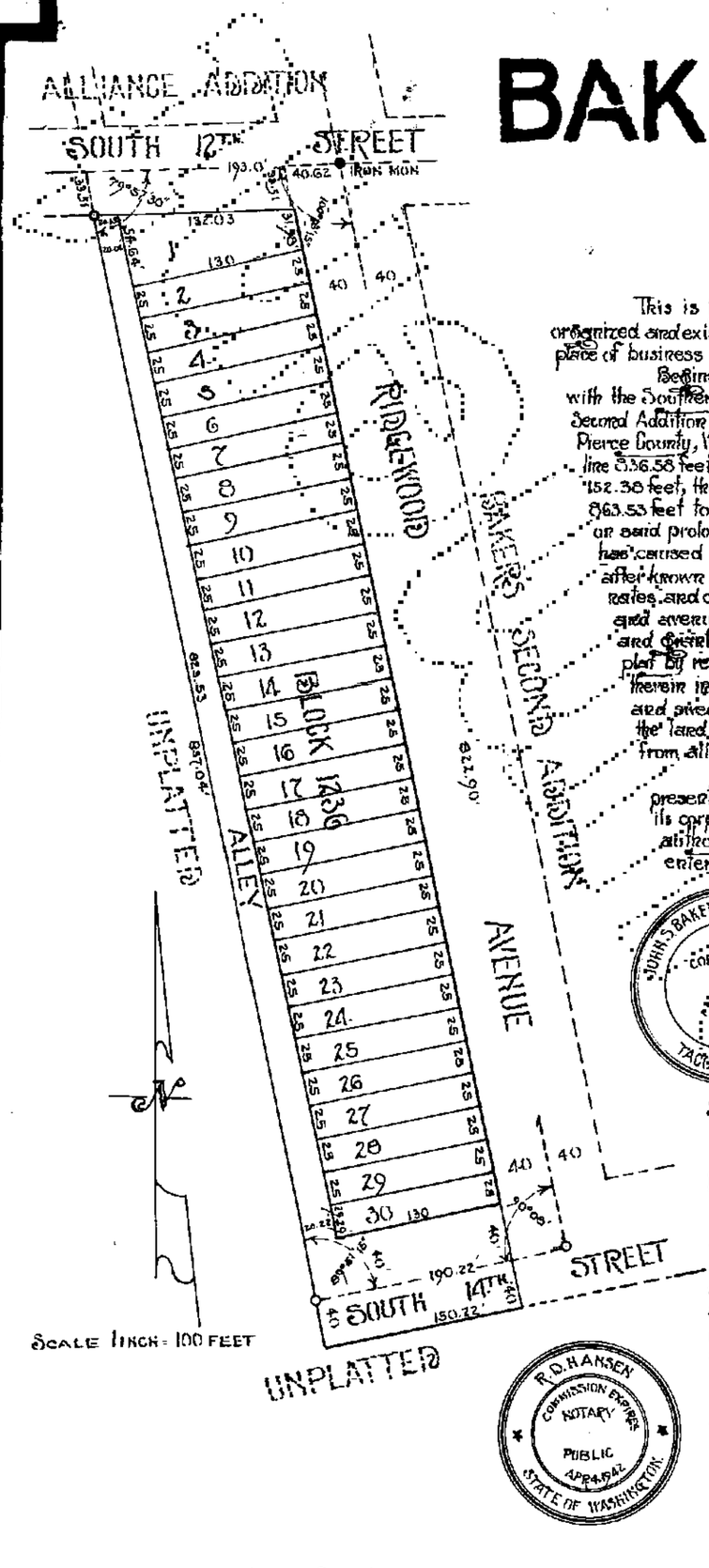
BAKER'S THIRD ADDITION



This is to certify that John S. Baker Investment Company, a corporation organized and existing under the laws of the State of Washington, having its principal place of business at Tacoma, Washington, sole owner of the following described land:

Beginning at the intersection of the Westerly line of Ridgewood Avenue with the Southerly line of South 14th Street as the same are shown on plat of Baker's Second Addition to Tacoma, which plat was recorded in the office of the Auditor of Pierce County, Washington, June 18, 1907 thence running Northerly on said Westerly line 536.58 feet to South line of South 12th Street, thence West on said South line 152.38 feet, thence Southerly parallel to Westerly line of Ridgewood Avenue 863.53 feet to prolongation of Southerly line of South 14th Street, thence Easterly on said prolongation 150.22 feet to beginning, and containing 2.93 acres, more or less, has caused the same to be surveyed and platted as shown hereon, to be hereafter known as Baker's Third Addition and that the said Company hereby donates and dedicates to the use of the public forever the streets, roads, alleys, and avenues shown hereon, and the said Company for itself its successors and grantees waives all claims for damages to the property included in the plat by reason of any cuts or fills made in the streets, roads and avenues therein in the original grading thereof, and the said Corporation certifies and avears that it is the sole owner of the land above described and that the land covered by the streets, roads, alleys, and avenues shown is free from all incumbrances including taxes.

