

KNOW ALL MEN BY THESE PRESENTS, THAT ROY HERBERT BOND AND LEONA V. BOND, MORTGAGEE, SOLE OWNERS OF A PARCEL OF LAND LOCATED IN LOT 1, SECTION 27, TWP. 22, NORTH, RANGE 1, W.W.M. AND LOT 2, SEC. 34, TWP. 22 NORTH, RANGE 1 W.W.M., PIERCE COUNTY, WASHINGTON PUBLISHES THIS PLAT MORE FULLY DESCRIBED AS FOLLOWS:-

POINT OF BEGINNING, A POINT LOCATED AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 SECTION 34, TWP. 22 NORTH, RANGE 1, W.W.M.; THENCE, NORTH 18 DEG. 23'17" EAST 1392.55 FT. TO THE NORTH LINE OF LOT 1, SEC. 27, TWP. 22 NORTH, RANGE 1, W.W.M.; THENCE, SOUTH 89 DEG. 46'43" WEST ALONG SAID LINE 425.53 FT. TO AN INTERSECTION WITH THE GOV. MEANDER LINE; THENCE, ALONG THE MEANDER LINE SOUTH 42 DEG. 30' WEST 172.98 FT.; THENCE SOUTH 15 DEG. 00' WEST 756.36 FT.; THENCE SOUTH 58 DEG. 00' WEST 267.96 FT.; THENCE, SOUTH 43 DEG. 30' WEST 327.36 FT.; THENCE, SOUTH 45 DEG. 30' EAST 121.0 FT.; THENCE, SOUTH 77 DEG. 36' WEST 52.80 FT.; THENCE, SOUTH 13 DEG. 18' EAST 889.00 FT.; THENCE, SOUTH 60 DEG. 16'32" WEST 509.77 FT.; THENCE, NORTH 89 DEG. 46'43" EAST 955.95 FT. TO THE EAST LINE OF LOT 2, SEC. 34 TWP. 22 NORTH, RANGE 1, W.W.M.; THENCE, NORTH 00 DEG. 03'05" WEST 349.64 FT.; THENCE, NORTH 43 DEG. 22'30" EAST 134.39 FT.; THENCE, NORTH 2 PIPE IN CONC. DEG. 17'54" EAST 97.50 FT.; THENCE, NORTH 04 DEG. 06'19" THENCE, WEST 97.64 FT.; THENCE, NORTH 09 DEG. 26'33" WEST 98.68 FT.; THENCE, NORTH 37 DEG. 04'24" WEST 121.74 FT.; THENCE, NORTH 00 DEG. 03'05" WEST 292.23 FT. TO POINT OF BEGINNING, COMPRISING 33.988 ACRES ALL LYING WITHIN THE LIMITS OF GOV. LOT 1, SEC. 27, TWP. 22 NORTH, RANGE 1, W.W.M. AND GOV. LOT 2, SEC. 34, TWP. 22 NORTH, RANGE 1, W.W.M. PIERCE COUNTY WASHINGTON. ALSO A PORTION OF THE N.E. 1/4 N.E. 1/4.

