

SHEET 2 OF 2

HIGGINS ADDITION

MAY 1956

SEC. 12, TWP. 23 N, R 3 E WM. ARCH FULLER
WARREN N. HAYNER & ASSOC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN ACCORDANCE OF THE LAWS HEREBY PLATED, HEREBY DECLARE THIS TRACT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO ALL EASEMENTS OR INTERESTS PUBLIC PROPERTY OR PLACES SHOWN THEREON FOR THE PURPOSE THEREON INDICATED, ALSO THE RIGHT TO MAKE ALL NECESSARY CUTS FOR CUTS OR FILL UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAN IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN THEREON

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 10th DAY OF MAY 1956

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN OF HIGGINS ADDITION IS MADE UPON AN ACCURATE SURVEY AND CONFORMS TO THE PROVISIONS OF SEC 12, TWP 23 N, R 3 E, WM. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK BOUNDARIES CORRECTLY SHOWN ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND STATUTE REGULATIONS.



License No. 2401 Return No. 516000 5800

EXAMINED AND APPROVED THIS 20th DAY OF JUNE, 1956

 COUNTY ROAD ENGINEER

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF MAY 1956, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED PAUL P. HIGGINS AND FRANK'S (HIGGINS) HIS WIFE; TO ME KNOWN TO BE THE INDIVIDUALS WHO SECURED THE WITHIN DEDICATION, AND DECLARED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY AND DEED FOR THE USE AND PURPOSES THEREIN MENTIONED.

WITNESSED MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE



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

191443
 FILED FOR RECORD AT THE OFFICE OF THE CLERK OF COUNTY OF KING, WASHINGTON, THIS 21st DAY OF MAY 1956, AT 11:00 AM. CLERK OF COUNTY OF KING, WASHINGTON

 By _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____

I HEREBY CERTIFY THAT THE WITHIN PLAN OF HIGGINS ADDITION IS FULLY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 6 DAY OF MAY 1956.

 CHAIRMAN

 SECRETARY

 PLANNING OFFICER

EXAMINED AND APPROVED THIS 13th DAY OF JULY 1956

 CLERK, BOARD OF COUNTY COMMISSIONERS

 CLERK, BOARD OF COUNTY COMMISSIONERS



I HEREBY CERTIFY THAT ALL PROPOSED TOWNSHIP AND TOWN MAPS ARE AND WERE MADE UPON ACCURATE SURVEYS AND ALL COURSES AND DISTANCES ON ANY OF THE TOWNSHIP MAPS SHOWN CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND STATUTE REGULATIONS.



 CLERK, COUNTY RECORDS

HIGGINS ADDITION

SHEET 1 OF 2

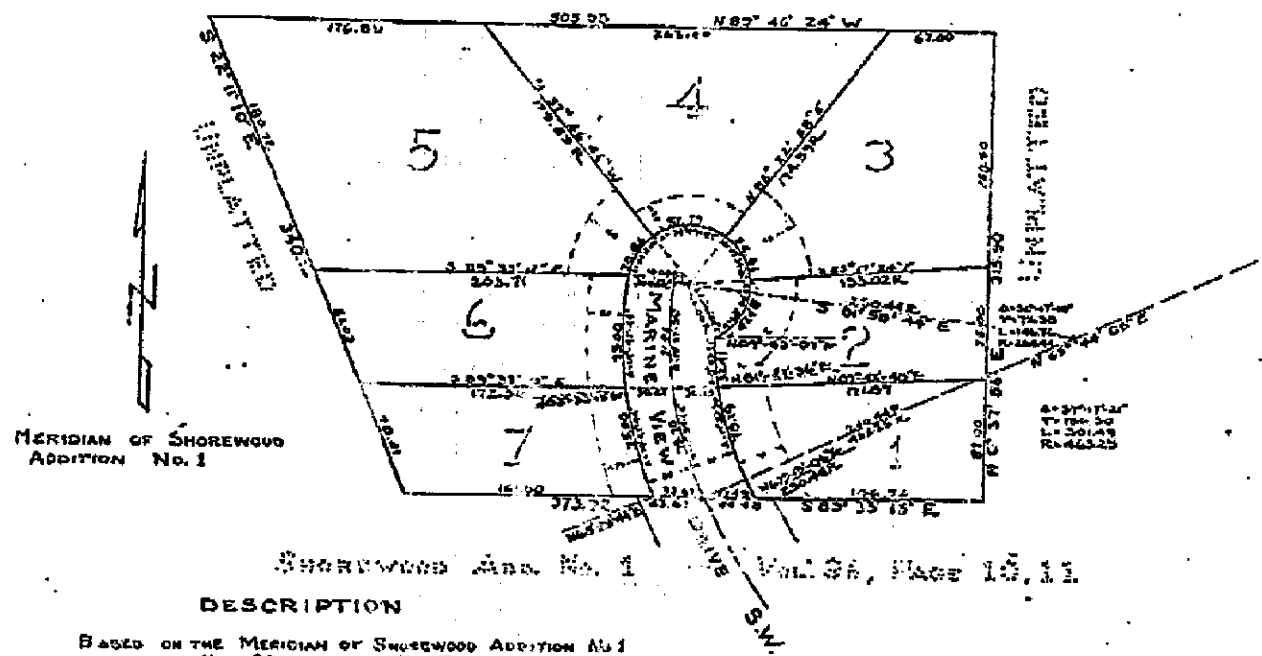
APRIL 1956

SCALE: 1" = 50'

SEC. 12, TWP 23N R3E WM
KING COUNTY, WASHINGTON

ARCH FULLER
WARREN N. HAYNER & ASSOC.

