

326 = 34 241352

John W Davidson
wife "Mira A Davidson"

of I Wash

Josephine Grim

Cons.	850	LOT
Stamp		
Day	No.	Yr.
DATED	10	9 02
ACK'D	.	.
FILED	.	.

Symbol		
D. No.		
Index	of	Pages
SE		
TWP.		E.
ACRES		

Act'd at New
by 1st
N. P. in & for the S. W.

before J W West
res. at S

LOT 2
BLOCK 28
ADJCN of the Fourth
Division of
Capitol Hill

Gbscc-~~1892~~ unto s. p. h & a foig dscd land in K. Co., Wn.:

addn to the Ch
This mortgage is made subj to the conds & restrictions
as entered in Capitol Hill form of deed
of one cent. mtge in sum of \$500

FILED MAR 22 5 51
1955

4553109
VOL 54 PT 19500

WOODBRIDGE DIVISION NO. 1.

Dea:

THIS PLAN OF WOODBRIDGE DIV NO. 1 embraces all of the
part of ENGEL SBT and the N for the SW of the SW of
sec 4-24-6 EMM., subject to an easement for to the C of S
for a power transmission line.

Dedication:

Know all men by these presents, that Modern Home
Builders Inc a corp organized and existing under the laws
of the St. of Minn owner in fee full of the tract of land
as shown on the annexed plat of Woodbridge Div No. 1
do hereby, sell and so plat and dedicate to the public for
the use of the public forever, all st. and roads shown
thereon in those areas designated Drainage Easements.
In witness whereof, we have hereunto set our hands and
affixed the corp at Jan 21-55

G. O. Medack, Pres
H. W. Bishop Jr., Secy
(seal)

121

(cont) -11

NOTE:

HOW JAN 21-55 by G. O. Madack & E. H. W. Bishop J...
P.O. Box 5000 of so corp (or) per Virginia E. Ryan et al
at 5 (in Apr 10-56)

Features:

No lot or plan of a lot in this material be subdivided
and sold or resold or ownership changed or transferred
unless the owner has first obtained this plan shall be
less than the area required for the use dist stated on
plan. All lots in this plan are restricted to non-resident
use District. Use governed by and subject to local rules and
regulations of the KC zoning and resolution No. 11373 and
subsequent changes thereto by official resolution. All
lots in this plan are subject to individual approval for
health plans by the KC Health Dept. at the time of
application for dist permits.

Cont.

Eng. Carl E. I. Matton E. Crane, Reg. Prof. Land Surveyor
do hereby certify that the annexed plans of Woodridge Dist No. 1
I is based on an actual survey and comply with Sec 4-24-2
K.M.S.; that the courses and distances shown correctly thereon
but the monuments have been set and the lot and dist correctly
set stated correctly on the ground; and that I have fully
complied with the provisions of the Statutes and practicing
regulations.
(see cont.) 3

4531189-1

ALL ENTRIES FOR 1 INK A.; 1019 1 to 16 incl JIK B.;
1 to 16 incl JIK C.; 1019 1 to 16 incl JIK D.;
1 to 16 incl JIK E.; 1019 1 to 16 incl JIK F.; 1019
1 to 16 incl JIK G.; 1019 1 to 16 incl JIK H.; 1019
1 to 16 incl JIK I.; 1019 1 to 16 incl JIK J.; 1019 1 to
16 incl JIK K...

849

THE PLAT OF WOODRIDGE DIVISION NO. 1 IN SECTION 4, T 24 N R 5 E W M

DESCRIPTION

THIS Plat of Woodridge Division No. 1 embraces all of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the North one-half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 4, T 24 N R 5 E W M subject to an Easement to the City of Seattle for a power transmission line.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that MODERN HOME BUILDERS, INC., a corporation organized and existing under the laws of the State of Washington, owner in fee simple of the tract of land as shown on the annexed plat of Woodridge Division No. 1, do hereby declare said plat and dedicate to the public for the use of the public forever all streets and roads shown thereon together with those areas designated DRAINAGE EASEMENTS.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the corporate seal this 21st day of January 1955.



G O Medack
PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

SIGNATURES ILLISIBLE DUE TO USE OF COLORED INKS

This is to certify that on this 21st day of January 1955 personally appeared before me G O Medack and R W Bishop, Jr. to me known to be the President and Secretary, respectively, of MODERN HOME BUILDERS, INC., the corporation that executed the within and foregoing instrument and who acknowledged to me that they signed and sealed the same as a free and voluntary act and deed of 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.

William S. Rann
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SEATTLE



RECORDING 4553189

Filed for record at the request of the King County Planning Commission on this 22nd day of March 1955 at 10:07 a.m. past 2 A.M. and recorded in Volume 24-11 on pages 19 & 20 records of King County, Washington.

Robert A. Norris
COUNTY AUDITOR

H. H. Tremp
DEPUTY COUNTY AUDITOR

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 required for the use district stated on 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. All lots in this plat are subject to individual approval for septic tanks by the King County Health Department at the time of application for building permits.

