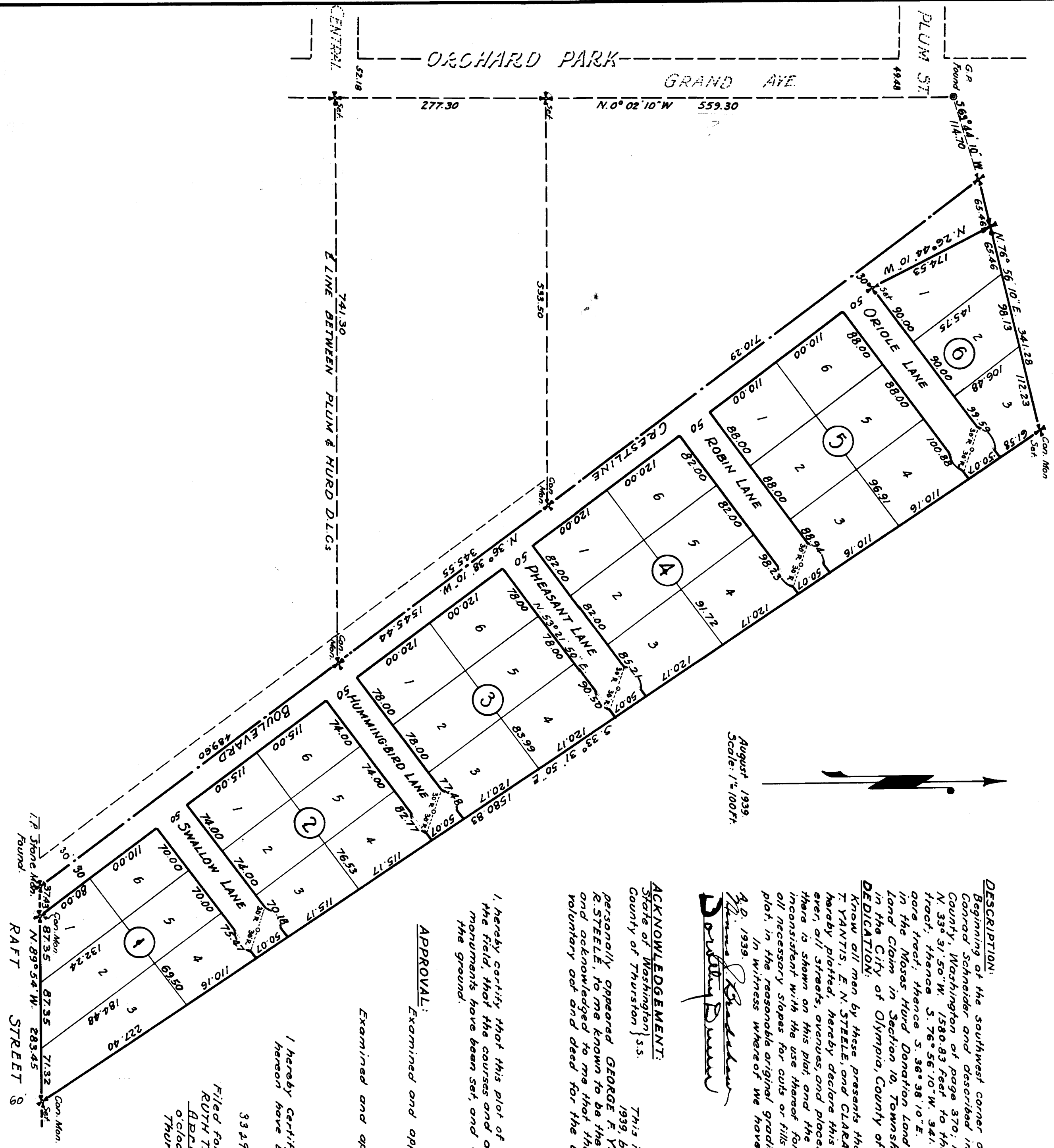


BELVIDERE



DESCRIPTION:

Beginning of the southwest corner of a (20) twenty acre tract of land reserved by Conrad Schneider and described in Volume 1 of Mortgage Records of Thurston County, Washington of page 370, running thence S. 89° 54' 00" E. 283.45 feet thence N. 33° 31' 50" W. 1580.83 feet to the north boundary line of said (20) twenty acre tract, thence S. 76° 56' 10" W. 341.28 feet to the northwest corner of said twenty acre tract, thence S. 38° 38' 10" E. 1545.44 feet to point of beginning, lying partly in the Masas Hurd Donation Land Claim and partly in the W. Plum Donation Land Claim in Section 10, Township 18 North, Range 2 West, Willamette Meridian, in the City of Olympia, County of Thurston, State of Washington.

DEDICATION:

Know all men by these presents that we the undersigned GEORGE F. YANTIS, RUTH T. YANTIS, E. N. STEELE, and CLARA R. STEELE, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public for ever, all streets, avenues, and places, and sewer easements, or whatever public property there is shown on this plat, and the use thereof for any and all public purposes, not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc., shown on this plat, in the reasonable original grading of all streets, avenues, places, etc., shown hereon.

