

Richard ■ Brown and Mary J. Brown, husband and wife, of Snohomish County, Washington owners of all the real estate hereinafter described, for the consideration of the mutual benefits to be derived by them and their successors in ownership of the said real property, hereby impose upon and against said real estate the following restrictions, reservations and covenants hereinafter referred to as "Restrictions". Any use which the said Richard R. Brown and Mary J. Brown, husband and wife, themselves may make of any of said real estate shall be in conformity with these Restrictions, and all sales of any portion or portions of any or all said real estate during the life of these Restrictions shall be subject to such Restrictions. The real estate referred to above is situate in the County of Snohomish, City of Everett, State of Washington, and is further described as follows:

Lots One (1) to Twenty-four (24) inclusive and Lots Twenty-seven (27) to Eighty (80) inclusive of the Plat of Harbor View Addition to the City of Everett as shown upon the plat thereof filed for record in the office of the County Auditor in and for said County.

R E S T R I C T I O N S

a. Lots One (1) to Twenty-four (24) inclusive and Lots Twenty-seven (27) to Eighty (80) inclusive of said Plat shall be known as residential lots and no structure shall be erected or placed on the above described lots excepting one single detached residence and private garages and other small out-buildings appurtenant to said residence, with the exception of Lots Forty (40) and Forty-eight (48) in each of which case two single detached residences and private garages and other small out buildings appurtenant to each residence may be erected or placed thereon; and with the further exception of Lots Fifty-five (55) and Fifty-six (56) in each of which case two single detached residences and private garages and other small out-buildings appurtenant to each residence may be erected or placed thereon provided, however, that each residence placed or erected must be either on the South half of Lot Fifty-five (55) or the South half of Lot Fifty-six (56) or on the North half of Lot Fifty-five (55) or the North half of Lot Fifty-six (56).

b. The ground floor area of any residence shall be not less than Eight Hundred (800) square feet exclusive of open porches and garages.

c. No wall of any residence shall be closer than twenty-five (25) feet to the front lot line of the lot excepting Lots Seventy-two (72), Seventy-four (74) and Seventy-five (75) in each of which case no wall of any residence shall be closer than 15 feet to the front lot line. Also no wall of any residence shall be closer than five (5) feet to any side lot line of any lot. No wall of any building shall be closer than ten (10) feet to any side street line, and in the case of Lots Thirty-two (32) to Thirty-nine (39) inclusive and Lots Fifty-five (55)

and Fifty-six (56) no wall of any residence shall be closer than twenty-five (25) feet to the rear lot line. The front lot line of Lot One (1) shall be construed as the lot line facing Northeast on Park Drive. The front lot lines of Lots Thirty-two (32) to Thirty-nine (39) inclusive shall be construed as the lot lines facing on North Park Drive. No building or structure of any kind may be erected or placed on Lots Thirty-two (32) to Thirty-nine (39) inclusive which is more than one story in height. The front lot line of Lots Forty (40) to Forty-eight (48) inclusive shall be construed to mean the lot line facing North Park Drive. The front lot line of Lots Forty-nine (49) to Fifty-seven (57) inclusive shall be construed as the lot line facing Olympic Boulevard. The front lot line of Lot Sixty (60) shall be construed as the lot line facing Olympic Boulevard. The front Lot line of Lots Sixty-eight (68) to Seventy-one (71) inclusive shall be construed to mean the lot line facing on Olympic Boulevard. The front Lot line of Lot Seventy-two (72) shall be construed as the lot line facing Northwesterly on Ridge Road. The front lot line of Lot Seventy-eight (78) shall be construed to mean the lot line facing east on Ridge Road.

d. All the lots described herein and affected by these Restrictions are known as residential lots, and there shall be nothing done thereon which may be or become a nuisance to the neighborhood.

e. No lot shall be sold, conveyed, rented or leased in whole or in part to any person not of the white race; nor shall any person not of the white race be permitted to occupy any portion of any lot, or any building thereon, excepting as a non-paying guest of or as a domestic servant actually employed by a white occupant or owner of the lot or dwelling.

f. No trailer, basement, garage or other out building erected or placed on any lot shall at any time be used as a temporary residence; nor shall any temporary structure of any character be erected or placed on any lot for use as a residence.

