

PETER C. JACKSON and  
NETTIE L. JACKSON

TO THE PUBLIC:

1 RESTRICTIONS FOR HIGHLAND VIEWS, PIERCE COUNTY,  
2 WASHINGTON.

3 KNOW ALL MEN BY THESE PRESENTS: That Peter C. Jackson and  
4 Nettie L. Jackson, husband and wife, the original owners of Blocks  
5 1, 2, 3 and 4 of the original plat of Highland View, according  
6 to the recorded plat thereof, Pierce County, Washington, do here-  
by adopt the following covenants and restrictions to run with  
the land and to affect all of said property and all purchasers  
thereof, subsequent to the date hereof:

7 I. All lots and tracts shall be known and used exclusively  
8 as residential lots and not to be used for business purposes in  
any manner, excepting Lot 1, Block 1.

9 II. No Noxious or offensive trade or activity of any kind  
10 shall be carried upon any lot, and no nuisance of any kind shall  
be allowed thereon.

11 III. No person of any race other than the white or Caucasian  
12 race shall use or occupy any buildings on any lots, except that  
this covenant shall not prevent occupation by domestic servants  
13 of a different race domiciled with an owner or tenant.

14 IV. No trailer, shack, garage or other out building in the  
15 tract shall be at any time used as a residence, temporarily or  
permanently.

16 V. No Dwelling costing less than \$2500 shall be erected  
17 on any of said lots in said Blocks 1, 2 and 4 and no dwelling  
18 costing less than \$1500 shall be erected on any lots in said  
Block 3; no such dwelling or building shall be erected closer  
than 15 feet from the property line abutting upon the highway  
or street.

19 VI. No building shall be erected on any tract having less  
20 than 6000 square feet or a width of less than 60 feet at the  
front building line.

21 VII. No swine or goats or more than 50 chickens or rabbits  
22 shall be kept on any tract, nor other animals thereon, except  
23 1 cow or horse, if the County sanitary restrictions are com-  
plied with.

24 VIII. That these covenants are to run with the land and shall  
25 be binding on all parties and on persons claiming under them  
until January 1st, 1955, at which time said covenants shall de-  
termine and cease.

26 IX. It is understood and agreed that these restrictions are  
27 for the benefit not only of the declarants herein, but for the  
28 benefit of the subsequent purchasers and occupiers of said pro-  
perty and may be enforced by any one thereof by restrainer or  
injunction or other Court procedure.

29 X. Invalidity of any of these covenants by judgment or  
30 Court order shall in nowise affect any of the other provisions,  
which shall remain in full force and effect.



1 XI. By consenting to these covenants and conditions any  
 2 grantees of any Lot or Parcel in any of said Blocks prior to  
 3 the date hereof, thereby become automatically bound thereby and  
 4 parties to this agreement.

5 We, the undersigned owners of the property in the above and  
 6 foregoing described addition set forth opposite our names hereto,  
 7 hereby adopt the foregoing covenants and restrictions as to our  
 8 property and consent to be bound thereby, for ourselves, heirs  
 9 or assigns.

| NAME OF HUSBAND AND WIFE         | PROPERTY OWNED<br>LOTS BLOCK                                                                                                                         |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| H. A. BRIGGS COMPANY             | The E. 120' strip off the N. side of Lot 1<br>Blk. 4 Highland Views 66.35' wide on<br>the E. Bdy + 65.72' on the west.                               |
| H. A. BRIGGS COMPANY             | The W. 120' of a strip off the N. side of<br>Lot 1 Blk. 4 + 64.60' wide on E. Bdy + 63.97'<br>wide on the W. Bdy. Highland Views                     |
| H. Kenward                       | The S. 250 ft. of Lot 4 Blk. 3 Highland Views                                                                                                        |
| Rose Kenward                     | E. 71.03 ft. of the W. 191.03 ft. of Lot 1 Blk.<br>4 and the E. 71.03 ft. of the N. 44 ft. of W.<br>191.03 of Lot 2 Blk. 4 Highland Views            |
| Carol Naomi Shoup                | The E. 71.03 ft. of the 535 ft. of W. 191.03 ft.<br>of Lot 5 Blk. 4, and the E. 71.03 ft. of the<br>W. 191.03 ft. of Lot 6 Blk. 4 Highland Views     |
| Monroe Danforth<br>Opel Danforth | The E. 71 ft. of the W. 262.03 of Lot 1<br>Blk. 4, and E. 71 ft. of the N. 44 of the<br>W. 262.03 ft. of Lot 2 Blk. 4 Highland Views                 |
| Mrs Fred Toell                   | The E. 71 ft. of the W. 333.03 ft. of Lot<br>1 Blk. 4 and the E. 71 ft. of the N.<br>44 ft. of the W. 333.03 ft. of Lot 2, Blk.<br>4 Highland Views. |
| Fred W. Toell                    | The E. 120 ft. strip of the N. side of<br>Lot 1 Blk. 4 66.35 ft. wide on the<br>E. Bdy. and 65.72 ft. wide on the W.<br>Bdy. Highland Views.         |
| Leon Saffner                     | Lot 1 Blk 2 Highland Views                                                                                                                           |
| C. A. Bailey                     | The W 65 ft. of the E 315 ft. of Lots 6 + 7<br>of Block 2 Highland Views                                                                             |
| Mrs. C. A. Bailey                | Lot 1, Blk. 2 Highland<br>Views                                                                                                                      |
| Harold P. Larsen                 |                                                                                                                                                      |
| Elnora D. Larsen                 |                                                                                                                                                      |
| Clarence G. Brooks               |                                                                                                                                                      |
| Robert S. Methven                |                                                                                                                                                      |
| Phyllis E. Methven               |                                                                                                                                                      |

