

TEMBREULLS' LAKE LUCERNE

DIV. No. 1.

N.W. 1/4 SEC. 28, T. 22N., R. 6E., W.M.

SCALE 1"=100'
DEC. 1944

GENERAL ENGINEERING CO.
ENGINEERS

DESCRIPTION

THIS PLAT OF "TEMBREULLS' LAKE LUCERNE, DIV. No. 1" EMBRACES A PORTION OF THE N.W. 1/4 OF SEC. 28, T. 22 N., R. 6 E., W.M. WHICH LIES SOUTHEASTERLY OF LAKE LUCERNE AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SEC. 28, T. 22 N., R. 6 E., W.M. AND RUNNING THENCE ALONG THE EAST & WEST CENTER LINE OF SAID SEC. 28 S. 89-32-17 W. 837.52 FT.; THENCE N. 0-51-36 W. 286.14 FT. TO AN IRON PIPE MARKING A POINT IN "PIPE LAKE & LAKE LUCERNE ADD. DIV. No. 2"; THENCE ALONG THE SOUTH-EASTERLY BOUNDARY OF SAID ADDITION S. 86-07-36 E. 136.27 FT. TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID BOUNDARY, N. 58-18-14 E. 221.27 FT. TO AN ANGLE POINT; THENCE AT RIGHT ANGLES S. 31-41-46 E. 10.00 FT.; THENCE N. 58-18-14 E. 593.05 FT. TO AN INTERSECTION WITH THE NORTH AND SOUTH CENTER LINE OF SAID SEC. 28.; THENCE ALONG THE NORTH AND SOUTH CENTER LINE S. 0-38-27 E. 689.53 FT. TO THE POINT OF BEGINNING.

COVENANT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY COVENANT AND AGREE THAT IN CONSIDERATION OF THE ACCEPTANCE AND APPROVAL BY THE PLATTING AUTHORITY OF THIS PLAT WITH CERTAIN STREETS, AVENUES OR ROADS UNIMPROVED, WE WILL IMPROVE IN THE MANNER REQUIRED BY THE KING COUNTY PLATTING REGULATIONS ANY SUCH STREET, AVENUE OR ROAD BEFORE THE SALE OF ANY PIECE OR PARCEL OF LAND ABUTTING THEREON OR DEPOSIT A BOND TO INSURE ITS IMPROVEMENT WITHIN ONE YEAR FROM SUCH SALE. THIS COVENANT TO RUN WITH THE LAND IN THIS PLAT AND TO BE BINDING ON THE PLATTORS FOR THE BENEFIT OF ALL SUCH PURCHASERS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 16TH DAY OF DECEMBER, A.D. 1944

G. A. TEMBREULL
EMMA S. TEMBREULL

R. D. TEMBREULL
KAYE TEMBREULL

EXAMINED AND APPROVED THIS 11 DAY OF APRIL A.D. 1945.

G. O. MANNES
COUNTY ROAD ENGINEER

I HEREBY CERTIFY THAT THE WITHIN PLAT OF "TEMBREULLS' LAKE LUCERNE DIV. No. 1" IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 11TH DAY OF APRIL, A.D. 1945.

