

PLAT

V.7

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or quasi-public utility or function beneath the surface of the ground.

Such easements and rights of way are located on said plat.

And the Company shall have the right, without liability for damage for trespass, to enter upon said strips of land at any and all times for any of the purposes for which said easements and rights of way are reserved.

And the Company shall have the right at any time to extinguish or vacate such easements and rights of way as to all or any portion of said property.

Subdivision 11. Signs and Billboards Prohibited.

The construction or maintenance of billboards, or advertising boards or structures, exceeding five square feet in size for the display, posting, painting or printing of signs or advertisements on any of the lots in said plat is prohibited, except with the written consent of the Company.

Subdivision 12. Duration

All the restrictions herein set forth shall continue and be binding upon the Company and upon its successors and assigns for a period of twenty years from June 15, 1925, and shall automatically be extended thereafter for successive periods of twenty years; provided, however, that the owners of the fee simple title to the lots having more than fifty per cent of the front feet of the lots shown on this plat may release all of the lots hereby restricted from any one or more of said restrictions, and may release any lot from any restriction created by deed from the Company, at the end of the first twenty year period or of any successive twenty year period thereafter, by executing and acknowledging an appropriate agreement, or agreements, in writing for such purposes and filing the same for record in the office of the County Auditor of Comilitz County, Washington, at least five years prior to the expiration of this first twenty year period, or of any twenty year period thereafter.

Dedication 11.

Subdivision 13. Right to Enforce

The restrictions herein set forth shall run with the land and bind the present owner, its successors and assigns; and all parties claiming by, through or under it shall be taken to hold, agree and covenant with the owner of said lots, its successors and assigns, and with each of them, to conform to and observe said restrictions as to the use of said lots and the construction of improvements thereon, but no restrictions herein set forth shall be personally binding on any corporation, person or persons, except in respect to breaches committed during its, his or their seizure of or title to said land, and the owner or owners of any of the above land shall have the right to sue for and obtain an injunction prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restrictions above set forth in addition to ordinary legal action for damages, and failure of the Company or the owner or owners of any other lot or lots shown on this plat to enforce any of the restrictions herein set forth at the time of its violation shall in no event be deemed to be a waiver of a right to do so thereafter.

Subdivision 14. Company's Right to Assign.

The Company may, by appropriate instrument, assign or convey to any person or corporation any or all of the rights, reservations, easements and privileges herein reserved by it and upon such assignment or conveyance being made its assigns or grantees may at their option exercise, transfer or assign such rights, reservations, easements and privileges or any one or more of them at any time or times in the same way and manner as though directly reserved by them, or it, in this instrument.

IN WITNESS WHEREOF, the Company has by authority of its Board of Directors caused this instrument to be executed by the Chairman of its Board of Directors and its corporate seal, attested by its Secretary, to be hereunto affixed this 3rd day of May, 1927.

Attest:
Assistant Secretary

THE LONGVIEW COMPANY,
By Vice-President

STATE OF WASHINGTON)
COUNTY OF COMMITZ) ss.

On this 3rd day of May, 1927, before me personally appeared S. M. MORRIS and L. C. SMITH, to me known to be the Vice-President and Assistant Secretary of the corporation that executed the within and foregoing instrument, and each acknowledged the said instrument to be the free and voluntary 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.

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
Longview, Wash.

shall be erected or maintained on any of said lots nearer to the front street, or the side street, than the front building line or the side street building line of the lot or lots on which such building may be erected, as shown on said plat; provided, however, that the Company in the fee simple title to such lot, change said building lines, or at any time thereafter, with the consent in writing of the owner of the fee simple title to such lot, change said building lines, or may change the building lines which it may have established by said deed; provided, however, that no change may be made at any time which, in the residential district, will bring the front building line nearer than fifteen feet to the front street, or the side street building line nearer than five feet to the side street; or which, in the apartment district, will bring the front building line nearer than ten feet to the front street, or the side street building line nearer than two and one-half feet to the side street.

Covered or uncovered, but not inclosed, porches, the floors of which are not higher than the level of the first floor of the building, steps extending not higher than the level of the first floor of the building, bay or other windows, vestibules, cornices, spoutings, chimneys, or other similar projections, if in the residential district, may extend not more than six feet beyond the front building line, and not more than five feet beyond the side street building line; and if in the apartment district, may extend not more than five feet beyond the front building line and not more than five feet beyond the side street building line. Building line as here used is meant the building line as shown on the plat or as changed by the Company in accordance with the next preceding paragraph.

