3784468

RESTRICTIVE AGREEMENT

WHEREAS, Roland G. Burrows is now the owner in fee simple of the following described property:

Burrows East Side Addition, located in Section 29, Township 25 North, Range 5 East, WM, King County, Washington

AND WHEREAS Pierce Ulrich and Virginia Ulrich, his wife are purchasing Lots 7 and 8, Block 5, under contract of sale;

AND WHEREAS Jack Fahnestock and Margaret M. Fahnestock, his wife, are purchasing Lot 1 Block 6,

AND WHEREAS it is to the substantial advantage to all parties that the restrictive covenants hereinafter set forth be applicable to each and all of the lots in the above described plat;

NOW THEREFORE in consideration of the advantages to be derived by said parties from the making of this agreement, and in consideration of the purchase of any portion, or all of said plat from time to time by others, the above named parties do hereby covenant and agree that the following restrictions be imposed on all of said plat:

The Burrows Eastside Addition in its entirety and without exception is to be restricted to members of the Caucasian race.

In the event of building, no home may be of a floor space less than seven hundred (700) square feet and must be built to the prevailing FHA specifications.

The outside of any home must be completed within one (1) year from the commencement of construction and painted with at least two (2) coats of paint. If the construction is brick the outside surface must be properly cleaned and all outside wood work properly painted within the above mentioned time limit.

Out-buildings may consist of only one (1) building the size of a double garage. This building shall be only one (1) story high and also must be completed on the outside and properly painted with two (2) coats of paint within one (1) year after commencement of construction.

All underbrush and debris creating a fire hazard shall be cleared away within nine (9) months after entering into contract to purchase.

Pets must be limited to those animals or fowl that will not create an undesirable nuisance.

This agreement dated March 19 1948.

Roland G. Burrows
Roland G. Burrows

Pierce Ulrich
Pierce Ulrich

Mrs. Virginia Ulrich
Virginia Ulrich

Jack Fahnestock
Jack Fahnestock

Margaret M. Fahnestock
Margaret M. Fahnestock

STATE OF WASHINGTON)
(SS
COUNTY OF KING)

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 19th day of March 1948 personally appeared before me ROLAND G. BURROWS, JACK FAHNESTOCK AND MARGARET M. FAHNESTOCK 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.

RUSSELL L. BRACKETT NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JUNE 1, 1951

Russell L. Brackett
Notary Public in and for the State of Washington, residing at Seattle

STATE OF WASHINGTON)
(SS
COUNTY OF KING)

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 19th day of March, 1948 personally appeared before me PIERCE ULRICH AND VIRGINIA ULRICH, 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 may hand and seal the day and year last above written.

WHEELER COY NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES OCT. 4, 1948

Wheeler Coy
Notary Public in and for the State of Washington residing at Bellevue

Filed for Record at Request of Roland G. Burrows Mar 20 1948 9:30 A.M.
ROBERT A. MORRIS, County Auditor

BURROWS' EAST SIDE ADDN.

SECTION 29, TWP. 25N; R. 5 E; W.M.

August 1947

SHEET 1 OF 2 SHEETS

Scale: 1" = 100'

General Engineering Co: Inc.
Engineers

DESCRIPTION

The N.W.¼ of the N.E.¼ of the S.E.¼ and the N.E.¼ of the N.W.¼ of the S.E.¼ and the N.E.¼ of the S.E.¼ of the N.W.¼ of the S.E.¼ all in Section 29, Township 25 North, Range 5 East, W.M.

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.

All lots in this plat are restricted to R-1 Residence Use, governed by and subject to restrictions, rules and regulations of County Zoning Resolution No. 6494 and subsequent changes thereto by official County resolution.

I hereby certify that the within plat of Burrows' East Side Addition is duly approved by the KING COUNTY PLANNING COMMISSION this 30th day of Sept. A.D. 1947.

J.R. Heath
Secretary.

W. A. Hecker
Executive Officer.

Don A. Johnson
Chairman.

Examined and approved this 29th day of September A.D. 1947.

Taylor M. Greene
Chairman of the Board of County Commissioners.

SEAL
COMMISSIONERS COURT
KING CO. WASH.

Attest: Ralph C. Hendrickson
Clerk, Board of County Commissioners.

Examined and approved this 25 day of September A.D. 1947

C. Ellen Smith
County Road Engineer.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, Roland G. Burrows owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, 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; also all parks, easements or whatever public property or places there are shown on the plat for the purpose thereon indicated; also, the right to make all necessary slopes for cuts or 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 11th day of September A.D. 1947.

Roland G. Burrows

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss.
COUNTY OF KING.

THIS IS TO CERTIFY that on this 11th day of September A.D. 1947, before me, the undersigned, a Notary Public, personally appeared Roland G. Burrows, a bachelor, to me known to be the person who executed the foregoing dedication, and who acknowledged to me that he signed and sealed the same as his 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.

Charles R. Hudson
Notary Public in and for the State of Washington, residing at Seattle.

NOTARY PUBLIC

I hereby certify that the plat of Burrows' East Side Addition is based on an actual survey and subdivision of Sec. 29, Tp. 25, N., R. 5 E., W.M; that the distances, courses and angles are shown thereon correctly; that the monuments have been set and lot and block corners staked correctly on the ground; that I have fully compliea with the provisions of the statutes and platting regulations.

