

PROTECTIVE COVENANTS

Relating To

ROXBURY HEIGHTS

The undersigned PAUL KELLER-BLOCK and DORIS H. KELLER-BLOCK, his wife, of Seattle, Washington, hereinafter called the "covenantors", sole owners of all the real property contained in the plat of Roxbury Heights, which said plat is of record in the Office of the Auditor of King County, State of Washington, in Volume 38 of Plats at Page 31731, do now hereby covenant with all persons who shall hereafter become the owner, mortgagee or the holder of any other interest in or lien upon the said property, or any portion thereof, claimant or, through or under the covenantors, as follows:

A. All the lots in the said class are residential lots and no structure, building, erection, placed or permitted to remain on any lot except one detached single-family dwelling, not to exceed two and one-half stories in height and a private garage for not more than two cars and the structure incidental to the residential use of the lot.

B. No building shall be erected, placed or altered on any lot in said plat until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Paul Keller-Block, Joseph Hornstein and Floyd Chapman, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full

Lots Seven (7) to Twenty-three (23), inclusive, and Lots Thirty-one (31) to Forty-four (44), inclusive, in Block Five (5) and Lots Six (6), Seven (7) and Eight (8) in Block Seven (7).

E. 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 an annoyance or nuisance to the neighborhood.

F. 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.

G. No dwelling costing less than \$2500.00 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 be not less than 350 square feet in the case of a one-story structure nor less than 550 square feet in the case of a one and one-half, two or two and one-half story structure.

H. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

I. No persons 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.

J. That 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 to septic tank or public sewage.

K. Until public sewers are available all sewage disposal shall be by means of septic tanks and tile disposal fields in accordance with the regulations of the State of Washington Department of

ROXBURY HEIGHTS

SHEET 1

MORFORD & MOWRY
CIVIL ENGINEERS

MARCH 1942
SCALE: 1"=100'



ROXBURY HEIGHTS
SEE SHEET 2

CONT.

ROXBURY HEIGHTS, CONTINUED

SHEET 2

ADAM'S HEIGHTS VOL. 19 P. 28

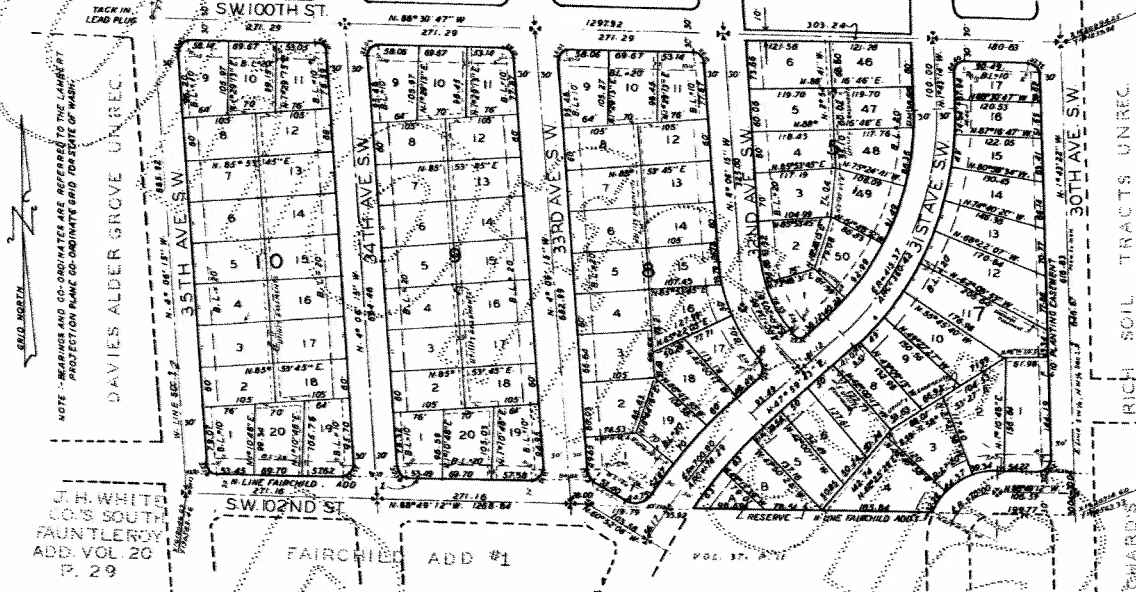
MORFORD & MOWRY CIVIL ENGINEERS

affidavit of 1942

2087 Deeds Corrections in 1942

MARCH 1942 SCALE 1" = 100'

