

THE GRANTOR S, G. L. STANDEING and EDNA STANDEING, his wife,

For and in consideration of Sixty Thousand

DOLLARS

in hand paid, convey... and warrant... to SHOREWOOD, INC., a corporation,

the following described Real Estate:

That portion of Section 12, Township 23 North, Range 3 E. W. M. described as follows: Beginning at the center of said Section 12 and running west along the center line thereof North 89°33'15" West 873.37 feet to a TRUE POINT of beginning; thence South 46°31'50" East 1311.17 feet; thence South 43°58'10" West 440.00 feet; thence South 46°01'50" East 30.00 feet; thence South 43°58'10" West to outer limit of tide lands adjoining said Section 12; thence northwesterly along said outer limits to southeast side of Block 499 of plat of Seattle Tide Lands; thence southwesterly on southeast side of said Block 499 to southwest corner thereof; thence northwesterly on southwesterly side of said Block 499 to northwest corner thereof; thence northeasterly on northwest side of said Block 499 to the northeast corner thereof which is on the said center line of said Section 12; thence East along said center line of Section, South 89°33'15" East to TRUE POINT of beginning.

ALSO parcels 25 and 26 as deeded to George L. Standring and Edna Standring, his wife, in King County Recorder's No. 3017485 and recorded in Vol. 1810-Deeds, pg. 507 Records of said County Recorder.

All of the above land subject to the covenants and restrictions attached hereto and fully incorporated herein by this reference.

Situated in the County of King, State of Washington.

Dated this 16th day of November, 1939.



G. L. Standring SEAL
Edna Standring SEAL

STATE OF WASHINGTON, COUNTY OF KING } SS.

I, C. W. PIERCE, a Notary Public, do hereby certify that on this 16th day of November, 1939, personally appeared before me G. L. STANDEING and EDNA STANDEING, his wife,

to me known to be the individual described in, and who executed the within instrument, and acknowledged that they signed and sealed 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 16th day of November, A. D. 1939. Notary Public, State of Washington, residing at Seattle.



The following covenants and restrictions are to run with the land above described, and shall be binding upon all parties hereto, and all persons claiming by, through or under them until January 1, 1965, at which time all of said covenants and restrictions shall be extended automatically for successive periods of ten years, unless by a vote of the majority of the then owners of the various parcels of land in said development or subdivision, it is agreed to change or abandon said covenants and restrictions in whole or in part.

1. Use of Land. -

a. All lots in the development or subdivision shall be known, described and used as and for residential purposes only, except Block "H". No commercial enterprise shall be permitted in said development other than the business of selling said lots and the conduct of a utilities water system.

b. No swine, poultry, or livestock, nor more than two dogs per lot shall be kept upon any of the lots of said property.

c. No fence shall be erected on any boundary of said lots in excess of 48 inches in height.

d. All of said subdivision shall be occupied, leased or rented by only the white or caucasian race, except domestic servants of a different race are not prohibited when domiciled with an owner or tenant.

e. An easement is reserved over the rear five feet and the two feet on each side of each lot for utility installation and maintenance.

2. Building Restrictions.

a. Only one single detached one-family dwelling of not to exceed $2\frac{1}{2}$ stories in height, and one private attached or unattached garage, for not more than three cars, are permitted on any one lot, except Block "H" which shall meet all other restrictions of land and buildings, and except beach cottage privileges granted lots in Block "D" as provided hereinafter.

3. No residence structure costing less than the following shall be erected or placed on any plot, which plot has an area and width less than the following:

BLOCK	AREA	WIDTH	MINIMUM CONSTRUCTION COST.
B & G	7500 Sq. Ft.	60 ft.	\$4000.00
C	8000 " "	60 "	4000.00
D	18000 " "	60 "	5000.00
E	9000 " "	60 "	4000.00

Owners of lots in Block "D" shall be permitted to erect or place on any lot in Block "D" not more than one beach cottage, the foundation of which shall be so placed upon the lot as to not be of an elevation higher than 40 feet above average high tide. Said beach cottage must be a single family dwelling and comply in all other respects with all other provisions contained in the whole hereof, except that the floor area for a beach house shall be not less than 500 sq. ft.

In order to elevate, preserve and maintain the general neighborhood appeal, where the initial structure placed or erected on any plot in Block "D" is a beach cottage, such lot owner must maintain his lot area adjoining Shorewood Drive, and east of the cliff line in conformity to the general garden practice of other owners in lots in said Block who are using their lots for home purposes.

a. No structure shall be erected, altered, placed

upon, or be permitted to remain on any lot in this subdivision until the external design and location thereof shall be approved in writing by the neighborhood committee, which committee shall be appointed or elected by the owner or owners of a majority of the lots, subject to the covenants and restrictions herein. If the committee fails to approve or disapprove any proposed design or location within thirty days after plans therefor have been submitted to the committee, then approval thereof will be deemed to have been waived. Said committee shall consist of not less than three members, all of whom shall be lot owners in said subdivision, and who shall serve for one year, or until their successors are elected. The owner of each lot is entitled to one vote in the election of said committee members. Members of said committee shall have full power to prohibit architectural styles or lack of style, as shall not be in keeping with the neighborhood, and which shall not best preserve and protect the stability and appeal of the subdivision.

b. No residence having less than 1,200 square feet of area, exclusive of porches and garages, shall be erected or placed on any lot in Block "D", except beach cottages.

