

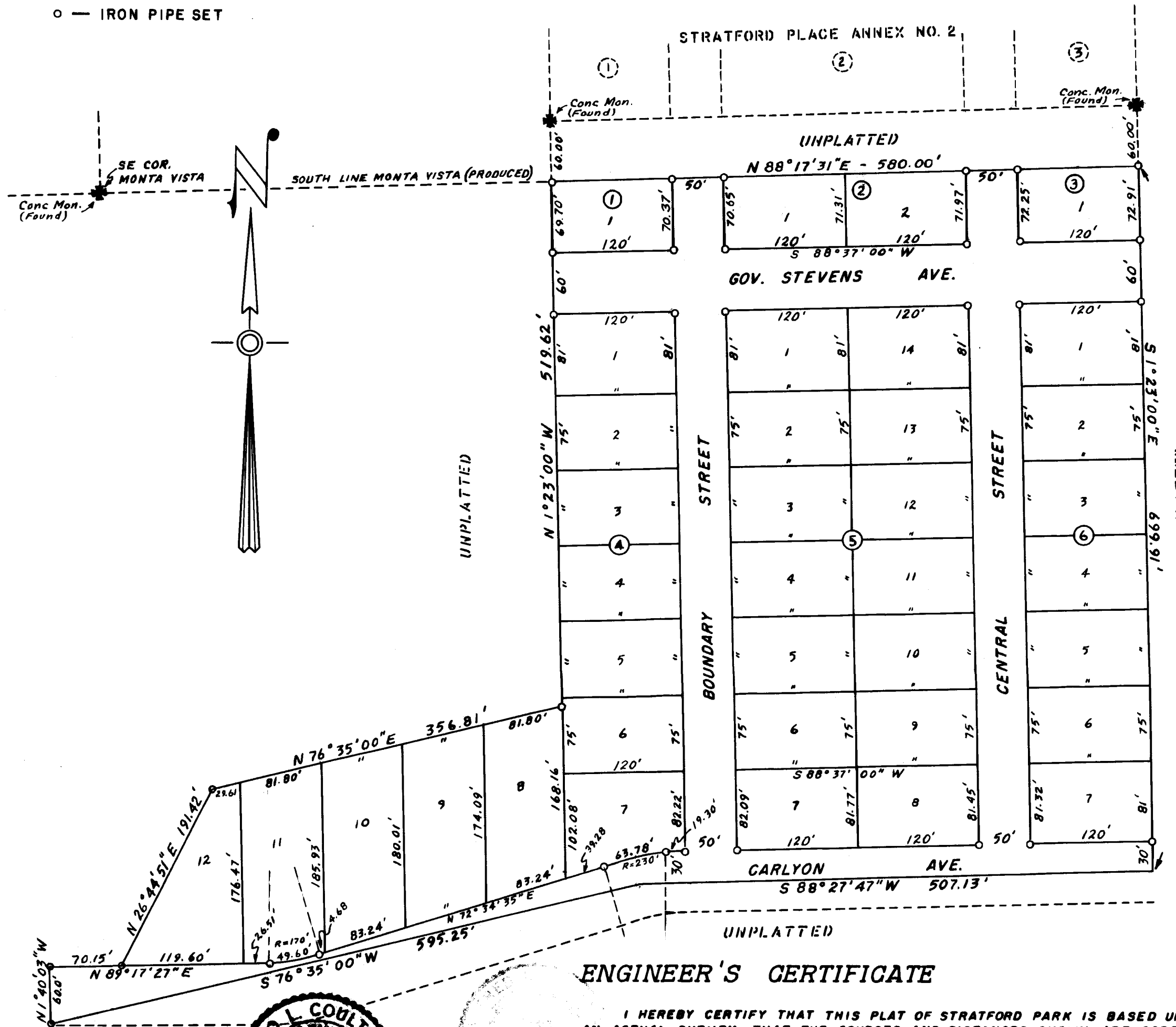
STRATFORD PARK

IN R.M. WALKER DONATION LAND CLAIM
TOWNSHIP 18 NORTH, R. 2 W W.M.
OLYMPIA, WASHINGTON

LEGEND

○ — IRON PIPE SET

SCALE: 1" = 100'



ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF STRATFORD PARK IS BASED UPON AN ACTUAL SURVEY, THAT THE COURSES AND DISTANCES SHOWN ARE CORRECT, THAT THE MONUMENTS HAVE BEEN SET, AND ALL LOT AND BLOCK CORNERS STAKED ON THE GROUND.

