

NARROWMOOR

SECOND ADDITION

NARROWMOOR FIRST ADDITION

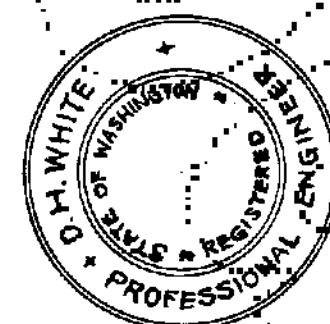


SHEET 1. OF 3 SHEETS

DECEMBER 9, 1946

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREWITH DESCRIBED, THAT THIS MAP IS CORRECT AND THAT MONUMENTS HAVE BEEN PLACED AT POINTS INDICATED BY SMALL CIRCLES (o)
D. H. WHITE

REGISTERED CIVIL ENGINEER AND LAND SURVEYOR.
No 219 RENEWAL E 853



NARROWMOOR
SECOND ADDITION
SHEET 2 OF 3 SHEETS

KNOW ALL MEN BY THESE PRESENTS, WE, EIVIND ANDERSON AND ASLAUG ANDERSON, HUSBAND AND WIFE NOW AND AT ALL TIMES SINCE ACQUIRING THE LAND HEREIN DESCRIBED, OWNERS OF ALL THAT PART OF EAST HALF OF SOUTHWEST QUARTER OF SECTION THREE (3) TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) EAST OF WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING 980.03 FEET SOUTH OF NORTHEAST CORNER OF SAID SUBDIVISION, ON EAST LINE OF SAME, THENCE USING SAID LINE AS A MERIDIAN SOUTH 81° 20' WEST 197.09 FEET, THENCE ON A CURVE TO THE LEFT RADIUS 400.533 FEET A DISTANCE OF 167.515 FEET, THENCE SOUTH 57° 22' 15" WEST 93.99 FEET, THENCE ON A CURVE TO THE RIGHT RADIUS 245.078 FEET A DISTANCE OF 172.505 FEET, THENCE NORTH 82° 18' WEST 330.31 FEET, THENCE ON A CURVE TO THE LEFT RADIUS 279.114 FEET, A DISTANCE OF 235.046 FEET, THENCE SOUTH 49° 27' WEST 232.84 FEET, MORE OR LESS, TO WEST LINE SAID SUBDIVISION AT A POINT 1322.17 FEET SOUTH 0° 4' 45" WEST OF NORTHWEST CORNER OF SAID SUBDIVISION AND CONTAINING 33.43 ACRES, MORE OR LESS, AND EXCEPTING STREETS HERETOFORE ESTABLISHED BY CITY OF TACOMA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SUCH PLAT OR SUBDIVISION TO BE HEKEAFTER KNOWN AS NARROWMOOR SECOND ADDITION, AND THAT WE HEREBY DONATE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS, AVENUES, DRIVES, ROADS AND OTHER PUBLIC PLACES SHOWN OR INDICATED THEREON AND FOR OURSELVES, OUR SUCCESSORS AND ASSIGNS WAIVE ALL CLAIMS FOR DAMAGES TO THE PROPERTY INCLUDED IN THE PLAT BY REASON OF ANY CUTS OR FILLS MADE IN THE STREETS, AVENUES, DRIVES AND ROADS SHOWN THEREON IN THE ORIGINAL GRADING THEREOF AND SWEAR THAT WE ARE THE SOLE OWNERS OF THE LAND ABOVE DESCRIBED AND THAT THE LAND COVERED BY THE STREETS, AVENUES, DRIVES AND ROADS IS FREE FROM ALL INCUMBRANCES INCLUDING TAXES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16TH DAY OF DECEMBER 1946.

