

Plat of Columbia Valley Gardens No. 4  
DECLARATION  
as to  
Dedication, Reservations, Restrictions and Covenants  
PREAMBLE  
WHEREAS, The Longview Suburban Company, a corporation organized under and existing by virtue of, the laws of the State of Washington, hereinafter called "the Company", is the owner (subject to certain franchise rights, hereinafter referred to, granted or to be granted by it to The Longview Public Service Company, or granted or to be granted by it to The Long-Bell Lumber Company) of the land shown on the plat, marked "Columbia Valley Gardens No. 4", to which this is attached and of which this is a part, said land being described as follows, to-wit:

Beginning at the intersection of the southerly line of Ocean Beach Highway and the westerly line of 34th Avenue, as shown on the Plat of Columbia Valley Gardens No. 1, an addition to Longview, Washington, on file at the office of the Auditor of Cowlitz County, Washington, and running thence along said southerly line of said Ocean Beach Highway North 55 degrees 03 minutes 56 seconds West 7820 feet; thence South 34 degrees 56 minutes 04 seconds West 1587.20 feet; thence South 64 degrees 52 minutes East 2708.79 feet to a point from which a concrete monument bearing a metal plate with the inscription L. B. 136, set to mark the corner common to Sections 24 and 25, Twp. 8 North, Range 3 West, W. N., is located 19 and 30 feet North, Range 2 West W. N., is located 430.5 feet South and 1045.8 feet East; thence on a curve to the right having a radius of 2801.69 feet, an arc distance of 578.63 feet; thence South 53 degrees 02 minutes East 1075.15 feet; thence on a curve to the left having a radius of 11,510.218 feet, an arc distance of 3642.48 feet to the westerly line of 34th Avenue aforementioned; thence along said westerly line of said 34th Avenue North 34 degrees 56 minutes 04 seconds East 680.88 feet to the place of beginning.

And, WHEREAS, said Company desires to file a plat of said land so as to subdivide the same into lots, blocks, streets and alleys, all as shown on the plat aforesaid, and, (subject to the franchise rights of The Longview Public Service Company and of said The Long-Bell Lumber Company, and subject to the reservations hereinafter mentioned made by the Company) desires to dedicate the streets and alleys to the public for the usual street and alley purposes, and desires to subject all the lots shown on said plat to the reservations, restrictions and covenants hereinafter set forth; and

WHEREAS, to accomplish these purposes a written statement in the nature of a DEDICATION of said streets and alleys, and a DECLARATION of said reservations, restrictions and covenants should be made by the Company and spread upon the public records of Cowlitz County, Washington:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that such statement is hereby made and the same shall be and is as follows, to-wit:

I. DEDICATION

There has previously been conveyed or is to be conveyed by the Company to The Longview Public Service Company the exclusive rights, privileges and franchises in the streets and alleys shown on said plat to lay, construct, build, maintain and operate

- 1 - Underground pipes for the furnishing of water, gas heat and oil;
- 2 - Underground pipes or other instrumentalities underground for conducting and performing any public or quasi-public utility, business or function beneath the surface of the ground;
- 3 - Pole lines, wires, underground cables or other conduits for the furnishing of electricity for light, power, telephone, fire alarm and other services;
- 4 - In the streets only, single or double track street car or interurban lines; and
- 5 - Overhanging the lots shown on said plat, pole line cross arms and wires, such cross arms and wires to overhang not more than five (5) feet, and to be not nearer than eighteen (18) feet to the ground.

There has previously been acquired by the City of Longview, a municipal corporation, from The Long-Bell Lumber Company, a corporation, the grantor of this Company, easements and rights of way in and on certain of the lots, streets and alleys shown on said plat for the construction, operation and maintenance of sanitary and storm sewer systems, all as more particularly set forth in the judgment of the

Superior Court of the State of Washington, in and for Cowlitz County, entered March 27, 1926, in proceeding entitled, "The City of Longview, a municipal corporation, vs. The Long-Bell Lumber Company, a corporation" and recorded in Volume 15 of the Journal of said Court at Pages 436 to 439, inclusive, to which reference is hereby made.

The Company reserves to itself the right to grade the streets and alleys in accordance with such grades as it may establish; to pave, gravel or lay sidewalks in such of the streets as it deems necessary or desirable; to issue permits for plumbers or others to make cuts or excavations in them when by it deemed necessary and to accept bonds or deposits for the repairing of the same; to erect and maintain bridges and other such structures of a permanent character, encroaching on such streets or alleys; to make rules and regulations concerning the parking of vehicles in the streets and alleys, and to prohibit the use of any part of a street or alley for parking which may be contrary to such rules and regulations; and, generally, to exercise such control over the streets and alleys as may be within its power and as it may deem necessary or desirable.

The Company reserves to itself the exclusive right to build, construct and maintain below the surface of said streets and alleys gasoline, oil and other storage tanks and pipes, the construction and maintenance of which shall not be inconsistent with the full beneficial enjoyment of other rights and franchises in said streets or alleys granted by it.

Subject to the foregoing, the Company dedicates said streets and alleys to the public, to be used for the usual street and alley purposes, respectively.

No right is intended to be conveyed by this Declaration that is inconsistent with the rights, privileges, franchises and easements heretofore granted by the Company or reserved by it as hereinbefore or hereinafter stated.