No residence having less than 1,000 square feet of floor area, exclusive of porches and garages, shall be erected on any lot in Blocks B, C, E, & G.

c. No residence shall be placed nearer than 25 feet to the street line, or 50 feet to the back line, nor 5 feet to the side lines of any of said lots, in Blocks "B", "C", and "E".

No residence shall be placed nearer than 25 feet to the street line, or 35 feet to the top of the cliff line, nor 5 feet to the side lines of any lots in Block "D".

d. No trailer, basement, garage or other structure erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

e. All lavatory conveniences must be incorporated in, and be a part of a dwelling.

f. Any owner of a lot in said subdivision may prosecute an action at law or equity to abate, restrain or prevent violation of any covenant herein, or recover any damages resulting from such violation.

g. If any one or more of the covenants or restrictions herein shall be invalidated by judicial decree, such action shall in no wise effect the remaining covenants or restrictions.

h. No lot owner in Block "D" shall erect or maintain a bulkhead out into the Sound past the then existing line of average high tide.

4. All lot owners in Blocks "B", "C", and "E", by entering into a contract of purchase, and/or accepting a deed to any lot in said blocks, shall acquire for himself, his heirs, executors and assigns, community beach privileges in the Block "H" shown in the "Shorewood" plot, and by said purchase, and/or accepting said deed, such owner thereby on behalf of himself, his heirs, successors and assigns agree to pay his proportionate share of the taxes and assessments upon said community beach property. All lot owners in "Shoremont", an addition to be hereafter formed contiguous and to the east of Shorewood, which lot owners acquire privileges in said Block "H" for beach purposes, must likewise thereby agree on behalf of themselves, their heirs, successors and assigns, to pay their proportionate

W. W. WOODRUFF
21 WEST 12 STREET
ST. LOUIS, MO.
FILED FOR RECORD BY EARL MILLIKIN

share of the taxes and assessments upon said Block "H".

Use of Block "H" for beach purposes shall be confined to those persons acquiring privileges thereto by contract or deed, and such use shall be only that use as is customary and usual in community beach projects.

In event of conflict between these and County Zoning restrictions the County restrictions shall take precedence and be enforced.

3101242

RECORDED
APR 13 1940
BY
EARL MILLIKIN
COUNTY CLERK

Filed for Record *Mar 13, 1940, 2:41 P.M.*
Request of *H. M. Mooney*
EARL MILLIKIN, County Auditor

SHOREWOOD

ADDITION #1

IN SEC 12 T 23 N R 3 E W.M.

GARDNER, GARDNER & HITCHINGS INC.
ENGINEERS & SURVEYORS

SCALE 1" = 100'

ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS 24TH DAY OF FEB. A.D. 1940, BEFORE ME THE UNDERSIGNED, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED R. M. MOONEY AND HYLAS E. HENRY, PRESIDENT AND SECRETARY RESPECTIVELY OF SHOREWOOD INC., AND GEO. L. STANDRING AND EDNA STANDRING, HIS WIFE, TO ME KNOWN 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE MENTIONED

C.W. PIERCE

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



RESTRICTIONS

RESTRICTIONS AND RESERVATIONS FOR THIS PLAT ARE FILED IN VOLUME 1888 OF DEEDS AT PAGE 381, RECORDS OF KING CO. WASHINGTON

WE HEREBY CERTIFY THAT THIS PLAT "SHOREWOOD" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SEC 12 TWP 23 N, R 3 E W.M., THAT THE COURSES AND DISTANCES ARE SHOWN HEREON CORRECTLY; THAT MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS WERE CORRECTLY STAKED; AND THAT WE HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS GOVERNING PLATTING, TO THE BEST OF OUR KNOWLEDGE AND ABILITY

GARDNER, GARDNER & HITCHINGS INC.

