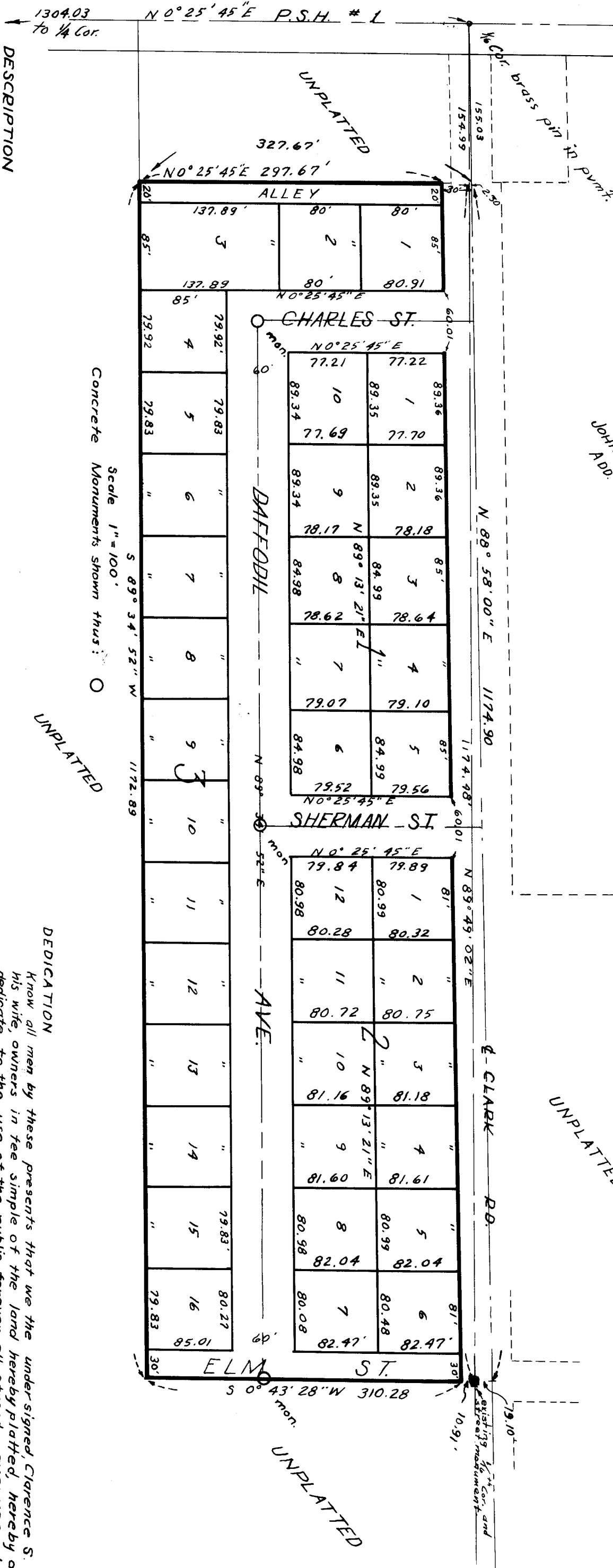


SCOTT'S ADDITION



DESCRIPTION

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of sec. 2 T 17 N R 2 W W 1 M. Thence N 89° 49' 02" E 154.99 feet to the point of beginning. Thence S 0° 25' 45" W 325.37 feet; Thence N 89° 34' 52" E 1172.89 feet; Thence N 0° 43' 28" E 321.19 feet; Thence S 89° 49' 02" W 1174.48 feet to the point of beginning.

ACKNOWLEDGMENT

This is to certify that on this 1st day of October A.D. 1951, before me the undersigned, a notary public, personally appeared Clarence S. Scott and Cordell Scott, to me known to be the persons who executed the foregoing dedication and acknowledged to me that they signed same as their free and voluntary act and deed for uses and purposes therein mentioned.

Notary Public in and for the State of Washington Residing in Olympia

CERTIFICATE OF ENGINEER

I hereby certify that I have surveyed the land hereby platted and herein described that the distances and courses shown thereon are correct, that the monuments have been set and lot and block corners staked on the ground.

Registered Professional Engineer and Land Surveyor

APPROVAL

Examined and approved this 27th day of November A.D. 1951.

Town Surveyor

Examined and approved this 4th day of Dec. A.D. 1951, pursuant to Ordinance No. 2826 of the Town of Tumwater, Washington, passed July 11, 1950, and approved by the Mayor thereof, passed July 11, 1950.

Attest Town Clerk

I hereby certify that there are no assessments levied against the property shown hereon.

Town Treasurer

I hereby certify that taxes on property shown herein have been paid.

496431

County Treasurer

Filed for record at the request of Clarence Scott, this 6th day of December A.D. 1951, at 3:47 minutes past 3:00 o'clock and recorded in volume 11 of plats, page 116 records of Thurston County.

By Deputy County Auditor

DEDICATION

Know all men by these presents that we the undersigned, Clarence S. Scott and Cordell Scott, his wife, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets, avenues, places, and sewer easements or whatever public property there is shown on plat, and the use thereof for any and 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, tracts, etc., shown on this plat in the reasonable original grading of all streets, avenues, etc., shown hereon.

The following restrictions are hereby imposed upon the entire tract of land platted hereon:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height, and a private garage for not more than two cars.
2. No lot shall be subdivided.
3. No building shall be erected on any lot nearer than 20 feet from the front lot line nor nearer than 5 feet to any side lot line. The side lot line restriction shall not apply to a garage. On corner lots, no structure shall be erected nearer than 20 feet to side street line.
4. 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, nor shall any retail or wholesale shop or manufacturing plant or store be permitted.
5. No race or nationality other than the Caucasian Race shall use or occupy any building on any lot except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality, employed by an owner or tenant.
6. No trailer, basement, tent, shack, garage, barn, or other outbuilding shall be erected in the tract, shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
7. No structure shall be moved onto any lot unless it meets with the approval with the committee hereinafter referred to, or if there is no committee it shall conform to and be in harmony with existing structures in the tract.
8. No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the Subdivider or elected by the majority of all the lots in said subdivision, and on instrument showing the establishment of any such committee, either by appointment or election, including the names of the members and the period for which they are appointed or elected shall be recorded. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 30 days, then such approval will not be required provided the design and location conforms to and are in harmony with existing structures in the tract. In any case either with or without the approval of the committee, no dwelling costing less than \$5000.00 shall be permitted on any lot in the tract, and the ground floor square foot area shall not be less than 700 square feet.
9. Septic tanks may be installed and used on lots, subject to the health and sanitary requirements of the State of Washington, County of Thurston or any legally constituted authority.
10. The covenants and restrictions are to run with the land and shall be binding on all the parties all persons claiming under them until January 1, 1962, thereafter may be extended for a ten year period and successive ten year periods thereafter upon the approving vote of two-thirds of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
11. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
12. Invalidity of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF WE HAVE SET OUR HAND AND SEALS THIS 1st day of October A.D. 1951.

Signed at the presence of:

Clarence S. Scott
Cordell Scott