

1285778

VOL 676 PAGE 367

PETER C. JACKSON and
NETTIE L. JACKSON

TO THE PUBLIC:

RESTRICTIONS FOR HIGHLAND VIEWS, PIERCE COUNTY,
WASHINGTON.

KNOW ALL MEN BY THESE PRESENTS: That Peter C. Jackson and Nettie L. Jackson, husband and wife, the original owners of Blocks 1, 2, 3 and 4 of the original plat of Highland View, according to the recorded plat thereof, Pierce County, Washington, do hereby adopt the following covenants and restrictions to run with the land and to affect all of said property and all purchasers thereof, subsequent to the date hereof:

I. All lots and tracts shall be known and used exclusively as residential lots and not to be used for business purposes in any manner, excepting Lot 1, Block 1.

II. No Noxious or offensive trade or activity of any kind shall be carried upon any lot, and no nuisance of any kind shall be allowed thereon.

III. No person of any race other than the white or Caucasian race shall use or occupy any buildings on any lots, except that this covenant shall not prevent occupation by domestic servants of a different race domiciled with an owner or tenant.

IV. No trailer, shack, garage or other out building in the tract shall be at any time used as a residence, temporarily or permanently.

V. No Dwelling costing less than \$2500 shall be erected on any of said lots in said Blocks 1, 2 and 4 and no dwelling costing less than \$1500 shall be erected on any lots in said Block 3; no such dwelling or building shall be erected closer than 15 feet from the property line abutting upon the highway or street.

VI. No building shall be erected on any tract having less than 6000 square feet or a width of less than 60 feet at the front building line.

VII. No swine or goats or more than 50 chickens or rabbits shall be kept on any tract, nor other animals thereon, except 1 cow or horse, if the County sanitary restrictions are complied with.

VIII. That these covenants are to run with the land and shall be binding on all parties and on persons claiming under them until January 1st, 1955, at which time said covenants shall determine and cease.

IX. It is understood and agreed that these restrictions are for the benefit not only of the declarants 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 or other Court procedure.

X. Invalidity 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.



LAW OFFICES OF
CHARLES W. JOHNSON
728 RUST BUILDING
TACOMA, WASH.

XI. By consenting to these covenants and conditions any grantees of any Lot or Parcel in any of said Blocks prior to the date hereof, thereby become automatically bound thereby and parties to this agreement.

We, the undersigned owners of the property in the above and foregoing described addition set forth opposite our names hereto, hereby adopt the foregoing covenants and restrictions as to our property and consent to be bound thereby, for ourselves, heirs or assigns.

NAME OF HUSBAND AND WIFE

PROPERTY OWNED
LOTS BLOCK

H. A. BRIGGS COMPANY

The E. 120' strip off the N. side of Lot 1 Blk. 4 Highland Views 66.35' wide on the E. Bdy. + 65.72' on the west.

H. A. BRIGGS COMPANY

The W. 120' of a strip off the N. side of Lot 1 Blk. 4 + 64.60' wide on E. Bdy. + 63.97' wide on the W. Bdy. Highland Views

H. Kenward

The S. 250 ft. of Lot 4 Blk. 3 Highland Views

Rose Kenward

E. 71.03 ft. of the W. 191.03 ft. of Lot 1 Blk. 4 and the E. 71.03 ft. of the N. 44 ft. of W. 191.03 of Lot 2 Blk. 4 Highland Views.

Casol Naomi Shoup

The E. 71.03 ft. of the 535 ft. of W. 191.03 ft. of Lot 5 Blk. 4, and the E. 71.03 ft. of the W. 191.03 ft. of Lot 6 Blk. 4 Highland Views

Monroe DanforthOpel Danforth

The E. 71 ft. of the W. 262.03 of Lot 1 Blk. 4, and E. 71 ft. of the N. 44 of the W. 262.03 ft. of Lot 2 Blk. 4 Highland Views

Mrs Fred ToellFred W. Toell

The E. 71 ft. of the W. 333.03 ft. of Lot 1 Blk. 4 and the E. 71 ft. of the N. 44 ft. of the W. 333.03 ft. of Lot 2, Blk. 4 Highland Views.

