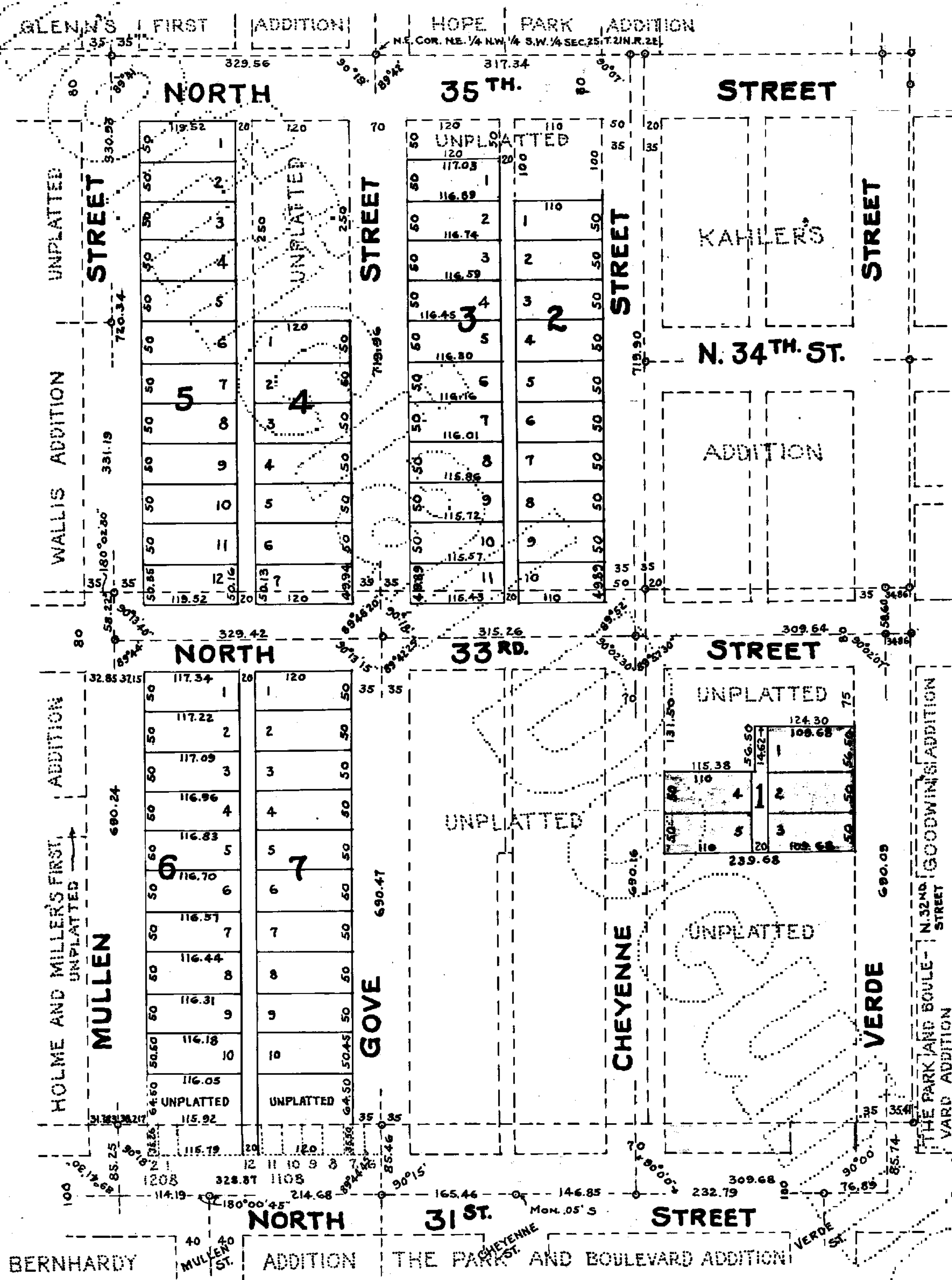


# ORCHARD PLACE

SHEET 1 OF 2 SHEETS  
SCALE 1" = 100'



CITY OF TACOMA - ORDINANCE #13521  
1-10-49 To Vacate - Lots 1, 2, 3, 4 and  
5 Blk. 1, Orchard Place Add.  
Lots 1, 2, 3, 4, 5, 6 and the E. 7.76 ft  
of Lot 7, Blk. 1008, The Park and  
Bldg. App. VV. 2.246 ft of Lot 12, Blk.  
908, Said Add.

APPROVED DECEMBER 2, 1946  
D.H. WHITE  
REGISTERED CIVIL ENGINEER  
AND LAND SURVEYOR  
TACOMA, DECEMBER 2, 1946  
No. 219 RENEWAL E 853

For reference only, not for re-sale.

Know all men by these presents, we, Lloyd Walton and Edna B. Walton and Irvin E. Muri and Marion A. Muri, husbands and wives, now and at all times since acquiring the land herein described, owners of all of the following described lands:

IN THE COUNTY OF PIERCE, STATE OF WASHINGTON

- Parcel A - East half of southeast quarter of northwest quarter of the southwest quarter of section twenty-five (25), township twenty-one (21) north, range two (2) east of Willamette Meridian; except streets. Less the south 64.50 feet thereof. East half of northeast quarter of northwest quarter of southwest quarter of section 25, township 21 north, range 2 east of Willamette Meridian; except streets and except the tract described as follows: Commencing at the northeast corner of the northeast quarter of the northwest quarter of the southwest quarter of said section 25, thence south 80 feet; thence north 89° 42' west 35 feet for true point of beginning; thence continuing north 89° 42' west 120 feet; thence south 250 feet; thence south 89° 42' east 120 feet; thence north 250 feet to point of beginning.
- Parcel B - The west half of the northwest quarter of the northeast quarter of the southwest quarter of section 25, township 21 north, range 2 east of Willamette Meridian; except streets and except the following described tract: Beginning on a line parallel with and 80 feet south of the north line of the west half of the northwest quarter of the northeast quarter of the southwest quarter of said section 25, at a point on said parallel line 50 feet west of its intersection with the east line of said subdivision; thence on said parallel line west 110 feet; thence parallel with said east line south 100 feet; thence parallel with said north line east 110 feet; thence parallel with said east line north 100 feet to the place of beginning. EXCEPT also; Beginning on a line parallel with and 80 feet south of the north line of the west half of the northwest quarter of the northeast quarter of the southwest quarter of section 25, township 21 north, range 2 east of Willamette Meridian at a point parallel with and 35 feet east of its intersection with the west line of said subdivision; thence on said parallel line east 120 feet; thence parallel with said west line south 50 feet; thence parallel with the north line west 120 feet; thence parallel with said west line north 50 feet to point of beginning.
- Parcel C - Beginning at intersection of east line of Cheyenne Street and south line of North 33rd Street, thence south along east line of Cheyenne Street 131.50 feet to true place of beginning, for this description, thence east parallel with south line of North 33rd Street 115.38 feet, thence north parallel with east line of Cheyenne Street 56.50 feet, thence east parallel with south line of North 33rd Street 124.30 feet more or less to west line of Verde Street, thence south along same 156.50 feet, thence west parallel with south line of North 33rd Street 239.68 feet, more or less, to east line of Cheyenne Street, thence north along same 100.00 feet to true place of beginning, being a portion of northeast quarter of southwest quarter of section 25, township 21 north, range 2 east, Willamette Meridian.
- Parcel D - A tract of land beginning at southwest corner of lot 10 block 7 of this plat, thence running south 99.88 feet to north line of North 31st Street, thence west 20 feet, thence north 99.88 feet to southeast corner lot 10 block 6, this plat, thence east 20 feet to beginning. The point of beginning of above described tract being also located 155' W. & 64.50' N. of the S.E. cor. of the N.W. 1/4 of the S.W. 1/4 sec. 25-21-2. W.M. the south 35.38' of said tract being also the W. 20' of lot 12 blk. 1108, Bernhardt Addition.
- have caused same to be surveyed and platted as shown hereon, such plat or subdivision to be hereafter known as Orchard Place, and that we hereby donate and dedicate to the use of the public forever the streets, avenues, alleys, roads and other public places shown or indicated thereon and for ourselves, our successors and assigns waive all claims for damages to the property included in the plat by reason of any cuts or fills made in the streets, avenues, alleys and roads shown thereon in the original grading thereof and swear that we are the sole owners of the land above described and that the land covered by the streets, avenues, alleys and roads is free from all incumbrances including taxes.

In witness whereof, we have hereunto set our hands this 5th day of December, 1946.

State of Washington )  
County of Pierce ) SS

On this 5th day of December, 1946, personally appeared before me, Lloyd Walton and Edna B. Walton and Irvin E. Muri and Marion A. Muri, husbands and wives, known to be the persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Ethel A. Mitchell  
Notary Public,  
State of Washington,  
Commission Expires,  
March 21, 1947

Ethel A. Mitchell  
Notary Public in and for the state of  
Washington, residing at Tacoma, Washington.

Protective Covenants Orchard Place

- (A) All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling, not exceed two stories in height and a private garage, for not more than 2 cars, and other outbuildings incidental to residential use of the plot.
- (B) No building shall be located nearer than 20 feet to the front line of the lot not nearer than 10 feet to any side street line. No building shall be located nearer than 7 1/2 feet to any side lot line, except accessory buildings when erected so that the entire building is within a distance of thirty (30) feet from the rear lot line, may occupy the side yard of an inside lot line.
- (C) 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.
- (D) 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.
- (E) No dwelling costing less than \$3000.00 shall be permitted on any lot in this tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 720 square feet in the case of a one-story structure, nor less than 650 square feet in the case of a one and one-half, two, or two and one-half story structure.
- (F) Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance, including finished painting, within one year from date of commencement of construction.
- (G) No persons 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.

I hereby certify that I have surveyed the within described land, that this map is correct and that monuments have been placed at points indicated by circles (o).

D.H. White  
Registered Civil Engineer  
and Land Surveyor  
Tacoma, December 2nd, 1946  
No. 219 Renewal E 853

Approved Feb. 4, 1948

Burwell Bantz  
City Engineer

Approved 194  
J.S. Roberts  
Commissioner of Public Works

D.H. White  
Professional Engineer  
Registered, State  
of Washington

Approved by the City Council of the City  
of Tacoma, Washington, this  
day of , 194

C.V. Fawcett  
President of City Council

Attest Josephine Melton City Clerk

Approved Feb 4 1948

C.V. Fawcett  
Mayor

Seal of City  
of  
Tacoma, 1884

Approved by Tacoma Planning Commission  
February 3, 1948.

L.B. Macdonald Vice President

W.W. Durham

Tacoma, Washington February 9th, 1948

I hereby certify that there are no unpaid  
State or County taxes on the property  
described within.

L.E. Johnson  
Treasurer of Pierce County, Washington  
By  
Pierce County,  
Washington

Filed and recorded at request of Lloyd Walton  
this 9th day of February, 1948, At 7 Minutes  
past 11 O'clock A.M. on page 4041 Volume 14 of  
record of plats

1474486  
J.E. Ford Pierce Co. Auditor  
Auditor of Pierce County, Washington  
By Clare Radek Deputy