

4-16-1946

Bear's Subdivision of Tract 139 Plat Map

Spokane County (Wash.). Auditor's Office

DEDICATION

Know all men by these presents that C.E. Bear and Pearl M. Bear, have laid off and platted into lots, blocks, streets and alleys the land shown upon this map to be known as Bear's Subdivision of Tract 139 of Opportunity Township, Spokane County, Washington, Being the N.E. 1/4 of the S.W. 1/4 of the S.W. 1/4 Section 17, Twp. 25 N. Rge. 44 E.W.M. and they do hereby dedicate to the public, for the use of the public as highways, the streets, avenues, roads and alleys shown upon this map.

A. All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed, or permitted to remain upon any portion of said tract 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 5 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 front line of which is farther than 45 feet from the front lot line.

C. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7500 square feet, or a width of less than 60 feet at the front building setback line.

D. None but new dwellings 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. 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.

H. No dwelling costing less than \$6,000.00 shall be permitted on any lot in the tract.

I. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1967, 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.

J. 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.

K. Invalidation 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.

L. The Grantor reserves the interests, easements, rights and privileges, and assumes the obligations, with respect to the above described land, all as set out in water and electric service contracts recorded in Book "E" of Contracts, page 267 and recorded in Book "J", Miscellaneous Records, page 359, records of the County Auditor's Office of said County and State.

M. Subject also to Highway and Pole line contracts of record in said County Auditor's Office.

Executed at Spokane, Washington this 16 day of April 1946

C.E. Bear
Pearl M. Bear

ACKNOWLEDGEMENT

STATE of WASHINGTON)
COUNTY of SPOKANE) SS
On this 16 day of April 1946, before me personally appeared C.E. Bear and Pearl M. Bear 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 hereunto set my hand and affixed my official seal the day and year first above written

J.R. State

My Commission expires November 7, 1947

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

ENGINEERS CERTIFICATE

I, Allan R. Scott, 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.

Allan R. Scott

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

Date April 16th 1946 *Frank Moore* By
Spokane County Treasurer

Examined and approved *G. Chaffins*
Spokane County Road Engineer

By _____
Deputy

Examined and approved April 18th 1946
Spokane County Planning Commission

By *W. Little*
Chairman

Examined and approved APRIL 18 1946
Spokane County Commissioners

By *John T. Little*
Chairman

COURSE	LATITUDES AND DEPARTURES			
	DISTANCE	NORTH	SOUTH	EAST WEST
NORTH	649.1	649.1		
S 89° 36' W	652.40		4.55	652.39
S 00° 01' E	649.1		649.1	
N 89° 36' 30" E	652.20	4.55		652.19
TOTALS		653.55	653.55	652.38 652.39
		DIFF. 0.00		DIFF. 0.01

