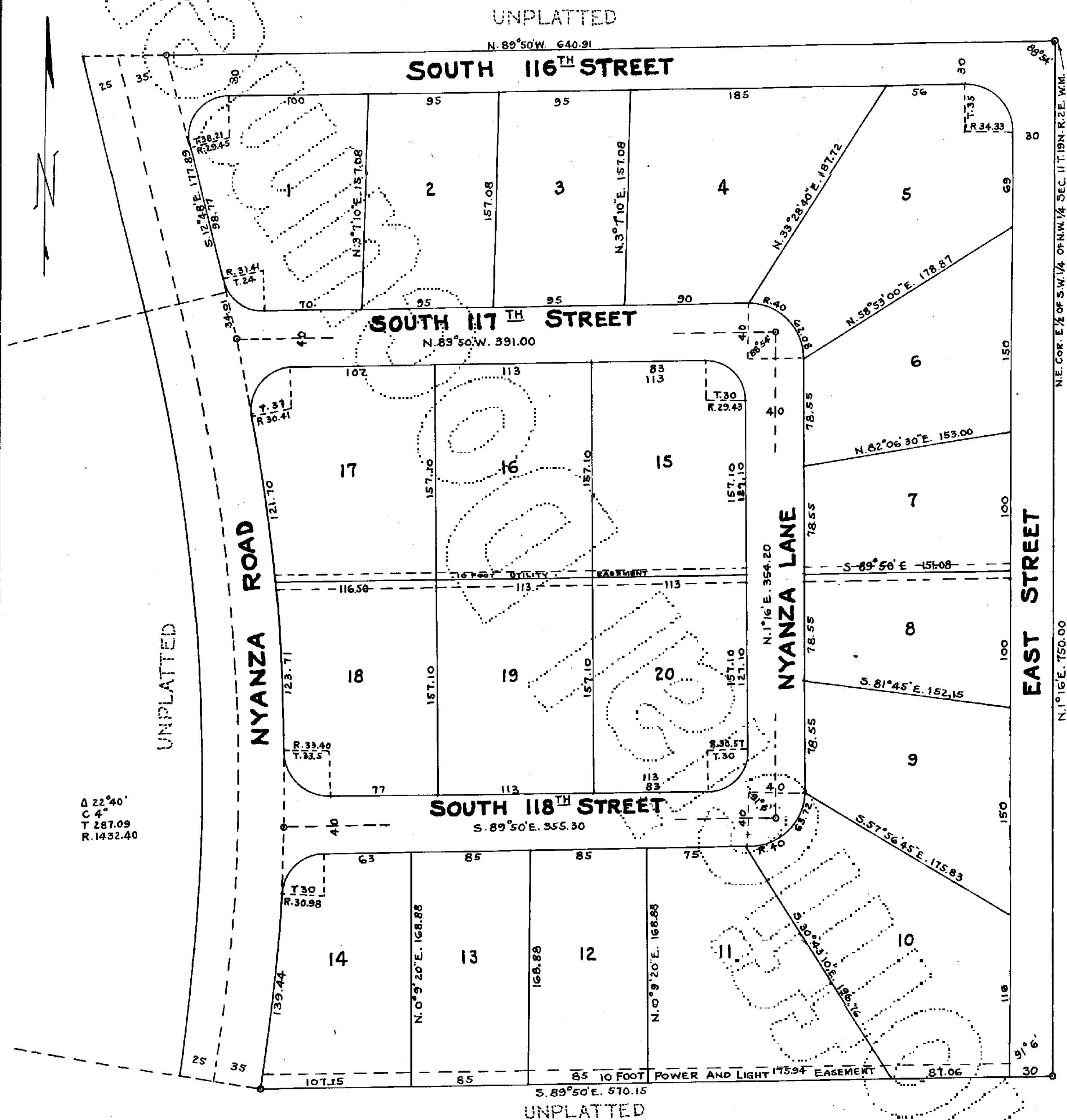


NYANZA GROVE

SCALE 1 INCH = 50 FEET

SHEET 1 OF 2 SHEETS



Δ 22°40'
C 4°
T 287.09
R 1432.40

I HEREBY CERTIFY THAT I HAVE SURVEYED THE WITHIN DESCRIBED LAND, THAT THIS MAP IS CORRECT AND THAT MONUMENTS HAVE BEEN PLACED AT POINTS SHOWN BY SMALL CIRCLES.

D. H. WHITE, PROFESSIONAL ENGINEER
REGISTERED
STATE OF WASHINGTON

D. H. WHITE
REGISTERED CIVIL ENGINEER
AND LAND SURVEYOR, NOVEMBER 1, 1946

APPROVED JAN. 9TH 1947, PIERCE
COUNTY PLANNING COMMISSION

C. H. PENINGTON
PRESIDENT

G. E. MC MASTER
SECRETARY

APPROVED JANUARY 16TH. 1947.

LESTER M. COREY
PIERCE COUNTY ENGINEER

LESTER M. COREY, PROFESSIONAL ENGINEER
REGISTERED
STATE OF WASHINGTON

NO. 219, RENEWAL E 853

ORDINANCE # 91-35 (VARIATION) AT # 9106190543

COMPARED BY DAVID W.
INDEXED BY ALL

For reference only, not for re-sale.