C. A. BaileyMrs. C. A. Bailey

The E. 120 ft. strip of the N. side of Lot 1 Blk. 4 66.35 ft. wide on the E. Bdy. and 65.72 ft. wide on the W. Bdy. Highland Views.

Harold P. Larsen

Lot 1 Blk 2 Highland Views

Elvina D. Larsen

The W 65 ft. of the E 315 ft. of Lots 6 + 7 of Block 2 Highland Views

Clarence G. BrooksRobert S. Methven

Lot 1, Blk. 2 Highland Views

Phyllis E. Methven

Hazel P. Lindsay
Harry H. Lindsay
Neoma Telling
Morris O. Telling

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The W. 120 ft. of the S. 16 ft. of Lot 1 Blk. 4 and
the W. 120 ft. of the N. 44 ft. of Lot 2 Blk. 4

Alex. Leland
Amanda Leland

Lot 9 Blk. 2 Highland Views

The E. 71.03 ft. of W. 191.03 ft. of Lot 1 Blk. 4 &
the E. 71.03 ft. of W. 44 ft. of W. 191.03 ft. Lot 2
Blk. 4 Highland Views

Gladys W. Mortimer
Bert R. Mortimer

The E. 71 ft. of W. 333.03 ft. of Lot 1 Blk. 4 & the
E. 71 ft. of W. 44 ft. of W. 333.03 ft. of Lot 2
Blk. 4 Highland Views.

Harry W. Brooks

Lot 8 Block 3 Highland Views

Anna V. Brooks

Peter F. Jackson
Nettie L. Jackson

State Of Washington)
County of Pierce) SS.

I, the Undersigned, a Notary Public in and for the said
State, do hereby certify that on this 28 day of August, 1941,
personally appeared before me Peter C. Jackson and Nettie L.
Jackson, husband and wife,

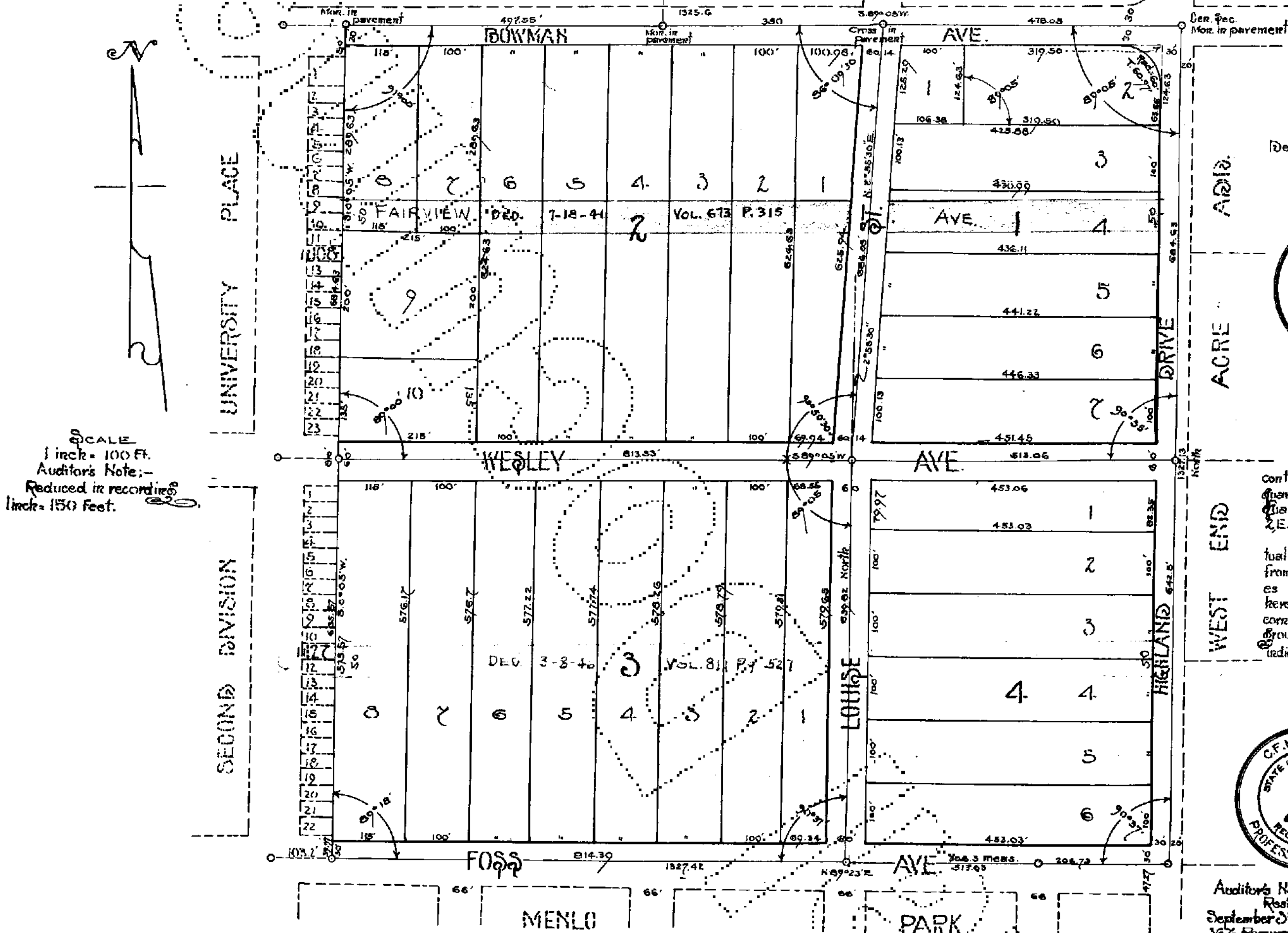
to me known to be the individuals described in and who executed
the within instrument, and acknowledged that they signed and sealed
the same as their free and voluntary act and deed for the uses
and purposes therein mentioned.

