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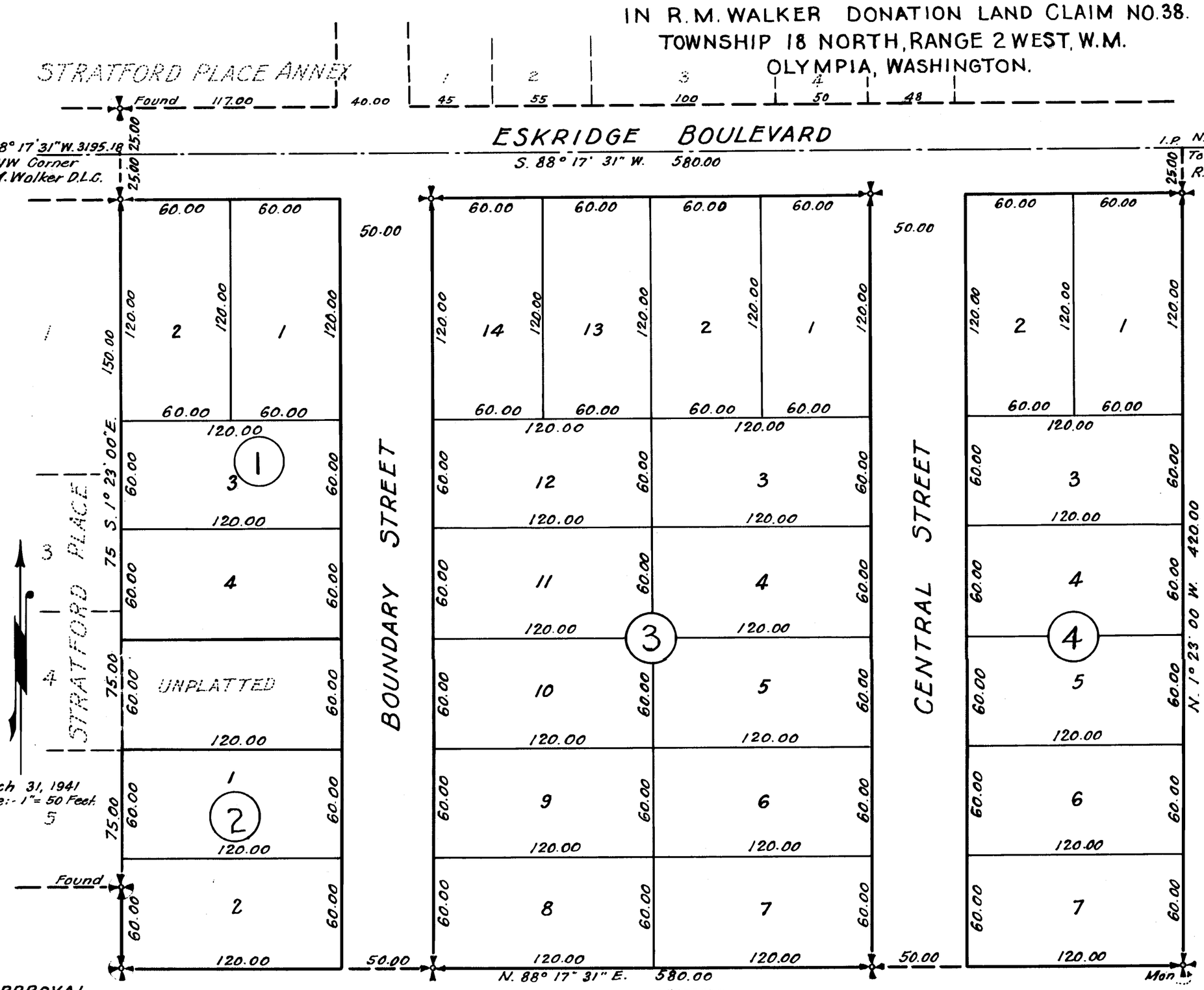
STRATFORD PLACE ANNEX NO. 2.

IN R.M. WALKER DONATION LAND CLAIM NO. 38.
TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
OLYMPIA, WASHINGTON.



DEDICATION: That part of the R. M. WALKER DONATION LAND CLAIM NO. 38 in Township 18 North, Range 2 West, Willamette Meridian, described as follows:-

Beginning at a point on the north line of the said Walker Donation Land Claim 2057.70 feet westerly from the northeast corner thereof, thence along the north line of said claim S. 88° 17' 31" W. 580.00 feet, thence S. 1° 23' 00" E. 25.00 feet to the intersection of the east line of Stratford Place Addition with the south line of Eskridge Boulevard, thence on the east line of said addition, S. 1° 23' 00" E. 240.00 feet, thence N. 88° 17' 31" E. 120.00 feet, thence S. 1° 23' 00" E. 60.00 feet, thence S. 88° 17' 31" W. 120.00 feet, thence S. 1° 23' 00" E. 120.00 feet, thence N. 88° 17' 31" E. 580.00 feet, thence N. 1° 23' 00" W. 445.00 feet to point of beginning. Excepting therefrom the north 25.00 feet County Road.

DEDICATION.

