

3176275

EASEMENT
and
DECLARATION OF PROTECTIVE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS the undersigned is the owner of the real estate situated in King County, Washington, known as COLUMBIA RIDGE ADDITION to the City of Seattle, and desires that all sales of property in said addition be made subject to certain reservations and covenants, the purposes of which are to insure the desirability of the property for residential purposes,

NOW, THEREFORE, in consideration of the premises the undersigned hereby certifies and declares that the protective restrictions and reservations hereinafter set forth shall inure to the benefit of and be binding upon each and every lot in said addition, and shall apply to and be binding upon the respective owners of such lots and upon their successors in interest, such reservations and restrictions being as follows:

1. All lots in the said tract shall be known and described as residential lots, except Lot sixteen (16) in Block three (3) of said addition. No structures shall be erected, altered, placed, or permitted to remain on any residential building lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two (2) cars and other outbuildings incidental to residential use of the lot. Lot sixteen (16) in Block three (3) is reserved for retail business, but no trade, occupation or business shall be carried on upon said lot or any part thereof, or any use made thereof, in violation of any law applicable thereto, and no part of said lot shall be used for the sale or dispensing of beer, wine or intoxicating liquor.

s. No building shall be located nearer to the front lot line or nearer to the side street line than the building set-

back lines shown on the recorded Plat; in any event no buildings shall be located on any residential building lot nearer than twenty (20) feet to the front lot line nor nearer than ten (10) feet to any side street line; no building, except a detached garage or other outbuilding located seventy-five (75) feet or more from the front lot line, shall be located nearer than five (5) feet to any side lot line. No residence or attached appurtenance shall be erected on any lot farther than thirty-five (35) feet from the front lot line.

3. 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.

4. 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.

5. No dwelling costing less than \$3,000.00 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 720 square feet in the case of a one and one-half, two, or two and one-half story structure.

6. 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.

7. Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within six months from date of commencement of construction and shall be connected to public sanitary sewer.

8. No building nor any portion of any building nor any

driveway nor any other structure shall be placed or maintained within the ten foot planting strip as shown on said Plat. Said ten foot strip of ground shall be used exclusively for the planting of trees and shrubs. Ingress and egress over said ten foot strip of ground is prohibited except for the maintenance of the planting thereon.

9. An easement is reserved over the rear five feet of each lot for the utility, installation, and maintenance and over such other portions of the lots in said addition as are specified in said Plat or in the dedication thereof.

These covenants and restrictions shall run with the land and be binding upon all parties owning lots in said additions or claiming any interest therein until January 1, 1967; and thereafter said covenants and restrictions shall be automatically extended for successive periods of ten years each unless, by a vote of a majority of the then owners of the lots in said addition, it is agreed to change or terminate said covenants and restrictions in whole or in part. In the event of the violation or attempt to violate any of said covenants or restrictions it shall be lawful for any other person or persons owning any lot in said addition 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.

Invalidation of any one of these Covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A perpetual easement and right of way upon, over and across the portion hereinafter described of each lot in said Addition is hereby reserved for utility purposes, including the erection, construction, maintenance and operation of pole lines

with the necessary cross arms, wires, anchors and other appurtenances, for the transmission of electrical energy and for telephone and telegraph lines, together with the right at all times to go upon said reserved right of way for the purpose of constructing, reconstruction, repairing, renewing, altering, patrolling and operation of said lines, and the right to trim trees that might endanger said lines.

Said easement and right of way covers the following described portion of said lots, to-wit:

The northerly 5' of lot 8 and the southerly 5' of lot 7, and the northerly 5' of lot 12 and the southerly 5' of lot 11, and the northerly 5' of lot 17 and the southerly 5' of lot 16, and the northwesterly 5' of lot 23 and the southeasterly 5' of lot 22, and the northwesterly 5' of lot 25 and the southeasterly 5' of lot 24, all in Block 1 of said Addition, also the rear 10' of lots 8 to 16 inclusive, also the rear 5' of lots 17 to 26 inclusive, in said Block 1.

