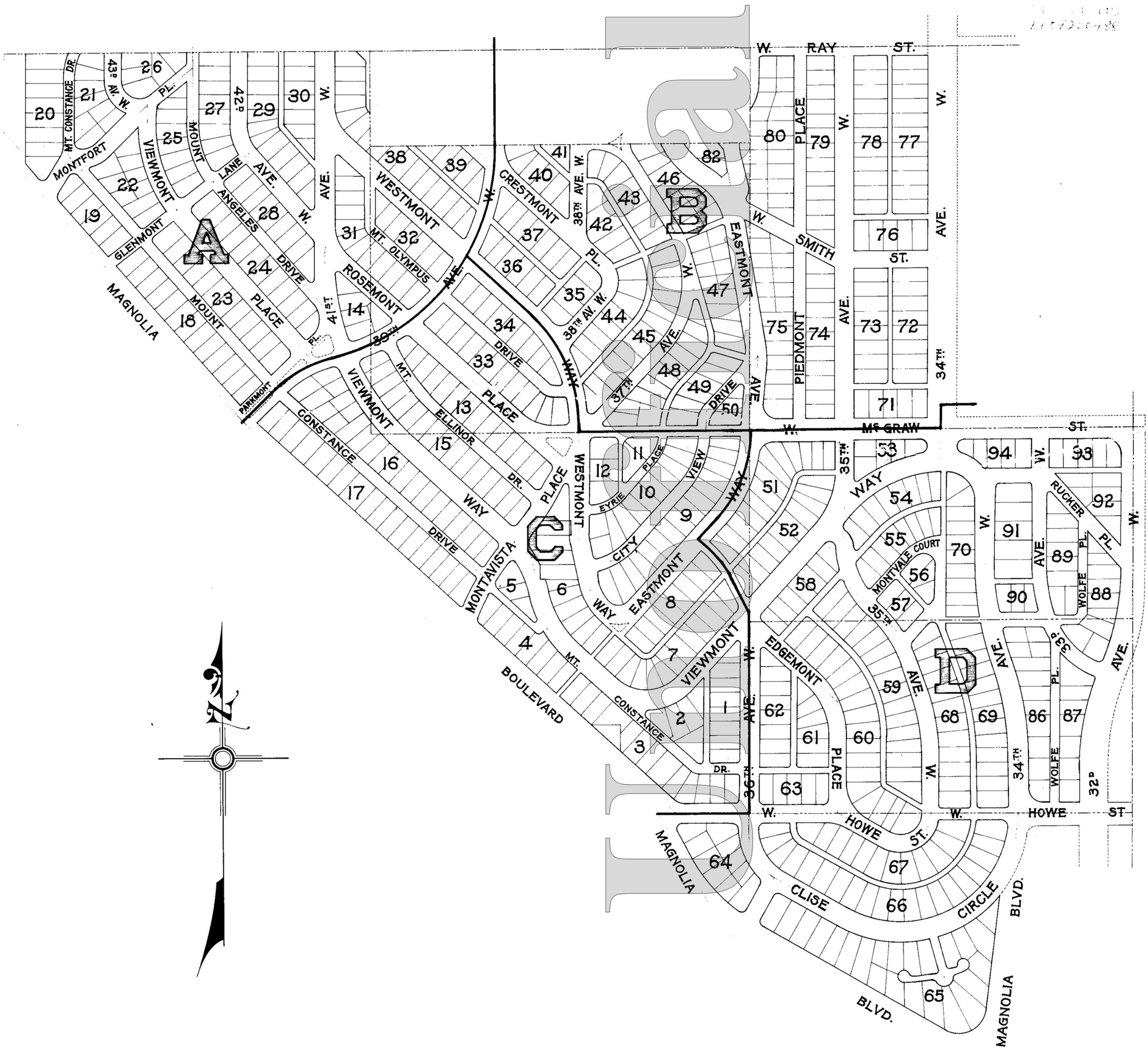
KEY MAP

CARLETON PARK

AN ADDITION TO THE CITY OF SEATTLE



CARLETON PARK

AN ADDITION TO THE CITY OF SEATTLE.