BY ALLEN HITCHINGS, PRES
CERTIFICATE # 199
RENEWAL # 247 821
FEB 1940



EXAMINED AND APPROVED THIS 18 DAY OF MAR. A.D. 1940

BY H.H. SISLER
KING COUNTY ROAD ENGINEER

BY DEPUTY

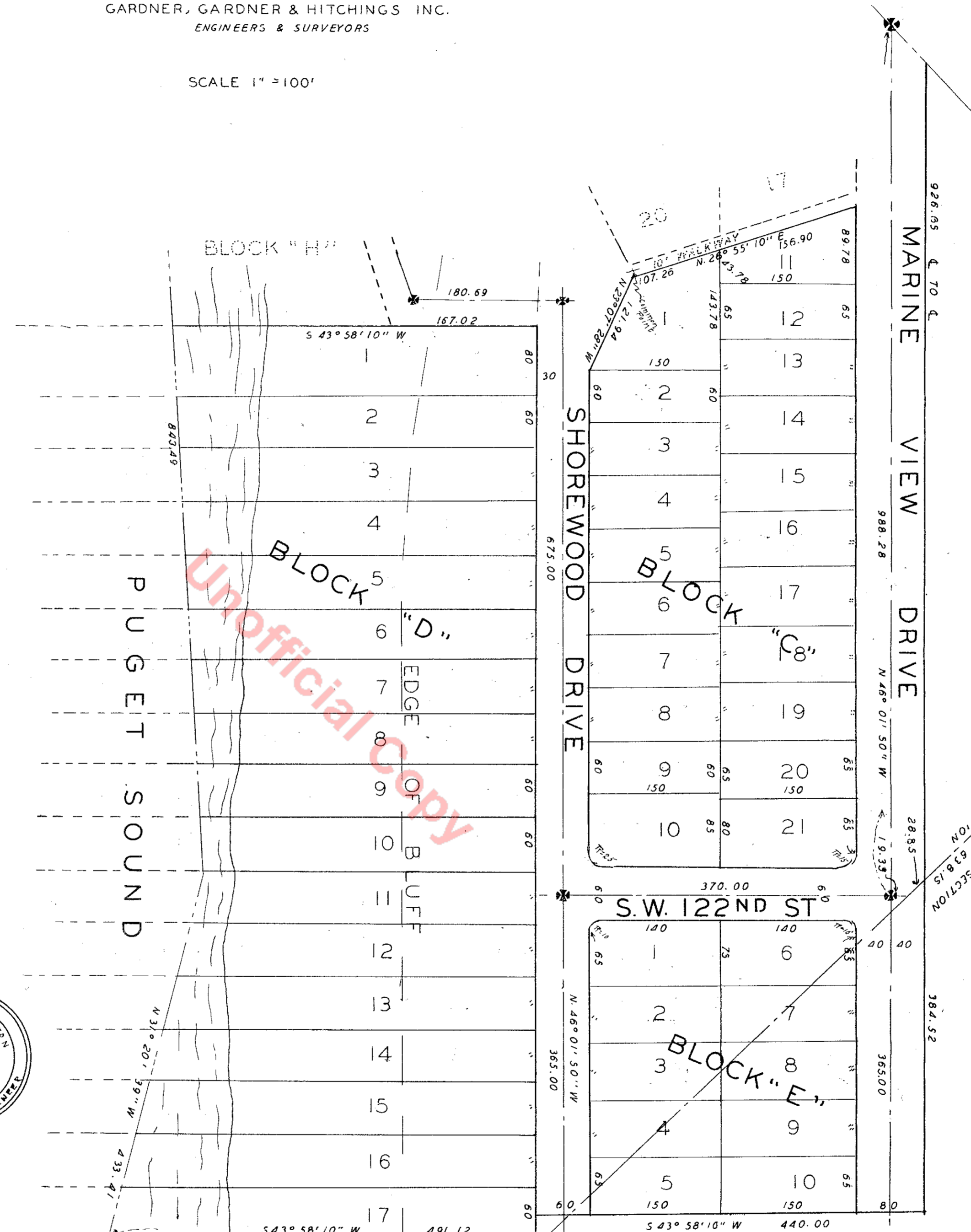


I HEREBY CERTIFY THAT THE WITHIN PLAT OF "SHOREWOOD" IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 19TH DAY OF MARCH A.D. 1940

CHAIRMAN R.G. TYLER

SECRETARY OTWAY PARDEE

JOSHUA H. VOGEL
PLANNING ENGINEER AND EXECUTIVE OFFICER



EXAMINED AND APPROVED THIS 18TH DAY OF MARCH A.D. 1940

JACK TAYLOR
CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS

ATTEST EARL MILLIKIN
CLERK, BOARD OF COUNTY COMMISSIONERS
BY MARION KELEZ
DEPUTY

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 20 DAY OF MAR. A.D. 1940 AT 00 MIN. PAST 10 A.M. AND RECORDED IN VOL. 36 OF PLATS, PAGE 10-11, RECORDS OF KING COUNTY, WASHINGTON.

EARL MILLIKIN
KING COUNTY AUDITOR

BY A.C. MILLER
DEPUTY COUNTY AUDITOR

3091718



UNPLATTED

UNPLATTED

TO CENTER OF SECTION
N 0° 34' 38" E 678.15
SECTION

SHOREWOOD

ADDITION #1

IN SEC 12 T23N R3E W.M.

