

DESCRIPTION

This plat of Manor Hill Addition embraces all of the N1/2, S1/2, E1/2 of W1/2, NW1/4, SW1/4, Sect 29, T25N, R5E.

RESTRICTIONS

Lots in this plat are restricted R-1 (Residence) use and no lot or portion thereof shall be divided and sold or otherwise changed or transferred whereby the owners of any portion of this plat shall be less than 5000 sq. ft. and less than 60 ft. in width at the front building line, and no front building line shall be closer than 25 ft. to any street or thoroughfare within or surrounding the plat and subject further to the provisions of King County Resolution No. 6451 and subsequent amendments thereto.

Water Supply - Bellevue Water System Sewage Disposal - Septic Tanks Building Restrictions - A building site shall consist of at least one or more residence tracts as shown on this plat. No building or structure shall be erected or permitted on the building site except a single detached dwelling house to be occupied by no more than one family, and containing not less than 750 sq. ft. of floor area in the case of a one-story house, and not less than 750 sq. ft. of first floor area in the case of a one and one-half or two story house, exclusive of garage, open entries, porches, and patios.

Approval of Plans - Complete plans and specifications of all proposed buildings, structures and exterior alterations, together with detailed plans showing proposed location of the same on the particular building site, shall be submitted to the Grantor before construction or alteration is started, and such construction or alteration shall not be started until written approval hereof is given by the Grantor.

Noxious use of property - No noxious or undesirable thing, trade or business or noxious or undesirable use of the property in said addition whatsoever shall be permitted or maintained upon said property, or in said addition.

No person 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.

Animals - No hogs, cattle, horses, sheep, goats, chickens, rabbits or similar livestock shall be permitted or maintained on said property at any time. Not more than one dog and cat may be kept for each building site.

An easement is reserved over the rear street of each lot for utility installation & maintenance.

ACKNOWLEDGEMENT - CORPORATION

STATE OF New Jersey } s.s. COUNTY OF ESSEX } on this 7th day of March, A.D. 1947 before me personally appeared J. B. Jones and G. H. Besock, to me known to be the Vice President and Assistant Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that I, G. H. Besock, was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.



J. B. Jones, Notary Public in and for the State of New Jersey, residing at Kearny, New Jersey.

My commission expires January 25, 1948.

MANOR HILL ADDITION

Sect. 29, T 25N, R 5E.

DEDICATION

KING COUNTY ALL MEN BY THESE PRESENTS that we the undersigned, Arthur L. Ewald & Thomas B. Ewald, in fee simple of the lands hereby plotted hereon declare this plat and dedicate to the use of the public forever, all streets, avenues and alleys shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also all parks, easements, or whatever public property or places there are shown on the plat for the purpose therein indicated, 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, avenues, alleys and places shown hereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 21st day of March, A.D. 1947



Arthur L. Ewald

Thomas B. Ewald

Dedication accepted: The Prudential Insurance Company of America, by J. H. Anderson, Vice President, H. M. Anderson, J. B. Jones, G. H. Besock, Not Secretary, STATE OF WASHINGTON } s.s. COUNTY OF KING }



M. V. Sullivan, Notary Public in and for the State of Washington, residing at Seattle.

THIS IS TO CERTIFY that on this 21st day of March, A.D. 1947 before me, the undersigned a Notary Public, personally appeared Arthur L. Ewald and Thomas B. Ewald, to me known to be the persons who executed the foregoing dedication, and who acknowledged to me that they had 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.

KING COUNTY PLANNING COMMISSION

I hereby certify that the within plat of Manor Hill Addition is duly approved by the KING COUNTY PLANNING Commission this 22nd day of May, A.D. 1947.

W. N. Neerer, Secretary, Executive Officer

KING COUNTY ROAD ENGINEER

Examined and Approved this 22nd day of May, A.D. 1947.

C. W. Smith, King County Road Engineer

By: Deputy County Road Engineer

BOARD OF KING COUNTY COMMISSIONERS

Examined and Approved this 26th day of May, A.D. 1947.

Taylor M. Quinn, Chairman, Board of King County Commissioners, J. B. Stender, Clerk, Board of King County Commissioners



ENGINEER OR LAND SURVEYOR

I hereby certify that the plat of Manor Hill Addition is based on an actual survey and subdivision of Sect. 29, T 25N, R 5E, W.M. that the distances, courses, and angles are shown thereon correctly,

that I have correctly set the lot and block corners as shown on the plat; that I have fully complied with the provisions of the statutes and the regulations governing platting.

