State of Washington,)ss County of King

I, Claude G. Bannick Sheriff of King County, in the State of Washington, do hereby certify the under and by virtue of a special execution and order of sale dul, ____sued out of the above entitled Conr. in the above entitled action, on the 15th day of December, 1928, duly attested, and to me directed and delivered, by which I was commanded to sell the property hereinafter described according to law, and apply the proceeds of such sale to the satisfaction of the judgment in said action, amounting to the summer One thousand nine hundred and 05/100 (\$1900.05) Dollars with interest and costs of suit, as by said ener tion and order of sale (reference thereto being had) more fully appears, I duly levied on and have this day at the hour of ten o'clock A.M. sold at public auction in the manner prescribed by law, and after the and legal notice to A W Engstrom who was the highest and best bidder therefor at such sale, for the sum of Two thousand one hundred seventy four and 44/100 (\$2174.44) Dollars, which was the highest sum bid at such sale, the real estate situated in King County, State of Washington, bounded and described as follows, to-wit:

Aud Note X X to X attached by rider

North 40 feet of South 160 feet of the following described property: Beginning at a point 390.66 feet north and 299 feet west of southeast corner of southeast quarter of northeast quarter of Section 5. Township 25 North Range 4 East W.M. said point being identical with the northeast corner of Block 2. Sandall's Home Addition to the City of Seattle, according to the recorded plat thereof, thence North 10 02'51" west 240.83 feet along west margin of 14th Avenue N.E. produced to a point which is 30 feet south of the center line of east 77th Street as now established; thence north 89003'18" west 95 feet on a line parallel with said center line of East 77th Street, thence south 01003'51" east 340.70 feet to the morth. west corner of lot 18, Block 2, Sandall's Home Addition, thence South 89°12'38" east 95 feet to place of beginning; situated in King County, State of Washington. X

That the price paid for each distinct lot and parcel was as follows:

and the whole price paid for said real estate was the sum of \$2174.44 and that said property is subject to redemption pursuant to the statute in such cases made and provided.

Given under my hand this 26th day of January, 1929.

Claude G. Bannick Sheriff of King County, State of Mashington By L.E. Anderson. Deputy

Filed for record at request of Seattle Mortgage Loan Co., Feb 23, 1929 at 20 min past 3 P.M. ums George A. Grant, County Auditor.

######

2520399 Seattle-Tacoma Land Company,

amendment to Restrictions For Satisfaction, See Vol 2808 of D. pages 614 to 670 2nc 1 to 72 3me 74+ 186+199+200 un x x 1809 h

Declaration of Reservations and Protective Restrictions.

DECLARATION OF RESERVATIONS AND PROTECTIVE RESTRICTIONS

WHEREAS, SEATTLE-TACOMA LAND COMPANY, a Washington corporation (hereinafter called the "Owner") is the owner of certain lands in Section 36, Township 23 N.Range 3 E.W.H., including the share lands in front of said Section 36; Section 30 and Section 31, Township 23 N.Range 4 E.W.M., including the shorelands in front of said Section 31; and Section 6, Township 22 N.Range 4 E.W.M., all in King County, State of Washington; and

WHEREAS, the said OWNER is about to file for record in the office of the Auditor of King County, Washington, a plat of a portion of said lands, which plat will be designated and known as the plat of "NORMANDY PARK, RIVIERA SECTION," on which plat will be set forth a particular description of so much of the lands and shorelands above mentioned as are covered by and included in said plat; and

WHEREAS, following the filing of said plat the said OWNER will make sales of the real property embraced in said plat, and said OWNER desires that all sales of such real property shall be made subject to certain basic protective restrictions, conditions, covenants, charges and reservations hereit set forth to the end that harmonious and attractive development of the property may be accomplished, that all buildings constructed thereon shall be desirable and attractive in location and design, and that the health, comfort, safety, convenience and general welfare of all persons who may hereafter become the owners and occupants of the real property embraced in said plat may be promoted and safe guarded:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the said OWNER hereby certifies and declares that the OWNER has established and hereby does establish a general plan for the development, improvements, maintenance and protection of the f property embraced in said plat and has established and does hereby establish the protective restriction conditions, covenants, charges and reservations hereinafter called "restrictions and reservations" upon and subject to which all lots, tracts and parcels of land in said plat shall be held and/or sold by such OWNER, and each of which is and all of which are for the benefit of the real property

embraced in said plat and all persons who may become the owners of lots, tracts and parcels of land in said plat, and each and all of which shall inure to and pass with each and every lot, tract and parcel of land in said plat and shall apply to and bind the respective successors in interest of every owner of land in said plat, and which restrictions are and each thereof is imposed upon the real property embraced in said plat as a servitude in favor of the real property embraced in said plat and each and every lot, tract and parcel of land in said platas the dominant tenement or tenements as follows, to-wit:

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efinitions

oning

SECTION 1. For the purposes of this instrument the following explanations and definitions of words, terms and phrases shall govern:

(a) Words used in the present tense include the future. The singular includes the plural and the plural includes the singular. The word "lot" includes the word "plot" and the word "building" includes the word "structure".

(b) An apartment house is a building containing three or more separate single-family apartments, using a common passage or stairway and a common entrance on the ground floor.

(c) A building site on any lot is hereby defined to be that portion of such lot which is included within the set-back lines from the street and side and rear property lines of such lot. Attached to this instrument is a schedule establishing the location of the set-back lines on the various lots in said plat.

(d) A detached building is one that is not less than five feet distant from any portion of any other building.

(e) A flat is a building with two or more separate single family habitations therein, whether one above the other, or on the same floor, and having a separate outside entrance on the ground floor for each such habitation.