APPROVALS

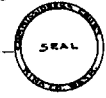
Examined and approved this 17th day of March 1955.

H. Egan
COUNTY ROAD ENGINEER

by *H. Egan*
DEPUTY COUNTY ROAD ENGINEER

I hereby certify that the within plat of Woodridge Division No. 1 is duly approved by the KING COUNTY PLANNING COMMISSION on this 8th day of March 1955.

Dir. Paul
CHAIRMAN
Edgar Wright
SECRETARY
John J. Swan
PLANNING OFFICER



Examined and approved this 20th day of March 1955.

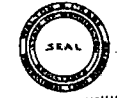
J. G. ...
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: *Paul B. ...*
CLERK, BOARD OF COUNTY COMMISSIONERS

ENGINEERS CERTIFICATE

I, Walter E. Crane, Reg. Prof. Land Surveyor, do hereby certify that the annexed Plat of Woodridge Division No. 1 is based on an actual survey and subdivision of Sec. 4, T 24 N R 5 E 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 the provisions of the statutes and platting regulations.

Walter E. Crane
REGISTERED LAND SURVEYOR
NO. 4633

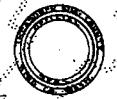


TREASURERS CERTIFICATE

I hereby certify that all property taxes and fees thereon are no delinquent special use charges and all special assessments on any of the property herein contained, dedicated to streets, sidewalks for other public use are paid in full. This 4th day of March 1955.

