

PROTECTIVE COVENANTS
for
F I R C R E S T A C R E S
Pierce County, Washington

KNOW ALL MEN BY THESE PRESENTS: That E. O. Bratrud and Nina E. Bratrud, husband and wife, sole owners of FIRCREST ACRES, according to the recorded plat thereof in Pierce County, Washington, do hereby adopt the following covenants and restrictions to affect all of said property and all purchasers thereof, subsequent to the date hereof:

I. All building sites, lots, and tracts shall be used only for residential and other non-commercial purposes.

II. The cost of any residence shall be not less than \$2,500.00. Chimneys to be of brick. Foundations to be of stone or concrete. Exterior walls to be painted within one year from start of construction. Ground floor area to be not less than 600 square feet.

III. No residence shall be erected or placed on any tract having an area or less than 5,000 square feet, or a width of less than 50 feet. No building to be less than 25 feet from property line fronting on highway or streets; nor less than 10 feet from any side lot line, except a detached garage located 75 feet or more from front lot line.

IV. No garage or other outbuilding in the tract shall at any time be used as a residence for a longer period than one year after erection.

V. Sewage disposal shall be by means of septic tanks, approved by County Health Authorities. Cess pools or other means shall not be permitted.

VI. No nuisance, illegal business, or activity, nor any thing that is or may become obnoxious to the other residents of the neighborhood, shall be permitted.

VII. Only persons of the white or Caucasian race may own, use or occupy any building in the area. This restriction does not apply to any domestic servant employed by owner or tenant.

VIII. The following and no more, shall be kept on one lot: 2 goats; 25 chickens or turkeys; 25 rabbits.

IX. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

X. These Covenants and restrictions are to run with the land, and shall be binding on all parties and on persons claiming under them until January 1, 1967, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots, it is agreed to change said Covenants in whole or in part.

XI. It is understood and agreed that these restrictions are for the benefit of not only the declarant herein, but for the benefit of the subsequent purchasers and occupiers of said property and may be enforced by any one thereof by restrainer or injunction of other court procedure.

XII. Invalidation of any of these covenants by judgment or court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

Dated at Tacoma, Wash.
October 30, 1946.

E. O. Bratrud
.....
E. O. Bratrud

Nina E. Bratrud
.....
Nina E. Bratrud

State of Washington) ss
County of Pierce)

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 30 day of October, 1946, personally appeared before me E. O. Bratrud and Nina E. Bratrud, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

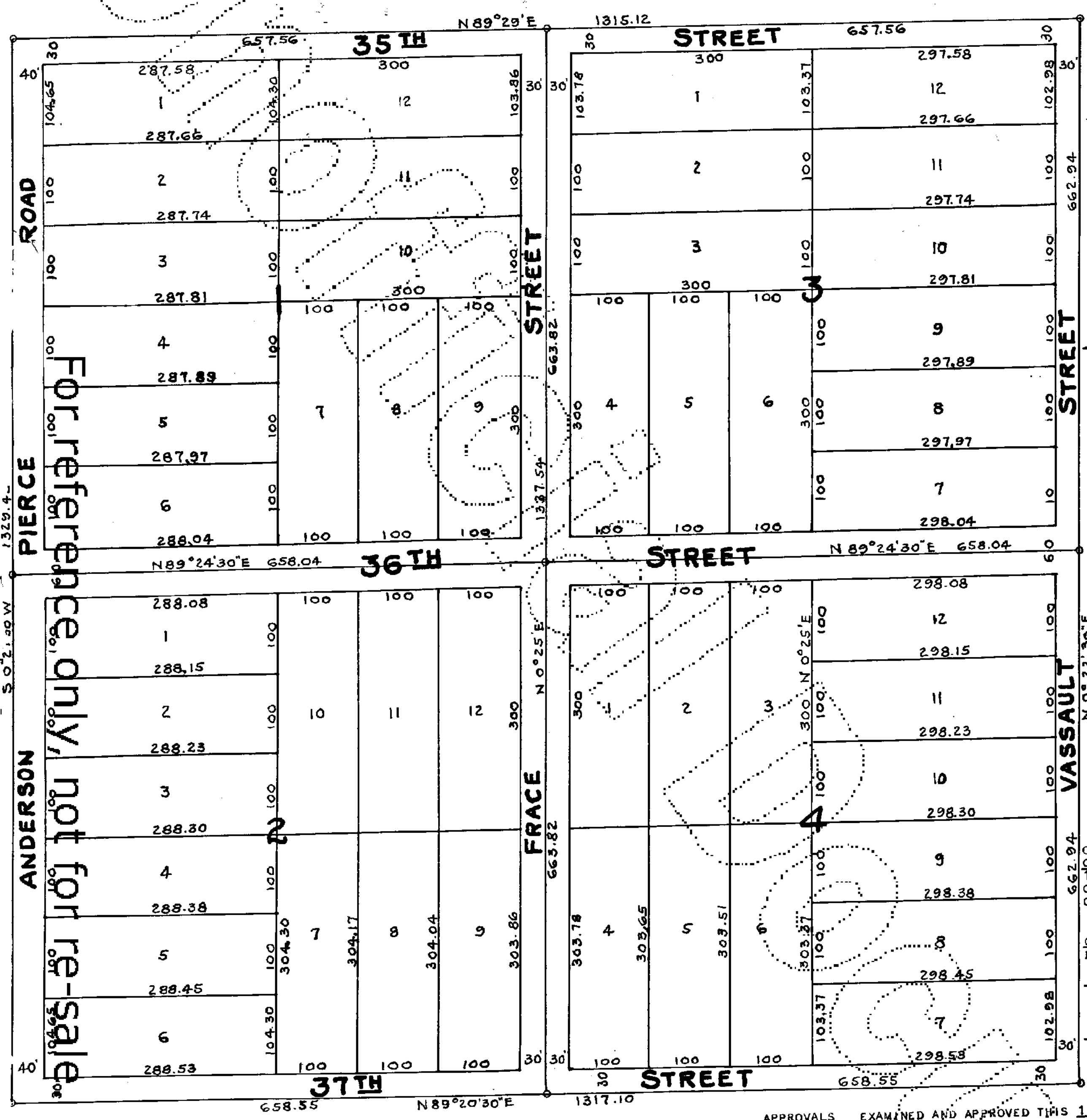
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Anna B. Shinn
.....
Notary Public in and for the State
of Washington, residing at Tacoma.