DESCRIPTION

This Plat of "Carleton Park, An Addition to the City of Seattle, Washington," includes and covers the following described tracts, all being in Section Twenty-two (22) of Township Twenty-five (25) North, Range Three (3) East of the Willamette Meridian, in King County, State of Washington, to wit: –

1. That portion of "Ladd's Addition to the City of Seattle" (heretofore platted and recorded on Page 59 of Volume 2 of Plats in the Records of King County) which was designated as Blocks One (1) to Thirty-two (32), inclusive, of said Plat; together with all the streets, avenues and alleys between and bordering said blocks, except Sherman Avenue, now Magnolia Parkway, along the southwesterly side thereof; which said blocks, streets, avenues and alleys (with such exceptions as are expressed in the Vacation ordinance and clearly designated upon the face of this Plat) have been duly vacated by the City of Seattle by Ordinances No. 30458 and No. 34779.

2. All of the "Supplemental Plat to Ladd's Addition" (heretofore platted and recorded on page 67 of Volume 2 of Plats in the Records of King County), including all the blocks, lots, streets, avenues and alleys within said Plat, as the same have been duly vacated by the City of Seattle by Ordinance No. 34779.

3. All of "Wright's Addition to the City of Seattle (heretofore platted and recorded on page 181 of Volume 1 of Plats in the Records of King County), including all the blocks, lots, streets, avenues and alleys within said Plat, as the same (with such exceptions as are expressed in the vacation ordinance and clearly designated upon the face of this Plat) have been duly vacated by the City of Seattle by Ordinance No. 34779.

4. That portion of the South Half of the Northeast Quarter of the Southeast Quarter (S. ½ of N.E. ¼ of S.E. ¼) of said Section Twenty-two (22), lying west of the west margin of Thirty-second Avenue West, as defined and established by the City of Seattle by Ordinance No. 32897 for the extension of Thirty-fourth Avenue West and other streets; also the south 37.22' of said subdivision lying east of said west margin of 32nd. Ave. W.

Also that portion of Government Lot Four (4) of said Section Twenty-two (22), lying north of the Magnolia Parkway tract or strip heretofore conveyed to the City of Seattle for park and boulevard purposes, crossing said Lot Four (4) by a westerly, southerly and northwesterly course or courses.

Also such portions of the last described two tracts as have heretofore been conveyed for street purposes (West Howe Street), which has been duly vacated by the City of Seattle by Ordinance No. 34779.

5. That portion of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter (N.E. ¼ of N.E. ¼ of S.E. ¼) of said Section Twenty-two (22) lying west of the west margin of Thirty-second Avenue West, and south of the south margin of West McGraw Street, as the same have been defined and established by the City of Seattle by Ordinance No. 32897 for the extension of Thirty-fourth Avenue West and other streets.

6. That portion of the Southeast Quarter of the Northeast Quarter (S.E. ¼ of N.E. ¼) of said Section Twenty-two (22) lying west of the west margin of Thirty-fourth Avenue West, as defined and established by the City of Seattle by Ordinance No. 32897 for the extension of Thirty-fourth Avenue West and other streets.

7. That portion of the South Half of the North Half of the Southwest Quarter of the Northeast Quarter (S. ½ of N. ½ of S.W. ¼ of N.E. ¼) of said Section Twenty-two (22), lying north of the north boundary of the "Supplemental Plat to Ladd's Addition" as recorded on page 67 of Volume 2 of Plats in the Records of King County.

Excepting from description (1) above noted, the following lots in Ladd's Addition and their added portions of adjacent vacated streets and alleys, as indicated on this Plat, to wit: – Lots 1 and 2, of Block 4, Ladd's Add'n. which are identical with Lot 10, Block 3 of this plat. Lots 3 and 6, of Block 11, Ladd's Add'n. which are, respectively, identical with Lots 5 and 2, Block 6 of this Plat.

The location and dimensions of all blocks, lots, avenues, streets, drives, boulevards, parks, parkways, courts, places, circles, lanes and alleys are as indicated upon the face of the Plat. Where no dimensions are indicated for small park tracts shown by dotted lines within the limits of streets or street intersections, it is intended that the precise park area shall be determined by the City Authorities in each case at the time of the improvement of the street or intersection surrounding or bordering any such park area, as may be consistent with the relative requirements for street and park purposes, and subject to modification thereafter as the City Authorities, on the same basis of relative requirements, may determine.

The location of the section and subdivision lines of said Section Twenty-two (22), within which this Plat is contained, and of the various monuments fixed by the City of Seattle in perpetuation of the government corners and establishment of various subdivision corners, together with the courses and distances defining the relation of the various block and street lines throughout this Plat to said section and subdivision lines and corners, are as indicated upon the face of this Plat. All bearings are referred to the Seattle Tide Lands Meridian, which Meridian is N. 0°07'06" W. of the City Standard Meridian.