A. H. Tremp
KING COUNTY TREASURER

H. Egan
COUNTY ROAD ENGINEER



THE PLAT OF WOODRIDGE DIVISION NO. 1

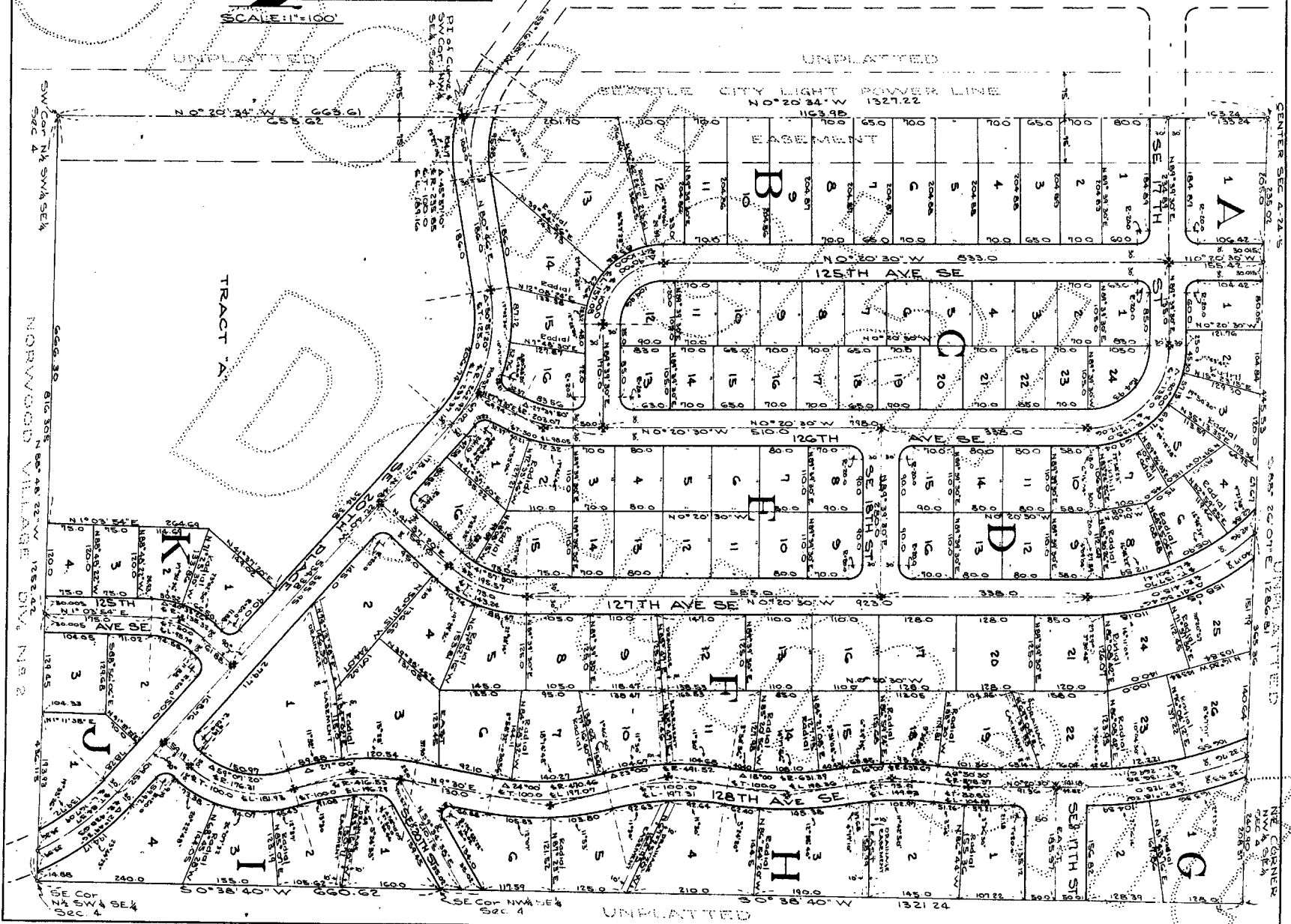
SHEET 2 of 2 SHEETS

* Indicates Concrete Monuments
 o Indicates Iron Pipe Monuments

IN SECTION 4, T24N R5E WM

123RD AVE SE

SCALE 1"=100'



UNPLATTED

Protective Cov Apr 29-55
Apr 29-55
By Modern Home Builders Inc.

4567663

*Superseded
by
462627*

Woodridge Div No. 1, Insec 4-24-5 EWN now

That Modern Home Builders, Inc., the owner of all the real pty in Woodridge Div No. 1, now, does hereby declare the fix protective cov, their conditions and reservations as established, pertaining to all of the pty in the ad named add.

This plat and dedication are made sub to the fix restrictions and cov wch run with the land and shall be binding on all parties and all persons claiming under the for a period of 25 yrs from the dt these cov are recorded, after wch time sd cov shall be automatically extended for successive periods of 10 yrs, unless and inst signed by a majority of the then owners of the lots has been recorded agreeing to change sd cov in whole or in part.

If the parties herto or any of them, or their heirs or assigns, shall violate, or attempt to violate, any of the cov hrin, it shall be lawful for any other person or persons, owning any real pty sitin sd development or subd to prosecute and any proceedings at law or in equity agnt the person or persons violating, or attempting to violate, any such cov and either to prevent him, or them, from so doing, or to recover damages or other dues for such violation.

Violation of any one of these cov by judgment or court order shall in no wise effect any of the other provisions wch shall remain in full force and effect.

Invalidation of any one of these as by judgment or court order shall in now wise effect any of the other provisions whh shall remain in full force and effect.

1. All lots in the tt shall be known and be deead as residential lots. No structures shall be erected, altered, placed or be permitted to remain on any residential bldg plot, other than one, detached, single family dwelling, not to exceed one story in height, in the case of a non-basement house, or one story in height abv ~~the~~ basement, and a private garage ~~is~~ for not more than two cars.

2. No fence or wall shall be erected, placed or altered on any lot nearer to any street than ~~the~~ minimum bldg setback line.

3. No bldg shall be located nearer than 20 ft to the front lot line, or nearer than 20 ft to the side street line. No bldg, except a detached garage or other outbldg, loc 70 ft, ~~is~~ or more, frm the front lot line, shall be loc nearer than 5 ft to any side lotln.

4. No dwelling shall be erected or placed on any lot having a width of less than 65 ft at the minimum bldg set-back line, nor shall any dwelling be erected or placed on any lot having an area of less than 6800 sq ft.

5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbldg shall be used on any lot at any time as a residence, either temporarily or permanently.

6. No dwelling shall be permitted on any lot at a cost of less than \$10,000, based upon cost levels
(don't see

prevailing or be at these cov are recorded, it being the intention and purpose of these cov to assure that all dwellings shall be of a quality of workmanship and materials substantially the same, or better, than that which can be produced at the time these cov are recorded, at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1100 sq ft.

7. Public utility easements over, under and across the lots shall not be used for any purposes inconsistent with their use as public utility easements. Said easements shall become effective if, and when, said utilities are constructed and installed.

8. Any dwelling or structure erected or placed on any lot in this subd shall be completed as to external appearance, including finished painting, within 8 months after date of commencement of construction.

9. The minimum rear yard set back shall be 25 ft, which in all cases shall be opposite the narrow side of the lot abutting a street.

10. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose.

11. No tree, shrub, or planting of any type, other than that existing at the time this instrument is filed, shall be allowed to grow more than 15 ft in height. (don't recall)

MEMBERS AS FOLLOWS: CONTROL COMMITTEE, COMPOSED OF

- John F. Kubank, 3849 34 Ave W
- R. W. Bishop Jr., 3849 34 Ave W
- Scott T. Norton, 3849 34 Ave W

4567663-4

shall serve until their successors are appointed and not for a period in excess of one yr. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this cov. At any time, the then record owners of a majority of the lots shall have the power thru a duly recorded written inst to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. If, at the end of one yr from the date of recording thereof, the last named committee has not been replaced, the then owners of lots in this add shall appoint three of their number to serve as the membership of this committee.

