

OLYMPIA

PLAT OF  
NORTON'S ADDITION  
IN THE  
TO OLYMPIA WASHINGTON

S.W. PERCIVAL DONATION CLAIM No 55  
SECTION 15, TWP. 18 NORTH, RANGE 2 WEST W.M.

SCALE: 1 IN. = 200 FT.

NOV. 12, 1945



ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF THURSTON } SS

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF Nov. 1945 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED CHARLES J. NORTON AND EDNA H. NORTON, 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 USES AND PURPOSES THEREIN MENTIONED.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN OLYMPIA

CERTIFICATE OF ENGINEER

I HEREBY CERTIFY THAT THE PLAT OF NORTON'S ADDITION TO OLYMPIA IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TWP. 18 N. R. 2 W. W.M. THAT THE DISTANCES AND COURSES SHOWN THEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED ON THE GROUND.

APPROVED *James A. Beckley*  
REGISTERED PROFESSIONAL ENGINEER  
OLYMPIA CITY ENGINEER

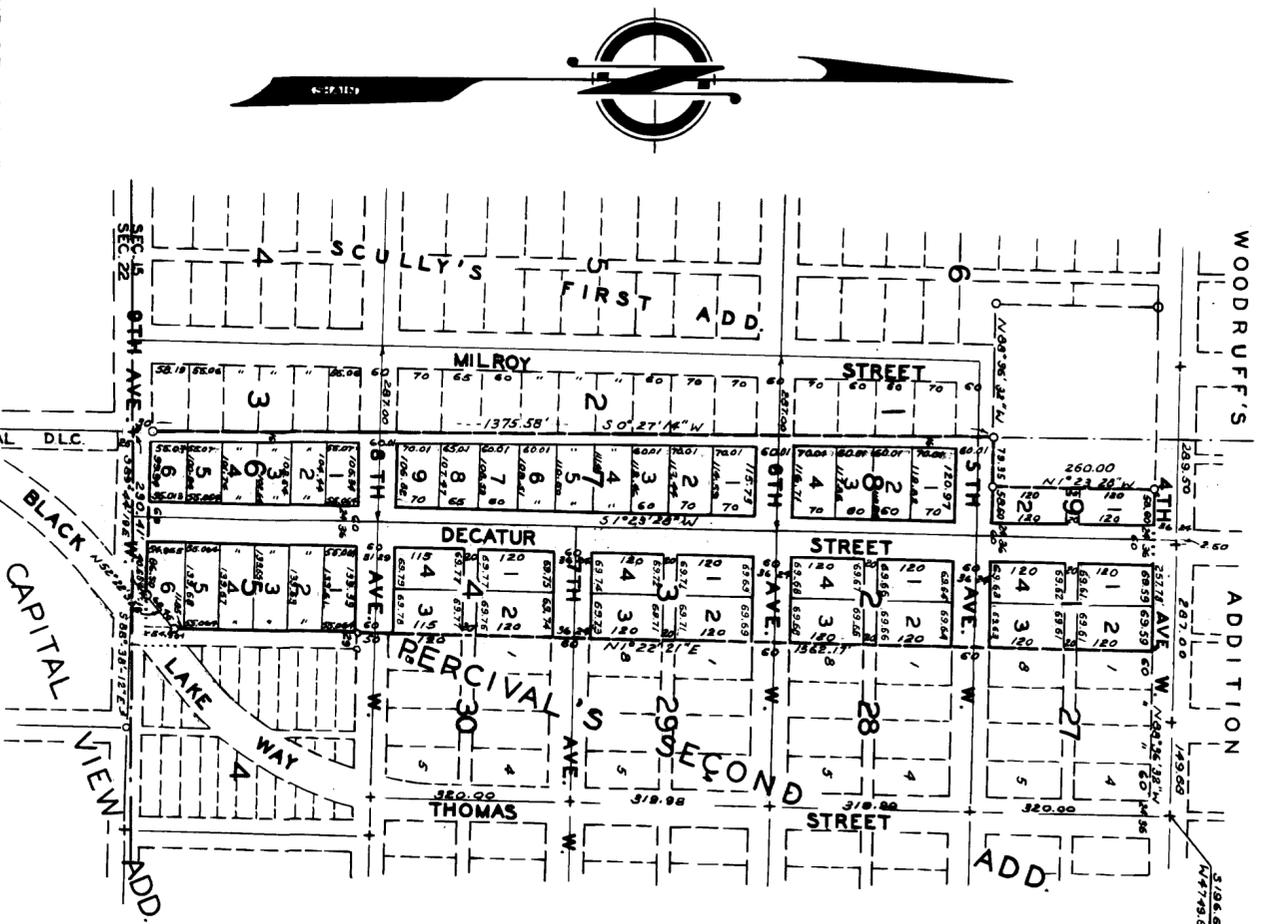
APPROVED *James H. Wobels*  
Acting CHAIRMAN PLANNING COUNCIL CITY OF OLYMPIA

I CERTIFY THAT THERE ARE NO ASSESSMENTS LEVIED AGAINST THE PROPERTY SHOWN HEREON.