BUILDING LINES AND RESTRICTIONS

Nothing but a single, detached residence shall be built on any one lot within this Plat, and when built shall be used for residence purposes only. This restriction shall not apply to lots fronting upon West McGraw Street between Thirty-second and Thirty-fifth Avenues West (including all lots in Block 53).

Every such single, detached residence shall cost not less than Five Thousand (5000) Dollars if fronting the Magnolia Parkway or Boulevard; not less than Three Thousand (3000) Dollars in those blocks of this Plat not fronting the Boulevard but having a westerly, southerly or southeasterly view of the Olympic Mountains and Puget Sound or of Elliott Bay, the central portion of the City and Mount Rainier; not less than Two Thousand (2000) Dollars in those blocks having a northeasterly, easterly or southeasterly view limited mainly to the Pleasant Valley and Wolf Creek vicinity; not less than Fifteen Hundred (1500) Dollars in those portions of the Plat between Thirty-fourth Avenue West and Thirty-second Avenue West, and also within the tract described in the 6th paragraph of the above "Description"; north of a line 100 feet north of West McGraw Street.

No structure, including any porch thereof, shall be set nearer than twenty-five (25) feet to the marginal line of the street upon which the structure faces. This restriction may be modified in case of any special lot of irregular shape, provided that in such cases there shall be a substancial compliance in harmony with adjacent lots.

Any garage or other necessary appurtenance of a residence shall either be constructed as a part thereof, or if isolated, shall be of architectural design in harmony with the residence.

