SCOTT'S ADDITION

Meridian = Town of Tumwater

Scale 1" = 100'
Concrete Monuments shown thus: O
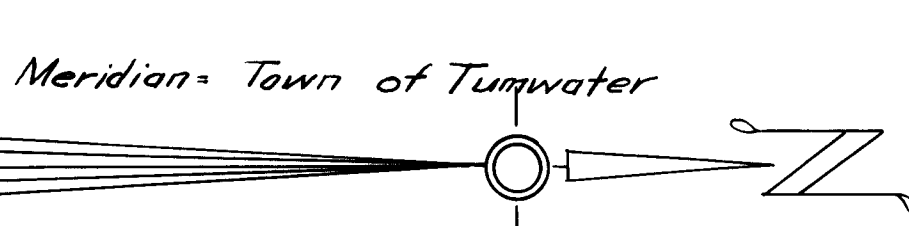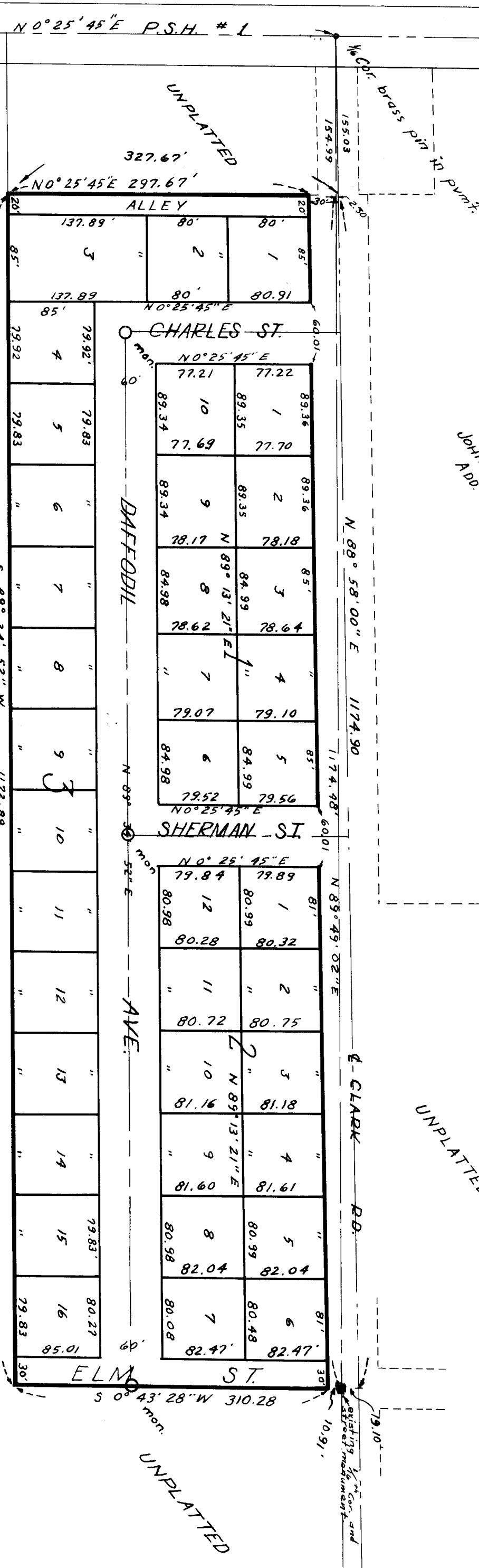
DESCRIPTION

Beginning at the Northwest corner of the Southwest corner of the Northwest quarter of sec. 2, T. 17 N. R. 2 W. W.M. Thence N 89° 49' 02" E. 154.99 feet to the point of beginning. Thence N 0° 25' 45" W. 325.37 feet to the Northwest point of beginning. Thence N 0° 43' 28" E. 321.19 feet; thence S 89°49'02" W 1174.48 feet to the point of beginning.

ACKNOWLEDGMENT

This is to certify that on this 1st day of October A.D. 1951, before me the undersigned a notary public, personally appeared Clarence S. Scott and Coralie Scott, to me known to be the persons who executed the foregoing dedication and acknowledged to me that they signed 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 I have surveyed the land hereby platted and herein described, that the distances and courses shown thereon are correct, that the monuments have been set and lot and block corners staked on the ground.

_____
Registered Professional Engineer
and Land Surveyor

APPROVAL

Examined and approved this 27th day of November A.D. 1951.

_____
Town Surveyor

Examined and approved this 4th day of November A.D. 1951, pursuant to Ordinance No. 296 of the Town of Tumwater, Washington, and approved by the Mayor thereof.

Attest _____
Town Clerk

_____
Mayor Town of Tumwater, Washington

I hereby certify that there are no assessments levied against the property shown hereon.

_____
Town Treasurer

I hereby certify that all taxes on property herein have been paid and approved this __ day of November A.D. 1951.

_____
County Treasurer

496431

Filed for record at the request of Clarence Scott this 6th day of December A.D. 1951 at 3:00 o'clock and recorded in volume 11 of plats, page 114, records of Thurston County.

_____
County Auditor

By _____
Deputy

DEDICATION

Know all men by these presents that we the undersigned Clarence S. Scott and Coralie Scott, his wife, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets, avenues, places, and sewer easements or whatever public purposes there is shown on the plat...

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height, and a private garage for not more than two cars.

2. No lot shall be subdivided.

3. No building shall be erected on any lot nearer than 20 feet from the front lot line nor nearer than 5 feet to any side lot line. The side lot line restriction shall not apply to a garage...

4. No noxious or offensive trade 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...

5. No race or nationality other than the Caucasian Race shall use or occupy any building on any lot except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality, employed by an owner or tenant.

6. No trailer, tent, shack, garage, barn, or other outbuilding shall be erected in the tract...

7. No structure shall be moved onto any lot unless it meets with the approval of the committee hereinafter referred to...

8. No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the Sub-divider or elected by the majority of all the lots in said subdivision...

9. Septic tanks may be installed and used on lots, subject to the health and sanitary requirements of the State of Washington, County of Thurston...

10. The covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1962...

11. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages.

12. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF WE HAVE SET OUR HAND AND SEALS THIS 1st day of October A.D. 1951.

Signed in the presence of:

_____
Clarence Scott

_____
Coralie Scott