

3-26-1947

Airway Homes Addition Plat Map

Spokane County (Wash.). Auditor's Office

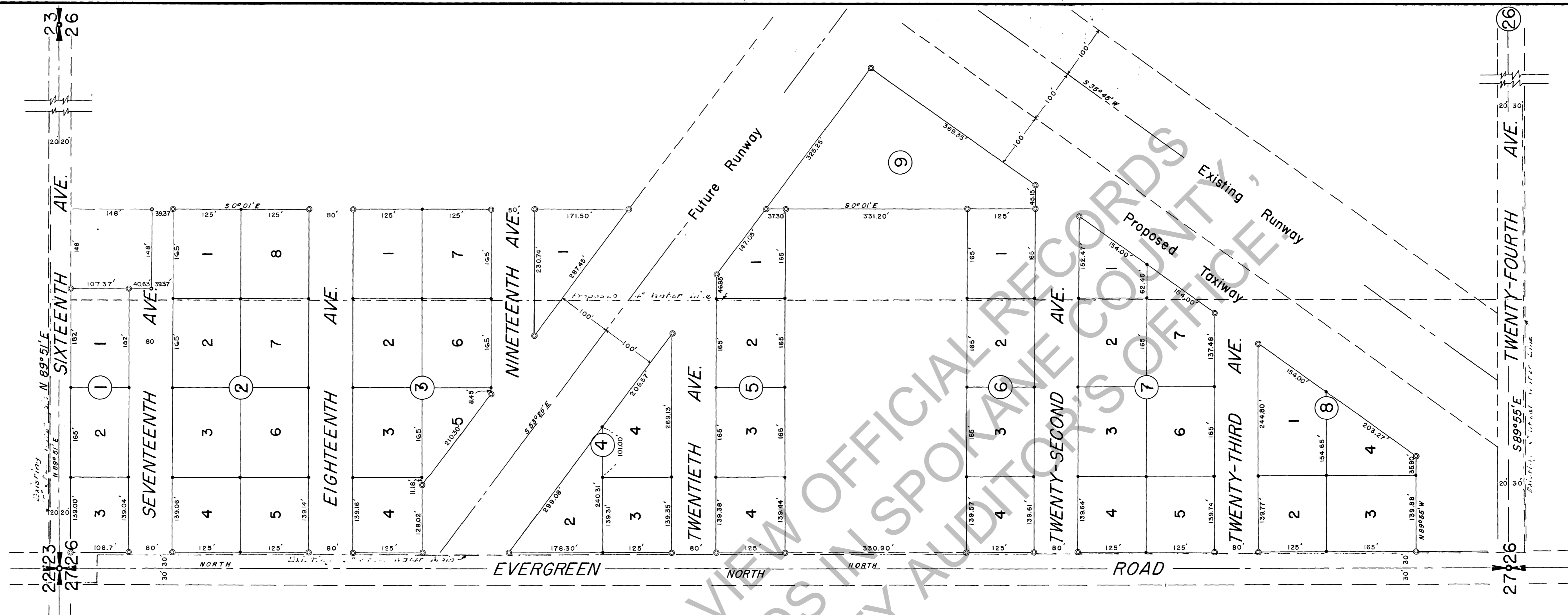
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DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Loren W. Lemen & Leah Lemen and Baxter Lemen & Betty Jo Lemen have laid off and platted into lots and streets or taxiways the land shown upon this map to be known as "AIRWAY HOMES ADDITION" Spokane County, Washington being in the west one-half (W 1/2) of the northwest one quarter (NW 1/4) of Section 26, T.25N. R.44E., W.M.