(f) A house-court is a group of two or more single-family dwellings on the same lot, whether detached or in solid rows, having a separate outside entrance on the ground floor level for each single family dwelling.

(g) A lot is any piece of land fronting on a street as shown by said plat.

(h) A multiple dwelling is a building designed for the uses of flats, apartments, hotels, dormitories, or any dwelling other than single-family dwellings.

(I) A single-family dwelling is a dwelling for one family alone and shall be occupied only by members of that family or persons who are employed by or are guests of the family, or tenants.

(j) The word "use" means the purpose for which the building or property is designed, arranged or maintained or for which it is or may be occupied or maintained.

SECTION 2. The following general plan of Zoning or districting is hereby adopted for said property and there are hereby established and defined for said property certain classes of use districts which shall be known as:

Residence Districts -- Class A -- single family dwellings.

Class B--apartments, flats, house-courts, multiple dwellings and single-

family dwellings.

Business Districts--Class C--retail businesses, offices, theatres, dwellings, gas filling . stations and garages. Class D--gas filling stations.

SECTION 3. No building or premises nor any portion of said property shall be used or structure erected to be used thereon for any purpose other than a use permitted in the use district of the class in which such building or premises or property is located.

SECTION 4. In Residence Districts of CLASS A, no building, structure, or premises shall be erected, constructed, altered or maintained on any building site which shall be used or designed or intended to be used for any purpose other than that of one detached single family dwelling.

SECTION 5. In Residence Districts of CLASS B, no building, structure, or premises shall be erected, constructed, altered or maintained which shall be used or designed or intended to be used for any purpose other than that of an apartment house, hotel, private school, fraternity dwelling club, dormitory, boarding house or lodging house, housecourt, flat, multiple dwelling and/or single family dwelling.

SECTION 6. In Business Districts of CLASS C, no building, structure, or premises shall be erected, constructed, altered or maintained which shall be used or designed or intended to be used for any purpose other than for a retail business, office, professional office, retail trade, telephone exchange, fraternal society, printing office, store, garage, automobile tire repairing shop, automobile sales agency, gasoline filling station, or automobile parking.

SECTION 7. In Business Districts of Class D, no building, structure or premises shall be erected, constructed, altered or maintained which shall be used or designed or intended to be used for any purpose other than for a gasoline filling station.

SECTION 8. In Business Districts of CLASS C and CLASS D, no building, structure or premises

Lot B

shall be used or be erected to be used or maintained for any trade, industry or use that is obnoting or offensive by reason of the emission of odor, smoke, gas, dust or noise. In such Business Distinno building, structure or promises shall be used or be erected to be used or maintained for any of the following specific trades, industries or uses, viz: amusement park; building for treatment of iname or feeble minded; carpet cleaning or beating; car barn; electric station power plant; fertilizer man facture , fish cannery; foundry; glue, size or gelatin manufacture; gun powder; fire works or explosives manufacture or storage; hay or grain barn or warehouse; hospital or sanitarium; junk, scrap paper or rag storage, or baling shop or yard; livery stable; lumber yard; milk bottling stating packing house or plant; pickle, sauerkraut, sausage or vinegar manufacture; rawhide or skin storage, uring or tanning; sheet metal works; storage warehouse; undertaking parlor; or vetimary hospital. SECTION 9. The following lots in said plat are hereby established as Residence Districts of

Class A, as defined and limited herein:

Lot C		
Block	1	Lots 1 to 22 inclusive
Block	2	Lots 1 to 16 inclusive
Block	3	Lots 1 to 22 inclusive
Block	4	Lots 1 to 30 inclusive
Block	5	Lots 1 to 5 inclusive
Block	5	Lots 16 to 36 inclusive
Block	6	Lots 1 to 20 inclusive
Block	7	Lots 1 to 19 inclusive
Block	8	Lots 1 to 7 inclusive
Block	9	Lots 1 to 23 inclusive
Block	10	Lots 1 to 8 inclusive
Block	12	Lots 1 to 30 inclusive
Block	13	Lots 1 to 12 inclusive
Block	14	Lots 1 to 38 inclusive
Block	15	Lots 1 to 23 inclusive
Block	16	Lots 1 to 12 inclusive
Block	17	Lots 1 to 22 inclusive
Block	18	Lots 1 to 26 inclusive
Block	19	Lots 1 to 28 inclusive
Block	20	Lots 1 to 30 inclusive
Block	22	Lots 1,5,6, and 7
Block	23	Lots 1,2, and 3
Block	24	Lots 1 to 19 inclusive
Block	25	Lots 1 to 19 inclusive

SECTION 10. The following lots in said plat are hereby established as Residence Districts of Class A or B, as defined and limited herein:

Block 12 Lots 31 to 39 inclusive

SECTION 11. The following lots in said plat are hereby established as Business Districts of Class C, or Residence Districts of Class A as defined and limited herein:

Block 11 Lots 4 to 13 inclusive

Block 12 Lots 40 to 48 inclusive

SECTION 12. The following lot in maid plat is hereby established as Business District of Class C or D, or Residentail Districts of Class A as defined and limited herein:

Block 12 Lot 49

SECTION 13. The following lots in said plat are hereby established as Business Districts of Class C. or D, or Residential Districts of Class A or B, as defined and limited herein:

Block 11 Lots 1 to 3 inclusive

Block 11 Lot 14

SECTION 14. The following lot in said plat is hereby established as Business District of Class D, or Residential District of Class A, as defined and limited herein;

Block 20 Lot 31

SECTION 15. The following lots in said plat are hereby established as Business Districts of Class C or Class D or Residential Districts of Class A or B as defined and limited herein:

Block 26 Lots 1 to 27 inclusive

SECTION 16. The cost or value of any single-family dwelling (including a reasonable fee of architect) constructed or maintained on any building site on the following lots in said plat, shall not be less than the sum set opposite such lots in the description following hereunder;

Minimum

1391-	-153		
Lots Block	K 8	Minimum Cost of Single-Family Dwelling	
1 to 27 inclusive	26	\$2,000	
1 to 9 inclusive, also 22 and 23	9	2,500	
1 to 3 inclusive	11	2,500	
31 to 39 inclusive	12	2,500	
1 to 19 inclusive	25-	2,500	
All lots in	8	3,000	
10 to 19 inclusive	24	3,000	
All lots in	1	3,500	
All lots in	2	3,500	
All lots in	7	3,500	
All lots in	10	3,500	
All lots in	16	3,500	
All lots in	17	3,500	
1 to 11 inclusive	3	3,500	
1 to 7 and 19 and 20	6	3,500	
10 to 21 inclusive	9	3,500	
4 to 14 inclusive	11	3,500	
22 to 30 inclusive and 40 to			
49 inclusive	12	3,500	
1 to 6 inclusive and 11 and 12	13	3,500	
1 to 22 inclusive	14	3, 500	
1 to 12 inclusive and 25 and 26	18	3,500	
1 to 3 inclusive	23	3,500	
12 to 22 inclusive	3	4,000	
1 to 14 inclusive and 30	4	4,000	
8 to 18 inclusive	• · ·	4,000	
7 to 10 inclusive	13	4,000	
23 to 38 inclusive	14	4,000	
13 to 24 inclusive	18	4,000	
1 to 12 inclusive	19	4,000	
25 to 28 inclusive	19	4,000	
17 to 31 inclusive	20	4,000	
1 to 9 inclusive	24	4,000	
15 to 29 inclusive	4	5,000	
18 to 22 inclusive	5	5,000	
1 to 21 inclusive	12	5,000	
13 to 24 inclusive	19	5,000	
5, 6 and 7	22	5,000	
All lots in	15	6,000	
l to 5 inclusive	5	6,000	
16 and 17	5	6,000	
23 to 36 inclusive	5	6,000	

SECTION 17, No single-family dwelling, or any part thereof other than an open, uncovered porch, or an uncovered veranda, or an open terrace or steps, or a bay window or the usual cornices and architectural details shall be outside the lines of the "building site" established on the lots; Provided, However, upon written consent of the Seattle-Taccma Land Company, detached buildings may beerected outside of the "building site" on any lot to serve as living quarters for domestic servants, or guests or members of the family.

Waterfront Building Sites. SECTION 18. No more than one single-family dwelling shall be constructed on any "building site" as established on lots in mid plat, except on lots 1 to 23 inclusive in block 15, lots 1 to 5 inclusive and lots 16 and 17 in Block 5, and lots 1 to 16 inclusive in Block 20, where two single-family dwellings may be constructed within the designated "building site." Only one of mid two single-family dwellings may be constructed on the street level, the second single-family dwelling, if constructed, must be erected on a lower level than the first one, and the distance between said two single-family dwellings at any one point must be not less than thirty feet.

Variations in Building Sites. Stess. Section 19. The right and authority is expressly reserved to and wested in the Seattle-Taccma Land Company to make by written agreement with the owner of any lot or lots in said plat reasonable variations in the original established "building sites" on such lots.

SECTION 20. All lots in said plat on which set-back lines are not established in the schedule attached to this instrument may be divided by the Seattle-Tacoma Land Company into one or more part and said Company shall have the power to establish set-back lines on each part.

SECTION 21. There shall be permitted to be erected and maintained as appurtenant to any single-family dwelling a private garage, servants; quarters, garden house, pergola and conservator for the sole and exclusive use of the owner or occupant of such single-family dwelling.

SECTION 22. The location of any garage (in Residence District Class A), if not a part of a single-family dwelling, shall be expressly approved by the Seattle-Tacoma Land Company before same can be constructed. If the garage is a part of a single-family dwelling, then the provisions of Section 17 of this instrument shall apply to the combined structure.

SECTION 23. No single-family dwelling house or garage shall be erected on any lot in said plat unless and until the plans and specifications therefor, together with Block plan indicating long ion, have been submitted to and have been approved in writing by the Seattle-Tacoma Land Company, All such plans and specifications must be prepared by a licensed architect, and the name of such architect shall appear on the plans and specifications submitted to the Company.

SECTION 24. The owner of any of the following described lots in maid plat, to-wit: Lots] to 22 inclusive in Block 15, lots 1 to 5 inclusive, lots 16 and 17 and lots 23 to 36 inclusive in Block 5, and lots 1 to 16 inclusive in Block 20 (all of said lots being waterfront lots) may erect and maintain on the shorelands in front of his said lot a boathouse, wharf or dock for his sole and exclusive use; but the plans for any such boathouse, wharf or dock must be approved by the Seattle-Tacoma Land Company in writing before construction thereof begins. No piles shall be driven into the water on the shorelands in front of said lots without the written approval of said Company. The Company shall have no right to arbitarily refuse to approve any such plans and specifications,

SECTION 25. No building shall ever be moved onto any land embraced in said plat from any land outside of said plat.

SECTION 26. 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, pasted, painted or displayed upa or about the property in said plat without the written approval of the Seattle-Tacoma Land Company. Said Company reserves the specific right to withhold such approval without giving any specific ress therefore. Said Company shall have the right to enter upon any property in said plat and remove therefrom any sign located or placed thereon in violation of the provisions of this section, and suit Company shall not be liable for any damage sustained by any party as a result of any such removal.

