

PLAT #1521

DEDICATION

Know all men by these presents, that SUBURBAN LAND DEVELOPERS, Inc., a corporation organized under and by virtue of the laws of the State of Washington, has platted into lots, blocks, streets, recreational area and community beach the land shown hereon to be known as STRATHVIEW ON SILVER LAKE ADDITION TO SPOKANE COUNTY, WASHINGTON; said land being the 1/2 of 1/2 of SW 1/4 of Section 21-T24N-R41EWM, also Tracts "A", "B", 7, 8, 9, 10 and 11 of Lakeview Addition to Meadow Lake as per plat thereof recorded in Volume "K" of Plats on Page 11, also the unplatted part of Govt. Lot 6 in Section 20-T24N-R41EWM, together with shore lands of the second class situate in front of, adjacent to or abutting upon such unplatted part of Govt. Lot 6 as conveyed by the State of Washington by deed recorded in Book 406 of Deeds on Page 7, except a strip 60 feet wide over and across the SW 1/4 of SW 1/4 of Section 21-T24N-R41EWM granted to Spokane County for Silver Lake Road Extension No. 311, situate in Spokane County, Washington.

The dedication of this plat is made upon the conditions and covenants following, which are hereby made to run with the land and be binding upon each and every grantee or successor in the ownership of each and every one of the lots shown hereon, to-wit: The sub-divider assumes no responsibility for provision of domestic water. Prior to the construction of any dwelling unit, the owner, builder, lessor, individual or corporation shall first obtain the approval of the Spokane County Health Department as to the location, construction and operation of each individual sewage disposal system and domestic water facility. All lots in this addition shall be residential lots, and no structures other than one story single family dwellings shall be built thereon. No other structures other than one or two car garages will be permitted on any one lot. If the garages are not attached to the residences, they must set-back not less than 50 feet from front property lines and not less than 10 feet from rear or side property lines. Garages must be of same matching material and design as residences. No residence containing less than 1000 square feet of main floor area, not including attached garage, carport, breezeway or porch, is to be constructed. All building plans must be submitted to an approved architect before building is commenced.

C.V. PAYNE
REGISTERED LAND SURVEYOR
SPOKANE, WASHINGTON

FINAL PLAT OF
STRATHVIEW ON SILVER LAKE ADDITION
SPOKANE COUNTY, WASHINGTON
LOCATED IN SECS. 20 & 21-T24N-R41EWM
MAY, 1957
SCALE: 1"=100'

50
C.V. Payne
1957 JUN 4 11 50
FRANK J. DUNN JUNIOR
REGISTERED NOTARY PUBLIC
SPOKANE, WASHINGTON

DEDICATION (CONT'D)

All residences shall set-back not less than 25 feet from the front property lines, not less than 10 feet from any side property line, nor less than 15 feet from any flanking street. All residences shall be complete as to exterior appearance, including finish coat painting, within one year of commencement of construction. No lot as shown hereon shall be sub-divided in any manner. All streets as shown are hereby dedicated to public use forever. An eight foot easement is hereby granted for utilities purposes at the rear of all lots, except Lots 1 thru 14 in Block 7. In said Lots 1 thru 14, a five foot easement for utilities purposes is granted adjoining Sunnyslope Road. The recreational area and community beach indicated on this plat shall belong to and be for the benefit of lot owners within this plat, and if said lot owners desire, a non-profit association may be formed to hold said area in its name subject to the rules of said association and SUBURBAN LAND DEVELOPERS, Inc. will deed such area and beach to said association. Ingress and egress easements are hereby granted over and across said recreational area to Lots 15 thru 18 inclusive in Block 7.

In witness whereof, SUBURBAN LAND DEVELOPERS, Inc., a corporation pursuant to resolutions of its Board of Directors, duly and legally adopted, has caused these presents to be signed by M. W. ONSTINE, its president, and by LOUIS PAYNE, its vice-president, and its corporate seal to be hereunto affixed this 7th day of May, 1957.