The northwesterly 5' of lot 9 and the southeasterly 5' of lot 8 in Block 2 of said Addition, also the rear 5' of all lots in said Block 2, including the easterly line of lot 12 and the westerly line of lot 11 in said Block, also the rear 5' of lots 14 and 15 and the southerly 5' of lot 13, Block 3 in said Addition.

The rear 5' of all lots in Block 4 of said Addition.

The northwesterly 5' of lots 10 and 11 and southeasterly 5' of lot 9, and the southwesterly 5' of lot 10 and the northeasterly 5' of lot 11, and the westerly 5' of lot 3 and the easterly 5' of lots 4 and 5 in Block 5 of said Addition, also the rear 5' of lots 1, 2, 3, 5 and 6 and of the portion of lot 7 abutting on the City of Seattle's Electric Transmission line right of way, also the rear 10' of lots 8 to 18 inclusive, also the 10' along the western boundary of said lot 7 all in said Block 5.

The southeasterly 5' of lot 3 and the northwesterly 5' of lot 4, and the southeasterly 5' of lot 7 and the northwesterly 5' of lot 8 in Block 6 of said Addition, also the rear 5' of lots 1 to 10 inclusive and of the portion of lot 9 abutting upon said right of way, also the rear 10' of lots 10 to 13 inclusive, and of the portion of lot 9 abutting upon Beacon Avenue all in said Block 6.

The northerly 5' of lot 6 and the southerly 5' of lot 5, and the northerly 5' of lot 8 and the southerly 5' of lot 7 in Block 7 of said Addition, also the rear 10' of all lots in said Block 7, except lots 1 and 2.

The westerly 5' of lot 4 and easterly 5' of lot 5, and the easterly 5' of lot 3 and the westerly 5' of lots 1 and 2 in Block 8 of said Addition, also the rear 10' of all lots in said Block 8, except lot 1.

The northerly 5' of lot 6 and southerly 5' of lot 7 in Block 9 of said Addition, also the rear 10' of all lots in said Block 9.

The northwesterly 5' of lot 7 and the southeasterly 5' of lot 6, and the northwesterly 5' of lot 11 and southeasterly 5' of lot 12, and the northwesterly 5' of lot 16 and the southeasterly 5' of lot 17 in Block 10 of said Addition, also the rear 5' of all lots in said Block 10, except lot 9.

The northwesterly 5' of lot 8 and the southeasterly 5' of lot 9, and the westerly 5' of lot 5 and the easterly 5' of lot 6 in Block 11 of said Addition, also the rear 5' of all lots in said Block 11, including the easterly line of lot 3, and westerly line of lot 2 in said Block.

The northerly 5' of lots 6 and 7 and southerly 5' of lot 5 in Block 12 of said Addition, also the rear 5' of all lots in said Block 12.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by its proper officers and its corporate seal to be affixed this 5th day of July, 1941.



CONTINENTAL, INC.

By W. C. Cooper Vice Pres.

By W. B. Lawrence Secretary

STATE OF WASHINGTON,)
(SS:
COUNTY OF KING,)

On this 5th day of June, 1941, before me personally appeared W. C. Cooper and W. B. Lawrence, to me known to be the Vice President and Secretary, respectively, of CONTINENTAL, INC., the corporation that executed the foregoing instrument, and acknowledged 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 are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



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

Filed for Record July 7, 1941 1:43 P.M.
Request of P. S. Title
ROBERT A. MORRIS, County Auditor

COLUMBIA RIDGE

AN ADDITION TO THE CITY OF SEATTLE

SCALE: 1 INCH = 100 FEET

H.W. RUTHERFORD
ENGINEERE.A. DUFFY
CONSULTING ENGINEER

DESCRIPTION

THIS PLAT OF "COLUMBIA RIDGE, AN ADDITION TO THE CITY OF SEATTLE," COVERS AND INCLUDES THE FOLLOWING DESCRIBED PARCELS OF LAND:

(A) THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., LYING WEST OF BEACON AVENUE AND SOUTH OF COLUMBIAN WAY, EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO 241252, FOR THE CITY OF SEATTLE TRANSMISSION LINE, AS PROVIDED BY ORDINANCE NO 59599 OF THE CITY OF SEATTLE; AND (B) THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., LYING WEST OF BEACON AVENUE, EXCEPT THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER: THENCE ON SOUTH LINE NORTH 87° 54' 42" WEST 190.94 FEET TO A POINT ON THE WEST LINE OF BEACON AVENUE; THENCE ON SAID WEST LINE NORTH 11° 41' 30" WEST 308.9 FEET; TO TRUE BEGINNING; THENCE CONTINUING ON SAID WEST LINE NORTH 11° 41' 30" WEST 410 FEET; THENCE SOUTH 78° 18' 30" WEST 116 FEET; THENCE SOUTH 11° 41' 30" EAST 381.55 FEET TO A POINT ON THE NORTH LINE OF BRANDON STREET; THENCE ON SAID LINE SOUTH 87° 54' 42" EAST 119.44 FEET TO THE TRUE POINT OF BEGINNING; AND PORTION OF SOUTH 30 FEET THEREOF LYING EAST OF EAST LINE OF BLOCK 1, PRODUCED NORTH, MAYNARD'S ADDITION TO THE CITY OF GEORGETOWN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 87, RECORDS OF SAID COUNTY; AND EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO 241252, FOR CITY OF SEATTLE TRANSMISSION LINE, AS PROVIDED BY ORDINANCE NO 59599 OF THE CITY OF SEATTLE.

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 19TH DAY OF JUNE, A.D., 1941, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED G.W. COPLEN AND W. ERNEST LAWRENCE, TO ME KNOWN TO BE THE VICE-PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED 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 FIRST ABOVE WRITTEN.

I. L. OSTERHOUT

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



I HEREBY CERTIFY THAT THE WITHIN PLAT OF "COLUMBIA RIDGE, AN ADDITION TO THE CITY OF SEATTLE," WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO 2003, APPROVED THIS 19TH DAY OF JULY, A.D., 1941.

W.C. THOMAS

CITY COMPTROLLER AND EX-OFFICIO CITY CLERK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CONTINENTAL, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WASHINGTON, AND HAVING ITS PRINCIPAL PLACE OF BUSINESS AT THE CITY OF SEATTLE IN SAID STATE, AND BEING THE OWNER IN FEE SIMPLE OF THE LAND COMPRISING THIS PLAT HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS, AVENUES, DRIVES, PLACES AND ALLEYS SHOWN HEREON 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 AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL THE STREETS, AVENUES, DRIVES, PLACES AND ALLEYS SHOWN.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS CORPORATE NAME BY ITS VICE-PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL HEREUNTO AFFIXED THIS 19TH DAY OF JUNE, A.D., 1941.

CONTINENTAL INC.

By G.W. COPLEN
ITS VICE-PRESIDENT

ATTEST W. ERNEST LAWRENCE
ITS SECRETARY



EXAMINED AND APPROVED BY ME THIS 1ST DAY OF JULY, A.D., 1941.

C. L. WARTELLE

CITY ENGINEER

By O. A. PIPER
PRINCIPAL ASSISTANT CITY ENGINEER

FILED FOR RECORD AT THE REQUEST OF THE CITY ENGINEER THIS 2ND DAY OF JULY, A.D., 1941, AT 15 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 37 OF PLATS, PAGE'S 13-14-15, RECORDS OF KING COUNTY, WASHINGTON.

