

NARROWMOOR

FIRST ADDITION

SCALE: 1" = 20'

SHEET 1 OF 2 SHEETS

TACOMA, WASH., MARCH 4, 1944

KNOW ALL MEN BY THESE PRESENTS, WE EIVIND ANDERSON AND ASLAUG ANDERSON, HUSBAND AND WIFE, NOW AND AT ALL TIMES SINCE ACQUIRING THE LAND HEREIN DESCRIBED, OWNERS OF ALL THAT PART OF NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH RANGE 2 EAST, WILLAMETTE MERIDIAN LYING SOUTHERLY AND SOUTH-EASTERLY OF THE SOUTHERLY AND SOUTHEASTERLY LINE OF SIXTH AVENUE, WHICH LINE IS 40 FEET SOUTHERLY AND SOUTHEASTERLY, MEASURED AT RIGHT ANGLE THERETO, FROM CENTER LINE OF SIXTH AVENUE, DESCRIBED AS FOLLOWS: BEGINNING ON EAST LINE OF SAID SUBDIVISION 940.83 FEET SOUTH OF NORTHEAST CORNER OF SAID SUBDIVISION THENCE WEST, NORTHWEST QUADRANT, BEING 89° 45' 11", 205.85 FEET, THENCE ON A CURVE TO LEFT, RADIUS 300 FEET A DISTANCE OF 535.14 FEET, CENTRAL ANGLE 102° 12', THENCE ON A CURVE TO RIGHT, RADIUS 350 FEET, A DISTANCE OF 473.93 FEET, CENTRAL ANGLE 77° 35', THENCE ON TANGENT, 864.2 FEET, THENCE ON A CURVE TO RIGHT, RADIUS 300 FEET, A DISTANCE OF 98.08 FEET, CENTRAL ANGLE 18° 44', THENCE ON TANGENT 839.25 FEET, THENCE ON A CURVE TO LEFT, RADIUS 300 FEET A DISTANCE OF 268.00 FEET MORE OR LESS TO WEST LINE SAID SUBDIVISION AT A POINT 709.78 FEET MORE OR LESS NORTH OF SOUTHWEST CORNER SAID SUBDIVISION, EXCEPTING THE EAST 30 FEET OF SAID DESCRIBED LAND FOR JACKSON AVENUE, HERETOFORE ACQUIRED BY THE CITY OF TACOMA AND CONTAINING .67.86 ACRES MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SUCH PLAT OR SUBDIVISION TO BE HEREAFTER KNOWN AS NARROWMOOR FIRST ADDITION, AND THAT WE HEREBY DONATE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS, AVENUES, ALLEYS, ROADS AND OTHER PUBLIC PLACES SHOWN OR INDICATED THEREON AND FOR OURSELVES, OUR SUCCESSORS AND ASSIGNS WAIVE ALL CLAIMS FOR DAMAGES TO THE PROPERTY INCLUDED IN THE PLAT BY REASON OF ANY CUTS OR FILLS MADE IN THE STREETS, AVENUES ALLEYS AND ROADS SHOWN THEREON IN THE ORIGINAL GRADING THEREOF AND SWEAR THAT WE ARE THE SOLE OWNERS OF THE LAND ABOVE DESCRIBED AND THAT THE LAND COVERED BY THE STREETS, AVENUES, ALLEYS AND ROADS IS FREE FROM ALL INCUMBRANCES INCLUDING TAXES.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREWITH DESCRIBED, THAT THIS MAP IS CORRECT AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

NO. 219 D. H. WHITE
RENEWAL E352 REGISTERED CIVIL ENGINEER.

"D. H. WHITE PROFESSIONAL ENGINEER"
STATE OF WASHINGTON
REGISTERED

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13TH DAY OF MARCH, 1944.

