

3846695
DECLARATION OF PROTECTIVE RESTRICTIONS

Know all men by these presents that the owners of:

That portion of the northwest quarter of the southeast quarter of Section 25, Township 23 North, Range 3 East, W. M., described as follows:

Beginning at the northeast corner of said subdivision; thence south $87^{\circ}54'45''$ west, along the north line thereof, 200.00 feet to the true point of beginning; thence south $0^{\circ}13'56''$ east, parallel with the east line of said subdivision, 120.063 feet; thence north $87^{\circ}54'45''$ east, 200.00 feet to the east line of said subdivision; thence south $0^{\circ}13'56''$ east, along said east line, 280.132 feet; thence south $87^{\circ}54'45''$ west 325.170 feet; thence north $0^{\circ}13'56''$ west 90.980 feet; thence south $88^{\circ}53'23''$ west 423.841 feet to a point which is 544.76 feet north $88^{\circ}53'23''$ east of the west line of said subdivision; thence north $1^{\circ}06'47''$ west, parallel with said west line to an intersection with the north line of said subdivision; thence north $87^{\circ}54'45''$ east to the true point of beginning.

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 plat shall hereafter be held or sold or conveyed by him as such owner, and shall inure 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 are 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 designated as residential lots. No residential lot shall be resubdivided into building plots having less than 6000 square feet of area or a 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 building shall be erected on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 5 feet to any side lot line. Provided the side line restriction shall not apply to a garage located on the rear one-quarter of a lot, provided further that on corner lots no structure shall be permitted nearer than 15 feet to the side street line. For the purposes of these restrictions, the "front lot line" of all corner lots shall be considered the boundary of said lot having the least street frontage.
- (c) 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.
- (d) 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.
- (e) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence.

(f) 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.

(g) No building shall be erected on any lot until the design and location thereof have been approved in writing by a majority of the members of a committee appointed by the subdivider, or if the subdivider fails to appoint such a committee, then by a committee elected by a majority of the owners of lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 30 days after written request, then such approval will not be required provided the design and location of 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 costing less than \$5,000 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall not be less than 750 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one-and-one-half or two-story structure. All residence structures shall be connected with adequate sewage disposal facilities through septic tanks constructed and located so as not to pollute existing streams.

(h) These 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, 1972, at which time said covenants and restrictions shall terminate.

(i) If any person, firm or corporation shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1972, it shall be lawful for any other 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.

(j) 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 effect.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the 12th day of October, 1948.

Allan W. Latimer
Alice I. Latimer

STATE OF WASHINGTON) ss.
COUNTY OF KING

On this day personally appeared before me ALLAN W. LATIMER and ALICE I. LATIMER, his wife, to me known to be the individuals described in and who executed the within and 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 15th day of October

Evelyn Gilbert
Notary Public in and for the State of Washington, residing at Seattle.



Filed for Record October 15 11:06 AM
Request of Seattle Title Company
ROBERT A. MORRIS, County Auditor

LEONARD'S GREGORY HEIGHTS DIVISION

IN SECTION 25, T 23 N, R 3 E, W. M.
KING COUNTY, WASHINGTON

D. H. HAINES - ENGINEER

NOVEMBER 1951

SCALE 1 INCH = 100 FEET

DESCRIPTION

This plat of LEONARD'S GREGORY HEIGHTS DIVISION embraces all of Lot eight (8), Block one (1), of Assessor's PLAT of NORMANDY PARK HIGHLANDS, according to plat thereof recorded in VOLUME 47 of plats, page 33, records of KING COUNTY, WASHINGTON; TOGETHER WITH the west twenty (20) feet in width of Lot six (6), Block one (1), of said Assessor's PLAT of NORMANDY PARK HIGHLANDS.

All dimensions and courses are as shown upon the face of this plat. All monuments are of concrete. Subject to prior easement rights of record for utilities in 21st Ave. S.W., also subject to Mineral Rights recorded in Vol. 1408 Deeds p.143.