GARDNER, GARDNER & HITCHINGS INC.
ENGINEERS & SURVEYORS

DESCRIPTION

"SHOREWOOD" ADDITION INCLUDES THE FOLLOWING PORTION OF SECTION 12 TWP 23 NORTH, RANGE 3 EAST, W. M.; BEGINNING AT THE CENTER OF SAID SECTION AND RUNNING THENCE ALONG THE CENTERLINE THEREOF NORTH 89° 33' 15" W 673.37 FT TO A TRUE POINT OF BEGINNING, THENCE SOUTH 46° 01' 50" EAST 1311.17 FT; THENCE SOUTH 43° 58' 10" WEST 440.00 FT; THENCE SOUTH 46° 01' 50" EAST 30.00 FT; THENCE SOUTH 43° 58' 10" WEST 491.12 FT TO MEANDER LINE OF PUGET SOUND; THENCE ALONG SAID MEANDER LINE NORTH 31° 20' 39" WEST 433.41 FT AND NORTH 49° 05' 39" WEST 843.49 FT, THENCE NORTH 33° 58' 32" EAST 177.62 FT; THENCE NORTH 46° 58' 10" EAST 125.38 FT; THENCE NORTH 43° 01' 50" WEST 356.48 FT; THENCE NORTH 89° 33' 15" WEST 53.82 FT; THENCE NORTH 61° 33' 15" WEST 404.75 FT; THENCE NORTH 22° 11' 10" WEST 345.31 FT; THENCE SOUTH 89° 33' 15" EAST 508.92 FT; THENCE SOUTH 0° 37' 56" WEST 318.73 FT; THENCE SOUTH 89° 33' 15" EAST 631.12 FT TO TRUE POINT OF BEGINNING; ALSO, TIDE LANDS OF PUGET SOUND ADJOINING AND BETWEEN THE MOST SOUTHERLY LINE OF THIS PLAT AND THE EXTENSION OF THAT PORTION OF NORTH LINE WHICH INTERSECTS SAID MEANDER LINE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SHOREWOOD INC., A WASHINGTON CORPORATION, OWNER IN FEE SIMPLE, AND GEO. L. STANDRING AND EDNA STANDRING, HIS WIFE, AS MORTGAGEES, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, COURTS, AND WALKWAYS SHOWN HEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, COURTS, AND WALKWAYS, SHOWN HEREON.

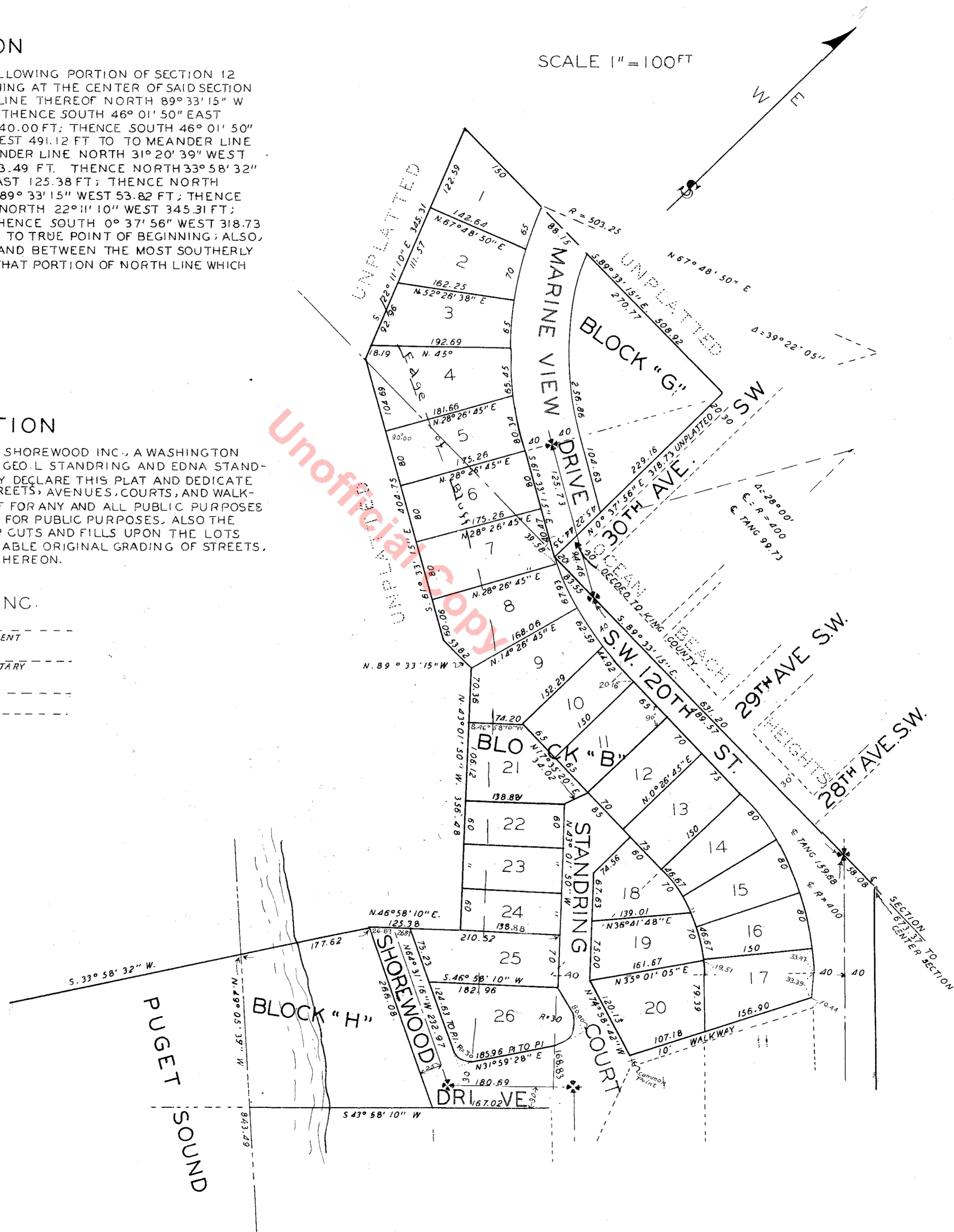
SHOREWOOD INC.

