

BEACHCREST FIRST ADDITION

SEC. 25, TWP. 19 N., RANGE 1 W. W.M.

THURSTON COUNTY, WASHINGTON

MCDONALD ENGINEERING COMPANY
TACOMA, WASH.

MAY 2, 1948

KNOW ALL MEN BY THESE PRESENTS THAT BEACHCREST, INC., ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WASHINGTON, OWNER OF A PARCEL OF LAND LOCATED IN SEC. 25, TWP. 19 NORTH, RANGE 1 W.W.M., THURSTON COUNTY, WASHINGTON, PUBLISHES THE ATTACHED PLAT.

DESCRIPTION

THIS PLAT OF BEACHCREST FIRST ADDITION, THURSTON COUNTY, WASHINGTON COVERS AND INCLUDES THE FOLLOWING DESCRIBED TRACT OF LAND:-

BEGINNING AT THE SW. COR. OF THE SE. QUARTER OF THE NW. QUARTER OF SEC. 25, TWP. 19 N., R. 1 W.W.M.; THENCE, N. 1°20'58" W. 2654.85 FT. TO THE NW. COR. GOV. LOT 1; THENCE, N. 88°49'40" E. 8006 FT. TO THE GOV. MEANDER LINE; THENCE, S. 51°46'03" E. 229.88 FT.; THENCE, S. 60°16'30" E. 461.57 FT.; THENCE, S. 48°46'30" E. 28000 FT.; THENCE, S. 74°16'30" E. 741.59 FT.; THENCE, S. 15°43'30" W. 243.30 FT.; THENCE, S. 41°24' W. 27.74 FT.; THENCE, S. 0°46'21" E. 29667 FT.; THENCE, S. 88°59'52" W. 13000 FT.; THENCE, S. 0°46'21" E. 132000 FT.; THENCE, S. 0°43'50" E. 600.00 FT.; THENCE, S. 88°52'50" W. 35625 FT.; THENCE, S. 0°45'35" E. 690.34 FT.; THENCE, S. 89°01'34" W. 97589 FT.; THENCE, N. 0°47'20" W. 1317.87 FT. TO POINT OF BEGINNING, ALL LYING WITHIN THE LIMITS OF GOV. LOT 1, GOV. LOT 2, SE. QUARTER OF THE NW. QUARTER, NE. QUARTER OF THE SW. QUARTER OF SEC. 25, TWP. 19 N., RANGE 1 W.W.M., COMPRISING 106.41 ACRES.

EASEMENTS

ALL LAND NOT BEARING LOT NUMBERS ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY BEACHCREST INC. THIS SHALL INCLUDE STREETS, PATHS, LAKE, TIDELANDS, ETC. USE OF ALL STREETS AND PATHS IS HEREBY GRANTED TO ALL LAND OWNERS INCLUDED IN THIS PLAT AND LATER ADDITIONS BY BEACHCREST, INC., AMBULANCES, POLICE, FIRE EQUIPMENT, SCHOOL BUSES, MAIL CARRIERS, AND ALL PUBLIC CONVEYANCES.

EASEMENT FOR CONSTRUCTION OF TELEPHONE LINES, POWER LINES, WATER LINES, SEWER LINES, GAS LINES, AND ALL PUBLIC UTILITIES IS HEREBY GRANTED OVER OR UNDER STREETS INCLUDED IN THIS PLAT. THIS EASEMENT SHALL ALSO INCLUDE MAINTENANCE OF SAID LINES AND UTILITIES.

IN WITNESS WHEREOF OFFICERS OF SAID CORPORATION HAVE CAUSED THEIR RESPECTIVE NAMES TO BE HEREUNTO SUBSCRIBED AND THE CORPORATE SEAL HEREUNTO AFFIXED THIS 3rd DAY OF May 1948.

BEACHCREST INC.