g. From the time that the construction of any dwelling is commenced, the exterior finish and appearance of same must be complete within a period of nine (9) months.

h. Any residence hereafter placed or erected on any lot mentioned herein shall forthwith be connected to a steel or concrete septic tank (or to some other equal or superior device for taking care of the sewage from said residence meeting the specifications and approval of the City Department of Health, and the same shall be maintained in good working order so long as said residence is used as a dwelling).

i. The above covenants are to run with the land and shall be binding upon all parties and persons owning, leasing or using said lots until January 1, 1970, at which time said covenants shall be automatically extended for successive periods of Ten (10) years each unless by a vote of the then owners of a majority of the lots it is agreed to change or cancel said covenants in whole or in part.

j. If any owner of any lot or any other person shall violate or attempt to violate any of the covenants above mentioned, it shall be lawful for any other person or persons owning any lot described to prosecute any proceeding or proceedings at law or in equity against

the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing so or to recover damages or other dues for such violation.

k. Invalidation of any of the above Restrictions or covenants by judgment or court order shall in no way effect any of the other restrictions or covenants, but they shall remain in full force and effect.

Dated this 25th day of June, 1948.

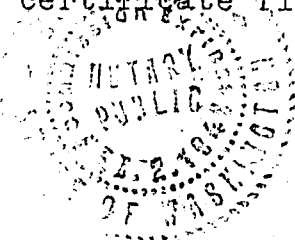
Richard Brown

~~THE~~ Mary Jane Brown

STATE OF WASHINGTON,  
ss  
County of Snohomish

I, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, do hereby certify that on this 25th day of June, 1948 personally appeared before me Richard ~~B.~~ Brown and Mary J. Brown, husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged to me that they signed and executed 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 in this certificate first above written.



J. Middle

Notary Public in and for the State of Washington, residing at Everett.