BY R. M. MOONEY -----
ITS PRESIDENT

BY HYLAS E. HENRY -----
ITS SECRETARY

GEO. L. STANDRING -----

EDNA STANDRING -----



SHOREWOOD ADD. NO. 3

SHEET NO. ~ 2



SHOREWOOD ADD NO. 3

GARDNER GARDNER & HITCHINGS ENGINEERS INC.

IN S1/2 SECTION 12 T.23N. R.3E. W.M.

SCALE - 1" = 50'

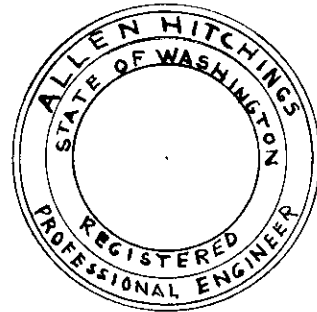
SHEET No. - 1

SURVEYORS CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT SHOREWOOD ADD. NO. 3 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE SECTION HEREIN DESCRIBED; THAT THE COURSES AND DISTANCES ARE CORRECTLY SHOWN; THAT MONUMENTS AND LOT CORNERS ARE CORRECTLY SET; AND THAT ALL LAWS AND REGULATIONS GOVERNING PLATTING HAVE BEEN MET, TO THE BEST OF OUR KNOWLEDGE AND ABILITY.

GARDNER, GARDNER & HITCHINGS INC.

BY ALLEN HITCHINGS
CERTIFICATE No. 199
RENEWAL No. 652



EXAMINED AND APPROVED THIS 12 DAY OF DECEMBER 1945

C. O. MANNES
KING COUNTY ROAD ENGINEER

BY DEPUTY

EXAMINED AND APPROVED THIS 18TH DAY OF DEC. 1945 BY KING COUNTY PLANNING COMMISSION

DON S. JOHNSON CHAIRMAN
OTWAY PARDEE SECRETARY
JOHN N. TODD EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 17TH DAY OF DECEMBER 1945

J. HAROLD SPARKMAN
CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS

ATTEST MINNIE E. SMITH
DEPUTY CLERK OF BOARD OF KING COUNTY COMMISSIONERS



RESTRICTIONS

ALL LOTS OR PARCELS THEREOF IN THIS PLAT ARE HEREBY RESTRICTED TO R-1 (RESIDENCE) USE AS DEFINED BY THE KING COUNTY PLANNING COMMISSION, IN VOL. 1738 OF DEEDS PAGE 2. (RESOLUTION 6494) AND SUBSEQUENT CHANGES THERETO BY OFFICIAL COUNTY RESOLUTIONS; AND ALSO ACCORDING TO THOSE FILED IN VOL. 1888 P 381.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AND AVENUES SHOWN HEREON, 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, BLOCKS OR PARCELS SHOWN HEREON IN THE ORIGINAL AND REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREIN;

IN WITNESS THEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 3RD DAY OF JULY 1945

GEORGE L. STANDRING
EDNA STANDRING
LOVELL JOHN C. PROBY
EVA MARY PROBY
LESTER ROBERTS
ELLA ROBERTS
ELINORE E. JUDSON

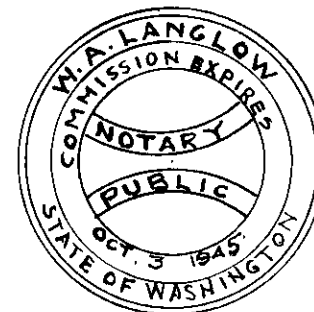
ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 3RD DAY OF JULY 1945 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED LESTER ROBERTS AND ELLA ROBERTS HIS WIFE, LOVELL JOHN C. PROBY AND EVA MARY PROBY HIS WIFE, AND GEORGE L. STANDING AND EDNA STANDING HIS WIFE, WHO EXECUTED THE FOREGOING DEDICATIONS AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACTS AND DEEDS FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

