

# RESTRICTIONS COVERTNOS FIAT OF ARROYO VISTA

The following restrictions and covenants are to include Lots 1 to 8, impossive, block 1; Lots 1 to 11 inclusive, block 2; Lots 1 to 14, inclusive, block 3; and Lots 1 to 30, inclusive, block 4, all of the plat of Arroyo Vista, recorded in Volume 41 of Plats, page 45, records of King County, State of Washington.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them 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 then owners of the lots it is agreed to change said
covenants in whole or in part.

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.

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 the above described lots in the blocks shall be known and described as residential lots.
- 2. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling for single family occupancy only, dwelling not to exceed two and one-half stories in height and a private garage for not more than three care in architecture harmonious with dwelling.
  - 3. No building shall be located nearer than five (5) feet to any side lot line.
    - a. No residence or attached appurtenance shall be erected beyond the established front lot line. Said lot line to be established either by the King County Planning Commission or H. W. Rutherford, Engineer.
    - b. Septic tanks and sewage disposal systems shall be installed in a manner and style specified by the committee refered to in paragraph three.
- 4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than six thousand (6000) square feet or a width of less than forty-nine (49) 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 become 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 Five Thousand (\$5000.00) Dollars 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 eight hundred (800) square feet in the case of a one-story structure; nor less than seven hundred (700) square feet in the case of a one-and one-half story structure. No structure shall exceed more than one and one-half stories in height.
- 8. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.
- 9. Tracts or parcels of land in this plat shall be used or occupied only be persons of the white or caucasion race, and no other persons shall be permitted to use or occupy said tracts or parcels except employees may occupy the premises where their employer resides.
- 10. No fence, wall, hedge or mass planting shall be permitted beyond the front building line in excess of six (6) feet in height, except foundation house line. Retaining wall shall not be built more than three (3) feet above the adjoining retained ground.
- ll. Front lot line to mean that line established as a setback line with reference to the front line edge of bluff.

The foregoing restrictions have been declared to be restrictions running with the land.

DATED this 1st day of Quely, 1946.

Wm. P. 8081in

Mildred W. Spalin

Edward A. Clifford

Josephine Clifford

STATE OF WASHINGTON) SS

under my hand and official seal the day and year last

Notary Public in and for the State of July 17 Washington: residing at Seattle.

ROBERT A. MORRIS, County Audito

# ARROYO VISTA

(BEING PORTION OF TRACT "A" ARROYO BEACH, IN GOV. LOT I, SEC.2., TWP 23 N., H.W.RUTHERFORD SCALE: IINCH=100 FEET R.3EAST, W.M.) FEBRUARY, 1946 ENGINEER SOUTHWOOD BY THE SOUND VOL.36 - PG. 7 WESTWOOD BY THE SOUND VOL. 27 -- PG-38 -1356.56 MARINEW DRIVE S.W. 108 TH 333.03 197.54 769°28 16 E 14 NO 12 11 Ģ 2 8 7 C. 1 11 6 \$ 89° 12' 00' E S 1 5 7. RAG # N N E  $\circ$ 7 PPOL 28 30 27 26 21 8/6 2/3/3/ 115 c 00 1 23 1 1 1 1 160 62.90 \$ 89° 12'00'E 43 8 44 364.805 W 0 ز تمانا RACT 12 , 16 13 DESCRIPTION THIS PLAT OF "ARROYO VISTA" COVERS AND INCLUDES THE FOLLOWING PORTION OF "TRACT A". IN THE PLAT OF ARROYO BEACH, AS RECORDED IN VOLUME 40 OF PLATS, PAGES, 41, 42, 43 & 44, RECORDS OF KING COUNTY,
WASHINGTON BEGINNING AT A POINT ON THE NORTH LINE

41, 42, 43 & 44, RECORDS OF KING COUNTY.

WASHINGTON: BEGINNING AT A POINT ON THE NORTH LINE

OF SAID TRACT WHICH IS ALSO THE NORTH LINE OF GOVERNMENT LOT ONE (I), SECTION

TWO (2), TOWNSHIP TWENTY: THEEE (23) NORTH, RANGE THREE (3) EAST, W. M., AND PROM

WHICH POINT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT ONE (I) BEARS SOUTH 89°

