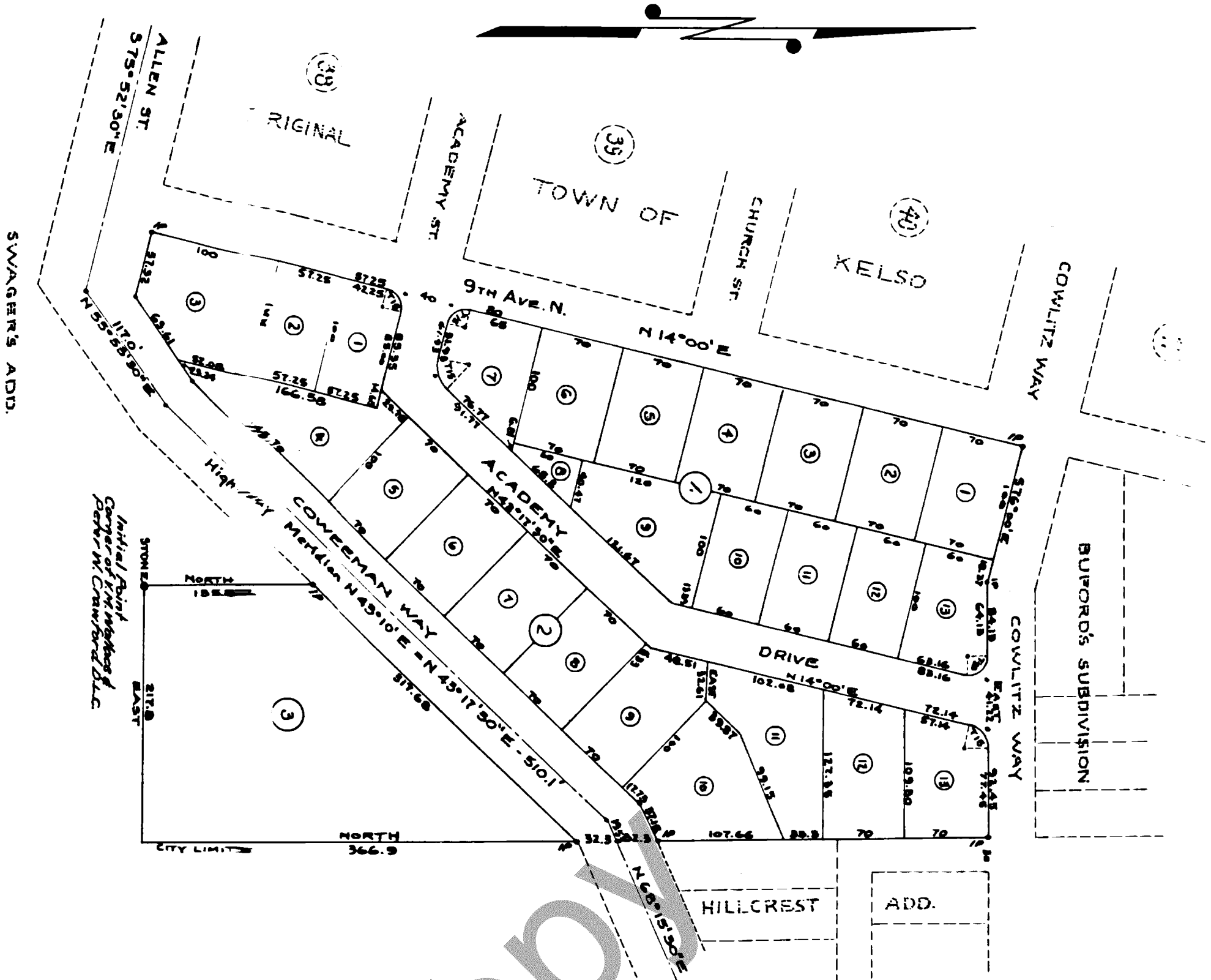


COWLITZ CREST

SEC 26, T8N, R2W, WM.  
COWLITZ COUNTY, STATE OF WASHINGTON.  
Surveyed 1939 by E.A. Middlebrooks.  
Platted and Filed by J.R. Blair, Surveyor.  
SCALE 1" = 100'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Lester Bell and Lelah H. Bell, husband and wife; and W.E. Chinn and Blanche Chinn, husband and wife, do hereby declare the annexed map and plat to be a true and correct map and plat of COWLITZ CREST.