C. S. HARLEY
CHAIRMAN

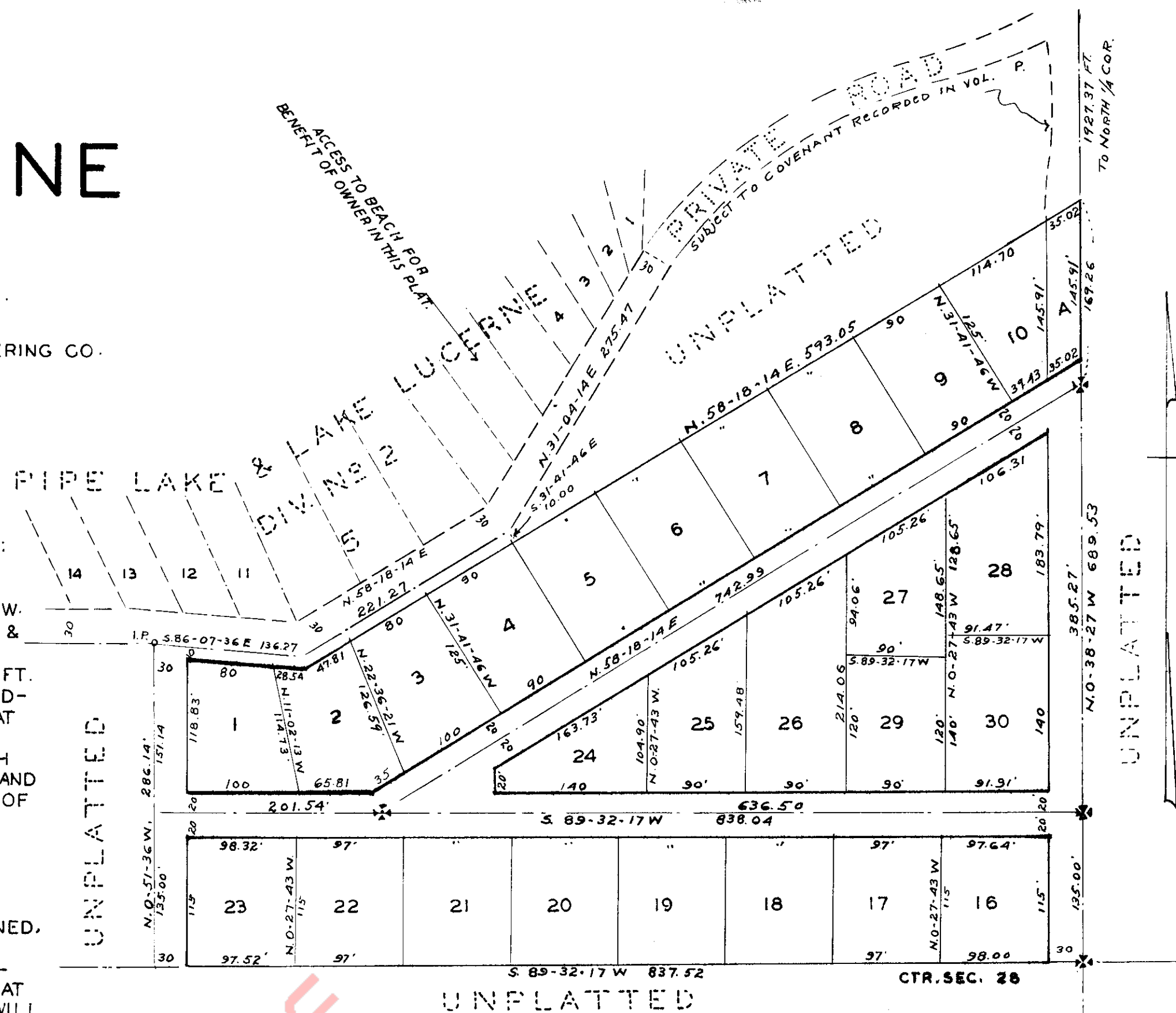
DON S. JOHNSON
EXECUTIVE OFFICER

OTWAY PARDEE
SEC. Y

EXAMINED AND APPROVED THIS 16TH DAY OF APRIL A.D. 1945.

HAROLD A. SPARKMAN
CHAIRMAN BD. OF COUNTY COMMISSIONERS

ATTEST MINNIE E. SMITH
DEPUTY-CLERK BD. OF CO. COMM.



RESTRICTIONS

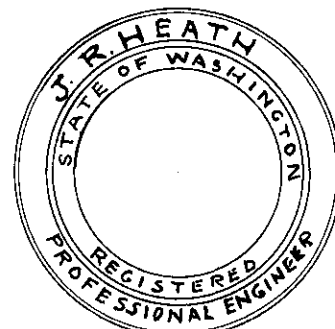
NO LOT, OR PORTION OF A LOT, OF THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT; NAMELY, SIX THOUSAND (6000) SQUARE FEET FOR R-1 RESIDENCE USE, WITH A MINIMUM LOT OR TRACT WIDTH OF FIFTY (50) FT.

