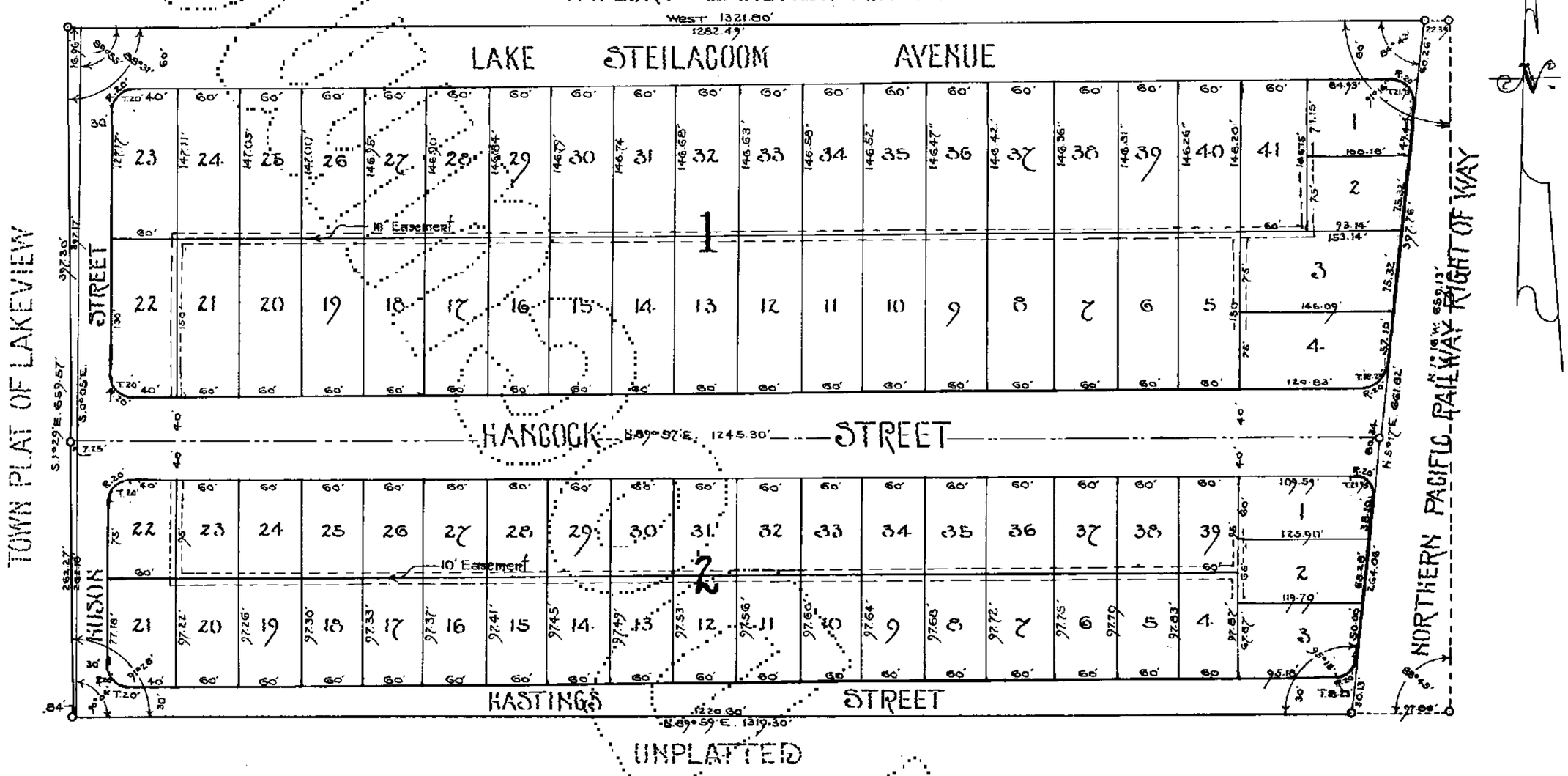
86 R✓

McCHORD HOME SITES
PIERCE COUNTY, WASHINGTON.

VACATE ALL BLOCKS AND STREETS EXCEPT LAKE STEILACOOM AVE. AND HUSON STREET
RES. 3109 - 2-14-49 COM. RECS.