Filed for Record JUN 26 1948

10:30 A.M. Request of Bob Miley

GEO. P. DUBUQUE, County Auditor, Snohomish Co. Wash

by Victor Larson

Deputy



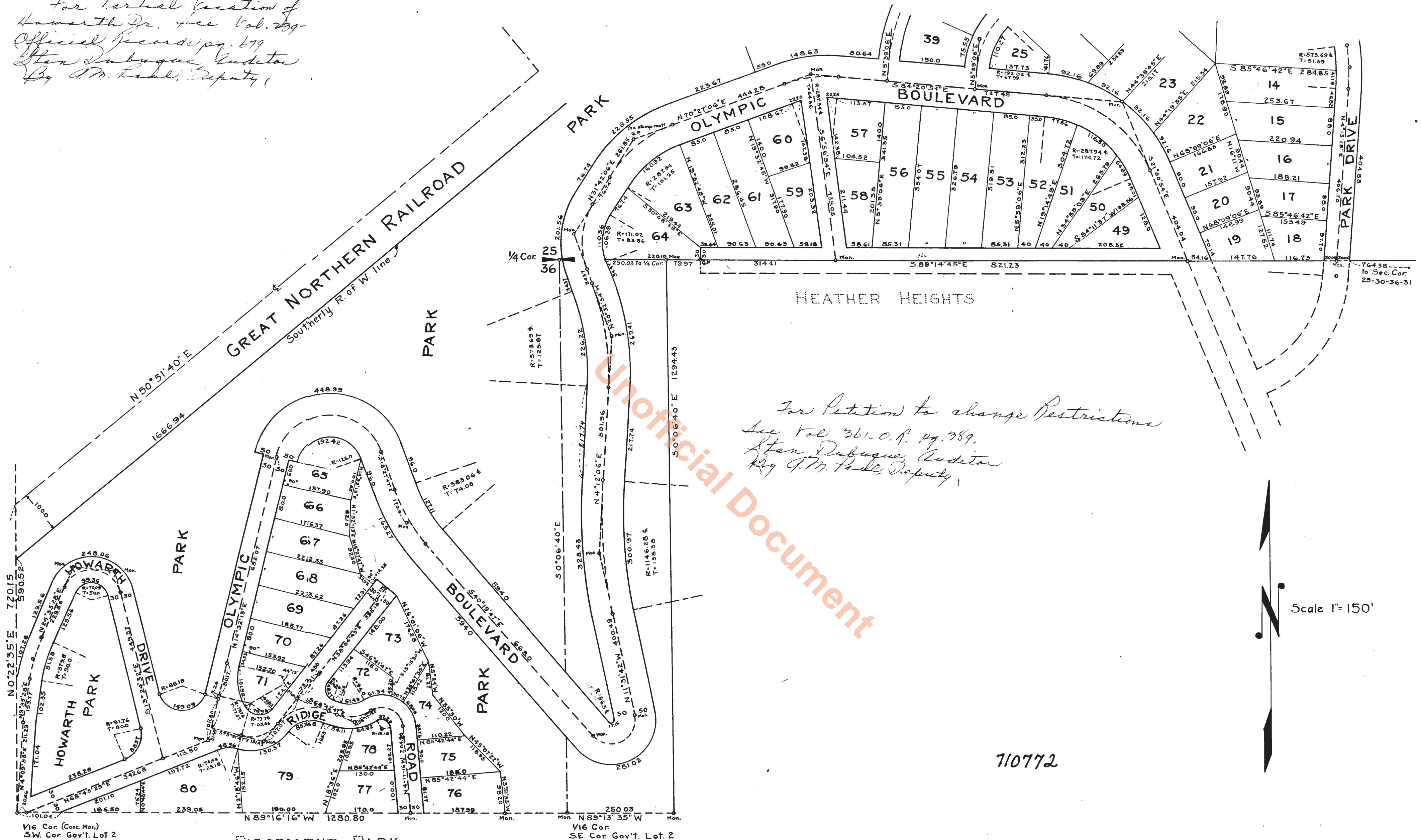
# HARBOR VIEW ADDITION

## TO CITY OF EVERETT

81  
SHEET ONE

See Page 82½ for Restrictions

For Partial location of  
Howard Dr. See Vol. 239  
Official Records, pg. 679  
Stan Dubuque Auditor  
By G.M. Pade, Deputy



For Petition to change Restrictions  
See Vol. 361 - O.R. pg. 389,  
Stan Dubuque Auditor  
By G.M. Pade, Deputy

For LT. 80 COVENANTS See  
Volume 257.5, Official Records, Page 2460  
DEAN V. WILLIAMS, County Auditor  
By Jennell L. Loman, Deputy