SECTION 27. No apartment house, flat, house court, multiple dwelling, business block, office, theatre, gas filling station, or garage shall be erected on any land in said plat unless and until the plans and specifications therefor, together with Block plan indicating location, have been submitted to and have been approved in writing by the Seattle- Tacoma Land Company. All such plans and specifications must be prepared by alicensed architect, and the name of such architect shall appear on the plans and specifications submitted to the Company.

SECTION 28. The Seattle-Tacoma Land Company may, at its option provide plans for unified scheme of architectural treatment for all facades of business structures on lots 4 to 14, both inc. lusive, in Block 11 and lots 40 to 49, both inclusive, in block 12, to which all business structures erected on such lots must conform. On said lots no building intended or designed for business use shall be erected or maintained unless and until plans and specifications therefor, together with Blea plan indicating location, have been submitted to and have been approved in witing by the Seattle-Tacona Land Company. All such plans and specifications must be prepared by a licensed architect, m the name of such architect shall appear on the plans and specifications submitted to the Company. The Company reserves the right to arbitrarily refuse to approve any such plans and specifications if in the opinion of the Company, the exterior architectural features of the building, as shown by such plans and specifications, are not in accord with a unified, harmonious, sightly and attractive development of said lots as a business center.

Admitted

SECTION 29. There shall never at any time be erected, permitted, maintained, or carried a Business Classifications, upon mid property or any part thereof, any saloon or place for sale or manufacture of malt, vinous and spirituous liquors, any foundry, brick yard, cemetery, columbarium, crematory, any institution for the cure or restraint of the mentally impaired or victims of drink or drugs, or any detention home, detention or reform school or asylum of like or kindred nature, any building for the manufacture of gunpowder or explosives, any product or by-product of fish meal, stock food made from fish, fish or fertilizer, or a building for other business or industrial use not specified or specifically mentioned herein unless such is approved by the Seattle-Tacoma Land Company and is located in a use district permitting the same as provided in Section 9 to 14 inclusive.

Approval of Residential Plans

Company Authority

Re Setback Lines

Garages

ings.

Garages

Outbuild -

Boathouses, Wharfs or Docks

Moving Restriction

Signs

ormandy Business

Approv ofCommercial Plans

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SECTION 30, No lot, tract, or parcel of land in maid plat shall be sold, deeded, rented, or let in whole or in part to any degro or Asiatic or any other person not of the White or Caucasian race.

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SECTION 31. No property in said plat shall be used or occupied in whole or in part by any negro or Asiatic or any other person not of the White or Caucasian race except that domestic servants, chauffeurs, or gardeners, who are members of a rece other than the White or Caucasian race may live in or occupy the premises where their employer resides, or may reside in any hotel, club, boarding-house or lodging-house located in districts zoned for that purpose.

SECTION 32. No rabbits, pigeons, chickens or other poultry or live-stock or cattle shall be ivestock

kept by anyone residing on property in said plat, except where there is no residence within 500 feet, unless they have the written consent of all property owners within that distance.

SECTION 33. No temporary building, tent, or camp of any description shall be allowed on any land in said plat for a greater period than four months out of any one year, and any and all such temporary structures must be approved by the Seattle-Tacoma Land Company.

SECTION 34. No maples, madronas, dogwoods and/or wild Cherry trees growing outside of the "building site" on lots in said plat may be cut down or destroyed without the consent of the Seattle-Tacoma Land Company. Said Company shall have the right to enter upon any unimproved property in said plat and to remove therefrom any unsightly growth thereon, and said Company shall not be liable for any damage sustained by any party as a result of any such removal.

SECTION 35. No obstruction, diversion, bridging, or confining of the existing channels through which water (including surplus water from storms) flows upon and across any property in said plat, shall be made by any owner in such manner as to cause damage to other property. The right is expressly reserved to the Seattle-Tacoma Land Company, as an incident to the development of the entire property, including the construction of streets, gutters, ditches and otherwise, to cause reasonable increases or decreases in the natural flow of any stream, channel or water course on said property.

SECTION 36. The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until the same is fully completed.

SECTION 37. Every dwelling must have a toilet, lavatory or water closet properly installed and connected with an underground septic tank. All such septic tanks must be constructed and installed in accordance with standard plans and specifications approved by Seattle-Tacoma Land Company. The construction and installation of any such underground septic tanks must be completed before the dwelling which it serves is occupied.

SECTION 38. All the provisions in this instrument contained shall be construed together; but, if it shall at any time be adjudged that any provision or part thereof is invalid or if for any reason any such provision or part thereof becomes unenforceable, no other provision or part thereof shall thereby be affected or impaired.

Restrictions Time Limits

Validity of Rest-rictions

SECTION 39. Each, every and all of the restrictions of this instrument shall continue and remain in full force and effect until January 1,1949, and shall be continued automatically and without further notice to or consent of the owners of property in said plat from January 1,1949, for an additional period of ten years and thereafter for successive periods of ten years each; Provided, However, that it any time within six months prior to January 1,1949, or within six months prior to any successive period thereafter, the then record owners of not less than one-half in area of all lands in said plat (exclusive of parks, streets and open spaces) shall have the right by instrument in writing duly signed and acknowledged by them and filed and recorded in the office of the Auditor of King County, Washington, to terminate this instrument and/or to modify or amend or extinguish any of the restrictive provisions herein contained as to all or any of the property in said plat subject thereto.

Breach of Restrictions.

SECTION 40. As to the owner or purchaser of each and every lot, tract or parcel of land in said plat, the restrictions herein contained and the provisions of this instrument shall constitute and be a covenant running with the land, and the breach of any thereof or the threatened breach of any thereof or the continued breach of any thereof may be enjoined, abated or remedied by appropriate proceedings instituted by the Seattle-Tacoma Land Company, as plaintiff, in the Superior Court of the State of Washington, for King County, Washington.