DEDICATION

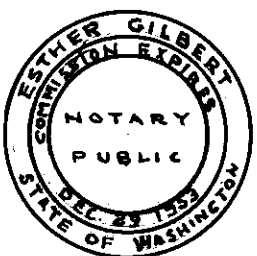
KNOW ALL MEN BY THESE PRESENTS that we, the undersigned; WILLIAM A. HAYDEN and JOYCE E. HAYDEN, his wife, owners in fee simple of Lot 15 as hereby platted; CHARLES A. KING and MILLIE O. KING, his wife, owners in fee simple of said Lot 8, Block 1, of Assessor's PLAT of NORMANDY PARK HIGHLANDS, except the west 170 feet of the east 200 feet of the south 75 feet thereof, and except the east 30 feet thereof; ALLAN W. LATIMER and ALICE T. LATIMER, his wife, owners in fee simple of the west 20 feet of said Lot 6, Block 1, and the east 30 feet of said Lot 8, Block 1, of Assessor's PLAT of NORMANDY PARK HIGHLANDS, and contract purchasers of the remainder of the land, except said Lot 15, hereby platted: hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown hereon, subject to prior easement rights of record for utilities in 21st AVENUE S.W., and the use thereof for 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 this plat in the original reasonable grading of all the streets and avenues shown hereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 24th day of January A.D. 1951.

William A. Hayden
Charles A. King
Allan W. Latimer
Joyce E. Hayden
Millie O. King
Alice T. Latimer

ACKNOWLEDGMENT

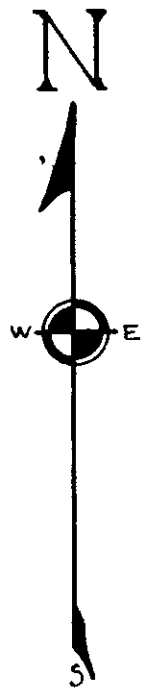
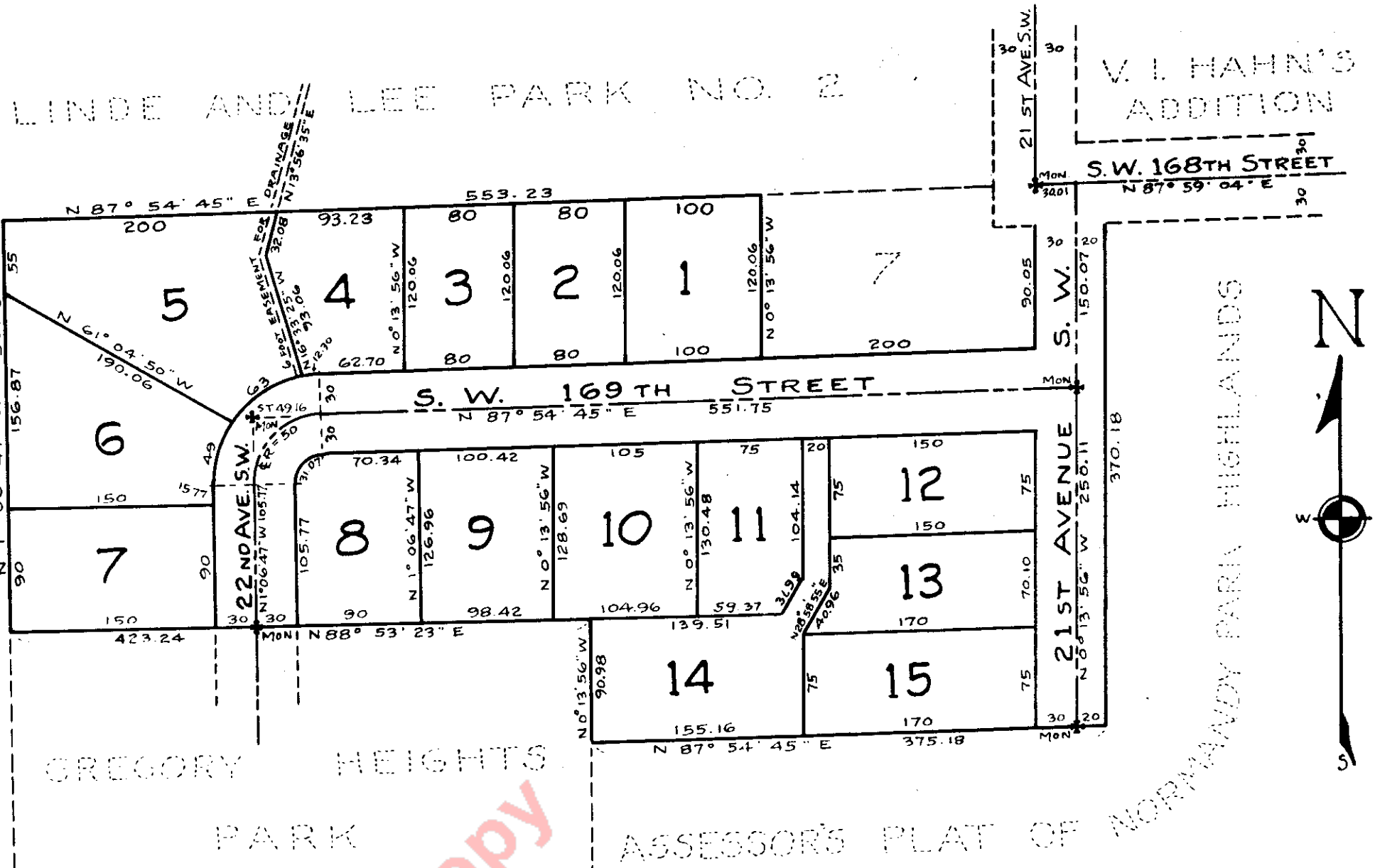
STATE OF WASHINGTON } S.S. THIS IS TO CERTIFY that on this 24th day of January A.D. 1951 before me, the undersigned, a NOTARY PUBLIC, personally appeared William A. Hayden and Joyce E. Hayden, his wife, Charles A. King and Millie O. King, his wife, and Allan W. Latimer and Alice T. Latimer, his wife; to me known to be the persons who executed the foregoing dedication, and who acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. WITNESS my hand and official seal the day and year first above written.