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



DESCRIPTION

THAT PORTION OF THE S1/2 OF SEC. 12, T. 23 N. R. 3 E. W. M. LYING SOUTH OF SHOREWOOD ADD. (VOL. 36 PG. 10) AND SOUTH OF SHOREMONT ADD. No. 2 (VOL. 37 PG. 5) AND NORTH OF THE FOLLOWING LINE:

BEGINNING AT THE S. W. CORNER OF MARINE VIEW DRIVE AS SHOWN ON SAID SHOREMONT ADD. No. 2 AND RUNNING THENCE S. 60°-00'-00" W. 180 FT.; THENCE S. 3°-58'-30" E. 438.9 FT.; THENCE S. 86°-01'-30" W. 47.84 FT.; TO P. C. OF CURVE TO RIGHT OF RADIUS 130 FT.; THENCE ON SAID CURVE TO THE N. W. ON AN ARC OF 78.28 FT.; THENCE ON A RADIAL TO SAID CURVE S. 30° 31' 30" W. 80.00 FT.; THENCE S. 86°-49'-00" W. 159.76 FT.; THENCE N. 44°-49'-00" W. 90.00 FT.; THENCE N. 23°-49'-00" W. 36.91 FT.; THENCE S. 66°-11'-00" W. 40.00 FT.; THENCE N. 23°-49'-00" W. 135.85 FT. THENCE N. 66°-11'-00" E. 40.00 FT.; THENCE N. 23°-49'-00" W. 50.00 FT.; THENCE N. 46° 01'-50" W. 285.80 FT.; THENCE S. 43° 58' 10" W. 20.00 FT.; THENCE N. 46° 01' 50" W. 60.00 FT.; THENCE S. 43° 58' 10" W. ABOUT 300 FEET TO OUTER LINE OF TIDE LANDS; THENCE NORTHWESTERLY ALONG SAID OUTER LINE TO SAID SHOREWOOD ADD

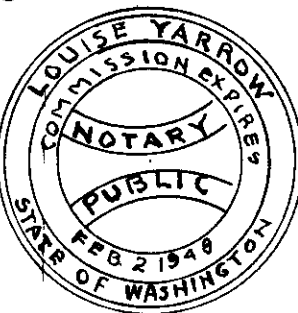
ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 5TH DAY OF DEC. 1945 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ELINORE JUDSON A SINGLE WOMAN WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN

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



3526277

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 20 DAY OF DEC. 1945 AT 29 MIN. PAST 9 A.M. AND RECORDED IN VOL. 41 PAGE'S 15-16 RECORDS OF KING COUNTY, WASHINGTON.

BY M. J. R. WILLIAMS
DEPUTY AUDITOR

ROBERT A. MORRIS
COUNTY AUDITOR

RESTRICTIONS, continued (Shoremont #1)

- (f) All lavatory conveniences must be incorporated in, and be a part of a dwelling.
- (g) Any owner of any lot in said subdivision may prosecute an action at law or equity to abate, restrain or prevent violation of any covenant herein, or to recover any damages resulting from such violation, providing no action may be commenced as authorized hereunder more than six months after such violation shall have occurred.
- (h) If any one or more of the covenants, restrictions or easements herein contained shall be invalidated by judicial decree, such actions shall in no wise affect the remaining covenants or restrictions or easements.
- "3. In the event of conflict between these and County Zoning Restrictions, the County restrictions shall take precedence and be enforced.
- "4. All of said restrictions regulating the use of land and buildings on lots contained in Shoremont No. 1, shall be binding until January 1, 1965, at which time said restrictions shall be automatically extended for successive periods of ten years each, unless by vote of a majority of the then owners of the various parcels of land contained in said plat of Shoremont No. 1, it is agreed to change or abandon the same in whole or in part."

SHOREMONT NO. 2

Declaration of Restrictions, Reservations, Easements and Covenants contained in Instrument filed April 17, 1941, as File No. 3158913 and recorded in Volume 1961 of Deeds, page 278, and referred to in Order No. _____ of the Puget Sound Title Insurance Company, are as follows:

"The following restrictions, reservations, covenants and easements are appurtenant to and run with the land:

"1. Use of Land.

(a) All lots in Shoremont #2 shall be known, described and used as and for residential purposes only. No commercial enterprise shall be permitted in Shoremont #2, other than the business of selling said lots, and the conducting of a utilities water system.

(b) No swine, poultry or livestock, nor more than 2 dogs per lot shall be kept upon any of the lots in Block J, K, and Lots 1 to 12 inclusive of Block L.

No swine or livestock, nor more than two dogs per lot shall be kept upon Lots 13 to 15 inclusive, of Block L, and all of the lots in Block N and M.