Individual Rights to Rights t Enforce ictions,

SECTION 41. As to the owner or purchaser of each and every lot, tract or parcel of land in said plat, the restrictions herein contained and the provisions of this instrument shall constitute and be covenants running with the land, and the breach of any thereof or the threatened breach of any thereof or the continued breach of any thereof may be enjoined, abated or remedied by appropriate proceedings instituted by any owner or purchaser of lands in said plat aggrieved, injured or damaged thereby, in the Superior Court of the State of Washington for King County, Washington.

SECTION 42. In the absence of fraud or arbitrary action on the part of the Seattle-Tacoma Land Company, its interpretation and decision as to the meaning of any of the restrictions, herein contained and any other provision of this instrument shall be final and conclusive and binding upon 武型派:1 all interested parties.

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Sanitation

1391-156

SECTION 45. Every person, who by deed becomes grantee of any lot, tract or parcel of land in any plat, will be deemed go have accepted such deed, and title to the lands therein described, subject to all of the restrictions and conditions herein contained.

SECTION 42. Every person, who by written contract, agrees to purchase any lot, tract or proj of land in said plat, will be deemed to have made and accepted such contract and agreed to purchase the lands therein described, subject to all of the restrictions and conditions herein contained,

SECTION 45. The heirs, executors, administrators, representatives, successors and assigns of every person who shall accept a deed and/or contract, as herein provided, shall be bound by all the provisions of this instrument to the full and same extent as the original grantee and/or purchaser in bound.

SECTION 46. Every person, who by inheritance, devise or bequest and/or by or through fore. closure of any lien, charge or encumbrance and/or as the result of any litigation, acquires any interest in any lot, tract or percel of land in said plat, shall be bound by all the provisions of this instrument.

SECTION 47. The Seattle-Tacoma Land Company as owner of all the lands in said plat hereby expressly reserves unto itself for the benefit of "Gatzert-Schwabacher Land Company," a corporation, and "Manhattan Company," a corporation (as the former owners of the lands in said plat), an undividu one-eighth interest in and to all of the oil,gas and other minerals in, under and upon the lands in said plat; Provided, however, the said Seattle-Tacoma Land Company and/or the said "Gatzert-Schwabacher Land Company" and/or the said "Manhattan Company" shall not have any right to disturb any surface rights in connection with the extraction of such oil,gas or other minerals.

Explanation of Building Site

Oil and

Rights

SECTION 48. Attached hereto and constituting a part hereof is a schedule setting forth in detail the necessary data for locating the set-back lines upon each lot referred to in said schedule, and such set-back lines are hereby established. The set-back lines on any such lot shall run parlie to or concentric with the boundary lines of the lot. In said schedule the Letter "N" indicates with the letters "NE" indicate northeast; the letter "E" indicates east; the letters "SE" indicates southeast; the letter "S" indicates south; the letters "SW" indicate southwest; the letter "W" indicate northwest. The figures directly following the street names indicate the distance in feet between the street and the set-back line. The attached schedule does not show or indicate the location of set-back lines on certain lots in said plat; and, as to any of such lots the Seattle-Tacoma land Company reserves the right, at or prior to the time of making sale thereof, to establish set-back lines thereon and/or to divide any of such lots into two or more parts and establish set-back lines on each part.

SECTION 49. This instrument and each and all of the provisions thereof shall not be or been effective unless and until the said plat is filed for record in the office of the Auditor of King County, Washington.

In Witness Whereof, the said Seattle-Tacoma Land Company has caused this instrument to be executed in its corporate name by its President and attested by its Secretary and sealed with its corporate seal at Seattle, Washington, this 26th day of February, 1929.

Seattle-Tacoma Land Company,

By David P. Eastman, Its President.

Attest Guy B. Falconer, Its Secretary.

State of Washington,) County of King)

(S. T. L. Co. Corp. Seal)

On this 26th day of February, 1929, before me personally appeared David P. Eastman and Guy 5. Falconer, to me known to be the President and Secretary, respectively, of the corporation that exert 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 each on oath stated that he was authorized to execute the said instrument and that the seal thereto 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. (G. E. G.Notarial Seal) (Com Ex Nov. 15, 1930) Geo. E. Grier, Notary Public in and for the State of Washington, residing at

Seattle.

		1391-157	Line 1						-
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LOT NO.	STREET.	BLOCK ON		NE.	E. SE.	s.	SW.	w.	NW.
1	Terrace Court-20	10	0.9		10		10	fil en a	
2									
3									
4	Terrace Court-10	GP .		5		30	Б		
5	Terrace Court-10			5		20			5
6	Terrace Court-10		5		5		20		
7	Terrace Court-10			5		5	20		10
8	Terrace Court-10			7			20		50
9	Terrace Court-10			7			15		50
10	Terrace Court-10			7			15		50
11	Terrace Court-10								
	Normandy Terrace-10				- human d		20		15
12	Normandy Terrace-10				St. marry 1		40		20
13	Normandy Terrace-20				7				30
14	Shoremont Avenue-20				7		25		24
15	Shoremont Avenue-20			7.	40		20		
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00	Riviera Place-25 Riviera Place-25			40	20				5
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26	MAJOLA LINCO-00						•		
		BLOCK	TWO						
1	Riviera Place-10				- 03-070-50				
	Shoremont Drive-10				20		25		
2	Biviera Place-35		7		15		10		10
3	Riviera Place-35				15- 05-apertes	eterment)	10		7
4	Riviera Place-35		7			15 15	10	10	
5	Riviera Place-35		7 10			20	10	MI IO	
6	Riviera Place-20		10			20	30	10	
7	Riviera Place-20		10						
8	Riviera Place-35 Marine View Drive-30		7	10	20	torne ndy			
•	Riviera Place-10		7		88-moursel	20			
9			10		24-60.0550 ¹⁶				
10	Marine View-35 Marine View Drive-30		7		10	30			
10	Marine View Drive-30		7		20	20		0.86	
12	Marine View Drive-40		7		30	20			
13	Marine View Drive-40		7		30	20		82	
14	Marine View Drive-40		7	7	30	20			
15	Marine View Drive-30								
	Shoremont Avenue-10				7	40			
16	Shoremont Avenue-15				7 10		20	20	
	10 S. 40 (100 (100 20)	BLOCK T	THREE						
-1	Shoremont Avenue-10	and and a second second							
x	Marine View Drive-30	1 -	5			40		20	
2	Marine View Drive-50		10			20		20	12
3	Marine View Drive-50		10			20		20	
4	Marine View Drive-20		10			20		50	
5	Marine View Drive-20		10			20		50	
6	Marine View Drive-50		.10		electored, at	20		20	
.7	Marine View Drive-50		10			20		20	
8	Marine View Drive-20		10			. 20		50	
9	Marine View Drive-20		10			30		50	

