

RESTRICTIONS FOR BONNIE VISTA ADDITION

Said ... in King County the description of which is the West one-half of the ... quarter of the Southwest quarter of the Southeast quarter of section ... township twenty-six (26) North range three (3) East W. M.

KNOW ALL MEN BY THESE PRESENTS, That ... the undersigned

A bachelor, Owner in fee simple of the land shown in that certain plat known as Vista, hereby impose the following restrictions for said addition:

- (1) All lots shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building other than one detached single-family dwelling; not to exceed two and one-half stories in height and a private garage for not more than three cars.
- (2) No building shall be located nearer than five feet to any side lot line ... that the side line restriction shall not apply to a detached garage or other building located at the rear of the dwelling. (Note the corner lot.)
No building shall be located on any residential building nearer than ten feet to the front line, nor nearer than ten feet to any side lot line.
- (3) No lot shall have an area of less than 5,000 square feet and a width of not less than sixty feet at the front.
- (4) No noxious or offensive trade or activity shall be carried on upon any lot shall anything be done thereon which is or may be detrimental to the health or convenience of the neighborhood.
- (5) No persons of any race shall ... shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
- (6) No trailer, basement, tent, shack, garage, barn or other building or structure on the tract shall at any time be used as a residence temporarily or permanently, and no any structure of a temporary character be used as a dwelling.
- (7) No dwelling costing less than \$3,000.00 shall be erected on any lot in this addition. The ground floor area of the main structure, exclusive of any entry open porch, screen porch, garages, shall be not less than 600 square feet for a one-story building and not less than 1100 square feet in the case of a two-story building or a two-story structure.
- (8) These covenants are to run with the land and shall bind all owners, heirs, assigns and persons claiming under them until January 1, 1950, and if the said covenants shall be automatically extended for any definite period of ten years unless by the majority of the then owners of the lots in this addition they shall be terminated in whole or in parts.
- (9) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any person or persons owning any real property situated in this addition to sue and defend and to prosecute any proceedings at law or in equity to enforce the covenants and to recover damages or other uses for such violation.
- (10) Invalidity of any one of these covenants shall not affect or in any way or in any side affect any of the other provisions herein contained which are in force and effect.

STATE OF WASHINGTON,)
)ss
County of King)

I, Harold W. ..., Notary Public in and for the State of Washington, residing at Seattle, do hereby certify that on this 14 day of March, 1940, personally appeared before me

... the individual described in and executed the within instrument and that he signed and sealed the same as ... free and voluntary and for the uses and purposes herein mentioned.

WIT MY HAND AND OFFICIAL SEAL this 14 day of March, 1940.

Harold W. ...
Notary Public in and for the State of Washington, residing at Seattle

Mar 14 1940, 10:04 A.M.
Edward A. Young
EARL MILLIKIN, County Auditor

BONNIE VISTA

AN ADDITION TO THE CITY OF SEATTLE

A PORTION OF THE SW 1/4 OF SE 1/4 OF SEC 24, T 26N, R 3E, W 5M

SCALE: 1" = 50'

KING COUNTY, WASHINGTON

H. W. RUTHERFORD
ENGINEER

DESCRIPTION

THIS PLAT OF "BONNIE VISTA, AN ADDITION TO THE CITY OF SEATTLE," COVERS AND INCLUDES THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) EAST, W 5M.

ALL COURSES AND DISTANCES ARE AS SHOWN UPON THE FACE OF THE PLAT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, HOWARD A. YOUNG, A BACHELOR OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS, AVENUES, AND ALLEYS SHOWN HEREON 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 AND BLOCK SHOWN HEREON IN THE ORIGINAL GRADING OF ALL THE STREETS, AVENUES AND ALLEYS SHOWN HEREON.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 15TH DAY OF FEBRUARY, A. D. 1940.

HOWARD A. YOUNG

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS

THIS IS TO CERTIFY THAT ON THIS 15TH DAY OF FEBRUARY, A. D. 1940, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED HOWARD A. YOUNG, A BACHELOR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION, AND 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.

