

The following Restrictive Covenants shall become a blanket incumbrance against all of the lots of that certain Fir Crest Addition to King County, Washington and covering and embracing the following described property in King County, Washington to-wit: the Northeast (NE $\frac{1}{4}$) quarter of the Southeast (SE $\frac{1}{4}$) quarter of the Southeast (SE $\frac{1}{4}$) quarter of Section Thirty-three (33) Township Twenty-six (26) Range Four (4) East W. V.

(a) All lots in the Addition shall be known and described as residential lots, and no structure shall be erected on any residential building plot other than one detached single family dwelling not to exceed two stories in height and a one or two car garage.

(b) No building shall be erected on any residential building plot nearer than 25 feet from the front lot line, nor nearer than 5 feet to any side lot line. The side line restriction shall not apply to a garage located on the rear one quarter of a lot, except that on corner lots no structure shall be permitted nearer than 10 feet to the side street line.

(c) No residential lot shall be subdivided into building plots having less than 5000 ~~###~~ square feet of area or a width of less than 50 feet each, nor shall any building be erected on any residential building plot having an area of less than 5000 square feet or a frontage of less than 50 feet.

(d) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No race or nationality other than white or Caucasian shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

(f) No trailer, basement, tent, shack, garage, barn, or other out building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

(g) No structure shall be moved onto any lot unless it meets ~~###~~ with the approval of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with existing structures in the tract.

(h) No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 30 days, then such approval will not be required, provided the design and location on the lot conform to and are in harmony with existing structures in the tract. In any case either with or without the approval of the committee, no dwelling costing less than \$3000 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall not be less than 800 square feet in the case of a one story structure nor less than 700 square feet in the case of a one and one half or two story structure.

(i) A perpetual easement is reserved over the rear five feet of each lot for utility installation and maintenance.

(j) These covenants and restrictions shall run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1964 at which time said covenants and restrictions shall terminate. (However the covenants and restrictions herein contained, or any portion thereof, may be extended for additional periods of time by making appropriate provisions therefor.)

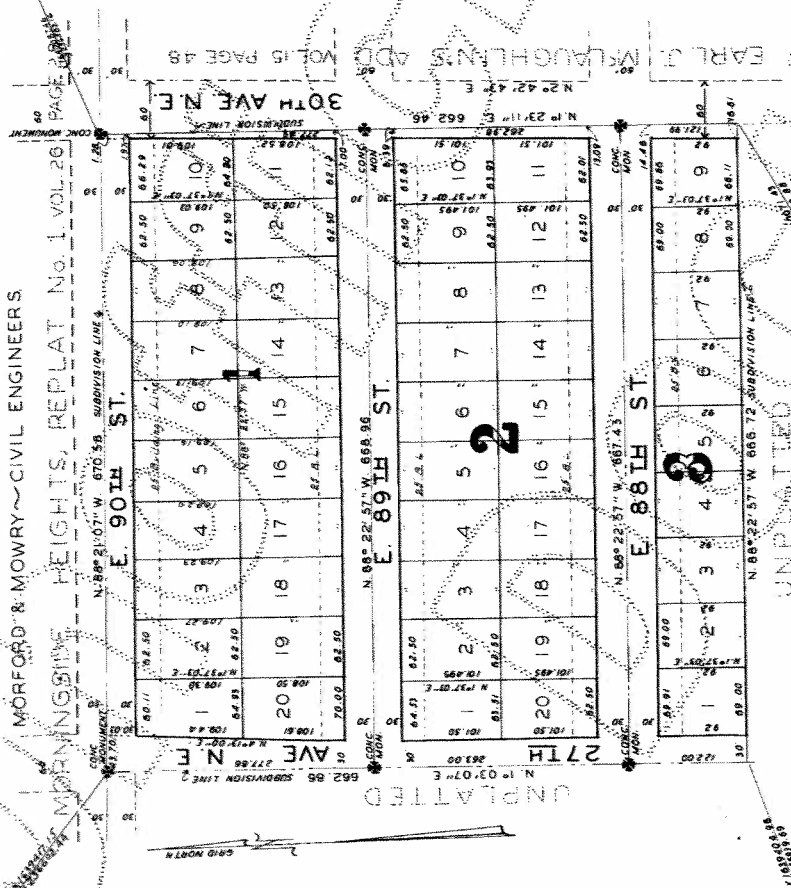
FIR CREST

AN ADDITION TO KING COUNTY, WASH.