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		1391-166	AV S C	-61							
	10 Cornelius Road-20	7 15 20	20 15	11 V.							
	11 Cornelius Road-20										
	Margaret Place-10	10	20								
	12 Margaret Place-lu	7	30	20							
	13 Margaret Place-10	7	30	20							
	14 Margar et Place-10	?	30	20							
	15 Margaret Place-10	7	30	20							
	16 Margaret Place-10	7	30	20							
	17 Margaret Place-10	7	30	20							
	18 Margaret Place-10										
	Marion Street-20		20	10							
	19 Marion Street-20		15 10	7							
		BLOCK TWENTY-FIVE									
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	2										
	3										
	4										
	5										
	6 Marion Street-20		5	a la							
	Leonore Circle-10										
	7 Marion Street-30			1							
	Leonore Circle-10	10									
	8 Normandy Park Drive-30	10		10							
	Leonore Circle-10										
	9 Normandy Park Drive-20										
	Leonore Circle-10	5	7								
	10 Normandy Park Drive-20										
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		BLOCK TWENTY-SIX									
	No Building Sites established.										
		uest of Seattle-Tacoma Land, Co	., Feb. 26,1929,at 31	min past 11 /							
	EB ++7-12		George A. Grant, (County Auditor							
2520766	Albert Kent, et ux			1.3							
	To										
	Earl Vartin	n	arranty Deed								
	Statutory Warranty Deed										
	The Grantors Albert Kent	and Florence Kent, hudband as		at investion of							
	and No/100 Dollars, in hand paid	Convey and warrant to Forly	nd wife for and in con	sideration of							
	and No/100 Dollars, in hand paid, convey and warrant to Earl Martin the following described real e situated in the County of King, State of Washington:										
	Lot forty-five (45), Block five (5), Wassom's Addition to Ravenna Park, according to plat										
	recorded in volume 5 of plats, page 42, records of King County, Washington.										
	This Deed is given subject to all taxes and assessments now a lien against the above desc										
	property.										
	Lated this twenty-seventh day of February, A.D.1929.										
	A CONTRACTOR OF										
	Albert Kent (Seal)										
	State of Washington) Florence Kent (Seal)										
	County of King) ss										

the State of Washington, duly commissioned and sworn, personally appeared Albert Kent and Florence Kest, husband and wife, to me known to be the individuals described in and who executed the foregoing instruct and scknowledged to me that they signed and sealed the said instrument as their free and voluntary at mi

NORMANDY PARK RIVIERA SECTION

BUTLER S. STURTEVANT LANDSCAPE ARCHITECT

FEBRUARY, 1929

GARDNER, GARDNER, & FISCHER, INC. ENGINEERS

BEBB & GOULD ARCHITECTS ASSOCIATED.

tor i gran er erested this Plat see

DESCRIPTION

This plat of Normandy Park embraces the following described portions of section 36 township 23 north, range 3 east, W.M., sections 30 and 31, township 23 north, range 4 east, W.M., and section 6, township 22 north range 4 east, W.M.

