

FREEMAN'S SUBDIVISION NO 1.

This is to certify that we, Magnus Freeman and Bertha M. Freeman, husband and wife now and at all times since acquiring the land herein platted, sole owners of the following described land in the County of Pierce and State of Washington; Beginning at the southwest corner of Government Lot one (1) in the northwest quarter of Section Thirty-five (35), Township Twenty (20) North, range two (2) east, Williamette Meridian; thence on the south line of said lot east 69.45 (measured 71.99) feet, to the easterly line of the Manitou Custer County Road and true place of beginning; thence continuing on said line of Government lot 1, East 590.74 (measured 587.70) feet to the West line of the John Dower County Road; thence on said West line of Road North 850 (measured 845.24) feet more or less to the intersection with the Easterly line of the Manitou Custer County Road; thence on said Easterly line of Road Southwesterly 1035 (measured 1030.46) feet more or less to true place of beginning and containing 5.70 acres more or less, have caused the same to be surveyed and platted as shown hereon, to be hereafter known as Freeman's Subdivision No. 1.

We further certify that we are the sole owners of the land hereby platted and that the same is free from all incumbrances including taxes.

In witness whereof, we have hereunto set our hands this 27 day of April, 1948.

Magnus Freeman
Bertha M. Freeman

State of Washington }
County of Pierce } SS

This is to certify that on this 27th day of April, 1948, personally appeared before me Magnus Freeman and Bertha M. Freeman, his wife, to me known to be the individuals described in 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 therein mentioned.

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

Anthony W. Carr, Notary
Public, State of
Washington, Commission
Expires Jan. 12, 1952

Anthony W. Carr
Notary Public in and for the State
of Washington, residing at Tacoma,
Washington

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

Tacoma, Wash., April 22, 1948
No 219 Renewal E 1940

D.H. White
Registered Civil Engineer and Land
Surveyor.

May 3rd, 1948 Approved May 20, 1948 as to form.

Finch Van Slyke
County Engineer

Finch Van Slyke
Professional
Engineer,
Registered, State
of Washington

H.B. Soule
Deputy Prosecuting Attorney

Approved by the Board of County Commissioners of Pierce County, Washington, this 24 day of May, 1948.

Paul Newman
Harvey O. Scofield
Commissioners

L.A. Hudson

Approved by Pierce County Planning Commission May 4th, 1948.

Commissioners Court
Pierce County,
Washington

C.V. Munsey
President
G.E. McMaster
Secretary

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

Treasurer, Pierce
County, Washington
Official Seal

L.R. Johnson
Treasurer of Pierce County, Washington
By Deputy

PROTECTIVE COVENANTS FREEMAN'S SUBDIVISION No.1

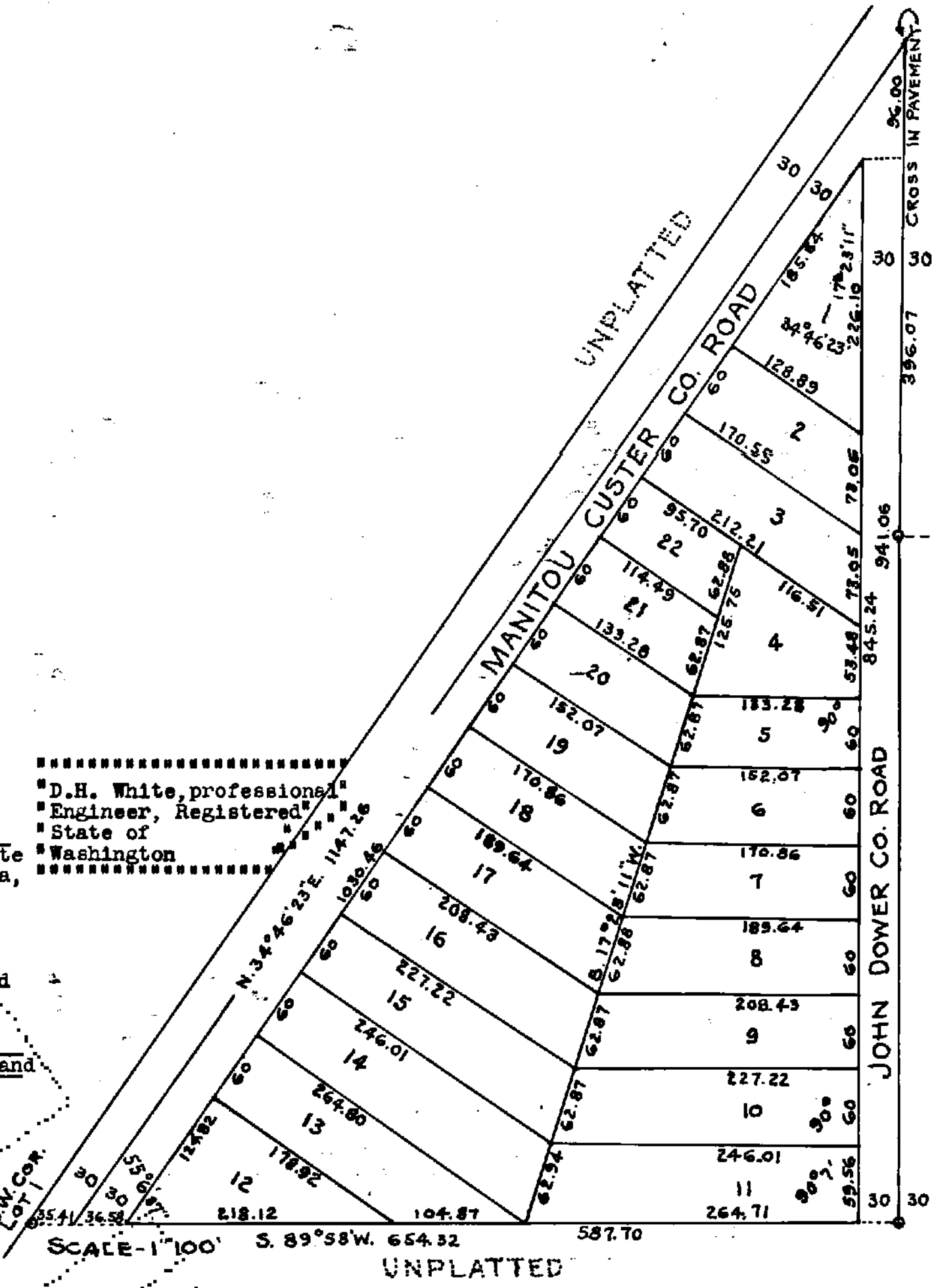
- (A) All lots in the tract shall be known and described as residential lots.
- No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling, not to exceed two stories in height and a private garage, for not more than 2 cars and other outbuildings incidental to residential use of the plot, without permission in writing from Magnus Freeman or his assigns.
- (B) No building shall be located nearer than 30 feet to the front line of the lot nor 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 any 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.

1485028

Filed and recorded at the request of Magnus Freeman this 24 day of May, 1948, at 1 minutes past 11 o'clock, A.M., on page 49, volume 14, of record of plats.

County Auditor,
Pierce County,
Washington,
Seal

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



PONTON ACRE TRACTS

LEGNA PARK

For reference only, not for re-sale.