

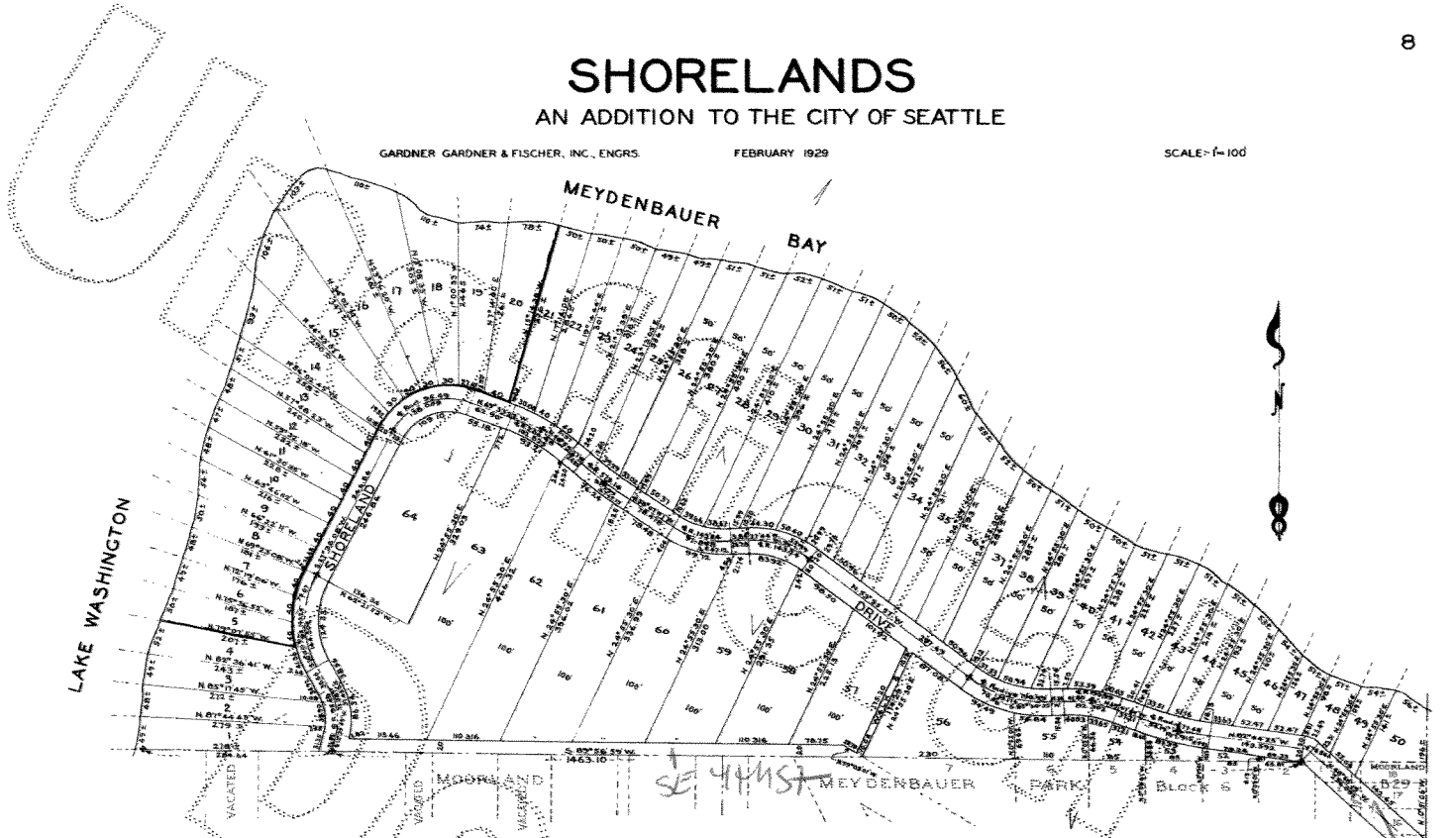
SHORELANDS

AN ADDITION TO THE CITY OF SEATTLE

GARDNER GARDNER & FISCHER, INC., ENGRS.

FEBRUARY 1929

SCALE = 1"=100'



DESCRIPTION

Parcel A: Government Lot 6 in Section 31, Township 25 North of Range 5 East of Willamette meridian in the County of King and State of Washington, together with all second class shore lands situate in front of, adjacent to, or upon that portion of the Government meander line lying in front of said Government Lot 6 having a frontage of 31.21 lineal chains.

Parcel B: Those portions of Lots 1, 2, 14, 15, 16, 17, 18 and 19 in Block 29, Plat of Moorland, according to plat recorded in Volume 4 of Plats at page 183 of the records of King County Washington, lying northeasterly of the meander line in Government Lot 6, Section 31, Township 25 North of Range 5 East of Willamette Meridian, except portion in county road.

