

GRIGGS ACRES

PIERCE COUNTY, WASHINGTON

SCALE - 1" = 150'

REPLAT OF A PORTION OF LOT "L" BLOCK "C" TOWNSITE OF INTERLAKEN

THIS IS TO CERTIFY THAT GRACE I. W. GRIGGS, INDIVIDUALLY, AND GRACE I. W. GRIGGS AS EXECUTRIX OF THE ESTATE OF E. G. GRIGGS, DECEASED, OWNER OF PART OF LOT "L" BLOCK "C" TOWNSITE OF INTERLAKEN ALSO AN ABANDONED R/W 60 FEET WIDE ABUTTING ON THE NORTH SIDE LOCATED IN SEC. 10, T. 19 N., R. 2 E. W.M. EXCEPTING THEREFROM RIGHT OF WAY FOR COUNTY ROAD AT THE SOUTHEASTERLY CORNER OF SAID LOT. SAID PART OF LOT "L" AND RIGHT OF WAY BEING DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF LOT "C" BLOCK "C" TOWNSITE OF INTERLAKEN, THENCE ON THE SOUTH LINE OF LOT "C" S 89° 24' E 1.96 FEET, THENCE S 8° 33' E 623.21 FEET, THENCE N 81° 27' E 290 FEET TO THE WEST LINE OF GRAVELLY LAKE DRIVE, THENCE S 8° 33' E 520.39 FEET TO A POINT ON A CURVE; THENCE TURNING TANGENT WITH SAID CURVE BEARING S 40° 06' W, THENCE ON SAID CURVE TO THE RIGHT HAVING A RADIUS OF 161 FEET FOR A DISTANCE OF 140.52 FEET TO A POINT ON THE NORTH LINE OF VETERANS DRIVE, THENCE N 89° 20' W 556.59 FEET, THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 60 FEET FOR A DISTANCE OF 94.07 FEET TO A POINT ON THE WEST LINE OF SAID LOT "L" THENCE ON SAID WEST LINE N 0° 30' E 680 FEET, THENCE S 89° 20' E 335.8 FEET, THENCE N 8° 33' W 151.96 FEET, THENCE N 89° 20' W 311.90 FEET, THENCE ON THE WEST LINE OF SAID LOT "L" N 0° 30' W 195.93 FEET, THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 60 FEET FOR A DISTANCE OF 86.92 FEET, THENCE ON A CURVE OF THE LEFT HAVING A RADIUS OF 674.8 FEET A DISTANCE OF 228.08 FEET TO THE WEST LINE OF SAID LOT "C" BLOCK "C" THENCE S 0° 28' W 226.35 FEET TO P.O.B. AND THE ABOVE NAMED OWNER OF SAID TRACTS HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND DOES RECORD THE SAME UNDER THE TITLE "GRIGGS ACRES PIERCE COUNTY WASHINGTON" AND SHE FURTHER CERTIFIES THAT SHE IS THE SOLE OWNER OF THE LAND ABOVE DESCRIBED AND THAT THE WHOLE IS FREE FROM INCUMBRANCES INCLUDING TAXES. IN WITNESS THEREOF THE SAID OWNER HAS HEREUNTO SET HER HAND AND SEAL.

THIS 16TH DAY OF SEPTEMBER, 1940

GRACE I. W. GRIGGS
INDIVIDUALLY AND AS EXECUTRIX OF THE
ESTATE OF E. G. GRIGGS, DECEASED.

STATE OF WASHINGTON: SS
COUNTY OF PIERCE

I, CYRUS HAPPY A DULY QUALIFIED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT ON THIS 16TH DAY OF SEPTEMBER, 1940, PERSONALLY APPEARED BEFORE ME GRACE I. W. GRIGGS, INDIVIDUALLY, AND GRACE I. W. GRIGGS AS EXECUTRIX OF THE ESTATE OF E. G. GRIGGS, DECEASED, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID INDIVIDUAL, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND CAUSED MY OFFICIAL SEAL TO BE AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN

CYRUS HAPPY
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON RESIDING AT TACOMA.

"CYRUS HAPPY, NOTARY PUBLIC"
"STATE OF WASHINGTON"
"COMMISSION EXPIRES NOV. 13, 1943"

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED UPON THE PROPERTY DESCRIBED WITHIN ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY DISCHARGED.

