

DECLARATION OF PROTECTIVE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS THAT THE OWNERS OF:

The Northwest quarter of the Northwest quarter of the Northeast quarter of Section Nineteen (19), Township Twenty Three (23) North, Range Four (4) E.W.M., EXCEPT the South 15 feet thereof, situate in the County of King, State of Washington,

by the execution and recording of this instrument do hereby establish the protective restrictions, conditions and covenants hereinafter set forth upon and subject to which all lots, tracts and parcels of land in said tract shall hereafter be held or sold or conveyed by him as such owner, and shall insure to and pass with said property and each and every parcel of land therein and shall apply to and bind the respective successors in interest of each and all of the present and future owners of said land in said plat, and hereby imposed upon said land as a servitude in favor of said property and each and every lot, tract and parcel of land therein as a dominant tenement or tenements as follows, to-wit:

- (a) All lots in the tract shall be known and described as residential lots. No residential lot shall be resubdivided into building plots having less than 6000 square feet of area or width of less than 60 feet each, nor shall any building be erected on any residential building plot having an area of less than 6000 square feet or a frontage of less than 60 feet. No structure shall be erected on any residential building plot other than one detached single-family dwelling and necessary outbuildings.
- (b) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.
- (c) Said premises shall not be sold to, leased to, or occupied by any person other than of the White or Caucasian race, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality actually employed in good faith by the owner or tenant.
- (d) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence.
- (e) Any residence on which construction is started must be completed and painted on the outside within 8 months after commencing construction.
- (f) No structure shall be moved onto any lot unless it shall conform to and be in harmony with existing structures in the tract. No dwelling costing less than \$3000.00 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall not be less than 600 square feet. All residence structures shall be connected with adequate sewage disposal facilities through septic tanks constructed and located so as not to pollute existing streams.
- (g) These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1982, at which time said covenants and restrictions shall terminate.

- (h) If any person, firm or corporation shall violate or attempt to violate any of the covenants or restriction herein before January 1, 1982, it shall be lawful for any person or persons or corporation owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- (i) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and affect.

IN WITNESS WHEREOF the party hereto has hereunder set his hand and seal the 27th day of August 1947

[Handwritten Signature]
John Muller

STATE OF WASHINGTON)
COUNTY OF KING) SS.



this day personally appeared before me John Muller and
his wife.

the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of Aug 1947.

NOTARY PUBLIC in and for the State
of Washington, residing at Seattle.

INDEXED
RECORDED

018813

[Handwritten scribbles]

[Large handwritten scribbles and signatures]

Filed for Record August 28 1947
Robert H. Morris, County Auditor

RECORDED & INDEXED
BY
AUGUST 28 1947

LEONARD ADDITION

SEC 19, TWP 23N, R4E, W.M.
KING COUNTY, WASHINGTON

GARDNER & HITCHINGS
ENGINEERS

R-1
LINDEB HILL PARK NO 2

DESCRIPTION

LEONARD ADDITION embraces the northwest quarter of the northwest quarter of the northeast quarter of section 19, township 23 north, range 4 east, W.M.; EXCEPT the south 160 feet of the east 300 feet of the west 480 feet thereof; and EXCEPT the south 15 feet thereof for road.

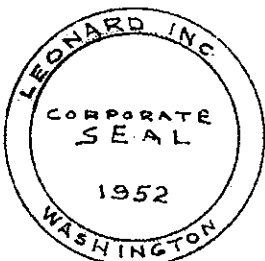
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Leonard Inc. a Washington Corporation, owner in fee simple of the land hereby platted, hereby declares this plat and dedicates to the public forever all streets, avenues and alleys shown hereon and the use thereof for any and all purposes not inconsistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts or fills upon the lots and blocks shown hereon in the original reasonable grading of the streets and avenues shown hereon.
IN WITNESS Whereof we have set our hands and seals this 6 day of December A.D. 1952