Shore lands of the second class situated in front of adjacent to or abutting upon that part of Lot 6, Section 31, Township 25 North of Range 5 East of Willamette Meridian, included in Fractional Block 29, Moorland, including the portion of said shore lands lying within the vacated street.

I hereby certify that the plat of Shorelands is based upon an actual survey and subdivision of Section 31, Twp. 25N., R. 5E., W. 1M., that the distances and courses and angles are shown thereon correctly; that the monuments have been set and lot and block corners staked on the ground.

GARDNER, GARDNER & FISCHER, INC.
By Albro Gardner, Jr.

Examined and approved this 25th day of February A.D. 1929

Thomas D. Hunt
County Engineer.

By Deputy

RESTRICTIONS

The tracts or lots in this addition are subject to the following perpetual conditions and covenants:

- That said premises shall be used for residential purposes only, and no building other than one single private residence with the appurtenant out-buildings shall be erected, placed or permitted on said premises or any part thereof, except tracts Nos. 36 to 64 inclusive upon which two single private residences may be allowed. Private residence shall be deemed to include a private garage building, servant quarters, or other private appurtenant out-buildings or structures.
- That all lavatories or toilets shall be built indoors and connected with outside Septic-tank (size and type to be approved by County or State Health authorities) until such time as sewer system shall be constructed at which time the purchaser, his successor or assigns agrees to connect therewith.
- That neither said premises, nor any interest therein shall at any time be leased, sold, devised or conveyed, be inherited by or otherwise acquired by, become the property of, used or occupied by any person other than one of the white or Caucasian Race, provided however, that persons not of the white or Caucasian Race may be kept thereon by such a Caucasian occupant strictly in the capacity of servants of such occupant.
- That no cows, hogs, goats or similar live stock shall be kept or maintained on said premises, and no fowl on a commercial basis.
- No building or structure shall be built nearer the side line of any lot in this addition than three feet and shall not cover more than 1/2 of the minimum width of said lot at place of construction.
- The breach of any of the foregoing conditions shall cause said premises together with the appurtenances thereto belonging to be forfeited to and revert to the Grantor, his successors and assigns, each of whom shall have the right to immediate entry upon said premises in the event of such breach, and the Grantee, upon violation of any of the foregoing clauses agrees to peaceably surrender the premises and give a good and sufficient deed to Grantor. As to the owner and his successors in interest of any lot or lots in said Addition all and singular, the said conditions and obligations are and shall be, and are hereby made covenants running with the land and a breach of any of the said conditions or obligations may be re-

joined, abated or remedied by the appropriate proceedings maintained by any of such owners in said Addition or their successors in interest.

DEDICATION

Know all men by these presents that we, the undersigned, A.J. Krauss, and Sophie M. Krauss, his wife; owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets, avenues, places, and sewer easements or whatever public property here is shown on plat 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, blocks, tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 26 day of February, A.D. 1929

A. J. Krauss
Sophie M. Krauss
By Lane Summers
her attorney-in-fact

Examined and approved this 26 day of February A.D. 1929

Don H. Evans
Chairman, Board of County Commissioners

Attest:
C.F. Gage
Dep. Clerk of Board of County Commissioners.

Thomas H. Carter
Del.



ACKNOWLEDGMENT

STATE OF WASHINGTON) 55.
COUNTY OF KING

THIS IS TO CERTIFY that on the 26th day of February, 1929, before me the undersigned, a notary public in and for the State of Washington, personally appeared A.J. Krauss, to me known to be one of the persons who executed the foregoing dedication and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned; further, this is to certify that on this 11th day of February, 1929, before me personally appeared LANE SUMMERS, to me known to be one of the persons who executed the foregoing dedication as attorney in fact for and in behalf of Sophie M. Krauss, wife of said A.J. Krauss, and acknowledged to me that he signed the same as such attorney in fact for said Sophie M. Krauss, and as his free and voluntary act and deed for the uses and purposes therein mentioned, and before me that he as attorney in fact, was authorized to do so.

In WITNESS WHEREOF, I have hereunto set my hand and official my official seal this 11th day of February, 1929.

Hugh H. Russell
Notary Public in and for the State of Washington, residing at Seattle.



2520482

Filed for record at the request of the King County Engineer, the 26th day of February, A.D. 1929, at 4:43 minutes past 3 O'clock P.M. and recorded in Vol. 33 of plats, page 8, Records of King County, Washington.

James P. [Signature]
County Auditor

By Deputy County Auditor

SE Shoreland Drive