No fence or wall, except with the Company's consent, in writing, shall be erected or maintained on any lot nearer a front street than the front building line on said lot.

Dedication 8.

No outbuildings, or part thereof, shall be erected or maintained on any of said lots nearer to the front street, or the side street than the outbuilding line of the lot or lots on which such outbuildings may be erected, as shown on said plat; provided, however, that the Company, in the deed to any of said lots, may change said outbuilding line, or may at any time thereafter, with the consent in writing of the owner of the fee simple title to such lot, change said outbuilding line, or may change the outbuilding line which it may have established by said deed; provided further that no change may be made at any time which will permit the erection or maintenance on any lot of any outbuilding more than ten feet nearer to the front street or more than ten feet nearer to the side street than the outbuilding line shown on said plat; and provided further that no change may be made at any time, which will permit the erection or maintenance on any lot of any outbuilding nearer to the front street than the outbuilding line shown on this plat, without the consent in writing of the record owner of the fee simple title to the contiguous lot or lots which fronts or front on the same street, or which will permit the erection or maintenance on any lot of any outbuilding nearer to the side street than the outbuilding line shown on this plat, without the consent in writing of the record owner of the fee simple title to the lot in the same block which adjoins the same side street.

Every outbuilding, except a green-house, erected on any of said lots shall, unless the Company otherwise consents in writing, correspond in style and architecture to the residence to which it is appurtenant and shall be of the same exterior material as such residence.

Subdivision 6. Set Back From Side Property Line

No part of any building, except out-houses, shall be nearer

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than four feet to the side property line of the plot upon which it is erected, except that cornices, spoutings, chimneys, and purely ornamental projections may extend beyond said four foot line, but not more than three feet beyond said four foot line.

Subdivision 7. Company's Judgment Conclusive.

The Company shall in all cases have the right to say and determine which are the front street, side street, rear and side property lines of any plot, and also the amount of the set back from said lines necessary to conform to the requirements hereof, and the Company's judgment and determination thereon shall be final and binding on all parties.

Subdivision 8. Minimum Cost of Residence.

Any residence erected wholly or partially on any of the lots, or part or parts thereof, in the residential or apartment district shall cost not less than \$3,000.00.

Subdivision 9. Ownership by Anyone Other Than White Race Prohibited.

None of the lots shown on said plat shall be conveyed, leased or given to, and no building erected thereon shall be used, owned or occupied by, any person not of the white race. This prohibition, however, is not intended to include the occupancy by a person not of the white race while employed in or about the premises by the owner or occupant of any land shown on said plat.

Subdivision 10. Easements Reserved in Lots.

Easements and rights of way shall be reserved for the erection, construction and maintenance of Poles, wires and conduits for the transmission of electricity for lighting, telephone and other purposes, and of the necessary attachments in connection therewith;

Public and private sewers, storm sewers, storm water drains, land drains, pipes, and

Any other method of conducting and performing any public

Dedication 10.

A "corner lot" is one that abuts on more than one street,

Any lot, except a corner lot, shall be deemed to front on the street upon which it abuts. A corner lot shall be deemed to front on the street on which it has the smaller dimension, except the lots specifically mentioned below and except where the Company shall designate in any deed conveying any corner lot, hereafter made by it, the street on which such corner lot shall thereafter be considered as fronting.

The Company, in deed to any corner lot, or at any time with the consent in writing of the holder of the fee simple title thereto, may designate a different street as the one upon which such lot shall be deemed to front.

The street upon which a lot fronts, as above provided, shall be deemed to be the front street. Any other street contiguous to such lot shall be deemed to be a side street.

The word "plot" as used in this statement is intended to mean a single piece or parcel of land consisting of one lot or more or less than one lot.

Every plot shall be deemed to front on the street on which the lot or lots constituting said plot fronts, unless the lot or lots front on more than one street, in which case it shall be deemed to front on both streets.

An "outbuilding," as that word is used in this statement, is intended to mean a covered structure not directly attached to the residence or apartment which it serves.