Leo L. Coulter
REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF THURSTON

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF September A.D. 1950. BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED THEODORE FRANCK SCHMIDT TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Leo L. Coulter
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON
RESIDING IN OLYMPIA

EXAMINED AND APPROVED THIS 15th DAY OF
JAN A.D. 1951.

Leo Elder
CHAIRMAN BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 22nd DAY OF
DEC. A.D. 1950

Leo Elder
COUNTY ENGINEER

I HEREBY CERTIFY THAT ALL TAXES AGAINST PROPERTY SHOWN
HEREON HAVE BEEN PAID.

Max J. Gruber
COUNTY TREASURER

EXAMINED AND APPROVED THIS 26th DAY OF
DEC. A.D. 1950

Max J. Gruber
CHAIRMAN, PLANNING COUNCIL, CITY OF OLYMPIA

DESCRIPTION

THAT PART OF THE R.M. WALKER DONATION LAND CLAIM NO. 38 IN TOWNSHIP 18 NORTH RANGE 2 WEST W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 1°23'00"E 60.00 FEET FROM THE SE CORNER OF STRATFORD PLACE ANNEX NO. 2; THENCE S 1°23'00"E 699.91 FEET; THENCE S 88°27'47"W 507.13 FEET; THENCE S 76°35'00"W 595.25 FEET; THENCE N 1°40'03"W 60.00 FEET; THENCE N 89°17'27"E 70.15 FEET; THENCE N 26°44'51"E, 191.42 FEET; THENCE N 76°35'00"E 356.81 FEET; THENCE N 1°23'00"W 519.62 FEET TO THE SOUTH LINE OF MONTA VISTA PRODUCED; THENCE ALONG SAID LINE N 88°17'31"E 580.00 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED, THEODORE FRANCK SCHMIDT, OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS SHOWN ON SAID 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 AND FILLS UPON THE LOTS SHOWN ON SAID PLAT, IN THE REASONABLE ORIGINAL GRADING OF THE STREETS SHOWN HEREON.

THE FOLLOWING RESTRICTIONS AND LIMITATIONS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND PLATTED HEREIN:

(A) NO STRUCTURE SHALL BE ERECTED ON ANY BUILDING LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING AND SUITABLE GARAGE.

(B) NO LOT SHALL BE SUBDIVIDED.

(C) NO BUILDING SHALL BE ERECTED ON ANY LOT NEARER THAN 40 FEET NOR FURTHER THAN 70 FEET FROM FRONT LOT LINE, NOR NEARER THAN 6 FEET TO ANY SIDE LOT LINE. THE SIDE LOT LINE RESTRICTION SHALL NOT APPLY TO A GARAGE LOCATED AT LEAST 40 FEET IN THE REAR OF A DWELLING, EXCEPT THAT ON CORNER LOTS NO STRUCTURE SHALL BE ERECTED NEARER THAN 15 FEET TO SIDE STREET LINE.

(D) NO NOXIOUS OR OFFENSIVE TRADE 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, NOR SHALL ANY RETAIL OR WHOLESALE SHOP OR MANUFACTURING PLANT OR STORE BE PERMITTED.

(E) NO RACE OR NATIONALITY OTHER THAN THE CAUCASIAN RACE SHALL USE OR OCCUPY ANY BUILDING ON ANY LOT, EXCEPT THAT THIS COVENANT SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS, OF A DIFFERENT RACE OR NATIONALITY, EMPLOYED BY AN OWNER OR TENANT.

(F) NO TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN, OR OTHER OUT-BUILDINGS SHALL BE ERECTED IN THE TRACT, SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.

(G) NO STRUCTURE SHALL BE MOVED ONTO ANY LOT UNLESS IT MEETS WITH THE APPROVAL OF THE COMMITTEE HEREINAFTER REFERRED TO, OR IF THERE IS NO COMMITTEE, IT SHALL CONFORM TO AND BE IN HARMONY WITH EXISTING STRUCTURES IN THE TRACT.