EIVIND ANDERSON
ASLAUG ANDERSON

STATE OF WASHINGTON }
COUNTY OF PIERCE } SS

ON THIS 16TH DAY OF DECEMBER 1946, PERSONALLY APPEARED BEFORE ME EIVIND ANDERSON AND ASLAUG ANDERSON, HIS WIFE, TO ME KNOWN TO BE THE PERSONS 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 USE AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

LILLIE E. HOLMES
NOTARY PUBLIC
COMMISSION EXPIRES AUG. 25, 1947
STATE OF WASHINGTON

LILLIE E. HOLMES
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT TACOMA, WASHINGTON.

DECEMBER 9, 1946

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON, AND THAT THIS MAP IS CORRECT AND THAT MONUMENTS HAVE BEEN SET AT POINTS INDICATED BY SMALL CIRCLES (O).

NO. 219 RENEWAL E.853
D. H. WHITE
REGISTERED CIVIL ENGINEER AND LAND SURVEYOR
"D. H. WHITE REGISTERED"
"PROFESSIONAL ENGINEER"
"STATE OF WASHINGTON"

TACOMA, WASHINGTON, MAY 16TH, 1947.

I HEREBY CERTIFY THAT THERE ARE NO UNPAID STATE OR COUNTY TAXES ON THE PROPERTY DESCRIBED WITHIN.

APPROVED BY THE PLANNING COMMISSION, 19

APPROVED MAY 6, 1947.
R. H. MUELLER
PRESIDENT
RAY L. GREENE
SECRETARY PRO TEM

BURWELL BAUTZ
CITY ENGINEER
J. S. ROBERTS
COMMISSIONER OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA, WASHINGTON, THIS 14TH DAY OF MAY, 1947.

C. V. FAWCETT
PRESIDENT OF CITY COUNCIL

ATTEST GENEVIEVE MARTIN
CITY CLERK

APPROVED MAY 14, 1947.

C. V. FAWCETT
MAYOR

SEAL OF
CITY OF TACOMA
1884

L. R. JOHNSON
TREASURER, PIERCE COUNTY, WASHINGTON,
BY DEPUTY.

TREASURER
OFFICIAL SEAL
PIERCE COUNTY WASHINGTON

FILED AND RECORDED AT REQUEST OF EIVIND ANDERSON
THIS 16TH DAY OF MAY, 1947, AT 28 MINUTES PAST 4 O'CLOCK, P. M., ON PAGE 7 & 8, VOLUME 14, OF RECORD OF PLATS.

J. E. FORD, PIERCE CO. AUDITOR
AUDITOR OF PIERCE COUNTY, WASHINGTON
BY CLARE RADEK

BY DEPUTY.

COUNTY AUDITOR
SEAL
PIERCE COUNTY WASHINGTON

For reference only, not for re-sale.

HJ + Bnp + a. g.

NARROWMOOR

SECOND
ADDITION

SHEET 3 OF 3 SHEETS

DECLARATIONS OF BASIC AND LOCAL PROTECTIVE RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS, AND AGREEMENTS AFFECTING THE REAL PROPERTY KNOWN AND TO BE KNOWN AS NARROWMOOR, SECOND ADDITION.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE OWNERS OF THE ABOVE MENTIONED TRACT OF LAND HEREBY PROMULGATE, CERTIFY AND DECLARE THAT THERE IS AND SHALL HEREBY BE ESTABLISHED PROHIBITIVE AND OPERATIVE RESTRICTIONS, RESERVATIONS, PROHIBITIVE AND PERMITTED USES OF SAID LAND AS HEREINAFTER SPECIFICALLY SET FORTH BY SECTIONS A TO G, INCLUSIVE HEREOF.