CARLETON PARK

AN ADDITION TO THE

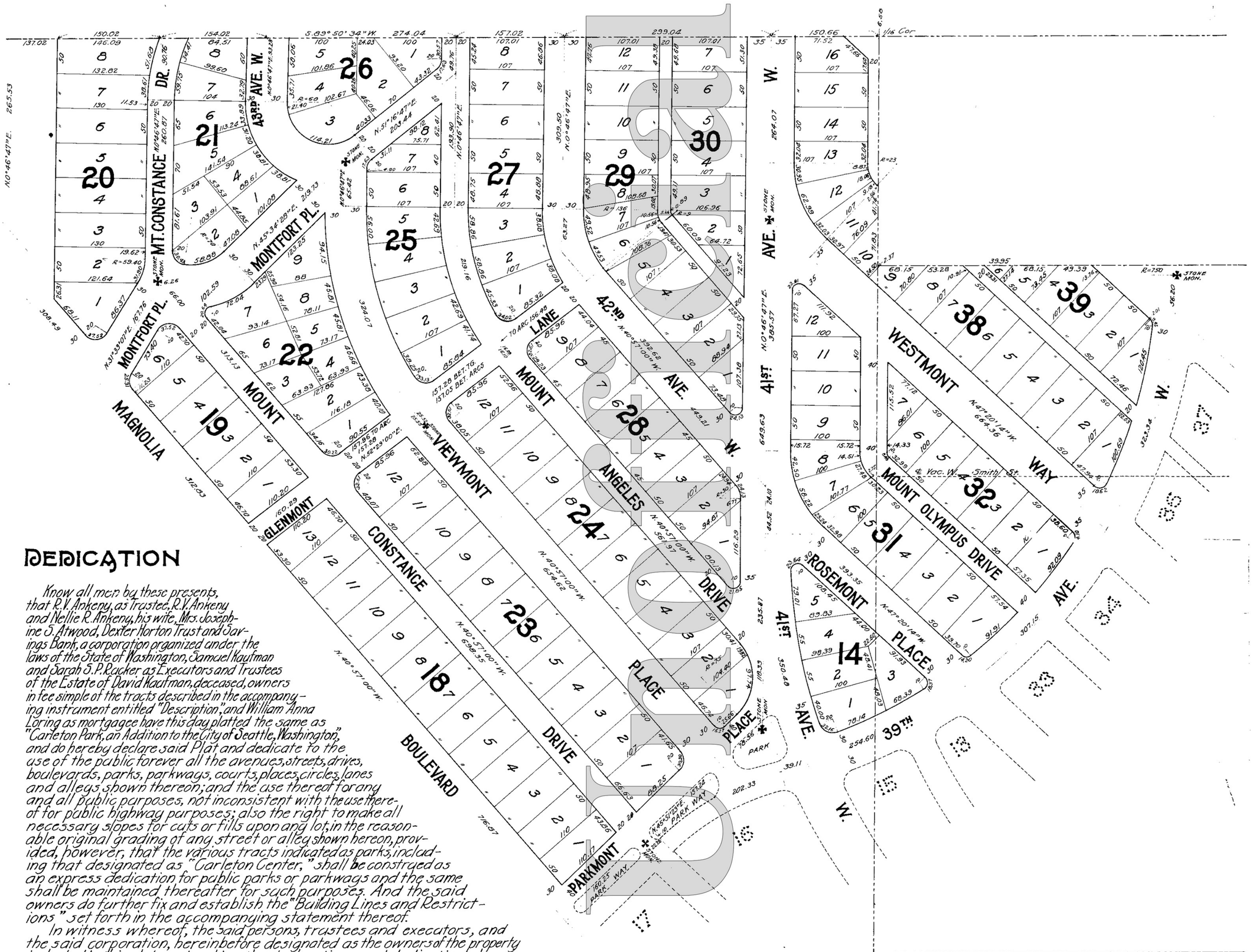
CITY OF SEATTLE

WASHINGTON.

May 1915.

Scale:
1 Inch = 100 Feet.

George F. Cotterill,
Civil Engineer.



DEDICATION

Know all men by these presents, that R.V. Ankeny, as Trustee, R.V. Ankeny and Nellie R. Ankeny, his wife, Mrs. Josephine S. Atwood, Dexter Horton Trust and Savings Bank, a corporation organized under the laws of the State of Washington, Samuel Kaufman and Sarah S.P. Racker as Executors and Trustees of the Estate of David Kaufman, deceased, owners in fee simple of the tracts described in the accompanying instrument entitled "Description", and William Anna Loring as mortgagee have this day platted the same as "Carleton Park, 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, boulevards, parks, parkways, courts, places, circles, 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, in the reasonable original grading of any street or alley shown hereon, provided, however, that the various tracts indicated as parks, including that designated as "Carleton Center," shall be construed as an express dedication for public parks or parkways and the same shall be maintained thereafter for such purposes. And the said owners do further fix and establish the "Building Lines and Restrictions" set forth in the accompanying statement thereof.

In witness whereof, the said persons, trustees and executors, and the said corporation, hereinbefore designated as the owners of the property included in this plat, and making the declarations and dedications hereinbefore set forth, have hereto respectively set their hands and seals; and the said corporation has caused these presents to be executed by its Vice-President and Secretary and has caused its corporate seal to be hereunto affixed.

Dated this 17th day of May A.D. 1915.

R.V. Ankeny
As Trustee

R.V. Ankeny
Nellie R. Ankeny
Mrs. Josephine S. Atwood

DEXTER HORTON TRUST AND SAVINGS BANK
by J.H. Edwards
Its Vice-President

Attest W.W. Scruby
Its Secretary

DEXTER HORTON TRUST AND SAVINGS BANK
SEATTLE, WASHINGTON

Samuel Kaufman
Sarah S.P. Racker
} As Executors and Trustees of the Estate of David Kaufman deceased.

William Anna Loring
by W.M. Cowley
Her Att'y. in fact

CARLETON PARK

1005272

Filed for record at the request of City Engineer Jun. 29.-1915 at 50 minutes past 4 P.M. and recorded in Volume 21 of Plats, page 94, Records of King County, Washington.

Byron Phelps
County Auditor
by A.D. Barrall
Deputy

A.G. Simmer
Draftsman.

Approved by the Mayor and the City Council of the City of Seattle by Ordinance No. 34780 this 24th day of May A.D. 1915.