PAUL NEWMAN
TREASURER OF PIERCE COUNTY, WASHINGTON

"TREASURER"
"PIERCE COUNTY WASHINGTON"
"OFFICIAL SEAL"

WE HEREBY CERTIFY THAT ALL DISTANCES, COURSES AND ANGLES SHOWN ON THE ACCOMPANYING MAP "GRIGGS ACRES, PIERCE COUNTY, WASHINGTON", ARE CORRECT AND THAT STONE MONUMENTS OR PIPES ARE PLACED AT POINTS INDICATED BY SMALL CIRCLES.

L. A. NICHOLSON AND SONS
REGISTERED PROFESSIONAL ENGINEERS AND LAND
SURVEYORS.

"L. A. NICHOLSON, PROFESSIONAL ENGINEER"
"STATE OF WASHINGTON"
"REGISTERED"

APPROVED THE 5TH DAY OF SEPTEMBER, 1944.

LESTER M. COREY
COUNTY ENGINEER

"LESTER M. COREY, PROFESSIONAL ENGINEER"
"STATE OF WASHINGTON"
"REGISTERED"

APPROVED THIS 5TH DAY OF SEPTEMBER, 1944.

THEO. L. DE BORD
DEP. PROSECUTING ATTORNEY

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PIERCE COUNTY, WASHINGTON THIS 12TH DAY OF SEPTEMBER, 1944.

