

PROTECTIVE COVENANTS
LAKEWOOD PARK
TACOMA, WASHINGTON.

- (a) No building shall be erected on any building plot except one detached family dwelling and a one or two-car garage.
- (b) No lot shall be resubdivided into building lots having less than 5,000 square feet or a width of less than 50 feet each.
- (c) No building shall be erected on said premises nearer than 25 feet from the front line, nor nearer than 6 feet to any side lot line. This covenant shall not apply to a garage located on the rear one-quarter of said premises.
- (d) No noxious or offensive trade shall be carried on upon the said premises nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Intoxicating liquors may not be sold.
- (e) No race other than Caucasian shall use or occupy any dwelling on the premises except that this covenant shall not prevent occupancy of domestic servants of a different race or nationality employed by an owner or tenant.
- (f) No garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence for a longer period than one year.
- (g) No structure shall be moved onto said premises unless it meets with the approval of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with similar structures in the tract.
- (h) No building shall be erected on said premises until the design and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners of lots in said subdivisions. However, in the event that such committee is not in existence or fails to approve such design or location within a reasonable time, then such approval will not be required. However, all dwellings erected either with or without the approval of the committee shall have a ground floor area of not less than 600 square feet, in the case of a one story structure, and shall have a floor area of not less than 1,000 square feet in the case of a one and a half or two story structure, and in any event the cost of the structure shall not be less than \$2,000.00.
- (i) Until such time as a public sewage disposal system is provided, sewage disposed shall be by means of approved-septic tanks, and cesspools or other means shall not be permitted.
- (j) The covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them, until January 1, 1963, at which time said covenants and restrictions shall terminate.
- (k) 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, 1963, it shall be lawful for any other person or persons owning any other lots in said addition to prosecute any proceeding at law or in equity against the persons violating or attempting to violate any such restriction, and either to prevent him or them from so doing, or to recover damages or other dues for such violations.

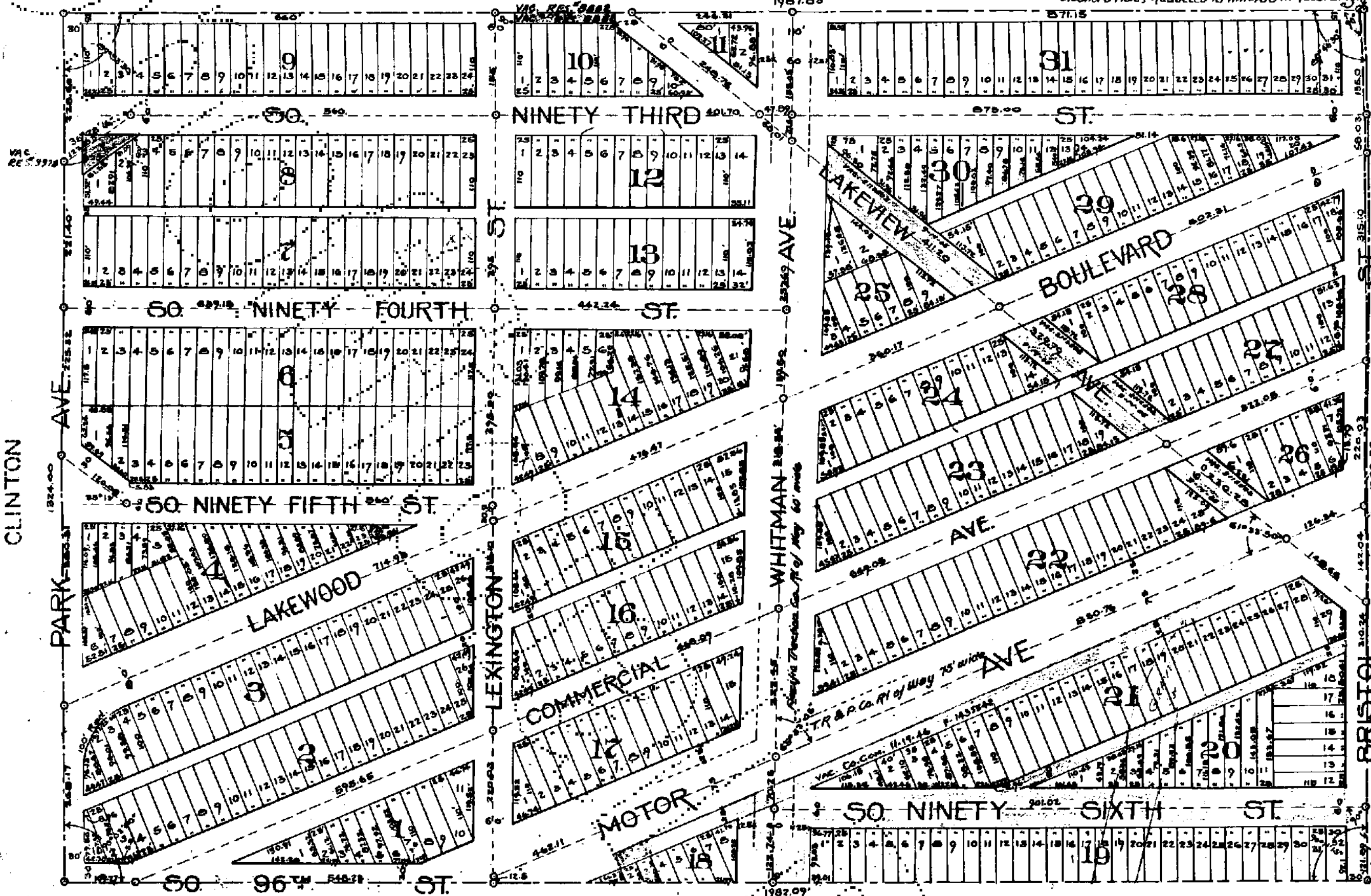
Filed for record Nov. 12, 1952 1207
Request of Eisenhauer, Kuntz, Ramsdell
JACK W. SONNTAG, Co. Auditor

