

DECLARATION OF RESTRICTIONS

W. G. NORRIS and INA E. NORRIS, his wife, having heretofore platted an addition to King County, Washington, known as NORRIS SANDPOINT ADDITION, hereby declare as follows:

That the restrictions, covenants and conditions numbered from 1 to 11, inclusive, contained on the attached sheets marked Exhibit "A" and by this reference made a part hereof, are hereby declared to be applicable to and are hereby impressed as conditions, limitations and restrictions upon each of said lots and the title thereto of said NORRIS SANDPOINT ADDITION, King County, Washington, the plat of which is recorded in Vol. 35 of Plats, page 38, records of said King County, Washington.

Dated this 17<sup>th</sup> day of October, 1939.

W. G. Norris  
Ina E. Norris

STATE OF WASHINGTON, )  
                                  ) SS.  
COUNTY OF K I N G .

I, the undersigned, a Notary Public in and for the state of Washington, do hereby certify that on this 17<sup>th</sup> day of October, 1939, personally appeared before me W. G. NORRIS and INA E. NORRIS, his wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day this certificate first above written.

J. M. McLean  
Notary Public in and for the state of Washington, residing at Seattle.

EXHIBIT "A"

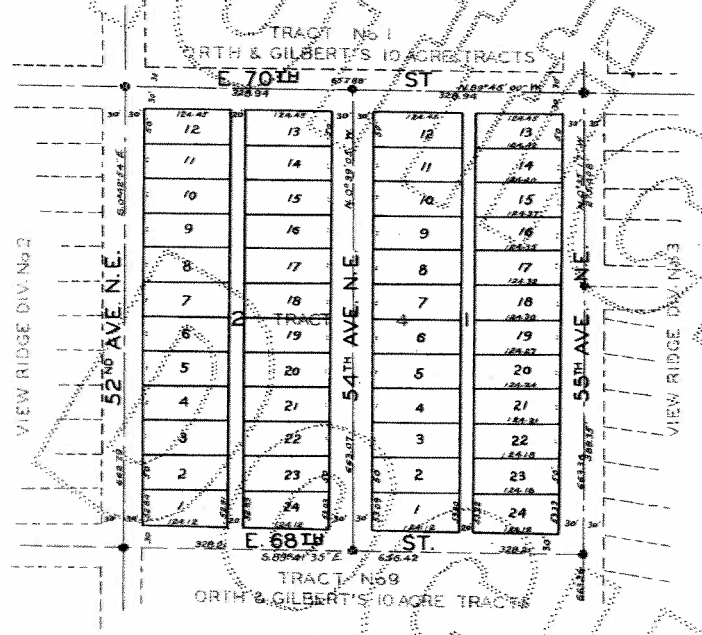
1. All lots in NORRIS SANDPOINT ADDITION shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three (3) cars.
2. No building shall be erected, altered, placed or permitted to remain on any building plot in this subdivision until the external design and location thereof have been approved in writing by the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to the covenants herein set forth. (Note: Each owner has votes equal to number of lots owned.) However, if the committee fails to approve or disapprove such design or location within 30 days after such plans have been submitted to it, then such approval will not be required. The completion of construction, alteration, or placement of a structure for 30 days shall be constructed as prima-facie evidence of committee approval. (Note: The manner of appointment or election of said committee, its duties and authority, its continuation, and the names of its members shall be placed of record.)
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 50 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.
4. No residential structures shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or a width of less than 50 feet at the front building setback line, as shown on the recorded plat.
5. 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.
6. No persons or 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.
7. 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.
8. Building costing less than \$4000.00 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 800 square feet in the case of a one-story structure nor less than 700 square feet in the case of a one and one-half, two, or two and one-half story structure.

# NORRIS SAND POINT ADDITION

TRACT 4 OF ORTH & GILBERT'S 10 ACRE TRACTS  
IN SEC. 3 TWP. 25N. R. 4E. W.M.