Subdivision 2. Use of Land

The lots in the residential district except as herein-after provided, shall be used for private residence purposes only, and no flat or apartment house though intended for residence purposes, and no building of any kind whatsoever shall be erected or maintained thereon except private dwelling-houses, and private garages for the sole use of the respective owners or occupants of the plots upon which such garages are erected, and such other

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outbuildings as are customarily appurtenant to residences, each dwelling-house being detached and being designed for occupancy by a single family only.

The lots in the apartment district, except as hereinafter provided shall be used for private residence purposes only and no building of any kind whatsoever shall be erected or maintained thereon except (a) private dwelling-houses and private garages and outbuildings of the kind permitted in the residential district by the next preceding paragraph, and except (b) attached dwellinghouses not exceeding three stories in height exclusive of basement, (c) semi-detached dwelling-houses, or flats, not exceeding three stories in height exclusive of basement, and (d) apartment houses not exceeding six stories in height exclusive of basement.

The buildings specified in (a), (b) and (c) may be of frame construction. The buildings specified in (d) shall have exterior walls of brick, stone, concrete, steel, or a combination of said materials, or such like materials.

Buildings to be used for schools, churches, hospitals, libraries, art galleries, museums, hotels, private clubs or municipal service stations, or for recreative, educational, religious or philanthropic purposes and buildings and structures to be used for power substations may be erected or maintained in locations approved by the Company, provided, however, that no building shall be erected maintained or used for any of the purposes mentioned in this paragraph, except by the Company, unless in each case there shall have been filed in the proper office of record a deed or other instrument in writing executed by the Company, approving and specifying the uses to which such building may be put, and, provided further, that no building to be used for a hotel or hospital shall be erected or maintained in the residential district.

No lot or lots shown on the plat nor any building erected

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thereon shall be used, and no building shall be thereon erected which is arranged, intended or designed to be used except for one of the purposes hereinabove permitted to such lot or lots.

Parks and playgrounds may be laid out and maintained in the locations approved in writing by the Company.

There shall not be erected, permitted or maintained upon any of the land shown on said plat, except with the consent in writing of the Company, any cesspool or privy.

Subdivision 3. Approval of Plans

No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition thereto or change or alteration therein be made, until plans and specifications, plot plan and grading plan therefor, or information satisfactory to the Company, shall have been submitted to and approved in writing by the Company and a copy thereof as finally approved lodged with the Company. In so passing upon such plans, specifications, plot plan and grading plan, the Company may take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built to the site upon which it is proposed to erect same, the harmony thereof with the surroundings and the effect of the building or other structure as planned on the outlook from the adjacent or neighboring property.

Subdivision 4. Minimum Frontage

Every building erected on any plot shall have appurtenant to it and not occupied by any other building at least fifty feet of ground fronting on the street on which the plot fronts.

If the plot consists of one lot only, and the frontage of such lot is less than fifty feet, then the minimum quantity aforesaid of fifty feet may be reduced to the frontage of said lot.

Every building erected on any plot shall front or present a good frontage on the street on which said plot fronts.

Subdivision 5. Set Back From Street Line

No building or part thereof, except as hereinafter provided,

that is inconsistent with the rights, privileges, franchises and

assessments heretofore granted by the company or reserved by it as

hereinafter 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 in said streets and alleys, except where the contrary in-

tention is expressly stated in the deed, but the company re-

serves the right to convey to any public authority, or to the

owners or owner of the lots which abut upon the streets or alleys,

or any of them, respectively, all of its rights, title and in-

terest in said streets or alleys, should the company at any time

deem it expedient to do so.

If any public authority shall condemn for public uses any

street shown on said plat and in the condemnation proceedings

damages shall be awarded to the company for the taking of such

street, the company agrees to apply the amount received by it as

damages in such condemnation proceedings, or so much thereof as

may be necessary for the purposes, to reimburse the owners of

any land shown on said plat against whom in such proceedings

benefits may have been assessed in excess of the damage awarded

to them.

II. RESERVATIONS, RESTRICTIONS AND COVENANTS

The company declares that the land shown on said plat

above referred to is held and shall be conveyed subject to the

reservations, restrictions and covenants set forth in the vari-

ous subdivisions of this Declaration, to-wit:

Subdivision 1 - Definitions

The "apartment district", as that term is used in this

statement, is intended to mean all of Blocks 10 6, 131, 132,

159 and 160.

The "residential district", as that term is used in this

statement, is intended to mean all of Block 155.

