3416483

DECLARATION OF PROTECTIVE RESTRICTIONS AND RESERVATIONS

imposed by

C. I. ANDERSON

on

PLAT OF C. I. ANDERSON'S ADDITION TO SEATTLE

This declaration is made by C. I. ANDERSON and wife, the undersigned, for the purpose of imposing restrictions on all of C. I. Anderson's Addition to the City of Seattle, King County, State of Washington, described as:

Lots 1 to 7, inclusive, in said Addition as follows: A restriction shall be placed upon the herein described property as follows: that the value of the residence to be erected on Lots 6 and 7 shall be not less than $8500.00; on Lots 1 and 2 not less than $10,000 and on Lots 3 and 4 not less than $12,000.00. All lots are residential lots.

No annoyance or nuisance and nothing noxious or offensive will be permitted on the premises.

No fowl or animals are permitted, except songbirds, dogs or cats as household pets.

The right is reserved to impose further restricted covenants.

The declarants reserve the right to approve the colors used in painting the exterior of the house and prohibiting any colors that are noxious or offensive to them.

No property in this Addition shall be sold, leased or rented to any person or persons of Asiatic, African or Negro blood, lineage or extraction for twenty-five years from the date of filing of this instrument, except as domestic servants actually and in good faith employed by the white occupants of said premises, and in the event of such transfer, lease or rental before the expiration of said term of twenty-five years, said property shall revert to the grantors without process of law or equity.

DATED this 21st day of SEPTEMBER, 1944.

C. I. Anderson

G. Pansy Anderson

STATE OF WASHINGTON)
SS
COUNTY OF KING)

On this day personally appeared before me C. I. ANDERSON and G. PANSY ANDERSON, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the

same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of September, 1944.

Edward H. Chavelle

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

Filed for Record Sept. 22 1944 - 3 07 PM
Request of Edward H. Chavelle
ROBERT A. MORRIS, County Auditor

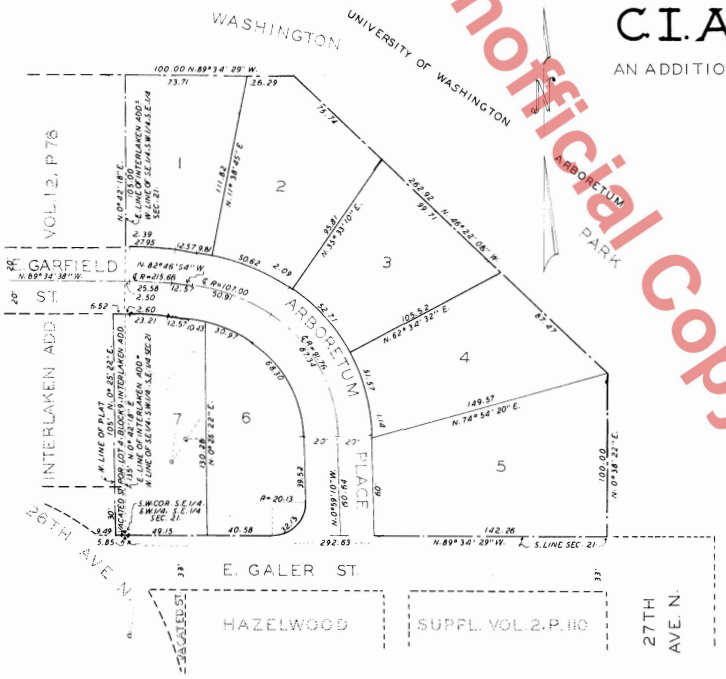
Unofficial Copy

C.I. ANDERSON'S

AN ADDITION TO THE CITY OF SEATTLE

SCALE, 1 INCH = 40 FEET

MORFORD AND MOWRY
CIVIL ENGINEERS



DESCRIPTION

THIS PLAT OF C. I. ANDERSON'S ADDITION COVERS AND INCLUDES THE FOLLOWING DESCRIBED PORTINS OF VACATED EAST GALER STREET; LOT 4, BLOCK 9, INTERLAKEN ADDITION; AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 25 N., R4E., W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION OF SECTION 21; THENCE N. 89° 34' 29" W., ALONG THE SOUTH LINE OF SAID SECTION 21, 5.85 FEET; THENCE N. 0° 25' 22" E., 135.00 FEET TO THE SOUTH LINE OF E. GARFIELD ST., 6.52 FEET TO THE WEST LINE OF SAID S.E.1/4 OF THE S.W.1/4 OF S.E. 1/4 OF SEC. 21; THENCE N. 0° 42' 18" E., ALONG SAID WEST LINE OF SAID SUBDIVISION OF SEC. 21, 145.00 FEET TO THE SOUTHERLY LINE OF WASHINGTON PARK; THENCE FOLLOWING THE SAID LINE OF WASHINGTON PARK FOR THE FOLLOWING THREE COURSES: S. 89° 34' 29" E. 100.00 FEET; S. 46° 22' 08" E., 262.92 FEET AND S. 0° 38' 22" W., 100.00 FEET TO SAID SOUTH LINE OF SEC. 21 (NORTH LINE OF E. GALER ST.); THENCE N. 89° 34' 29" W., ALONG SAID SOUTH LINE OF SEC. 21, 292.63 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, C. I. ANDERSON AND G. PANSY ANDERSON, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE TRACT OF LAND PLATTED IN THIS C. I. ANDERSON'S ADDITION DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS, AVENUES, WAYS OR PLACES SHOWN HEREON, 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 THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, WAYS OR PLACES SHOW HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 24 DAY OF SEPTEMBER A.D. 1941.

C. I. ANDERSON

G. PANSY ANDERSON

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } S.S.

THIS IS TO CERTIFY THAT ON THIS 24 DAY OF SEPTEMBER A.D. 1941, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED C. I. ANDERSON AND G. PANSY ANDERSON, HIS WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SARAH M. GRAN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.

SARAH M. GRAN NOTARY PUBLIC STATE OF WASHINGTON

DRAWN UNDER THE DIRECTION OF C. E. MORFORD, REGISTERED ENGINEER AND LAND SURVEYOR.

BY CARL E. MORFORD

CARL E. MORFORD STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS, THE PLAT OF C. I. ANDERSON'S ADDITION, WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE 71384 APPROVED THIS 30TH DAY OF OCTOBER A.D. 1941.

W. C. THOMAS
CITY COMPTROLLER AND EX-OFFICIO CITY CLERK

CORPORATE SEAL OF THE CITY OF SEATTLE 1869

EXAMINED AND APPROVED BY ME THIS 17TH DAY OF OCTOBER A.D. 1941

C. L. WARTELLE
CITY ENGINEER

3200594

FILED FOR RECORD AT THE REQUEST OF THE CITY ENGINEER THIS 30 DAY OF OCTOBER A.D. 1941, AT 32 MINUTES PAST 1 O'CLOCK, AND RECORDED IN VOLUME 37 OF PLATS AT PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.

ROBERT A. MORRIS
COUNTY AUDITOR

M. J. R. WILLIAMS
DEPUTY