LAKEWOOD, SUBDIVISION No. 1. PIERCE CO., WASH.

UNPLATTED

Scale 1 in. = 100'

Auditor's Note: Reduced to 1 in. = 150' in Recording



UNPLATTED

Know all men by these presents: That Tallman-Thompson Co. a corporation duly organized, and existing under the laws of the STATE of WASHINGTON, sole owner of the following described property, to wit: The S.W. 1/4 of the S.W. 1/4 and the west 1/2 of the S.E. 1/4 of the S.W. 1/4 of Section 35, Twp. 20 N. & 2 E. W.M., here caused the same to be surveyed and plotted according to this map, to be hereafter known as LAKEWOOD, SUBDIVISION NO. 1, PIERCE CO., WASH., and that the same is free from all incumbrances and that the said Company hereby dedicates and dedicates to the use of the public forever the streets, avenues and alleys shown hereon subject to the rights-of-way of the Tacoma Railway and Power Company and Pacific Traction Company but dedicating and dedicating to the public however all street and highway crossings across said rights-of-way in so far as the grantors here the legal right so to do as reserved in the deeds to the said rights-of-way.

In witness whereof the said Tallman-Thompson Co. has caused these presents to be signed by its President and attested by its Secretary and sealed with its corporate seal this 4th day of Feb. 1910, pursuant to and in accordance with a resolution of its Board of Trustees duly passed and entered on its records.



TALLMAN-THOMPSON CO

By L.L. Tallman
its President
Attest: M.P. Thompson
its Secretary

State of Washington } ss.
County of Pierce

I Franklin Fogg a duly qualified Notary Public in and for said County and State do hereby certify that on this 4th day of February 1910 before me personally appeared L.L. Tallman & M.P. Thompson to me known to be the President and Secretary of the corporation that executed the 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 each on oath stated that they were authorized to execute said instrument and that the seal attached is the corporate seal of said corporation.

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



Indexed by Thompson
Compared by [unclear] and [unclear]

Franklin Fogg
Notary Public in and for the State of
Washington, residing at Tacoma in said State

Order of Vacation

all those parts of 20 96th and Whitman ave in Lakewood Subdiv No. 1, lying west of Gravelly Lane Drive, south of Motor Ave and north of a line parallel with and 20 feet northward from the south line of Sec. 35 Township 20 North, Range 2 East 11th as shown on the plat of Lakewood Subdivision No. 1 as filed on record with the Auditor of Pierce County, page 120. Only 9 of 16 lots, be and the same is here, vacated and abandoned, and shall stand to abutting property as provided for by law. In witness whereof I have hereunto set my hand and seal this 19th day of April 1910.