BAILEY HILTON — PRESIDENT

EDW. O. SJOBOEN — TREASURER

B. T. SJOBOEN — VICE-PRESIDENT

N. L. McDONALD — SECRETARY

STATE OF WASHINGTON }
COUNTY OF THURSTON } SS

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF May A.D. 1948 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BAILEY HILTON, PRESIDENT, B. T. SJOBOEN, VICE-PRESIDENT, EDW. O. SJOBOEN, TREASURER, N. L. McDONALD, SECRETARY, ALL OF WHOM ARE OFFICERS OF BEACHCREST, INC. AND TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND EACH ACKNOWLEDGE TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND AFFIX MY SEAL THE DAY AND YEAR FIRST ABOVE MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF BEACHCREST FIRST ADDITION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 1 WEST WILLAMETTE MERIDIAN, THAT THE DISTANCES AND COURSES ARE SHOWN CORRECTLY, THAT MONUMENTS HAVE BEEN SET CORRECTLY ON THE GROUND, THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATUTES AND THE REGULATIONS GOVERNING PLATTING.

N. L. McDONALD
LICENSE NO 1424, RENEWAL NO. 1833
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

DATE 3-1948

COVENANTS

ALL RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PURCHASERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS. NO OTHER THAN THE WHITE RACE SHALL BE ALLOWED TO OCCUPY ANY RESIDENCE IN THIS SUBDIVISION EXCEPT SERVANTS.

NO HOUSES OR BUILDINGS SHALL BE CONSTRUCTED AT A DISTANCE CLOSER THAN 25 FEET FROM THE FRONT OF ANY LOT EXCEPT WHERE CONTOURS OF GROUND PERMIT GARAGE TO BE BUILT IN AN EMBANKMENT.

BEFORE CONSTRUCTING A RESIDENCE OR BUILDING OF ANY KIND THERE SHALL BE MANDATORY FOR THE BUILDER OR PROPERTY OWNER TO FIRST SUBMIT A PLAN OF SUCH CONSTRUCTION TO THE CORPORATION FOR APPROVAL AND NO WORK OF ANY NATURE WHATSOEVER SHALL BE STARTED ON THE RESIDENCE AND/OR BUILDING BEFORE THE PLAN IS APPROVED IN WRITING BY AT LEAST ONE OF THE OFFICERS OF THE CORPORATION.

ALL RESIDENCES SHALL BE COMPLETED ON THE EXTERIOR, INCLUDING PAINT, WITHIN SIX MONTHS AFTER THE STARTING DATE.

THIS SUBDIVISION SHALL BE LIMITED TO SUBURBAN RESIDENCES, EXCEPT HOWEVER, COMMUNITY BUSINESS CENTER OR OTHER BUILDINGS PLANNED AND DESIGNATED BY THE CORPORATION AND NO BUSINESS OF ANY KIND SHALL BE PERMITTED THEREON WITHOUT THE WRITTEN PERMISSION OF THE CORPORATION.

NO SWINE, SHEEP, GOATS OR CATTLE SHALL BE KEPT ON SAID PROPERTY AND CHICKENS SHALL NOT BE KEPT FOR COMMERCIAL PURPOSES.

ALL STREETS, ROADS, DRIVES, PATHS AND PROPERTY ADJOINING THE BEACH, FRESH WATER LAKE AND CREEK SHOWN ON THE PLAT SHALL REMAIN THE PROPERTY OF BEACHCREST, INC., THE USE OF WHICH IS HEREBY GRANTED TO EACH AND ALL PURCHASERS WITHIN THE LIMITS OF THIS SUBDIVISION OR ANY OTHER SUBDIVISION CREATED, FORMED OR ANNEXED BY BEACHCREST, INC., AND BEACHCREST, INC., SPECIFICALLY RESERVE THE RIGHT TO CREATE, FORM AND ANNEX ADDITIONAL SUBDIVISIONS TO THIS PLAT AND GRANT THE SAME PRIVILEGES AS PROVIDED HEREIN TO SAID SUBDIVISIONS OR ANNEXATIONS, AND THAT THE SAME SHALL BE CONSTRUCTED AND MAINTAINED BY THE CORPORATION UNTIL SUCH TIME AS THE CORPORATION, AFTER THE CONSTRUCTION OF ALL ROADS AND STREETS PROVIDED FOR IN THIS PLAT, DESIRES TO FORM AN ASSOCIATION FOR THE MAINTENANCE THEREOF.