DAVID L. STONE
CHAIRMAN

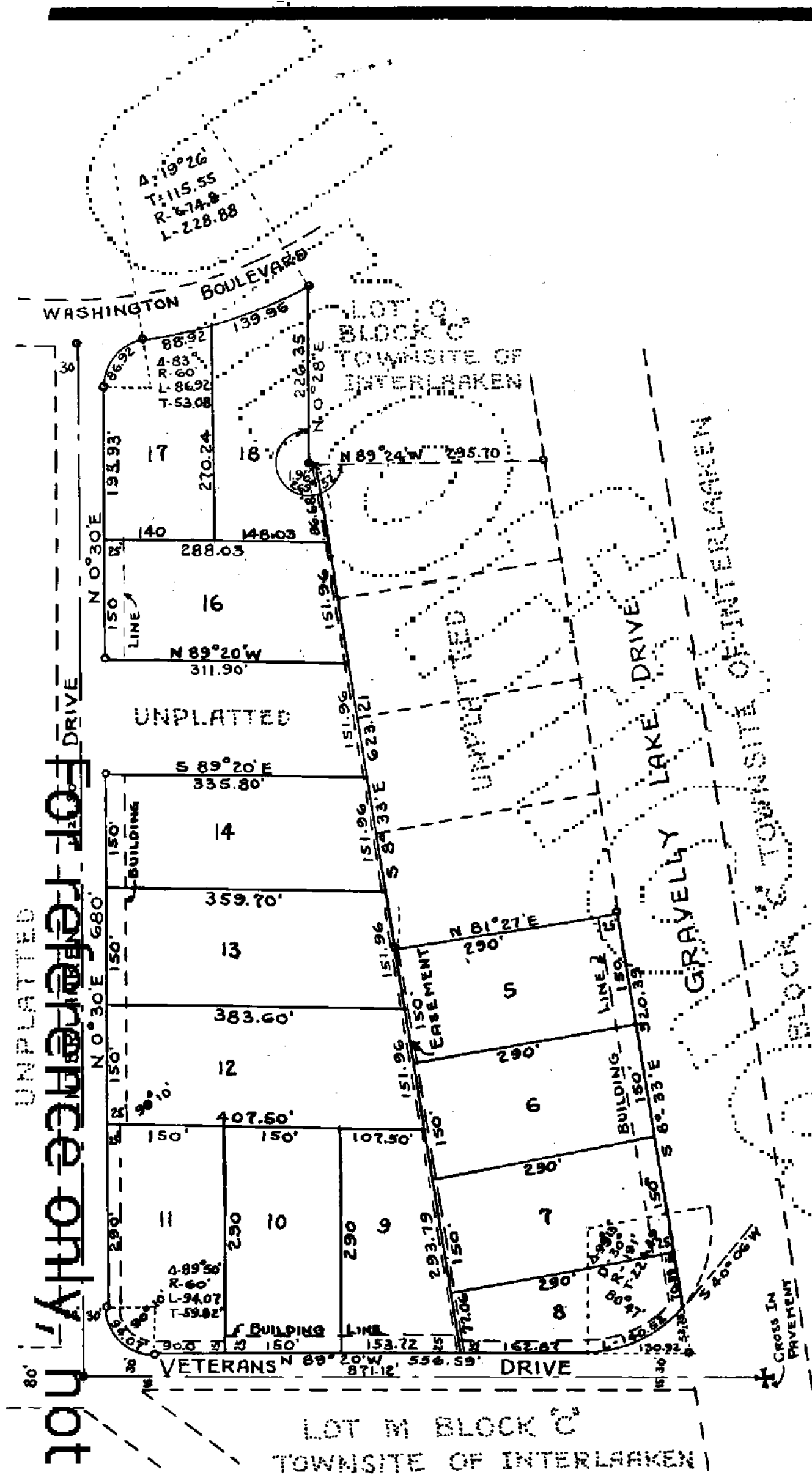
HARVEY O. SCOFIELD
R. F. GLEASON

"COMMISSIONERS COURT"
"PIERCE COUNTY WASHINGTON"

FILED AND RECORDED AT THE REQUEST OF C. L. PIERCE THIS 6TH DAY OF NOVEMBER, 1944, AT 39 MINUTES PAST 10 O'CLOCK A.M. ON PAGE 24 VOLUME 13 OF RECORD OF PLATS.

"COUNTY AUDITOR, PIERCE CO."
"WASHINGTON"
"SEAL"

J. E. FORD, PIERCE CO. AUDITOR
AUDITOR OF PIERCE COUNTY, WASHINGTON
BY W. C. THAYER, DEPUTY



RESTRICTIONS (APPLIES TO LOTS 5, 6, 7 & 8)

NO STRUCTURE SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE.

NO BUILDINGS SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT NEARER THAN 25 FEET FROM THE FRONT LOT LINE, NOR NEARER THAN 5 FEET TO ANY SIDE LOT LINE, THE SIDE LINE RESTRICTION SHALL NOT APPLY TO A GARAGE LOCATED ON THE REAR ONE-QUARTER OF A LOT, EXCEPT THAT IN CORNER LOTS NO STRUCTURE SHALL BE PERMITTED NEARER THAN 15 FEET TO THE SIDE STREET LINE.

NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED INTO BUILDING PLOTS HAVING LESS THAN 5000 SQUARE FEET OF AREA OR A WIDTH OF LESS THAN 50 FEET EACH, NOR SHALL ANY BUILDING BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT HAVING AN AREA OF LESS THAN 5000 SQUARE FEET OR A FRONTAGE OF LESS THAN 50 FEET.

NO NOXIOUS OR OFFENSIVE TRADE 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.

NO RACE OR NATIONALITY 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 OR NATIONALITY EMPLOYED BY AN OWNER OR TENANT.

NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUT-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.

NO DWELLING COSTING LESS THAN \$3000 SHALL BE PERMITTED ON ANY LOT IN THE TRACT, AND THE GROUND FLOOR SQUARE FOOT AREA THEREOF SHALL NOT BE LESS THAN 800 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 OR TWO STORY STRUCTURE.

A PERPETUAL EASEMENT IS RESERVED OVER THE REAR FIVE FEET OF EACH LOT FOR UTILITY INSTALLATION AND MAINTENANCE.

THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES HERETO AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1964, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL TERMINATE. (HOWEVER, THE COVENANTS AND RESTRICTIONS HEREIN CONTAINED OR ANY PORTION THEREOF, MAY BE EXTENDED FOR ADDITIONAL PERIODS OF TIME BY MAKING APPROPRIATE PROVISIONS THEREFOR.)

IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS, EXECUTORS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS HEREIN BEFORE JANUARY 1, 1964, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY OTHER LOTS IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT OR RESTRICTION, EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS.

INVALIDATION OF ANY ONE 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.

I HEREBY CERTIFY THAT THE WITHIN PLAT OF GRIGGS ACRES IS DULY APPROVED BY THE PIERCE COUNTY PLANNING COMMISSION THIS 5TH DAY OF SEPTEMBER AD. 1944.

C. H. PENNINGTON
CHAIRMAN

G. E. MCMASTER
PLANNING ENGINEER

"G. E. MCMASTER, PROFESSIONAL ENGINEER"
"STATE OF WASHINGTON"
"REGISTERED"

NO. 1356959

COMPARED BY Maxine Haff & Elsie Jensen
INDEXED BY A. G.