RESTRICTIONS, continued (Shoremont #2)

- "(c) No fence shall be erected on any boundary of any of said lots in excess of 48 inches in height.
 - (d) All of said subdivision shall be owned, occupied, leased or rented by only the White or Caucasian race, except domestic servants of a different race are not prohibited, when domiciled with an owner or tenant who is of the White or Caucasian race.
 - (e) An easement is reserved over the five feet adjacent to the abutting roadway, and the two feet on each side of each lot for utility installation & maintenance.
- "2. Building Restrictions.
- (a) Lots may be subdivided if the resulting portions are not less than 6,000 Sq. Ft. in area. Only one single detached one family dwelling of not to exceed $2\frac{1}{2}$ stories in height, and one private attached or unattached garage for not more than 2 cars are permitted on any one portion, which said structure shall meet all other restrictions of land & buildings as provided herein.
 - (b) No residence structure costing less than \$4,000.00 shall be erected or placed on any lot in Blocks J & K, or upon Lots 1 to 12 inclusive, of Block L, nor shall any of said residences have less than 1,000 Sq.Ft. of floor area exclusive of porches and garages.

No residence structure costing less than \$3,000.00 shall be erected or placed on Lots 13 to 15, Block L, or any lot in Block N and M, nor shall any such structure have less than 800 Sq.Ft. of floor area, exclusive of porches and garages.
 - (c) No structure shall be erected, altered, placed upon, or be permitted to remain on any lot in this subdivision until the external design and location thereof shall be approved in writing by the neighborhood committee, which committee shall be appointed or elected by the owner, or owners, of a majority of the lots included in said subdivision, all subject to the covenants and restrictions herein. If the committee fails to approve or disapprove any proposed design or location within 30 days after plans therefor have been submitted to the committee, then approval thereof will deem to have been waived. Said committee shall consist of not less than 3 members, all of whom shall be lot owners in said subdivision, and who shall serve for one year, or until their successors are elected. Each lot shall entitle the owner thereof to one vote in the election of said committee members. Members of said committee shall have full power to prohibit architectural styles, or lack of style, as shall not be in keeping with the neighborhood, and which shall not best preserve and protect the stability and appeal of the subdivision.
 - (d) No residence shall be placed nearer than 25 Ft. to the street line, nor nearer than 5 Ft. to the side lines of any of said lots.

RESTRICTIONS. continued (Shoremont #2)

- "(e) No trailer, basement, garage or other structure erected in the subdivision shall at any time be used as a temporary or permanent residence nor shall any residence of a temporary character be permitted.
- (f) All lavatory conveniences must be incorporated in, and be a part of a dwelling.
- (g) Any owner of any lot in said subdivision may prosecute an action at law or equity to abate, restrain, or prevent violation of any covenant herein, or to recover any damages resulting from such violation, providing no action may be commenced as authorized hereunder more than six months after such violation shall have first occurred.
- (h) If any one or more of the covenants, restrictions or easements herein contained shall be invalidated by judicial decree, such action shall in no wise effect the remaining covenants or restrictions or easements.

"4. All of said restrictions regulating the use of land and buildings on lots contained in Shoremont #2, shall be binding until January 1, 1965, at which time said restrictions shall be automatically extended for successive periods of ten years each, unless by a vote of a majority of the then owners of the various parcels of land contained in said plat of Shoremont #2, it is agreed to change or abandon the same in whole or in part."

SHOREVIEW ADDITION

Restrictive covenants contained in Declaration of Restrictions, Reservations, Easements and Covenants, filed as File No. 3674119 and recorded in Volume 2608 of Deeds, page 242, and referred to in Order No. _____ of the Puget Sound Title Insurance Company, are as follows:

"1. Use of Land:

- (a) All lots in Shoreview shall be known, described and used as and for residential purposes only. No commercial enterprise shall be permitted in Shoreview, other than the business of selling said lots, and the conducting of a utilities water system, and sewer system.
- (b) No swine, poultry or livestock, not more than 2 dogs per lot shall be kept upon any of the lots.
- (c) No fence shall be erected on any boundary of any of said lots in excess of 48 inches in height.
- (d) An easement is reserved over the 5 Ft. adjoining to the abutting roadway, also an easement between lots and the 2 feet on each side of each lot for utility installation and maintenance.

"2. Building Restrictions:

- (a) Only 1 single detached 1-family dwelling of not to exceed $2\frac{1}{2}$ stories in height, and 1 private attached or unattached garage for not more than

SHOREMONT

ADDITION # 2

INSE4 SEC 12 T 23N R 3E WM.



CONTINUED BELOW

SCALE: 1" = 100'

CONTINUED ABOVE

SHOREMONT

ADDITION #2

IN SE 4 SEC 12 T 23 N R 3 E W.M.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT "SHOREMONT ADDITION #2" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SEC 12 TWP 23N R3E W.M. AND THAT THE DISTANCES AND COURSES ARE SHOWN CORRECTLY HEREON THAT MONUMENTS AND CORNER STAKES HAVE BEEN SET CORRECTLY; AND THAT WE HAVE FULLY CONFORMED TO ALL PROVISIONS OF THE STATUTES AND REGULATIONS GOVERNING PLATTING TO THE BEST OF OUR KNOWLEDGE AND ABILITY.

GARDNER, GARDNER & HITCHINGS, INC.

