

3610272

BUILDING AND OCCUPANCY RESTRICTIONS AND LIMITATIONS

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, the EVERGREEN LAND COMPANY, a Corporation,
being the owners of the following described property:

The Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 25, Township Twenty-Three (23) North, Range Three (3), East W.M., EXCEPT portion thereof lying northwesterly of Maple Wild Avenue, and EXCEPT portion described as follows: Beginning at the center of said Section Twenty-Five (25), thence South 89° 03' 49" west along the south line of said southeast quarter (SE $\frac{1}{4}$) of the northwest quarter (NW $\frac{1}{4}$) a distance of 358.99 feet; thence north 0° 39' 53" west 215.48 feet; thence north 31° 41' 59" west 150.36 feet; thence south 58° 18' 01" west 30.00 feet to the true point of beginning; thence south 58° 18' 01" west 120.00 feet; thence north 31° 41' 59" west 70.00 feet; thence north 58° 18' 01" east 95.00 feet to the point of curve; thence on a curve to the right with a radius of 25.00 feet a distance of 39.27 feet to a point of tangency; thence south 31° 41' 59" east 45.00 feet to the true point of beginning; and EXCEPT portion described as follows: Beginning at the said center of Section 25; thence south 89° 03' 49" west along the south line of the southeast quarter of the northwest quarter 358.99 feet; thence north 0° 39' 53" west 215.48 feet; thence north 31° 41' 59" west 280.36 feet to the true point of beginning; thence south 58° 18' 01" west 247.06 feet to a point of curve; thence on a curve to the right with a radius of 230.44 feet a distance of 127.49 feet to a point of tangency; thence west 333.51 feet to a point of curve; thence on a curve to the right with a radius of 20.00 feet a distance of 31.596 feet to a point of tangency; thence north 0° 30' 55" east 64.15 feet to a point of curve; thence on a curve to the right with a radius of 20.00 feet a distance of 31.236 feet to a point of tangency; thence east 146.61 feet; thence north 72° 12' 25" east 233.65 feet; thence north 59° 53' 10" east 234.82 feet; thence north 55° 43' 19" east 254.46 feet; thence south 31° 41' 59" east 169.11 feet to a point from which the true point of beginning bears south 58° 18' 01" west; thence south 58° 18' 01" west 243.47 feet to the true point of beginning; and EXCEPT roads; and EXCEPT beginning at the northwest corner of the southeast quarter of the northwest quarter of Section 25, Township 23 North, Range 3 East, W.M., thence south 89° 21' 56" east 229.09 feet to true beginning; thence south 44° 04' 04" west along east margin of Maple Wild Avenue 235.71 feet; thence along curve to the left having a radius of 30 feet a distance of 64.58 feet; thence south 79° 16' 17" east 174.82 feet; thence along a curve to the left having a radius of 225.5 feet a distance of 146.44 feet; thence north 63° 31' 15" east 56 feet; thence north 18° 21' 57" west 220.45 feet; thence north 89° 21' 56" west 147 feet to the true point of beginning,
KING COUNTY, Washington,

do hereby establish building improvement and occupancy limitations and restrictions governing the use, improvement, possession and occupancy of said property, and hereby limit the improvement, possession and occupancy of said tract and each and every part thereof to said limitations

and restrictions.

1. No residence shall be built upon any lot or tract which is more than one story in height, and contains less than thirteen hundred fifty (1350) square feet of floor space for living quarters, such area to be exclusive of garage or basement space. It is further agreed that no residence or garage shall be built or constructed upon said property, the building of which is not, as to the outside surface thereof, completed with windows, doors, and fully painted, if painting is required, in the construction of said residence, within a period of six months from the time that such residence construction is commenced, if labor and materials are available, and that a breach of the above conditions will authorize the seller to refuse to furnish title to said property, and in such case, such failure to complete within said time shall be regarded as a breach of conditions under which said property was purchased, and if title has passed, the seller may exercise any other remedies which it may have to force a change in the conditions of said residence or garage property.

No building or structure shall be built within a distance of twenty-five (25) feet from the street line, or within a distance of ten (10) feet from adjoining property line.

No chickens or livestock shall be permitted to be kept or maintained by the owners or occupier of said property, or any part thereof, except that any owner or occupier may have and keep not to exceed two pets.

No property covered by this declaration shall be sold, transferred, assigned, leased, rented or occupied by any person not of the Caucasian race, provided however that any owner or occupier may keep upon said property not to exceed two servants who are not of the Caucasian race.

