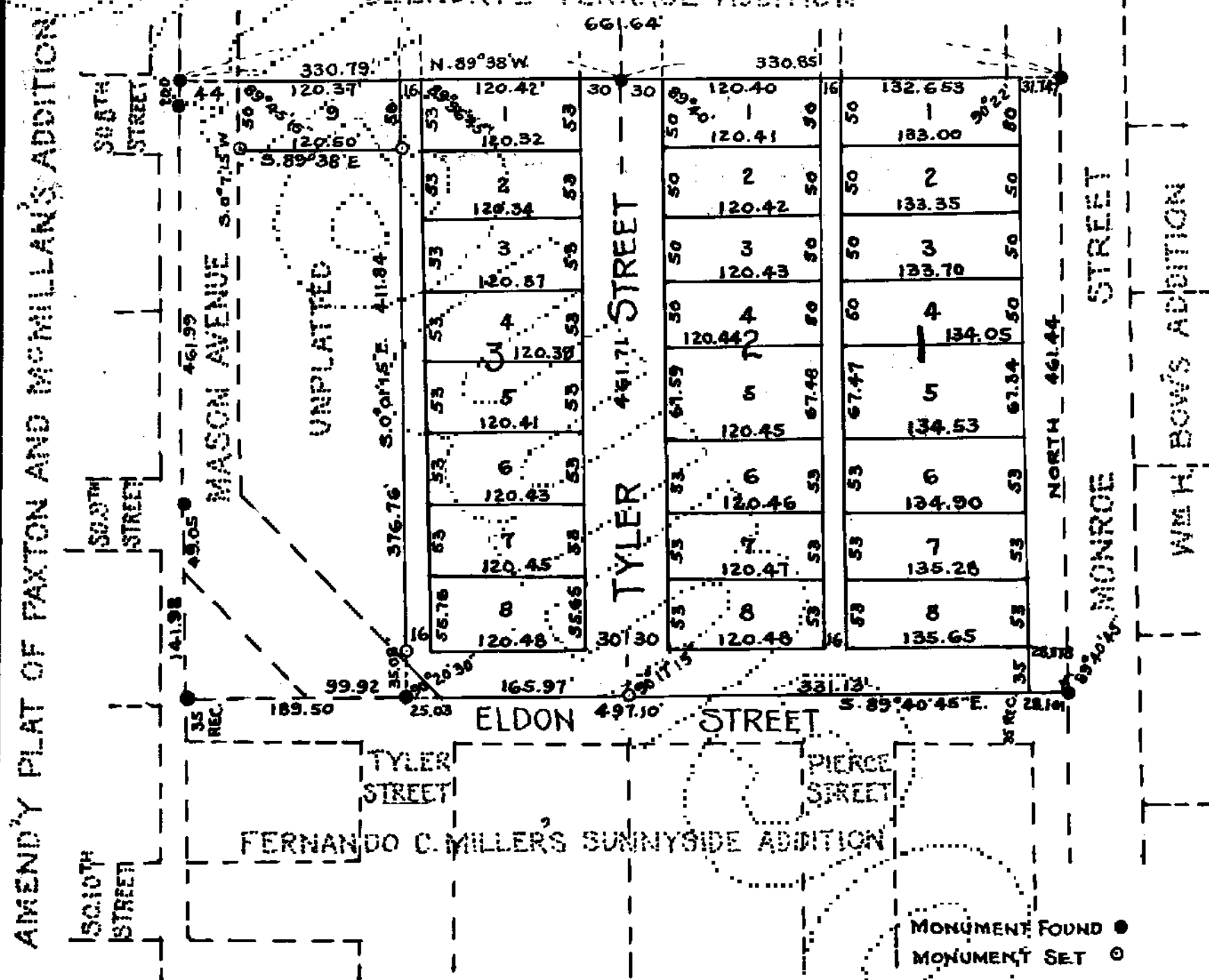


TOWERS' FIRST ADDITION

ALL IN SW $\frac{1}{4}$ NE $\frac{1}{4}$ SEC. 1-20-2E
SHEET 1 OF 2 SHEETS

SCALE 1 INCH = 100 FEET



RESTRICTIONS OF TOWNERS' FIRST ADDITION

- NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN, ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING, 2-BAR GARAGE, AND BOAT-BATH HOUSE.
- 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.
- NO PERSON OF ANY RACE OTHER THAN THE WHITE OR CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING OR LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE DOMICILED WITH AN OWNER OR TENANT.
- NO TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECT 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, EXCEPT LOT 9, IN BLOCK 7.
- 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, 1960, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE THE SAID COVENANTS IN WHOLE OR IN PART.
- 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.