BY ALLEN HITCHINGS
STATE CERTIFICATE No. 199
FEB. 1941 RENEWAL No. 1210



DEDICATION

I KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, OWNER IN FEE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES SHOWN HEREON, 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, AND BLOCKS SHOWN HEREON AND IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREON.

IN WITNESS THEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 26TH DAY OF FEBRUARY A.D. 1941.

GEO. L. STANDRING

EDNA STANDRING

BRUCE L. COVAULT

DESCRIPTION

"SHOREMONT ADDITION #2" EMBRACES THE FOLLOWING PORTION OF SEC 12 TWP 23N R3E W.M. BEGINNING AT THE CENTER OF SAID SEC 12 AND RUNNING THENCE ALONG THE CENTER LINE THEREOF NORTH 89° 33' 15" WEST 30.00 FT TO THE WEST MARGIN OF 26TH AVE SW, THENCE SOUTH 89° 34' 38" WEST 609.72 FT TO THE NORTHEAST MARGIN OF MARINE VIEW DRIVE AS SHOWN ON THE RECORDED PLAT "SHOREWOOD #3" THENCE ON SAID NORTHEAST MARGIN SOUTH 46° 00' 50" EAST 425.60 FT TO THE EAST CORNER OF SAID PLAT, THENCE SOUTH 43° 38' 10" WEST 80.00 FT, POINT OF BEGINNING OF CURVE, THENCE ON SAID CURVE TO THE RIGHT WITH RADIUS OF 1392.69 FT, A DISTANCE OF 389.65 FT, THENCE ON TANGENT TO SAID CURVE SOUTH 38° 00' 00" EAST 325.00 FT, THENCE NORTH 60° 00' 00" EAST 120.00 FT, THENCE NORTH 69° 39' 33" EAST 211.30 FT, THENCE NORTH 11° 28' 20" WEST 121.78 FT, THENCE NORTH 13° 19' 24" EAST 397.60 FT, THENCE NORTH 43° 58' 10" EAST 157.00 FT, THENCE N50° 33' 44" E 241.68 FT, THENCE ON THE ARC OF A CURVE OF RADIUS 70.00 FT WHOSE CENTER IS ON THE LAST GIVEN COURSE EXTENDED, AND CURVING TO THE LEFT ON AN ARC OF LENGTH 184.60 FT, THENCE NORTH 10° 32' 10" WEST 119.38 FT, THENCE NORTH 43° 26' 45" EAST 137.05 FT, THENCE NORTH 55° 24' 45" EAST 151.80 FT, THENCE NORTH 36° 13' 30" EAST 74.46 FT, THENCE NORTH 24° 05' 00" EAST 138.60 FT, THENCE NORTH 18° 05' 05" EAST 19.93 FT, THENCE NORTH 89° 33' 15" WEST 1092.79 FT, THENCE SOUTH 0° 28' 53" WEST 325.17 FT, THENCE NORTH 89° 30' 46" WEST 327.35 FT, THENCE NORTH 0° 31' 45" EAST 324.93 FT, THENCE NORTH 89° 33' 15" WEST 327.07 FT TO BEGINNING.

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF KING

THIS IS TO CERTIFY, THAT ON THIS 26TH DAY OF FEB 1941, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED GEO. L. STANDRING, EDNA STANDRING HIS WIFE, AND BRUCE L. COVAULT, A SINGLE MAN WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACTS AND DEEDS FOR THE PURPOSES AND USES MENTIONED.

IN WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

C. W. PIERCE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SEATTLE



RESTRICTIONS

ALL LOTS OR PARCELS THEREOF IN THIS PLAT ARE HEREBY RESTRICTED TO RESIDENCE (R-1) USE EXCEPT LOTS BLOCK N AS DEFINED BY THE KING COUNTY PLANNING COMM UNDER KING COUNTY AUDITORS N° 2949443 AND NO SUBDIVISION OF ANY LOT OR PARCEL THEREOF SHALL BE MADE OR OWNERSHIP TRANSFERRED IN ANY MANNER WHEREBY ANY OWNERSHIP SHALL BE LESS THAN 10,000 SQ. FT.

APPROVALS

EXAMINED AND APPROVED THIS 27TH DAY OF APRIL A.D. 1941.

H. H. SISLER
COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 10TH DAY OF APRIL A. D. 1941 BY THE KING COUNTY PLANNING COMMISSION

R. G. TYLER
CHAIRMAN

OTWAY PARDEE
SECRETARY

H. H. SISLER
ACTING EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 7TH DAY OF APRIL A.D. 1941

TOM SMITH
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ROBERT A. MORRIS
ATTORNEY AT LAW, CLERK OF BOARD
BY ELMER N. KENNEDY
DEPUTY CLERK OF BOARD



FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION, THIS 11 DAY OF APRIL A.D. 1941 AT 27 MIN. PAST 3 P.M. AND RECORDED IN VOL. 37 PAGE 5-6 RECORDS OF KING COUNTY, WASHINGTON

ROBERT A. MORRIS
COUNTY AUDITOR
BY _____
DEPUTY AUDITOR