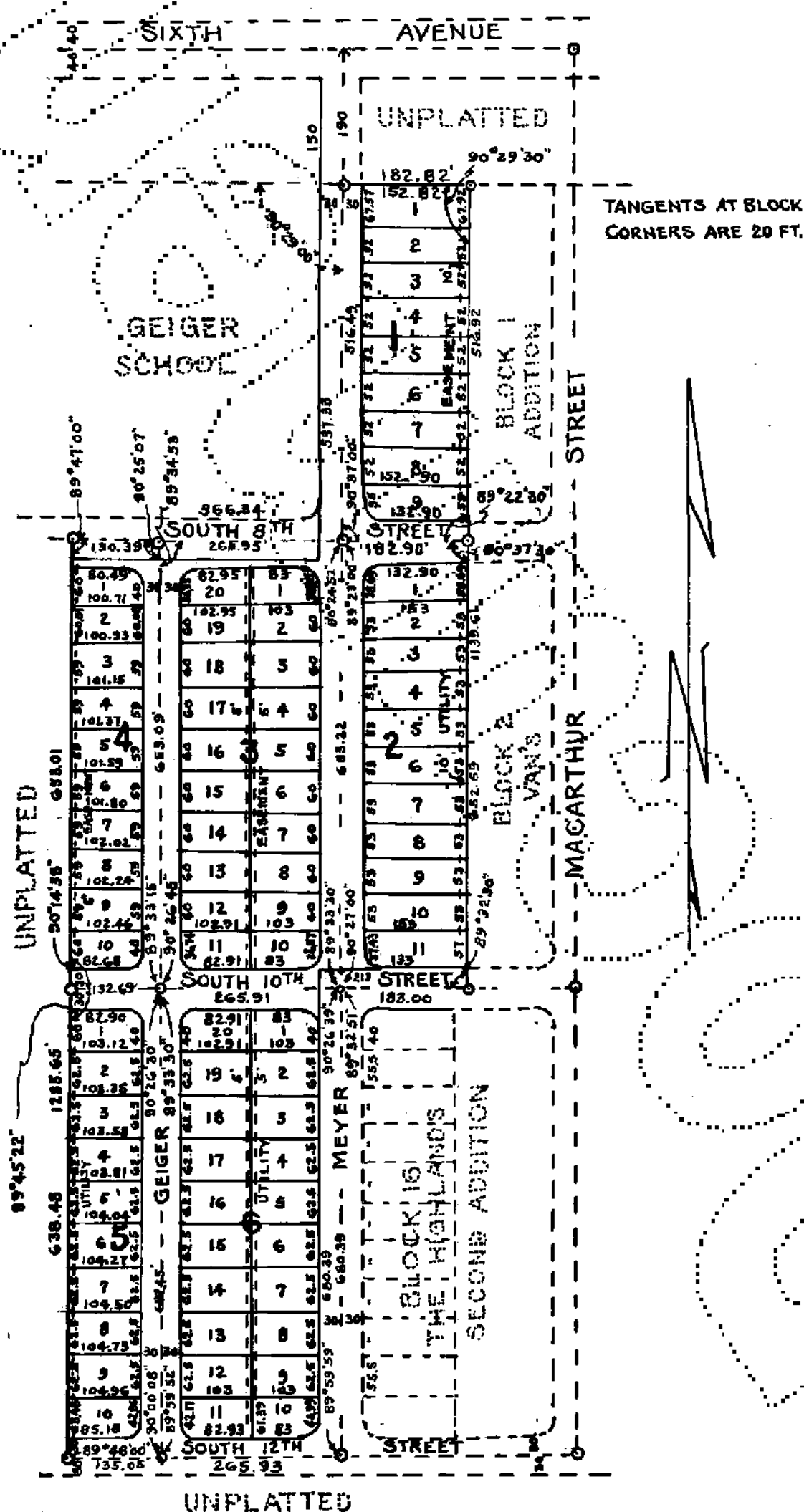


VAN'S SECOND ADDITION TACOMA WASHINGTON

SHEET 1 OF 2 SHEETS

SCALE 1 INCH = 200 FT.