ROBERT A. MORRIS

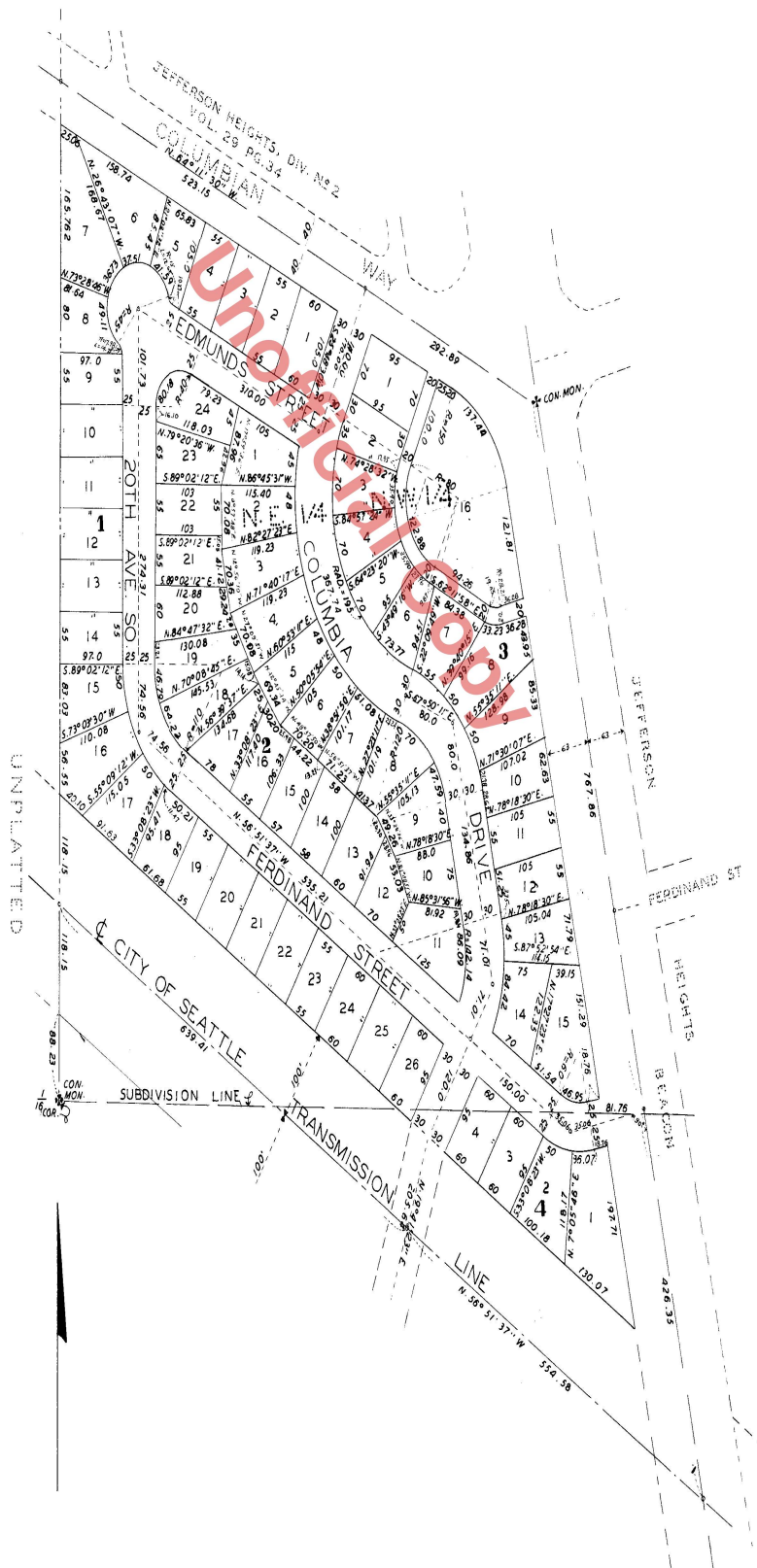
KING COUNTY AUDITOR

3175358

By M. J. R. WILLIAMS
DEPUTY COUNTY AUDITOR

SHEET N°2

AN ADDITION TO THE CITY OF SEATTLE



COLUMBIA RIDGE

SHEET No 3

AN ADDITION TO THE CITY OF SEATTLE