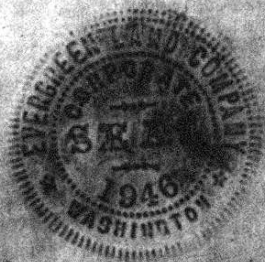
No property in said area shall be used for any business of any kind or nature, and the use of said property, and all of it, is expressly restricted to residential uses. No obnoxious activities or pursuits of any kind shall be carried on or permitted upon said property.

2. Said property as to the limitations of this declaration shall be divided into Class #1 and Class #2 property, and as each sale is made the contract agreement or deed covering said property shall designate

the class or classes controlling said tract of land.

- (a) In the sale or disposition of any property designated as Class #1, no sale, exchange or disposition of any lot, tract or tracts having a frontage less than 100 feet in width shall be made, and no subdivision of said property shall be made so that any tract or partial thereof has a frontage of less than 100 feet; and in said class of property, no residence shall be established on any tract or lot less than 100 feet in width, and no more than one residence shall be established upon any larger tract unless said tract shall have a width of at least 100 feet for each residence so constructed.
- (b) In the sale or disposition of any property designated as Class #2, no sale, exchange or disposition of any lot, tract or tracts having a frontage less than 75 feet in width shall be made, and no subdivision of said property shall be made so that any tract or partial thereof has a frontage of less than 75 feet; and in said class of property, no residence shall be established on any tract or lot less than 75 feet in width, and no more than one residence shall be established upon any larger tract unless said tract shall have a width of at least 75 feet for each residence so constructed.

IN WITNESS WHEREOF the parties hereto have set their hand and seal
this 21 day of September, 1946.



EVERGREEN LAND COMPANY

BY [Signature]
President

ATTEST:

[Signature]
Secretary-Treasurer

STATE OF WASHINGTON)
COUNTY OF KING) SS

On this 21 day of September, 1946, before me personally appeared D. D. THOMASSON and IVAN E. YEAKEL, to me known to be the President and Secretary-Treasurer of the corporation that executed the foregoing instrument, and acknowledged 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 said instrument and that the seal affixed is the corporate seal of said corporation.



Given under my hand and official seal the day and year last above

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

KNOW ALL MEN BY THESE PRESENTS:

That we, GLENNAH. JONES and EILEEN M. JONES, his wife, being the purchasers under a contract of a certain portion of the land described in the Declaration of Restrictions and Limitations of Improvement, Use and Occupancy made by the Evergreen Land Company the 21st day of September, 1946, and attached hereto, do hereby consent, covenant, and agree that the limitations and restrictions set forth and declared in said document shall apply to and be binding upon the said GlenNAH. Jones and Eileen M. Jones, his wife, their heirs, successors, administrators, and assigns as to the property purchased by GlenNAH. Jones and Eileen M. Jones, his wife from said Evergreen Land Company under contract dated the 23rd day of August, 1946, and said restrictions and limitations shall apply to and be binding upon the parties hereto, their heirs, successors and assigns and they hereby accept and agree to said limitations and each of them.

Dated this 21st day of September, 1946.

GlenNAH. Jones
Eileen M. Jones

STATE OF WASHINGTON

COUNTY OF KING

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 21st day of September, 1946 personally appeared before me, GLENNAH. JONES and EILEEN M. JONES, his wife, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.



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

Filed for Record Sept. 23 1946 11:50 a.m.
 County of King
 ROBERT A. BOWMAN, County Auditor

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JONES VIEW TRACTS

Sheet 1 of 3 Sheets

SEC. 25 T.23N. R.3E, W.M.
KING COUNTY, WASHINGTON.

DESCRIPTION

THIS PLAT OF JONES VIEW TRACTS embraces that portion of the southeast quarter of the northwest quarter of section 25, township 23 north, range 3 east, W.M., described as follows:

Beginning at the center of said section 25; thence north $1^{\circ}06'47''$ west along the east line of said southeast quarter of the northwest quarter, a distance of 367.048 feet to the true point of beginning; thence south $65^{\circ}28'13''$ west 392.251 feet; thence north $32^{\circ}59'18''$ west 250.232 feet; thence north $57^{\circ}18'38''$ east 243.470 feet; thence north $32^{\circ}41'22''$ west 199.110 feet; thence north $54^{\circ}43'56''$ east 125.000 feet; thence north $67^{\circ}44'00''$ east 306.109 feet; thence south $1^{\circ}06'47''$ east 534.375 feet to the said true point of beginning; and

EXCEPT county roads.

Situate in the County of King, State of Washington.

RESTRICTIONS

No lot or portion of a lot of this plat, shall be divided and sold or resold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than the area required for the Use District stated on this plat; namely, six thousand (6000) square feet for R-1-Residence Use, with a minimum lot or tract width of sixty (60) feet at the front building line.

