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THE LONG BELL LUMBER Co, hereby declares that the annexed map and plat is a true and correct map and plat of the COLUMBIA-WAY ACRES No 2 being the same tract referred to

SURVEYORS CERTIFICATE

STATE OF WASHINGTON,¹³² D. H. Warren being duly sworn deposes and says that of the premises herein described, which survey and subdivision was made under deponents' direction, that the description given in the Declaration relating to said plat and field herewith is a correct description, that the distances, courses and angles are shown correctly on said plat and that the survey and subdivision are shown by suitable stakes and monuments upon the ground as shown on said plat.

Licensed Engineer

Subscribed and sworn to before me this 3 day of Sept 1937
Walter H. Drake
 Notary Public in and for the State of Washington residing at Longview

Assistant Secretary

THE-LONG-BELLY-LUMBER-CO

Vice President

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF COWLITZ
I, John C. Ellis, 1937, before me personally, S.M. Morris and S. Ellis, former personally known to me, acknowledged to me and in my presence that he executed the foregoing Supplementary Declaration of Incorporation which executed the Awaiting Supplementary Declaration and each acknowledged said Supplementary Declaration to be true and correct. We, the undersigned, are authorized to execute said instrument and that the said affixed is the corporate seal of said Corporation and that the said Corporation is the owner of the land included within the boundaries of the plat hereto attached and included within the boundaries of the plat hereto attached. My official Seal this day and year first above written, and 11/11/1937.

residing at Longview.

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I hereby certify that all taxes which have been levied and become chargeable against the property shown on the annexed plat at the date of this certificate, have been duly paid satisfied and discharged.

Dated this 2nd day of Feb 1937.

Dated this 7th day of May 1951
County Treasurer

Filed for Record this 10th day of April, 1937 in the Office of the
County Auditor of Cowittz County Washington Alman
DEPUTY AUDITOR County Auditor

161084
FILED
H. H. DE HART, AUDITOR
COMLETT CO.
SEP 10 1 33 PM '33
BY Deary DEPUTY
KELSO, WN.

SURVEY NOTES COLUMBIA ^{WAY}/ACRES NO. 2 TO BE FILED WITH PLAT

STATION	ANGLE	COURSE	DISTANCE	COSINE	SINE	COORDINATES		BALANCED COORDINATES		CORNER COORDINATES		REMARKS
						NORTH	EAST	NORTH	EAST	NORTH	EAST	
Int. Cal. & Col. Way								15,268.09	47,055.15			
Sta. 5	35.53	West	535.53			- 0	-	15,268.09	46,519.62			
Init. Pt. 5	85.53	South	.50			-	0	15,218.09	46,519.62			
16	34.63	West	1049.1			- 0	-	15,218.09	45,470.52			
17	54.63	South	120.0			-	0	15,098.09	45,470.52			
19	94.63	West	240.00			- 0	-	15,098.09	45,230.52			
21	14.63	North	120.0			Plus	0	15,218.09	45,230.52			
43	79.63	West	2265.00			- 0	-	15,218.09	42,965.52			
46	64.63	South	285.00			-	0	14,933.09	42,965.52			
82	75.33	East	3610.70			Plus 0	Plus	14,933.09	46,576.22			
85	66.94	N 11 Deg. 14' W	291.6	.98084	.19481	Plus 286.01	- 56.80	15,219.10	46,519.42			
Equals 5	85.53	Init. Point										
<p>THIS IS TO CERTIFY THAT ABOVE ARE THE CORRECT NOTES OF SURVEY OF COLUMBIA ACRES NO. 2</p> <p><u>8</u> day of <u>Sept</u> 1937</p> <p><u>D. H. WALSH</u> D. H. WALSH, LICENSED ENGINEER</p>												
<p>Error of Closure Init. Point St. 5 85.53</p> <p>Northing 15,218.09 <u>15,219.10</u> 1.01</p> <p>Easting 46,519.62 <u>46,519.42</u> .20</p>												

