

8-5-1946

Garwood Subdivision of Corbin Addition Plat Map for Blocks 1 and 2, All Lots

Spokane County (Wash.). Auditor's Office

Follow this and additional works at: https://dc.ewu.edu/racial_covenants_spokane

Recommended Citation

Spokane County (Wash.). Auditor's Office, "Garwood Subdivision of Corbin Addition Plat Map for Blocks 1 and 2, All Lots" (1946). *Spokane County Racial Housing Covenants*. 179.
https://dc.ewu.edu/racial_covenants_spokane/179

This Article is brought to you for free and open access by EWU Digital Commons. It has been accepted for inclusion in Spokane County Racial Housing Covenants by an authorized administrator of EWU Digital Commons. For more information, please contact jotto@ewu.edu.

DEDICATION

Know all men by these presents that D.E. Garwood has laid off and platted into blocks, lots, streets the land shown upon this map to be known as "Garwood Sub-Division of Corbin Addition to Greenacres, Spokane County, Washington". Being a portion of the SW 1/4 Section 17 Twp 25N. Rge 45 E.W.M. and he does hereby dedicate to the public as highways the streets, avenues and roads shown upon this map.

- A. Residence buildings on north side of Alki Street to be at least 30 feet from front lot line.
- B. No dwelling shall be erected or permitted to remain on sub-division at less cost than \$2500 however a temporary home may be built and used for not to exceed two years.
- 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. The sale or serving of any intoxicating beverages is prohibited and 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.
- E. No persons of any race other than the white race shall use or occupy any building upon these premises, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with owner or tenant.
- F. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until August 1, 1956 at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
- G. 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 person or persons owning real property situated in said development or subdivision to prosecute any proceedings at law or in 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.
- H. Invalidity of any 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.

Executed at Spokane, Washington this 10 day of September 1946

D.E. Garwood
Deed

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF SPOKANE) SS

On this 10 day of September 1946 before me personally appeared D.E. GARWOOD, to me known to be the identical person who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires MARCH 1 - 1950

James D. Tulea
 Notary Public in and for the State of Washington, residing at Spokane
 Opportunity

ENGINEERS CERTIFICATE

I, CLARENCE E. SIMPSON, a licensed Civil Engineer and Land Surveyor, hereby certify that this plat represents a true copy of the official records and survey made by me, and that the lot corners and monuments have been set.

Clarence E. Simpson

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

Date Sept 10th 1946 *Frank A. Brown* By _____
 Spokane County Treasurer

Examined and Approved:

Date SEPT 12 1946 *B. Chaffins* By _____
 Spokane County Highway Engineer

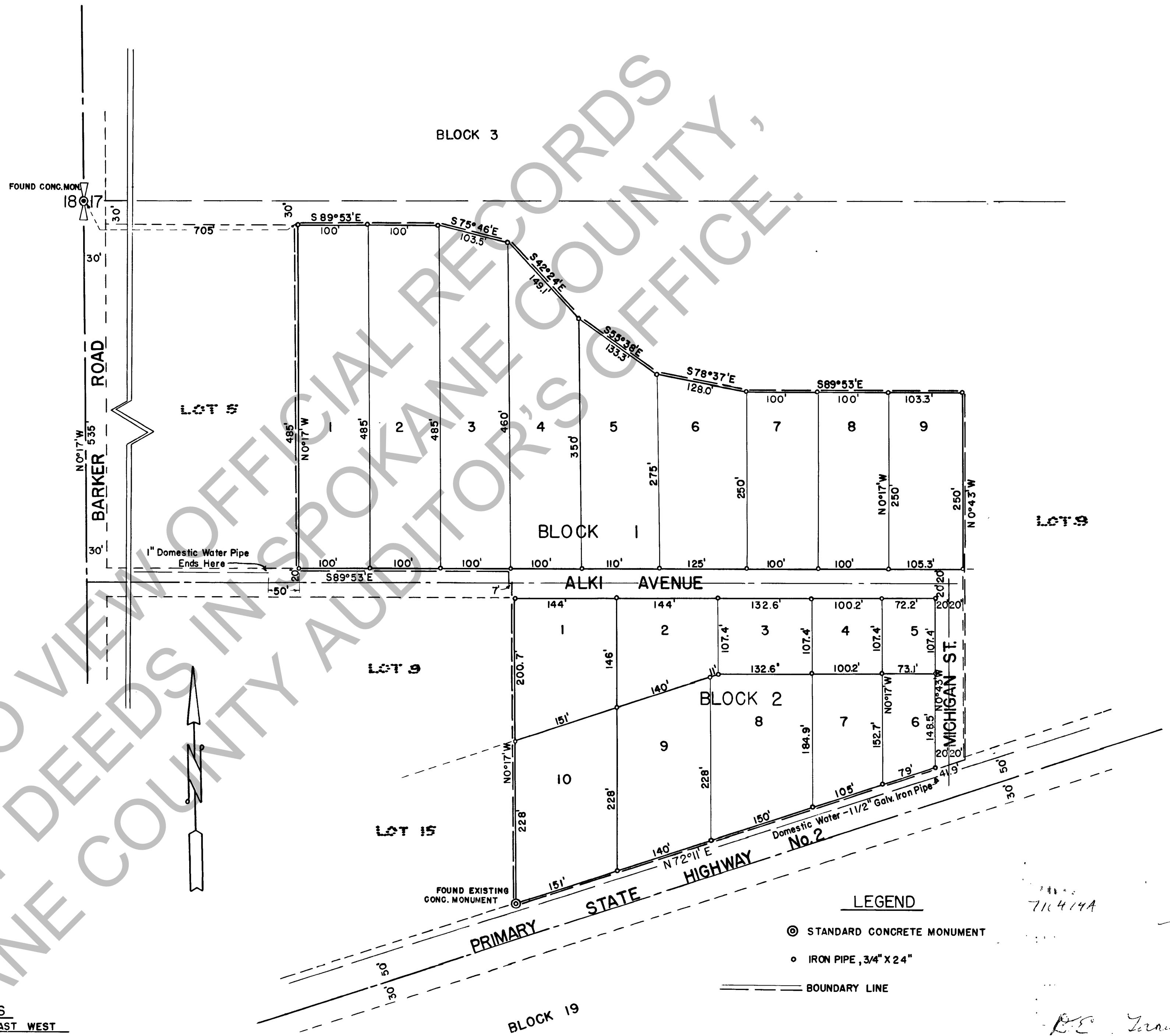
Examined and Approved: Sept 12 1946

Spokane County Planning Commission
 By *W. H. Gregory*
 Chairman

Examined and Approved: Sept 17 1946

Spokane County Commissioners
 By *John T. Little*
 Chairman

LATITUDES AND DEPARTURES					
COURSE	DISTANCE	NORTH	SOUTH	EAST	WEST
N 0°17' W	485.0	484.95			2.40
S 89°53' E	200.0		.41	200.00	
S 75°46' E	103.5		25.45	100.32	
S 42°24' E	149.1		110.10	100.54	
S 55°38' E	133.3		75.25	110.03	
S 78°37' E	128.0		25.26	125.48	
S 89°53' E	303.3		.62	303.30	
S 0°43' E	250.0		249.98	3.13	
N 0°17' W	20.0	20.00			.09
N 89°53' W	307.0		.63		307.00
N 0°17' W	448.7	448.69			2.22
S 72°11' W	625.0		191.23		595.03
S 0°43' E	275.9		275.88		3.45
N 89°53' W	400		.08		400.00
		954.35	954.18	946.25	946.74
DIFF.		0.15		0.49	



LEGEND
 ⊙ STANDARD CONCRETE MONUMENT
 ○ IRON PIPE, 3/4" x 24"
 --- BOUNDARY LINE

716419A
B.E. Tulea
 1-24
 X
 plots
 18
E. Gregory
 W.H. Gregory

NOT FOR OFFICIAL USE. TO VIEW OFFICIAL RECORDS, RELATED TO PROPERTY DEEDS IN SPOKANE COUNTY, CONTACT THE SPOKANE COUNTY AUDITOR'S OFFICE.

#1063 - 45 -

FINAL PLAT		
GARWOOD SUB-DIVISION of CORBIN ADDITION TO GREENACRES LYING IN THE SW 1/4 OF SEC. 17, T. 25N., R. 45E. W.M., SPOKANE COUNTY, WASHINGTON		
SCALE 1" = 100' SEPT. 1, 1946	CLARENCE E. SIMPSON CIVIL ENGINEER OPPORTUNITY, WASHINGTON	1