

3078009

Seattle, Wash., December 15, 1939.

TO WHOM IT MAY CONCERN:

The undersigned, Mrs. Hannah A. Johnson, a widow, owner of certain tracts in Panorama Heights, an unrecorded subdivision to the City of Seattle, in Section 5, Twp. 23, N. R. 4 E., W. M.; do hereby declare the following restrictions to tracts remaining unsold as of this date - being tracts bounded by Aqua Way on the North and South 104th St. on the South, and from 1st Avenue South on the West to 3rd Avenue South on the east; said restrictions herein to cover tracts 1 to 7 inclusive; tracts 10 and 17 to 21 inclusive; 26 and 28 - tracts 45 to 79 inclusive; 83 to 94 inclusive; 96 to 99 inclusive; all of which tracts are more fully described by metes and bounds on the sheets hereto attached, as described by Oxford and Lowry, civil engineers

Restrictions for said property are as follows:
All lots in the tract 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 cars.

No building shall be located on any residential building plot nearer than 25 feet to the front lot line.

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.

No persons of any race other than the 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.

No dwelling costing less than \$10,000 shall be permitted on any lot in the tract, as above defined.

No trailer, basement, tent, shack, garage, or other outbuilding, erected in the tract shall at any time be used as a residence.

An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

These covenants are to run and shall be binding on all parties and all persons claiming under them until January 1st, 1950, 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.

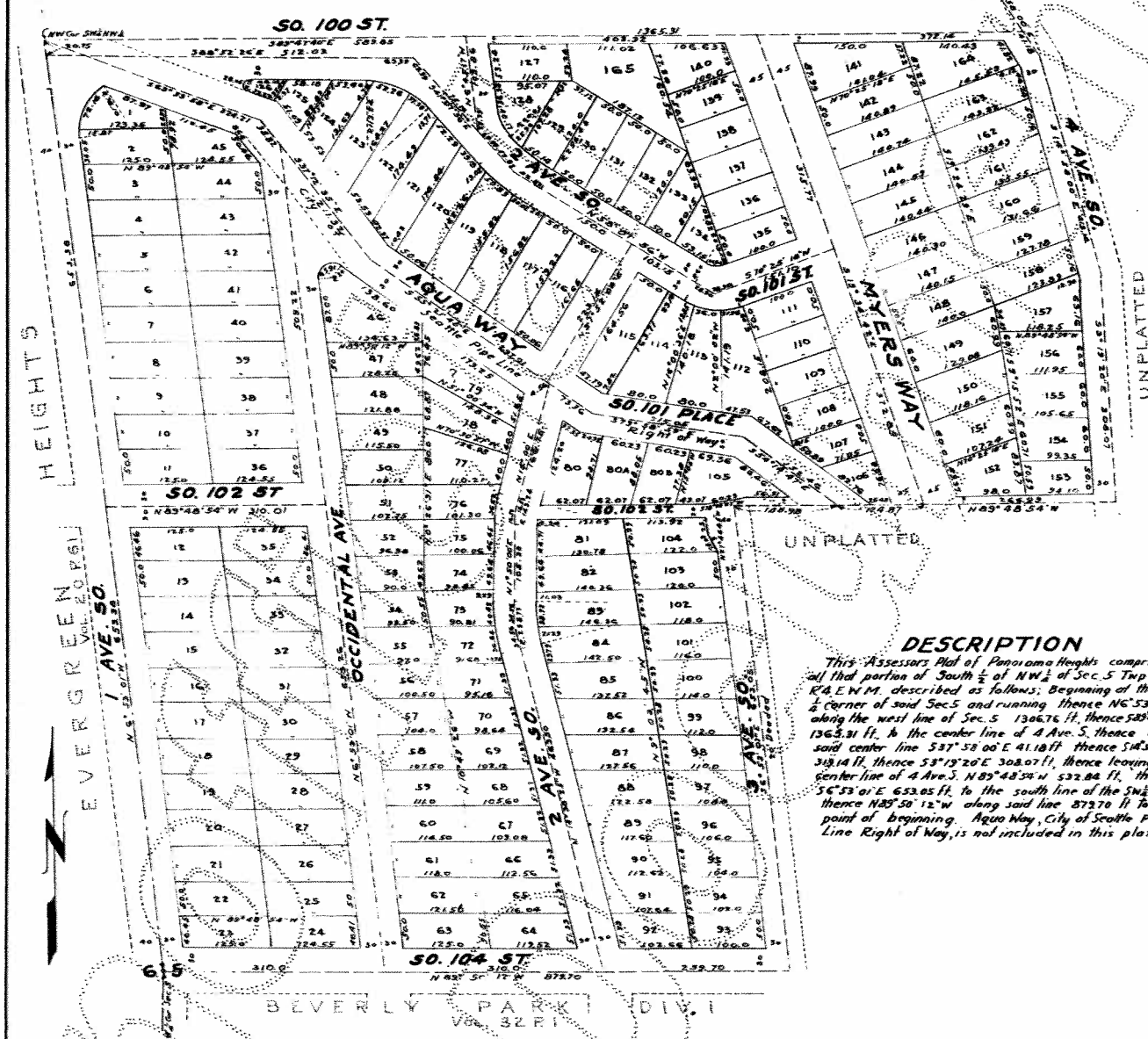
If any Purchaser, or their assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either

ASSESSOR'S PLAT PANORAMA HEIGHTS

SEC. 5 T 23 N. R. 4 E.

SCALE 1"=100'

UNPLATTED



DESCRIPTION

This Assessor's Plat of Panorama Heights comprises all that portion of South $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 5 Twp. 23 N. R. 4 E. W. M. described as follows: Beginning at the West $\frac{1}{2}$ corner of said Sec. 5 and running thence N6°53'01"W along the west line of Sec. 5 1306.76 ft, thence S89°47'40"E 1363.31 ft, to the center line of A Ave. S, thence along said center line S37°58'00"E 41.18 ft, thence S4°50'00"E 313.14 ft, thence S3°13'20"E 308.07 ft, thence leaving the center line of A Ave. S. N85°48'24"W 532.84 ft, thence S6°53'01"E 653.05 ft, to the south line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ thence N85°50'12"W along said line 873.70 ft to the point of beginning. Agua Way, City of Seattle Pipe Line Right of Way, is not included in this plat.

Prepared in the office of King County Road Engineer and hereby approved this 8 day of March, A.D. 1949
[Signature]
 King County Road Engineer

Examined and approved this 14 day of March, A.D. 1949
[Signature]
 DEAN C. M'LEAN
 Chairman Board of County Commissioners



3884268

Filed for record at the request of the King County Road Engineer this day of March, A.D. 1949 at 10 minutes past 12 o'clock P.M. and recorded in Vol. 16 of Plats page 38, Records of King County Washington.

By M. J. R. WILLIAMS Deputy
 ROBERT A. MORRIS
 King County Auditor