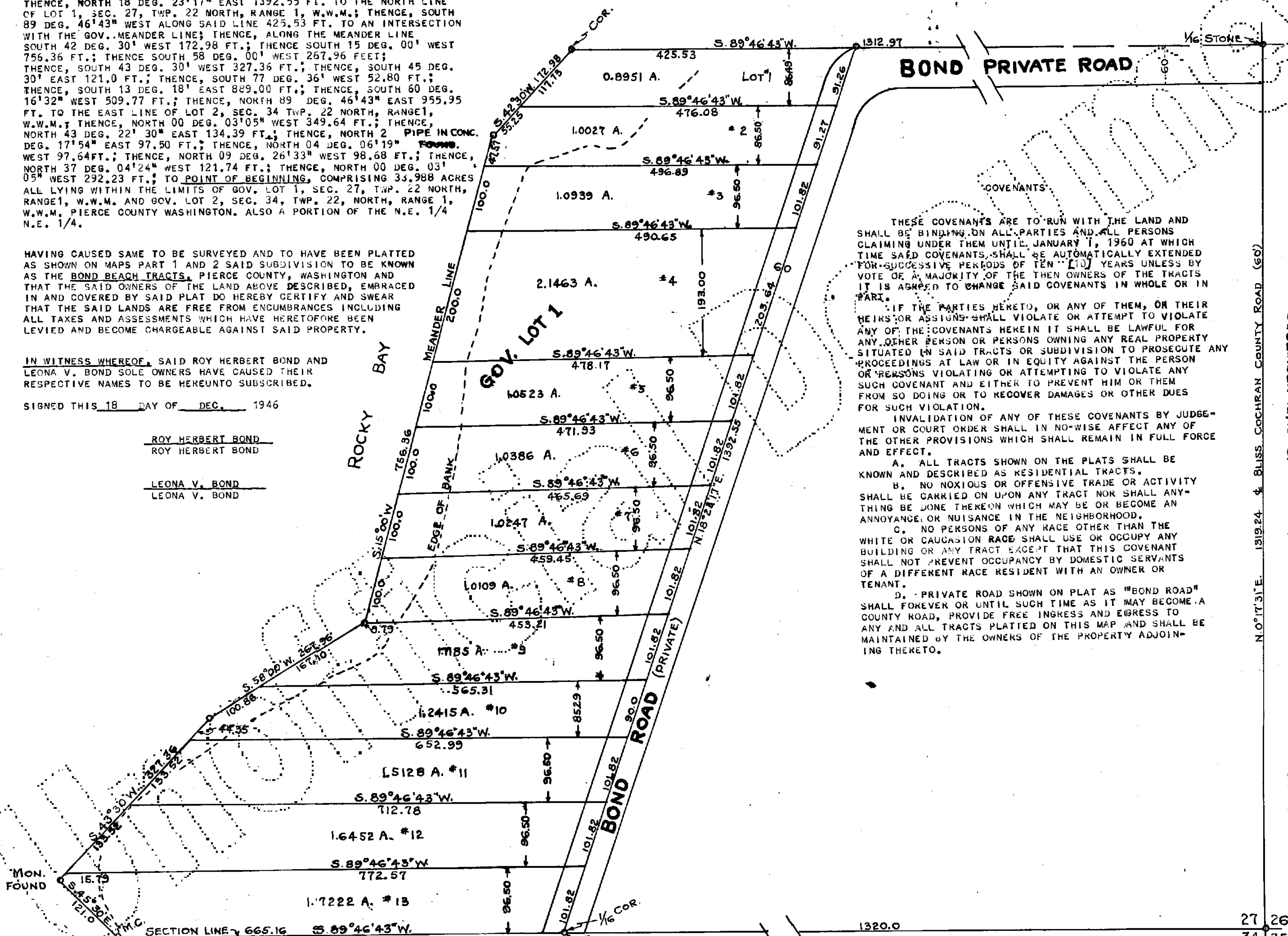
HAVING CAUSED SAME TO BE SURVEYED AND TO HAVE BEEN PLATTED AS SHOWN ON MAPS PART 1 AND 2 SAID SUBDIVISION TO BE KNOWN AS THE BOND BEACH TRACTS, PIERCE COUNTY, WASHINGTON AND THAT THE SAID OWNERS OF THE LAND ABOVE DESCRIBED, EMBRACED IN AND COVERED BY SAID PLAT DO HEREBY CERTIFY AND SWEAR THAT THE SAID LANDS ARE FREE FROM ENCUMBRANCES INCLUDING ALL TAXES AND ASSESSMENTS WHICH HAVE HERETOFORE BEEN LEVIED AND BECOME CHARGEABLE AGAINST SAID PROPERTY.

IN WITNESS WHEREOF, SAID ROY HERBERT BOND AND LEONA V. BOND SOLE OWNERS HAVE CAUSED THEIR RESPECTIVE NAMES TO BE HEREUNTO SUBSCRIBED.

SIGNED THIS 18 DAY OF DEC. 1946

ROY HERBERT BOND
ROY HERBERT BOND

LEONA V. BOND
LEONA V. BOND



THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1960 AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE TRACTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR 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 TRACTS 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 TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

A. ALL TRACTS SHOWN ON THE PLATS SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL TRACTS.

B. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY TRACT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE IN THE NEIGHBORHOOD.

