

MUTUAL PROTECTIVE RESTRICTIONS FOR GLENAIRE ADDITION

RESTRICTION ON NATURAL GROWTH. The construction or maintenance of a spire or minaret, all kinds of fences, or trees shall not be permitted on said property, and any and all trees and hedges planted or permitted to grow upon any tract in said plat shall be pruned or trimmed so as not to become detrimental to the use, occupancy or view of other property in Glenaire.

* **Racial Restrictions.** No property in said addition shall at any time be sold, conveyed, rented or leased in whole or part to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any property in said addition or portion thereof or building thereon except a domestic servant actually employed by a person of the White or Caucasian race where the latter is an occupant of such property.

APPROVAL OF PLANS BY GRANTOR. All buildings to be erected in Glenaire must be approved by the grantor. Complete plans and specifications of all proposed buildings, structures and exterior alterations, together with detailed plans showing proposed location of the same on the particular building site, shall be submitted to the Grantor before construction or alteration is started, and such construction or alteration shall not be started until written approval hereof is given by the Grantor.

Said plans shall be prepared by an architect or competent house-designer. A complete copy of said plans and specifications shall in each case be delivered to and permanently left with the Grantor. As to all improvements, construction and alterations in Glenaire, the Grantor shall have the right to refuse to approve any design, plan or color for such improvements, construction or alterations which is not suitable or desirable, in Grantors opinion, for any reason, aesthetic or otherwise, and in so passing upon such design, Grantor shall have the right to take into consideration the suitability of the proposed building or other structure, and the material of which it is to be built, and the exterior color scheme, to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings, and the effect of the building or other structure or alterations therein as planned on the outlook of the adjacent or neighboring property, and the effect or impairment that said structures will have on the view of surrounding building sites, and any and all other factors which in the Grantor's opinion shall affect the desirability or suitability of such proposed structures, improvements or alterations.

If the Grantor fails to approve or disapprove said plans and specifications within thirty days after the same have been submitted to him, or, in any event, 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 and the provisions of this paragraph will be deemed to have been fully complied with.

The Grantor shall have the right to appoint a committee of residence of Glenaire or a community club or other organizations comprised of residents of Glenaire for such time and upon such conditions as he may designate, to exercise the powers reserved in this paragraph to the Grantor, and in such case Grantor shall incur no liability for any act or omission of such committee, club or other organization.

BUILDING LINES. Buildings constructed on lots 1, 2, 3, 4, 5, 6, 7, 8, shall be not less than thirty (30) feet from the front property line. Buildings constructed on lots 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, and 49 shall be not less than 35 feet from front property line. Building constructed on lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, shall be not less than 25 feet from front property line. Building constructed on lots 22, 23, 29, 35, 36, 43, shall be not less than 35 feet from South 107th Street. 44, 50 Building constructed on lots 7 shall be not less than 35 feet from South 107th Street. Any building constructed on lot 31 shall be not less than 35 feet from 17th Avenue South at the R.R. property line.

SIGNS AND BILLBOARDS. No signs of any kind or for any use, except public notices erected by a political subdivision of the state or as required by law shall be erected, posted,

GLENAIRE

SCALE: 1" = 100'

IN N.W. 1/4 OF SW 1/4 SEC. 4 T. 23N. R. 4E. W.M. AND N.E. 1/4 OF S.E. 1/4
SEC. 5 T. 23N. R. 4E. W.M.

SURVEYORS CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT GLENAIRE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS HEREIN DESCRIBED; THAT THE COURSES AND DISTANCES ARE CORRECTLY SHOWN; THAT MONUMENTS AND LOT CORNERS ARE CORRECTLY SET; AND THAT ALL LAWS AND REGULATIONS GOVERNING PLATTING HAVE BEEN MET: TO THE BEST OF OUR KNOWLEDGE AND ABILITY.

GARDNER, GARDNER & HITCHINGS INC.

BY ALLEN HITCHINGS
CERTIFICATE NO. 199
RENEWAL NO. E1188

EXAMINED AND APPROVED THIS 8 DAY OF OCT. 1946

C. O. MANNES
KING COUNTY ROAD ENGINEERS
BY _____
DEPUTY

EXAMINED AND APPROVED THIS 16TH DAY OF OCTOBER, 1946.
BY KING COUNTY PLANNING COMMISSION.

