

8-5-1946

First Addition to Airway Heights Plat Map

Spokane County (Wash.). Auditor's Office

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DEDICATION

ACKNOWLEDGEMENT

CENTER SECTION 23 T.25N.R.41 E.W.M.

N. 89° 46' 1/2" E. 2654.1'

E. 1/4 COR. SEC. 23 T.25N.R.41 E.W.M.

Know all men by these presents that the Rocket Investment Company Inc., Carl M. Lundstrom, president, W. B. Russell and Audrey F. Russell, his wife have laid off and platted into lots, blocks, streets & alleys the land shown upon this map to be known as First Addition to AIRWAY HEIGHTS, Spokane County, State of Washington, being the S. 1/2 of the SW. 1/4 and the S. 1/2 of the S.E. 1/4 of the S.E. 1/4 of Section 23 Twp. 25 N. Rge. 41 E.W.M. and they do hereby dedicate to the public, for the use of the public as highways the streets, avenues, roads and alleys shown upon this map.

- A. All lots in this tract shall be known and described as residential lots except those lots facing on the Sunset Highway which are business lots and are exempt from these covenants. No structure shall be erected, altered, placed or permitted to remain upon any portion of said tract other than one detached single family dwelling and private garage and other outbuildings which may be incidental to residential use of said land.
- B. No building shall be erected nearer than 30 feet from the front lot line nor nearer than 5 feet to any side street line. No buildings except a detached garage or other outbuilding located 100 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line. No residence or attached appurtenance shall be erected the front line of which is farther than 45 feet from the front lot line.
- C. No residence structure shall be erected or placed on any building plot, which plot has an area of less than 7500 square feet, or a width of less than 60 feet at the front building setback line.
- D. None but new dwellings shall be permitted to be placed in this addition.
- E. No noxious or offensive trade or activity 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.
- F. No persons of any race other than the white race shall use or occupy any building upon these premises, except this covenant shall not prevent occupancy by domestic servants of a different race domiciled with owner or tenant.
- G. No trailer, basement, tent, shack, garage, barn or outbuilding erected upon said premises shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- H. No dwelling costing less than \$4000.00 shall be permitted on lot in the tract.
- I. These covenants are to run with the land and be binding upon all parties and all persons claiming under them until August 1, 1967 at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of then owners of the lots it is agreed to change said covenants in whole or part.
- J. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any persons owning real property situated in said development or subdivision to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- K. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- L. The Grantor reserves the rights for easements for water, electric service and other utilities in the rear of each lot in this plat.
- M. Subject also to Highway and Pole Line contracts of record in the Spokane County Auditors Office.
- Executed at Spokane, Washington this 2nd day of August 1946

Rocket Investment Company
By W. B. Russell Seal
President Audrey F. Russell Seal

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

On this 2nd day of August 1946, before me personally appeared Carl M. Lundstrom, president of the Rocket Investment Company Inc. W. B. Russell and Audrey F. Russell, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned IN WITNESS WHEREOF, I have here unto set my hand and affixed my official seal the day and year first above written

Carl M. Lundstrom
Notary Public in and for the State of Washington,
residing at Spokane, Washington

My Commission expires Aug. 7, 1946

I hereby certify that the required taxes on the herein platted land have been paid

