



ROSE ADD. No 2
KING COUNTY WASHINGTON

DESCRIPTION

THIS PLAT OF ROSE ADDITION NO 2, KING COUNTY, WASHINGTON EMBRACES THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 26 N., R. 4 E., W.M. LYING NORTH OF R.A. BALLINGER ROAD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, CLARA M. ROSE OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOR EVER ALL STREETS, AVENUES, PLACES, AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE 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, BLOCKS, TRACTS SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS AVENUES PLACES SHOWN HEREON.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 11TH DAY OF MARCH A. D. 1937.

SIGNED AND SEALED IN THE PRESENCE OF

CLARA M. ROSE

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 11TH DAY OF MARCH, 1937, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED CLARA M. ROSE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGE TO ME THAT SHE SIGNED AND SEALED THE SAME AS HER 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.



BY H.A. CROSS
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE

WE HEREBY CERTIFY THAT THE PLAT OF ROSE ADDITION NO 2 IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 4, TOWNSHIP 26 N., R. 4 E. W.M., THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE LOT STAKES AND BLOCK CORNERS HAVE BEEN STAKED ON THE GROUND.

BY J.C. PARKER



EXAMINED AND APPROVED THIS 30th DAY OF MAY A.D. 1937.

BY H.H. SLESER COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 31st DAY OF MAY, A.D. 1937.

BY MARION KELEZ
Deputy of the Engineer



CHAIRMAN, LOUIS NASH
BOARD OF COUNTY COMMISSIONERS

EARL MILLIKIN
COUNTY AUDITOR

FILED FOR RECORD AT THE REQUEST OF KING COUNTY ENGINEER THE 5th DAY OF MAY, A.D. 1937 AT 21 MINUTES PAST 10 O'CLOCK A.M. AND RECORDED IN VOLUME 34 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.

BY AC MILLER
DEPUTY

2944482

REGULATIONS

- (a) No building shall be erected on any building lot except one detached single family dwelling and a one or two car garage except that a poultry house for the accommodation of not to exceed 500 birds is permitted.
- (b) No lot shall be subdivided into building lots having less than one square acre of area or a width of less than 75 ft.
- (c) No building shall be erected on any lot nearer than 25 feet to the rear of the lot than 40 feet from the front lot line nor nearer than 10 feet to any side lot line. This covenant shall not apply to a garage located 30 feet in the rear of the dwelling nor to a poultry house located in rear on half of a lot.
- (d) No noxious nor offensive trade shall be carried on upon any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.
- (e) No race or nationality other than those of the white race or Caucasian race shall use or occupy any dwelling 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.
- (f) No trailer, basement, garage, barn, or other out building 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.
- (g) No structure shall be moved onto any lot unless it meets with the approval of the committee herein after referred to, or if there is no committee, it shall conform to and be in harmony with similar structures in the Tract.
- (h) No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners of the 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 a reasonable time, then such approval will not be required. Provided the design and location on the lot conform to and are in harmony with similar structures in the tract, and as regards dwellings the ground floor square foot area is not less than 650 sq. ft. in the case of a one-story structure, or two-story structure.
- (i) The covenants and restrictions are to run with the land and shall be binding on all parties to and on all persons claiming under them until January 1st 1962 at which time such covenants and restrictions shall terminate.
- (j) If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1st 1962, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either prevent him or them from so doing or to recover damages or other dues for such violations.

SCALE 1 IN = 100 FT

PARKER & HILL
ENGINEERS