

PROTECTIVE COVENANTS
TO
GUNDERSON ADDITION.

(a) All lots in said Gunderson Addition shall be known as residential lots, and are subject to zoning restrictions and regulations of the King County Zoning Commission.

(b) The lots in said Addition shall not be divided or cut up into smaller lots, except lot 12, Block 8, which may be reduced up to 15 feet on the west side thereof, and only one single family detached dwelling shall be erected or placed on any individual lot, together with a private garage for not more than two cars.

(c) No building shall be erected upon any residential lot in said Addition nearer than 33 feet to the front line of said lot on Wallingford Avenue and 25 feet on Burke Avenue and Meridian Avenue, nor nearer than 15 feet to any side street line and not nearer than 5 feet to the line dividing the lots in said Addition, and any garage buildings upon said lots shall be located in the rear portion of the lots with the same restrictions as to locations relative to side streets and boundary lines between lots.

(d) Variations in the setback of any building relative to the front line of the lot shall not exceed five (5) feet, but no buildings shall be nearer said front line than as hereinabove set forth.

(e) No obnoxious or offensive trade activities shall be carried on on any of said lots, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

(f) No person of any race other than the Caucasian race shall use or occupy any buildings or lots in said Addition, except such persons of another race shall not be prevented from occupancy as domestic servants when domiciled with an owner or tenant.

(g) No trailer, basement, tent, shack, garage or barn erected on any lot shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(h) No dwelling costing less than \$2,500.00 shall be permitted on any lot in the said Addition.

(i) These covenants are to run with the land, and shall be binding upon all the parties owning lots, or an interest therein, in said Addition, and shall remain in force until January 1st, 1965, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of owners of lots in said Addition it is agreed to change said covenants in whole or in part.

(j) If any owner or owners of lots in said Addition or their heirs or assigns shall violate, or attempt to violate, any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants in order to prevent said person or persons from so doing, or to recover damages or other dues for such violations.

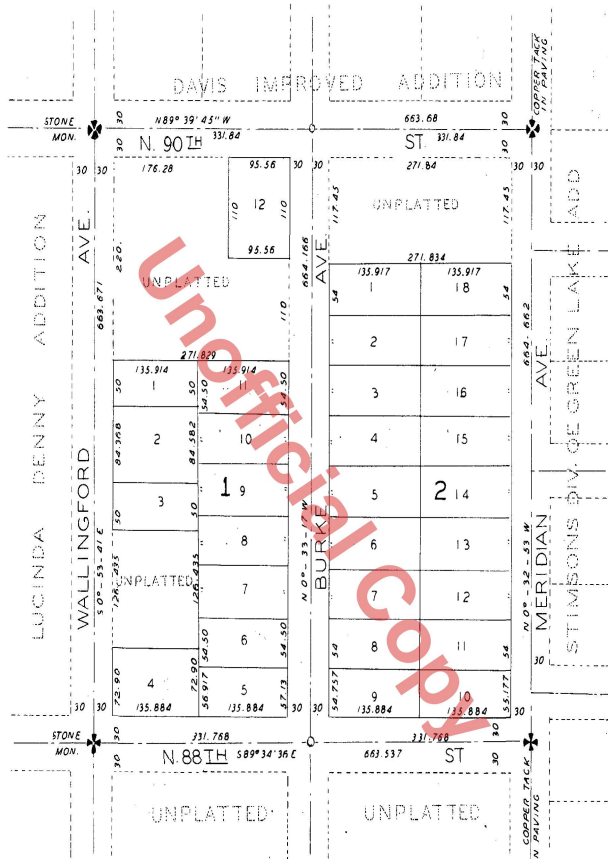
Deputy Auditor.

FILED for Record at Request of
FIDEL SOUND TITLE INSURANCE CO.
SEATTLE, WASH.

GUNDERSON ADDITION

SCALE 1" = 100'

WALTER W. WEEDIN
PROFESSIONAL ENGINEER



DESCRIPTION

THIS PLAT OF GUNDERSONS ADDITION COMPRISES THE FOLLOWING DESCRIBED PROPERTY: NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHWEST QUARTER (S.E. 1/4) OF THE SOUTHWEST QUARTER (S.E. 1/4) OF SECTION THIRTY ONE (31), TOWNSHIP TWENTY SIX (26) NORTH, RANGE FOUR (4) EAST, W.M.; EXCEPT THE UNPLATTED PORTION AS SHOWN ON THIS PLAT.

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF GUNDERSON ADDITION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION THIRTY ONE (31), TOWNSHIP TWENTY SIX (26) NORTH, RANGE FOUR (4) EAST, W.M., THAT THE DISTANCES AND COURSES AND ANGLES SHOWN THEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THESE REGULATIONS.

WALTER W. WEEDIN
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 169
RENEWAL NO. E. 425, JAN 1, 1940.

RESTRICTIONS

NO LOT OR PORTION OF LOT OF THIS PLAT, EXCEPTING THOSE LOTS WHICH ARE HEREAFTER RESTRICTED TO BUSINESS USE, SHALL BE DIVIDED AND SOLD OR RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE DISTRICT USE STATED ON THIS PLAT, NAMELY 6000 SQUARE FEET FOR RESIDENCE (R-1) USE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, MARTIN GUNDERSON, OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR ALL PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL THE STREETS AND AVENUES SHOWN THEREON.

IN WITNESS WHEREOF I HAVE HERUNTO SET MY HAND AND SEAL THIS 15 DAY OF FEBRUARY, A.D. 1940

MARTIN GUNDERSON

EXAMINED AND APPROVED THIS 12 DAY OF MAR. A.D. 1940.

H. H. SISLER
COUNTY ROAD ENGINEER
BY DEPUTY COUNTY ROAD ENGINEER

EXAMINED AND APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 19TH DAY OF MARCH, A.D. 1940.

R. G. TYLER
CHAIRMAN
OTWAY PARDEE
SECRETARY
JOSHUA H. VOGEL
PLANNING ENGINEER AND EXECUTIVE OFFICER



ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 13 DAY OF FEB. A.D. 1940, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED MARTIN GUNDERSON, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

H. H. HANSEN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON - RESIDING AT SEATTLE.



EXAMINED AND APPROVED THIS 12TH DAY OF MARCH A.D. 1940

JACK TAYLOR
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST EARL MILLIKIN
CLERK, BOARD OF COUNTY COMMISSIONERS
MARION KELEZ
DEPUTY



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FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 20 DAY OF MARCH A.D. 1940, AT 08 MINUTES PAST 10 A.M., AND RECORDED IN VOLUME 38 OF PLATS, PAGE 18, RECORDS OF KING COUNTY WASHINGTON.

EARL MILLIKIN
COUNTY AUDITOR

BY A.C. MILLER
DEPUTY COUNTY AUDITOR