EIVIND ANDERSON
ASLAUG ANDERSON

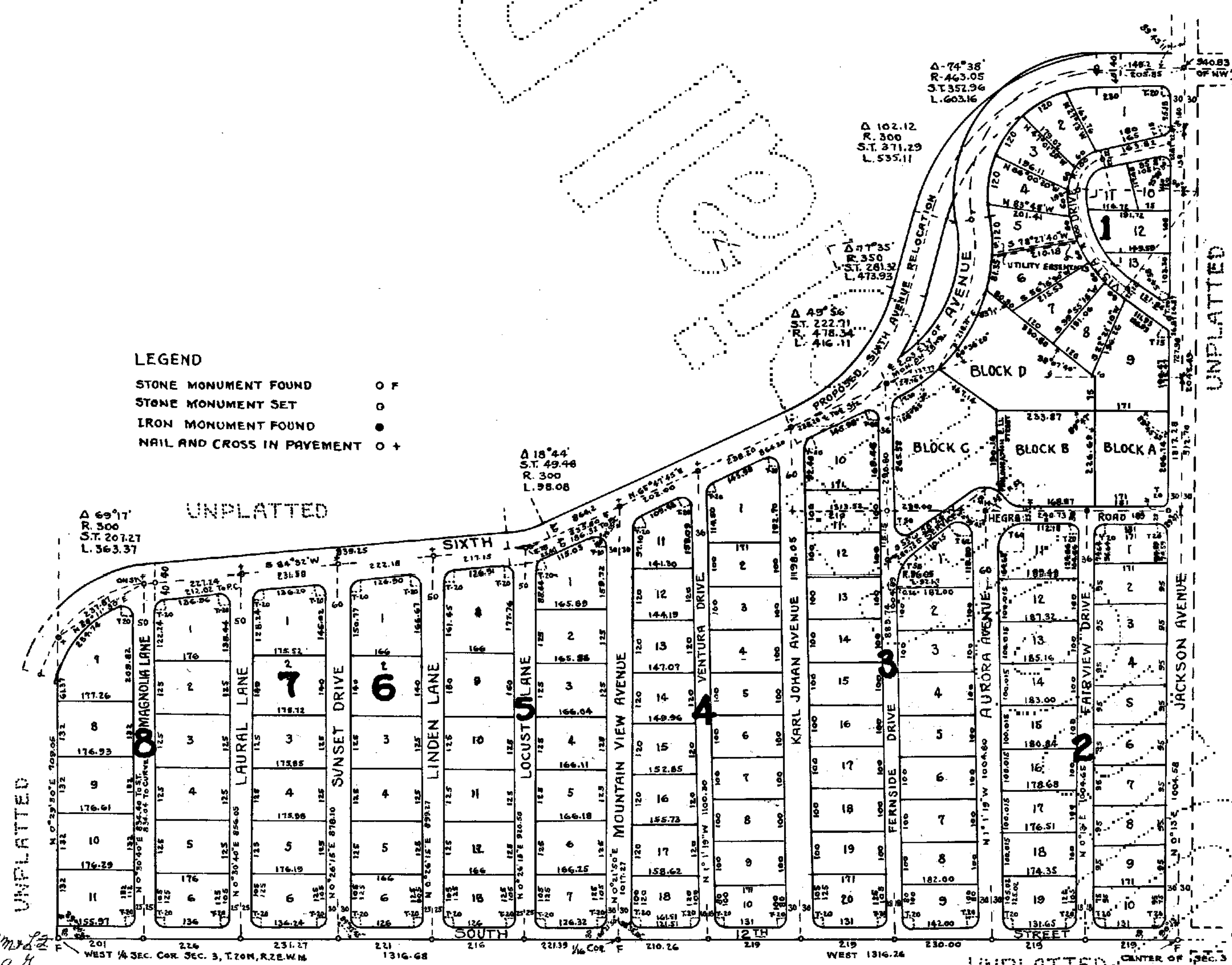
STATE OF WASHINGTON
COUNTY OF PIERCE : SS

ON THIS 13TH DAY OF MARCH 1944 PERSONALLY APPEARED BEFORE ME EIVIND ANDERSON AND ASLAUG ANDERSON, HIS WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED 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 FIRST ABOVE WRITTEN.

HENRY ARNOLD PETERSON NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES APR 21, 1947

HENRY ARNOLD PETERSON
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING
AT TACOMA, WASHINGTON.



For reference only, not for re-sale.

