

3-22-1953

West Valley Addition Number 5 Plat Map

Spokane County (Wash.). Auditor's Office

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Juan Ramm, a widower, have caused to be laid off and platted into lots, blocks, avenues and roads the land shown upon this plat to be known as, Amended Plat of West Valley Addition No. 5, being part of the North half (1/2) of the S.W. 1/4 of Section 7, Twp. 25 N. Rge. 44 E.W.M. in the County of Spokane, State of Washington, or more particularly described as follows: beginning at the S.E. Corner of the North 1/2 of said S.W. 1/4; thence S. 89° 04' W. along the South line of the North 1/2 of said S.W. 1/4 648 feet to the true point of beginning; thence North parallel with the East line of said S.W. 1/4 847.52 feet more or less to the Southerly line of the Northern Pacific Railway Co. R/W. Thence S. 73° 05' W. along Southerly line of said R/W 866.69 feet. Thence S. 0° 02' E. 608.97 feet to the Southerly line of the North 1/2 of said S.W. 1/4. Thence N. 89° 04' E. along the Southerly line of the North 1/2 of said S.W. 1/4 829.10 feet to the true point of beginning. And he does hereby dedicate to the public, for the use of the public as highways 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, placed or permitted to remain upon any portion of this addition other than one detached single family dwelling or a two (2) family dwelling and private garage and other outbuildings which may be incidental to the residential use of the 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 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.
- C. None but new dwellings shall be permitted to be placed on any lot in this addition.
- D. No noxious or offensive trade or activity shall be carried on upon any lot in this addition, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- E. No dwelling costing less than \$ 8,500.00 shall be permitted on any lot in this addition.
- F. Any structure erected or placed in this addition shall be complete as to the external appearance, including finished painting, and shall be connected to water main, septic tank or public sewer within six months from the date of commencement of construction.
- G. No person of any other race than the white race shall use or occupy any building upon these premises, except this covenant shall not prevent occupancy of a domestic servant of a different race domiciled with owner or tenant.
- H. No trailer, basement, tent, shack, garage, barn or outbuilding erected upon said premises shall at anytime be used as a residence either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- I. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1978, and are 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 covenant in whole or part.
- J. If the parties hereto or any of them, or their heirs or assigns, shall violate or attempt to violate any of these covenants herein, any other person or persons owning any real property in this addition may prosecute any proceedings 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.
- K. Should any one or more of these covenants be invalidated by judgment or court order, the other provision not affected thereby shall nevertheless remain in full force and effect.

IN WITNESS WHEREOF the undersigned has caused his name to be affixed on this 22nd day of March 1953

Juan Ramm
Juan Ramm

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)
On this 22nd day of March 1953, before me personally appeared Juan Ramm, a widower, 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.

James E. McLean
Notary Public in and for the State of Washington, Residing at Spokane, Wn.

ENGINEER'S 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 a survey made by me and that all 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.

Dated March 22nd 1953.
By *Joe A. Stewart*
Spokane County Treasurer
By *W. J. ...*
Chief Deputy

Examined and approved March 22nd 1953

By *G. C. ...*
Spokane County Engineer.

Examined and approved March 22nd 1953

By *... Chairman*
Spokane County Commissioners

Examined and approved March 22nd 1953
By *... Chairman*
Spokane County Planning Commission

DISTANCE	LATITUDES AND DEPARTURES			
	COURSE	NORTH	SOUTH	EAST WEST
847.52'	NORTH	847.52'		
866.69'	S. 73° 05' W.		252.18'	829.19'
608.97'	S. 0° 02' E.		608.97'	
829.10'	N. 89° 04' E.	13.51'		0.35'
TOTALS		861.03'	861.15'	829.35'
DIFF.			0.12'	0.16'

LEGEND
● STANDARD CONCRETE MONUMENT WITH COPPER CENTER PIN.
○ IRON PIPE

AMENDED PLAT OF
WEST VALLEY ADDITION NO. 5
BEING PART OF THE N. 1/2 OF THE S.W. 1/4
SECTION 7, TWP. 25 N. RGE. 44 E.W.M.
SPOKANE COUNTY, WASHINGTON

SCALE 1" = 60 FT
DATE March 22, 1953
GUY C. STURMAN - CIVIL ENGINEER
SPOKANE, WASHINGTON
DRAWING BY
V. N. Christie 310 Fernwell Bldg.
Spokane, Washington
SHEET 1 OF 1

