

12-16-1950

Clark's Hill Crest Homes Plat Map for Blocks 1, Lots 1-12 and Block 2, Lots 1-12

Spokane County (Wash.). Auditor's Office

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DEDICATION

Know all men by these presents, that Dr. A.E. Clark and Olive M. Clark, his wife have caused to be laid off and platted into lots, blocks roads and avenues, the land shown upon this plat, to be known as CLARK'S HILLCREST HOMES, being the S.W. 1/4 of the N.W. 1/4 of the S.E. 1/4 of Section 21, Twp. 25 N. Rge. 44 E.W.M. County of Spokane, State of Washington, Except the West 20 Feet occupied by Bowdish Road, also Except the South 20 Feet occupied by 12th Ave. And they do hereby dedicate forever to the public for use of the public as highway the roads and avenues shown upon this plat.

- A. All lots in this Addition shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain upon any portion of said addition other than one detached single family dwelling and a private garage and other outbuilding which may be incidental to the residential use of the said land. No dwelling in said addition shall exceed one story in height.
- B. The Set Back Lines shown on said plat shall be observed as the property line, from which future improvements and developments to the lots may be made. No improvements of a permanent nature shall be made beyond said set back lines. 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 buildings except a detached garage or other outbuildings 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 line of which is farther than 45 feet from the front lot line.
- C. None but new dwellings shall be permitted to be placed in this addition.
- D. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which maybe or become an annoyance or nuisance to the neighborhood.
- E. No person 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 the owner or tenant.
- F. 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.
- G. No dwelling costing less than \$12,000.00 shall be permitted on any lot in this addition.
- H. Any structure erected or placed on any lot in this addition shall be complete as to external appearance, including finished painting, and shall be connected to cess pool, septic tank or public sewer, within six months from date of commencement of construction.
- I. No buildings for pigs, cows, goats, horses or similar animals shall be permitted, nor shall pigs, cows, goats, horses or similar animals be kept on any lot in this addition.
- J. No hedge higher than 4 feet, and no fence or wall shall be built or permitted on the front 30 feet of any lot in this addition.
- K. All dwellings shall face in accordance with the fronting of the respective lots in the recorded plat, except the lots whose west lot line makes the east line of Bowdish Road, they may also face West.
- L. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1976, and will automatically extended for successive ten year periods thereafter unless by vote of a majority of the then owners of the lots it is agreed to change the covenants in whole or in part.
- M. If the parties hereto or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, any other person or persons owning any real property situated in this addition may prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant to restrain or prevent him or them from doing so, to recover damages or other dues for such violation, or both.
- N. Should anyone or more of these covenants be invalidated by judgement or court order, the other provision not effected thereby shall nevertheless remain in full force and effect.

IN WITNESS WHEREOF the undersigned have caused their names to be affixed on this 16th day of December 1950

A.E. Clark Olive M. Clark
Dr. A.E. Clark Olive M. Clark

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS
On this 16th day of December 1950, before me personally appeared, Dr. A.E. Clark and Olive M. Clark, man and wife, 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.

My Commission expires 2nd 19 1952

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

ENGINEERS CERTIFICATE

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

Guy C. Sturman
Guy C. Sturman, Licensed Civil Engineer and Land Surveyor

I hereby certify that the required taxes on the herein platted land have been paid
Date Dec 28 1950, Joe A. Stewart
Joe A. Stewart, County Treasurer
by Dale Allen Rep.