THE CORPORATION RESERVES THE RIGHT TO DETERMINE WHETHER NOT ANY TREES OR NATURAL SHRUBBERY SHALL BE REMOVED, IT BEING THE INTENTION TO PRESERVE ALL NATURAL GROWTH OF ANY KIND, AND THAT NO FIRES OF ANY DESCRIPTION SHALL BE STARTED DURING THE FIRE SEASON WITHOUT A WRITTEN PERMIT SIGNED BY AN OFFICER OF THE CORPORATION.

THE USE OF FIREARMS ON THIS PROPERTY FOR HUNTING PURPOSES IS PROHIBITED.

THESE COVENANTS SHALL BE CONSIDERED AS RUNNING WITH ALL ADJOINING LAND NOW OWNED OR LATER ACQUIRED BY BEACHCREST, INC. AND SHALL BECOME EFFECTIVE AS SAID LANDS ARE PLATTED.

THE ENTIRE AREA COVERED BY THIS PLAT SHALL BE CONSIDERED AS PRIVATE PROPERTY AND AT NO TIME SHALL BE OPEN TO THE PUBLIC.

NO BUILDINGS OR OBSTRUCTIONS OF ANY KIND SHALL BE ERECTED, CONSTRUCTED OR GROWN WITHIN 30 FEET OF THE NORTHLINE OF BLOCK 12 AND/OR LOTS 1 TO 10 INCLUSIVE OF BLOCK 1, AND NO BUILDINGS OR OBSTRUCTIONS OF ANY KIND SHALL BE CONSTRUCTED, ERECTED OR GROWN WITHIN A HEIGHT EXCEEDING THAT OF A CONVENTIONAL ONE-STORY DWELLING ON THE REMAINDER OF THE ABOVE MENTIONED BLOCK 12 AND/OR LOTS 1 TO 10 INCLUSIVE BLOCK 1.

EXAMINED AND APPROVED THIS 3rd DAY OF May A.D. 1948

COUNTY ENGINEER

EXAMINED AND APPROVED THIS 3rd DAY OF May A.D. 1948

CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS

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

TREASURER OF THURSTON COUNTY, WASHINGTON

FILED AND RECORDED THIS 5 DAY OF May A.D. 1948 AT 27
PAST 12 P.M. ON PAGE 11 OF RECORD OF PLATS

AUDITOR OF THURSTON COUNTY, WASHINGTON

DEPUTY

BEACHCREST FIRST ADDITION

SEC. 25, TWP. 19 N., RANGE 1 W.W.M.

