

1-20-1947

Replat of Block 13 of Vera Plat, All lots

Spokane County (Wash.). Auditor's Office

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—: DEDICATION:—

Know all men by these presents that Fred W. Herman & Anna Herman & John Renner & Eva Renner have laid off and platted into lots and streets the land shown upon this map to be known as a Replat of Block 13 of Vera, Spokane County, Washington, being in the SE 1/4 Sec. 13 T. 25 N. R. 44 E. W. 1, and they do hereby dedicate to the public for the use of the public as highways, the streets or roads shown upon this map.

A. All lots in the tracts shall be known as residential lots, except lots 7 through 12 in Block 1. No structure shall be erected, altered, placed or permitted to remain upon any portion of said tract, except lots 7 through 12 in Block 1, other than one detached single family dwelling and a private garage and other outbuildings which may be incidental to residential use of said land.

B. No building shall be erected on any lot nearer than 30 feet from the front lot line, nor nearer than 10 feet to any side street line. No building except a detached garage or other outbuildings located 100' or more from the front lot line shall be located nearer than 5' to any side lot line. No residence or detached outbuilding shall be erected the front line of which is farther than 45' from the front lot line. No wall, tree, hedge or shrub shall be placed or planted nearer than 10' to any front or side street line.

C. No residential structure shall be erected or placed on any building plot, which plot has an area less than 8000' sq. ft., or a width of 60' at the front building set back line.

D. None but new dwellings (or buildings in lots 7 through 12 in Block 1) 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 that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with owner or tenant.

G. A perpetual easement to the water company governing said tract shall be in force to grant maintenance rights through lots 1 to 6 inclusive in Block 2 and all lots in Block 1.

H. 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 nature be used as a residence or business.

I. No dwelling costing less than \$6000.00 shall be permitted on any lot in the tract.

J. The housing of horses, cows, sheep or goats shall not be permitted on said tracts, though chickens and turkeys may be allowed provided modern and suitable housing is provided for them thereon.

K. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until Jan. 1, 1968, 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 part.

L. 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.

M. 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.

N. Subject also to Highway and Pole line contracts of record in said County Auditors Office.

Executed at Spokane, Washington this 20th day of January 1947.

Fred W. Herman Anna Herman John Renner Eva Renner

—: ACKNOWLEDGEMENT:—

STATE OF WASHINGTON } SS
COUNTY OF SPOKANE }

On this 20th day of January 1947 before me personally appeared Fred W. Herman & Anna Herman & John Renner & Eva Renner, 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.

Guy C. Sturman
Notary Public in and for the State of Washington, residing at Spokane, Wash.

My commission expires June 16, 1949

—: ENGINEERS CERTIFICATE:—

I, Guy Sturman, 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.