12'00" EAST A DISTANCE OF 1599.76 FEET, AND RUNNING THENGE SOUTH 33°52'37" EAST

467.61 FEET; THENGE SOUTH 40°30" 37" EAST 316.40 FEET; THENGE NORTH 85°24'52"EAST

479.64 FEET; THENGE SOUTH 40°30" 37" EAST 316.40 FEET; THENGE NORTH 85°24'52"EAST

EAST 229.71 FEET; THENGE SOUTH 89° 12'00" EAST 161.69 FEET TO THE EASTERLY LINE

OF TRACT A: THENGE NORTH 5° 90" 06" EAST. ALONG SAID EASTERLY LINE, 254 80 FEET;

THENGE, CONTINUING ALONG SAID EASTERLY LINE, NORTH 0°12 IT" WEST 62'47 FEET TO

THESOUTHERLY MARGIN OF MARINE VIEW DRIVE SOUTH WEST] THENCE WESTERLY ALONG

SAID SOUTHERLY MARGIN, 10 ITS INTERSECTION WITH THE NORTH LINE OF GOVERNMENT

LOT ONE (I). SAID SECTION TWO (2); THENGE NORTH 89° 12'00" WEST 2LONG SAID NORTH

LINE 274.98 FEET TO THE PLAC OF BEGINNING

ALL COURSES AND DIMENSIONS ARE AS SHOWN UPON THE FACE OF THE PLAT

# DEDICATION

KNOW ALLMEN BY THESE PRESENTS. THAT EDWARD A CLIFFORD AND JOSEPHINE CLIFFORD. HIS WIFE, AND WM. P. JOSLIN AND MILDRED W. JOSLIN, HIS WIFE, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED. HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREYES ALL STREETS AND AVENUES SHOWN HEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HICHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS JATH DAYOF \_\_MARCH\_, A. D., 1946-

EDWARD A.CLIFFORD WM. P. JOSLIN

JOSEPHINE CLIFFORD
MILDRED W. JOSLIN

### ACKNOWLEDGMENT

STATE OF WASHINGTON S.S.

THIS ISTO CERTIFY THAT ON THIS 14TH DAY OF MARCH , A-D., 1946, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED EDWARD A.CLIFFORD AND JOSEPHINE CLIFFORD. HIS WIFE, AND WM.P. JOSLIN AND MILDRED W.JOSLIN, HIS WIFE, TO MEKNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FORECOING INSTRUMENT, AND EACH ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY AGTAND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

LINWOOD FIX

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



# RESTRICTIONS

NO LOT, OF PORTION OF A LOT, IN THIS PLAT SHALL BE DIVIDED AND SOLD, OR RESOLD, OR OWNERSHIP CHANGED OR PRAYSFERRED, 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, 6.000 SMARF FEET FOR RESIDENCE USE. ALL THE LOTS IN THIS PLAT ARE RESTRICTED TO RESIDENCE USE. GOVERNED BY RESTRICTIONS, BULES AND REGULATIONS OF COUNTY RESOLUTION No. 6494, AND ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION.

## CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "ARROYO VISTA" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 2, TOWNSHIP TWENTY-THREE NORTHS RANGE 3 EAST, W.M., THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING

H. W. RUTHERFORD

CERTIFICATE NO. 673, RENEWAL NO. E.69/
DATE, FEB. 26: /946

SEAL

EXAMINED AND APPROVED BY ME THIS  $\underline{20}$  DAY OF  $\underline{\text{MAY}}$  , A. D. 19 46.

KING COUNTY ROAD ENGINEER

I HEREBY CERTIFY THAT THE WITHIN PLAT OF "ARROYO VISTA" IS DULY APPROVED BY KING COUNTY PLANNING COMMISSION THIS 19TH DAY OF  $\_{JUNE_2}$  A.D.: 1946

DON S. JOHNSON

OTWAY PARDEE

JOHN N. TODD EXECUTIVE OFFICER S E A L

EXAMINED AND APPROVED THIS 17TH DAY OF JUNE A.D. 1946

ATTEST: RALPH R. STENDER

GLERK, BOARD OF GOUNTY COMMISSIONERS

J. HAROLD SPARKMAN
CHAIRMAN, BOARD OF KING COUNTY COMMISSIONERS

3583830

FILED FOR RECORD AT THE REQUEST OF KING COUNTY PLANNING COMMISSION, THIS  $\underline{171H}$  DAY OF  $\underline{\underline{10NE}}$  A. D., 1946, AT 34 MINUTES PAST 2.P. M., AND RECORDED IN VOLUME  $\underline{\underline{41}}$  OF PLATS, PAGE  $\underline{45}$ , RECORDS OF KING COUNTY, WASHINGTON.

ROBERT A. MORRIS

BY M. J. R. WILLIAMS

DEPUTY COUNTY AUDITOR