

2972419

DECLARATION OF PROTECTIVE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That West & Wheeler, a corporation, which heretofore platted Golfcrest, an Addition in the County of King, in the State of Washington, does hereby certify and declare that the restrictions, limitations and conditions hereinafter set forth are hereby established with respect to lots and tracts in Blocks 11, 12, 17, 18, 19, 20 and 21 of said plat, as follows, viz.:

No building shall be erected on any building plot except one detached single-family dwelling and a one or two car garage.

This plat is recorded on the records of King County, Washington.

No building shall be erected on any lot nearer than 20 feet to the front line. No dwelling erected on any lot shall be nearer than 5 feet to any side lot line; it being recognized, however, that this Addition is platted on very uneven ground and many of the lots are irregular sizes and shapes and consequently it is difficult to determine which is the front line and which is the side line of various lots, especially corner lots. Consequently, the location of any building on any lot shall not be questioned by any owner in said Blocks after one (1) year has expired beyond the date the foundation of any building is laid. In Block 17 all dwellings except those erected on Lots 1 and 2 shall face East 137th Street.

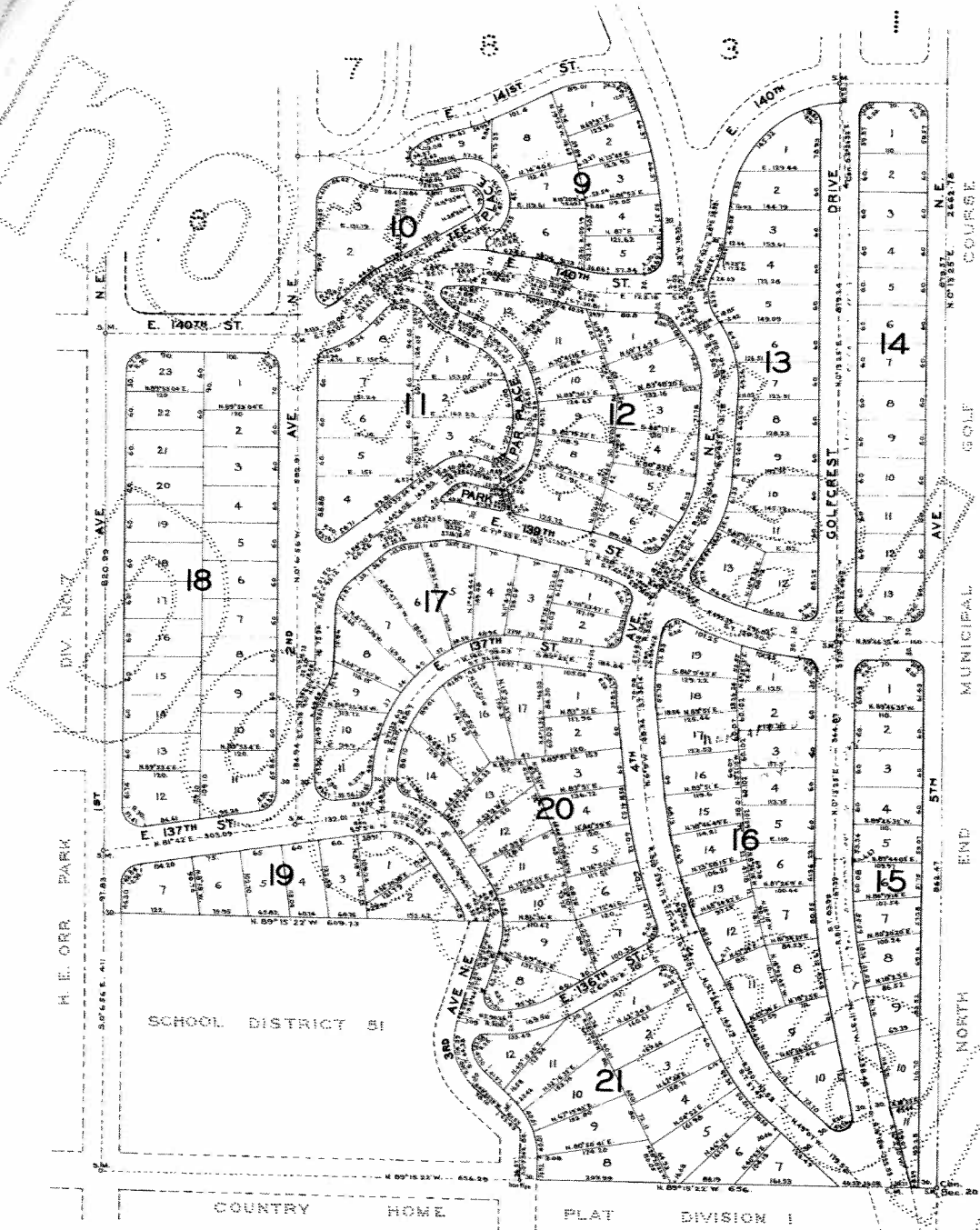
No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.