Filed for Record Nov. 1 1946 945
Request of E. O. Bratrud
J. E. FORD, County Auditor

FIRCREST ACRES

SCALE 1"=100'



FILED FOR RECORD AT THE REQUEST OF BRATRUD COMPANY THIS 15TH DAY OF OCT. A.D. 1946, AT 43 MINUTES PAST 10 A.M., AND RECORDED IN VOLUME 13 OF PLATS, PAGE 75, RECORDS OF PIERCE COUNTY, WASHINGTON.

J. E. FORK, PIERCE CO. AUDITOR
BY PIERCE COUNTY AUDITOR
CLARE RADEK
DEPUTY COUNTY AUDITOR

COUNTY AUDITOR
PIERCE CO. WASHINGTON
SEAL

1428556

DESCRIPTION
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14 TOWNSHIP 20 NORTH RANGE 2 EAST W.M.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED E. O. BRATRUD AND NINA E. BRATRUD OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS SHOWN HEREON AND THE USE THEREOF FOR PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 9TH DAY OF SEPTEMBER A.D. 1946.

E. O. BRATRUD
NINA E. BRATRUD

ACKNOWLEDGMENT
STATE OF WASHINGTON SS
COUNTY OF PIERCE

THIS IS TO CERTIFY THAT ON THIS 9TH DAY OF SEPTEMBER A.D. 1946 BEFORE ME THE UNDERSIGNED, NOTARY PUBLIC, PERSONALLY APPEARED E. O. BRATRUD AND NINA E. BRATRUD 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
ANNA B. WINN STATE OF WASHINGTON
NOTARY PUBLIC, COMMISSION EXPIRES MAY, 19, 1955

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT TACOMA, WASH.

ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT OF FIRCREST ACRES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 14 TOWNSHIP 20 NORTH RANGE 2 EAST W.M., THAT THE DISTANCES COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE 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 OF THE REGULATIONS GOVERNING PLATTING

CARL E. OSTLUND PROFESSIONAL ENGINEER
STATE OF WASHINGTON REGISTERED

CARL E. OSTLUND
REGISTERED PROFESSIONAL ENGINEER

APPROVALS EXAMINED AND APPROVED THIS 15TH DAY OF OCTOBER, A.D. 1946
HARVEY O. SCOFIELD
COMMISSIONERS COURT
PIERCE CO. WASHINGTON ACT. CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED 14TH DAY OF OCTOBER A.D. 1946
LESTER M. COREY
PIERCE COUNTY ROAD ENGINEER

LESTER M. COREY, PROFESSIONAL ENGINEER
STATE OF WASHINGTON, REGISTERED

I HEREBY CERTIFY THAT THE WITHIN PLAT OF FIRCREST ACRES IS DULY APPROVED BY THE PIERCE COUNTY PLANNING COMMISSION THIS 9TH DAY OF SEPT. A.D. 1946
C. A. PENNINGTON
CHAIRMAN PLANNING ENGINEER AND EXECUTIVE OFFICER

APPROVED AS TO FORM THIS 14TH DAY OF OCTOBER A.D. 1946
HARDY B. SOULE
DEPUTY, PROSECUTING ATTORNEY PIERCE COUNTY

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS & RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED
DATED OCT. 14, 1946
R. JOHNSON
PIERCE COUNTY TREASURER

TREASURER, PIERCE COUNTY WASHINGTON
OFFICIAL SEAL

PREPARED BY
CHECKED BY