(H) NO BUILDING SHALL BE ERECTED ON ANY LOT UNTIL THE DESIGN AND LOCATION THEREOF HAVE BEEN APPROVED IN WRITING BY A COMMITTEE APPOINTED BY THE SUBDIVIDER OR ELECTED BY A MAJORITY OF ALL THE LOTS IN SAID SUBDIVISION, AND AN INSTRUMENT SHOWING THE ESTABLISHMENT OF ANY SUCH COMMITTEE, EITHER BY APPOINTMENT OR ELECTION, INCLUDING THE NAMES OF THE MEMBERS AND THE PERIOD FOR WHICH THEY ARE APPOINTED OR ELECTED SHALL BE RECORDED AND ANY SUBSTITUTION IN OR ADDITION TO SUCH COMMITTEE SHALL BE RECORDED. HOWEVER, IF SUCH A COMMITTEE IS NOT IN EXISTENCE OR FAILS TO APPROVE OR DISAPPROVE SUCH DESIGN OR LOCATION WITHIN 30 DAYS, THE SUCH APPROVAL WILL NOT BE REQUIRED PROVIDED THE DESIGN AND LOCATION ON THE LOT CONFORM TO AND ARE IN HARMONY WITH EXISTING STRUCTURES IN THE TRACT. IN ANY CASE WITH OR WITHOUT THE APPROVAL OF THE COMMITTEE, NO DWELLING WILL BE PERMITTED ON ANY LOT IN THE TRACT WITH A GROUND FLOOR AREA OF LESS THAN 1150 SQ. FT. IN THE CASE OF A 1-STORY STRUCTURE, EXCLUSIVE OF A GARAGE, OR LESS THAN 800 SQ. FT. IN THE CASE OF A 1 1/2 OR 2-STORY STRUCTURE, EXCLUSIVE OF A GARAGE.

(I) UNTIL SUCH TIME AS PUBLIC MAINS FOR SEWAGE DISPOSAL ARE AVAILABLE, SEWAGE DISPOSAL SHALL BE BY MEANS OF INDIVIDUAL SEPTIC TANKS OF SUCH TYPE CONSTRUCTION, LOCATION ON THE LOT, AND TILE DISPOSAL FIELD AS TO BE IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF WASHINGTON DEPARTMENT OF HEALTH AND RECOMMENDATIONS OF THE U.S. PUBLIC HEALTH SERVICE, TREASURY DEPARTMENT, AS OUTLINED IN THEIR BULLETIN NO. 1001-B AND THE U.S. DEPARTMENT OF AGRICULTURE, AS OUTLINED IN THEIR FARM BULLETIN NO. 1227 AND WITH SECTION 631, FEDERAL HOUSING ADMINISTRATION CIRCULAR NO. 2, PROPERTY STANDARD, ENTITLED, MINIMUM REQUIREMENTS FOR STATE OF WASHINGTON, SEATTLE, WASHINGTON, REVISED JUNE 1, 1936, AND NO CESS-POOLS OR OUTSIDE TOILETS SHALL BE PERMITTED AND IF AND WHEN PUBLIC MAINS FOR SEWAGE DISPOSAL ARE AVAILABLE, ALL DWELLINGS ERECTED SUBSEQUENT TO THAT DATE SHALL BE CONNECTED THERETO.

(J) THE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1971 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS HEREIN CONTAINED, OR ANY PORTION THEREOF, MAY BE EXTENDED FOR A TEN YEAR PERIOD AND SUCCESSIVE TEN YEAR PERIODS THEREAFTER UPON THE APPROVING VOTE OF TWO-THIRDS OF THE PROPERTY OWNERS IN THE PLATS OF STRATFORD PLACE, STRATFORD PLACE ANNEX, STRATFORD PLACE ANNEX NO. 2 AND STRATFORD PARK.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 25th DAY OF September A.D. 1950.

SIGNED IN THE PRESENCE OF;

Leo Elder

Theodore Franck Schmidt

FILED FOR RECORD AT THE REQUEST OF THEODORE F. SCHMIDT THIS 15 DAY OF Jan A.D. 1950. AT 5:55 MINUTES PAST 10:00 O'CLOCK, AND RECORDED IN VOL. 11 PAGE 104 RECORDS OF THURSTON COUNTY.

Ellis J. Ayer
COUNTY AUDITOR

M. Burnhager
DEPUTY