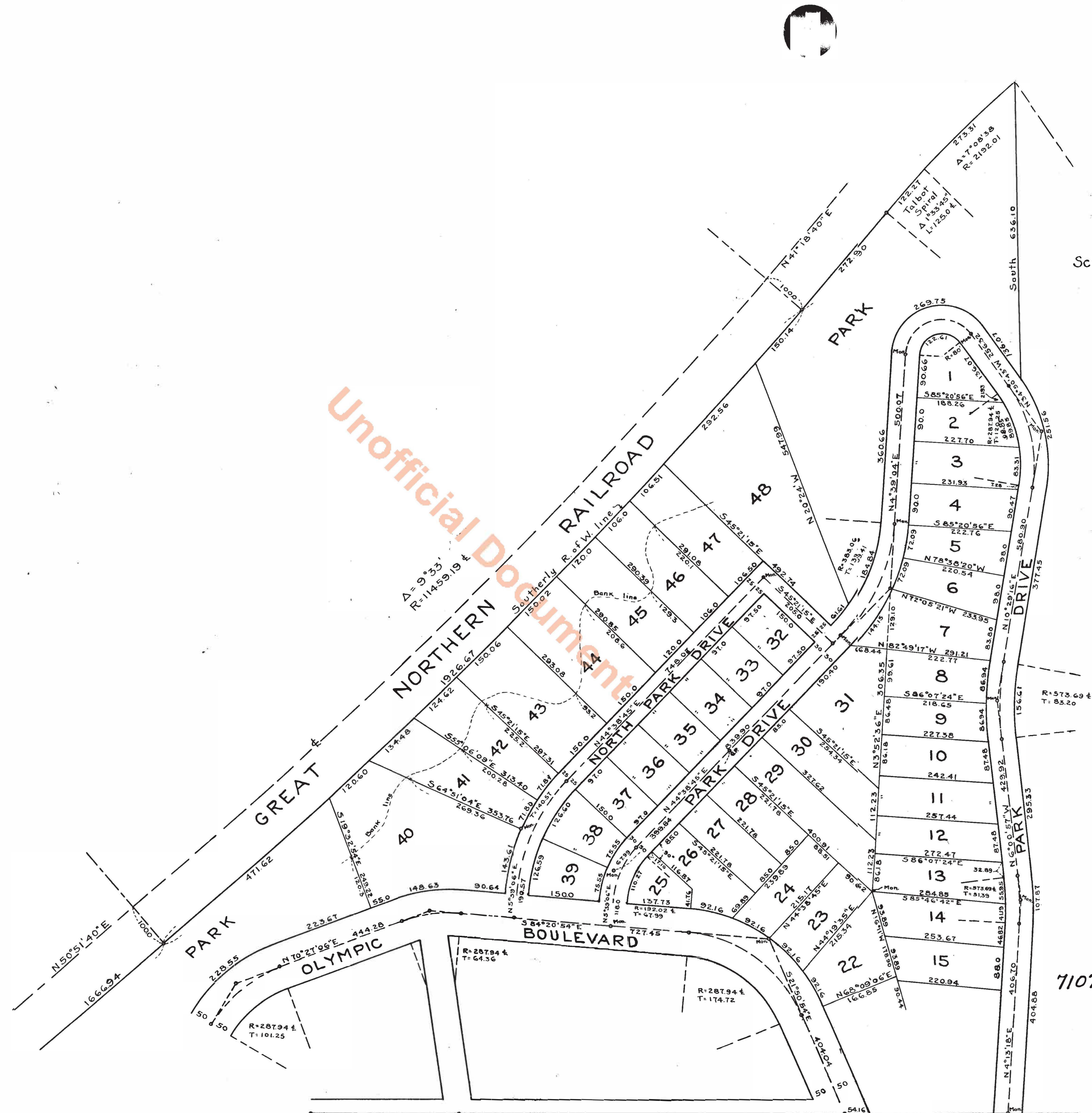
For Petition to change Restrictions See  
Volume 257.5, Official Records, Page 587-590  
DEAN V. WILLIAMS, County Auditor  
By Jennell L. Loman, Deputy



# HARBOR VIEW ADDITION

TO CITY OF EVERETT

82  
SHEET TWO





# HARBOR VIEW ADDITION

TO CITY OF EVERETT



82 1/2  
SHEET THREE

For restrictions relating to use of land  
in this plat see Vol. 418 of Deeds, page 362.

GEO. P. DUBUQUE  
County Auditor  
by R.

Ref. to Change  
For restriction this Pl. see  
Volume 924 of Official Records page 480  
STANLEY DUBUQUE, County Auditor  
By H. M. T. 1941, 1942, 1943, 1944

## DESCRIPTION

Commencing at the Southeast corner of Section 25, Township 29 North, Range 4 East, W.M. thence North 89°14'45" West along the South line of said Section 25 for 764.38 feet to the True Point of Beginning; thence continue along South line of said Section 25 for an additional 1699.97 feet; thence South 0°06'40" East parallel to and 250.0 feet Easterly, measured at right angles from the North and South center line of Section 36 Township 29 North, Range 4 East W.M. for 1294.43 feet; thence North 89°13'35" West for 250.03 feet to the Southeast corner of Government Lot 2 of said Section 36; thence North 89°16'16" West along the South line of said Government Lot 2 for 1280.80 feet to the Southwest corner thereof; thence North 0°22'35" East along the West Line of said Government Lot 2 for 590.52 feet to an intersection with the Southerly right-of-way line of the Great Northern Railroad Right-of-way; thence following said right-of-way line North 50°51'40" East for 1666.94 feet; thence along the arc of a curve to the left having a radius of 11559.19 feet and consuming an angle of 9°33' for 1926.67 feet; thence North 41°18'40" East for 272.90 feet; thence along a Talbot spiral curve to the right consuming an angle of 1°33'45" for 122.27 feet; thence along the arc of a curve to the right having a radius of 2192.01 feet and consuming a central angle of 7°08'38" for 273.31 feet; thence South 636.10 feet to an intersection with the Easterly right-of-way line of Park Drive; thence along the arc of a curve to the right having a radius of 317.94 feet and consuming a central angle of 45°19'59" for 251.56; thence South 10°29'16" West for 377.45 feet; thence along the arc of a curve to the left having a radius of 543.69 feet and consuming a central angle of 16°30'13" for 156.61 feet; thence South 6°00'57" East for 295.33 feet; thence along the arc of a curve to the right having a radius of 603.69 feet and consuming a central angle of 10°14'15" for 107.87 feet; thence South 4°13'18" West for 404.88 feet to the True Point of Beginning.