C. NO PERSONS OF ANY RACE OTHER THAN THE WHITE OR CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING OR ANY TRACT EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE RESIDENT WITH AN OWNER OR TENANT.

D. PRIVATE ROAD SHOWN ON PLAT AS "BOND ROAD" SHALL FOREVER OR UNTIL SUCH TIME AS IT MAY BECOME A COUNTY ROAD, PROVIDE FREE INGRESS AND EGRESS TO ANY AND ALL TRACTS PLATTED ON THIS MAP AND SHALL BE MAINTAINED BY THE OWNERS OF THE PROPERTY ADJOINING THERETO.

GOV. LOT 1, SEC. 27, TWP. 22 N., RANGE 1, W.W.M.
GOV. LOT 2, SEC. 34, TWP. 22 N., RANGE 1, W.W.M.
PIERCE COUNTY, WASHINGTON
DECEMBER 12, 1946

SCALE - 1" = 100'

BOND BEACH TRACTS

PIERCE COUNTY, WASHINGTON

PART 1

For reference only, not for re-sale.

THIS IS TO CERTIFY THAT ON THIS 18 DAY OF DEC. 1946
PERSONALLY APPEARED BEFORE ME ROY HERBERT BOND AND
LEONA V. BOND KNOWN TO BE THE INDIVIDUALS DESCRIBED AND
WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR
FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES
HEREIN MENTIONED.
IN WITNESS WHEREOF I HEREUNTO SET MY HAND, AFFIX MY SEAL
THE DAY AND YEAR FIRST MENTIONED ABOVE.

 "DUITON HAYWARD" NOTARY PUBLIC IN AND FOR THE
 "COMMISSION EXPIRES APRIL 14, 1950" STATE OF WASHINGTON RESIDING
 "STATE OF WASHINGTON" IN TACOMA WASH.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE WITHIN/DESCRIBED
LANDS, THAT MONUMENTS HAVE BEEN SET AT POINTS INDICATED
BY [07] CIRCLES, AND THAT THE ATTACHED MAP IS CORRECT.

"NAYES, L. McDONALD - REGISTERED"
 "PROFESSIONAL ENGINEER"
 "STATE OF WASHINGTON"
 "RENEWED JANUARY 2, 1946 REGISTERED"
 "PROFESSIONAL ENGINEER AND"
 "LAND SURVEYOR"

JOHN B. KRILICH
DEPUTY PROSECUTING ATTORNEY

APPROVED BY PIERCE COUNTY PLANNING COMMISSION

D. H. SMUTE G. E. MC MASTER
PRESIDENT SECRETARY DATE MARCH 19TH, 1947

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PIERCE
COUNTY, WASHINGTON

PAUL NEWMAN APRIL 29-1947
CHAIRMAN DATE

L. A. HUDSON
COMMISSIONER

HARVEY D. SCOFIELD
COMMISSIONER

COMMISSIONERS COURT
PIERCE CO. WASHINGTON

APPROVED THIS 19 DAY OF MARCH, 1947
FINCH VAN SLYKE

FINCH VAN SLYKE
COUNTY ROAD ENGINEER ASSIST. ROAD ENGINEER
TACOMA, WASHINGTON

TACOMA, WASHINGTON
I HEREBY CERTIFY THAT THERE ARE NO UNPAID
STATE OR COUNTY TAXES ON OR WITHIN THE
DESCRIBED PROPERTY.
APRIL 15, 1947:

APR 13, 1941

L. R. JOHNSON
Treasurer of Pierce County, Wash.

PIPE IN CONC.
FOUND

TREASURER
OFFICIAL SEAL
STATE OF WASHINGTON

1448090

FILED AND RECORDED AT THE REQUEST OF ROY HERBERT BOND
AND LEONA V. BOND THIS 30TH DAY OF APRIL 1947 AT
14 MIN. PAST 1 P. M. ON PAGE 5/6 VOL. 14
OF RECORD OF PLATS.

J.E.FORD, PIERCE CO. AUDITOR

CLARE RADEK
COUNTY AUDITOR PIERCE COUNTY
SEAL
WASHINGTON
DEP. AUDITOR OF PIERCE CO., WASH.
S. 89°49'12"W

For reference only, not for re-sale.

COMPARED BY WJ + Jmp
INDEXED BY A.J.