KNOW ALL MEN BY THESE PRESENTS, that Corliss Investment Company, a Washington Corporation, having its principal place of business at Tacoma, Washington, optionee, and Northwestern Development Co., a Washington corporation, having its principal place of business at Seattle, Washington, as owner of all that portion of the west half of the northeast quarter of Section 3, Township 20 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning 330.00 feet East and 50.00 feet North of center of said Section 3, thence running North parallel to the North and South center line of said Section 3, 1285.65 feet to a point 727.66 feet South of the center line of 6th Avenue, thence East parallel to the center line of said 6th Avenue 366.34 feet to prolongation of West line of Meyers Street in the Highlands Second Addition to Tacoma, Washington, according to the plat thereof filed and recorded in the office of the Auditor, Pierce County, Washington December 29, 1946; thence North on said prolongation 537.33 feet to a point 190.00 feet South of center line of 6th Avenue; thence East parallel to said center line 212.82 feet to Northwest corner of Van's Addition, Tacoma, Washington, according to plat thereof filed and recorded in the office of the Auditor of Pierce County, Washington in Book 14, page 59 Record of Plats; thence South on West line said Addition 1139.61 feet to North line of South 10th Street in said The Highland Second Addition, Tacoma, Washington; thence West 213.00 feet to North-west corner said Addition; thence South on West line said Addition 680.39 feet to the North line of South 12th Street; thence West on said North line 370.98 feet to beginning, and containing 16.45 acres more or less, have caused the same to be surveyed and platted as shown hereon, such Plat or sub-division to be hereafter known as Van's Second Addition, Tacoma, Washington, and that the said owners hereby donate and dedicate to the use of the public forever the streets, roads, utility easements, avenues and other public places shown or indicated thereon and the said owners of the land above described, embraced in and covered by said plat do hereby, for themselves and their respective successors and assigns, waive all claims for damages to the property included in the plat by reason of any cuts or fills in the streets, roads, utility easements and avenues shown thereon in the original grading thereof, and do further certify that said lands are free from all incumbrances including all taxes and assessments which have heretofore been levied and become chargeable against said property.

IN WITNESS WHEREOF, Corliss Investment Company, and Northwestern Development Co. has each caused its corporate name to be hereunto subscribed by its president and secretary pursuant to a resolution of its Board of Trustees duly passed and entered on its records and each has caused its corporate seal to be hereunto affixed this 22nd day of March 1949.

CORLISS INVESTMENT COMPANY

By C F Davidson

Its President

By Helen Dahl

Its Secretary

" Corliss Investment Co. "
" Corporate Seal "
" Washington "

NORTHWESTERN DEVELOPMENT CO.

By C W Kief Vice

Its President

By L J Hawthorn

Its Secretary

" Northwestern Development Co. "
" Corporate Seal 1942 "
" Washington "

STATE OF WASHINGTON)

County of Pierce (SS

On this 22nd day of March, 1949 personally appeared before me C.F. Davidson and Helen Dahl, to me known to be the president and secretary respectively of Corliss Investment Co., a corporation organized and existing under the laws of the State of Washington and having its principal place of business at Tacoma, Washington, the corporation that executed the within and foregoing instrument and such persons and such officers of said corporation acknowledge 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.

MARTIN V. EASTERDAY

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

STATE OF WASHINGTON)

County of Pierce (SS

On this 22nd day of March, 1949 personally appeared before me C.W. Kief and L.J. Hawthorn to me known to be the vice president and secretary respectively of Northwestern Development Co., a corporation organized and existing under the laws of the State of Washington and having its principal place of business at Seattle, Washington, the corporation that executed the within and foregoing instrument and such persons and such officers of said corporation acknowledge 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.

C P BISSETT JR.

Notary Public in and for the State
of Washington residing at Seattle,
Washington.

" C.P. Bissett Jr. Notary Public "
" Commission Expires Jan. 14, 1950 "
" State of Washington "

" Seal of the "
" City of Tacoma "
" 1884 "

FILED AND RECORDED AT THE REQUEST OF Corliss Investment, THIS 22nd DAY OF April, 1949, AT 21 MINUTES PAST 1 O'CLOCK, P. M., ON PAGE 86 & 87 VOLUME 14, of RECORDS OF PLATS.