NYANZA GROVE
SHEET 2 OF 2 SHEETS

KNOW ALL MEN BY THESE PRESENTS, THAT NYANZA CONSTRUCTION CO. A PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAW OF THE STATE OF WASHINGTON, HAVING ITS PRINCIPAL PLACE OF BUSINESS AT ROUTE 8, BOX 292, TACOMA, WASHINGTON, SOLE OWNERS OF THAT PORTION OF THE NORTH SEVEN HUNDRED AND FIFTY (750) FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION ELEVEN (11) TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, LYING EAST OF THE NYANZA COUNTY ROAD, AND CONTAINING TEN (10) ACRES MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, LANES, STREETS, ROADS AND DRIVES, TO BE HEREAFTER KNOWN AS NYANZA GROVE AND THAT WE HEREBY DONATE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS, ROADS AND DRIVES SHOWN HEREON, 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 LANES, STREETS, ROADS AND DRIVES SHOWN HEREON IN THE ORIGINAL GRADING THEREOF, AND FURTHER CERTIFY AND SWEAR THAT SAID DESCRIBED LAND IS FREE FROM ALL INCUMBRANCES INCLUDING ALL TAXES AND ASSESSMENTS WHICH HAVE HERETOFORE BEEN LEVIED AND BECOME A CHARGE AGAINST SAID PROPERTY.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9TH DAY OF NOVEMBER, 1946

NYANZA CONSTRUCTION CO.
BY EUGENE E. FREIGANG
MILDRED A. FREIGANG
OTTO H. RUFF
ALICE M. RUFF ALL AND ONLY PARTNERS OF NYANZA CONSTRUCTION CO.

STATE OF WASHINGTON
COUNTY OF PIERCE

ON THIS 9TH DAY OF NOVEMBER, 1946, PERSONALLY APPEARED BEFORE ME, EUGENE E. FREIGANG, MILDRED A. FREIGNAG, HIS WIFE, OTTO H. RUFF AND ALICE M. RUFF, HIS WIFE, ALL AND ONLY PARTNERS OF NYANZA CONSTRUCTION CO. 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 USES AND PURPOSES HEREIN 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.

B. A. MCKENZIE NOTARY PUBLIC
COMMISSION EXPIRES MAR. 26, 1949
STATE OF WASHINGTON

B. A. MCKENZIE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT TACOMA

PROTECTIVE COVENANTS NYANZA GROVE

- (A) ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE, FOR NOT MORE THAN 2 CARS.
- (B) NO BUILDING SHALL BE LOCATED NEARER THAN 25 FEET TO THE FRONT LINE OF THE LOT NOR NEARER THAN 15 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 5 FEET TO ANY SIDE LOT LINE.
- (C) 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.
- (D) 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 STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- (E) NO DWELLING COSTING LESS THAN \$500.00 SHALL BE PERMITTED ON ANY LOT IN THIS TRACT. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 950 SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE, NOR LESS THAN 850 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF, TWO, OR TWO AND ONE-HALF STORY STRUCTURE.
- (F) ANY DWELLING OR STRUCTURE ERECTED OR PLACED ON ANY LOT IN THIS SUBDIVISION SHALL BE COMPLETED AS TO EXTERNAL APPEARANCE, INCLUDING FINISHED PAINTING, WITHIN ONE YEAR FROM DATE OF COMMENCEMENT OF CONSTRUCTION, AND SHALL BE CONNECTED TO SEPTIC TANK OR PUBLIC SEWER.
- (G) UNTIL PUBLIC SEWERS ARE AVAILABLE ALL SEWAGE DISPOSAL SHALL BE BY MEANS OF SEPTIC TANKS AND TILE DISPOSAL FIELDS, IN ACCORDANCE WITH THE REGULATION OF THE STATE OF WASHINGTON DEPARTMENT OF PUBLIC HEALTH, AND THE LOCAL AUTHORITY.
- (H) NO PERSONS OF ANY RACE OTHER THAN THE WHITE OR CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING OR ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE DOMICILED WITH AND OWNER OR TENANT.
- (I) NO SWINE, POULTRY, RABBITS, GOATS OR CATTLE SHALL BE KEPT ON ANY OF SAID PROPERTY.
- (J) THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1950, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.
- (K) 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 SITUATED 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 AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
- (L) THERE SHALL BE NO TIMBER REMOVED FROM SAID TRACT OR SUBDIVISION EXCEPT AS NECESSARY FOR CLEARING OF BUILDING SITE OR IF DEEMED DETRIMENTAL TO WELFARE OF SUBDIVISION BY VOTE OF MAJORITY OF LOT OWNERS.

APPROVED AS TO FORM JAN. 3 1947.

PATRICK M. STEELE
PROSECUTING ATTORNEY

BY JOHN B. KRILICH
DEPUTY

COMMISSIONERS COURT
PIERCE COUNTY WASHINGTON

APPROVED FEB. 3RD, 1947

BOARD OF COUNTY COMMISSIONERS
OF PIERCE COUNTY, WASHINGTON.

PAUL NEWMAN
CHAIRMAN

HARVEY O. SCOFIELD

L. A. HUDSON
COMMISSIONERS

COUNTY AUDITOR
SEAL
PIERCE COUNTY WASHINGTON

FILED AND RECORDED AT REQUEST OF
EUGENE FREIGANG
THIS 4TH DAY OF FEB.
1947, AT 31 MINUTES PAST
9 O'CLOCK A.M. ON PAGE
93 & 94 VOLUME 13 OF RECORD
OF PLATS.

J. E. FORD, PIERCE CO. AUDITOR
AUDITOR OF PIERCE COUNTY, WASHINGTON

BY CLARE RADEK
DEPUTY

TACOMA, WASH., JAN. 29TH 1947
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES WHICH HAVE BEEN LEVIED AND BECOME A CHARGE AGAINST THE PROPERTY HEREIN DESCRIBED HAVE BEEN DULY PAID, SATISFIED AND DISCHARGED.

L. R. JOHNSON
TREASURER, PIERCE COUNTY, WASH.

BY
DEPUTY

TREASURER
OFFICIAL SEAL
PIERCE COUNTY WASHINGTON

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