CARLETON BEACH TRACTS

AN ADDITION TO THE CITY OF SEATTLE WASHINGTON.

Dedication

KNOW ALL MEN BY THESE PRESENTS: That Arthur A. Phinney and Daisy E. Phinney his wife, Oscar E. Jensen & Co., Inc., and the Phinney Realty and Investment Company, corporations organized under the laws of the State of Washington, being owners in fee simple of the Lands described in the accompanying instrument entitled "Description", have this day platted the same as "Carleton Beach Tracts - An Addition to the City of Seattle, Washington," and do hereby declare said plat and dedicate to the use of the public forever all the avenues, streets, drives, lanes and alleys shown thereon, 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 any lot, tract or reserve in the reasonable original grading of any street or alley shown hereon; provided, that the blocks designated as "RESERVES" are not included in the preceding dedication to public use, but are expressly reserved for subdivision, or for any use or disposition by the owners thereof.

And the said owners of lands included in this plat do hereby fix and establish the "BUILDING RESTRICTION," as set forth in the accompanying statement thereof, upon all of the tracts in the respective Divisions of the plat.

IN WITNESS WHEREOF, the said persons and corporations, hereinbefore designated as the owners of the property included in this plat, and making the declarations and dedications hereinbefore set forth, have hereunto set their hands and seals, and the said corporations have caused these presents to be executed by their respective authorized officers and their respective corporate seals to be hereunto affixed, this 31st day of December, A.D. 1920.

OSCAR E. JENSEN & CO. INC. INCORPORATED SEAL 1909 SEATTLE, WASH.

Arthur A. Phinney (SEAL)

Daisy E. Phinney (SEAL)

OSCAR E. JENSEN & Co., Inc.

Attest, Arthur A. Phinney, Sec'y — By Oscar E. Jensen, President

PHINNEY REALTY AND INVESTMENT COMPANY INCORPORATED 1906 SEATTLE WASHINGTON

THE PHINNEY REALTY AND INVESTMENT COMPANY.

Attest, D.E. Phinney, Sec'y — By Arthur A. Phinney, President

Description

This Plat of "Carleton Beach Tracts - An Addition to the City of Seattle, Washington," includes and covers the following described lands, all being within "Ladd's addition to the City of Seattle", as heretofore platted and recorded on Page 59 of Volume 2 of Plats in the Records of King County, Washington, to wit:- The South half of Blocks 36 and 37; all of Block 38; Lots 1 and 2 of Block 40; all of Blocks 44 and 45; Block 46, except Lot 7 thereof; all of Blocks 47, 50, 51, 52, 53, 56, 57, 58, 59, 60, 77, 78, 82 and 85; all of Blocks (or Tracts) A and B; also of Blocks (or Tracts) C, D, E, F and G, except those portions thereof condemned pursuant to Ordinance 24,805 and acquired by the City of Seattle for public park purposes; also the former streets, avenues and alleys bordering and included between the above named lots, blocks and tracts in said Ladd's Addition, as the same have been vacated by Ordinances Nos 30,459, 41,098 and 41,684 of the City of Seattle; excepting therefrom the portions of said Blocks, lots and vacated streets and alleys indicated hereon as Reserves E, F, G, H, J, K and L: also excepting any portion thereof covered by the plat of Seattle Tide Lands.

The location and dimensions of all divisions, reserves, tracts, blocks, lots, streets, avenues, drives, lanes and alleys are as indicated upon the face of the Plat. The boundaries of the original blocks and vacated streets and alleys of "Ladd's Addition" within the area covered by this plat are indicated by underlying light, dotted lines. The location and relation of certain blocks and lots remaining as "Ladd's Addition," bordering but not included within this plat, are indicated by heavier broken lines; also the adjacent park and boulevard areas of the City of Seattle and the connecting plats of Carleton Park, Magnolia Heights and Seattle Tide Lands.

The location of sectional and subdivisional lines and corners, street centers and monuments fixed in perpetuation of same, together with the courses and distances defining the relation of the various tract and street lines to the same, are as indicated upon the face of this plat. All bearings are referred to the Seattle Tide Lands Meridian, which is North 0° 07' 06" west of the City Standard Meridian.

Building Restriction

Nothing but detached structures for single residence purposes, with garages and other necessary residence appurtenances, shall be built on the tracts included within this Plat, and when so built shall be used for residence purposes only.

Acknowledgment

State of Washington } ss
County of King }

This is to certify that on this 31st day of December, 1920, personally appeared before me the undersigned, a NOTARY PUBLIC in and for the State of Washington, duly commissioned and sworn, Arthur A. Phinney and Daisy E. Phinney his wife, to me known to be the individuals described in and who executed the forgoing instrument entitled "DEDICATION", and acknowledged each for himself and herself that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned; also personally appeared Oscar E. Jensen and Arthur A. Phinney, to me known to be President and Secretary, respectively, of Oscar E. Jensen & Co., Inc., and Arthur A. Phinney and D. E. Phinney, to me known to be President and Secretary, respectively, of The Phinney Realty and Investment Company, being the corporations that executed the foregoing instrument, and they respectively acknowledged the said instrument to be the free and voluntary act and deed of each of said corporations for the uses and purposes therein mentioned; and on oath stated that they were authorized to execute the said instrument and that the seals affixed are the corporate seals, respectively, of said corporations.

