

RESTRICTIONS AND RESERVATIONS
to Apply on Gordon Addition in

Section 4, Twp. 23 N., R. 4 E.W.M.

The following restrictions are hereby impressed upon and shall run with the title to all lots in this addition and all purchasers of said lots shall take title subject to such restrictions and said restrictions shall be considered as part of the consideration for the purchase and each lot-holder shall have the legal right to enforce said restrictions and each of them, by injunction or any other legal remedy. The restrictions are as follows:

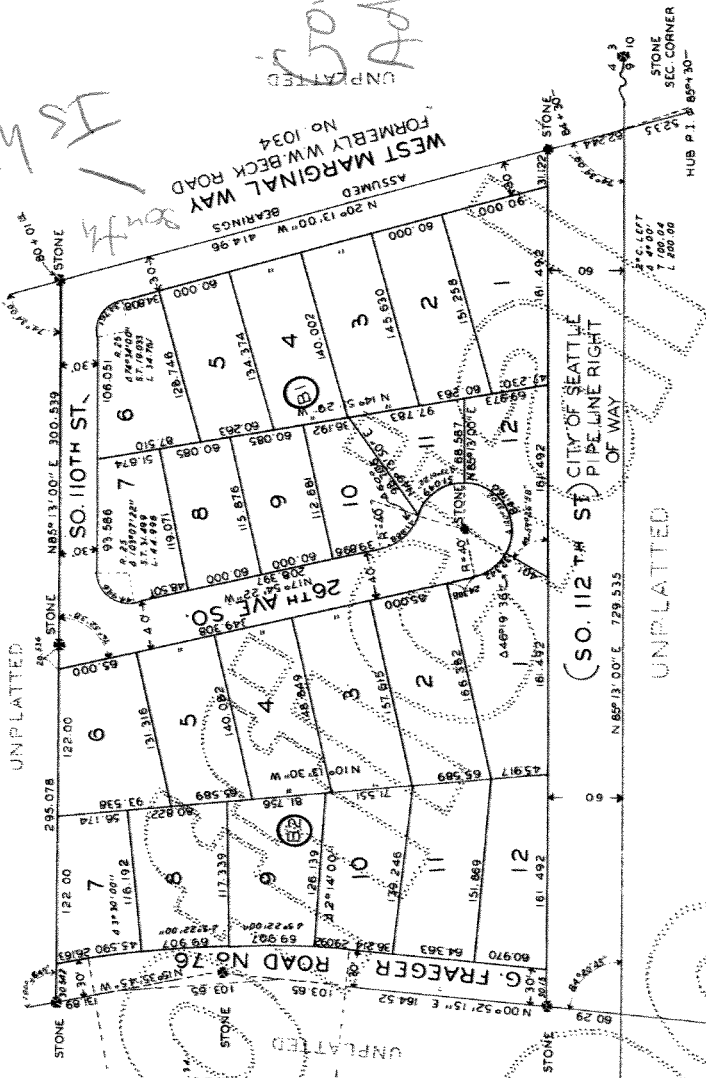
1. All lots in the tract shall be known and described as residential lots and no structure shall be erected on any residential building plot other than one detached single dwelling not to exceed two stories in height and a one or two car garage.
2. No building shall be erected on any residential building lot nearer than 50 feet to nor farther than 50 feet from the front lot line no nearer than five feet to any side lot line. The side line restrictions 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 five feet to the side street line.
3. No building shall be erected on any residential building lot having an area of less than 5,000 square feet.
4. No race or nationality other than white or caucasian for whom these lots are intended shall own, use, or occupy, any lot or building in this subdivision except this covenant shall not prevent occupancy by domestic servants employed by an owner or tenant.
5. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on any lot 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.
6. 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 the owners of a majority of the 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 15 day, 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 \$1,500 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall not be less than 550 square feet in the case of a one-story structure nor less than 400 square feet in the case of a one-and one-half or two-story structure.

GORDON ADDITION

AN ADDITION TO THE CITY OF SEATTLE
AUGUST 1939

SCALE: 1 IN = 60 FT.

SAMUEL J. HUMES
REGISTERED CIVIL ENGINEER



*Gordon's
Add #2*

Is Highway?

DESCRIPTION

THIS PLAT OF GORDON ADDITION GOVERNS AND INCLUDES ALL OF THE SOUTH 480 FEET OF GOV. LOT 111 SEC. 4, T. 23 N. R. 4 E. W. M. LYING BETWEEN G. FRAEGER ROAD AND THE SOUTH 40 FEET THEREOF.

I HEREBY CERTIFY THAT THE PLAT OF GORDON ADDITION IS BASED UPON AN ACCURATE SURVEY AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE ACT GOVERNING PLATTING.

SAMUEL J. HUMES
CERTIFICATE No. 4448
RENEWAL No. 51222
DATE AUG. 24TH, 1939



ACKNOWLEDGMENT

STATE OF WASHINGTON, COUNTY OF KING
THIS IS TO CERTIFY THAT ON THIS 24TH DAY OF AUGUST, A. D. 1939, BEFORE ME PERSONALLY APPEARED ETHEL GORDON, SINGLE, WHO HAS DECLARED HERSELF TO BE THE DEDICATOR, AND WHO 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.
F. M. OSTERHOULT
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.

EXAMINED AND APPROVED THIS 28TH DAY OF AUGUST, A. D. 1939.
H. H. SISLER
BY: COUNTY CLERK AND ENGINEER

EXAMINED AND APPROVED THIS 28TH DAY OF AUGUST, A. D. 1939.
ETHEL GORDON REYNOLDS
ATTEST: EARL MULLIKIN BY MARION KELLEY
CLERK, BOARD OF THE COUNTY COMMISSIONERS OF SEATTLE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, ETHEL GORDON, REYNOLDS, OWNERS IN FEEL SIMPLE OF THE LAND HEREBY DEDICATED, RESERVE TO THE PUBLIC FOREVER, ALL STREETS, AVENUES AND ALLEYS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT IN CONFLICT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO ALL PARKS, GRADING, ETC. HEREON, THESE ARE SHOWN ON THE PLAT FOR THE PURPOSE THEREON INDICATED. ALSO THE RIGHT TO MAKE ALLEYS, NEEDED, SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF AND PLACES SHOWN HEREON ALLEYS, AND PLACES SHOWN HEREON ALLEYS, IN WITHNESS WHEREOF, I HAVE HEREON UNTO SET MY HAND AND SEAL THIS 24TH DAY OF AUGUST, A. D. 1939.

ETHEL GORDON REYNOLDS

RESTRICTIONS AND RESERVATIONS

ARE FILED FOR THIS ADDITION IN VOLUME 1888 OF DEEDS, AT PAGE 3.

I HEREBY CERTIFY THAT THE WITHIN RECORDS OF THE PLANNING COMMISSION THIS 1ST DAY OF SEPTEMBER, A. D. 1939, AT 23 MINUTES PAST 5 P. M. AND RECORDED IN VOLUME 31 OF PLAT PAGE 21, RECORDS OF KING COUNTY, WASHINGTON.

R. G. TYLER
OTWAY PARDEE
JOSHUA H. VOGEL

BY: EARL MULLIKIN
CLERK OF KING COUNTY, WASHINGTON

3061855