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In 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 Cowitz 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 es-

tablish; 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

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 powers 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 Dedication

LONGVIEW, WASHINGTON

A portion of the Residential and Apartment Districts

Plat of Longview No. 9

DECLARATION

as to

Dedication, Reservations, Restrictions and Covenants

PREAMBLE

WHEREAS, The Longview Company, a corporation organized

under, and existing by virtue of, the laws of the State of Wash-

ington, hereinafter called "the company" is the owner (subject

to certain easements, rights of way and franchise rights, here-

inafter referred to, granted by it to the Longview Public Ser-

vice Company, or acquired by the City of Longview from The Long-

Bell Lumber Company, the grantor of this company) of the land

shown on the plat, marked "Plat of Longview No. 9", to which this

is attached, and of which this is a part, said land being des-

cribed as follows, to-wit:

Beginning at a point 3279.81 feet East and 10.55 feet

South of a point known as the center of the circle, as shown by

the Plat of Longview No. 6 on file at the office of the Auditor

of Cowitz County, Washington, said point of beginning being al-

so South 48 degrees 47 minutes 42 seconds East 1185.34 feet from

the Northwest corner of the 3rd Catlin D.L.C., and running thence

South 15 degrees 02 minutes West 861.56 feet; thence North 74 de-

grees 58 minutes West 2060 feet; thence North 15 degrees 02 min-

utes East 60 feet; thence on a curve to the left having a radius

of 701.26 feet and a back-sight-tangent which bears North 15 de-

grees 02 minutes East through a central angle of 13 degrees 57

minutes, an arc distance of 170.74 feet; thence North 1 degree

05 minutes East 100 feet; thence South 88 degrees 55 minutes

East 2103.83 feet; thence North 88 degrees 50 minutes 39 seconds

East 65.59 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 by the plat aforesaid, and (subject to the

easements, rights of way and franchise rights of the Longview

Public Service Company and of the City of Longview and subject

to the reservations hereinafter 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 of the lots

shown on said plat to the reservations, restrictions and cov-

enants hereinafter set forth; and

WHEREAS, to accomplish these purposes a written state-

ment 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 Cowitz County, Washington;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that such

a statement is hereby made and the same shall be and is as fol-

lows, to-wit:

There has previously been conveyed by the company to The

Longview Public Service Company by deed dated June 6, 1923, to

which reference is hereby made, the exclusive rights, privileges

and franchises in the streets, alleys and park 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 under-

ground 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 and other con-

duits 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 rear or alley side of the lots shown

on said plat in the residential district pole lines,

cross arms and wires, such cross arms and wires to

overhang not more than five feet and to be not nearer

than eighteen feet to the ground.

There has previously been acquired by the City of Long-

view, 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

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PLAT OF LONGVIEW NO. 9

SUPPLEMENTARY DECLARATION

THE LONGVIEW COMPANY, hereby declares that the annexed Map and Plat is a true and correct Map and Plat of Longview No. 9 being the same tract referred to and described in that longer declaration entitled "Longview Washington, A portion of the Restricted Residence and Apartment District" consisting of 12 typewritten pages filed herewith and hereby referred to and made a part hereof that the lots and blocks in said tract are of the dimensions indicated 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 hereinabove referred to relates to said plat and constitutes the declaration of such portions thereof as are dedicated to the public and that all provisions, restrictions, reservations, covenants and other matter contained in said longer declaration constitute a portion of said plat as fully as if said entire declaration were inscribed on this sheet.

In Witness Whereof THE LONGVIEW COMPANY has caused this Supplementary Declaration to be executed by its Vice-President hereto duly authorized and its corporate seal attested by its Assistant Secretary to be hereunto affixed this 3rd day of May 1927.

Attest: *[Signature]*
Assistant Secretary

By: *[Signature]*
THE LONGVIEW COMPANY
Vice President

ACKNOWLEDGMENT

State of Washington, ss
County of Cowlitz

On this 3rd day of May 1927 before me personally appeared SM Morris and L C Smith to me personally known to be the Vice-President and Assistant Secretary respectively of the corporation which executed the foregoing Supplementary Declaration and each acknowledged the said Supplementary Declaration to be the free and voluntary act and deed of said corporation for the uses and purposes herein 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.