COMPILED BY *[Signature]*
RECORDED BY *[Signature]*

UNPLATTED CENTER OF Sec. 3 T20N, R2E, 1W

1344294

DECLARATIONS OF BASIC AND LOCAL PROTECTIVE RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS, AND AGREEMENTS AFFECTING THE REAL PROPERTY KNOWN AND TO BE KNOWN AS NARROWMOOR FIRST ADDITION.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE OWNERS OF THE ABOVE MENTIONED TRACT OF LAND HEREBY PROMULGATE, CERTIFY AND DECLARE THAT THERE IS AND SHALL HEREBY BE ESTABLISHED PROHIBITIVE AND OPERATIVE RESTRICTIONS, RESERVATIONS, PROHIBITIVE AND PERMITTED USES OF SAID LAND AS HEREINAFTER SPECIFICALLY SET FORTH BY SECTIONS A TO H, INCLUSIVE HEREOF.

AND THAT ALL COVENANTS THEREOF SHALL RUN WITH THE LAND AS A CONDITION BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING TITLE THERETO. IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY IN SAID SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM SO DOING, OR TO RECOVER DAMAGE OR OTHER DUES FOR SUCH VIOLATION. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OF COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

A - NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLAT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT, AND A PRIVATE GARAGE. NOR SHALL ANY BILL BOARDS OR OTHER COMMERCIAL ADVERTISING SIGNS OR DISPLAYS BE PERMITTED WITHIN SAID SUBDIVISION.

B - NO BUILDING SHALL BE LOCATED NEARER TO STREET OR ROAD LOT LINE THAN 30 FEET, NOR NEARER THAN 7 FEET TO ANY SIDE LOT LINE, EXCEPT OTHERWISE SHOWN BY BUILDING SETBACK LINE ON THE RECORDED PLAT, PROVIDED HOWEVER, WHEREVER NECESSITATED BY GRADE CONDITIONS AT THE SITE A DETACHED PRIVATE GARAGE MAY BE LOCATED WITHIN TEN FEET OF THE STREET LINE. A GARAGE SO LOCATED SHALL BE OF MASONRY OR STUCCO EXTERIOR CONSTRUCTION. NOTE: EXCEPTION MAY BE MADE TO THE SETBACK LINE REQUIREMENTS WHERE SPECIAL GRADE CONDITIONS SO REQUIRE CHANGES AS TO SETBACK LINE REQUIREMENTS MAY BE MADE PROVIDED WRITTEN PERMISSION THEREFORE IS PREVIOUSLY OBTAINED FROM EIVIND ANDERSON AND FILED OF RECORD IN THE COUNTY AUDITOR'S OFFICE.

C - NO RESIDENTIAL STRUCTURE SHALL BE ERECTED OR PLACED ON ANY BUILDING PLOT, WHICH PLOT HAS AN AREA OF LESS THAN 9,000 SQUARE FEET, OR A WIDTH OF LESS THAN 60 FEET FRONTAGE. NO DWELLING, COSTING LESS THAN \$5,500.00 SHALL BE PERMITTED ON ANY LOT IN BLOCK NUMBER ONE, AND ON LOTS ONE TO TEN, INCLUSIVE, IN BLOCK 2. NO DWELLING, COSTING LESS THAN \$6,000.00, SHALL BE PERMITTED ON LOTS 11 TO 19, INCLUSIVE, IN BLOCK 2. NO DWELLING, COSTING LESS THAN \$5,000.00, SHALL BE PERMITTED ON ANY OF THE REMAINING LOTS IN THE SUBDIVISION. THE MINIMUM COST AS REFERRED TO IS TO BE TAKEN AS THE SUM WHICH WOULD BUILD THE SAME SIZE, TYPE AND CHARACTER OF BUILDING IN THE JUDGMENT OF EIVIND ANDERSON FOR SAID MINIMUM COST ON JANUARY 1, 1940. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1100 SQUARE FEET, IN CASE OF ONE STORE STRUCTURE, NOR LESS THAN 980 SQUARE FEET FOR 1 1/2 OR 2 STORY STRUCTURES. THAT ANY DWELLING OR STRUCTURE OR ALTERATION PLACED OR ERECTED ON ANY LOT IN THIS SUBDIVISION SHALL BE COMPLETED AS TO EXTERNAL APPEARANCE, INCLUDING FINISHED PAINTING, WITHIN 6 MONTHS FROM DATE OF COMMENCEMENT OF CONSTRUCTION AND, UNLESS PUBLIC SEWERS ARE AVAILABLE, SHALL BE CONNECTED TO SEPTIC TANK AND FIELD TILE DISPOSAL SYSTEM INSTALLED THEREWITH, IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF PUBLIC HEALTH AND LOCAL AUTHORITY.

