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 East to 3rd Avenue South on the East; said restrictions hereby to cover tracts 1 to 7 inclusive; tracts 10 and 17 to 24 inclusive; 26 and 28—tracts 45 to 75 inclusive; 83 to 94 inclusive; 96 to 99 inclusive; all of which tracts are more fully described by metes and bounds on the sheets hereunto attached, as described by Oforo 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, added 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 part of the building plot nearer than 25 feet to the front lot line.

No obnoxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done upon any lot which may be or become a nuisance or public sea to the tract, or upon any part of any race other than the said Johnson that shall use or occupy any building or any lot, except that the said Johnson shall have the right to commit any lot in the tract, as above stated.

No trailer, campers, tent, shack, barn, shed or other outbuildings erected in the tract shall be used as a residence.

No easement is reserved over the rear five feet of each lot for utility installation and maintenance.

These covenants are to run and are to be binding upon all families and all persons claiming under the legal title thereto, at which the 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'

DESCRIPTION
This Assessor's Plat of Panorama Heights comprises the following
portion of Sec. 9 of T 23N R 4E described as follows: Beginning at the
southeast corner of said Sec. and running: thence W52°30'0" W
along the west line of Sec. 8, 150.61 ft; thence N89°20'41" E 150.61 ft
to the center line of 4 Ave. S; thence S 41°43'54" W 150.61 ft; thence
N 35°32'22" E 150.61 ft; thence S 32°47'58" W 150.61 ft, thence:
N 50°09'10" W along and line 0.256 ft to the
point of beginning.

Prepared in the office of King County Road Engineer and
hereby approved this 22 day of March A.D. 1943.

D. C. McLean
King County Road Engineer

Examined and approved this 22 day of March A.D. 1943

M. J. R. Williams
Deputy

3684268
Filed for record at the request of the King County Road
Engineer this 22 day of March A.D. 1943 at 16 minutes
past twelve A.M. and recorded in the Plat Book No. 22.

M. J. R. Williams
Deputy
King County Auditor