SCALE 1 INCH = 100 FEET

TAYLOR'S LAKEVIEW ADDITION



This is to certify: That I, R. Alvin Padget, Trustee, the owner of the following described tract: The North half of the Southeast quarter of the Northwest quarter of Section 1 Township 19 North, Range 2 East, W.M., excepting therefrom the North 60 feet thereof for County Road and excepting the right-of way of the Northern Pacific Railway; that I have subdivided the above described tract into lots, and do record the accompanying Plat thereof under the title of "McCHORD HOME SITES, PIERCE COUNTY, WASHINGTON"; and I hereby donate and dedicate the use of the Streets and Avenue shown thereon to the public forever.

In witness whereof I do hereby set my hand and seal this 27th day of May 1941.

R. Alvin Padget, trustee

STATE OF WASHINGTON } ss.
COUNTY OF PIERCE }

I, L. A. PARSHALL a duly qualified Notary Public in and for said County and State do hereby certify that on this 27th day of MAY 1941, before me personally appeared R. Alvin Padget, Trustee, to me known to be the individual described in and who executed the accompanying instrument and who acknowledged to me that he signed and sealed the same as his 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.

L. A. Parshall
Notary Public in and for the State of Washington residing at Tacoma.

L. A. PARSHALL — COMMISSION EXPIRES AUG 10, 1941 — NOTARY PUBLIC — STATE OF WASHINGTON

I hereby certify that all State and County taxes heretofore levied against the property described within according to the books and records of my office have been fully paid and discharged.

Dated this 18th day of July 1941.

Paul Newman
Treasurer, Pierce County, Washington.

TREASURER OFFICIAL SEAL PIERCE COUNTY, WASHINGTON

Indexed by McC.
Compared by J and McJ.

We hereby certify that we have surveyed the accompanying plat and that the courses and distances shown thereon are correct and that stone monuments have been placed at points indicated by small circles.

L. A. NICHOLSON & SONS, REGISTERED ENGINEERS.
by L. A. Nicholson
CIVIL ENGINEER

L. A. NICHOLSON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

Approved this 7th day of July 1941.
Ed. White
COUNTY ROAD ENGINEER

ERNEST A. WHITE — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

Approved this 17th day of July 1941.
Thos. C. Tollefson
Prosecuting Attorney

Approved by the Board of County Commissioners of Pierce County, Washington this 21st day of July 1941.
Jno. Schlarb
Acting Chairman.
R. F. Gleason
Commissioner.

COMMISSIONERS COURT — PIERCE CO., WASHINGTON

Approved by the Pierce County Planning Commission this 21 day of July 1941.
Chester A. Thompson, Secretary
A. Eckhlberg, Chairman

1283197

Filed and recorded at the request of R. Alvin Padget, trustee this 21st day of July 1941, at 59 Minutes past 1 o'clock P.M. on Page 36 Vol. 12 Record of Plats.

S. CLIFFORD DAVIS,
Co. Auditor
Auditor Pierce County, Washington.
by [illegible] Deputy.

COUNTY AUDITOR, PIERCE COUNTY — SEAL — WASHINGTON

RESTRICTIONS

A. No structure shall be erected on any building plot other than one family dwelling and suitable garage except lots 1 to 4 Block 1 and lots 1 to 3 Block 2 where commercial and multi-family units shall be allowed, and in Block 2, where where multi-family units shall be allowed.

B. No race or nationality other than the caucasian race shall use or occupy any building on any lot in McCHORD HOME Sites except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

C. No building shall be erected on any lot with a floor area of less than 450 square feet.

D. No farm animals, such as cows, pigs, goats, etc., shall be allowed in the McCHORD HOME SITES.

E. No house shall be erected closer than 20 feet to the street or closer than 5 feet to a side lot line, except in Block 1; Lots 1 to 4 inc. & Block 2 Lots 1 to 3 inc. where 20' setback from street line only shall apply.

F. Until such time as public mains for sewerage disposal are available, sewerage disposal shall be by means of individual septic tanks of approved type, construction location on the lot and tile disposal field as to be in accordance with the regulations of the State of Washington department of health, and no cesspools or outside toilets shall be permitted, and of and when public mains for sewerage disposal are available all dwellings, or commercial units shall be connected thereto.

G. The covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until May 1, 1962, At which time said covenants and restrictions herein contained or any portion thereof may be extended for a ten-year period for successive ten-year period thereafter upon the approving vote of two-thirds of the property owners in the tract.

For reference only, not for sale.