Witness my hand and official seal hereto affixed the day and year in this certificate above written

EARLE R. JENNER NOTARY PUBLIC COMMISSION EXPIRES SEPT. 10, 1921 STATE OF WASHINGTON

Earle R. Jenner
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SEATTLE

Unofficial

CARLETON BEACH

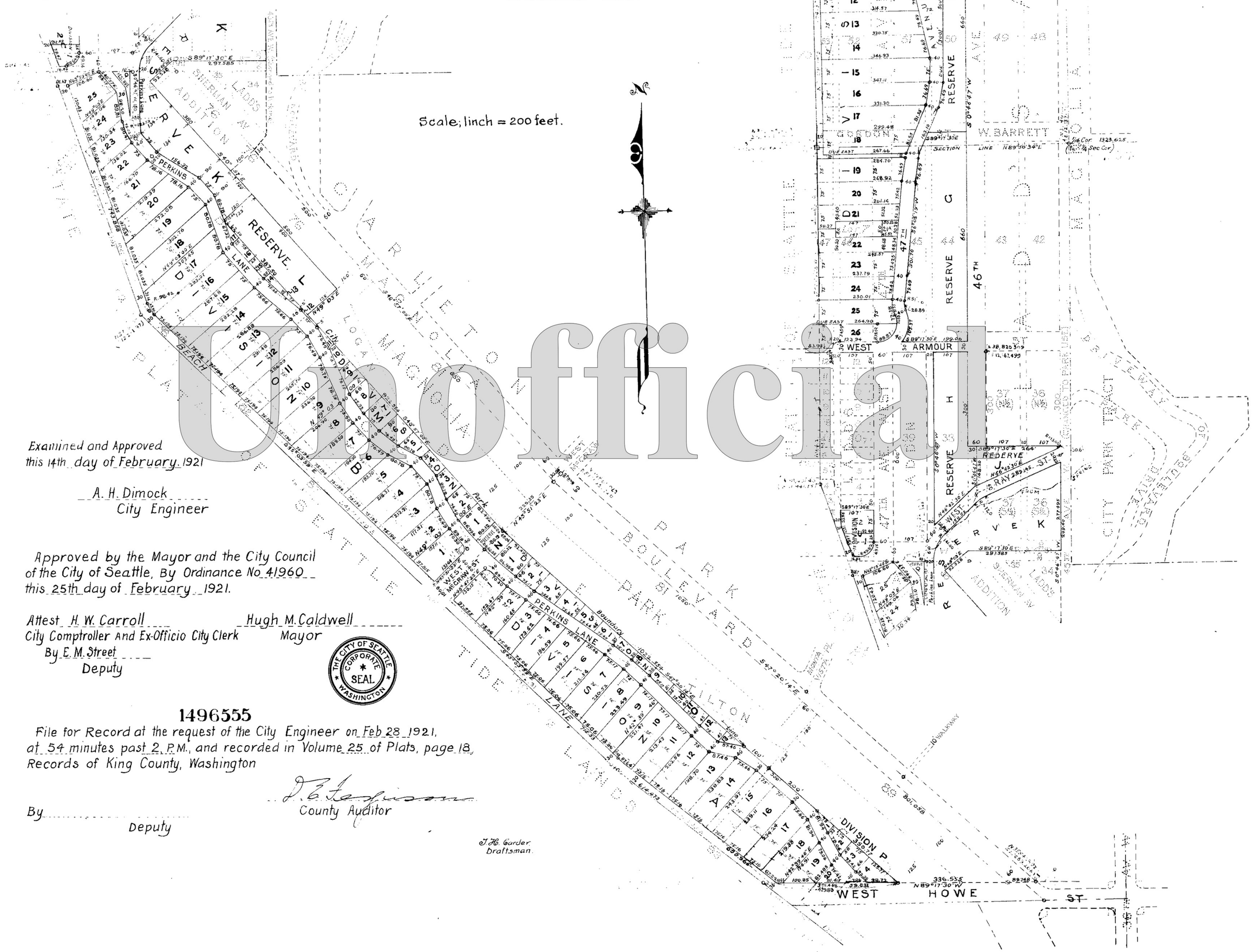
TRACTS

AN ADDITION TO THE CITY OF SEATTLE WASHINGTON.

George F. Cotterill, Civil Engineer.

December 1920.

Scale; 1 inch = 200 feet.



Unofficial

Examined and Approved
this 14th day of February 1921

A. H. Dimock
City Engineer

Approved by the Mayor and the City Council
of the City of Seattle, By Ordinance No 41960
this 25th day of February 1921.

Attest H. W. Carroll
City Comptroller And Ex-Officio City Clerk
By E. M. Street
Deputy

Hugh M. Caldwell
Mayor

THE CITY OF SEATTLE CORPORATE SEAL WASHINGTON

1496555

File for Record at the request of the City Engineer on Feb 28 1921,
at 54 minutes past 2 P.M., and recorded in Volume 25 of Plats, page 18,
Records of King County, Washington

D. E. Hodgson
County Auditor

By
Deputy

J. H. Garder
Draftsman