

RESTRICTIONS AND RESERVATIONS RELATING TO USE OF LAND HEREINAFTER DESCRIBED

The Tyee Land Company, a Washington corporation, the owner of all the real estate hereinafter described, for the consideration of the mutual benefits to be derived by it and its successors in ownership of the said real property, hereby imposes upon and against said real estate the following restrictions, reservations, and covenants. Any use which the said Tyee Land Company itself may make of any of said real estate shall be in conformity with these restrictions and reservations, and all sales of any portion or portions of any or all said real estate during the life of these Restrictions and Reservations shall be subject to such Restrictions and Reservations.

The real estate referred to above is described as follows:

Lots Eight (8) to Nineteen (19), inclusive and Lots Thirty-six (36) to One Hundred Fourteen (114), inclusive, of the Plat of Westwood, as shown upon the plat thereof of record in the County Auditor's office in and for the County of Snohomish, State of Washington, all of which real estate is situated in the said county and state.

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

a. All the lots described above shall be known as residential lots and no structure shall be erected or placed on any lot excepting one single detached private residence and private garages and other small out-buildings appurtenant to said residence. The ground floor area of the main structure of said residence shall be not less than Six Hundred Fifty (650) square feet, exclusive of open porches and garages. Each residence shall rest on a continuous concrete, stone or brick foundation and no wall of any building shall be closer than Twenty-five (25) feet to the front line of the lots. 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 located closer than Ten (10) feet to any side street line. The front lot lines of Lots Twelve (12), Thirteen (13), Sixty-eight (68), Seventy (70), Seventy-one (71), One Hundred Three (103) and One Hundred Four (104) shall be construed to mean the lot lines facing on Woodland Avenue. The front lot lines of Lots Fifty-nine (59) and Sixty-one (61) shall be construed to mean the lot lines facing South on Melrose Avenue. The front lot lines of Lots Forty-three (43) and Fifty-six (56) shall be construed to mean the lot lines facing on West Alder Avenue. The front lot lines of Lots Thirty-six (36), Thirty-seven (37), Thirty-eight (38) and Thirty-nine (39) shall be construed to mean the lot lines facing Northeast on Gateway Terrace. The front lot line of Lot Forty (40) shall be construed to mean the lot line facing West on Gateway Terrace.

b. No noxious or offensive trade or occupation shall be carried on upon any lot nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

c. No lot shall be sold, conveyed, rented nor 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.

d. No trailer or basement erected or placed on any lot shall at any time be used as a temporary residence.



# PLAT OF WESTWOOD

## DESCRIPTION

The Plat of Westwood embraces the following described tract of land; Commencing at the Southeast Corner of the NW Quarter of the SE Quarter of Section 1-28-4, the True Point of Beginning; thence N1-35-17W along the East line of said NW<sup>1</sup>SE<sup>4</sup> for 666.15 to the North line of the South Half of said NW<sup>1</sup>SE<sup>4</sup>; thence S87-54-42W along the North line said NW<sup>1</sup>SE<sup>4</sup> for 1324.95 to the NW Corner thereof; thence S88-01-30W along the North line of the S<sup>2</sup>NE<sup>4</sup>SW<sup>4</sup> said Section 1-28-4 for 170.44' to an intersection with NELY Right of Way margin of the Maple Heights Road; thence S39-12E along said Right of Way margin for 1910.76; thence follow the Arc of a curve to the left having a radius of 1117.62' and consuming an angle of 22° 32' 41" for 439.76; thence N1-35-17W for 481.42; thence N87-48-10E for 59.97 to the Westerly boundary of the Plat of Airport Acres; thence N1-35-43W along said Westerly boundary for 195.71; thence S88-24-17W for 15.0; thence follow the arc of a curve to the right having a radius of 456.38 and consuming an angle of 1° 52' 41" for 62.74; thence angle to the right 90° from the last described point along a bearing of N6-16-58E for 140.0; thence angle to the right 90° to the point of tangency of a curve to the left; thence follow said curve having a radius of 316.38 and consuming an angle of 7° 52' 41" for 43.51; thence N88-24-17E for 15.0 to the Westerly Boundary of the Plat of Airport Acres; thence following said Westerly Boundary N1-35-43W for 330.38; thence S87-51-20W for 53.89 to the True Point of Beginning.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the Tye Land Company, a corporation existing under the laws of the State of Washington, owner in fee simple of the above described tract of land as shown on the annexed Plat of WESTWOOD, hereby declares said Plat and dedicates to the Public for the use of the Public forever all streets, roads, alleys and lanes as shown thereon.

TYE LAND COMPANY  
BY *Howard A. Sievers*  
PRESIDENT  
ATTEST *Stephen E. Duerksen*  
SECRETARY

## ACKNOWLEDGMENT

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

This is to certify that on this 12<sup>th</sup> day of May, 1947, personally appeared before me *Howard A. Sievers* and *Stephen E. Duerksen* to me known to be the President and Secretary respectively of the TYE LAND COMPANY, the corporation that executed the within and foregoing instrument and acknowledged to me that they signed and sealed the same as the 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 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.

NOTARY PUBLIC IN AND FOR THE STATE  
OF WASHINGTON, RESIDING AT EVERETT

## ENGINEER'S CERTIFICATE

I, HOWARD A. SIEVERS, partner of Sievers and Duecy, CIVIL ENGR., do hereby certify that the annexed PLAT OF WESTWOOD is based on an actual survey and that all lots have been staked and monuments set as shown.

