



ROSE ADD No 2

KING COUNTY WASHINGTON

DESCRIPTION
 THIS PLAT OF ROSE ADDITION NO 2, KING COUNTY, WASHINGTON, EMBRACES THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 26 N., R. 4 E., W.M. LYING NORTH OF R.A. BALLINGER ROAD.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT I, CLARA M. ROSE OWNER 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, PLACES, AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS AVENUES PLACES SHOWN HEREON.

IN WITNES WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 11TH DAY OF MARCH A.D. 1937.
 SIGNED AND SEALED IN THE PRESENCE OF
CLARA M. ROSE

ACKNOWLEDGEMENT
 THIS IS TO CERTIFY THAT ON THIS 11TH DAY OF MARCH, 1937, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED CLARA M. ROSE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME AS HER 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.
 - H.A. CROSS -
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE

WE HEREBY CERTIFY THAT THE PLAT OF ROSE ADDITION NO 2 IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 4, TOWNSHIP 26 N., R. 4 E., W.M., THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE LOT STAKES AND BLOCK CORNERS HAVE BEEN STAKED ON THE GROUND.

BY: J.C. PARKER
 EXAMINED AND APPROVED THIS 30th DAY OF MAY A.D. 1937
 BY: H. S. SILER COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 30th DAY OF MAY A.D. 1937
 BY: MARION KELEZ CHAIRMAN, LOUIS NASH BOARD OF COUNTY COMMISSIONERS

FILED FOR RECORD AT THE REQUEST OF KING COUNTY ENGINEER THE 5th DAY OF MAY A.D. 1937 AT 21 MINUTES PAST 10 O'CLOCK A.M. AND RECORDED IN VOLUME 34 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.
 EARL MILLIKIN COUNTY AUDITOR

BY: A.C. MILLER DEPUTY
 2944482

REGULATIONS

- (A) No building shall be erected on any building lot except one detached single family dwelling and one or two car garages except one or two family houses for the accommodation of not to exceed 300 birds is permitted.
- (B) No lot shall be subdivided into building lots having less than one square acre of area or over lots of less than 2 1/2 ac.
- (C) No building shall be erected on any lot having less than 25 feet in front setback from the front lot line nor shall there be any lot line. This covenant shall not apply to a garage located 30 feet in the rear of the dwelling lot to a dwelling house located in rear one half of a lot.
- (D) No house nor offensive trade shall be carried on upon any lot, nor shall anything be done thereon which shall be an annoyance or nuisance to the neighborhood.
- (E) No man or individual other than those of the white race or Caucasian race shall use or occupy any dwelling on any lot except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.
- (F) No tenement, boarding house, or other such building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence be a temporary character be permitted.
- (G) No structure shall be moved, including but not limited to the removal of the same, from the tract after removal of it, unless it has been approved by the committee and shall conform to and be in harmony with similar structures in the tract.
- (H) No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee established by the subdivision or erected by a majority of the owners of the lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such subdivision or location within a reasonable time, then such approval without objection from the department within a lot conform to and be in harmony with similar structures in the tract, and as regards dwelling the ground line, corner lot lines shall be 6.50 ft. in the case of a one-story structure, 8.00 ft. in the case of a two-story structure.
- (I) The covenants and restrictions are in force with the land and shall be binding on all parties on all persons claiming under them until January 1st 1962 at which time such covenants and restrictions shall terminate.
- (J) If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before stated January 1st 1962 it shall be lawful for any other person or persons owning any other lot in said subdivision or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either prevent him or them from so doing or to recover damages or other fees for the such violations.

SCALE 1 IN = 100 FT

PARKER & HILL ENGINEERS