H.C. Gill
Mayor

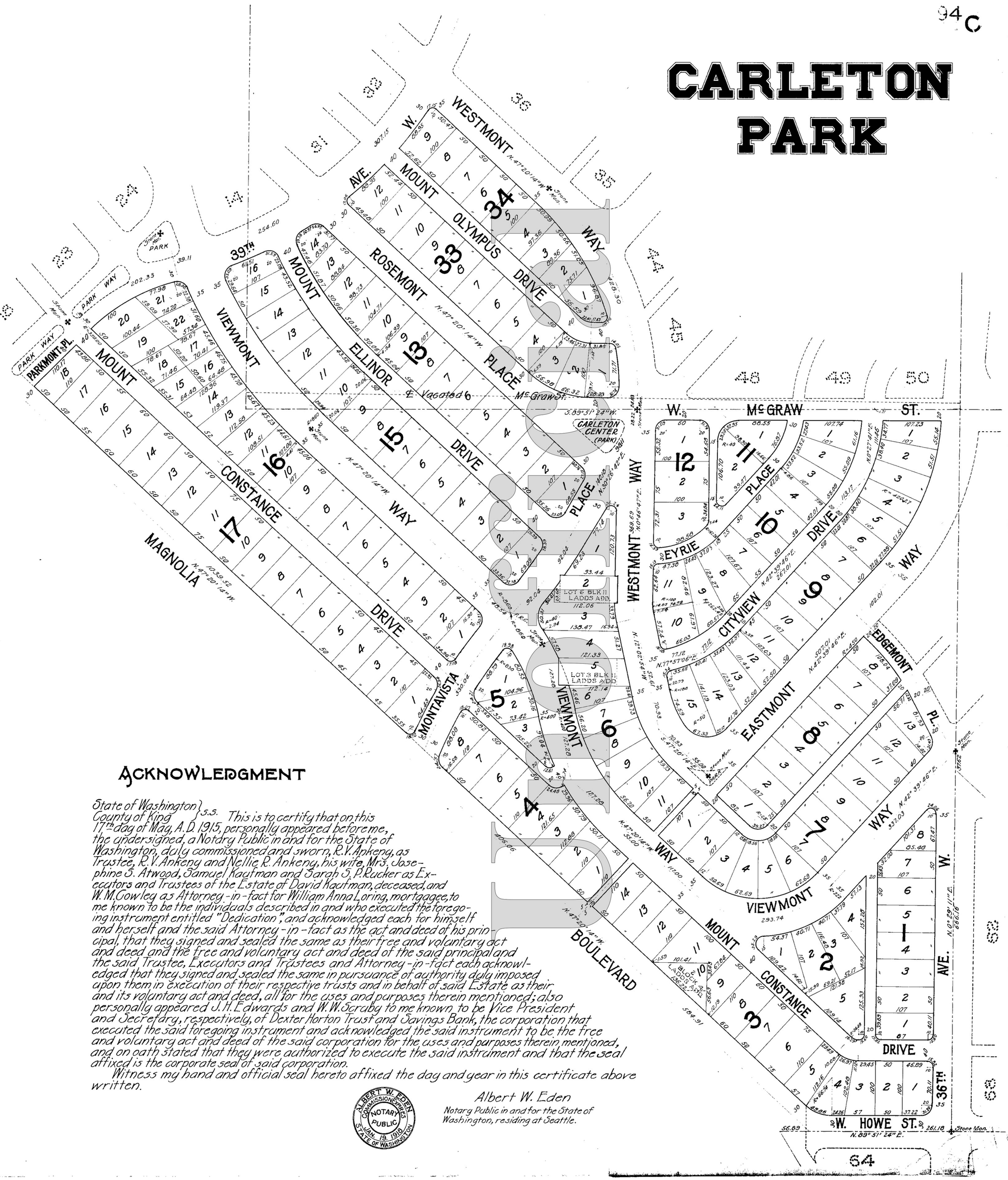
Attest: H.W. Carroll
City Comptroller and Ex-Officio City Clerk

THE CITY OF SEATTLE CORPORATE SEAL WASHINGTON

Examined and approved this 17th day of May, A.D. 1915.