UNPLATTED



SHOREWOOD ADD. NO. 1

VOL. 36, PAGE 10, 11

DESCRIPTION

BASED ON THE MERIDIAN OF SHOREWOOD ADDITION NO. 1 AS RECORDED IN Vol. 36, PAGES 10, 11, PLAT RECORDED OF KING COUNTY.

BEGINNING AT S.E. CORNER (VIZ. LOT 3, SEC. 12, T. 23 N., R. 3 E., WM., IN KING CO., WASH.; THENCE N 89° 33' 15" W ALONG SOUTHERLY LINE THEREOF 205.71; THENCE N 0° 37' 56" E, PARALLEL WITH EAST LINE OF SAID LOT, 635.14 FT.; THENCE N 89° 46' 24" W, 135 FT. TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 89° 46' 24" W 305.85 FT., THENCE S 22° 11' 13" E 340.16 FT., THENCE S 89° 33' 15" E 313.92 FT. TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS N 0° 37' 56" E; THENCE N 0° 37' 56" E 215.90 FT. TO THE TRUE POINT OF BEGINNING.

BEING ALSO KNOWN AS TRACTS 1 AND 2 OF FIDLEY'S ACRE TRACTS (UNREC.); EXCEPT THE EAST 135 FT. THEREOF.
SUBJECT TO EASEMENT UNDER AUNTOR'S FILE NO. 259,454.

RESTRICTIONS

NO LOT OR PORTION OF A LOT IN THIS PLAT, SHALL BE DIVIDED AND SOLD OR RECALD. OR OWNERSHIP CHANGED OR TRANSFERRED, UNLESS BY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THE PLAT.

ALL LOTS IN THIS PLAT ARE RESTRICTED TO R-12 RESIDENCE DISTRICT USE GOVERNED BY AND SUBJECT TO RESTRICTIONS, RULES AND REGULATIONS OF THE COUNTY RESOLUTION NO 16426 FOR ZONING AND SUBSEQUENT CHANGES THEREOF BY OFFICIAL COUNTY RESOLUTION.

INDIVIDUAL SEPTIC TANKS AND/OR PUBLIC SEWERS, METHOD TO BE DETERMINED AND HAVE APPROVAL OF THE KING COUNTY HEALTH DEPARTMENT AT TIME OF APPLICATION FOR BUILDING PERMITS.

10d February 20, 1957
Cordell March 8, 1957

Auditor's File No. 477561
Received by PAUL P. Higgins and
Frances C. Higgins, his wife.

HIGGINS ADDITION

No structure shall be erected, placed or permitted upon any lot or upon one detached single-family residence for single family occupancy only, provided that a garage for not more than two cars or other occupancy may be erected thereon if its use is incidental to the occupancy of such residence.

No residence may be erected, placed or permitted at any time within a subdivision except upon a lot which is 9000 or more square feet area.

No dwelling shall be erected, placed or permitted on any lot unless conforming with each and all of the following requirements:

a. The residence must be placed upon a concrete, solid masonry or other permanent foundation.

b. The ground floor area of the residence, exclusive of open porches and garages shall not be less than 1300 square feet.

c. The residence shall be one story construction only; basement (if any) shall not exceed 4.12.

d. In the location of any residence upon a lot, reasonable regard shall be had for the residences on neighboring lots so as not to obstruct their view or light and all of the following shall be observed to no less than 40 feet from the street:
No trailer, basement, tank, shack or other structure not conforming with the requirements of paragraph 3 above, shall be used as a residence, wholly or partially.

Any residence erected or placed upon any lot shall be completed as to external appearance, including any painting or color finishing, within months from the date of commencement of construction.

No lot shall be used for the keeping of any feed or animal except in domestic pens, and there shall be no more than one of each kept on any lot.

No outdoor or indoor sign, advertisement, billboard or advertising device or material of any kind except such as may be related to the lease or other disposition of any lot or parcel of real estate in

-continued-

the Higgins's Addition shall be erected, placed or permitted upon any lot, unless such lot is hereafter zoned for business use, provided that a sign no larger than two square feet denoting the profession of practicing a learned profession may be displayed at his residence.

8. 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.

Those restrictive covenants shall run with the land and shall be binding for the period of 25 years from date hereof upon all lots in the Higgins's Addition as delineated or set forth in the plat thereof filed with the Auditor of King County, Washington in Volume 57 of plat 12, page 82. Hereafter they shall be binding for successive 10 year periods unless during the 90 days immediately prior to the expiration of any such 10 year period amendments thereof shall be entered in the Auditor's Office of King County. Any such amendments and recording binding for the successive 10 year period and hereafter shall be as provided herein or in his heirs, successors or assigns shall violate or attempt to violate any such restrictions, any other owner may bring suit or injunction for damages, or for other relief in law or equity.

Invalidation of any one or more of those restrictions in whole or in part shall in no way affect any of the other provisions hereof.

5/1/92