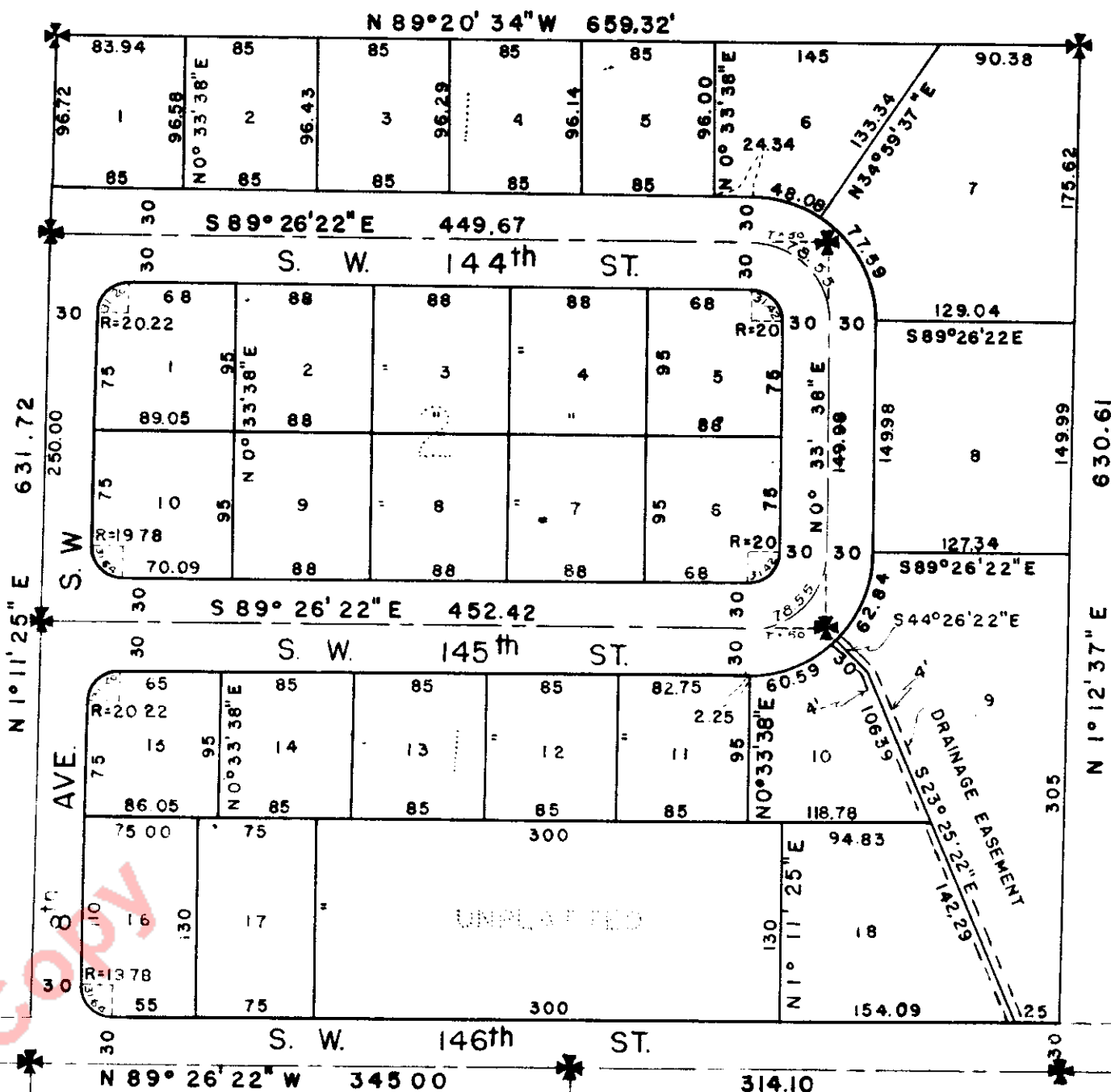
LEONARD INC.

By *Arthur H. Leonard* Pres.

By *Ruby L. Leonard* Sec. Treas.



SCALE: 1"=100'

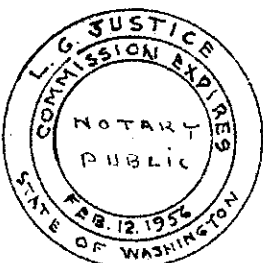


Unofficial Copy

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS
This is to certify that on this 6th day of DECEMBER A.D. 1952 before me the undersigned a Notary Public in and for the State of Washington duly appeared Arthur H. Leonard and Ruby L. Leonard, President and Secretary-Treasurer respectively, of Leonard Inc. Known to me to be the individuals who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary acts and deeds for the uses and purposes therein mentioned and on oath stated that they were authorized by the said corporation to execute the said instrument and that the seal thereto affixed is the corporate seal of the said corporation.
WITNESS my hand and official seal the day and year first above mentioned.

W. J. Justice
Notary Public in and for the
STATE OF WASHINGTON residing
at Seattle



I hereby certify that the within plat (LEONARD ADDITION) is duly approved by the KING COUNTY PLANNING COMMISSION this 18th day of January 1953.

Taylor M. Greene
Chairman
Arden C. ...
Secretary
Frank ...
Executive Officer

RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or resold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than the area shown on the face of this plat.

All lots in this plat are restricted to R-1 Residence District use governed by and subject to restrictions, rules and regulations of the King County Zoning Resolution No. 11373 and subsequent changes thereto by official County Resolution.

Septic tank approval for installation in accordance with specifications of the King County Health Department is required for each individual lot.

This plat is also subject to restrictions as recorded in volume 2658 of deeds page 467 records of King County, Washington.

Plat subject to easements as shown.

CERTIFICATE

I hereby certify that this plat (LEONARD ADDITION) is based upon an actual survey and subdivision of Sec. 19, Twp. 23N R. 4E, W.M.; that the courses and distances are shown correctly thereon; that the monuments have been set and the lot and block corners staked correctly on the ground, and that I have fully complied with provisions of the platting regulations.

Horton D. Dennis
HORTON D. DENNIS
Registered Land Surveyor



Examined and approved this _____ day of _____ 1952.

W. L. Evans
King County Road Engineer

Examined and approved this 12th day of January 1953.

J. ...
Chairman, Board of County Commissioners

...
Clerk, Board of County Commissioners

4306972
Filed for record at the request of the King County Board of Commissioners this 15 day of January 1953, at 20 min. past 10 A.M. and recorded in Vol. 50 of Plats, page 68, Records of King County, Washington.

Robert A. Morris
County Auditor

M. J. Williams
Deputy County Auditor