Know all men by these presents that we the undersigned FRANK T. SCHMIDT and ADOLPH D. SCHMIDT JR trustees of the FRANK T. SCHMIDT TRUST, owner in fee simple of the land hereby platted, hereby declare this plat, and dedicate to the use of the public forever the streets shown on said 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 or fills upon the lots shown on said plat, in the reasonable original grading of the streets shown hereon.

The following restrictions and limitations are hereby imposed upon the entire tract of land platted herein.

(a)-No structure shall be erected on any building plot other than one detached single family dwelling and suitable garage.

(b) No lot shall be subdivided. No building shall be erected on any lot nearer than 50 feet (c) nor further than 70 feet from front lot line, nor nearer than 10 feet to any side lot line. The side lot line restriction shall not apply to a garage located at least 50 feet in the rear of a dwelling, except that on corner lots no structure shall be erected nearer than 15 ft. to side street line.

(d) 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, nor shall any retail or wholesale shop or manufacturing plant or store be permitted.

(e) 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 ower or tenant.

(f) No trailer, basement, tent, shack, garage, barn, or other outbuilding shall be erected in the tract, shall at any time be used as a residence temporarly or permanently, nor shall any residence of a temporary character be permitted.

(g) No structure shall be moved onto any lot unless it meets with the approval of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with existing structures in the tract.

(h) 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 subdivider or, elected by a majority of all the of lots in said subdivisions, and an instrument showing the establishment of any such committee, either by appointment or election, including the names of the members and the period for which they are appointed or elected shall be recorded and any substitution in or addition to such committee shall be recorded. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 30 days, the such approval will not be required provided the design and location on the lot conform to and are in harmony with existing structures in the tract. In any case either with or without the approvel of the committee, no dwelling costing less than $4,000 shall be permitted on any lot in the tract, and the ground floor square foot area shall not be less than 1100 square feet in the case of a one story structure or less than 750 square feet in the case of a one and one-half or two story structure.

(i) Until such time as public mains for sewage disposal are available, sewage disposal shall be by means of individual septic tanks of such type construction, location on the lot, and tile disposal field as to be in accordance with the regulations of the State of Washington Department of Health and recommendations of the U.S. Public Health Service, Treasury Department, as outlined in their Bulletin No. 1001-B and the U.S. Department of Agriculture, as outlined in their Farm Bulletin No. 1227 and with Section 631, Federal Housing Administration Circular No. 2, Property Standard, entitled, Minimum Requirements for State of Washington, Seattle, Washington, revised June 1, 1936, and no cess-pools or outside toilets shall be permitted; and if and when public mains for sewage disposal are available all dwellings erected subsequent to that date shall be connected thereto.

(J) The covenants and restrictions are to run with the land and shall and shall be binding on all the parties all persons claiming under them until January 1, 1962, at which time said covenants and restrictions herein contained or any portion thereof may be extended for a ten year period and successive ten year periods thereafter upon the approving vote of two-third the property owners, in the plats of Stratford Place, Stratford Place Annex, and Stratford Place Annex No. 2.

In witness whereof we have our hands and seals this 22 day of APRIL A.D. 1947

FRANK T. SCHMIDT TRUST.

Frank T. Schmidt
Trustee.

A D Schmidt
Trustee.

APPROVAL.

Examined and approved this 24 day of Nov. A.D. 1947

Henry G. Polk
Olympia City Engineer.

Examined and approved this 24 day of Nov. A.D. 1947

M. J. Wilson
Chairman Olympia Planning Comm.

Examined and approved this 29 day of Nov. A.D. 1947

O. G. Murray
Acting County Engineer.

Examined and approved this 1st day of DECEMBER A.D. 194

Joe Stites
Chairman Board County Commissioners.

I hereby certify that all taxes against property shown hereon have been paid.

428516

Martin L. Spooner
County Treasurer.

Filed for record at the request of Frank T. Schmidt 12-1 A.D. 1947 at 35 minutes past 10 o'clock, and recorded in Vol. 11 Page 64 Records of Thurston County.

Ellis C. Ayer
County Auditor
M. Baumtrager
Deputy.

ACKNOWLEDGEMENT.

State of Washington } ss.
County of Thurston }

I the undersigned, a notary public in and for the State of Washington hereby certify that on this 22 day of APRIL A.D. 1947 personally appeared before me Frank T. Schmidt and Adolph D. Schmidt Jr. to me known to be trustees of the FRANK T. SCHMIDT TRUST which executed the foregoing and acknowledged said instrument to be the free and voluntary act and deed of said TRUST, for uses and purposes therein mentioned and on oath stated that they are authorized to execute said instrument, and that the seal affixed is the corporate seal of said TRUST.

Given under my hand and official seal the day and last mentioned.

Roy Hall
Notary Public in and for the State of Washington, Residing at Olympia.

ENGINER'S CERTIFICATE.

I hereby certify that this plat of STRATFORD PLACE ANNEX NO. 2, Olympia, Washington, is based upon an actual survey of the R. M. Walker Donation Land Claim No. 38, in Township 18 North, Range 2 West, W. M., that the courses and distances shown thereon are correct, that the monuments have been set, and all lot and block corners have been staked on the ground.

O. G. Murray
Registered Professional Engineer.

O. G. MURRAY STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

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