The Committee's approval or disapproval as required in these cov shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 dys after plans and specifications have been submitted to it, or in any event, if no writ to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related cov shall be deemed to have been (continued)

4557663-5-

complied with

xcn ok xept signed &
ack by Pres only

RI to Modern Home Builders
1849 34 W

RES

Prot Cov Oct 13-55
Oct 10-55
By Modern Home Builders, Inc.

4626277

Woodridge, Div No 1, inSec4-24-5 EWM

That Modern Home Builders, Inc., the owners of all the real pty in woodridge, Div No. 1, kcw, does hrby declare the flg protective covenants, their conditions and reservations as established, pertaining to all of the pty in the sd named add

This plat and dedication are made sub to the flg restr and cov wch run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 yrs frm the dt these cov are recorded, after wch time sd cov shall be automatically extended for successive periods of 10 yrs, unless an instr signed by a majority of the then owners of the lots has been recorded, agreeing to change sd cov in whole or in part.

If the parties herto, or any of them, or their heirs or assigns, shall violate or attempt to violate, any of the cov hrig, it shall be lawful for any other persop or persons owning any real pty sit insd development or subd, to prosecute any proceedings at law or in equity agnst the person, or persons, violating, or attempting to violate, any such cov and either to prevent him, or them, (con't)

4626277-2-

frm so doing, or to recover damages or other dues for such violation.

Invalidation of any one of these cov by judgment or court order shall in no wise affect any of the other provisins wch shall remain in full force and effect.

1. All lots in the tt shall be rx kn and descd as residential lots, xcept that lots 13 and 14 blk B, are designated as water tower sites and Tract A of sd add is designated as a School site. In the event that either of sd last mentioned tts shall, during the life of these protective cov, not be used for water tower or school purposes, respectively, then the provisins of these protective cov shall apply to sd tts. No structures shall be reected, altered, placed or be permitted to remain on any rresidential bldg plot, other than one, detached, single fmly dwelling, not to esceed one story in height, in the case of a none-basement house, or one story in height abv the basement, and a private garage for not mœ than two cars. No structure upon any of sd pty shall have a roof pitch of more than 5 ft in elevation for each 12 ft of horizontal distance.

2. No fence or wall shall be erected, placdd or alered on any lot nearer to any street than the minimum bldg setbak line.

3. No bldg shall be loc nearer than 20 ft to the front lot ln, n or nearer than 20 ft to the side street n ln. No bldg, xcept a detached garage or other outbldg, loc 70 ft, or more, frm the frob lot ln, shall be loc nea than 5 ft to any side lot line.

4626277-3-

4. No dwelling shall be erected or placed on any lot having a width of less than 70 at the minimum bldg setback ln, nor shall any dwelling be erected or placed on any lot having an area of less than 7200 sq ft

5. No structure of a temporary character, trailer, basement, tent, hack, garage, barn or other outbldg shall be used on any lot at any time as a residence, either temporarily or permanently.

6. No dwelling shall be permitted on any lot at a cost of less than \$10,000, based upon cost level prevailing on the dt these cov are recorded, it being the intention and purpose of the cov to assure that all dwellings shall be of a quality of workmanship and materials substantially the same, or better, than that wch can be produced on the dt these cov are recorded, at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of ~~xxx~~ the main structure, exclusive of one story open porches and garages, shall be not less than 1100 sq ft

7. Public utility esmt ovr, under and across the lots shall not be used for any purpose inconsistent with their use as public utility esmt. sd esmts shall become effective, if, and when, sd utilities are constructed and installed.

8. Any dwelling or structure erected or placed on any lot in this subd shall be completed as to external appearance, including finished painting, within 8 mo after dt of commencement of construction.

9. The minimum rear yard shall be 25 ft, wch in all cases shall be opposite the narrow side of the lot abutting a street
(cont) res

4626277-4-

10. No animals, Livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

11. No tree, shrub, or plant of any type, other than that existing at the time this instr was fld shall be allowed to grow more than 15 ft in height.

21. An Architectural Control committee composed of 3 memers as fls: John F. Eubank, R. W. Bishop Jr and Scott T. Norton shall serve until their successors are appointed and not fore a period in excess of one yr. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor, neither the members of the committee nor its designated representative shall be entild to any compensation for services performed pursuant to this cov. If, at the end of one yr frm the dt of recording throf, the 1st named committee has not be replaced, the then owners of lots in this add shall appoint three of their number to serv as the membership of this committee.

The committee's approval or disapproval as required in these cov shall be in writing. In the event the committee, or its designatd represenatative, fails to approve or disapprove within 30 dys after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced perior to the completion thof, approval will no be required (co't) res

4626277-5-

and the related cov shall be deemed to have been fully complied with. No s ructure shall be built upon any residential lot until the owner shall have submitted to the architectural controll committee plans and specifications of sd structure, including plot plan, and the architectural control committee shall have the authority and jurisdiction to require such modification in sd plot & plan and plans and specifications as may be necessary to make sd proposed structure comply with the terms of these protective cov. No structure wch the committee disapproves as hrin provided shall be built until modified plans and specifications or plot plan, as the case may be, have been submitted and approved by the committee.

