

2-21-1947

## Booth's Subdivision Tract 49 Plat Map for Block 1, Lot 14

Spokane County (Wash.). Auditor's Office

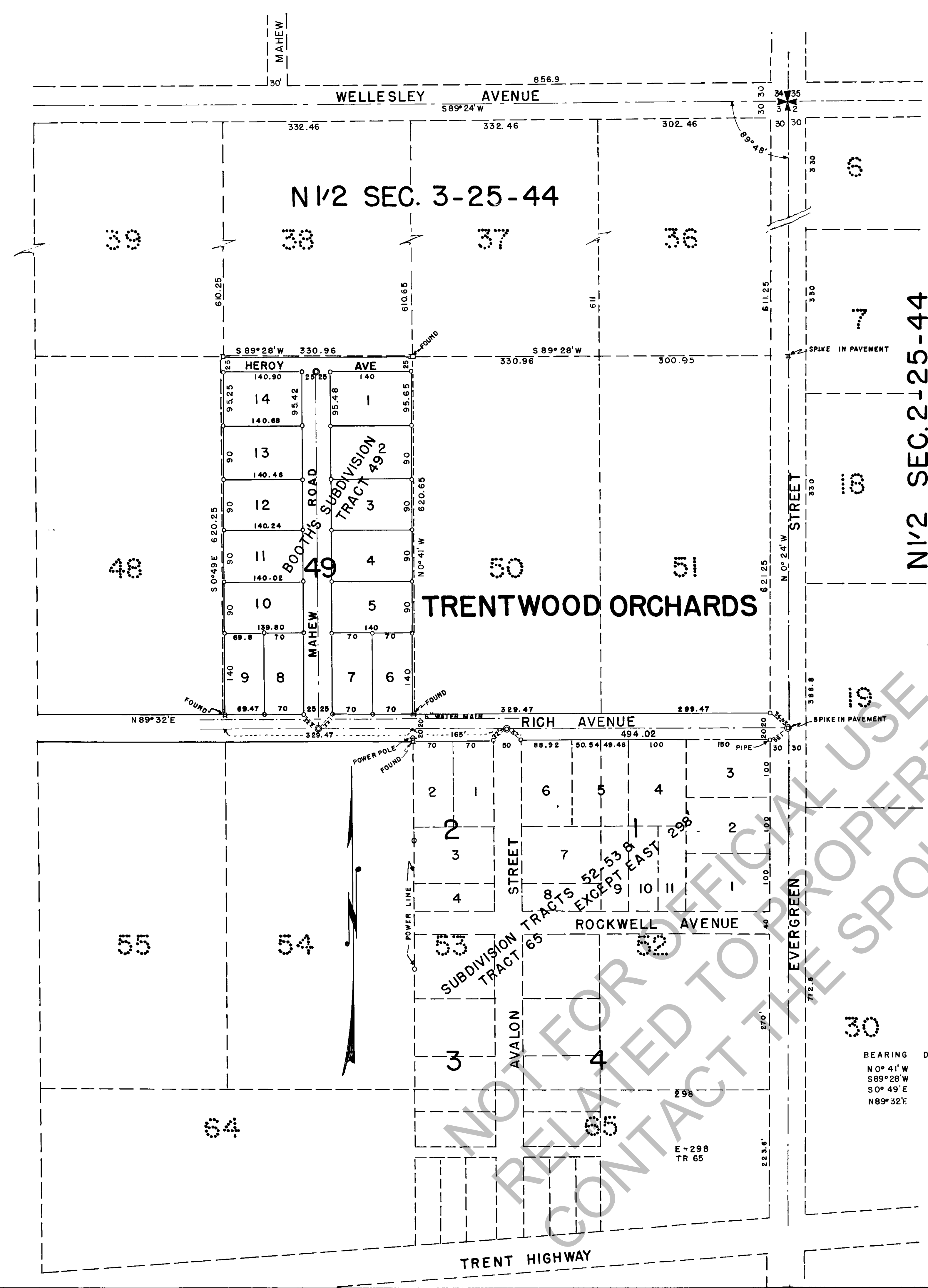
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TRAVERSE TRACT 49					
BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
N 0° 41' W	620.65	620.61			7.40
S 89° 28' W	330.96		3.08		330.95
S 0° 49' E	620.25		620.19	8.84	
N 89° 32' E	329.47	2.68	329.46		
		623.29	623.27	338.30	338.35