HAROLD WAHLQUIST

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



I HEREBY CERTIFY THAT THE PLAT OF "BONNIE VISTA, AN ADDITION TO THE CITY OF SEATTLE," IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 24, TWP. 26N., R. 3E., W. 5M.; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN 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. 873, GENERAL No. E 719
DATE FEBRUARY 18, 1940

EXAMINED AND APPROVED THIS 4TH DAY OF MARCH, A. D. 1940.

H. H. SISLER
KING COUNTY ROAD ENGINEER

BY DEPUTY COUNTY ROAD ENGINEER



I HEREBY CERTIFY THAT THE WITHIN PLAT OF "BONNIE VISTA, AN ADDITION TO THE CITY OF SEATTLE" IS DULY APPROVED BY KING COUNTY PLANNING COMMISSION THIS DAY OF _____, A. D. 1940.

JOSHUA H. VOGL
PLANNING ENGINEER AND EXECUTIVE OFFICER

OTWAY PARDEE
SECRETARY

R. G. TYLER
CHAIRMAN

EXAMINED AND APPROVED THIS 4TH DAY OF MARCH, A. D. 1940.

ATTEST: EARL MILLIKIN
CLERK, BOARD OF KING COUNTY COMMISSIONERS

JACK TAYLOR
CHAIRMAN, BOARD OF KING COUNTY COMMISSIONERS

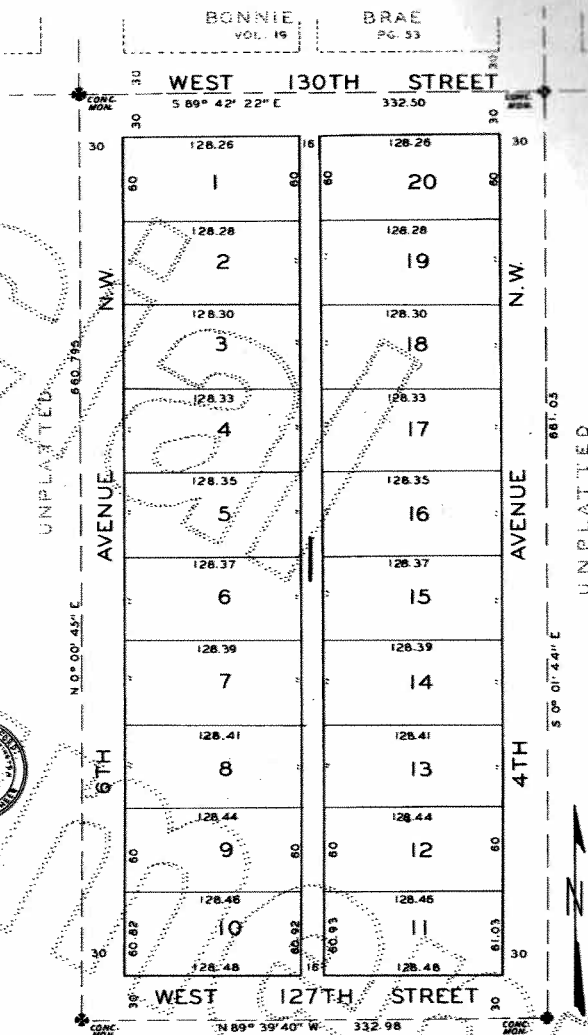
BY MARION KEELZ, DEPUTY



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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. ALL LOTS IN THIS PLAT ARE HEREBY RESTRICTED TO RESIDENCE USE, GOVERNED BY RESTRICTION, RULES AND REGULATIONS OF COUNTY RESOLUTIONS No. 6494 AND ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION.



FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 8 DAY OF MARCH, A. D. 1940, AT 28 MINUTES PAST 10 A. M., AND RECORDED IN VOLUME 38 OF PLATS, PAGE 9, RECORDS OF KING COUNTY, WASHINGTON

BY A. C. MILLER
DEPUTY COUNTY AUDITOR

EARL MILLIKIN
KING COUNTY AUDITOR