Date Aug 5, 1946 Frank J. Don
Spokane County Treasurer

Examined and approved W. B. Russell
Spokane County Road Engineer
Date AUG 5 1946

Examined and approved August 5 1946
Spokane County Planning Commission

By W. B. Russell
Chairman

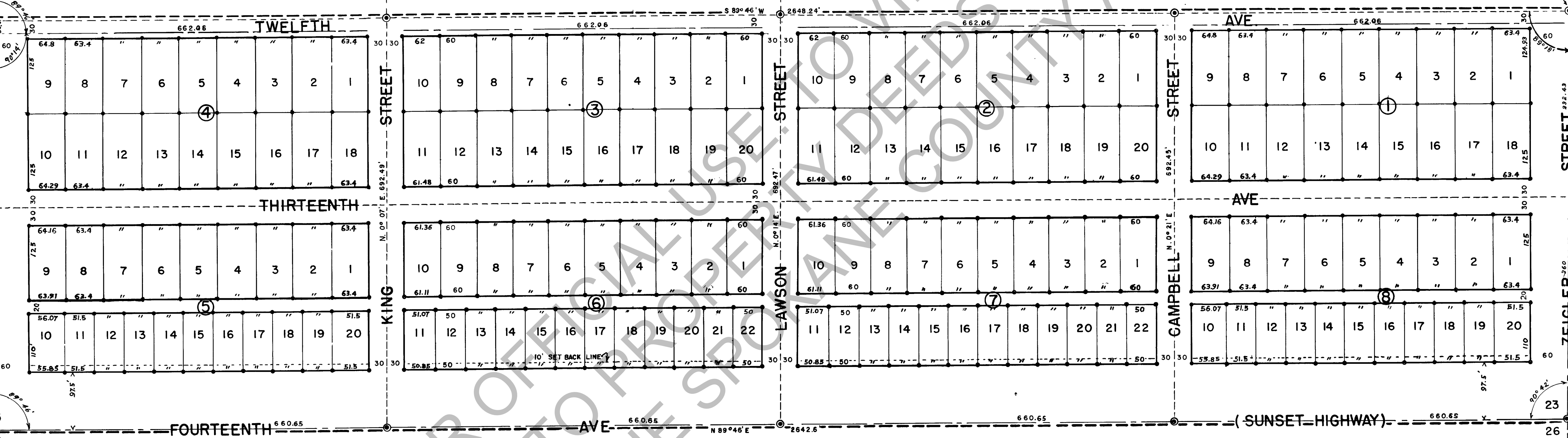
Examined and approved August 9 1946
Spokane County Commissioners

By John W. Little
Chairman

COURSE	LATITUDES AND DEPARTURES			
	DISTANCE	NORTH	SOUTH	EAST WEST
N. 89° 46' E.	2642.6	10.76		2642.60'
N. 0° 28' E.	692.43	692.4		5.63
S. 89° 46' W.	2648.24		10.78	2648.24
SOUTH	692.5		692.5	
		703.18	703.28	2648.23 2648.24

UNPLATTED

- LEGEND
- STANDARD CONCRETE MONUMENT WITH COPPER CENTER PIN
 - IRON PIPE
 - HUBS



UNPLATTED

UNPLATTED

UNPLATTED

HAZELWOOD IRRIGATED
FARMS NO. 2

STATE OF WASHINGTON)
County of Spokane) SS

This is to certify that this instrument was filed for record in the office of the Auditor of Spokane County at the request of Carl M. Lundstrom, W. B. Russell and Audrey F. Russell on this 2nd day of August 1946 and recorded in volume 123 of said County on page 123

Recorded by V. C. Stewart Deputy
Compared by Joe A. Stewart and Deputy
Fee \$ 80.00
Plat No. 557

JOE A. STEWART
County Auditor

LEGEND

- BOUNDARY OF LAND BEING PLATTED.
- MONUMENTS
- IRON PIPES

ENGINEER'S CERTIFICATE

I, GUY STURMAN, A LICENSED CIVIL ENGINEER AND LAND SURVEYOR, HEREBY CERTIFY THAT THIS MAP REPRESENTS A TRUE COPY OF THE OFFICIAL RECORDS AND SURVEY MADE BY ME AND THAT THE LOT AND BLOCK CORNERS AND MONUMENTS HAVE BEEN SET.

Guy Sturman

FINAL PLAT
FIRST ADDITION TO AIRWAY HEIGHTS
BEING A PORTION OF THE SOUTH HALF
OF SECTION 23 TWP 25 N. RGE. 41 E.W.M.
SPOKANE COUNTY WASHINGTON

SCALE 1" = 100 FT.	GUY STURMAN CIVIL ENGINEER SPOKANE WASHINGTON	SHEET 1 OF 1
DATE AUG 1 1946		