All lots in this plat are restricted to R-1 Residence District Use, governed by and subject to restrictions, rules and regulations of County Zoning Resolution No. 11373 and subsequent changes thereto by official County resolution.

Further restrictions are as recorded in Volume 2529 of deeds, page 398, records of King County, Washington.

FRANK WOJACK - LAND SURVEYOR

JUNE, 1949

Center Sec. 25 T.23N. R.3E. W.M.

25

Scale in Feet
1 Inch = 60 Feet

UNPLATTED

UNPLATTED

UNPLATTED

LINDE ERBES HEIGHTS

GREGORY BOULEVARD

MARINE VIEW DRIVE

MAPLEWILD TERRACES

167TH PLACE

167TH PLACE

167TH PLACE

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JONES VIEW TRACTS

SEC. 25 T.23N. R.3E., W.M.
KING COUNTY, WASHINGTON.

Sheet 2 of 3

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Examined and approved this 10 day of
Jan. A.D., 1950

County Road Eng.

By: _____

I hereby certify that the within plat
of JONES VIEW TRACTS is duly approved by
the KING COUNTY PLANNING COMMISSION this
18 day of JANUARY A.D., 1950

Chairman

Secretary

Planning officer

Examined and approved this 16 day
of JAN. A.D., 1950

Chairman, Board of
County Commissioners

ATTEST:

Clerk, Board of County
Commissioners.

3977578

FILED for record at the request of the
KING COUNTY PLANNING COMMISSION this 20
day of Jan. A.D., 1950, at 29 minutes
past 9 P.M., and recorded in Volume 17
of PLATS, pages 14-15-16, Records of
KING COUNTY, WASHINGTON

County Auditor

By: _____
Deputy County
Auditor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that
we, the undersigned owners in fee simple
of the land hereby platted, hereby declare
this plat and dedicate to the use of the
public forever, all streets and avenues
shown thereon and the use thereof for 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 and blocks
shown on this plat in the original reason-
able grading of the streets and avenues
shown hereon.

IN WITNESS WHEREOF we have hereunto set
our hands and seals this 27 day of July
1949.

Glenn H. Jones, Harold T. Weaver, Elizabeth F. Weaver,
Donal R. Park, Joy C. Whitener,
Frances W. Ponceti, Herbert D. Ponceti

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss
COUNTY OF KING

THIS IS TO CERTIFY that on this 27
day of July 1949, before me, the under-
signed, a NOTARY PUBLIC, personally ap-
peared PHILIP C. WHITENER and JOY C. WHITENER, his wife,
FRANCES W. PONCETI, individually and as Ally in fact for HERBERT D. PONCETI,
DONALD R. PARK, HAROLD T. WEAVER, and ELIZABETH F. WEAVER,
his wife, GLENN H. JONES & EILEEN JONES, his wife, J. R. HOZACK & OLIVE
HOZACK, his wife, to me known to be the individuals
who executed the within dedication, and
acknowledged to me that they signed and
sealed the same as their voluntary act and
deed for the uses and purposes therein men-
tioned. Attorney has not been revoked and the principal is still living.

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



NOTARY PUBLIC in and for
the State of Washington,
residing at Seattle.

I hereby certify that the plat of
"JONES VIEW TRACTS" is based upon an
actual survey and subdivision of SEC.
25, T. 23N., R. 3 E. W.M.; that the courses
and distances are shown correctly there-
on; that the monuments have been set
and the lot and block corners staked
correctly on the ground; and that I have
fully complied with the provisions of
the statutes and platting regulations.



Certificate No. 1094
Renewal No. L93
Jan. 1, 1949

JONES VIEW TRACTS

Sheet 3 of 3 Sheets

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SEC 25 T23N R3E WM
KING COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets and avenues shown thereon and the use thereof for 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 and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 9th day of Jan. 1950

George H. Hage - Joseph Hage
E. F. Alsip
Minnie Jane Alsip

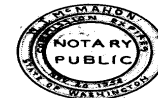
ACKNOWLEDGMENT

STATE OF WASHINGTON) ss
COUNTY OF KING

THIS IS TO CERTIFY that on this 9th day of Jan. 1950 before me, the undersigned, a NOTARY PUBLIC, personally appeared J. F. ALSIP and MINNIE JANE ALSIP, his wife, GEORGE H. HAGE and ELEANOR M. HAGE, his wife, and JOSEPH HOZAK, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes there in mentioned.

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

W. M. M. M.
NOTARY PUBLIC in and for
the State of Washington,
residing at Seattle.



Unofficial Copy