DEDICATION

Know all men by these presents, that Lee A. Booth a widower, has laid off and platted into lots and streets, the land shown upon this map, to be known as "Booth's Subdivision of Tract 49" of Trentwood Orchards, as recorded in the Spokane County plat book M, on page 16, in the records office of said county, State of Washington. Said tract is located in the N 1/2 of section 3, T25N, R44E, W.M., and he does hereby dedicate forever the streets and public ways shown hereon.

A. All lots in this tract shall be known and described as residential lots, except that lots 6, 7, 8 and 9 may also be used as business lots, subject to paragraph "D" as shown below.

B. No building shall be erected on any lot nearer than 30 feet from the street line, nor nearer than 5 feet to any side line except detached garages or other buildings located more than 60 feet back from the front street line. No wall, tree, hedge or shrub shall be placed or planted nearer than 30 feet from the center line of any adjacent street.

C. No residential structure shall be erected or placed on any building plat, which has an area of less than 6500 square feet.

D. 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 servants or hired help.

F. Only structures of a neat appearing temporary character can be used as a temporary residence while constructing a permanent home, for a term not exceeding two years.

G. No dwelling costing less than 3000 dollars shall be permitted on any lot in the tract.

H. These covenants are to run with the land and shall be binding upon all parties until Jan. 1 - 1970, at which time said covenants shall be automatically extended for successive periods of 10 years, unless changed by a vote of a majority of the then owners.

I. If the parties hereto, shall violate any of the covenants herein it shall be lawful for other owners or owner in this subdivision to prosecute at law, and either to prevent him or them from so doing or to recover damages or other dues for such violations.

J. All lots are subject to easements, rights and privileges for bringing domestic and irrigation water and electric service to all lots, and buildings upon such lots, and for repairs to such service as may be required.

Executed at Spokane Falls, Wash this 21 day of Feb 1947

Lee A. Booth

ACKNOWLEDGEMENT

State of Washington )  
County of Spokane ) ss

On this 21 day of Feb 1947, before me personally appeared Lee A. Booth, to me known to be the identical person who executed the within and fore going instrument and acknowledged said instrument to be his free and voluntary act 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.

[Signature]  
Notary Public in and for the State of Washington

ENGINEERS CERTIFICATE

I, Lou S. Robinson, 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 as shown.

Lou S. Robinson  
Registered professional engr and land surveyor

I hereby certify that the required taxes on the herein platted land have been paid. 7434584

Date Feb - 25 1947 Joe A. Stewart  
Spokane County Treasurer

Examined and approved FEB 27 1947 [Signature]  
County Road Engineer

Examined and approved FEB 26 1947  
Spokane County Planning Commission

by [Signature]  
Chairman

Examined and approved MARCH 10, 1947  
Spokane County Commissioners

by [Signature]  
Chairman

Examined and approved \_\_\_\_\_

Prosecuting Attorney

FINAL PLAT OF BOOTH'S SUBDIVISION TRACT 49 OF TRENTWOOD ORCHARDS SPOKANE COUNTY WASHINGTON		
SCALE 1" = 100 F.	LOU S. ROBINSON CIVIL ENGINEER SPOKANE WASH.	FEBRUARY 1947

FILED FOR RECORD  
VOL. X PLATS  
PAGE 28  
Detillard J. Booth  
MAR 11 - 1947  
#1072  
#35