Examined and approved January 31 1951, B. Chaffee
Spokane County Road Engineer

By Deputy

Examined and approved January 25, 1951
Spokane County Planning Commission

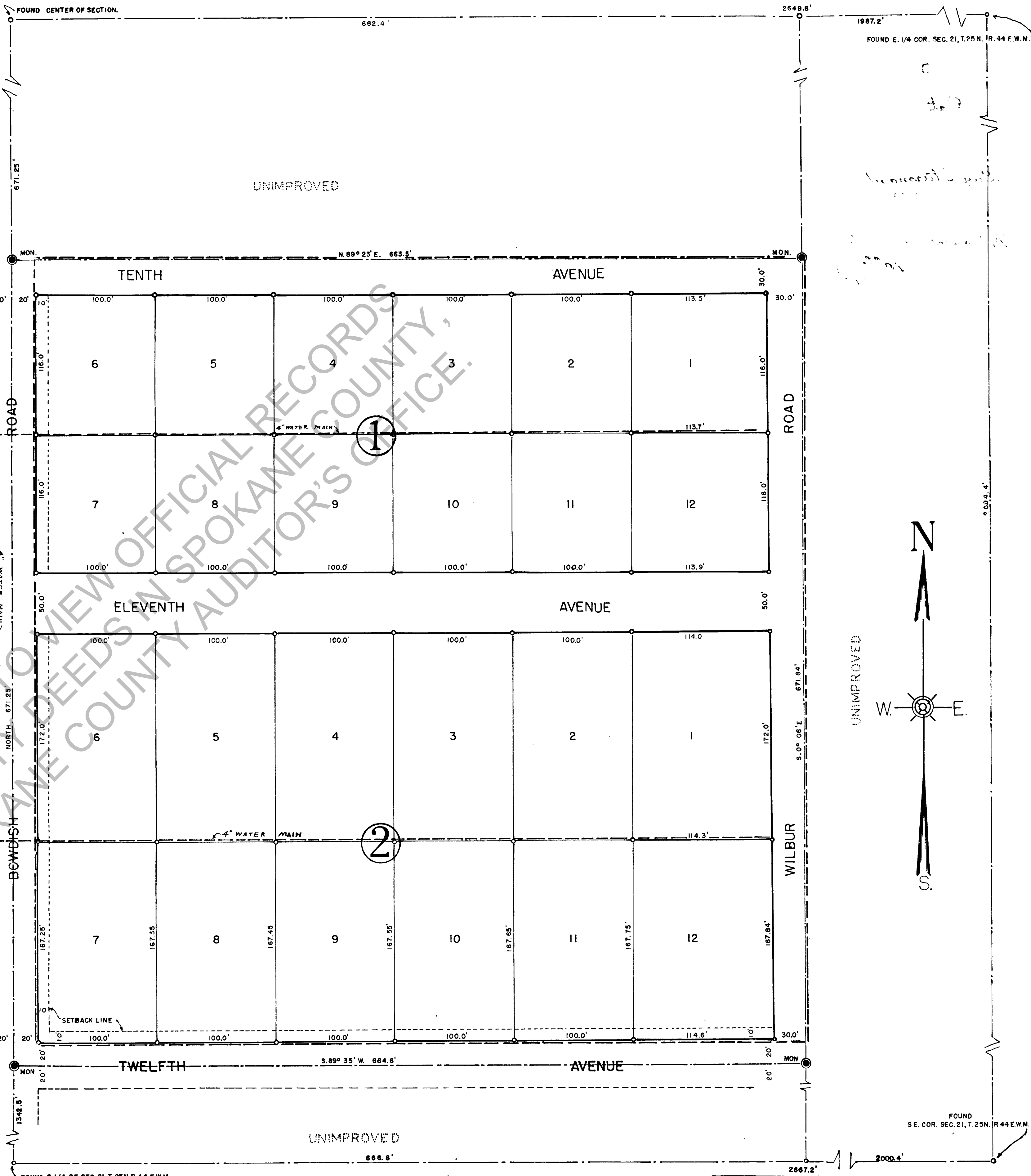
By J. Wallace Anderson
Chairman

Examined and approved Feb 5, 1951
Spokane County Commissioners

By Chairman

DISTANCE	COURSE	LATITUDES AND DEPARTURES			
		NORTH	SOUTH	EAST	WEST
671.25	NORTH	671.25'			
663.50'	N. 89° 32' E.	5.40'		663.48'	
671.84'	S. 0° 06' E.		671.84'	1.18'	
664.60'	S. 89° 35' W.		4.82'		664.58'
		676.65'	676.66'	664.66'	664.58'
		DIFF. 0.01'		DIFF. 0.08'	

UNIMPROVED



PLAT OF
CLARK'S HILLCREST HOMES
BEING PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE
S.E. 1/4 OF SECTION 21, TWP. 25 N. RGE. 44 E.W.M.
SPOKANE COUNTY, WASHINGTON

SCALE 1" = 50 FT.	GUY C. STURMAN - CIVIL ENGINEER SPOKANE WASHINGTON DRAWING BY V.N. Christie 310 Fernwell Bldg. Spokane Washington	SHEET 1 OF 1
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