13. The Protective cov hrinstated supersede and take the place of protective cov applicable to sd pty filed by the owners on Apr 29-55, at the office of the co aud of kcw undr No 4567663 and recd in vol 3460 of deeds pg 580

xon ok xcept signed &
ack by xx Pres only

M1 to fp Box 398, Lynnwood, Wn

4634434
Amendment to Dedication of Plat Nov 7-55
Nov 3-1955

by Modern Home Builders Inc.

Being the owner of all ppty desc as Woodridge
Division no. 1 in vol 54 pg 78 rec of KCW does hrby
declare tht the language of the dedication of sd plat
referreing to rstrictions upn the use of ppty in sd
plat is hrby amended to read as foll:

All lots in this plat wi the exception of lots 13 and
14 in blk B are restricted to R-1 residence dist use
governed by and sub to restrictions rules and regulatsion
of the King County Zoning Resolution no. 11373 and
subsequent changes thrto by official coutny resolution.

xcn ok by president only

fld STC

326 = 34 241352

A
John W Davidson
wife "Mira A Davidson"
of I Wash
Josephine Grim

Cons.	850	LOT
Stamp		
Day	No.	Yr.
DATED	10	9 02
ACK'D	.	.
FILED	.	.

Symbol		
D. No.		
Index	of	Pages
SE.		
TWP.	2.	
ACRES		

Act'd at New
by 1^o
N. P. in & for the S. W.
before *J W West*
res. at *S*

LOT *2* BLOCK *28* ADJCN of the Fourth
Division of
Capitol Hill

Obsec-~~RR~~RC unto s. p. h & a foig dscd land in K. Co., Wn.-

addn to the CR
This mortgage is made subj to the conds - restrictions
as entered in Capitol Hill form of deed
at one cent, mtge is sum of \$500

FILED MAR 22 5 51
1955

4553109
VOL 54 PT 15600

WOODBRIDGE DIVISION NO. 1.

Dea:

THIS PLAN OF WOODBRIDGE DIV NO. 1 embraces all of the
part of ENGEL ST and the N for the SW of the SW of
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for a power transmission line.

Dedication:

Know all men by these presents, that Modern Home
Builders Inc a corp organized and existing under the laws
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the use of the public forever, all st. and roads shown
thereon in those areas designated Drainage Easements.
In witness whereof, we have hereunto set our hands and
affixed the corp si Jan 21 1955

G. O. Medack, Pres
H. W. Bishop Jr., Secy
(seal)

121

(cont) -11

NOTE:

HOW JAN 21-55 by G. O. Madock & E. N. W. Bishop J...
P.O. Box 5000 of so corp (or) per Virginia E. Ryan et al
at 5 (in Apr 10-56)

Features:

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Cont.

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do hereby certify that the annexed plans of Woodridge Dist No. 1
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(see cont.) 3

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16 incl JIK K...

849

453189

THE PLAT OF WOODRIDGE DIVISION NO. 1 IN SECTION 4, T 24 N R 5 E W M

DESCRIPTION

THIS Plat of Woodridge Division No. 1 embraces all of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the North one-half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 4, T 24 N R 5 E W M subject to an Easement to the City of Seattle for a power transmission line.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that MODERN HOME BUILDERS, INC., a corporation organized and existing under the laws of the State of Washington, owner in fee simple of the tract of land as shown on the annexed plat of Woodridge Division No. 1, do hereby declare said plat and dedicate to the public for the use of the public forever all streets and roads shown thereon together with those areas designated DRAINAGE EASEMENTS.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the corporate seal this 21st day of January 1955.



G. O. Medack
PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on this 21st day of January 1955 personally appeared before me G. O. Medack and R. W. Bishop, Jr. to me known to be the President and Secretary, respectively, of MODERN HOME BUILDERS, INC., the corporation that executed the within and foregoing instrument and who acknowledged to me that they signed and sealed the same as a free and voluntary act and deed of 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.

William S. Rann
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SEATTLE



RECORDING 4553189

Filed for record at the request of the King County Planning Commission on this 22nd day of March 1955 at 10:07 a.m. past 2 A.M. and recorded in Volume 24-11 on pages 19 & 20 records of King County, Washington.

Robert A. Norris
COUNTY AUDITOR

H. H. Tremp
DEPUTY COUNTY AUDITOR

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APPROVALS

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H. Egan
COUNTY ROAD ENGINEER

by DEPUTY COUNTY ROAD ENGINEER

I hereby certify that the within plat of Woodridge Division No. 1 is duly approved by the KING COUNTY PLANNING COMMISSION on this 8th day of March 1955.

Dir. Paul
CHAIRMAN
Edgar Wright
SECRETARY
John J. Swan
PLANNING OFFICER



Examined and approved this 20th day of March 1955.

