

3125100

PROTECTIVE COVENANTS OF H. C. PIGOTT ADDITION

THE UNDERSIGNED H. C. PIGOTT AND JULIET T. PIGOTT, HIS WIFE
 AS THE OWNERS OF THE NORTH 339.34 FEET OF THE SOUTH 612.74 FEET OF THE
 GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 23 NR & E, WM, LYING EAST OF MARINE
 VIEW DRIVE, EXCEPTING THEREFROM 44TH AVE. SW AND THE NORTH 60' OF THAT
 PORTION LYING BETWEEN MARINE VIEW DRIVE AND 44TH AVE. SW, IN KING COUNTY
 KNOWN AS H. C. PIGOTT'S ADDITION PLAT OF WHICH ~~IS RECORDED~~ *will be filed for record* IN THE OFFICE
 OF THE COUNTY AUDITOR OF KING COUNTY, WASHINGTON ~~IN 1911.~~ ~~OF PLAT~~
~~PLAT~~ DO HEREBY ESTABLISH THE FOLLOWING PROTECTIVE COVENANTS TO
 RUN WITH SAID LAND AS HEREIN SET FORTH.

1. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS.
2. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.
3. NO BUILDING SHALL BE LOCATED ON ANY RESIDENTIAL BUILDING PLOT NEARER THAN 20 FEET TO THE FRONT LOT LINE, NOR NEARER THAN 10 FEET TO ANY SIDE STREET LINE. NO BUILDING, EXCEPT A GARAGE OR OTHER OUTBUILDING LOCATED 60 FEET OR MORE FROM THE FRONT LOT LINE, SHALL BE LOCATED NEARER THAN FIVE FEET TO ANY SIDE LOT LINE.
4. NO RESIDENCE OR ATTACHED APPURTENANCE SHALL BE ERECTED ON ANY LOT FARTHER THAN 30 FEET FROM THE FRONT LOT LINE.
5. NO RESIDENTIAL STRUCTURE SHALL BE ERECTED OR PLACED ON ANY BUILDING PLOT, WHICH PLOT HAS AN AREA OF LESS THAN 6000 SQUARE FEET.
6. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY 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.

7. NO PERSONS OF ANY RACE OTHER THAN THE WHITE OR CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING OR ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE DOMICILED WITH AN OWNER OR TENANT.

8. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THE TRACT 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.

9. NO DWELLING COSTING LESS THAN \$2000. SHALL BE PERMITTED ON ANY LOT IN THE TRACT. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN SIX HUNDRED SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE NOR LESS THAN FIVE HUNDRED AND FIFTY SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF, TWO OR TWO AND ONE-HALF STORY STRUCTURE.

10. THAT ANY DWELLING OR STRUCTURE ERECTED OR PLACED ON ANY LOT IN THIS SUBDIVISION SHALL BE COMPLETED AS TO EXTERNAL APPEARANCE INCLUDING FINISHED PAINTING WITHIN 8 MONTHS FROM DATE OF COMMENCEMENT OF CONSTRUCTION AND SHALL BE CONNECTED TO SEPTIC TANK OR PUBLIC SEWERAGE.

11. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1966, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.

IF THE PARTIES HERETO, OR ANY OF THEM, 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 DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

H.C. Pigott
Juliet S. Pigott

STATE OF WASHINGTON,
State of Washington,)
County of King) ss.

THIS IS TO CERTIFY That on this 4th day of October A. D. 1931 before me, the undersigned

a Notary Public in and for the State of Washington duly commissioned and sworn, personally came H. C. Pigott and Juliet S. Pigott

to me known to be the individual described in and who executed the within instrument, 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.

WITNESS my hand and official seal, the day and year in this certificate first above written.