M. W. Onstine, M. W. ONSTINE, PRES.
Louis Payne, LOUIS PAYNE, VICE-PRES.
SUBURBAN LAND DEVELOPERS, INC.

ACKNOWLEDGMENT (CONT'D)

Given under my hand and official seal the day and year in this certificate above written.
Notary Public in and for the State of Washington,
Residing at Spokane

SURVEYOR'S CERTIFICATE

I, C.V. PAYNE, a Registered Land Surveyor, hereby certify that this plat represents a true copy of the official records and survey made by me in April, 1957, and that lot corners and monuments have been set.
C.V. Payne
Registered Land Surveyor

COUNTY ROAD ENGINEER

Examined and approved this 3rd day of June, 1957.
John W. Depew
Spokane County Road Engineer

COUNTY PLANNING COMMISSION

Examined and approved this 27 day of May, 1957.
E. Stinson
Spokane County Planning Commission Chairman BY Planning Director

COUNTY COMMISSIONERS

Examined and approved this 4th day of June, 1957.
Carl W. Rudolph
Spokane County Commissioners Chairman

COUNTY TREASURER

I hereby certify that the required taxes on the hereon platted land have been fully paid this 4th day of June, 1957.
Joe A. Stewart
Spokane County Treasurer BY Chief Deputy

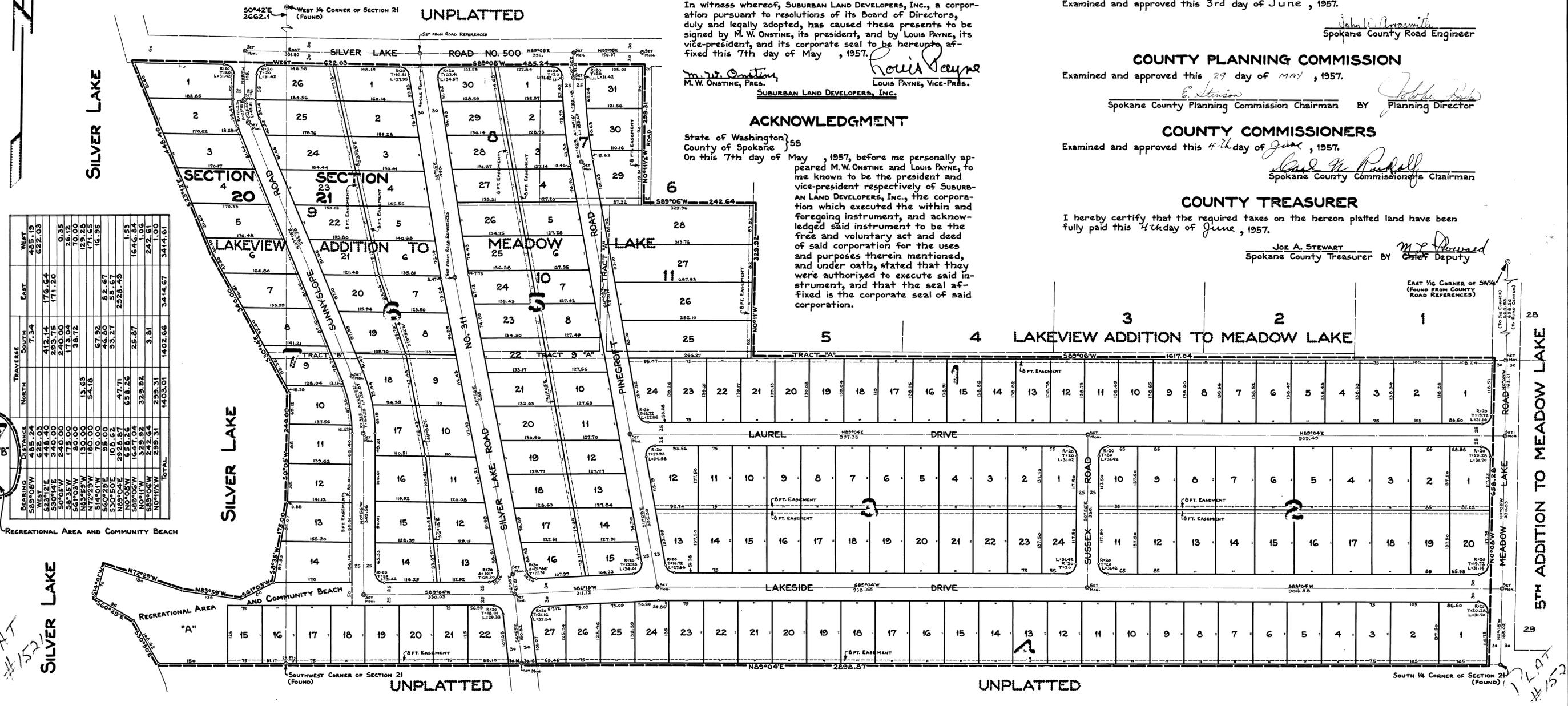


Table with columns: BEARING, DISTANCE, NORTH, SOUTH, EAST, WEST. Rows list bearings and distances for various lot boundaries.

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