D - EASEMENTS AFFECTING LOTS NOS. 5 AND 6, BLOCK NO. 1 ARE RESERVED, AS SHOWN ON THE RECORDED PLAT, FOR UTILITY INSTALLATION AND MAINTENANCE.

E - NO TRAILER, TENT, SHACK, BARN OR OTHER OUTBUILDING SHALL BE ERECTED, PERMITTED OR MAINTAINED IN THE SUBDIVISION, NOR USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.

F - NO SWINE, GOATS, CATTLE OR HORSES, POULTRY, RABBITS OR ANY SPECIES OF LIVESTOCK SHALL BE KEPT OR MAINTAINED ON ANY LOT FOR COMMERCIAL PURPOSE OR OTHERWISE. THIS IS NOT INTENDED TO INCLUDE HOUSEHOLD PETS, NOT CALCULATED TO BECOME AND NOT BECOMING A NUISANCE TO OWNERS OF, OR INHABITANTS OF SAID SUBDIVISION. EXCEPT THAT POULTRY AND RABBITS MAY BE KEPT FOR PRIVATE USE.

G - NO PART OR PARCEL OF LAND OR IMPROVEMENT THEREON SHALL BE RENTED OR LEASED TO OR USED OR OCCUPIED, IN WHOLE OR IN PART, BY ANY PERSON OF AFRICAN OR ASIATIC DESCENT, NOR BY ANY PERSON NOT OF THE WHITE OR CAUCASIAN RACE, OTHER THAN DOMESTIC SERVANTS DOMICILED WITH AN OWNER OR TENANT AND LIVING IN THEIR HOME.

H - NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY 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.

EIVIND ANDERSON
ASLAUG ANDERSON

STATE OF WASHINGTON
COUNTY OF PIERCE

ON THIS 13TH DAY OF MARCH, 1944, PERSONALLY APPEARED BEFORE ME EIVIND ANDERSON AND ASLAUG ANDERSON, HIS WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED 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 FIRST ABOVE WRITTEN.

D. H. WHITE PROFESSIONAL ENGINEER
STATE OF WASHINGTON
REGISTERED

HENRY ARNOLD PETERSON NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES APR 21, 1947

HENRY ARNOLD PETERSON
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING AT TACOMA,
WASHINGTON.

APPROVED BY THE PLANNING COMMISSION APRIL 12, 1944

APPROVED APRIL 12, 1944
O. H. HALLBERG
ACT'G CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA, WASHINGTON, THIS 19 DAY OF APRIL, 1944.

S. J. MAXWELL
PRESIDENT
C. F. MASON
SECRETARY
A. R. BERGERSEN
COMMISSIONER OF PUBLIC WORKS

SEAL OF THE CITY OF TACOMA
1884

C. V. FAWCETT
VICE-PRESIDENT OF CITY COUNCIL
ATTEST GENEVIEVE MARTIN, CITY CLERK
APPROVED APRIL 19, 1944
C. V. FAWCETT
ACTING MAYOR

TACOMA, WASHINGTON, APRIL 24, 1944

I HEREBY CERTIFY THAT THERE ARE NO UNPAID STATE OR COUNTY TAXES ON THE PROPERTY DESCRIBED WITHIN.

PAUL NEWMAN
TREASURER, PIERCE COUNTY, WASHINGTON,
BY _____ DEPUTY

TREASURER, PIERCE COUNTY,
WASHINGTON
OFFICIAL SEAL

FILED AND RECORDED AT REQUEST OF EIVIND ANDERSON, THIS 26 DAY OF APRIL, 1944, AT 22 MINUTES PAST 11 O'CLOCK, A.M., ON PAGE _____, VOLUME _____ OF RECORD OF PLATS.

J. E. FORD, PIERCE CO. AUDITOR
AUDITOR OF PIERCE COUNTY, WASHINGTON
BY W. C. THAYER, DEPUTY

COUNTY AUDITOR PIERCE COUNTY
WASHINGTON
SEAL

1344294

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COMPARED BY R.M. 927
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