ALBERT EMORY TOWERS
LUCY C. TOWERS

STATE OF WASHINGTON)
COUNTY OF PIERCE) SS

THIS IS TO CERTIFY THAT ON THIS 31ST DAY OF JULY, 1947, PERSONALLY APPEARED BEFORE ME ALBERT EMORY TOWERS AND LUCY C. TOWERS, HUSBAND AND 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.

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

FRANCES URCH NOTARY PUBLIC
COMMISSION EXPIRES JUNE 8, 1949
STATE OF WASHINGTON

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

APPROVED JULY 25 1947

D. H. WHITE
REGISTERED CIVIL ENGINEER AND LAND
SURVEYOR

D. H. WHITE REGISTERED
PROFESSIONAL ENGINEER
STATE OF WASHINGTON

COMPARED BY J.D. & E.B.
INDEXED BY G.B.

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALBERT EMORY TOWERS AND LUCY C. TOWERS, HUSBAND AND WIFE, NOW AND AT ALL TIMES SINCE ACQUIRING THE LAND HEREIN DESCRIBED, SOLE OWNERS OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF FERNANDO C. MILLER'S SUNNYSIDE ADDITION, ACCORDING TO THE PLAT THEREOF FILED AND RECORDED IN THE OFFICE OF THE AUDITOR OF PIERCE COUNTY, WASHINGTON, FEBRUARY 26, 1889, THENCE RUNNING NORTH 461.44 FEET TO SOUTHEAST CORNER OF DEL NORTE TERRACE ADDITION, ACCORDING TO THE PLAT THEREOF FILED AND RECORDED IN THE OFFICE OF THE AUDITOR OF PIERCE COUNTY, WASHINGTON, SEPTEMBER 21, 1889, THENCE NORTH 89°38'00" WEST ON SOUTH LINE SAID ADDITION 617.64 FEET TO EAST LINE OF MASON AVENUE, THENCE SOUTH 0°7'15" WEST ON SAID LINE 50.00 FEET, THENCE SOUTH 89°38'00" EAST 120.50 FEET, THENCE SOUTH 0°01'15" EAST 411.84 FEET, TO NORTH LINE OF ELTON STREET IN SAID SUNNYSIDE ADDITION, THENCE SOUTH 89°40'45" EAST ON SAID LINE 497.10 FEET TO BEGINNING, LESS STREETS HERETOFORE ESTABLISHED BY THE CITY OF TACOMA, AND CONTAINING 5.08 ACRES MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SUCH PLAT OR SUBDIVISION TO BE HEREAFTER KNOWN AS TOWERS' FIRST ADDITION, AND THAT WE HEREBY DONATE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS, AVENUES, ALLEYS, 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, ALLEYS 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
DAY OF _____, 1947.

ALBERT EMORY TOWERS
LUCY C. TOWERS

STATE OF WASHINGTON,)
COUNTY OF PIERCE) SS

ON THIS 24TH DAY OF JULY, 1947, PERSONALLY APPEARED BEFORE ME ALBERT EMORY TOWERS AND LUCY C. TOWERS, 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 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.

THURE E. MOBERG
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT TACOMA, WASH.
THURE E. MOBERG NOTARY PUBLIC
COMMISSION EXPIRES MAY 3, 1950
STATE OF WASHINGTON

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

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

1463002-----

FILED AND RECORDED AT REQUEST OF ALBERT TOWERS, THIS 9TH DAY OF OCT., 1947, AT 4 MINUTES PAST 10 O'CLOCK, A.M., ON PAGE 27, VOLUME 14, OF RECORD OF PLATS.

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

JULY 14, 1947

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).

D. H. WHITE
NO. 219-RENEWAL E854 REGISTERED CIVIL ENGINEER AND
LAND SURVEYOR.

D. H. WHITE REGISTERED
PROFESSIONAL ENGINEER
STATE OF WASHINGTON

APPROVED BY THE PLANNING COMMISSION OF TACOMA SEPT. 9TH, 1947.

R. H. MOELLER
PRESIDENT
W. W. DURHAM
SECRETARY

APPROVED OCT. 6, 1947.

BURWELL BANTZ CITY ENGINEER
U. S. ROBERTS COMMISSIONER OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA, WASHINGTON, THIS DAY OF _____, 1947.

G. V. FAWCETT
PRESIDENT OF CITY COUNCIL

ATTEST JOSEPHINE MELTON
CITY CLERK

APPROVED OCT. 6, 1947.

G. V. FAWCETT MAYOR

For reference only, not for re-sale