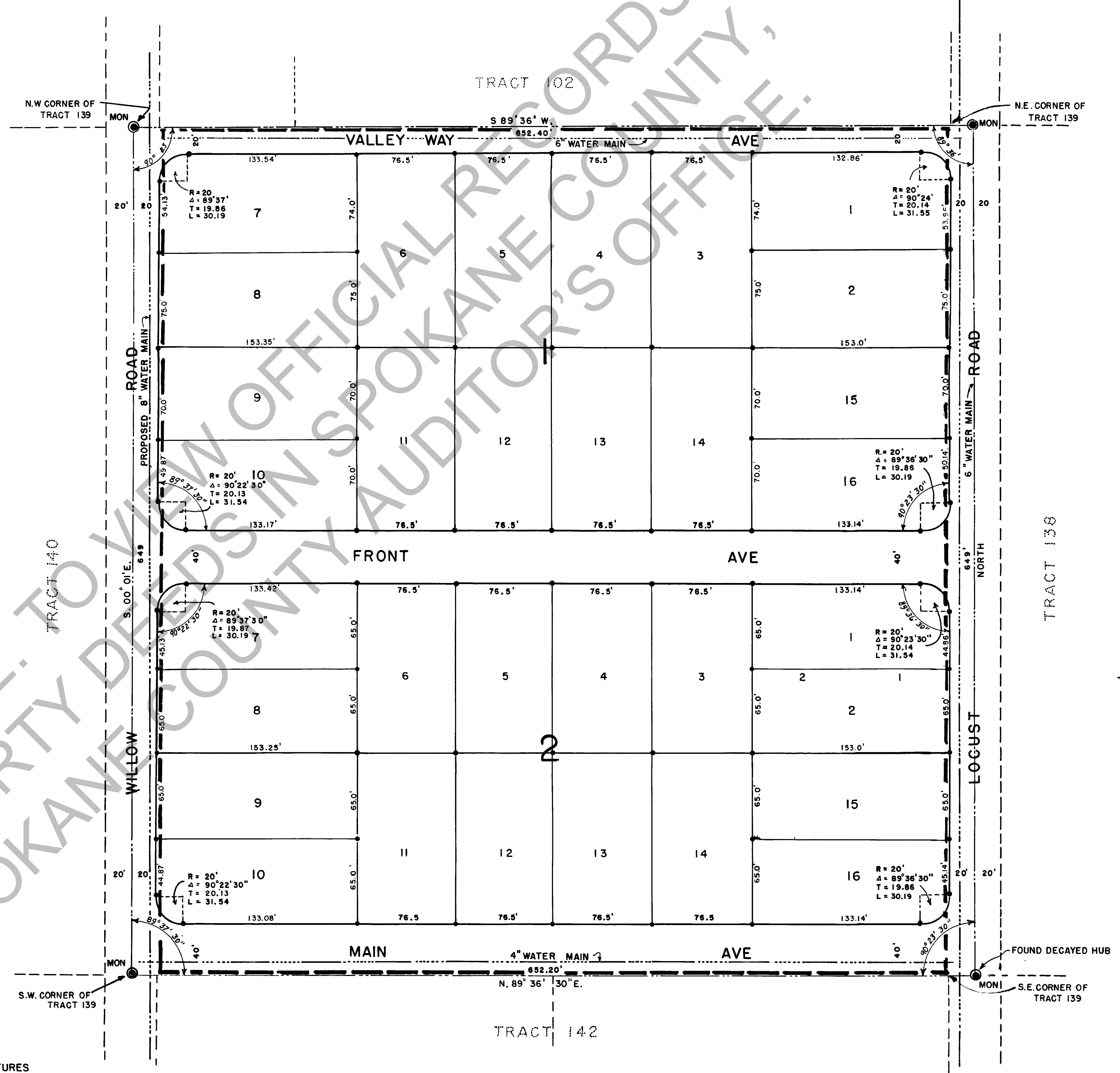
MONUMENT REFERENCES

S.E. Cor. 3/4" X 24" Iron Pipe Brs. N. 18 30' W. 63.00 FT.
3/4" X 24" Iron Pipe Brs. N. 45 00' W. 56.37 FT.
3/4" X 24" Iron Pipe Brs. S. 17 35' W. 35.77 FT.

N.W. Cor. Cross on Conc. Base of Pumphouse Brs. N. 38 01' E. 33.97 FT.
3/4" X 24" Iron Pipe Brs. S. 26 45' E. 44.55 FT.
3/4" X 24" Iron Pipe Brs. S. 63 34' E. 44.51 FT.

N.E. Cor. Cross on a Conc. Weir Brs. N. 84 33' E. 30.00 FT.
3/4" X 24" Iron Pipe Brs. S. 26 07' W. 45.00 FT.
3/4" X 24" Iron Pipe Brs. S. 63 12' W. 44.97 FT.

S.W. Cor. Cross on Conc. Stand Pipe Brs. S. 85 23' W. 21.39 FT.
Tack in Power Pole Brs. S. 24 14' E. 35.69 FT.
3/4" X 24" Iron Pipe Brs. N. 44 53' E. 56.90 FT.



LEGEND

- STANDARD CONCRETE MONUMENTS WITH COPPER CENTER PIN
- IRON PIPES
- HUBS

FINAL PLAT
BEAR'S SUBDIVISION OF TRACT 139 OF
OPPORTUNITY BEING THE N.E. 1/4 OF THE
S.W. 1/4 OF THE S.W. 1/4 SEC. 17-T. 25N. R. 44 E.W.M
SPOKANE COUNTY, WASHINGTON

SCALE 1" = 50 FT.	ALLAN R. SCOTT CIVIL ENGINEER SPOKANE WASHINGTON	SHEET 1 OF 1
DATE APRIL 17 1946		