[Signature]
Notary Public in and for the State of Washington, residing at Longview

SURVEYORS CERTIFICATE

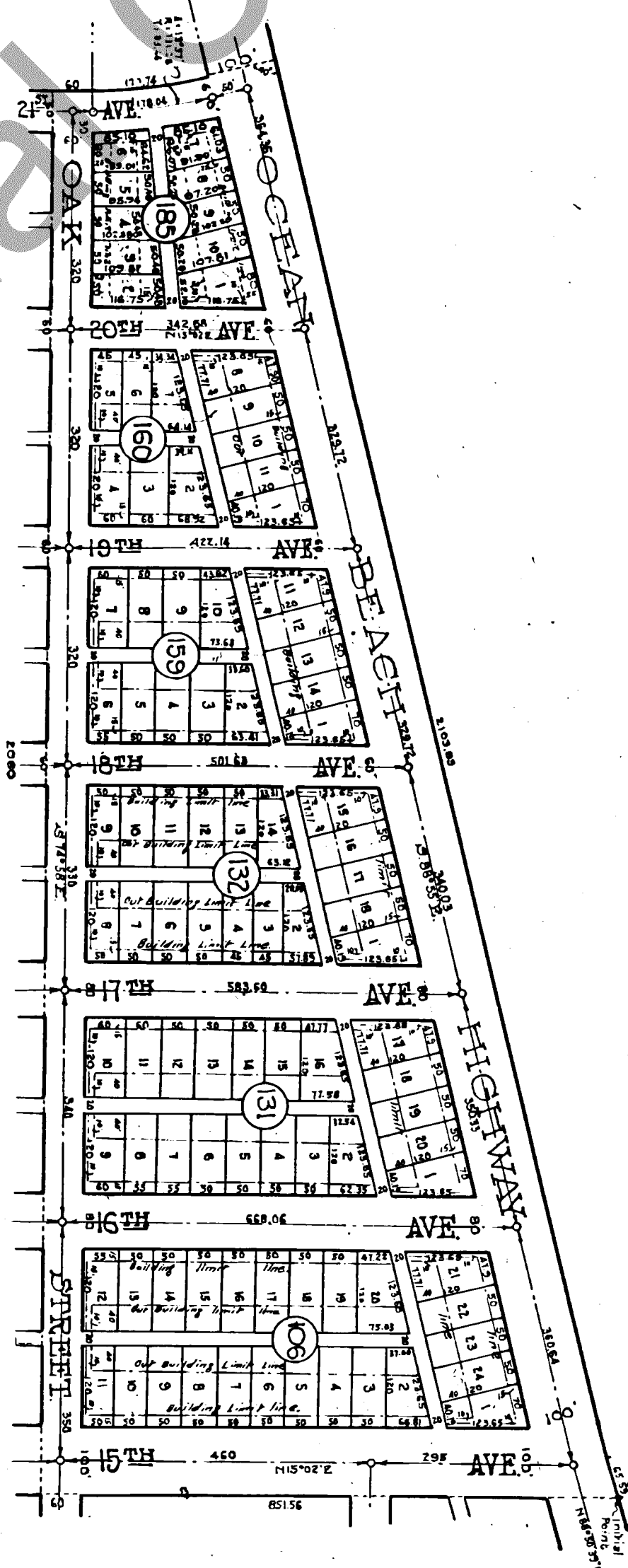
State of Washington, ss
County of Cowlitz

Wesley Vandercook, being duly sworn, deposes and says that the plat hereto annexed is based upon an actual survey and subdivision of the premises hereon 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 and courses and angles are shown correctly on said plat and that the survey and subdivision of said tract is indicated by suitable stakes and monuments upon the ground.

By: *[Signature]* Chief Engineer

Subscribed and sworn to before me this 3rd day of May 1927.

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



65443

FILED FOR RECORD IN
Auditor's Office of Cowlitz County, Wash.
By: *[Signature]*
on the 7 day of May 1927
at 11:00 o'clock
and recorded in
Records of said County, in Vol. _____
on page _____

H. D. RENNER
Auditor
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 May 7 1927.

Approved this 3rd day of May 1927.

[Signature]
County Treasurer

Approved this 3rd day of May 1927 under authority of Resolution number 13 passed February 3, 1925 by the City Council of Longview Washington.

City Engineer

[Signature]
Mayor

Attest: *[Signature]*
City Clerk

Filed for record this 7 day of May 1927 in the office of the County Auditor of Cowlitz County, Washington.

[Signature]
County Auditor