I hereby certify that I have surveyed the accompanying plat, that the measurements shown hereon are correct and that the monuments are placed at points indicated by small circles.

Chas. A. Caldwell, Engineers.
per M.M.B.

Approved as to form of dedication Feb. 16th 1910

J.F. Edmunds, Esq.
Deputy Prosecuting Attorney

Approved this 22nd day of Feb. 1910

J.E. Neill
County Engineer
per Chas. J. Puffer
Deputy

Approved by the Board of County Commissioners of Pierce County Washington this 18th day of Feb. 1910.

Simon Mathes
Chairman

Tacoma, Feb 17th 1910

I hereby certify that all taxes and assessments which have been levied and become chargeable against the above described property at this date have been fully paid, satisfied and discharged.



310303

Filed and recorded, at the request of Tallman-Thompson Co. this 18th day of Feb. 1910 at 53 minutes past 4 o'clock P.M. on Page 120, Vol. 9 of Record of Plats

Edward Meath
County Treasurer
By J.D. Davel, Deputy

W.A. Stewart
Auditor Pierce County Washington
By J.H. Kandler
Deputy

B.L. REVISION - AF# 9108190470

For reference only, not for recording

LAKEWOOD PARK

For reference only, not for re-sale.

KNOW ALL MEN BY THESE PRESENTS, That LAKEWOOD, INC., a corporation organized and existing under the laws of the State of Washington, and Henry J. Baillie and Margaret L. Baillie, his wife, C. O. Bennett and Anna B. Bennett, his wife, Gustav H. Koschmal and Louise Koschmal, his wife, Estelle K. Miller, widow of John J. Miller, Edwin R. Ray and Marguerite Ray, his wife, Harrison George Taylor and Martha L. Taylor, his wife, George W. Tuttle and May Tuttle, his wife, owners of the following described land, do hereby lay out and plat into lots, blocks, streets, avenues, alleys, and park areas, the following described tract of land, to-wit: Beginning at the point of intersection of the West line of Section 35, Township 20 North, Range 2 East, N.M., with the center line of Gravelly Lake Drive, at a point 326.00 feet, 0° 13' 35" E. of the West quarter section corner of said section; thence 70° 18' 35" E. on said West line 997.21 feet to North-west corner of Lakewood Sub-division No. 1; thence N 39° 58' 15" E. on North line of said Sub-division 1934.01 feet to Northeast corner of said Sub-division; thence 0° 14' 45" E. on East line of said Sub-division 641.59 feet to center line of Gravelly Lake Drive; thence N 39° 7' 56" E. on said center line 900.49 feet; thence N 63° 20' 10" E. 109.16 feet to a point on North and South quarter section line of said section at a point 105.48 feet N 0° 11' 45" E. of the corner; thence continuing N 63° 20' 10" E. 784.07 feet; thence leaving Gravelly Lake Drive 26° 39' 50" E. 200.00 feet; thence N 63° 20' 10" E. 880.00 feet; thence N 26° 39' 50" W. 1200.00 feet to center line of Gravelly Lake Drive; thence 0° 13' 35" E. along said center line 480.00 feet; thence leaving said center line N 26° 39' 50" W. 401.67 feet to center line of Gravelly Lake Drive at a point 326.00 feet South of the East and West quarter section line of said section; thence West on center line of Gravelly Lake Drive 3530.59 feet to beginning, containing 34.41 acres, more or less, in the South half of Section 35, T. 20 N., R. 2 E., N.M. Situate in Pierce County, State of Washington; and have caused the same to be surveyed, staked out and monumented on the ground, and do hereby make and declare this to be the plat of LAKEWOOD PARK, and do hereby dedicate to the public for its use forever, all of the streets, avenues, alleys, and park areas, as designated hereon and as laid out and surveyed on the ground, and do hereby further declare and publish the following express restrictions: (1) That prior to January 1, 1965, none of said lots except Lot F, Block 4, shall be used for other than residential or other non-commercial purposes, nor occupied by more than one single-family dwelling on any single lot, nor shall any building be constructed, placed, or maintained on any lot within twenty feet of the line of street in front thereof; and, (2) that no race other than Caucasian shall occupy any dwelling on the premises, except that this restriction shall not prevent occupancy by domestic servants of a different race, or nationality employed by an owner or tenant; subject, however, to a right which is hereby reserved and granted to said LAKEWOOD, INC., its successors and assigns, for a period ending January 1, 1965, to construct and maintain in any parts of any or all streets, avenues, alleys and park areas, sewer, water, and electric systems, including all pipes, conduits, tanks, man-holes, wires, poles, and other appliances needful in connection therewith, and to conduct and distribute water and electric current through said systems for domestic and other purposes, provided, however, the reservations herein contained shall not be exclusive, and shall not prevent the County Commissioners from granting similar rights and franchises to other persons.

