

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, Richard N. Birkett and Clara Louise Birkett, his wife, have caused to be laid off and plotted into lots, blocks, roads and avenues the land shown upon this plat to be known as Birkett's Subdivision of the North half of that part of Tract 130 of Vera, lying North of the Spokane and Inland Empire Railway Co. R/W, being part of the SE 1/4 of the SE 1/4 of Section 15, Twp. 25 N. Rge. 44 E. W.M. County of Spokane, State of Washington. And they do hereby dedicate to the public, for the use of the public as highways, the roads and avenues shown upon this plat.

The dedication of this plat is made upon the conditions and covenants following, which are hereby made to run with the land and to be binding upon each and every grantee or successor in the ownership of each and every one of the lots shown upon this plat to wit:

Every dwelling exclusive of uncovered porches must be located at least 25 feet from the front property line. Outbuildings and/or outbuildings shall be placed at least 5 feet from lateral property lines. Every outbuilding must be located at least 75 feet from the front property line.

Every one-story dwelling must have a ground floor area of not less than 900 square feet. If more than one story, ground floor area must be not less than 800 square feet. Area of upper story must be at least 400 square feet. Each structure must be modern in design and appearance.

No commercial enterprises shall be conducted on the property and no sales of liquor or intoxicating beverages can be made on the property.

No cattle, hogs, sheep nor goats and not more than two horses may be kept on any lot. Chickens, turkeys and rabbits may be kept, but not ducks, geese or peacocks. No livestock of any kind may be raised for commercial purposes.

No garage or other outbuilding shall be used as a dwelling for more than one year, nor more than one dwelling may be erected on any one lot, nor in any event shall any building site have a street frontage of less than 88.0 feet.

Over the rear of each lot in this Subdivision there shall be a 4 ft easement for Water pipes, Electric power, Telephone lines and other public utilities. No lots will be offered for sale until a domestic water main is installed in the street in front of the lot or lots to be sold.

The foregoing covenants and limitations of use are made for the protection of each of the lot owners in said Birkett's Subdivision. Should any one or more of these covenants or limitations be breached by any lot owner or other person, then any one or more of the owners of lots or property in said Birkett's Subdivision may enforce the said covenants and limitations of use in any manner provided by law for his own benefit or for the benefit of any or all other owners of lots in said Subdivision.

IN WITNESS WHEREOF, the undersigned have caused their names to be affixed on this 2nd day of September, 1953.

Richard N. Birkett
Richard N. Birkett
Clara Louise Birkett
Clara Louise Birkett

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

On this 2nd day of September, 1953, before me personally appeared Richard N. Birkett and Clara Louise Birkett, 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 this day and year first above written.

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

ENGINEER'S 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 plotted land have been paid.
Dated October 27, 1953

By *W. J. Fox*
Spokane County Treasurer
By *W. J. Fox*
J. W. Fox, Chief Deputy

Examined and approved November 24, 1953

By *Robert J. Jones*
Spokane County Engineer

Examined and approved November 24, 1953

By *W. J. Fox*
Spokane County Planning Commission

Examined and approved Nov. 24, 1953

By *W. J. Fox*
Spokane County Commissioners



DISTANCE	COURSE	LATITUDES AND DEPARTURES			
		NORTH	SOUTH	EAST	WEST
291.32	NORTH	291.32		0.94'	
646.30	S. 89° 20' W		291.60	646.30'	646.30'
291.60	SOUTH		291.60		
646.30	N. 89° 53' 12" E	1.23'		646.30'	646.30'
TOTALS		292.55'	292.54'	646.30'	646.30'
DIFF.		0.01'		0.00'	

- LEGEND
- STANDARD CONCRETE MONUMENT WITH COPPER CENTER PIN
 - IRON PIPE

Scale Reduced to 1" = 75'

PLAT OF
BIRKETT'S SUBDIVISION
OF THE NORTH HALF OF TRACT 130 OF VERA
BEING PART OF THE SE 1/4 OF THE SE 1/4
OF SECTION 15, TWP. 25N. RGE. 44 E.W.M.
SPOKANE COUNTY, WASHINGTON