March 3, A.D. 1947

A. J. Sembolis, Certificate No. 1892, Renewal No. 957897

FILING

Filed for record at the request of the KING COUNTY PLANNING Commission this 22nd day of May, A.D. 1947 at 12 minutes past 4 P.M. and recorded in Volume 44 of Plots, pages 21-22

M. W. Williams, Deputy County Auditor

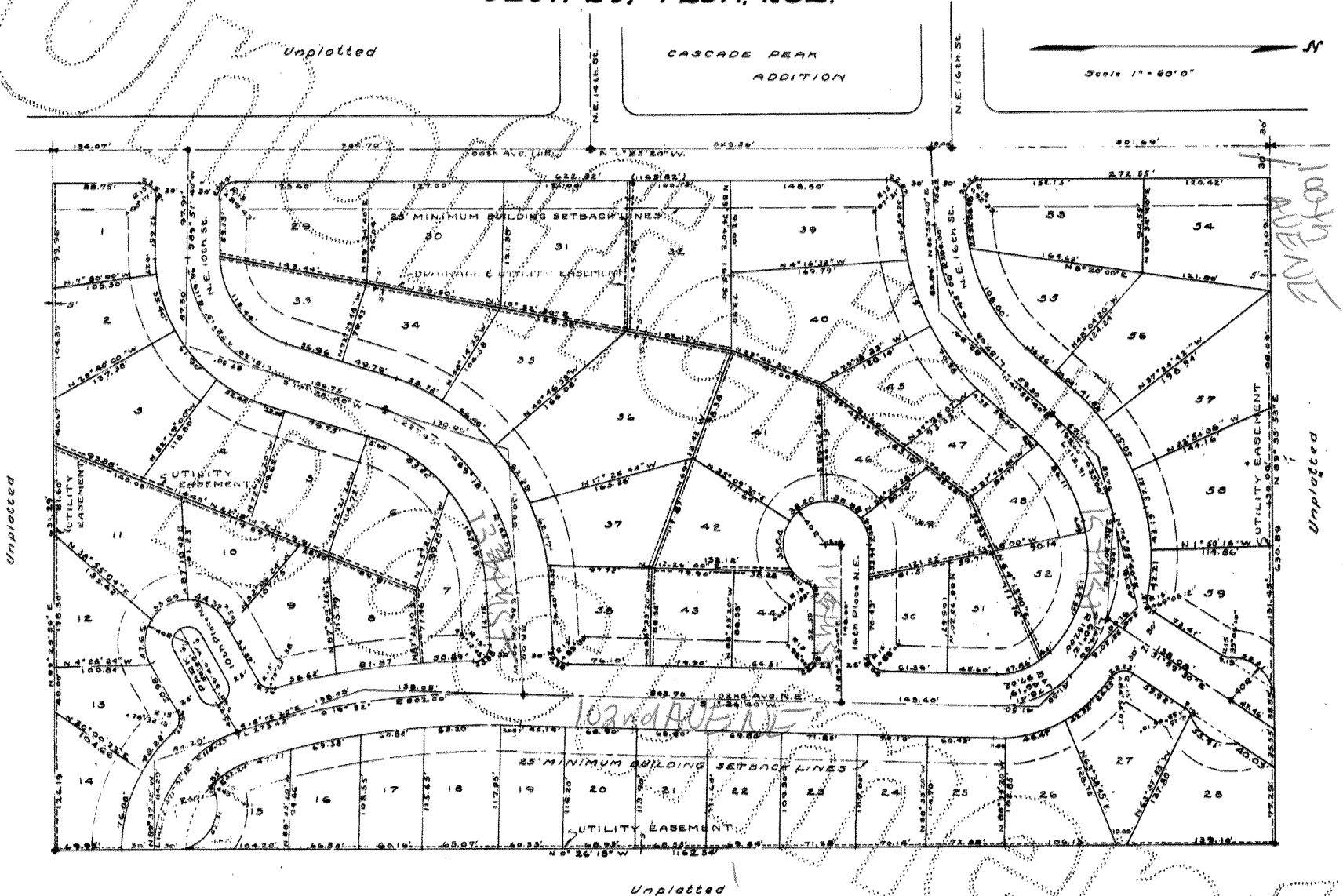
Robert A. Morris, County Auditor

21

MANOR HILL ADDITION SECT. 29, T25N, R5E.

CASCADE PEAK
ADDITION

Scale 1" = 60' 0"



Unplatted

Unplatted

Unplatted