GENERAL ENGINEERING CO. INC.

By. GEORGE R. HAMMOND
Certificate No 411, Renewal No 736

SEAL

Date:

3729507

Filed for the record at the request of the King County Planning Commission this 1st day of October A.D. 1947 at 32 minutes past 11 A.M. and recorded in Vol. 44 of plats. Pages 84 - 85 Records of King County.

M. J. Williams
Deputy County Auditor.

Robert A. Morris
County Auditor.

B.W. Hanson.

Official Copy

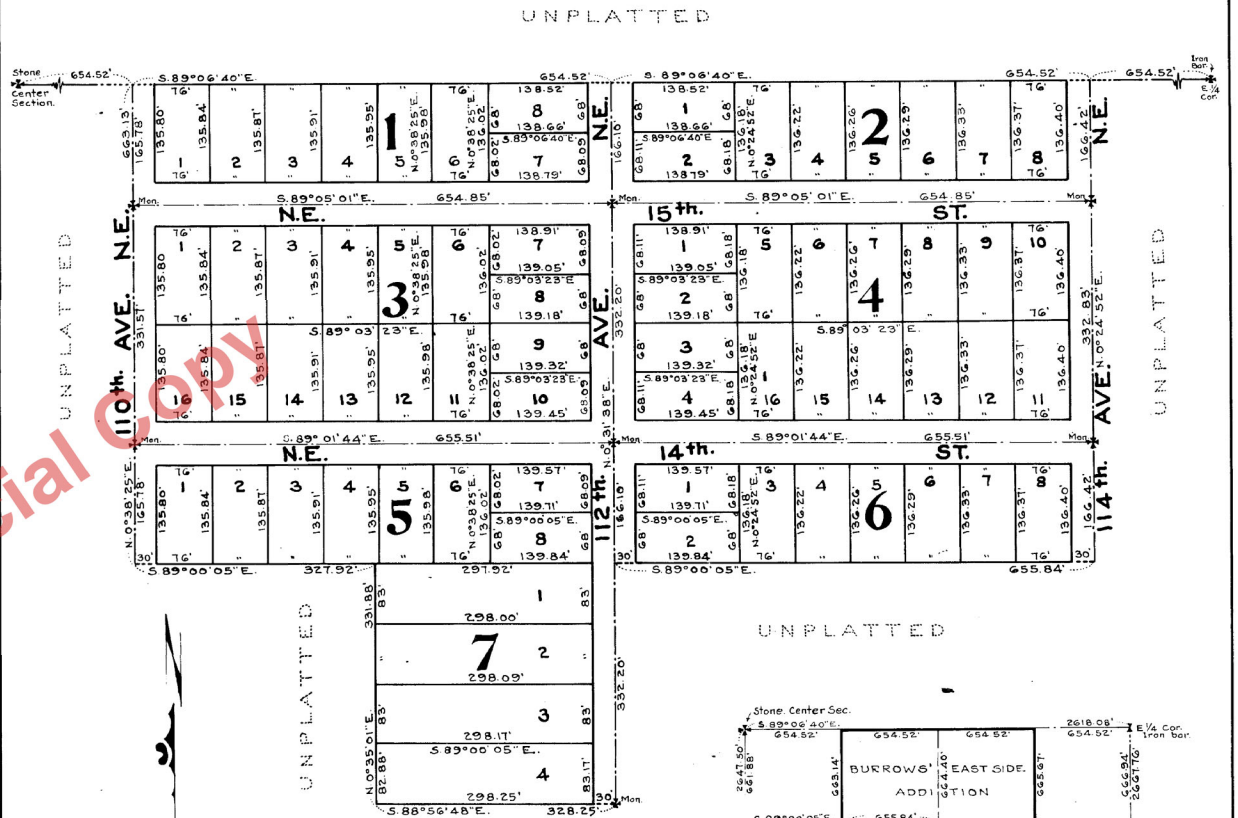
BURROWS' EAST SIDE ADDN.

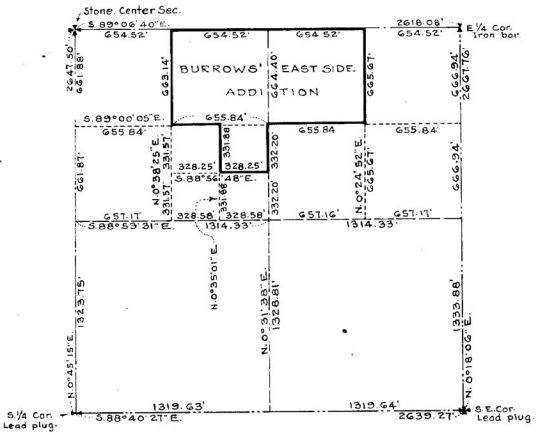
SECTION 29, TWP. 25 N; R 5 E; W.M.

August 1947

SHEET 2 OF 2 SHEETS
Scale: 1"=100'

General Engineering Co; Inc.
Engineers





SUBDIVISION OF
THE SE¼ OF SECTION 29, T.25N; R.5E; W.M.
LOCATION OF
BURROWS EAST SIDE ADD.
Scale: 1"= 500'

G.W. Hanson

Official Copy