That we are the owners of all the land included within the boundaries of COWLITZ CREST, all in Sec. 26, T8N, R2W, WM. and more particularly described as follows:

Beginning at a stone which is the corner common to the W.M. Wallace and Peter W. Crawford Donation Land Claims, Sec. 26, T8N, R2W, WM.; running thence East-217.80 feet, thence North-366.90 feet, thence S 43°17'30"W - 317.68 feet, thence South 135.82 feet to the point of beginning; and also that tract of land which is described as follows: Beginning at a point which is 217.80 feet East and 431.51 feet North of said stone, running thence North-280.96 feet, thence West-217.80 feet, thence N 76°00'W - 118.37 feet, thence S 14°00'W - 754.50 feet, thence S 75°52'30"E - 57.52 feet, thence N 50°53'30"E - 86.85 feet, thence N 43°17'30"E - 513.43 feet, thence N 68°15'30"E - 37.18 feet to the point of beginning.

That we, Lester Bell and Lelah H. Bell, husband and wife, and W.E. Chinn and Blanche Chinn, husband and wife, do hereby dedicate all the streets in said COWLITZ CREST to the use of the public as highway forever.

IN WITNESS WHEREOF, we, Lester Bell and Lelah H. Bell, husband and wife; and W.E. Chinn and Blanche Chinn, husband and wife, have hereunto set our hands and seals this 16 day of March 1940.

Lester Bell

W.E. Chinn

Blanche Chinn

ACKNOWLEDGEMENT

State of Washington) s.s.  
County of Cowlitz

On this the 16 day of March 1940, before me appeared Lester Bell and Lelah H. Bell, husband and wife; and W.E. Chinn and Blanche Chinn, husband and wife; each of whom is to me personally known and who first being duly sworn, depose and say, that they Lester Bell and Lelah H. Bell, husband and wife, and W.E. Chinn and Blanche Chinn, husband and wife, are the owners of the land included in COWLITZ CREST, as set forth in the above instrument, and that each of them acknowledged said instrument to be their free act and deed.

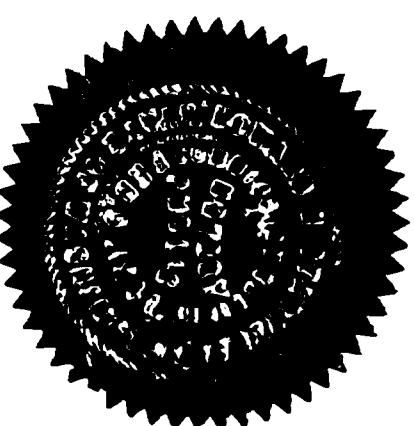
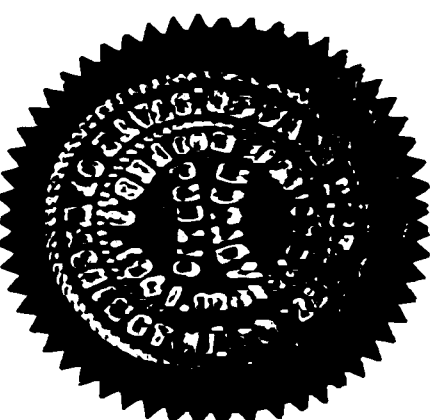
Notary Public in and for Washington.

APPROVED: March 18, 1940.

W.E. Woodward, City Engineer.

APPROVED AS TO FORM: APR. 16, 1940.

County Engineer, PROSECUTING ATTORNEY.



SURVEYOR'S CERTIFICATE

State of Washington) s.s.  
County of Cowlitz

I, J.R. Blair, being first duly sworn, depose and say, that I have correctly surveyed and marked with suitable monuments the land described in COWLITZ CREST, as indicated on the annexed map; that the initial point of said survey is a stone which is the corner common to the W.M. Wallace and Peter W. Crawford Donation Land Claims; that all of the said land is situated in Sec. 26, T8N, R2W, WM. in Cowlitz County, State of Washington.