A.H. Dimock
City Engineer

CARLETON PARK



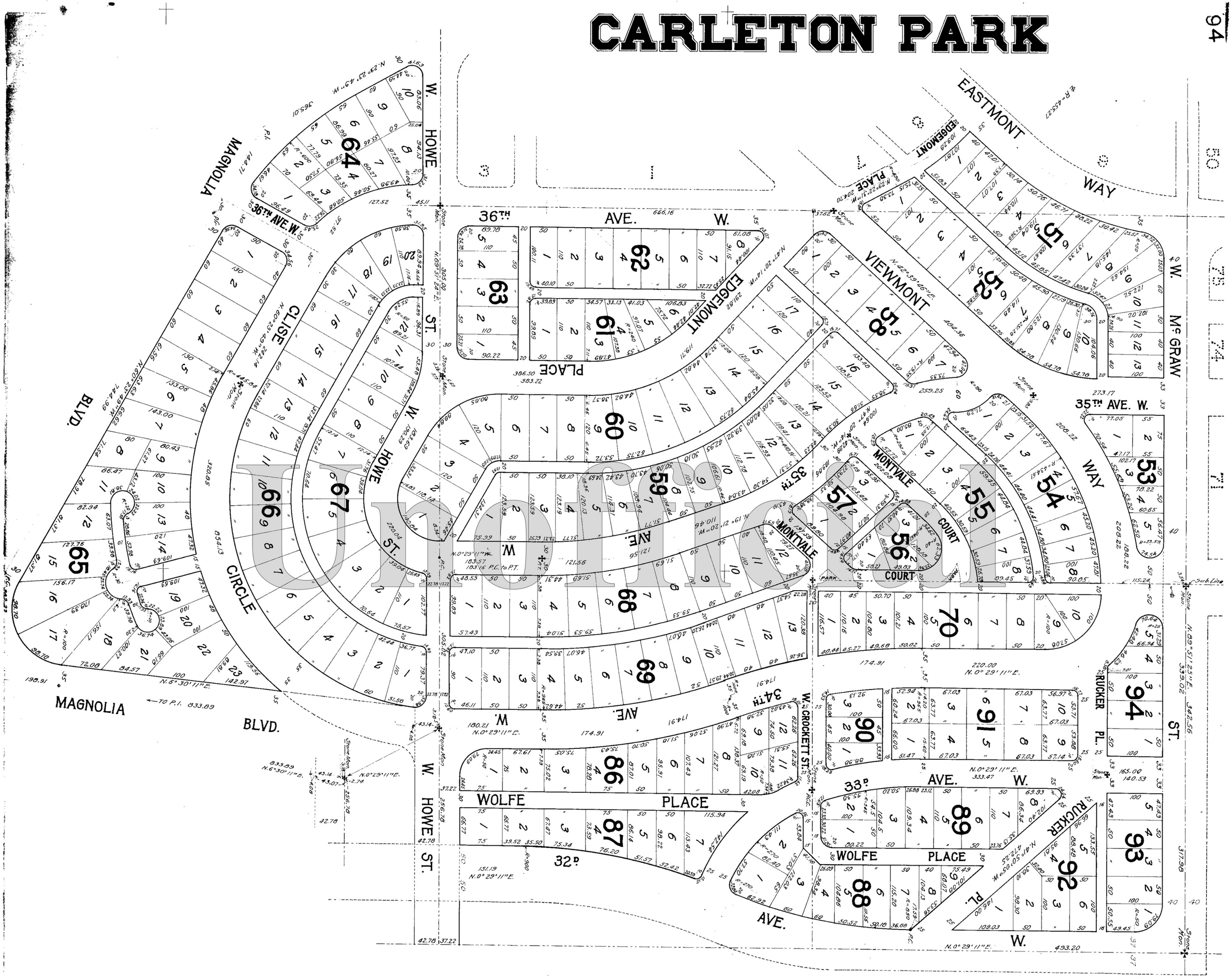
ACKNOWLEDGMENT

State of Washington } s.s.
County of King

This is to certify that on this 17th day of May, A.D. 1915, personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, R.V. Ankeny, as Trustee, R.V. Ankeny and Nellie R. Ankeny, his wife, Mrs. Josephine S. Atwood, Samuel Kaufman and Sarah S. P. Rucker as Executors and Trustees of the Estate of David Kaufman, deceased, and W.M. Gowleg as Attorney-in-fact for William Anna Loring, mortgagee, to me known to be the individuals described in and who executed the foregoing instrument entitled "Dedication", and acknowledged each for himself and herself and the said Attorney-in-fact as the act and deed of his principal, that they signed and sealed the same as their free and voluntary act and deed and the free and voluntary act and deed of the said principal and the said Trustee, Executors and Trustees and Attorney-in-fact each acknowledged that they signed and sealed the same in pursuance of authority duly imposed upon them in execution of their respective trusts and in behalf of said Estate as their and its voluntary act and deed, all for the uses and purposes therein mentioned; also personally appeared J.H. Edwards and W.W. Scruby to me known to be Vice President and Secretary, respectively, of Dexter Horton Trust and Savings Bank, the corporation that executed the said foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of the said corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

ALBERT W. EDEN
COMMISSION EXPIRES
NOTARY PUBLIC
JAN. 19, 1918
STATE OF WASHINGTON

Albert W. Eden
Notary Public in and for the State of Washington, residing at Seattle.

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