J. G. ...
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: Paul B. ...
CLERK, BOARD OF COUNTY COMMISSIONERS

ENGINEERS CERTIFICATE

I, Walter E. Crane, Reg. Prof. Land Surveyor, do hereby certify that the annexed Plat of Woodridge Division No. 1 is based on an actual survey and subdivision of Sec. 4, T 24 N R 5 E 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 the provisions of the statutes and platting regulations.

Walter E. Crane
REGISTERED LAND SURVEYOR
NO. 4633

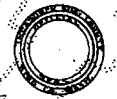


TREASURERS CERTIFICATE

I hereby certify that all property taxes and fees thereon are no delinquent special assessments and all special assessments on any of the property herein contained, dedicated to streets, sidewalks for other public use are paid in full. This 4th day of March 1955.

A. H. TREMPER
KING COUNTY TREASURER

...
COUNTY CLERK



THE PLAT OF WOODRIDGE DIVISION NO. 1

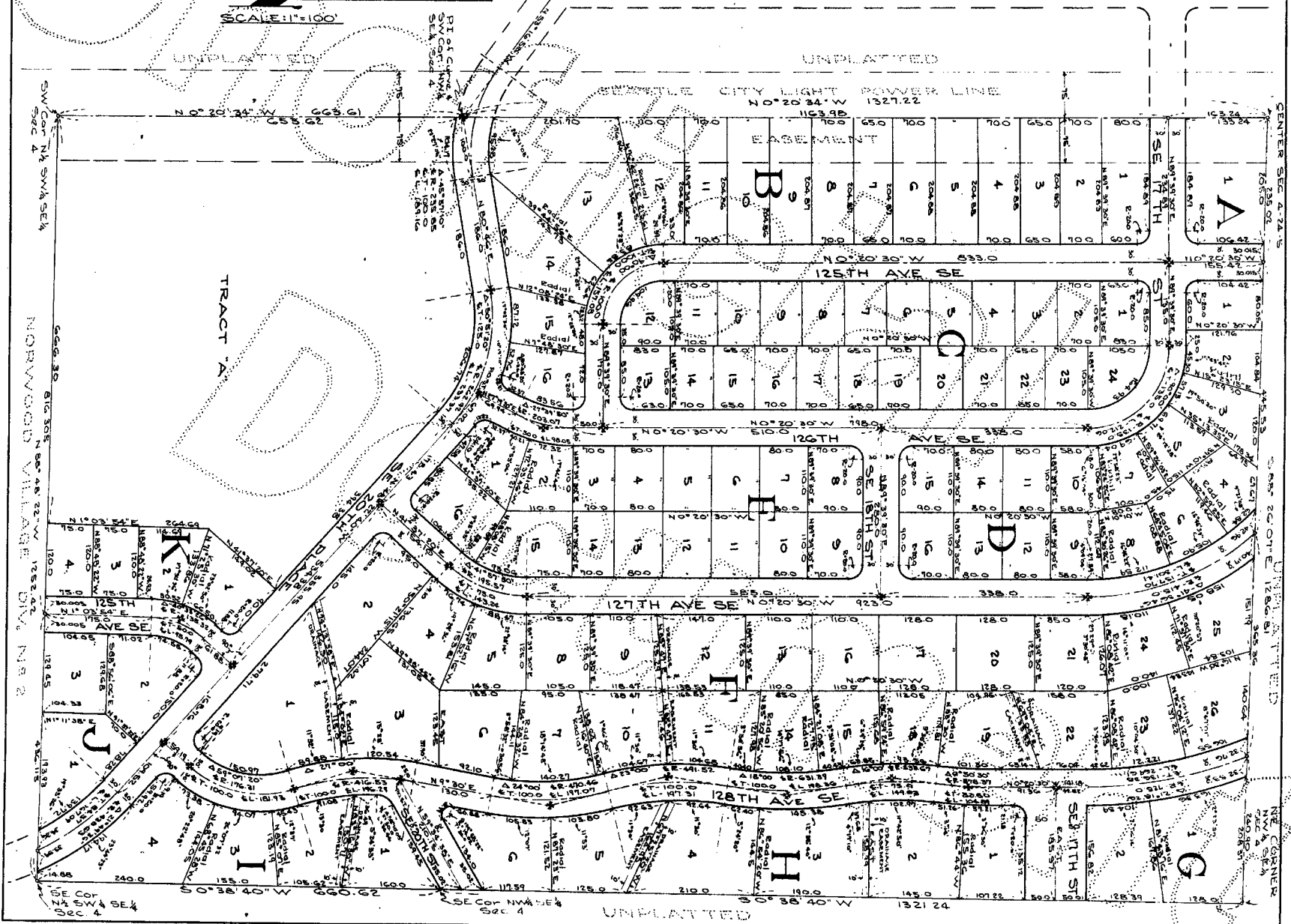
SHEET 2 of 2 SHEETS

* Indicates Concrete Monuments
 o Indicates Iron Pipe Monuments

IN SECTION 4, T24N R5E WM

123RD AVE SE

SCALE 1"=100'



Protective Cov Apr 29-55
Apr 29-55
By Modern Home Builders Inc.