IN WITNESS WHEREOF, the said owners have hereunto set their hands and said corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and sealed with its corporate seal this 31st day of May, 1938.

Henry J. Baillie
Margaret L. Baillie
C. O. Bennett
Anna B. Bennett
Gustav H. Koschmal
Louise Koschmal
Estelle K. Miller
Edwin R. Ray
Marguerite Ray
Harrison George Taylor
Martha L. Taylor
George W. Tuttle
May Tuttle
LAKEWOOD, INC.
Ray Norton Clapp
President
Attest: A. H. Link
Assistant Secretary



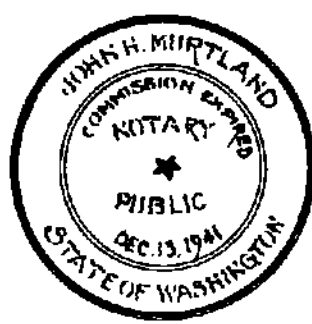
Approved June 13th 1938
F. R. Eastenday
County Engineer
By: E. A. White
Deputy

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

Indexed by C.E.
Compared by C.E. 22 m. 7.

STATE OF WASHINGTON
COUNTY OF PIERCE

This is to certify that on this 31st day of May, 1938, personally appeared before me Henry J. Baillie and Margaret L. Baillie, his wife, C. O. Bennett and Anna B. Bennett, his wife, Gustav H. Koschmal and Louise Koschmal, his wife, Estelle K. Miller, widow of John J. Miller, Edwin R. Ray and Marguerite Ray, his wife, hereof G. Fitch, attorney in fact for both Harrison George Taylor and Martha L. Taylor, his wife, George W. Tuttle and May Tuttle, 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. And also personally appeared before me Norton Clapp, President, and A. H. Link, Assistant Secretary of LAKEWOOD, INC., a corporation which 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.



John H. Murland
Notary Public in and for the State of Washington, residing at Tacoma, Washington.

Approved by the Board of County Commissioners of Pierce County, Washington, this 14th day of June 1938.

L. J. McNeil
Chairman
Commissioners



Jno. Schlarb
Chairman

Tacoma, Washington 6-13-1938
I hereby certify that there are no unpaid State or County taxes on the within described property.

Carl Neumann
Treasurer of Pierce County, Washington



By: Deputy

Approved as in form June 8th 1938

Harry W. Johnston
Prosecuting Attorney
By: John W. Johnston
Deputy

SHEET 1 OF 3 SHEETS
See pages 12 & 13.