KING CO. WASH  
SCALE 1"=100

CL. PORTER CIVIL ENGR  
JULY 1939



### DESCRIPTION

THIS PLAT OF NORRIS SAND POINT ADDITION COVERS AND INCLUDES ALL OF TRACT 4 ORTH & GILBERT'S 10 ACRE TRACTS IN SEC. 3 TWP. 25N. R. 4E. W.M. ALL COURSES AND DIMENSIONS ARE AS SHOWN ON THE FACE OF THIS PLAT. ALL MONUMENTS ARE OF CONCRETE EXCEPT AS OTHERWISE DESIGNATED.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED W.G. NORRIS AND INA E. NORRIS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED; HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOR EVER; 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 WHAT-EVER PUBLIC PROPERTY OR PLACES THERE ARE SHOWN ON THE PLAT FOR THE PURPOSES THEREON 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 5TH DAY OF JULY, A. D. 1939.  
W.G. NORRIS  
INA E. NORRIS

### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF KING ) S.S.  
THIS IS TO CERTIFY THAT ON THIS 5TH DAY OF JULY, A. D. 1939 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED W.G. NORRIS AND INA E. NORRIS 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.  
J. L. CORRIGAN  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SEATTLE, WASH.

### COVENANT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED W.G. NORRIS AND INA E. NORRIS, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY COVENANT AND AGREE THAT IN CONSIDERATION OF THE ACCEPTANCE AND APPROVAL BY THE PLATTING AUTHORITY OF THIS PLAT WITH CERTAIN STREETS, AVENUES, BOULEVARDES AND HIGHWAYS UNIMPROVED, WE WILL IMPROVE IN THE MANNER REQUIRED BY THE KING COUNTY PLATTING REGULATIONS ANY SUCH STREET, AVENUE OR HIGHWAY BEFORE THE SALE OF ANY PIECE, OR PARCEL OF LAND ABUTTING ON ANY SUCH STREET, AVENUE, BOULEVARD OR HIGHWAY, OR DEPOSIT A BOND TO INSURE ITS IMPROVEMENT WITHIN ONE YEAR FROM SUCH SALE.

THIS COVENANT TO RUN WITH THE LAND IN THIS PLAT AND TO BE BINDING ON THE PLATTERS FOR THE BENEFIT OF ALL SUCH PURCHASERS.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 5TH DAY OF JULY, A. D. 1939.  
W.G. NORRIS  
INA E. NORRIS

EXAMINED AND APPROVED THIS 1ST DAY OF AUG. A. D. 1939  
ATTEST EARL MILLIKIN JACK TAYLOR  
CLERK, BOARD OF KING COUNTY COMMISSIONERS CHAIRMAN, BOARD OF KING COUNTY COMMISSIONERS  
EXAMINED AND APPROVED THIS 31 DAY OF JULY, A. D. 1939  
H.H. SISLER  
KING COUNTY ROAD ENGINEER  
BY DEPUTY COUNTY ROAD ENGINEER

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 2ND DAY OF AUG. A. D. 1939, AT 01 MINUTES PAST 2 P. M. AND RECORDED IN VOLUME 35 OF PLATS, PAGE 38, RECORDS OF KING COUNTY, WASHINGTON  
EARL MILLIKIN  
KING COUNTY AUDITOR  
BY A.C. MILLER DEPUTY COUNTY AUDITOR

### RESTRICTIONS

NO LOT, OR PORTION OF A 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, FOR R-RESIDENCE USE. ALL LOTS IN THIS PLAT ARE RESTRICTED TO R-RESIDENCE USE; SINGLE FAMILY DWELLING ONLY, GOVERNED BY AND SUBJECT TO RESTRICTIONS, RULES AND REGULATIONS OF COUNTY RESOLUTION No 6484 AND ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION.  
DWELLING AND GARAGE MUST COVER A GROUND AREA GREATER THAN 1,000 SQUARE FEET. PLANS AND SPECIFICATIONS OF ALL DWELLINGS MUST BE PREPARED BY A WASHINGTON REGISTERED LICENSED ARCHITECT, AND CONSTRUCTION OF SAME MUST FOLLOW SAID PLANS.

I HEREBY CERTIFY THAT THE PLAT OF NORRIS SAND POINT ADDITION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF TRACT 4 OF ORTH & GILBERT'S 10 ACRE TRACTS IN SEC. 3 TWP. 25N. R. 4E. 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; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

CLYDE PORTER  
LICENSE No. 124  
RENEWAL No. 548888  
DATE JAN. 15, 1939

I HEREBY CERTIFY THAT THE WITHIN PLAT OF NORRIS SAND POINT ADDITION IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 1ST DAY OF AUGUST, A. D. 1939.  
R.G. TYLER  
Chairman  
OTWAY PARDEE  
Secretary  
JOSHUA H. VOGEL  
PLANNING ENGINEER AND EXECUTIVE OFFICER