J.R. Blair

Registered Surveyor.

Subscribed and sworn to before me this 16 day of March, 1940.

Notary Public in and for Washington.

Taxes have all been paid to Feb 15 1942.

See other side

Filed for Record APRIL 1, 1940.

County Auditor.

# DECLARATION OF RESTRICTIONS

for

"COWLITZ CREST"

addition to

KELSO, COWLITZ COUNTY, WASHINGTON

KNOW ALL MEN BY THESE PRESENTS, that we, W. Lester Bell and Lelah H. Bell, husband and wife; and W. E. Chinn and Blanche Chinn, husband and wife, do hereby declare that we are the owners of all the land included within the boundaries of COWLITZ CREST, all in Section 28, Township 8 North, Range 2 West, W. M. Cowlitz County, Washington and more particularly described as follows: Beginning at a stone which is the corner common to the V. M. Wallace and Peter W. Crawford Donation Land Claims, Sec. 28, T8N, R2W, W. M.; running thence East 217.80 feet, thence North 366.90 feet, thence S 43°17'30"W - 317.68 feet, thence South 135.32 feet to the point of beginning; and also that tract of land which is described as follows: Beginning at a point which is 217.80 feet East and 431.51 feet North of said stone, running thence North 280.96 feet, thence West 217.80 feet thence N76°00'W-118.37 feet, thence S 14°00'W- 754.50 feet, thence S. 75°52'30"E - 57.52 feet, thence N. 55°53'30"E - 33.65 feet, thence N. 43°17'30"E - 513.43 feet, thence N. 68°15'30"E - 37.13 feet to the point of beginning.

(a) All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single family dwelling. Dwellings not to exceed two and one-half stories in height and a private garage for not more than two cars.

(b) No building shall be erected, altered, moved onto, placed or permitted to remain on any building plot in this subdivision until the external design and location thereof have been approved in writing by the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to the covenants herein set forth. (Note: Each owner has votes equal to number of lots owned.) However, if the committee fails to approve or disapprove such design or location within 30 days after such plans have been submitted to it, then such approval will not be required. The completion of construction, alteration or placement of a structure for 30 days shall be construed as prima-facie evidence of committee approval.

(c) On Lots One (1) to Seven (7) inclusive in Block One (1) no building shall be set nearer than 20 feet to the west line of said lots and shall not extend farther than 60 feet from the west line of said lots. On Lots Eight (8) to Thirteen (13) inclusive in Block One (1) no dwelling shall be set nearer than 20 feet to east line of said lots. On Lots One (1) to Thirteen (13) in Block Two (2) no dwelling shall be set nearer than 20 feet to the front line of said lots.

(d) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width less than 50 feet at the front building setback line.

(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 persons of any race other than the white or caucasian race 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.

(g) No trailer, basement, tent, shack, garage, barn or other out-building 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.

(h) No dwelling costing less than \$3500.00 shall be permitted on any lot in Block One (1) or any dwelling costing less than \$2500.00 in Block Two (2).

(i) Basements affecting lots Nos. 3, 9, 10, 11, 12 & 13 of Block One and 1, 2, 3, 4, & 5 of Block Two are reserved for utility installation and maintenance.

Dated at Kelso, Washington this 21 day of March, 1940.