DON S. JOHNSON CHAIRMAN OTWAY PARDEE SECRETARY JOHN N. TODD EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 14TH DAY OF OCT. 1946

J. HAROLD SPARKMAN
CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS

ATTEST: ROBERT A. MORRIS
CLERK OF BOARD OF COUNTY COMMISSIONERS



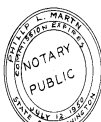
ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF SEPT. 1946 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY APPEARED J. L. PIKE AND OTIS L. TOWLE AS INDIVIDUALS AND O. R. LINDE AND H. MAURINE LINDE RESPECTIVELY OF SOUTH SEATTLE LAND CO. AND ACKNOWLEDGED THAT THEY EXECUTED AND SEALED THE SAME AS FREE AND VOLUNTARY ACTS, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND SAID OFFICIALS OF SAID CORPORATION ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAME 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 ABOVE WRITTEN.

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



ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 16 DAY OF SEPT. 1946 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY APPEARED OAKLEY MAXWELL AND WILLARD MAXWELL RESPECTIVELY OF HOME PROPERTIES, INC. AND HUGH H. BENTON AND V.V. PRICE RESPECTIVELY OF WHITE AND BOLLARD INC. AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACTS AND DEEDS OF SAID CORPORATIONS FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEALS AFFIXED ARE THE CORPORATE SEALS OF SAID CORPORATIONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

C. W. CAMP
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT



DESCRIPTION

THE W 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SEC. 4 T. 23N. R. 4E. W.M. EXCEPT THE SOUTH 166.00 FEET THEREOF AND EXCEPT THAT PORTION OF THE EAST 150 FEET THEREOF LYING NORTH OF THE NORTH LINE OF SOUTH 106TH STREET, FORMERLY PRENTICE STREET, AS SHOWN IN VISTA VILLA, ACCORDING TO PLAT THEREOF RECORDED IN VOL. 30 PG. 26. RECORDS OF SAID COUNTY, PRODUCED WESTERLY; ALSO THAT PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 5 T. 23N. R. 4E. W.M. LYING EAST OF GLENDALE PARK, ACCORDING TO PLAT THEREOF RECORDED IN VOL. 36 OF PLATS, PG. 49. RECORDS OF SAID COUNTY AND SOUTH OF A LINE 460.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION, EXCEPT THE SOUTH 166.00 FEET OF THE EAST 160.00 FEET THEREOF.

3620051

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 21 DAY OF OCT. 1946 AT 12 MIN PAST 9 A.M. AND RECORDED IN VOL. 42, PG. 39. RECORDS OF KING COUNTY WASHINGTON

BY M. J. R. WILLIAMS
DEPUTY AUDITOR

ROBERT A. MORRIS
COUNTY AUDITOR

RESTRICTIONS

NO LOT OR PORTION OF LOT OF THIS PLAT SHALL BE DIVIDED OR SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN AN AREA REQUIRED FOR DISTRICT USE ON THIS PLAT, NAMELY 6000 SQUARE FEET FOR R-1 USE, WITH MINIMUM LOT WIDTH OF 60 FT.

DEDICATION

KNOWALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE, AND MORTGAGEES, OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AND AVENUES SHOWN HEREON, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTANT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS OR PARCELS SHOWN HEREON IN THE ORIGINAL AND REASONABLE GRADING OF ALL STREET AND AVENUES SHOWN HEREIN; IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THE DAY BELOW MENTIONED.

PIKE & TOWLE
J. L. PIKE - OTIS L. TOWLE
HOME PROPERTIES INC. SOUTH SEATTLE LAND CO.
BY OAKLEY MAXWELL VICE PRES. BY H. MAURINE LINDE PRES.
WILLARD MAXWELL SEC. TREAS. O. R. LINDE SEC.
WHITE AND BOLLARD INC.
BY HUGH H. BENTON, JR. SECRETARY
V.V. PRICE VICE PRES.