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Hazel P. Lindsay  
Harry W. Lindsay  
Neoma Telling  
Morris O. Telling

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The W. 120 ft. of the S. 16 ft. of Lot 1 Blk. 4 and  
the W. 120 ft. of the N. 44 ft. of Lot 2 Blk. 4

Alex. Leland  
Amanda Leland

Lot 9 Blk. 2 Highland Views

The E. 71.03 ft. of W. 191.03 ft. of Lot 1 Blk. 4 &  
the E. 71.03 ft. of W. 44 ft. of W. 191.03 ft. Lot 2  
Blk. 4 Highland Views

Gladys W. Mortimer

The E. 71 ft. of W. 333.03 ft. of Lot 1 Blk. 4 & the  
E. 71 ft. of W. 44 ft. of W. 333.03 ft. of Lot 2  
Blk. 4 Highland Views.

Bert R. Mortimer

Henry W. Brooks

Lot 8 Block 3 Highland Views

Anna V. Brooks

Peter C. Jackson  
Nettie L. Jackson

State Of Washington )  
County of Pierce ) SS.

I, the Undersigned, a Notary Public in and for the said State, do hereby certify that on this 28 day of August, 1941, personally appeared before me Peter C. Jackson and Nettie L. Jackson, husband and wife,

to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed 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 in this certificate first above written.

*M. H. Hoffman*  
Notary Public in and for the State of Washington, residing at Tacoma.



# HIGHLAND VIEWS



SCALE  
1 inch = 100 FT.  
Auditor's Note:-  
Reduced in recording  
1 inch = 150 feet.

Approved this 4th day of Dec. 1939.  
E. H. White  
County Engineer.



### DESCRIPTION

This plat of Highland Views contains all of the northeast quarter (N.E. 1/4) of the southwest quarter (S.W. 1/4) of Sec. 10, T.20N, R. 2E, N.M. Less County Roads. I hereby certify that an actual survey of this tract has been made from existing monuments, that distances and angles are shown hereon correctly, that lot and block corners have been staked on the ground and monuments set at points indicated by circles.

C. J. McConkey  
Civil Engineer



Auditor's Note:-  
Restrictions filed and recorded September 28, 1941 in Volume 676 Page 367 Record of Deeds, Auditor's Office.

SEE REPLAT OF BLS 1 and 4 P. 53

### DEDICATION

This is to certify that Peter C. Jackson and Nettie L. Jackson, husband and wife, owners in fee simple of the tract of land platted in the plat of Highland Views hereby declare this plat and dedicate all the streets shown hereon to the use of the public forever.

Attest

*Peter C. Jackson*  
*Nettie L. Jackson*

State of Washington, ss  
County of Pierce.

This is to certify that on this 14th day of December 1939 before me, the undersigned, a Notary Public, personally appeared Peter C. Jackson and Nettie L. Jackson, his wife, to me known to be the persons who executed the foregoing dedication and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

*Robert McLean*  
Notary Public in and for the State of Washington, residing at Tacoma.



Tacoma, Wash. Dec 20 1939

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

*Paul Newman*  
Treasurer Pierce Co., Wash.  
by *Leslie Luman*  
Dep.



Indexed by *W.C.*  
Compared by *W.C.*

Approved by the Board of County Commissioners of Pierce County Washington, Jan. 16, 1940

*Wm. Leiger* Clerk  
*Geo. Dehant* Chairman  
*L.H. Melton*



Approved this 20th day of December 1939

*E. B. Johnson*  
Deputy Prosecuting Attorney, Pierce Co., Wa.

1255465

Filed and recorded at the request of Peter C. Jackson This 22nd day of January 1940 at 2:25 minutes past 2 o'clock PM on page 22 Vol. 12 of record of plats, Pierce County, Washington.



*P. Clifford Davis*  
Auditor, Pierce County, Wash.

*Wm. Leiger* Deputy

For reference only, not for sale.