4567663

*Superseded
by
462627*

Woodridge Div No. 1, Insec 4-24-5 EWN now

That Modern Home Builders, Inc., the owner of all the real pty in Woodridge Div No. 1, now, does hereby declare the fix protective cov, their conditions and reservations as established, pertaining to all of the pty in the ad named add.

This plat and dedication are made sub to the fix restrictions and cov wch run with the land and shall be binding on all parties and all persons claiming under the for a period of 25 yrs from the dt these cov are recorded, after wch time sd cov shall be automatically extended for successive periods of 10 yrs, unless and inst signed by a majority of the then owners of the lots has been recorded agreeing to change sd cov in whole or in part.

If the parties herto or any of them, or their heirs or assigns, shall violate, or attempt to violate, any of the cov hrin, it shall be lawful for any other person or persons, owning any real pty sitin sd development or subd to prosecute and any proceedings at law or in equity agnt the person or persons violating, or attempting to violate, any such cov and either to prevent him, or them, from so doing, or to recover damages or other dues for such violation.

Violation of any one of these cov by judgment or court order shall in no wise effect any of the other provisions wch shall remain in full force and effect.

Invalidation of any one of these or by judgment or court order shall in now wise effect any of the other provisions which shall remain in full force and effect.

1. All lots in the tract shall be known and be deemed as residential lots. No structures shall be erected, altered, placed or be permitted to remain on any residential bldg plot, other than one, detached, single family dwelling, not to exceed one story in height, in the case of a non-basement house, or one story in height above basement, and a private garage for not more than two cars.

2. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum bldg setback line.

3. No bldg shall be located nearer than 20 ft to the front lot line, or nearer than 20 ft to the side street line. No bldg, except a detached garage or other outbldg, less than 70 ft, or more, from the front lot line, shall be located nearer than 5 ft to any side lot line.

4. No dwelling shall be erected or placed on any lot having a width of less than 65 ft at the minimum bldg set-back line, nor shall any dwelling be erected or placed on any lot having an area of less than 6800 sq ft.

5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbldg shall be used on any lot at any time as a residence, either temporarily or permanently.

6. No dwelling shall be permitted on any lot at a cost of less than \$10,000, based upon cost levels

prevailing or be at these cov are recorded, it being the intention and purpose of these cov to assure that all dwellings shall be of a quality of workmanship and materials substantially the same, or better, than that which can be produced at the time these cov are recorded, at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1100 sq ft.

7. Public utility easements over, under and across the lots shall not be used for any purposes inconsistent with their use as public utility easements. Said easements shall become effective if, and when, said utilities are constructed and installed.

8. Any dwelling or structure erected or placed on any lot in this subd shall be completed as to external appearance, including finished painting, within 8 months after date of commencement of construction.

9. The minimum rear yard set back shall be 25 ft, which in all cases shall be opposite the narrow side of the lot abutting a street.

10. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose.

11. No tree, shrub, or planting of any type, other than that existing at the time this instrument is filed, shall be allowed to grow more than 15 ft in height. (don't recall)

MEMBERS AS FOLLOWS: CONTROL COMMITTEE, COMPOSED OF

- John F. Kubank, 3849 34 Ave W
- R. W. Bishop Jr., 3849 34 Ave W
- Scott T. Norton, 3849 34 Ave W

4567663-4

shall serve until their successors are appointed and not for a period in excess of one yr. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this cov. At any time, the then record owners of a majority of the lots shall have the power thru a duly recorded written inst to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. If, at the end of one yr from the date of recording thereof, the last named committee has not been replaced, the then owners of lots in this add shall appoint three of their number to serve as the membership of this committee.

The Committee's approval or disapproval as required in these cov shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 dys after plans and specifications have been submitted to it, or in any event, if no writ to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related cov shall be deemed to have been (continued)

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complied with

xcn ok xept signed &
ack by Pres only

RI to Modern Home Builders
1849 34 W

RES

Prot Cov Oct 13-55
Oct 10-55
By Modern Home Builders, Inc.

4626277

Woodridge, Div No 1, inSec4-24-5 EWM

That Modern Home Builders, Inc., the owners of all the real pty in woodridge, Div No. 1, kcw, does hrby declare the flg protective covenants, their conditions and reservations as established, pertaining to all of the pty in the sd named add

This plat and dedication are made sub to the flg restr and cov wch run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 yrs frm the dt these cov are recorded, after wch time sd cov shall be automatically extended for successive periods of 10 yrs, unless an instr signed by a majority of the then owners of the lots has been recorded, agreeing to change sd cov in whole or in part.

If the parties herto, or any of them, or their heirs or assigns, shall violate or attempt to violate, any of the cov hrig, it shall be lawful for any other persop or persons owning any real pty sit insd development or subd, to prosecute any proceedings at law or in equity agnst the person, or persons, violating, or attempting to violate, any such cov and either to prevent him, or them, (con't)

4626277-2-

frm so doing, or to recover damages or other dues for such violation.