*Howard A. Sievers*  
PROFESSIONAL ENGINEER

## TREASURER'S CERTIFICATE

I, Verne Sievers, Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been fully paid up to and including the year 1946.

*Verne Sievers*  
COUNTY TREASURER

## APPROVALS

Examined and approved this 19 day of May, 1947

*Roy Crane*  
COUNTY ENGINEER

Examined and approved this 19 day of May, 1947.

BOARD OF COUNTY COMMISSIONERS

BY *Roy J. Farness*  
CHAIRMAN

For restrictions + Reservations

on lots 8 to 19 AND lots 36 to 114

See Vol. 397 Deeds page 555.

For vacation of portion of Gateway Terrace

N.E. of lot 36 + portion of 37, See

Comm. records. Vol. 42 page 402.

D.E. Neubecker, County Auditor.

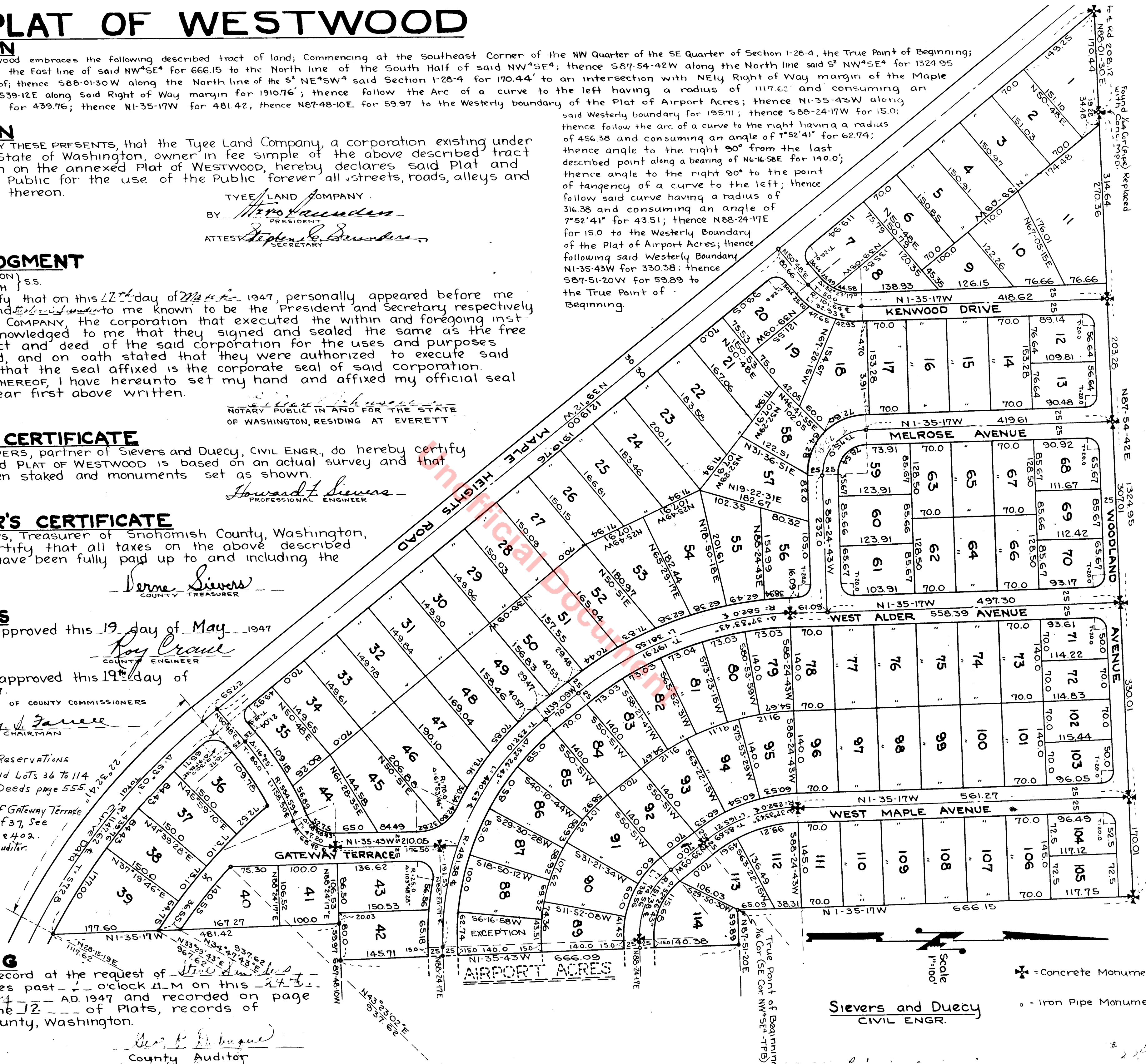
## RECORDING

Filed for record at the request of *Steve A. Duerksen* at 5 minutes past 4 o'clock A.M. on this 27 day of May AD. 1947 and recorded on page 65 Volume 12 of Plats, records of Snohomish County, Washington.

675 T

507 P

*Geo. P. Duerksen*  
County Auditor



Sievers and Duecy  
CIVIL ENGR.

✕ = Concrete Monument

○ = Iron Pipe Monument