Guy C. Sturman

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

Date Jan 29, 1947 By Jac. B. Stewart
Spokane County Treasurer

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

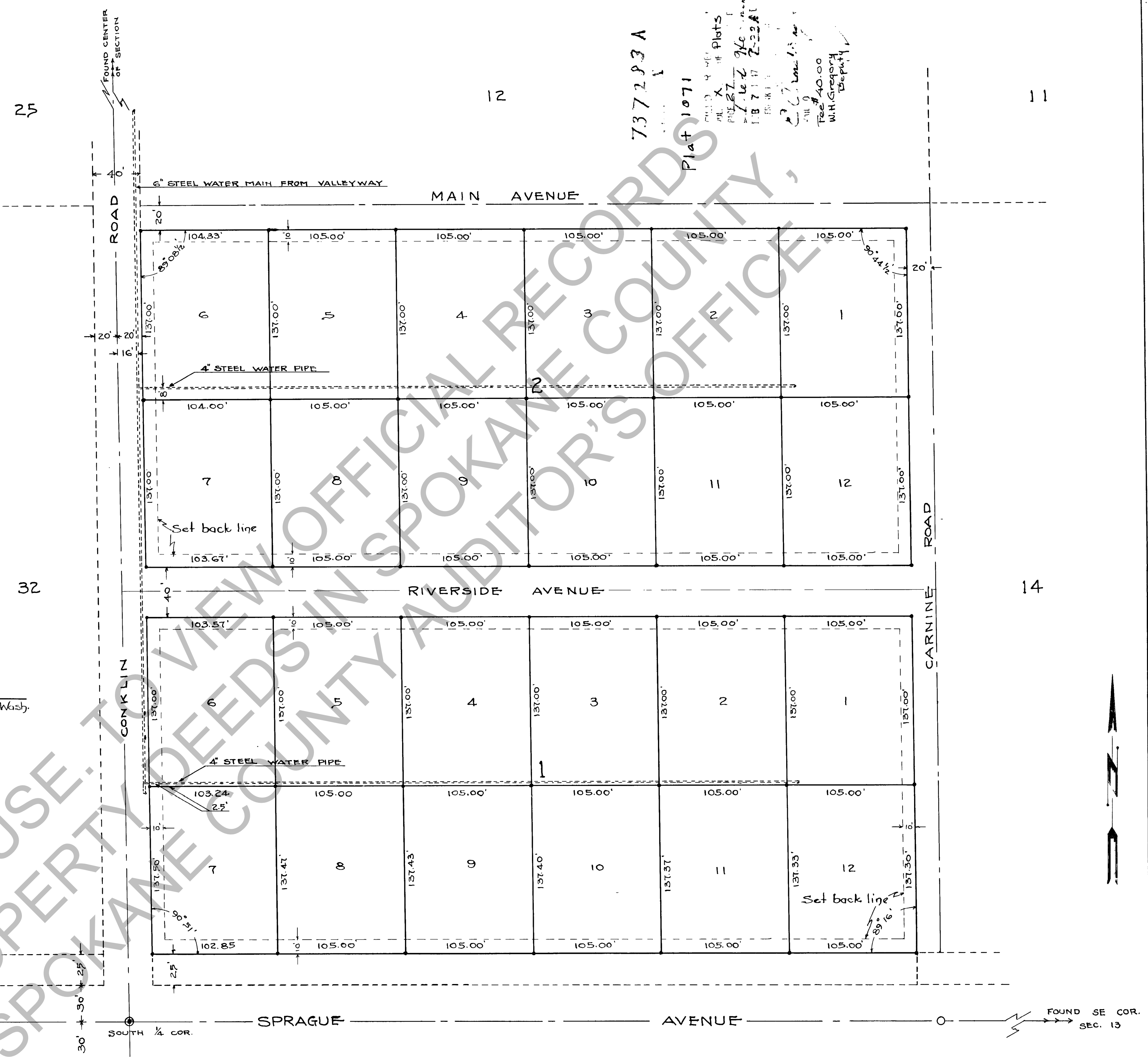
Date 1947 By _____
Spokane County Treasurer
Examined and approved as to form By Ed Chaffin Deputy
Spokane County Road Engineer

Examined and approved JAN. 29 1947
Spokane County Planning Commission

By Adutton Chairman

Examined and approved JAN. 31 1947
Spokane County Commissioners

By Nyberg Chairman



LEGEND
 ○ CONCRETE MONUMENTS (STANDARD)
 ● IRON PIPES
 ○ HUBS OR CROSSES IN STONE

LATITUDES & DEPARTURES

COURSE	DISTANCE	NORTH	SOUTH	EAST	WEST
EAST	663.0'			668.0'	
N 0° 44' W	663.4'	663.35'			8.49'
S 89° 59 1/2' W	669.35'				669.35'
S 0° 51' E	663.5'		663.43'	9.84'	677.80'
		663.35'	663.43'	677.84'	677.80'
		DIFF. 0.08'		0.04'	

FINAL PLAT
 REPLAT OF BLK. 13 OF VERA
 IN THE SE 1/4 SEC. 13 T. 25 N.
 R. 44 E. W. M
 SPOKANE COUNTY WASHINGTON

SCALE 1" = 50'	GUY STURMAN CIVIL ENGINEER	SHEET 1 OF 1
DATE	SPOKANE WASHINGTON	