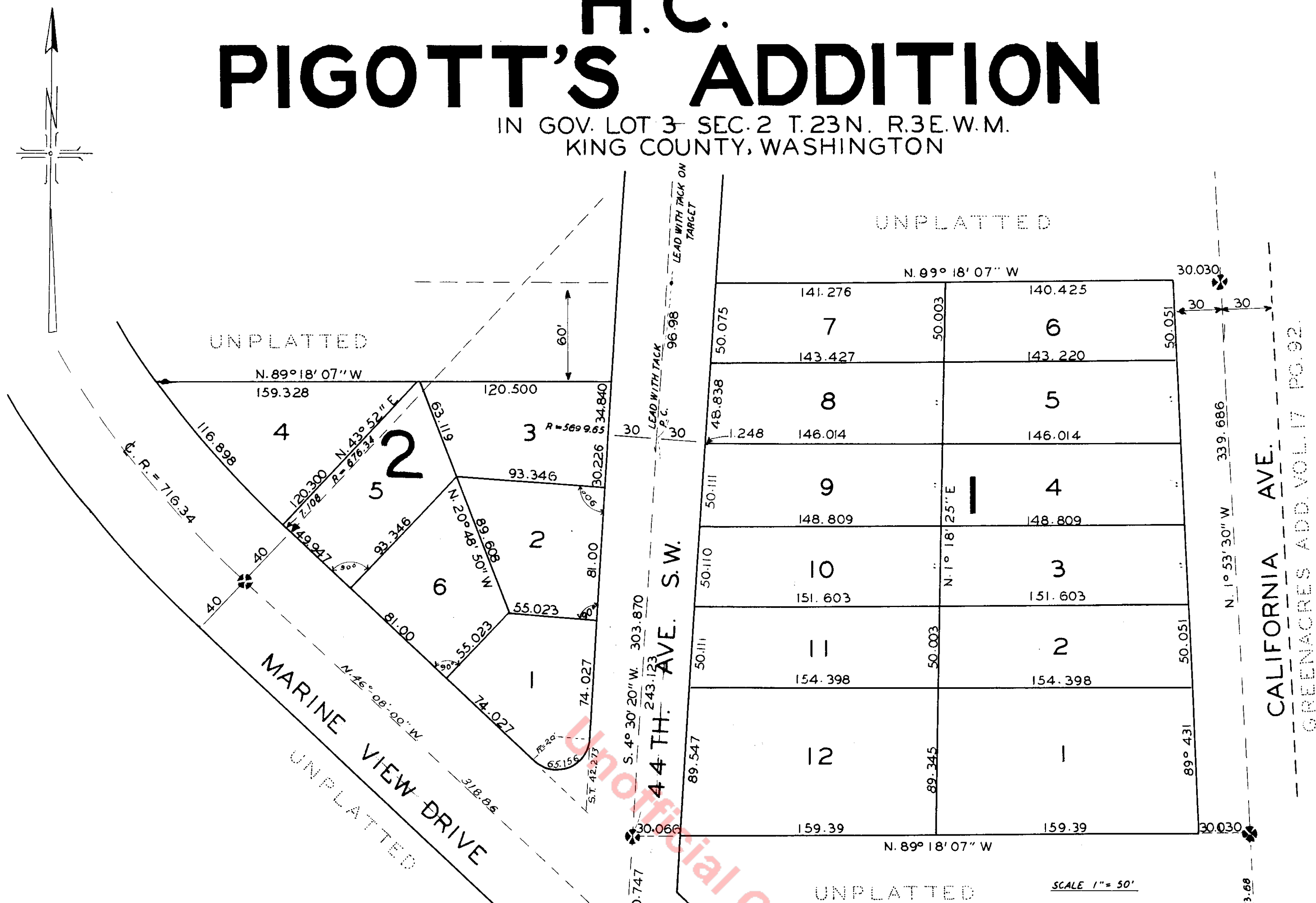
Gauche Fitzgerald
Notary Public in and for the State of Washington:
residing at Seattle



Filed for Record Request of *John R. O'Reilly* 1931, 4 P. M.
EARL MILLIKIN, County Auditor

H.C. PIGOTT'S ADDITION

IN GOV. LOT 3 SEC. 2 T. 23N. R. 3E. W.M. KING COUNTY, WASHINGTON



DESCRIPTION

THIS PLAT OF H.C. PIGOTT'S ADDITION COVERS AND INCLUDES ALL OF THE FOLLOWING DESCRIPTION:
 ALL OF THE NORTH 339.34 FEET OF THE SOUTH 612.74 FEET OF GOVERNMENT LOT 3, SEC. 2, T. 23N., R. 3E. W.M. LYING EAST OF MARINE VIEW DRIVE. EXCEPTING THEREFROM 44TH AVE. S.W., AND THE NORTH 60 FEET OF THAT PORTION LYING BETWEEN MARINE VIEW DRIVE AND 44TH AVE. S.W.