(signed)

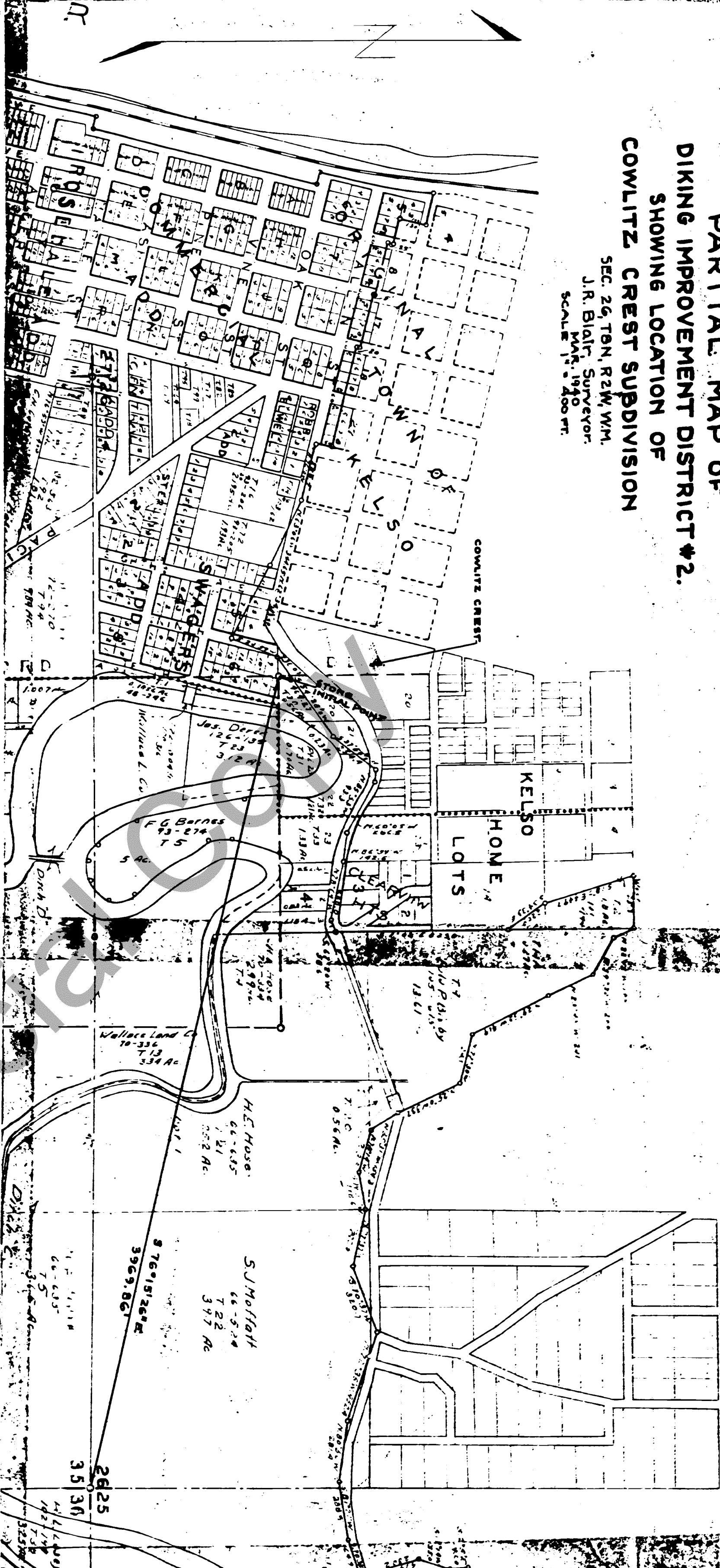
*W. Lester Bell*  
*Lelah H. Bell*  
*W. E. Chinn*  
*Blanche Chinn*

State of Washington, )  
County of Cowlitz, ) ss.

This is to certify that on this 21 day of March, 1940, before me the subscriber, a Notary Public in and for the State of Washington duly commissioned and qualified, personally appeared W. E. Chinn and Blanche Chinn, his wife and W. Lester Bell and Lelah H. Bell, his wife, known to be the persons named in and who executed the foregoing instrument and they acknowledged that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal this 21 day of March, 1940.

*Howard Whitman*  
Notary Public in and for the State  
of Washington, residing at Kelso.



PARTIAL MAP OF  
DIKING IMPROVEMENT DISTRICT #2.  
SHOWING LOCATION OF  
COWLITZ CREST SUBDIVISION  
SEC. 28, T8N, R2W, WM.  
J.R. Blair, Surveyor.  
SCALE: 1" = 400 FT.

V.8

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