No race or nationality other than those of the Caucasian Race shall use or occupy any dwelling 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.

No trailer, basement, garage, barn, or other outbuilding 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.

No lot in said blocks shall be re-subdivided into building lots having

GOLFCREST



2520212

SCHOOL DISTRICT #1

COUNTRY HOME PLAT DIVISION I

NORTH

END

MUNICIPAL GOLF

COURSE

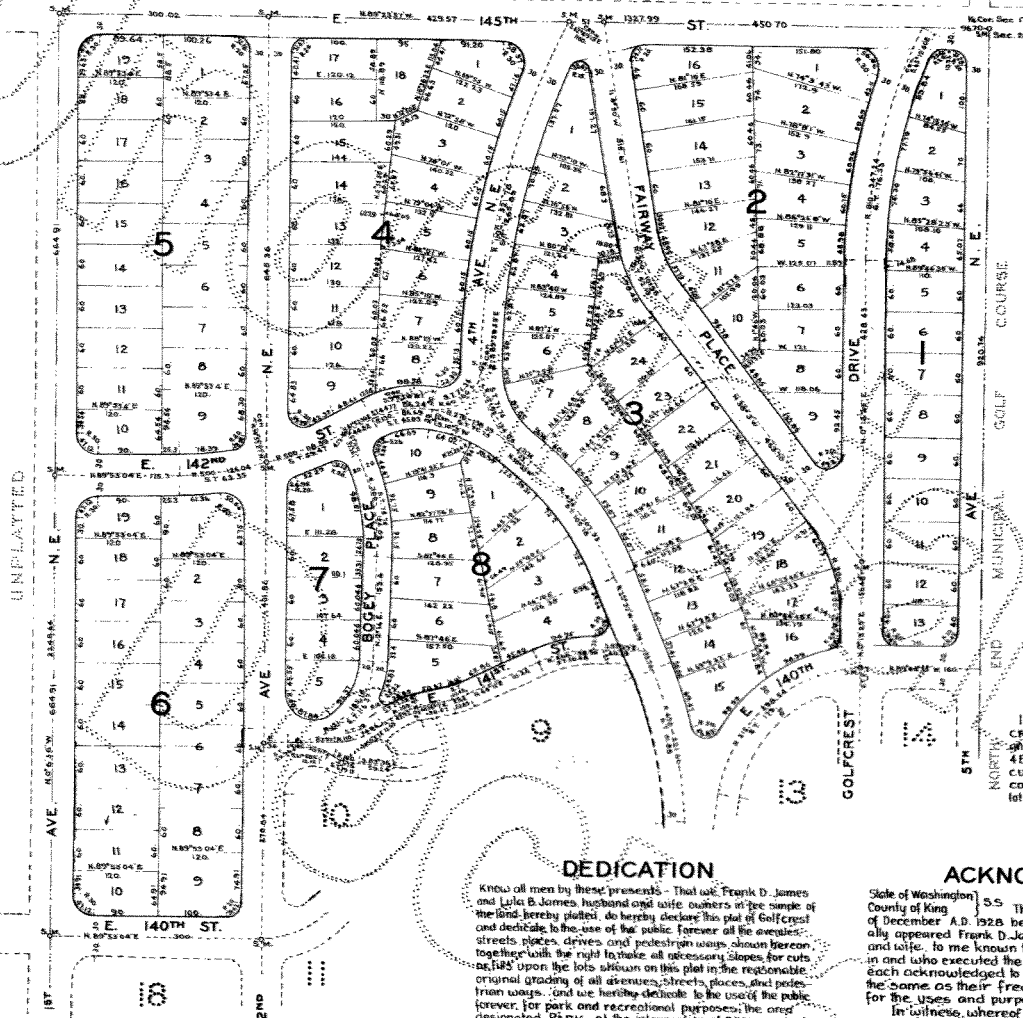
N.E.