ALL THE COURSES AND DIMENSIONS ARE AS SHOWN ON THE FACE OF THIS PLAT. ALL MONUMENTS ARE OF CONCRETE, EXCEPT AS OTHERWISE DESIGNATED.

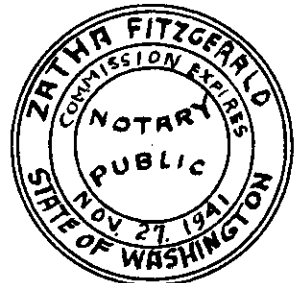
ACKNOWLEDGMENT

STATE OF WASHINGTON }
 COUNTY OF KING } SS

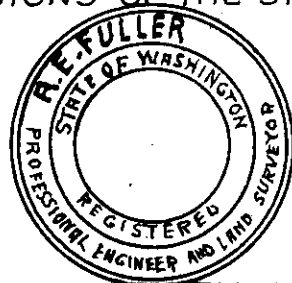
THIS IS TO CERTIFY THAT ON THIS 13TH DAY OF NOVEMBER A. D., 1940, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED H.C. PIGOTT AND JULIET T. PIGOTT, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

ZATHA FITZGERALD
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE



CERTIFICATE N° 381
 RENEWAL N° 1254
 DATE DEC. 12. 40



A.E. FULLER

3138159

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED H.C. PIGOTT AND JULIET T., HUSBAND AND WIFE OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC 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 AVENUES SHOWN HEREON.

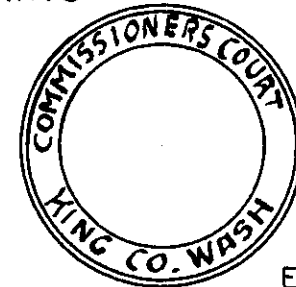
IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS AND SEALS THIS 17TH DAY OF OCTOBER A. D. 1940.

H.C. PIGOTT
JULIET T. PIGOTT

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 26 DAY DEC. A. D. 1940 AT 43 MINUTES PAST 2 P. M., AND RECORDED IN VOLUME 36 OF PLATS, PAGE 44, RECORDS OF KING COUNTY WASHINGTON

BY ROBERT A. MORRIS
 DEPUTY COUNTY AUDITOR

EARL MILLIKIN
 KING COUNTY AUDITOR



I HEREBY CERTIFY THAT THE PLAT OF H.C. PIGOTT'S ADD. IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF GOV. LOT 3, SEC. 2, T. 23N., R. 3E. W.M. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

RESTRICTIONS

NO LOT, OR PORTION OF ANY LOT OF THIS PLAT SHALL BE DIVIDED AND SOLD OR RE-SOLD, OR OWNERSHIP CHANGED OR TRANSFERRED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT; NAMELY 6000 SQUARE FEET. ALL LOTS IN THIS PLAT ARE RESTRICTED TO R1 RESIDENCE DISTRICT USE ACCORDING TO THE KING COUNTY RESOLUTION N° 6494 OR AS SAME IS HEREAFTER AMENDED BY OFFICIAL RESOLUTION, AND FURTHER GOVERNED BY RESTRICTIONS SET FORTH IN KING CO. AUDITORS FILE 3125100

EXAMINED AND APPROVED THIS 23 DAY OF DEC. A. D. 1940.

H.H. SISLER
 KING COUNTY ROAD ENGINEER

BY DEPUTY COUNTY ROAD ENGINEER

THEREBY CERTIFY THAT THE WITHIN PLAT OF H.C. PIGOTT'S ADDITION IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 17TH DAY OF DECEMBER A. D. 1940.

CLAY ALLEN OTWAY PARDEE
 CHAIRMAN OR VICE CHAIRMAN SECRETARY

JOSHUA H. VOGEL
 PLANNING ENGINEER AND EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 23RD DAY OF DECEMBER A. D. 1940

JACK TAYLOR
 CHAIRMAN BOARD OF KING CO. COMMISSIONERS

ATTEST EARL MILLIKIN
 CLERK, BOARD OF KING COUNTY COMMISSIONERS

BY MARION KELEZ
 DEPUTY