Commencing at the northwest corner of section 31, township 23 north, range 4 east, W.M. and running thence along the north line of said section 589°57'04"E. 434.69 feet to a point on a curve, the tangent at which point hears 559°56'59" w.; thence southwesterly along a curve to the right of radius 1155 feet 42.93 feet; thence S62°04 46 W. 932.24 feet; thence along a curve to the left of radius 20 feet 16.82 feet to a point of reverse curve thence along a curve to the right of radius 40 feet 53.14 feet; thence South along a radial line 40.00 feet; thence west 66.71 feet; thence N.56°34'00" w 91.02 feet; thence 533°26'00 w. 62.00 feet to the true point of beginning of this description; thence N33°26'00 E 62.00 feet; thence 556° 34 00° E 91.02 feet; thence East 6671 feet; thence North 40.00 feet to a point on a curve, the tangent to which point bears East; thence along a curve to the left of radius 40 feet 53.14 feet to a point of reverse curve; thence along a curve to the right of radius 20 feet 16.82 feet; thence N62°04'46"E, 932.24 feet; thence along a curve to the left of radius 1155 feet 170.37 feet; thence N 53°37'41"E 104.63 feet; thence 545°21'16"E 475.35 feet to a point on a curve, the tangent to which point bears 561°51'50"W; thence southerly along said curve to the left of radius 240 feet 316.27 feet to a point of reverse curve; thence along a curve to the right of radius 71.01 feet 99.67 feet; thence N66°47'09"E 5.39 feet; thence along a curve to the right of radius 172.76 feet 113.28 feet; thence S75°38'49"E 70.88 feet; thence along a curve to the left of radius 543.14 feet 148.03 feet; thence N88°4415"E 513.66 feet; thence along a curve to the right of radius 180.78 feet 132.78 feet; thence S49°10'43"E 134.99 feet; thence S40° 49'17" W 67.80 feet; thence 557°36'48"E 283.07 feet; thence 549° 10'43"E 60.00 feet; thence 540°49'17 W 90.25 feet; thence along a curve to the left of radius 20.00 feet 32.48 feet to a point of reverse curve; thence along a curve to the right of radius 1115.00 feet 670.10 feet ; thence 517°46'52" E 149.59 feet to the east line of W.H.Brown Donation Claim No.42 thence along said east line 53° 54 45 W 1373.77 feet to the southeast corner of said Donation Claim; thence S89°57'04" E 19.50 feet to the north and south center line of section 31, township 23 north, range 4 east, W.M.; thence along said center line S3°54'45'W 1951.51 feet to the quarter corner between section 31, township 23 north, range 4 east, W.M. and section 6, township 22 north, range 4 east, W.M.; thence along the section line between said sections 589°46'38"E 1315.54 feet to the southwest corner of the southeast quarter of the southeast quarter of said section 31, thence along the west line of said southeast quarter N 4°33°03'E 316.97 feet to the northwest corner of the south half of the southwest quarter of the said southeast quarter; thence along the north line of said south half \$89°50'08" E 659.60 feet to the northeast corner of said south half; thence along the west line of the southeast quarter of the southeast quarter of the southeast quarter of said section 31, N4° 52'13'E 317.79 feet to the northwest corner of the said southeast quarter of the southeast of the southeast quarter; thence along the north line of the said southeast quarter of the southeast quarter of the southeast quarter, 589°53'36" E 387.33 feet; thence N33°15'25"E 580.26 feet to the east line of said section 31; thence along said east line S5°11'22"W 1124.95 feet to the southeast corner of said section 31, thence N 89°46'38' W 442.20 feet along the south line of said section; thence \$51°46'28" W 48.25 feet; thence N89°46'38" W 721.15 feet; thence along a curve to the left of radius 100.00 feet 132.03 feet to a point of reverse curve; thence along a curve to the right of radius 300.00 feet 177.02 feet; thence S48°22 58 W 260.58 feet thence along a curve to the left of radius 470.00 feet 187.22 feet; thence 525°33'36'W 239.99 feet; thence along a curve to the right of radius 330.00 feet 197.42 feet; thence 359°50'09" w 132.37 feet; thence along a curve to the left of radius 970.00 feet 505.60 feet; thence \$29°58'17"W 33 31 feet; thence along a curve to the left of radius 20.00 feet 26.52 feet to a point of reverse curve ; thence along a curve to the right of radius 186.42 feet 207.06 feet ; thence SIT 37'43W 69.00 feet; thence N72°22'17 W 100.00 feet; thence N72°51'23"W 99.59 feet; thence S28°18'15"W 540.21 feet; thence N 61°41'45" W 85.00 feet; thence N28°55'30" W 176.15 feet to a point on a curve; the tangent at which point bears 965°34'55"w; thence along a curve to the right of radius 196.91 feet 63.02 feet; thence S1°25'02"W 252 42 feet ; thence West to the outer boundary of the third class shorelands in front of section 6, township 22 north, range 4 east, W.M.; thence northerly and northwesterly along sold outer boundary and the outer boundary of the third class shorelands in front of section 31, township 23 north, range 4 east, W.M., and section 36, township 23 north, range 3 east W.M. to a point which bears 533°26'00" w from the true point of beginning ; thence N 33°26'00" E to the true point of beginning.

DEDICATION

Know all men by these presents that Seattle Tacoma Land Company, a corporation, organized under the laws of the State of Washington, owner in fee simple of the land hereby platted, and Seattle Title Trust Company. a corporation organized under the laws of the State of Washington, as Trustee, Mortgagee of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets avenues, places, and sewer easements, and whatever public property there is shown on plat 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, blocks and tracts etc. shown upon this plat in the original, reasonable grading of all the streets, avenues, places etc. shown hereon.

An easement three feet in width on each side of all lot lines except street lines is reserved for drainage and for the use of present or future utilities, together with the right to enter upon said easements for maintenance purposes. All drains installed upon these easements shall be covered by the Seattle-Tacoma Land Company or its assigns upon demand of the property owners.

Lot A is dedicated as community property of the owners of lots in this plat and the future owners of

lots in plats and (or) replats embraced within the following described properties: All of Government Lot One (1) in Section Seven (7). Township Twenty-two(22) North, Range Four(4) East., Willamette Meridian.

All of Government Lots One (1), Two (2). Three (3), and Four (4), in Section Six (6), Township Twenty-two (22) North, Range Four (4) East, Willamette Meridian.

All of Government Lots Three (3), Four (4) and Five (5), in Section Thirty-one (31), Township Twenty-three (23) North, Range Four (4) East, Willamette Meridian

All of W.H. Brown Donation Claim Number 42, situated in Township Twenty-three (23) North, Range Four (4) East, Willamette Meridian.

All of Government lot One (1) in Section Thirty-six (36), Township Twenty-three (23) North, Range Three (3) East, Willamette Meridian.

Together with all second and Third Class tide lands adjoining all the above described property The North Half (N/2) of the Southeast Quarter (SE=+) of Section Twenty-five (25) Township Twenty-three

(23) North, Range Three (3) East, Willamette Meridian. The South Half (52) of Section Thirty (30), Township Twenty-three (23) North, Range Four (4) East,

Willamette Meridian. The Northeast Quarter (NEZ) of Section Six(6), Township Twenty-two (22) North, Range Four (4) East, Willamette Meridian.