Umo

MT

GOLFCREST

GREEN LAKE 5 ACRE TRACTS



J. L. McPherson
Engineer

Scale 1 in. = 100 ft.

CERTIFICATE

I hereby certify that this plat of GOLF-CREST is based on an accurate survey and subdivision of Section 20 T.24 N. R. 4 E. W.M., that the distances, courses, curves and angles are shown thereon correctly, and that the monuments and lot corners have been set.

J. L. McPherson

DEDICATION

Know all men by these presents - That we, Frank D. James and Lula B. James, husband and wife, owners in fee simple of the land hereby platted, do hereby declare this plat of Golfcrest and dedicate to the use of the public forever all the avenues, streets, places, drives and pedestrian ways shown hereon together with the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of all avenues, streets, places, and pedestrian ways, and we hereby dedicate to the use of the public forever, for park and recreational purposes, the area designated PARK, at the intersection of E. 139th St. and PARK PLACE, as shown on the attached plat.

Witnesseth

Frank D. James
Lula B. James

Examined and approved this 19th day of February A.D. 1929

Thomas D. Hunt
County Engineer

Examined and approved this 25th day of Feb. 1929 A. D.



Don. H. Evans
Chairman Board of
County Commissioners
Attest: F. Gage
Dep. Clerk, Board of
County Commissioners

ACKNOWLEDGMENT

I, the undersigned, do hereby certify that on this 25th day of December A.D. 1928 before me, the undersigned, personally appeared Frank D. James and Lula B. James, husband and wife, to me known to be the individuals described in and who executed the accompanying dedication and each 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. In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Ida J. Holland
Notary Public in and for
the State of Washington
residing at Seattle.



2520212

Filed for record of the records of the Co. Engineer this 25th day of Feb. 1929, at 10 min. 27.3 P.M. and recorded in Vol. 32 of Plats, pages 44-47, Records of King Co. Washington.

Thomas H. Carter
County Auditor

Thomas H. Carter
Del.

DESCRIPTION

This plat of Golfcrest, King County Washington, embraces the northeast quarter (N.E.¼) of the northwest quarter (N.W.¼) and the southeast quarter (S.E.¼) of the northwest quarter (N.W.¼) of Section Twenty (20) Township Twenty Six (26) North of Range Four (4) East, W.M. except the following described tract: Beginning at the southwest corner of the southeast quarter of the northwest quarter of said section; thence S. 89° 15' 22" E. 65.6 29 ft. along the south line of said subdivision of said section to an iron pipe; thence N. 0° 34' E. 80 ft.; thence N. 46° 53' 26" W. 101.53 ft. to a point of curve; thence on curve to right of 100 ft. radius 114.99 ft. to a point of tangency; thence N. 18° 39' 4" E. 165.5 ft.; thence N. 89° 15' 22" W. 609.75 ft. to the west line of said southeast quarter of the northwest quarter of said section; thence along said west line S. 0° 55' E. 48 ft. to the place of beginning; reserving the West, South and easterly 30 feet of the foregoing described tract for street purposes, and also except right of way for county road heretofore granted. The above excepted tract being the same tract described in deed to School District 51 and recorded in Vol. 1247 page 29 of Deeds records of King County Washington. The location and dimensions of all lots, avenues, streets and places, are as indicated on the plat. Stone monuments are set at all points indicated, thus - o.s.m.