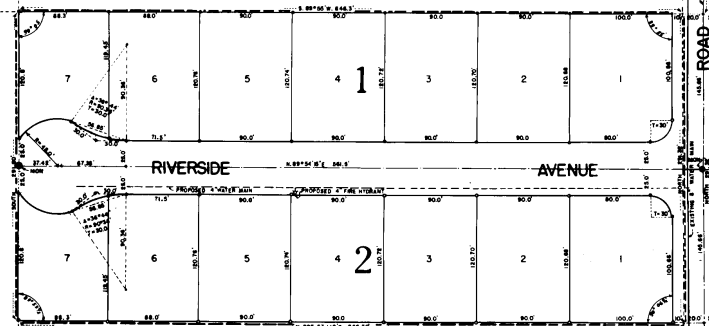
SCALE
1" = 30 FT.
DATE
AUG. 16, 1953

GUY C. STURMAN — CIVIL ENGINEER
SPOKANE, WASHINGTON
DRAWING BY
V. H. O'NEILL — 310 Fremont Bldg.
Spokane — Spokane, WA

SHEET
OF 1

2-100

TRACT 123 OF VERA

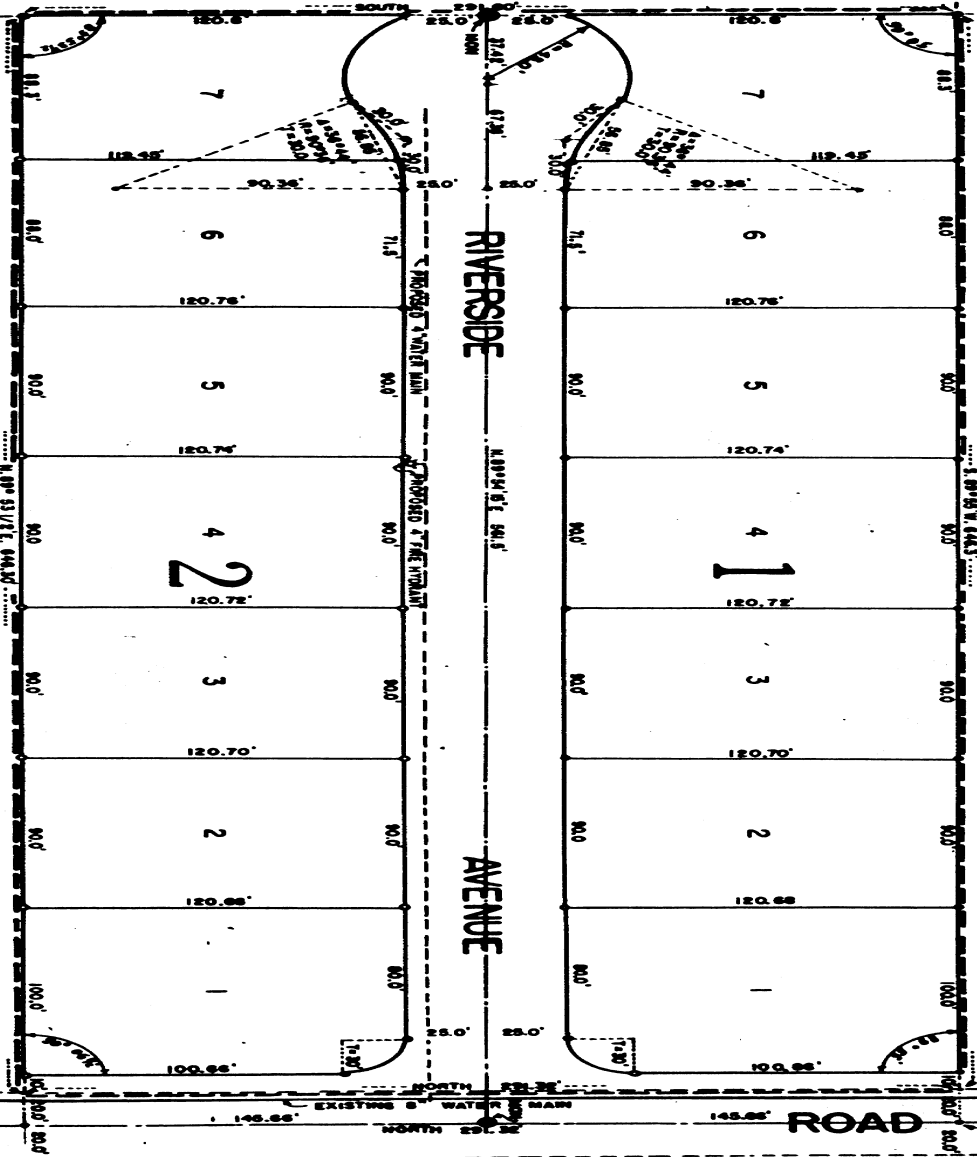


SOUTH 1/2 TRACT 130 OF VERA

TRACT 123 OF VERA

NOT PLATED

TRACT 123 OF VERA



NOTE
WATER POWERED BY
VERA INDIAN DIST. IS

SOUTH 1/2 TRACT 130 OF VERA

NOT PLATTED