In Witness Whereof the said Corporation has caused these presents to be signed by its President and Secretary and sealed with its corporate seal this 10th day of February 1942, pursuant to and by authority of a resolution of its Board of Trustees duly passed and entered on its records.

JOHN S. BAKER INVESTMENT COMPANY

By John S. Baker
Its President

Attest D.H. Sahlin
Its Secretary

JOHN S. BAKER INVESTMENT CO. CORPORATE SEAL TACOMA, WASH.

STATE OF WASHINGTON } ss
COUNTY OF PIERCE }

On this 10th day of February 1942, personally appeared before me JOHN S. BAKER and D.H. SAHLIN to me known to be the President and Secretary respectively of John S. Baker Investment Company, the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

R.D. Hansen
Notary Public in and for said State residing at Tacoma, Pierce County, Washington.

R.D. HANSEN NOTARY PUBLIC COMMISSION EXPIRES APR 4 1942 STATE OF WASHINGTON

Tacoma, Washington. Mar 28 1942.

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

Paul Newman
Treasurer, Pierce County, Washington
By ____ Deputy

TREASURER OFFICIAL SEAL PIERCE COUNTY, WASHINGTON

1297185

Filed and recorded at request of John S. Baker Investment Co. this 28 day of March 1942, at 28 minutes past 12 O'clock P.M., on page 50 volume 12 of record of Plats.

S. CLIFFORD DAVIS
Auditor, Pierce County, Washington
By ____ Deputy

COUNTY AUDITOR, PIERCE COUNTY SEAL WASHINGTON

I hereby certify that I have surveyed the within described land, that this map is correct and that stone monuments have been placed at points indicated by circles (o) Tacoma, Washington, February 4, 1942.

D.H. White
Registered Professional Engineer

D.H. WHITE STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

Approved 3-2 1942
A.R. Jorgensen
Commissioner of Public Works

Approved 3-2 1942
C.D. Forsbeck
City Engineer

C.D. FORSBECK STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

Approved by the City Council of the City of Tacoma, Washington this 9th day of March, 1942.

Harry P. Cain
President of City Council

Attest Genevieve Martin
City Clerk

Approved March 9, 1942.

Harry P. Cain
Mayor

SEAL THE CITY OF TACOMA 1884

Approved by the Planning Commission March 2 1942

Le J. Merrill
President

N.D. Forsbeck
Secretary

Indexed by McC.
Compared by F. and McF.

PROTECTIVE COVENANTS FOR BAKER'S THIRD ADDITION

Tacoma, Washington

These Covenants are to run with the land and shall be binding on all parties and persons claiming over them until January 1st, 1962, at which times said Covenants shall be automatically extended for successive period of 10 years unless by vote of the majority of the then owners of the lots it is agreed to change said Covenants in whole or in part.

Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the provisions which shall remain in full force and effect.

A. All lots in the tract shall be described as residential lots.
No structure shall be erected, altered, placed or permitted to remain on any residential plot other than one detached single family dwelling not to exceed 2½ stories in height and a private garage for not more than 2 cars.

B. No buildings shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such buildings have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by Baker Investment Company, a Corporation of the State of Washington. In the event Baker Investment Company fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such buildings or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither Baker Investment Company nor its designated representative shall be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of Baker Investment Company shall cease on and after January 1945.

C. No buildings shall be located nearer than 20 feet to the front lot line nor nearer than 8 feet to any side street line. No buildings except a detached garage, or other outbuilding located 75 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

D. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 50 feet at the front building setback line.

E. 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.

F. 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.

G. No dwelling costing less than $2500.00 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 700 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.

H. No persons of any race other than the White or Caucasian race shall use or occupy any building on any lot, except that this Covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

I. That any dwelling or structure erected or placed on any lot in the subdivision shall be completed as to external appearance including finished painting within 6 months from date of commencement of construction and shall be connected to septic tank or public sewer.

JOHN S. BAKER INVESTMENT COMPANY

By John S. Baker
D.H. Sahlin
Pres.
Secy.

JOHN S. BAKER INVESTMENT CO. CORPORATE SEAL TACOMA, WASH.

STATE OF WASHINGTON }
County of Pierce } ss.

On this 10th day of February 1942, before me personally appeared John S. Baker & D.H. Sahlin to me known to be the President and Secretary of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

R.D. Hansen
Notary Public in and for the State of Washington, residing at Pierce County.

R.D. HANSEN NOTARY PUBLIC COMMISSION EXPIRES APR 4 1942 STATE OF WASHINGTON

APPROVED FEBRUARY 4, 1942.
D.H. White
REGISTERED CIVIL ENGINEER

D.H. WHITE STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

For reference only, not for re-sale.