In witness whereof we have set our hands and seals this 25th day of September A.D. 1939.

George F. Yantis
Ruth T. Yantis
E. N. Steele
Clara R. Steele

ACKNOWLEDGEMENT:

State of Washington } s.s.
County of Thurston }

This is to certify that on this 25th day of September A.D. 1939, before me the undersigned a NOTARY PUBLIC personally appeared GEORGE F. YANTIS, RUTH T. YANTIS, E. N. STEELE, and CLARA R. STEELE, to me known to be the persons who executed the foregoing dedication and acknowledged to me that they signed and sealed the same as a free and voluntary act and deed for the uses and purposes therein mentioned.

W. J. Anderson
Notary Public in and for the State of Washington, Residing in Olympia.

I, hereby certify that this plat of BELVIDERE is based upon an actual survey in the field, that the courses and distances shown thereon are correct, that the monuments have been set, and all lot and block corners have been staked on the ground.

APPROVAL:

Examined and approved this 22nd day of September A.D. 1939.
City Engineer
Charles E. Brown

John B. McCleary
Chairman Board of Planning Commissioners.

I hereby certify that all taxes against property shown hereon have been paid.

332923
County Treasurer
Paul D. McCleary

Filed for record of the request of GEORGE F. YANTIS, RUTH T. YANTIS, E. N. STEELE, and CLARA R. STEELE A.D. 1940 of 10 minutes past 2 o'clock, and recorded in Vol. 11, Page 23 records of Thurston County, Washington

Paul D. McCleary
County Auditor
William D. McCleary
Deputy

RAFT STREET S

577

DEED RECORD 166
THURSTON COUNTY

Subscribed and sworn to before me this 14th day of October, 1940.

Seal of Ruth T. Hains
Comm. Exp. Nov. 22, 1941

Ruth T. Hains
Notary Public in and for the State of
Washington, residing at Olympia in
said County.

#342039 Filed for record October 24, 1940 at 9:24 AM at the request of Tacoma Eastern
Timber Co.

By

Marie M. Maylan
Deputy
PROTECTIVE COVENANTS -
Applying to

BUSH T. BAKER
County Auditor

"BELVIDERE"

An Addition to Olympia, Washington.

KNOW ALL MEN BY THESE PRESENTS, That Geo. F. Yantis and Ruth T. Yantis, husband and wife, and E. N. Steele and Clara R. Steele, husband and wife, all of Olympia, Washington, do hereby provide building restrictions and protective covenants as to use of land, to be applied to "BELVIDERE", an addition to Olympia, Washington, except as to Lot Four (4), Block two (2), and Lot Four (4), Block One (1) thereof, which tracts have been sold prior to this date.

1. No part of the land shall be used for any purpose or in any manner other than permitted in Sec. 4, R-1-A, and Sec. 4, R-1-B, Ordinance No. 2270, of the City of Olympia, Washington.

2. All lots in the tract shall be known and described as residential lots. No structures 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 and one-half stories in height and private garage for not more than two cars.

3. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have approved in writing by a majority of a committee composed of The City of Olympia Building Inspector, (now W. R. Turner); The chairman of the City Planning Commission of Olympia (now Walter Draham); and Glenn A. Powell of Olympia, Washington. The successor in office shall fill the vacancy in event either office is vacated, or their authorized representative, for conformity and harmony of external design with existing structures in the subdivision; and as to location of the building with respect to property and building set back lines. In the case of the death of any member or members of said committee, the surviving members or member shall have authority to approve or disapprove such design or location. If the aforesaid committee or their authorized representative fails to approve or disapprove such design and location within thirty (30) days after plans have been submitted to it, or if no suit to enjoin the erection of such building, or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required. Said committee or their authorized representative shall act without compensation. Said committee shall act and serve until the year 1945 at which time the then record owners of a majority of the lots which are subject the covenants herein set forth may designate in writing duly recorded among the land records their authorized representative who thereafter shall have all of the powers, subject to the same limitations, as were previously delegated herein to the aforesaid committee.

4. No building shall be located on any residential building plat nearer than twenty-five feet to the front lot line, nor nearer than ten feet to any side street line. No building, except a garage or other outbuilding located seventy feet or more from the front lot line, shall be located nearer than five feet to any side lot line.

5. No residential structure shall be erected or placed on any building plot, which plot has an area of less than five thousand (5000) square feet nor a width of less than seventy (70) feet at the front building setback line, except that a residence may be erected or placed on Lot One, Block One, and Lot Three, Block Six.

6. 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.

7. 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 an owner or tenant.

8. 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.

9. No dwelling costing less than \$2500.00 shall be permitted on any lot in Block Six. No dwelling costing less than \$3500.00 shall be permitted on any lot in Block one or Five, inclusive. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than eight hundred square feet in the case of one-story structure, nor less than seven hundred square feet in the case of a one and one-half story structure.

10. No easement is reserved over the rear five feet of each lot for utility installation and maintenance.

11. That any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting