Investment Co.
William N. Redfield President
Edith S. Redfield Secretary



ACKNOWLEDGMENT

STATE OF WASHINGTON } ss.
COUNTY OF KING

THIS IS TO CERTIFY that on this 30th day of April, 1929, before me, the undersigned, a Notary Public, personally appeared Maud G. Faben, a widow, known to me to be the person who executed the foregoing dedication and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Robert L. Gailvie
Notary Public in and for the State of Washington, residing at Seattle.



STATE OF California } ss.
COUNTY OF San Diego

THIS IS TO CERTIFY that on this 11th day of May, 1929, before me the undersigned, a Notary Public, personally appeared William N. Redfield and Edith S. Redfield, President and Secretary, respectively of Sanderson-Redfield Investment Company, a corporation, to me known to be the individuals who executed the foregoing dedication, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized by the said corporation to execute the said instrument and that the seal thereto affixed is the corporate seal of the said corporation.

Hugh B. Caseidy
Notary Public in and for the State of California, residing at La Jolla, My Commission Expires July 24, 1929



Examined and approved this 1st day of June, A. D. 1929

By C. Wernecke Deputy
Thomas D. Hurt County Engineer

2540444

Filed for record at the request of the King County Engineer, the 3rd day of June, A.D. 1929 at 58 minutes past 1:05 P.M. and recorded in Volume 33 of Plats, pages 11-19, Records of King County, Washington.

By George J. ... Deputy County Auditor

Thomas H. Gardner, Del.

SHEET I

FABEN'S POINT WATER FRONT TRACTS

OCTOBER, 1928

Gardner, Gardner & Fischer, Inc. Engrs.

Scale: 1"=50'
◆ indicates concrete monument.
2540444

