

# STRATFORD PLACE ANNEX

THURSTON COUNTY, WASHINGTON

SCALE 1 INCH = 100 FEET

## DESCRIPTION

That part of Wilson Donation Claim No. 45 in Township 18 North, Range 2 West, N. 14, described as follows: Beginning of a point on the south line of said claim, S. 88° 17' W. 2182.7 feet from the northeast corner of Walker Donation Claim No. 38 in said Township and Range; running thence S. 88° 17' W. along said south claim line 338.0 feet; thence N. 1° 23' W. 416.5 feet; thence N. 88° 17' E. 338.0 feet; thence S. 1° 23' E. 416.5 feet to the point of beginning; except the south 25 feet for county road.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Frederick W. Schmidt and Elsie H. Schmidt, husband and wife, and Wilbur L. Hawthorne and Gertrude Hawthorne, husband and wife, 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 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:

- No structure shall be erected on any building plot other than one detached single family dwelling and a suitable garage.
- No lot shall be subdivided.
- No building shall be erected on any lot nearer than 40 feet to the north line of Eskridge Boulevard, 10 feet to the east line of Boundary Street, or 15 feet to the north and south lines of Twenty-eighth Avenue.
- No malicious 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.
- No race of 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.
- 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 residence of a temporary character be permitted.
- 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.
- No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee of three members, one of whom shall be elected by a majority of the owners of lots in this plat of Stratford Place Annex, one elected by a majority of the owners in the plat of Stratford Place, and one appointed by the two first designated members, the appointed member being, whenever possible or practical, the county commissioner of the district wherein this plat is situated. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 30 days, then such approval will be waived 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 approval of the committee, no dwelling casting less than \$2500.00 shall be permitted on any lot in the tract, and the ground floor area thereof shall not be less than 500 square feet.
- 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 site 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 of 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.
- 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, at which time said covenants and restrictions herein contained or any portion thereof may be extended for a ten-year period and for successive ten-year periods thereafter upon the approving vote of two-thirds of the property owners in the plots of Stratford Place and Annex.

IN WITNESS WHEREOF, we have set our hands and seals, this eighth day of February, A.D. 1939.

We hereby consent and agree to the restrictions and limitations shown in the foregoing dedication, as mortgagee of Lot 3 in Block A of Stratford Place Annex, this eighth day of February, A.D. 1939.

## ACKNOWLEDGMENTS

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 eighth day of February, 1939, personally appeared before me Frederick W. Schmidt, Elsie H. Schmidt, Wilbur L. Hawthorne, and Gertrude Hawthorne, to me known to be the individuals described in and who executed the foregoing dedication, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

*Andy E. Kuhn*  
Notary Public in and for the State of Washington, residing at Olympia

STATE OF WASHINGTON } ss.  
COUNTY OF THURSTON }

On this eighth day of February, 1939, before me personally appeared C. H. Springer and Philip D. Northcraft, to me known to be the president and secretary of the corporation that executed the foregoing consent, and acknowledged said consent to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said consent and that the seal offered is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

*Frederick W. Schmidt*  
Notary Public in and for the State of Washington, residing at Olympia

OLYMPIA FEDERAL SAVINGS AND LOAN ASSOCIATION  
By *C. H. Springer* President  
Attest: *Philip D. Northcraft* Secretary

*Frederick W. Schmidt* (SEAL)  
*Elsie H. Schmidt* (SEAL)  
*Wilbur L. Hawthorne* (SEAL)  
*Gertrude Hawthorne* (SEAL)

## CERTIFICATES AND APPROVALS

I hereby certify that the plat of STRATFORD PLACE ANNEX is based upon an actual survey; that the distances and courses shown thereon are correct; that the monuments have been set and lot and block corners are staked on the ground.

*David M. McPherson*  
CIVIL ENGINEER

EXAMINED AND APPROVED this eighth day of February, 1939.

*Charles B. Baker*  
Chairman, Planning Commission of the City of Olympia, Washington

EXAMINED AND APPROVED this eighth day of February, A.D. 1939.

*Clarence B. Baker*  
County Engineer

EXAMINED AND APPROVED this eighth day of February, A.D. 1939.

*Frederick W. Schmidt*  
Chairman, Board of Land Commissioners

FILED FOR RECORD at the request of Frederick W. Schmidt and Wilbur L. Hawthorne, this ninth day of February, A.D. 1939, at 00 minutes past 3:00 o'clock P. M., and recorded in Volume 11 of Plots, page 18, Records of Thurston County, Washington.

BUSH T. BAKER  
County Auditor

By *David M. McPherson*  
County Auditor

EXAMINED AND APPROVED this eighth day of February, A.D. 1939

*Frederick W. Schmidt*  
County Auditor

