

3415660

DECLARATION OF PROTECTIVE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that PACIFIC CONSTRUCTION CO., INC., a corporation, being the owner of the property hereinafter set forth, does hereby declare the following restrictions to be in effect upon the property herein mentioned, namely:

Lots 1 to 14, inclusive, Block 1; Lots 1 to 14, inclusive, Block 2; and Lots 1 to 10, inclusive, Block 3, Allan MacLean's Second Addition to the City of Seattle, King County, Washington.

The following covenants are to run with the aforesaid land and shall be binding on all parties and all persons claiming under said corporation until January 1, 1969, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the said corporation, its successors 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 the development 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 by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered or placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.

2. No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners of the lots of said subdivision. However, in the event such committee is not in existence or fails to approve or disapprove such design or location within thirty days, then such approval shall not be required, providing the design and location on the lot conform to and are in harmony with existing structures in the tract.



3. No building shall be located on any residential building plot nearer than twenty feet to the front lot line, nor nearer than ten feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet or more from the lot line, shall be located nearer than 5 feet to any side lot line.

4. No residence structures shall be erected or placed on any building plot which plot has an area of less than 6,000 square feet or a width of less than 50 feet at the front building setback line.

5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or becomes an annoyance or nuisance to the neighborhood.

6. 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.

7. 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 not be less than 750 square feet in the case of a one-story structure, nor less than 650 square feet in the case of a one and one-half or two-story structure.

8. No person of any race other than the White or Caucasian race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

9. 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 with septic tank or cess pool in accordance with public authority.

IN WITNESS WHEREOF, the said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 7th day of September, 1944.



PACIFIC CONSTRUCTION CO., INC.,

By: Allen M. Lee
President

By: Kenneth G. Hanson
Secretary

STATE OF WASHINGTON, }
County of King. } ss.

On this 7th day of September, 1944, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ALLAN MAC LEAN and KENNETH G. HANSON, to me known to be the President and Secretary, respectively, of PACIFIC CONSTRUCTION CO., 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.



[Signature]
Notary Public in and for the State of
Washington, residing at Seattle.

Filed for Record Sept. 19, 1944, 2:11 p.m.
Request of Seattle Title Company
ROBERT A. MORRIS, County Auditor

Dated this

ALLAN MACLEANS 2ND ADD.

30

IN NW 1/4 SEC. 19, T. 23, N. R. 4 E. W. M.

SCALE: 1" = 100'

2267 Dec 1 1943

DESCRIPTION

THIS PLAT OF ALLAN MACLEANS 2ND ADD. COVERS AND INCLUDES THAT PORTION OF THE SOUTH WEST 1/4 OF THE NORTHWEST 1/4 OF SEC. 19, TWP. 23, N. R. 4 E. W. M. DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF WEST LINE OF SAID SECTION WITH THE NORTH LINE OF SOUTH WEST 152ND ST. AND RUNNING THENCE ALONG SAID NORTH LINE SOUTH 89°43'46" EAST 330.40 FEET; THENCE NORTH 1°32'54" EAST 268.88 FEET; THENCE SOUTH 89°46'40" EAST 120.03 FEET; THENCE NORTH 1°32'54" EAST 588.00 FEET; THENCE NORTH 89°52'29" WEST 448.05 FEET TO THE WEST LINE OF SAID SECTION; THENCE ALONG SAID WEST LINE SOUTH 1°41'36" WEST 955.89 FEET TO POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SHOWN HEREON, 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 OR FILLS UPON THE LOTS, BLOCKS AND PARCELS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND AND SEAL THIS DAY OF 10-21 A.D. 1943

ALLAN MACLEAN
NELLIE MACLEAN

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING }

THIS IS TO CERTIFY THAT ON THIS 21ST DAY OF OCTOBER A.D. 1943 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ALLAN MACLEAN AND NELLIE MACLEAN HIS WIFE, WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND FOR THE PURPOSES AND USES MENTIONED.

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

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



SURVEYORS CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY; THAT THE COURSES AND DISTANCES ARE CORRECTLY SHOWN; THAT MONUMENTS ARE SET, AND ALL LAWS AND REGULATIONS GOVERNING PLATTING HAVE BEEN MET- ALL TO THE BEST OF OUR KNOWLEDGE AND ABILITY.

GARDNER, GARDNER & HITCHINGS INC.
BY ALLEN HITCHINGS
STATE LICENSE #199, RENEWAL 11/15



RESTRICTIONS

ALL PARCELS HEREOF ARE RESTRICTED TO RESIDENCE USE (R.1) AS DEFINED BY KING COUNTY PLANNING COMMISSION (KING COUNTY AUD. #2949443)

EXAMINED AND APPROVED THIS 29TH DAY OF OCTOBER A.D. 1943

J. R. HEATH
COUNTY ROAD ENGINEER
BY DEPUTY



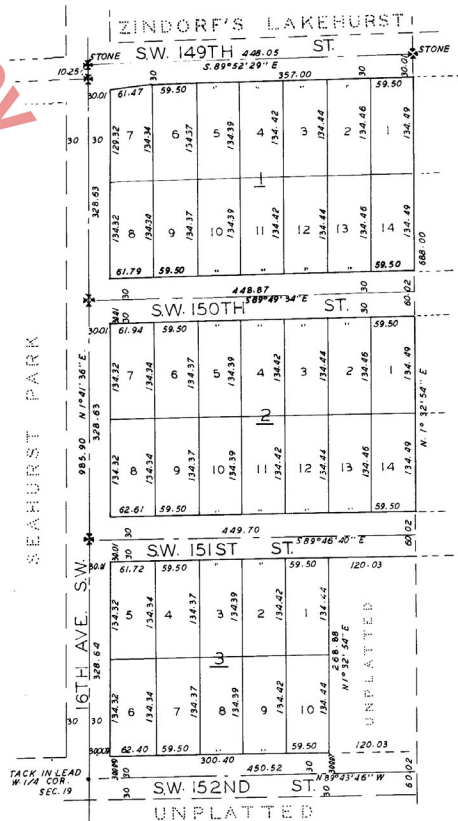
33-49092

EXAMINED AND APPROVED THIS 16 DAY OF NOV. A.D. 1943 BY KING COUNTY PLANNING COMMISSION.

C. S. HARLEY CHAIRMAN OTWAY PARDEE SECRETARY
DON S. JOHNSON
PLANNING ENGINEER

EXAMINED AND APPROVED THIS 15TH DAY OF NOV. A.D. 1943

RUSSELL H. FLUENT
CHAIRMAN-BOARD OF COUNTY COMM.
BY MINNIE E. SMITH
DEPUTY CLERK OF BOARD



FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMM. THIS 17 DAY OF NOV. A.D. 1943 AT 03 MINUTES PAST 3 P.M. AND RECORDED IN VOL. 39, PAGE 30 RECORDS OF KING COUNTY WN.

BY M. J. R. WILLIAMS
DEPUTY AUDITOR

ROBERT A. MORRIS
COUNTY AUDITOR