*Debbie J. MacLellan*  
DEPUTY CITY TREASURER  
I CERTIFY THAT TAXES ON PROPERTY SHOWN HEREON HAVE BEEN PAID. SIGNED AND APPROVED THIS 21 DAY OF Nov. 1945  
*Ruby Susan Younger*  
COUNTY TREASURER

399527  
FILED FOR RECORD AT THE REQUEST OF CHARLES J. NORTON THIS 21st DAY OF Nov. A.D. 1945 AT 1:55 MINUTES PAST 2 PM CLOCK AND RECORDED IN VOL. 11 OF RECORDS OF THURSTON COUNTY PLATS, PAGE 48

*Ellis C. Ayer*  
COUNTY AUDITOR  
By *Theresa D. Goodpastor*  
DEPUTY



LEGEND OF MONUMENTS  
EXISTING CITY MONUMENTS SET BELOW ROAD SURFACE +  
CONC MON DISPLAYED 0

DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 27, PERCIVAL'S SECOND ADDITION TO OLYMPIA, RUNNING THENCE NORTH 88° 36' 32" WEST ALONG THE SOUTH SIDE OF FOURTH AVE. W. 257.78 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 19° 23' 28" WEST, 260.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 88° 36' 32" WEST, 79.35 FEET MORE OR LESS, TO A CONCRETE MONUMENT ON THE ORIGINAL WEST CITY LIMITS LINE OF THE CITY OF OLYMPIA; THENCE SOUTH 0° 27' 14" WEST ALONG SAID ORIGINAL WEST CITY LIMITS LINE, 1375.58 FEET TO A CONCRETE MONUMENT, THE WEST ONE-SIXTEENTH CORNER BETWEEN SECTIONS 15 AND 22, TOWNSHIP 18 N., RANGE 2 W. OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89° 44' 19" EAST ALONG THE SECTION LINE BETWEEN SAID SECTIONS 15 AND 22, 230.41 FEET; THENCE NORTH 52° 22' 31" EAST ALONG THE WESTERLY MARGIN OF BLACK LAKE WAY 40.65 FEET TO A CONCRETE MONUMENT, WHICH MONUMENT IS 30.00 FEET NORTH OF THE ESTABLISHED CENTER LINE OF NINTH AVE. W.; THENCE CONTINUING NORTH 52° 22' 31" EAST, 68.45 FEET TO A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE WESTERLY MARGIN OF BLACK LAKE WAY AND THE WEST LINE OF PERCIVAL'S SECOND ADDITION PRODUCED; THENCE NORTH 1° 22' 12" EAST ALONG THE WEST LINE OF SAID PERCIVAL'S SECOND ADDITION, 1562.17 FEET MORE OR LESS, TO THE POINT OF BEGINNING; ALL OF WHICH IS A PART OF THE S.W. PERCIVAL DONATION CLAIM No. 55, IN SECTION 15, TOWNSHIP 18 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF THURSTON AND STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, CHARLES J. NORTON AND EDNA H. NORTON, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC., SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 21 DAY OF Nov. A.D. 1945

SIGNED AND SEALED IN THE PRESENCE OF

*Charles J. Norton*  
*Edna H. Norton*

VOL. 11 PG. 48  
AP # 399527

# WARRANTY DEED

505095

The grantors, Charles J. Norton and Edna H. Norton, husband and wife, of the city of Olympia, county of Thurston, state of Washington, for and in consideration of

Ten & no/100 (\$ 10.00 ) dollars,  
in hand paid, convey and warrant to **Otto Rietdorf and Verline Rietdorf, husband and wife,**  
the following described real estate, situate in the county of Thurston, state of Washington:

Lot 3, & So<sup>1</sup>/<sub>2</sub> of Lot 2 Block 5 in Norton's Addition to Olympia, Washington, as shown on the plat of said addition recorded in volume 11 of plats, page 48, Records of Thurston County, subject to the rights granted the public in the dedication of said plat and the herein covenants and restrictions.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until April 1st, 1970, 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 part.

A. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than 2 cars and other outbuildings incidental to residential use of the plot.

B. No trailer, basement, tent, shack, garage, barn or other outbuilding 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.

C. No dwelling costing less than \$4000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 800 square feet in the case of a one-story structure nor less than 700 square feet in the case of a one and one-half, two, or two and one-half story structure.

D. That said premises shall never be used or occupied by any Negro, Mulatto, Indian, Chinese, Japanese, or person of the so-called black, brown, or yellow race, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

E. That any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within 6 months from date of commencement of construction and shall be connected to septic tank or public sewerage.

Subject to assessments for sewer under Ordinance No. 2756,  
District no. 571, which the grantees assume and agree to pay.



This is to certify that transaction Tax in the sum of \$ 8.50 has been paid on within instrument.  
See Rept. No. 3252 Date 5-29-52  
Martin J. Gruber Thurston County Wash. State  
By *M. A. Jewell* Deputy

Dated this 28th day of May, 1952.

*Charles J. Norton* (Seal)

*Edna H. Norton* (Seal)

(Seal)

(Seal)