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

Malcolm H. Hoffman
Notary Public in and for the State
of Washington, residing at Tacoma.



HIGHLAND VIEWS



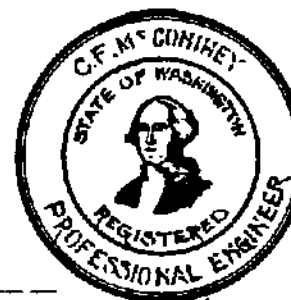
Approved this 4th day of Dec. 1939.
Ernest A. White
County Engineer.



DESCRIPTION

This plat of Highland Views contains all of the northeast quarter (N.E. 1/4) of the southwest quarter (S.W. 1/4) of Sec. 10, T.20N, R. 2E, N.M. Less County Roads. Thereby certifying that an actual survey of this tract has been made from existing monuments, that distances and angles are shown hereon correctly, that lot and block corners have been staked on the ground and monuments set at points indicated by circles.

C. F. McConkey
Civil Engineer



Auditor's Note: Restrictions filed and recorded September 2nd 1941 in Volume 676 Page 367 Record of Deeds. Auditor's Office.

DEDICATION

This is to certify that Peter C. Jackson and Nellie L. Jackson, husband and wife, owners in fee simple of the tract of land platted in the plat of Highland Views hereby declare this plat and dedicate all the streets shown hereon to the use of the public forever.

Attest:

Peter C. Jackson
Nellie L. Jackson

State of Washington } ss
County of Pierce }

This is to certify that on this 14th day of December 1939 before me, the undersigned, a Notary Public, personally appeared Peter C. Jackson and Nellie L. Jackson, his wife, to me known to be the persons who executed the foregoing dedication and 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.

Robert McLean
Notary Public in and for the State of Washington, residing at Tacoma.



Tacoma, Wash. Dec 20 1939

I hereby certify that there are no unpaid State or County taxes on the within described property

Paul Newman
Treasurer Pierce Co., Wash.
by Leslie Luman
Dep.

Indexed by [Signature]
Compared by [Signature]

Approved by the Board of County Commissioners of Pierce County Washington, Dec. 16, 1939.
[Signatures]



Approved this 20th day of December 1939

[Signature]
Deputy Prosecuting Attorney, Pierce Co., Wa.

1255465

Filed and recorded at the request of Peter C. Jackson This 22nd day of January 1940 at 2:55 minutes past 2 o'clock PM on page 22 Vol. 12 of record of plats, Pierce County, Washington.



[Signature]
Auditor, Pierce County, Wash.

[Signature]
Deputy

For reference only, not for sale