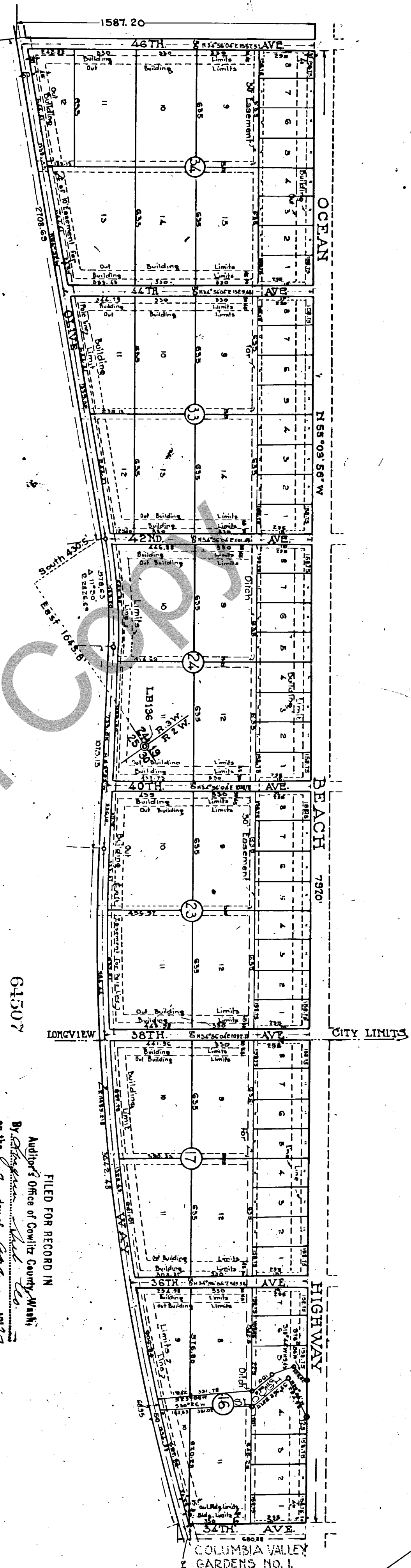
Nothing herein contained, either taken by itself or in connection with a deed to any of the lots shown on said plat, shall be deemed to have the effect to convey the title to the land

PLAT

V.7

P.13

# COLUMBIA VALLEY GARDENS NO. 4 AN ADDITION TO LONGVIEW, WASHINGTON.



## SUPPLEMENTARY DECLARATION

THE LONGVIEW SUBURBAN COMPANY hereby declares that the annexed map and plat is a true and correct map and plat of Columbia Valley Gardens No. 4, being the same tract referred to and described in that longer declaration entitled Columbia Valley Gardens No. 4, consisting of 12 typewritten pages, filed herewith and referred to and made a part hereof; that the lots and blocks in said tract are of the dimensions and the Streets, Avenues, Ways and Alleys of the widths indicated and delineated on said plat, the distances being given in feet, and that the said longer declaration herein above referred to relates to said plat and constitutes the dedication of such portions thereof as are dedicated to the public, subject to all the provisions, restrictions, reservations, covenants and other matter contained in said longer declaration; that the said declaration constitutes a portion of said plat as fully as if said entire declaration were inscribed on this sheet.

In Witness Whereof, The Longview Suburban Company has caused this Supplementary Declaration to be executed by its Vice-President hereunto duly authorized and its corporate seal attested by its Assistant Secretary to be hereunto affixed this 4th day of April 1927.

THE LONGVIEW SUBURBAN COMPANY  
by: *[Signature]*  
Vice President.

Attest: *[Signature]*  
Assistant Secretary

## ACKNOWLEDGEMENT

State of Washington, ss. On the 4th day of April 1927, before me personally appeared S.M. Morrison and L.C. Smith to me personally known to be Vice President and Assistant Secretary, respectively, of the Corporation which executed the foregoing Supplementary Declaration and each acknowledges that said Supplementary Declaration to be their act and deed of said Corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said Corporation and that the said Corporation is the owner of the land included within the boundaries of the plat hereto affixed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at Lodonovick.

SURVEYORS CERTIFICATE.

State of Washington, ss. Wesly Vandercook, being duly sworn, deposes and says that the plat hereto annexed is based upon an actual survey and subdivision of the premises whereon designated, which survey and subdivision was made under deponent's direction, that the descriptions given in the Declaration relating to said plat and filed herewith is a correct description; that the distances, courses and angles are shown correctly on said plat and that the survey and subdivision of said tract is indicated by suitable stakes and monument upon the ground.

*[Signature]*  
Chief Engineer

Subscribed and sworn to before me this 4th day of April 1927.  
Notary Public in and for the State of Washington residing at Longview.  
*[Signature]*

FILED FOR RECORD IN  
Auditor's Office of Cowlitz County, Wash.  
By *[Signature]* on the 7th day of April 1927  
at 3 o'clock  
and recorded in  
Records of said County, in Vol. \_\_\_\_\_  
on page \_\_\_\_\_

H. D. RENNER  
Auditor  
By *[Signature]* Deputy

I hereby certify that all taxes which have been levied and become chargeable against the property shown on the annexed plat at the date of this certificate have been duly paid, satisfied and discharged.

Dated April 7th 1927.

Approved this 3rd day of April 1927.  
*[Signature]*  
County Treasurer

Approved this 3rd day of April 1927.  
*[Signature]*  
County Engineer

Approved this 3rd day of April 1927.  
*[Signature]*  
Chairman, Board of County Commissioners

Approved this 4th day of April 1927.  
*[Signature]*  
County Commissioner

Approved this 4th day of April 1927.  
*[Signature]*  
Longview City Engineer

Approved this 4th day of April 1927, under authority of Resolution No. 13 passed February 3, 1925 by the City Council of Longview, Washington.

*[Signature]*  
Mayor

Attest: *[Signature]*  
Deputy City Clerk

Filed for record this 7th day of April 1927, in the office of the County Auditor of Cowlitz County Washington.  
*[Signature]*  
County Auditor

Scale 1"=400ft.