AND THAT ALL COVENANTS THEREOF SHALL RUN WITH THE LAND AS A CONDITION BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING TITLE THERETO. IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY IN SAID SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM SO DOING, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATIONS. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OF COURT OR ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

A. EXCEPT AS OTHERWISE HEREIN SPECIFICALLY STATED, NO BUILDING IMPROVEMENT SHALL BE ERECTED, PLACED, ALTERED OR PERMITTED TO REMAIN OR ANY BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE. NO TALL GROWING TREES SUCH AS SOUTHERN POPLAR, MAPLE OR OTHER SIMILAR SPECIES THAT WOULD OBSTRUCT THE PANORAMIC VIEW OF THE SOUND SHALL BE PERMITTED TO GROW WEST OF FAIRVIEW DRIVE. NO BILLBOARDS OR OTHER COMMERCIAL ADVERTISING SIGNS SHALL BE PERMITTED WITHIN THE SUBDIVISION. A CERTAIN PORTION OR ALL OF THE PROPERTY LOCATED IN BLOCK 6 MAY BE USED FOR DEVELOPMENT OF A CENTRAL COMMUNITY CENTER, THE EXTENT AND DESIGN OF WHICH AT THE TIME OF THIS RECORDING HAS NOT BEEN FULLY DETERMINED. ANY BUILDING PLOT IN BLOCK 6 NOT SO USED SHALL BE SUBJECT TO THE SAME RESTRICTIONS AS BLOCK 5 HEREOF.

B. NO BUILDING SHALL BE LOCATED NEARER THAN 30 FEET TO THE CITY STREET LINE AT FAIRVIEW DRIVE, FERNSIDE DRIVE AND VENTURA DRIVE, NOR NEARER THAN 20 FEET TO STREET LINE AT JACKSON AVENUE, AURORA AVENUE, KARL JOHAN AVENUE AND MT. VIEW AVENUE. THE MINIMUM SET BACK ON SOUTH 12TH STREET AND ON SUSPENSION DRIVE SHALL BE NOT LESS THAN 15 FEET, NOR SHALL ANY BUILDING BE LOCATED NEARER THAN 7 1/2 FEET TO ANY SIDE LOT LINE. WHEREVER NECESSITATED BY NATURAL CONTOURS OR GRADE CONDITION AT THE SITE, A DETACHED PRIVATE GARAGE MAY BE LOCATED WITHIN TEN FEET OF THE STREET LINE. A GARAGE SO LOCATED SHALL BE OF MASONRY OR STUCCO EXTERIOR CONSTRUCTION.

C. NO DWELLING STRUCTURE SHALL BE ERECTED OR PLACED ON ANY RESIDENTIAL PLOT IN BLOCK ONE (1) COSTING LESS THAN \$5500. NO DWELLING STRUCTURE SHALL BE ERECTED OR PLACED IN BLOCK TWO (2) COSTING LESS THAN \$7,000. NO DWELLING STRUCTURE SHALL BE ERECTED OR PLACED IN BLOCK FOUR (4) COSTING LESS THAN \$6,000. NO DWELLING STRUCTURE COSTING LESS THAN \$5,000, SHALL BE PERMITTED ON ANY OF THE REMAINING LOTS IN THE SUBDIVISION. THE MINIMUM COST AS HEREIN REFERRED TO TO REPRESENT A TYPE DWELLING AS GENERALLY PRODUCED FOR SAID COST IN AN OPEN MARKET AS OF JANUARY 1, 1940 AND FOR THE FURTHER PURPOSE OF ESTABLISHING A STANDARD BASIS, THE GROUND FLOOR AREA OF DWELLING IN A \$5,000 ZONE SHALL MEASURE NO LESS THAN 1100 SQUARE FEET, IN \$5,500 ZONES 1150 SQUARE FEET, IN \$6,000 ZONES 1200 SQUARE FEET AND IN \$7,000 ZONES, 1280 SQUARE FEET EXCLUSIVE OF ONE STORY PORCHES AND GARAGES. ANY DWELLING OR STRUCTURE OR ALTERATION PLACED OR ERECTED ON ANY BUILDING PLOT IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN 6 MONTHS FROM DATE OF COMMENCEMENT AND MAINTAINED IN GOOD REPAIR AT ALL TIMES THEREAFTER INCLUDING ROOFS AND EXTERIOR PAINTING. WHERE PUBLIC SEWERS ARE NOT AVAILABLE SANITARY DISPOSAL SHALL BE MADE BY SEPTIC TANK AND FIELD TILE DISPOSAL SYSTEM, INSTALLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY DEPARTMENT OF PUBLIC HEALTH.

