

RESTRICTIONS AND RESERVATIONS

to apply on Gordon 's Addition #2

being the South 460 feet of
Government Lot 11, Sec. 4
Twp. 23 N., R. 4 E.W.M. lying
between West Marginal Way and
the Duwamish River, except the
south 60 feet thereof.

The following restrictions are hereby impressed upon and shall run with the title to all lots in this addition and all purchasers of said lots shall take title subject to such restrictions and said restrictions shall be considered as part of the consideration for the purchase and each lot-holder shall have the legal right to enforce said restrictions and each of them, by injunction or any other legal remedy. The restrictions are as follows:

(A) 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 a private garage for not more than 2 cars.

(B) 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 been approved in writing by a majority of a committee composed of Lot owners,

or their authorized representatives, 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 setback 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 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 (5 to 7 years)*, at which time the then record owners of a majority of the lots which are subject to the covenants herein set forth may designate in writing duly recorded among the land records their authorized representatives who thereafter shall have all of the powers, subject to the same limitations, as were previously delegated herein to the aforesaid committee.

* Note: Conforming to period required to fully build up the subdivision.

(C) No building shall be located on any residential building plot nearer than 20 feet to the front lot line, nor nearer than 5 feet to any side street line. No building, except a garage or other outbuilding located 70 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line. Front lot line for all lots shall be construed as

(_____ (Inside Street)
(Not named)

If desired a maximum setback line may be included as follows:

No residence or attached appurtenance shall be erected on any lot farther than 35 feet from the front lot line.

(D) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet nor a width of less than 50 feet at the front building setback line.

(E) 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.

(F) 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.

(G) 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.

(H) No dwelling costing less than \$1500 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 500 square feet in the case of a one-story structure nor less than 500 square feet in the case of a one and one-half, two, or two and one-half story structure.

~~Utility easements should be provided only where needed. Include Clause 1-1 or 1-2, depending upon the method to be used.~~

~~(I-1) Basements affecting Lots Nos. _____ are reserved as shown on the recorded plat, for utility installation and maintenance.~~

~~(I-2) An easement is reserved over the rear five feet of each lot for utility installation and maintenance.~~

~~Additional covenants to meet special conditions shall be added here.~~

(J) That any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within 6 months from date of commencement of construction and shall be connected to septic tank or public sewerage.

(K) Until public sewers are available all sewage disposal shall be by means of septic tanks and tile disposal fields in accordance with the regulations of the State of Washington Department of Public Health and the local authority.

(L) That as to Lots 1 to 7 inclusive, no building nor any portion of any building nor any driveway nor any other structure shall be placed or maintained between the westerly boundary of said Lots along West Marginal Way and a line running parallel thereto and a distance of 10 feet easterly therefrom. Said 10 foot strip of ground running parallel to West Marginal Way and adjacent thereto shall be used exclusively for the planting of trees and shrubs. Ingress and egress of vehicular traffic is prohibited over said 10 foot strip which shall be planted with a screen of hardy long lived trees and shrubs.

(M) These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1966, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

(N) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision 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.

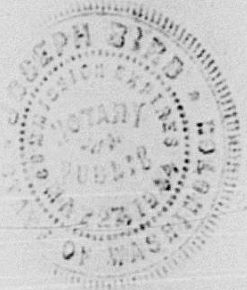
(O) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Ethel Gordon Reynolds

STATE OF WASHINGTON
COUNTY OF KING SS

THIS IS TO CERTIFY, that on this 18th day of October, 1940, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Ethel Gordon Reynolds, to me known to be the individual described in and who executed the within instrument, and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

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



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

Filed for Record Oct. 18 1940 9:58 AM.
Request of C. A. Reynolds
EARL MILLIKIN County Auditor

3151138

[Faint handwritten notes and signatures in the bottom right corner.]

GORDON'S ADDITION NO 2

AN ADDITION TO THE CITY OF SEATTLE

SCALE 1 IN. = 50 FEET

SAMUEL J. HUMES
REGISTERED CIVIL ENGINEER

SEPTEMBER - 1940

DESCRIPTION

THIS PLAT OF GORDON'S ADDITION NO. 2, AN ADDITION TO THE CITY OF SEATTLE, EMBRACES THE FOLLOWING: ALL OF SOUTH FOUR HUNDRED SIXTY (460) FEET OF 60' X 120' LOT NO. 11, IN SECTION 4, TOWNSHIP 23, N. R. 4, E. W. 4 N., LYING BETWEEN W. MARGINAL WAY AND THE DOWMASH RIVER, EXCEPT THE SOUTH SIXTY (60) FEET THEREOF.