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

RESTRICTIONS

No lot or a 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 RESIDENCE (R-1) DISTRICT use governed by and subject to restrictions, rules and regulations of the county zoning resolution No. 11373 and subsequent changes thereto by official county resolution. This plat is approved for septic tanks installed with a minimum of 150 lineal feet of drain tile, and in accordance with specifications of the KING COUNTY HEALTH DEPARTMENT. Subject to Restrictive Covenants recorded in Vol 2789 page 339.



CERTIFICATE

I hereby certify that the within plat of LEONARD'S GREGORY HEIGHTS DIVISION is based upon an actual survey and subdivision of Section 25, township 23 north, range 3 east, W.M.; that the distances and courses are shown thereon correctly; that the monuments have been set and lot and block corners staked correctly on the ground; that I have fully complied with the provisions of the statutes and of the regulations governing platting.

D. H. Haines
CERTIFICATE NO. 2283 RENEWAL NO. 365 JAN 11, 1951

APPROVALS

Examined and approved this 2nd day of January A.D. 1952

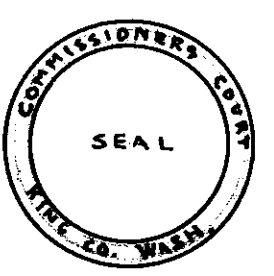
W. Evans
KING COUNTY ROAD ENGINEER

Examined and approved this 14th day of January A.D. 1952

Ralph R. Steuber
CLERK - BOARD OF KING COUNTY COMMISSIONERS
J. J. ...
CHAIRMAN - BOARD OF KING COUNTY COMMISSIONERS

I hereby certify that the within plat of LEONARD'S GREGORY HEIGHTS DIVISION is duly approved by the KING COUNTY PLANNING COMMISSION this 1st day of January A.D. 1952.

Taylor M. Greene
CHAIRMAN
Arden C. Steinbart
SECRETARY
John L. Nordmark
EXECUTIVE OFFICER



4201914

Filed for record at the request of the KING COUNTY PLANNING COMMISSION this 15th day of January A.D. 1952, at 10 minutes past 2 P.M. and recorded in VOLUME 49 of plats, PAGE 16, records of King County, Washington.

By: *M. J. Williams*
DEPUTY COUNTY AUDITOR
Robert A. Morris
KING COUNTY AUDITOR