Invalidation of any one of these cov by judgment or court order shall in no wise affect any of the other provisins wch shall remain in full force and effect.

1. All lots in the tt shall be rx kn and descd as residential lots, xcept that lots 13 and 14 blk B, are designated as water tower sites and Tract A of sd add is designated as a School site. In the event that either of sd last mentioned tts shall, during the life of these protective cov, not be used for water tower or school purposes, respectively, then the provisins of these protective cov shall apply to sd tts. No structures shall be reected, altered, placed or be permitted to remain on any rresidential bldg plot, other than one, detached, single fmly dwelling, not to esceed one story in height, in the case of a none-basement house, or one story in height abv the basement, and a private garage for not mœ than two cars. No structure upon any of sd pty shall have a roof pitch of more than 5 ft in elevation for each 12 ft of horizontal distance.

2. No fence or wall shall be erected, placdd or alered on any lot nearer to any street than the minimum bldg setbak line.

3. No bldg shall be loc nearer than 20 ft to the front lot ln, n or nearer than 20 ft to the side street n ln. No bldg, xcept a detached garage or other outbldg, loc 70 ft, or more, frm the frob lot ln, shall be loc nea than 5 ft to any side lot line.

4626277-3-

4. No dwelling shall be erected or placed on any lot having a width of less than 70 at the minimum bldg setback ln, nor shall any dwelling be erected or placed on any lot having an area of less than 7200 sq ft

5. No structure of a temporary character, trailer, basement, tent, hack, garage, barn or other outbldg shall be used on any lot at any time as a residence, either temporarily or permanently.

6. No dwelling shall be permitted on any lot at a cost of less than \$10,000, based upon cost level prevailing on the dt these cov are recorded, it being the intention and purpose of the cov to assure that all dwellings shall be of a quality of workmanship and materials substantially the same, or better, than that wch can be produced on the dt these cov are recorded, at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of ~~xxx~~ the main structure, exclusive of one story open porches and garages, shall be not less than 1100 sq ft

7. Public utility esmt ovr, under and across the lots shall not be used for any purpose inconsistent with their use as public utility esmt. sd esmts shall become effective, if, and when, sd utilities are constructed and installed.

8. Any dwelling or structure erected or placed on any lot in this subd shall be completed as to external appearance, including finished painting, within 8 mo after dt of commencement of construction.

9. The minimum rear yard shall be 25 ft, wch in all case shall be opposite the narrow side of the lot abutting a street
(cont) res

4626277-4-

10. No animals, Livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

11. No tree, shrub, or plant of any type, other than that existing at the time this instr was fld shall be allowed to grow more than 15 ft in height.

21. An Architectural Control committee composed of 3 memers as fls: John F. Eubank, R. W. Bishop Jr and Scott T. Norton shall serve until their successors are appointed and not fore a period in excess of one yr. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor, neither the members of the committee nor its designated representative shall be entild to any compensation for services performed pursuant to this cov. If, at the end of one yr frm the dt of recording throf, the 1st named committee has not be replaced, the then owners of lots in this add shall appoint three of their number to serv as the membership of this committee.

The committee's approval or disapproval as required in these cov shall be in writing. In the event the committee, or its designatd represenatative, fails to approve or disapprove within 30 dys after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced perior to the completion thof, approval will no be required (co't) res

4626277-5-

and the related cov shall be deemed to have been fully complied with. No s ructure shall be built upon any residential lot until the owner shall have submitted to the architectural controll committee plans and specifications of sd structure, including plot plan, and the architectural control committee shall have the authority and jurisdiction to require such modification in sd plot & plan and plans and specifications as may be necessary to make sd proposed structure comply with the terms of these protective cov. No structure wch the committee disapproves as hrin provided shall be built until modified plans and specifications or plot plan, as the case may be, have been submitted and approved by the committee.

13. The Protective cov hrinstated supersede and take the place of protective cov applicable to sd pty filed by the owners on Apr 29-55, at the office of the co aud of kcw undr No 4567663 and recd in vol 3460 of deeds pg 580

xon ok xcept signed &
ack by xx Pres only

M1 to fp Box 398, Lynnwood, Wn

4634434
Amendment to Dedication of Plat Nov 7-55
Nov 3-1955

by Modern Home Builders Inc.

Being the owner of all ppty desc as Woodridge
Division no. 1 in vol 54 pg 78 rec of KCW does hrby
declare tht the language of the dedication of sd plat
referreing to rstrictions upn the use of ppty in sd
plat is hrby amended to read as foll:

All lots in this plat wi the exception of lots 13 and
14 in blk B are restricted to R-1 residence dist use
governed by and sub to restrictions rules and regulatsion
of the King County Zoning Resolution no. 11373 and
subsequent changes thrto by official coutny resolution.

xcn ok by president only

fld STC