B.L. REVISION - A.P. # 911200 123

BOULEVARD TRACTS UNRECORDED

STEELACOM WEST 3530.59 TOTAL
BOLLEVARO WEST 46361

WEST 844.7

PARK AVENUE

LAKEWOOD PARK
FIRST SECTION

LAKEWOOD PARK

LAKEWOOD

ஆங்கிலம்

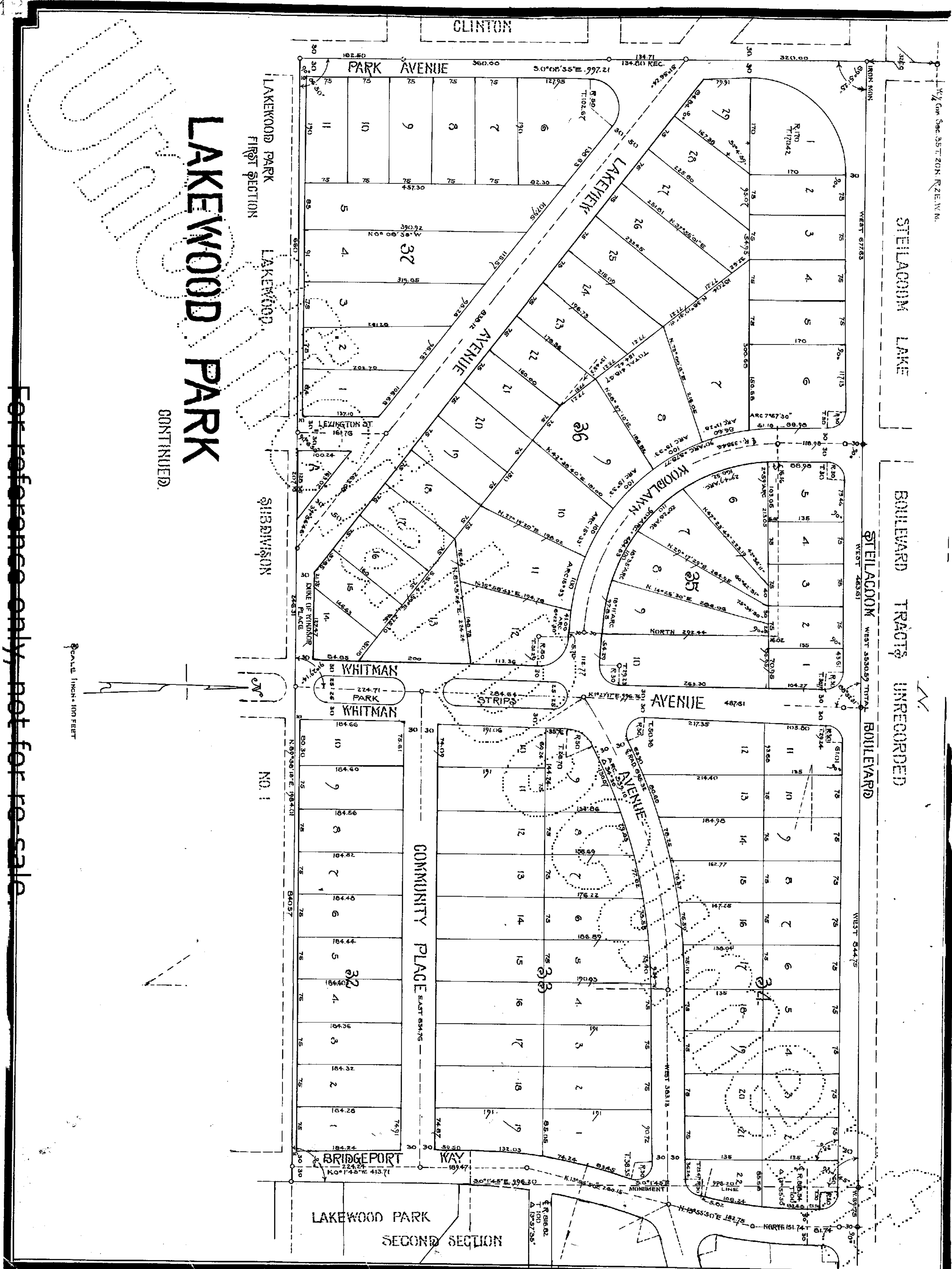
35

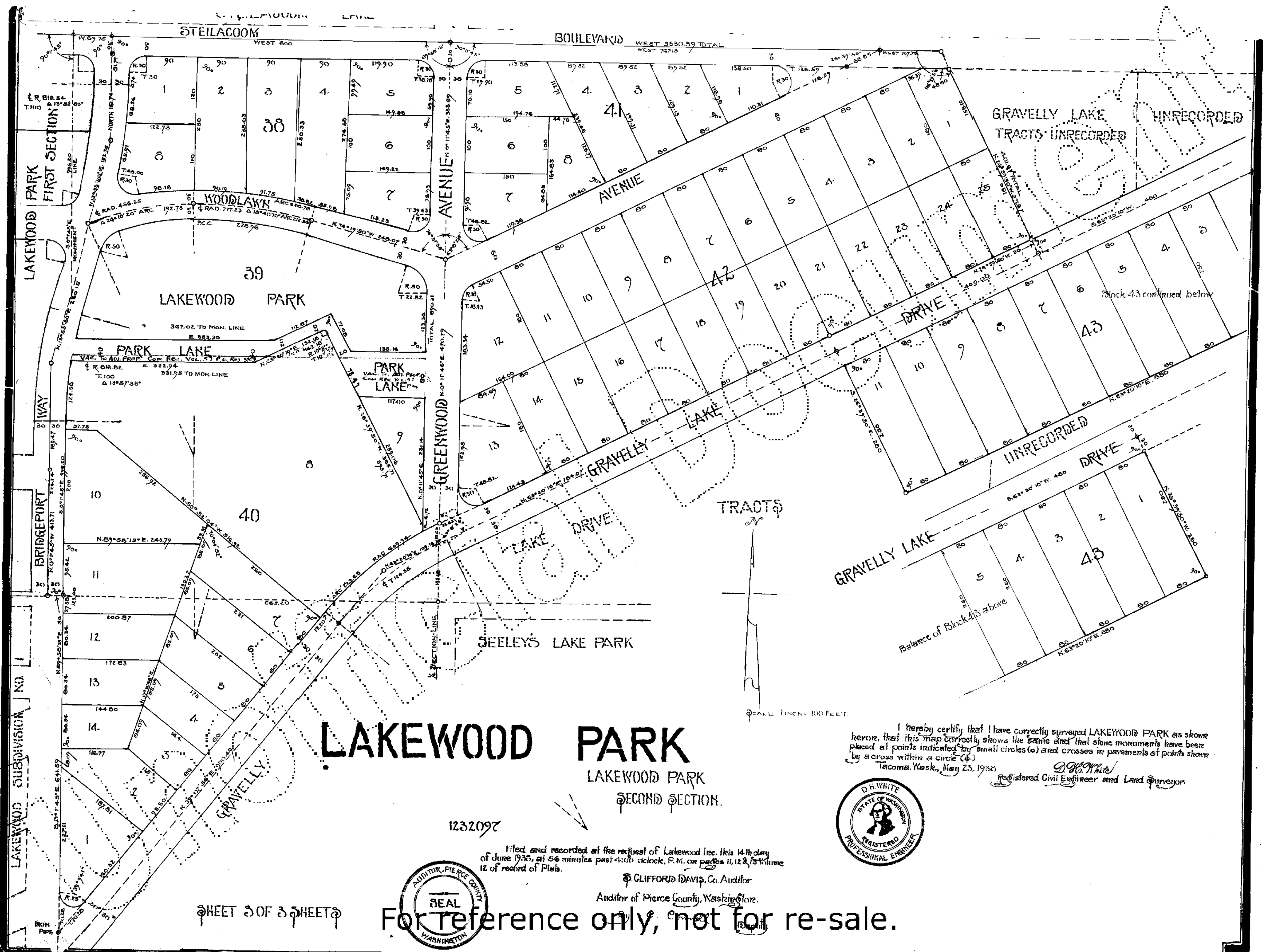
COMMUNITY PLACE EAST 834.76 - - - - -

LAKEWOOD PARK
SECOND SECTION

CONTINUED

~~For reference only, not for re-sale~~





LAKEWOOD PARK

LAKEWOOD PARK
SECOND SECTION.

1232097

Filed and recorded at the request of Lakewood Inc. this 14th day of June 1935, at 56 minutes past 4:00 o'clock, P.M. on pages 11, 12 & 13 Volume 12 of record of Plats.

CLIFFORD DAVIS, Co. Auditor
Auditor of Pierce County, Washington.



I hereby certify that I have correctly surveyed LAKEWOOD PARK as shown hereon, that this map correctly shows the same and that stone monuments have been placed at points indicated by small circles (o) and crosses in pavements at points shown by a cross within a circle (X).
Tacoma, Wash., May 23, 1935.
D. H. White
Registered Civil Engineer and Land Surveyor.



SHEET 3 OF 3 SHEETS

For reference only, not for re-sale.