SCALE - 1 INCH = 80 FEET.

MORFORD & MOWRY - CIVIL ENGINEERS

MORNINGSTAR HEIGHTS REPLAT No. 1 VOL. 26



NOTE: BEARINGS AND CO-ORDINATES ARE REFERRED TO THE "LAMBERT PROJECTION" PLANE CO-ORDINATE GRID FOR STATE OF WASH.

FURTHER RESTRICTION AND RESERVATIONS FOR THIS PLAT ARE FILED IN VOLUME 1842 OF DEEDS AT PAGE 512, RECORDS OF KING COUNTY, WASHINGTON.

EXAMINED AND APPROVED THIS 1ST DAY OF JULY A.D. 1939
 RUSSELL H. FLUENT
 ACTING CHIEF CLERK, BOARD OF COUNTY COMMISSIONERS
 ATTEST EARL MILLIKIN
 CLERK, BOARD OF COUNTY COMMISSIONERS
 BY MARION KELEZ, DEPUTY

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 1 DAY OF JULY A.D. 1939, AT 5:00 MINUTES P.M., AND RECORDED IN VOLUME 32 OF PLATS, PAGE -33-, RECORDS OF KING COUNTY, WASHINGTON.

EARL MILLIKIN
 KING COUNTY AUDITOR

BY A.C. MILLER
 DEPUTY COUNTY AUDITOR

3053449



DESCRIPTION

THIS PLAT OF "FIR CREST" COVERS AND INCLUDES ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED: A.W. MYLROIE, A WIDOWER, AND M.W. MYLROIE AND JANET E. MYLROIE, HIS WIFE, OWNERS IN FEE SIMPLE, OF THE TRACT OF LAND IN THIS "FIR CREST" DO HEREBY DECLARE THIS PLAT AND TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS AND ALLEYS SHOWN HEREON, FOR ANY AND ALL PUBLIC PURPOSES, AND TO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON LOTS, BLOCKS OR TRACTS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HANDS AND SEALS THIS 25 DAY OF MAY, A. D. 1939.

A.W. MYLROIE
 M.W. MYLROIE
 JANET E. MYLROIE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF KING) S.S.

THIS IS TO CERTIFY THAT ON THIS 25 DAY OF MAY, A. D. 1939, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED A.W. MYLROIE, A WIDOWER, AND M.W. MYLROIE AND JANET E. MYLROIE, HIS WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION, AND WHO 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.



WITNESS MY HANDS AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
 HORACE A. WILSON
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.

RESTRICTIONS

NO LOT, OR PORTION OF A LOT OF THIS PLAT, EXCEPTING THOSE LOTS WHICH ARE HEREAFTER RESTRICTED TO BUSINESS USES, SHALL BE DIVIDED AND SOLD OR RESOLD, OR OTHERWISE CONVEYED OR TRANSFERRED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE BUSINESS USES SPECIFIED ON THIS PLAT, NAMELY 8000 SQUARE FEET FOR RESIDENCE USE, ACCORDING TO KING COUNTY RESOLUTION No. 6494 AS NOW IN FORCE OR AS AMENDED HEREAFTER.

ALL LOTS IN THIS PLAT ARE RESTRICTED TO R-1 RESIDENCE DISTRICT USE.

I HEREBY CERTIFY THAT THE PLAT OF "FIR CREST" IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 33, TWP. 28N., R. 4E., W. 1M., THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS MARKED ON THE GROUND, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.



CHAS. F. MOWRY
 CERTIFICATE No. 173
 EXPIRES 6/1/19

EXAMINED AND APPROVED THIS 19 DAY OF JUNE A.D. 1939
 H.H. SISK
 KING COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

I HEREBY CERTIFY THAT THIS PLAT WAS EXAMINED AND APPROVED BY ME ON JULY 1, A. D. 1939.

Wedgewood