ROXBURY HEIGHTS CONT. SEE SHEET 1



DESCRIPTION

THIS PLAT OF ROXBURY HEIGHTS COVERS AND INCLUDES THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 23 N., RANGE 1E, W. 1/2, TOGETHER WITH THAT PORTION OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SEC. 7, ADJOINING AND LYING NORTH OF THE FOLLOWING DESCRIBED IRREGULAR LINE: BEGINNING AT A POINT IN THE WEST LINE OF SAID SEC. 7 WHICH IS N. 4° 02' 15" W. 30.15 FEET FROM THE S.W. CORNER OF SAID N.W. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SEC. 7; THENCE S. 88° 49' 12" E., PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 580.56 FEET; THENCE S. 80° 54' 06" E., 64.03 FEET TO A POINT IN THE SOUTH LINE OF SAID SUBDIVISION; THENCE S. 88° 49' 12" E., ALONG THE SOUTH LINE OF SAID SUBDIVISION, 434.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100 FEET, AND WHOLE-CENTER BEARS S. 89° 14' 38" E. A DISTANCE OF 51.33 TO A POINT OF TANGENCY; THENCE S. 88° 49' 12" E., ALONG A LINE 90 FEET NORTHERLY FROM AND PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION OF SEC. 7, 105.07 FEET TO A TERMINUS IN THE EAST LINE OF SAID S.W. 1/4 OF THE N.W. 1/4 OF SEC. 7; EXCEPT THEREFROM THE NORTH 30 FEET, THE EAST 30 FEET AND THE WEST 30 FEET OF THE FOREGOING PARCELS WHICH ARE ALREADY TAKEN FOR COUNTY ROADS; ALSO EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID N.W. 1/4 OF THE N.W. 1/4 OF SEC. 7: BEGINNING AT A POINT 30 FEET SOUTH AND 30 FEET EAST FROM THE N.W. CORNER OF SAID SEC. 7, WHICH POINT IS THE INTERSECTION OF THE EASTERLY MARGIN OF 35TH AVE. S.W. AND THE SOUTHERLY MARGIN OF W. ROXBURY ST.; THE SAME AS NOW ESTABLISHED; THENCE S. 4° 08' 15" E., ALONG SAID EASTERLY MARGIN OF 35TH AVE. S.W., 200.06 FEET; THENCE N. 85° 53' 45" E., 122.84 FEET; THENCE N. 0° 06' 06" E., 185.78 FEET TO SAID SOUTHERLY MARGIN OF W. ROXBURY ST.; THENCE N. 87° 54' 12" W., ALONG SAID SOUTHERLY MARGIN OF W. ROXBURY ST., 137.06 FEET TO THE POINT OF BEGINNING. ALL COURSES AND DIMENSIONS ARE AS SHOWN ON THE FACE OF THIS PLAT. ALL INSTRUMENTS ARE OF CONCRETE, EXCEPTING AS OTHERWISE DESIGNATED.

EXAMINED AND APPROVED THIS 3RD DAY OF JULY A.D. 1942
 J. R. HEATH
 KING COUNTY ROAD ENGINEER
 BY DEPUTY COUNTY ROAD ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, PAUL KELLER, BLOCK AND DOB'S N. KELLER - BLOCK, HIS WIFE, OWNERS IN JOSE SIMPLE OF THE SAID LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NON-INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO ALL EASEMENTS OR WHAT EVER PUBLIC PROPERTY OR PLACES THERE ARE SHOWN ON THE PLAT FOR THE PURPOSES THEREON INDICATED; ALSO THE RIGHT TO MAKE ALL NECESSARY CUTS OR FILLS UPON THE LOTS OR BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADINGS OF ALL THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS THIS 27TH DAY OF JUNE A.D. 1942.