I HEREBY CERTIFY, THAT THIS PLAT OF GORDON'S ADDITION NO. 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECT. 4, TWP. 23-N-R. 4-E.W.N. AS ABOVE DESCRIBED; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS MARKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

SAMUEL J. HUMES
PROFESSIONAL ENGINEER
LICENSE NO. 449 RENEWAL N° E 1184
DATE JAN. 17, 1940

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, ETHEL GORDON REYNOLDS, OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOWEVER, ALL STREETS, AVENUES AND ALLEYS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; I ALSO ALL PARKS, EASEMENTS OR WHATEVER PUBLIC PROPERTY OR PLACES THERE ARE SHOWN ON THE PLAT FOR THE PURPOSES THEREON INDICATED; I ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS, FILLS, UPON THE LOTS, BLOCKS, TRACTS, OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL, REASONABLE GRADING OF ALL THE STREETS, AVENUES, ALLEYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 2ND DAY OF OCTOBER A.D. 1940.

ETHEL GORDON REYNOLDS
C. A. REYNOLDS

RESTRICTIONS

ALL LOTS OR PARCELS ARE RESTRICTED TO RESIDENCE USE, R-1, AS DEFINED BY KING COUNTY PLANNING COMMISSION; AND NO LOTS SHALL BE DIVIDED IN ANY MANNER HEREON; THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 6000 SQ. FT. NOR LESS THAN 60' WIDTH.

EXAMINED AND APPROVED THIS 22 DAY OF OCT. A.D. 1940.

H. H. SISLER
KING COUNTY ROAD ENGINEER

DEPUTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 21ST DAY OF OCTOBER, A.D. 1940

ATTEST: CARL MILLIKIN BY
CHIEF CLERK, KING COUNTY PLANNING COMMISSION
TACK TAYLOR
CHAIRMAN, BOARD-KING COUNTY COMMISSIONERS



FILED FOR RECORD AT THE REQUEST OF KING COUNTY PLANNING COMMISSION THIS 20 DAY OF OCT. A.D. 1940 AT 10 MINUTES PAST 10 A.M. AND RECORDED IN VOLUME 38 OF PLATS PAGE 42 RECORDS OF KING COUNTY, WASHINGTON

DEPUTY COUNTY AUDITOR
EARL MILLIKIN
KING COUNTY AUDITOR

ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss.
COUNTY OF KING

THIS IS TO CERTIFY, THAT ON THIS 2ND DAY OF OCTOBER A.D. 1940, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ETHEL GORDON REYNOLDS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND WHO HEREBY LEGGED TO ME THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

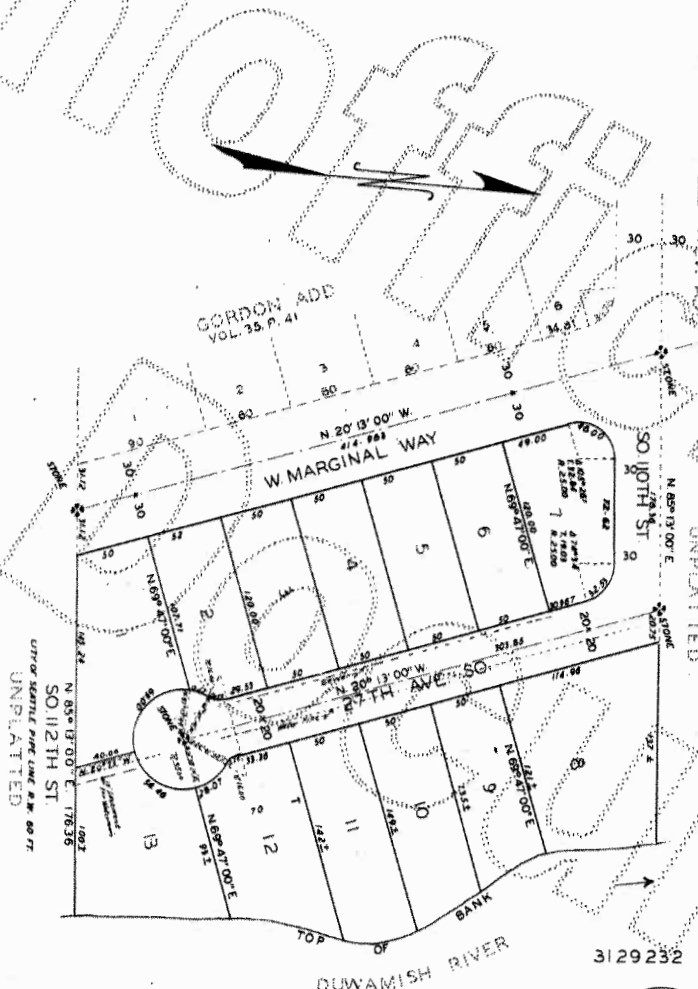
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

E. A. GEISERT

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

I HEREBY CERTIFY THAT THE WITHIN PLAT OF GORDON'S ADDITION NO. 2 WAS ONLY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 25TH DAY OF OCTOBER, A.D. 1940

DEPUTY COUNTY AUDITOR
EARL MILLIKIN
KING COUNTY AUDITOR



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