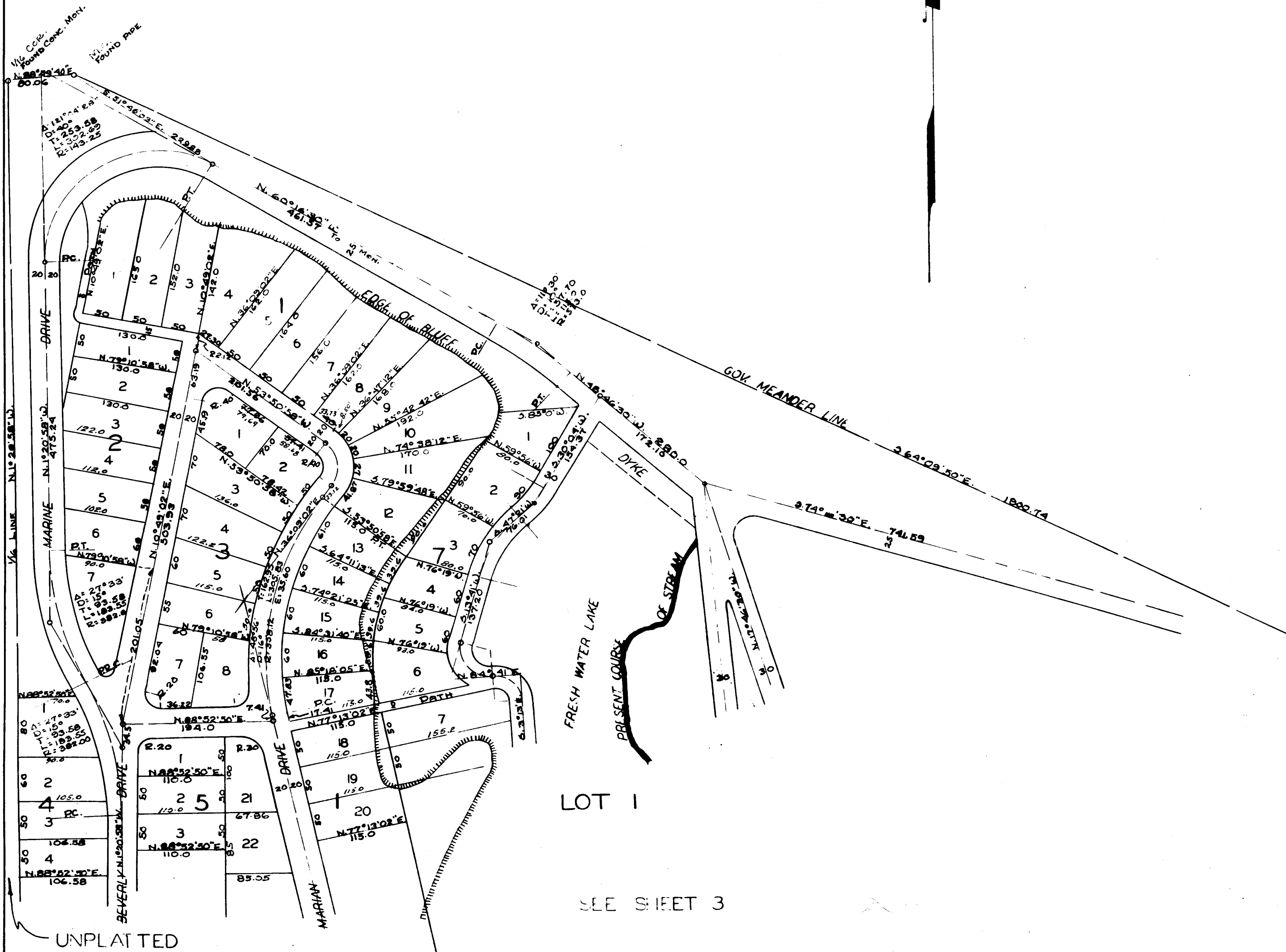
THURSTON COUNTY, WASHINGTON

MCDONALD ENGINEERING COMPANY

OCTOBER 21, 1947 TACOMA SCALE 1"=100'

PUGET
SOUND

Corrections in Red
By J.O. Swift 2/1/68



Wall page 18

SHEET 3

SEE SHEET 2

LOT

SEE LOWER RIGHT
HAND CORNER FOR
CURVE DATA.

PUGET SOUND
 GOV. MEANDER LINE

69

UNPLATTED

UNPLATTED

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SEE SHEET 4

CENTER SEC.
FOUNDED CONC. MEM.

BEACHCREST FIRST ADDITION

SEC. 25, TWP. 19 N., RANGE 1 W. W.M.

THURSTON COUNTY WASHINGTON

MCDONALD ENGINEERING COMPANY

MAY 1 1948

ACOMA

SCALE 1"=100'

SEE SHEET 3

UNPLATTED