JACK W. SONNTAG
Auditor of Pierce County, Washington
By E. G. Anderson
Deputy

" County Auditor "
" Seal "
" Pierce County Washington "

1514369

I hereby certify that I have surveyed the within described land, that concrete monuments have been set at points indicated by circles (o) and that this map is correct.

Tacoma, Wash., March 15 1949
License No. 219 Renewal E330

D. H. WHITE

Registered Professional
Engineer

" D. H. White "
" Registered Professional Engineer "
" State of Washington "

Approved April 15, 1949

D. E. Morris
City Engineer

Approved April 20, 1949

J. S. Roberts
Commissioner of Public Works

Approved by the City Council of the City of Tacoma, Washington,
this 20th day of April, 1949.

C.A. Erdahl

President of City Council

Attest: Josephine Melton City Clerk Apr. 20, 1949.

Approved: Apr 20 - 1949

C.A. ERDAHL

Acting Mayor

President

Secretary

APPROVED BY THE PLANNING COMMISSION, April 19, 1949.

J.B. Macdonald, President
W.W. Durham Secretary

Tacoma, Washington, 1949

I hereby certify that there are no unpaid state or county taxes on the property described within.

L. R. Johnson

Treasurer of Pierce County, Wash.
By Calvin J. Carr, Deputy

" Treasurer "
" Official Seal "
" Pierce County, Washington "

DECLARATION OF RESERVATION AND PROTECTIVE RESTRICTIONS

WHEREAS, CORLISS INVESTMENT COMPANY, a Washington corporation, is the optionee and NORTHWESTERN DEVELOPMENT CO., a Washington Corporation, is the owner of certain lands in Pierce County, hereinafter described, and said corporations are for the purposes of this instrument collectively designated as owner.

IN THE COUNTY OF PIERCE, STATE OF WASHINGTON

Beginning 330.00 feet east and 30.00 feet north of center of Section 3, Township 20 North, Range 2 East, W.M.; Thence running North parallel to the North and South center line of said Section 1285.65 feet to a point 727.66 feet South of center line of 6th Avenue; thence east parallel to said center line 366.84 feet to prolongation of West line of Meyers Street in the Highlands Second Addition, Tacoma, Washington, according to the plat thereof filed and recorded in the office of the Auditor of Pierce County, Washington, December 29, 1946; thence North on said prolongation 537.33 feet to a point 190.00 feet South of center line of 6th Avenue; thence East parallel to said center line 212.82 feet to Northwest corner of Van's Addition, Tacoma, Washington, according to the Plat thereof filed and recorded in the office of the Auditor of Pierce County, Washington, in Book 14, page 59 Record of Plats; thence South on West line said Addition 1139.61 feet to North line of South 10th Street in said The Highlands Second Addition, Tacoma, Washington; thence West 213.00 feet to Northwest corner said Addition; thence south on West line said Addition 680.39 feet to North line of South 12th Street; thence West on said North line 370.98 feet to beginning.

WHEREAS, the said owner is about to file for record in the office of the Auditor of Pierce County, Washington, a Plat of said lands, which Plat will be designated and known as the Plat of "VAN'S SECOND ADDITION, TACOMA, WASHINGTON".

WHEREAS, following the filing of said plat the said owner will make sales of the real property embraced in said Plat and the said owner desires that all sales of such real property shall be made subject to certain basic protective restrictions, conditions, covenants, charges and restrictions as herein set forth to the end that harmonious and attractive development of the property may be accomplished that all buildings constructed thereon shall be desirable and attractive in location and design, and that the health, comfort, safety, convenience and general welfare of all persons who may hereafter become the owners and occupants of the real property embraced in said Plat may be promoted and safe-guarded.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the said owner hereby certifies and declares that the owner has established and does hereby establish a general plan for the development, improvement, maintenance and protection of the real property embraced in said plat and has established and does hereby establish the protective restrictions, conditions, covenants, charges and reservations upon and subject to which to all lots, tracts, and parcels of land in said plat shall be held and/or sold by such owner, and said restrictions and covenants are for the benefit of the real property embraced in said plat and all persons who may become the owners of said lots, tracts and parcels of land in said plat shall be entitled to the benefits and obligations thereof and shall pass with each and every lot, tract and parcel of land in said Plat and shall apply to and bind the respective successors in interest of every owner of land in said Plat and which restrictions are and each thereof is imposed upon the real property embraced in said Plat as a servitude in favor of the real property embraced in said Plat and each and every lot, tract and parcel of land in said Plat as the dominant tenement, or tenements as follows, to-wit:

- Section 1. All lots shall be known and described as residential lots.
- Section 2. No structure shall be erected, altered, placed or permitted to remain on any of the residential building plots described in Section 1 hereof other than one detached single family dwelling not to exceed one and one-half stories in height and a private garage for not more than two automobiles, provided only that construction and design will be in keeping with the residences on the plot.
- Section 3. In any event no building shall be located on any residential building plot nearer than 20 feet to the front lot line, nor nearer than 15 feet to any side street line. No building except a detached garage or other out building located 80 feet or more from the front lot line, shall be located nearer than 5 feet to any side line.
- Section 4. No residential structure shall be erected or placed on any building plot which has an area of less than 5,800 square feet or a width of less than 50 feet at the front building set back line.
- Section 5. No dwelling costing less than \$3,500.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one story, open porches and garages, shall be not less than 650 square feet in the case of a one-story structure, nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.
- Section 6. The work of construction of all buildings, dwellings or structures erected or placed on any lot in this subdivision shall be prosecuted diligently and continuously from commencement of construction and shall be completed as to external appearance, including finished painting within six months from date of commencement of construction and shall within said period be connected to a public sewer.
- Section 7. No trailer, basement, tent, shack, garage, barn, or other out building 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.
- Section 8. No noxious or offensive trace 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.
- Section 9. No lot, tract, or parcel of land in said Plat shall be used or occupied in whole or in part by any person not of the white or caucasian race, except that domestic servants, chauffeurs or gardeners who are members of a race other than the white or caucasian race may live in or occupy the premises where their employer resides.
- Section 10. All existing zoning and subdivision regulations of the City of Tacoma are hereby made a part of this declaration of reservations and protective restrictions as though fully set forth at length herein, and in the event said existing zoning and subdivision regulations or those enacted in the future are more restrictive than these requirements, then the owner or resident upon all of the lots, tracts, and parcels of land embraced in said Plat shall fully comply with the then existing zoning and subdivision regulations as applied by the local municipal state or county authority.
- Section 11. Each, every and all of the restrictions of this instrument shall continue and remain in full force and effect until January 1, 1983 at which time said covenants shall be automatically extended for successive periods of ten years, unless by written documents signed by a majority of the then owners of the lots and duly filed with the Auditor of Pierce County, Washington, it is agreed to terminate or change these covenants and restrictions in whole or in part.
- Section 12. If the parties hereto or any of them or their heirs or assigns, or the owner or person in possession of any of the lots, tracts, and parcels of lands embraced within said Plat 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 proceeding 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, or such violation or the breach of any of the covenants hereof may be enjoined, abated or remedied by appropriate proceedings instituted in the Superior Court of the State of Washington for Pierce County, Washington.
- Section 13. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- Section 14. This instrument and each and all of the provisions thereof shall not be or become effective unless and until said Plat is filed for record in the office of the Auditor of Pierce County, Washington.

IN WITNESS WHEREOF, the said Corliss Investment Company has caused this instrument to be executed in its corporate name by its president and attested by its secretary and sealed with its corporate seal at Tacoma, Washington, this 22nd day of March, 1949.

And Northwestern Development Co. has caused this instrument to be executed in its corporate name by its president and attested by its secretary and sealed with its corporate seal at Seattle, Washington this 22nd day of March, 1949.

CORLISS INVESTMENT COMPANY

By C F Davidson
President

By Helen Dahl
Secretary

NORTHWESTERN DEVELOPMENT CO.

By C W Kief
Vice President

By L J Hawthorn
Secretary

For reference only, not for re-sale.