D. NO TRAILER, TENT, SHACK, BARN OR OTHER OUTBUILDING SHALL BE ERECTED, PERMITTED OR MAINTAINED IN THE SUBDIVISION, NOR USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.

E. NO SWINE, GOATS, CATTLE OR HORSES, POULTRY, RABBITS OR ANY SPECIES OF LIVESTOCK SHALL BE KEPT OR MAINTAINED FOR PERSONAL OR COMMERCIAL PURPOSE. THIS IS NOT INTENDED TO INCLUDE HOUSEHOLD PETS, NOT CALCULATED TO BECOME AND NOT BECOMING A NUISANCE TO OWNERS OF, OR INHABITANTS OF SAID SUBDIVISIONS. HOUSEHOLD POULTRY AND RABBITS EXCEPTED.

F. NO PART OR PARCEL OF LAND OR IMPROVEMENT THEREON SHALL BE RENTED OR LEASED TO OR USED OR OCCUPIED, IN WHOLE OR IN PART, BY ANY PERSON OF AFRICAN OR ASIATIC DESCENT, NOR BY ANY PERSON NOT OF THE WHITE OR CAUCASIAN RACE, OTHER THAN DOMESTIC SERVANTS DOMICILED WITH AN OWNER OR TENANT AND LIVING IN THEIR HOME.

G. 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.

ELVIND ANDERSON

ASLAUG ANDERSON

STATE OF WASHINGTON }
COUNTY OF PIERCE } SS

ON THIS 16TH DAY OF DECEMBER, 1946, PERSONALLY APPEARED BEFORE ME ELVIND ANDERSON AND ASLAUG ANDERSON, HIS WIFE, TO ME KNOW TO BE THE PERSONS 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 WRITTEN.

APPROVED BY THE PLANNING COMMISSION MAY 6, 1947.

APPROVED 1947.

R. H. MUELLER
PRESIDENT

ROY L. GREENE
SECRETARY PRO. TEM.

BURWELL BAUTZ
CITY ENGINEER

J. S. ROBERTS
COMMISSIONER OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA, WASHINGTON,
THIS 14TH DAY OF MAY, 1947.

C. V. FAWCETT
PRESIDENT OF CITY COUNCIL

ATTEST GENEVIEVE MARTIN, CITY CLERK

APPROVED MAY 14, 1947.

SEAL OF
CITY OF TACOMA
1884

APPROVED DECEMBER 14TH 1946

D. H. WHITE

REGISTERED CIVIL ENGINEER AND LAND SURVEYOR

D. H. WHITE REGISTERED
PROFESSIONAL ENGINEER
STATE OF WASHINGTON

LILLIE E. HOLMES

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT TACOMA, WASHINGTON

LILLIE E. HOLMES NOTARY PUBLIC
COMMISSION EXPIRES AUG. 25, 1947
STATE OF WASHINGTON

TACOMA, WASHINGTON, MAY 16TH, 1947.

I HEREBY CERTIFY THAT THERE ARE NO UNPAID STATE OR COUNTY TAXES ON THE PROPERTY DESCRIBED WITHIN.

L. R. JOHNSON
TREASURER, PIERCE COUNTY, WASHINGTON.
PIERCE COUNTY WASHINGTON BY DEPUTY

1449604

FILED AND RECORDED AT REQUEST OF ELVIND ANDERSON THIS 16TH
DAY OF MAY, 1947, AT 28 MINUTES PAST 4 O'CLOCK,
P.M., ON PAGE 7 & 8 & 9, VOLUME 14, OF RECORD OF PLATS.

J. E. FORD, PIERCE CO. AUDITOR
AUDITOR OF PIERCE COUNTY, WASHINGTON.
BY CLARE KADEK DEPUTY

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