The above description comprises 30.40 acres in Government Lot 1, 7.99 acres in Government Lot 2 and 17.01 acres in the Southeast quarter of the Southeast quarter, all in Section 25 Township 29 North Range 4 East W.M.; also 31.05 acres in Government lot 2 and 7.43 acres in the Northwest quarter of the Northeast quarter, all in Section 36 Township 29 North Range 4 East W.M.

## DEDICATION

KNOW all MEN BY THESE PRESENTS, that the City of Everett, a municipal corporation duly organized and existing under the laws of the State of Washington, owner in fee simple of the herein described tract of land as shown on the annexed plat of Harbor View Addition to City of Everett does hereby declares said Plat and dedicates to the public for the use of the public forever all streets, parks, and roads shown thereon.

IN WITNESS WHEREOF, the said City of Everett has caused these presents to be signed and its corporate seal affixed by its Mayor and City Clerk, both thereunto duly authorized by City of Everett resolution number \_\_\_\_\_ to sign and seal the same.

CITY OF EVERETT

by S. F. Spencer \_\_\_\_\_  
MAYOR  
by H. Arends \_\_\_\_\_  
CITY CLERK

## ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF SNOHOMISH }

This is to certify that on this 25 day of June 1941 personally appeared before me Frank Spencer and Henry Arends, to me known to be the Mayor and City Clerk respectively of the City of Everett, the corporation that executed the within and foregoing instrument and acknowledged to me that they signed and sealed the same as a free and voluntary act and deed of the said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized, by City of Everett Ordinance Number 2917, to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

E. R. Underwood \_\_\_\_\_  
Notary Public in and for the State  
of Washington residing at Everett.

## TREASURER'S CERTIFICATES

I, Sylvester R. Stumfall, Treasurer of Snohomish County, Washington do hereby certify that the property described in the Plat of HARBOR VIEW ADDITION to City of Everett, appears on the tax roll as property owned by the City of Everett, a municipal corporation and as such is subject to no tax and there are no taxes assessed against said property.

Sylvester R. Stumfall  
TREASURER OF SNOHOMISH COUNTY

I, Charles R. Dobler, Treasurer of the City of Everett, do hereby certify that all Local Improvement Assessments on the above described property up to the date of this certificate have been fully paid.

Ordinance re Change of name of PARK DRIVE SEE  
Vol. 465 DEEDS 93  
GEO. P. DUBUQUE, County Auditor  
by Mason

Chas. R. Dobler  
CITY OF EVERETT TREASURER

## ENGINEER'S CERTIFICATE

I, G. G. Paine, City Engineer of the City of Everett, do hereby certify that the annexed Plat of Harbor View Addition to the City of Everett is based on an actual survey and that all lots have been staked and monuments set as shown.

G. G. Paine  
PROFESSIONAL ENGINEER

## APPROVALS

This Plat of HARBOR VIEW ADDITION authorized and approved by City of Everett Ordinance Number 2917 this 25 day of June A.D. 1941.

by: S. F. Spencer \_\_\_\_\_  
MAYOR  
by: H. Arends \_\_\_\_\_  
CITY CLERK  
by: G. G. Paine \_\_\_\_\_  
CITY ENGINEER  
by: Jesse H. Davis \_\_\_\_\_  
CITY ATTORNEY

Examined and approved after public hearing this 11 day of June A.D. 1941

MUNICIPAL PLANNING COMMISSION

by: Mrs. Merton Waller \_\_\_\_\_  
SECRETARY

## RECORDING

Filed for record at the request of Henry Arends at 5 minutes past 2 o'clock A. M. on this 28 day of Aug. A.D. 1941 and recorded on page 81 Volume 11 of Plats, records of Snohomish County, Washington.

710772

Verne Sievers \_\_\_\_\_  
COUNTY AUDITOR  
by Oscar N. Johnson  
Deputy

COPY