1484466

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THIS INDENTURE WITNESSETH, That

GRACE I. W. GRIGGS

partY of the first part, for and in consideration of the sum of
Ten DOLLARS,
and other valuable consideration
in lawful money of the United States of America, to her in hand paid by
HAZEL H. RUSHMORE, a single woman

partY of the second part, ha^s GRANTED, BARGAINED, and SOLD, and by these presents
do^{es} Grant, Bargain, Sell and Convey unto the said partY of the second part, and to
her heirs and assigns, the following described real property, situate, lying and
being in the county of Pierce, State of Washington, to-wit:

Lots 9, 10, and 12, Griggs Acres, Pierce County, Washington,

as recorded in Volume 13, Page 24 of Record of Plats

Subject to restrictions attached.

- (a) No structure shall be erected on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a one or two car garage.
- (b) No building shall be erected on any residential building plot nearer than 25 feet from the front lot line, nor nearer than 5 feet to any side lot line. The side line restriction shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots no structure shall be permitted nearer than 15 feet to the side street line.
- (c) No residential lot shall be resubdivided into building plots having less than 5,000 square feet of area or a width of less than 50 feet each, nor shall any building be erected on any residential building plot having an area of less than 5,000 square feet or a frontage of less than 50 feet.
- (d) No noxious or offensive trade 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.
- (e) No race or nationality 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 or nationality employed by an owner or tenant.
- (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 residence of a temporary character be permitted.
- (g) No dwelling costing less than \$3,000 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall not be less than 800 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 or two-story structure.
- (h) A perpetual easement is reserved over the rear five feet of each lot for utility installation and maintenance.
- (i) These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1964, at which time said covenants and restrictions shall terminate. (However, the covenants and restrictions herein contained, or any portion thereof, may be extended for additional periods of time by making appropriate provisions therefor.)
- (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 January 1, 1964, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- (k) Invalidation of any one 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.

Filed for record March 6, 1939, in Volume 613 of Deeds, at Page 113, Auditor's Office of Pierce County, as to Lots 1, 2, 3, 4, 5, 6, 7 of an unrecorded subdivision of Lot "L", Block "C", Townsite of Interlaaken.

Filed and recorded November 6, 1944, in Volume 13, Page 24, of Record of Plats, as to Lots 5, 6, 7, 8, Griggs Acres.

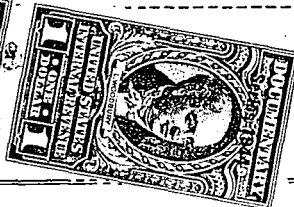
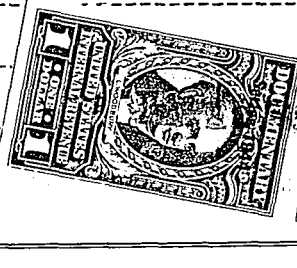
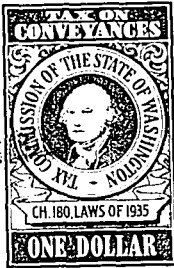
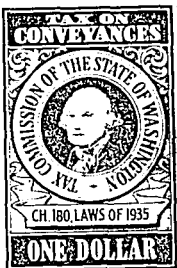
TO HAVE AND TO HOLD, The said premises, with all their appurtenances, unto the said party of the second part and to her heirs and assigns forever; and the said Grace I. W. Griggs party of the first part, for herself and for her heirs, executors and administrators, does hereby covenant to and with the said party of the second part her heirs and assigns, that she is the owner in fee simple of said premises, and that they are free from all incumbrances prior to February 19, 1944

and that she will WARRANT and DEFEND the title thereto against all lawful claims whatsoever, prior to February 19, 1944

WITNESS, my hand and seal this 16th day of February A. D., One Thousand Nine Hundred and Forty-five

Signed, Sealed and Delivered in Presence of

Grace I. W. Griggs (Seal)
(Seal)
(Seal)



STATE OF WASHINGTON,
County of Pierce } 88.

I,

a Notary Public in and for the said State, do hereby certify that on this twenty first day of February, 1945, personally appeared before me

GRACE I. W. GRIGGS

to me known to be the individual described in and who executed the within instrument, and acknowledged that she signed and sealed the same as her 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 in this certificate first above written.

Notary Public in and for the State of Washington, residing at Tacoma in said County.

Filed for record May 18, 1948 11 41 a.m.
Request of Hazel H. Rushmore
J. E. FORD, County Auditor