ALL LOTS IN THIS PLAT ARE RESTRICTED TO RESIDENCE DISTRICT REGULATIONS OF COUNTY ZONING RESOLUTION No. 6494 AND ANY SUBSEQUENT CHANGES THERETO BY OFFICIAL COUNTY RESOLUTION.

NO LOT, TRACT OR PORTION THEREOF OF THIS PLAT SHALL AT ANY TIME BE LEASED, MORTGAGED OR CONVEYED IN LAW OR IN EQUITY TO ANY PERSON OF CHINESE, JAPANESE, AFRICAN OR HINDU DESCENT OR TO ANY PERSON, COMPANY OR TRUSTEE FOR THEIR USE AND BENEFIT. ALL STIPULATIONS HEREIN SHALL APPLY TO AND BIND THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS OF THE RESPECTIVE PARTIES. IN THE EVENT THAT THE SECOND PARTIES, THEIR HEIRS, PERSONAL REPRESENTATIVES OR ASSIGNS SHALL LEASE, MORTGAGE, ASSIGN OR CONVEY SAID LAND OR OTHERWISE DIRECTLY OR INDIRECTLY PASS OR ATTEMPT TO PASS THE TITLE OR ANY INTEREST THEREIN TO ANY PERSON OF CHINESE, JAPANESE, AFRICAN OR HINDU DESCENT, OR TO ANY ONE FOR THEIR USE, THEN ALL INTEREST OF SUCH GRANTOR, ASSIGNOR OR LESSOR IN SAID LAND SHALL TERMINATE AND BECOME FORFEITED TO THE FIRST PARTY, ITS SUCCESSORS OR ASSIGNS WITHOUT THE NECESSITY OF ANY ACT OR DECLARATION OF FORFEITURE ON THE PART OF THE FIRST PARTY AND IT SHALL THEREBY BECOME VESTED WITH THE FULL AND EQUITABLE TITLE TO SAID PREMISES.

I HEREBY CERTIFY THAT THE PLAT OF "TEMBREULLS' LAKE LUCERNE DIV. No. 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SEC. 28, T. 22 N., R. 6 E., W.M.; THAT DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT 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 THE PLATTING REGULATIONS.

GENERAL ENGINEERING CO.
BY J. R. HEATH
CERTIFICATE No. 1505
RENEWAL No. 856
DEC. 20, 1944



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, G. A. TEMBREULL AND EMMA S. TEMBREULL, HUSBAND AND WIFE AND R. D. TEMBREULL AND KAYE TEMBREULL, HUSBAND AND 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 AND ROADS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES. WE HEREBY RESERVE 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, AND ROADS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 16TH DAY OF DECEMBER A.D. 1944.

G. A. TEMBREULL
EMMA S. TEMBREULL

R. D. TEMBREULL
KAYE TEMBREULL

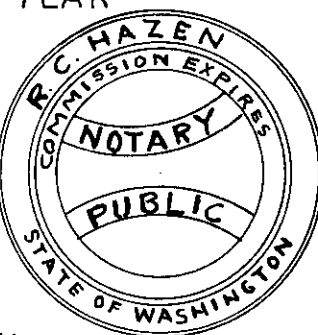
ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 16TH DAY OF DECEMBER, A.D. 1944, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED G. A. TEMBREULL AND EMMA S. TEMBREULL, R. D. TEMBREULL AND KAYE TEMBREULL 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.

R. C. HAZEN
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON RESIDING
AT SEATTLE.



346484

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 21 DAY OF APRIL A.D. 1945 AT 03 MINUTES PAST 11 A.M., AND RECORDED IN VOLUME 40 OF PLATS, PAGE 35 RECORDS OF KING COUNTY, WASHINGTON.

BY M. J. P. WILLIAMS
DEPUTY CO. AUDITOR

ROBERT A. MORRIS
COUNTY AUDITOR