PAUL KELLER - BLOCK DOB'S N. KELLER - BLOCK

STATE OF WASHINGTON) S.S.
 COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS 27TH DAY OF JUNE A.D. 1942, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED PAUL KELLER - BLOCK AND DOB'S N. KELLER - BLOCK, HIS WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION, AND WHO 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.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
 C. EDWIN COURTNEY
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE



RESTRICTIONS

NO LOT, OR A PORTION OF A LOT OF THIS PLAT, EXCEPTING THOSE LOTS WHICH ARE HEREAFTER RESTRICTED TO BUSINESS USE, SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED, WHETHER THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT, NAMELY, 6000 SQUARE FEET FOR RESIDENCE USE, ACCORDING TO KING COUNTY RESOLUTION N. 6494 AS NOW IN FORCE OR AS AMENDED HEREAFTER. ALL LOTS IN THIS PLAT ARE RESTRICTED TO R-1 RESIDENCE USE. FOR FURTHER RESTRICTIONS REGARDING THIS PLAT SEE VOLUME _____ OF DEEDS, PAGE _____ RECORDS OF KING COUNTY, WASH.

I HEREBY CERTIFY THAT THE PLAT OF ROXBURY HEIGHTS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SEC. 7, TOWNSHIP 23 N., RANGE 1E, W. 1/2, THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS WILL BE 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.

CARLE MORFORD
 REGISTERED PLATTEUR
 No. 176
 DATED JAN. 11, 1942

3250447
 FILES FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION ON THIS 27TH DAY OF JULY A.D. 1942 AT 2:44 MINUTES PAST 9 O'CLOCK A.M. AND RECORDED IN VOLUME 28 OF PLATS - PAGES 31-32, RECORDS OF KING COUNTY, WASHINGTON.

BY M. J. WILLIAMS
 DEPUTY COUNTY AUDITOR
 ROBERT A. MORRIS
 KING COUNTY AUDITOR

EXAMINED AND APPROVED THIS 6TH DAY OF JULY A.D. 1942
 ATTEST: ROBERT A. MORRIS
 CLERK, BOARD OF KING COUNTY COMMISSIONERS
 TOM SMITH
 CHAIRMAN, BOARD OF KING COUNTY COMMISSIONERS

I HEREBY CERTIFY THAT THE WITHIN PLAT OF ROXBURY HEIGHTS IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 7TH DAY OF JULY A.D. 1942.
 CLINTONS HARLEY
 CHAIRMAN OF THE COMMISSION
 OTWAY PARDEE
 PLANNING ENGINEER AND EXECUTIVE OFFICER
 DON S. JOHNSON
 PLANNING ENGINEER AND EXECUTIVE OFFICER

ACKNOWLEDGMENT
 STATE OF WASHINGTON) S.S.
 COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF JUNE A.D. 1942 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED CHARLES F. CLISE AND L. J. HAWTHORN, THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF SECURITIES MORTGAGE CO., THE CORPORATION THAT EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON DATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID DEDICATION IN BEHALF OF THEIR CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.
 HERNDON M. KAY
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SECURITIES MORTGAGE COMPANY, A CORPORATION OF THE STATE OF WASHINGTON, MORTGAGEE OF THE LAND HEREBY PLATTED HEREBY DECLARE THIS PLAT, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO ALL EASEMENTS OR WHAT EVER PUBLIC PROPERTY OR PLACES THERE ARE SHOWN ON THE PLAT FOR THE PURPOSE THEREON INDICATED; ALSO THE RIGHT TO MAKE ALL NECESSARY CUTS OR FILLS UPON THE LOTS OR BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADINGS OF ALL THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS THIS 28 DAY OF JUNE A.D. 1942.

SECURITIES MORTGAGE CO. - A CORP.
 BY CHARLES F. CLISE
 L. J. HAWTHORN

RESIDENT
 SECRETARY