The Southeast Quarter (SEZ) of Section Six (6), Township Twenty-two (22) North, Range Four (4) East, Willamette Meridian.

The Southwest Quarter (SW#) of Section Thirty-two(32), Township Twenty-three (23) North, Range Four (4) East, Willamette Meridian.

The South Half (52) of the Southwest Quarter (SWZ) of the Southeast Quarter (SEZ) of the Southeast Quarter (SE 4) of Section Thirty-one (31), Township Twenty-three (23) North, Range Four (4) East, Willamette Meridian, the South Half (52) of the southeast Quarter (5E4) of the Southeast Quarter (5E4) of the Southeast Quarter (SE本) of said Section; the North Half (N之) of the Southeast Quarter (SE本) of the Southeast Quarter (SE4) of the Southeast Quarter (SE4) of said Section, and that portion of the Northeast Quarter (NE4) of the Southeast Quarter (SE4) of the Southeast Quarter (SE4) platted in the plat of Riviera Section of Normandy Park.

The North Half(生) of the Southwest Quarter (年) of the Southeast Quarter (年) of the Southeast Quarter (年) and the Northwest Quarter (4) of the Southeast Quarter (4) of the Southeast Quarter (4), both in Section 31, Township 23 North, Range 4 East, Willamette Meridian.

In witness whereof the said corporations have caused their corporate names to be hereunto subscribed by qualified representatives and their seals to be hereunto affixed this 15th day of February,

A.D. 1929.





The undersigned, dedicators of the plat of Normandy Park-Riviera Section, executed February 15, 1929, recorded February 26, 1929 in volume 33 of plats, page 1, under auditor's file No. 2520481, records of King County, Washington, HEREBY DECLARE that wherever in said plat the phrase "outer boundary of the third class shore lands" appears, the phrase "outer boundary of the second class tide lands, to-wit: the line of extreme low tide was intended.

Now, THEREFORE, to effect the true intention of said dedicators the said plat of Normandy Park-Riviera Section is amended so that wherever the phrase outer boundary of the third class shore lands' appears the phrase "outer boundary of the second class tide lands, to wit the line of extreme low tide" is hereby substituted.

IN WITNESS WHEREOF Said dedicators have caused these presents to be executed by two of their officers and their corporate seals to be affixed. Dated this 7th day of March 1929.



STATE OF WASHINGTON, SS. On this Bth day of March_ A.D. 1929, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David P. Eastman and Guy B. Falconer to me known to be the President and Secretary, respectively, of Seattle-Tacoma Land Company 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.

NISSION ETO

PUBLIC

NOTARY

· 15, 1930/:

OF WASHING

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NOTARLA

PUBLIC

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

_ Geo.E. Grier_____ Notary Public in and for the State

of Washington, residing at Seattle STATE OF WASHINGTON } 55.

On this 9th day of March A.D. County of <u>King</u> On this <u>9th</u> day of <u>March AD</u>. 1929 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Worrall Wilson and Charlton L. Hall to me known to be the President and Secretary, respectively, of Seattle Title Trust Company 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.

> M. Morgan Notary Public in and for the State of Washington, residing at Seattle

All distances are as shown on the plat in feet. Bearings are referred to Tideland Meridian.

All lots abutting upon the shore of Puget Sound extend between the courses shown on the plat to the outer boundary of the third class shorelands.

Where no courses are shown below the water line, the courses above the water line are to be produced

We hereby certify that the plat of Normandy Park Riviera Section, is based upon an actual survey and subdivision of Section 36 Twp. 23 N., R. 3 E. W.M., Sections 30 and 31, Twp. 23 E. R. 4E. W.M., and Section 6, Twp. 22 N., R. 4E.W.M.; that the distances and course and angles are shown thereon correctly; that the monuments have been set and lot and block corners staked on the ground.

> GARDNER, GARDNER, & FISCHER, INC. By A H Fischer____

ACKNOWLEDGEMENT

MORGA

NOTARY P

PUBLIC

STATE OF WASHINGTON S.S. This is to certify that on this COUNTY OF KING 15th day of February, AD. 1929 before me, the undersigned, a Notary Public, personally appeared David P. Eastman and Guy B. Falconer, President and Secretary respectively of Seattle-Tacoma Land Company, a corporation, and Worrall Wilson and Charlton L. Hall, President and Secretary respectively, of Seattle Title Trust Company, a corporation, to meknown to be the individuals who executed the foregoing dedication, and 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 and on oath stated that they were authorized by the said corporations to execute the said instrument and that the seals thereto affixed are the corporate seals of the said corporations.

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

<u>M. Morgan</u> Notary Public in and for the State of Washington, residing in Seattle.

> Thomas H Carder, Del.

252048

RESTRICTIONS AND RESERVATIONS

In addition to the easements reserved in the dedication of this plat, all property within this plat is subject to the provisions of a certain "Declarations of Reservations and Protective Restrictions" filed February 26th A.D. 1929 at King County Auditor's File No. 2520399, and recorded in Vol. 1391 of Deeds, page 150, Records of King County, Washington.

Examined and approved this 26th day of February, A.D.1929

By_____ Deputy

Thomas D. Hunt County Engineer

Examined and approved this 26 day of February A.D.1929



Filed for record at the request of the King County Engineer, the 26th day of February A.D. 1929 at 42___ minutes past 3 O'clock P.M. and recorded in Vol.33 of plats, pages 1 to 7 (incl) Records of King County,

Washington. County Auditor

Bu Deputy County Auditor.

For Instrument affecting this Plat see Vol. 1858 of Deeds Page 574

NORMANDY PARK RIVIERA SECTION

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