1. No more than one single dwelling house and necessary outbuildings, including one single unit hangar, shall be erected upon any lot. All such dwelling houses shall have at least 800 square feet of floor space on the main floor (exclusive of any storage space for aircraft or automobiles on the same level). No structure shall be erected to a height greater than 30 feet above the ground level, and the nearest wall of any structure shall be at least 30 feet distant from the nearest taxiway or runway line. No structure shall be erected nearer than 10 feet to the adjoining property line.
2. The restrictions contained in the foregoing paragraph No. 1 shall not apply to Block 9 except that no structure shall be erected or caused to be erected on said block 9 to a height greater than 30 feet above the ground level. Block 9 shall be reserved for commercial and mercantile purposes only.
3. None of said lots, excluding those in Block 9, or any part thereof shall ever be used or occupied for the purpose of sale, service, overhaul or operation of aircraft for profit.
4. None of said lots shall be owned or occupied by any person other than a person of the Caucasian race, not excluding occupancy by bona fide servants of any race.
5. No trees, shrubs, hedges, fences, curbs or any other such obstruction shall be erected or maintained on any lot nearer than 10 feet from the nearest taxiway or runway line and in no case shall any such object be so placed as to interfere with free passage of traffic (including aircraft traffic) along such taxiway or runway, nor shall any tree or other growing object ever be allowed to attain a height in excess of 30 feet above ground level.
6. All poles for light power, telephone and like services shall be set not closer than 30 feet from all taxiways and runways. If it be necessary that any wire, cable, or line of any kind cross any taxiway or runway such wire, cable or line shall be laid under said taxiway or runway, and said underground passage shall commence and terminate at least 30 feet on either side of said taxiway or runway.
7. The keeping of livestock on any lot shall be limited to 2 riding horses and 36 chickens. No housing for any such livestock shall be nearer than 75 feet to the closest taxiway or runway line, or nearer than 25 feet to the adjoining property line.
8. Ownership of a lot in the addition shall include ownership of an undivided interest in the streets within said addition, and shall entitle the owners to membership in a perpetual association to be formed for the purpose of improving and maintaining said streets. Sole voting power in said association shall reside in the owners of lots within the addition, and each member shall be entitled to as many votes as shall equal the number of lots owned by him. A determination of a majority of said association's members shall be binding upon all members. Should the association at any time improve and/or maintain by private contract any street or streets within said addition as determined by a majority vote of its members, each member of the association agrees to pay to the association immediately upon the execution of such private contract the proportion of the cost of such improvement or maintenance assessed by said association to him. Should a member fail or neglect to pay such proportion to the association within twenty days after notice sent by registered mail to his postoffice address last known to the association then the association may file a copy of its statement of such proportionate part of such cost, affixed to the legal description of the property in said addition owned by such member in the office of the Auditor of Spokane County, and the amount thereof, together with interest thereon at the statutory rate, shall thereupon be a first charge or lien against said property, and such lien may be foreclosed by proper legal proceedings in the same manner as a real estate mortgage, in which suit a reasonable attorney's fee shall be allowed by the court to the association. The foregoing restrictions and reservations are declared to be covenants to run with the land, and shall bind not only a purchaser but also subsequent owners.

Executed at Spokane, Washington this 22 day of April 1947

ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS
 COUNTY OF SPOKANE)
 On this 22 day of April 1947 before me personally appeared Loren W. Lemen 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 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 _____
 Notary Public in and for the State of Washington, residing at Spokane, Wash.

ENGINEER'S 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 as shown.
 Clarence E. Simpson
 Clarence E. Simpson

I hereby certify that the required taxes on the herein plotted land have been paid.
 Date Mar 26 1947 by _____
 Spokane County Treasurer

Examined and approved: _____ by _____
 Date APR 22 1947
 Spokane County Highway Engineer

Examined and Approved: _____ April 23 1947
 Spokane County Planning Commission.
 By _____
 Chairman

Examined and Approved: _____ May 2nd 1947
 Spokane County Commissioners
 By _____
 Chairman

LEGEND

- Found iron pin buried under road surface.
- ⊙ Set 2" iron pipe filled with concrete with copper wire marking the true point.
- Set wooden hub
- True boundary of Addition

LATITUDES AND DEPARTURES

Course	Distance	North	South	East	West
N 89°51'E	663.95	1.74		663.95	
S 0° 01'E	1287.45		1287.45	0.37	
S 53°26'E	325.25		193.77	261.23	
S 35°45'W	1231.83		999.72		719.70
N 89°55'W	205.78	0.30			205.78
North	2479.30	2479.30			
Diff.		2481.34	2480.94	925.55	925.48
		0.40		0.07	

FINAL PLAT
AIRWAY HOMES ADDITION
 Located in the W 1/2 of the NW 1/4 of
 Section 26, T.25N. R.44E., W.M.
 Scale - 1" = 100 feet
 Clarence E. Simpson
 Civil Engineer
 March 1947