THIS IS TO CERTIFY THAT ABOVE ARE THE CORRECT NOTES OF SURVEY OF COLUMBIA ACRES NO. 2

8 day of Sept 1937

D. H. WALSH, LICENSED ENGINEER

AND WHEREAS, said Company desires to file a plat of said land so as to subdivide the same into lots, blocks, streets, and alleys shown by the plat aforesaid, and desires to dedicate the streets and alleys to the public for the usual street and alley purposes, and desires to subject all of the lots shown on said plat to the reservations, restrictions, and covenants hereinafter set forth; and

WHEREAS, to accomplish these purposes a written statement in the nature of a DEDICATION of said streets and alleys and a DECLARATION of said reservations, restrictions and covenants should be made by the Company and spread upon the public records of Cowley County, Washington.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that such a statement is hereby made and the same shall be and is as follows, to-wit:

On the plat, a point 535.53 ft. West and 80 ft. South of a concrete monument set to mark the intersection of Columbia Way and California Way as described in Ordinance 106 and 106 of the City of Honolulu, Washington and running thence West along the south line of Columbia Way 1048.1 ft; thence South 180 ft; thence West 840 ft; thence North 180 ft; thence West 2265 ft; thence South 285 ft; thence East parallel to and 235 ft. South of the South line of Columbia Way 3610.7 ft; to a point on the East bank of said ditch; thence North 11 deg. 15' N. West along bank of said ditch 891.6 ft. to the place of beginning, containing 82.41 acres, more or less, exclusive of J Street.

Dedication, Reservations, Restrictions and Covenants

as to

LOANED, ACQUISITION
Flat of Columbia City Acres #2
DESCRIPTION

LORELYN, WILLIAM

Plat of Columbia Bay, 1890s

Declaratoria

as to

1. UTAH BLADE

...and long-held member company, a corporation of-

Engraved upon, and existing by virtue of, the laws of the State of Mississippi, hereinafter called "the company" is the owner of the land shown on the plat, marked "Columbia Bay Acres #2", to which this is attached and of which this is a part, said land being described as follows:

beginning at a point 835.53 ft. West and 50 ft. South of a concrete monument set to mark the intersection of Columbia Way and California Way as described in Ordinance 105 and 106 of the City of Portland, Washington and running thence West along the line of Town of V, Washington and thence South about two South line of Columbia Way 1049.1 ft; thence South 130 ft.; thence West 240 ft; thence North 180 ft; thence West 2265 ft; thence South 285 ft; thence East parallel to and 215 ft. South of the South line of Columbia Way 3610.7 ft to a point on the East bank of ditch; thence North 11 days. 25 ft. West along bank of said ditch 891.6 ft. to the place of beginning, containing 82.41 acres, more or less, exclusive of T-3-700-6.

and Williams, said company desires to file a plat of said

land so as to subdivide the same into lots, blocks, streets, all as shown by the plat aforesaid, and desires to dedicate the streets and alleys to the public for the usual street and alley purposes, and desires to subject all of the lots shown on said plat to the reservations, restrictions, and covenants hereinafter set forth; and

THEREAS, to accomplish these purposes a written statement in the nature of a DEDICATION of said streets and alleys and a DECLARATION of said reservations, restrictions and covenants should be made by the Company and spread upon the public records of Cowles County, Washington.

NOT, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, do hereby certify and the same shall be and is as follows, to-wit:

1. DEDICATION

Subject to the foregoing, the Company dedicates said streets and alleys to the public to be used for the usual street and alley purposes, respectively.

No right is intended to be conveyed by this dedication that is inconsistent with the rights, privileges, franchises and covenants heretofore granted by the Company or reserved by it, as hereinafore or hereinafter stated.

II. RESERVATION OF RIGHTS AND COVENANTS

The Company declares that the land shown on said plat above referred to is held and shall be conveyed subject to the reservations, restrictions and covenants set forth in the various subdivisions of this declaration, to-wit:

SUBDIVISION I. Definitions

The "suburban residential district", as hereinafter is used in this statement, is intended to mean all of the lots shown on the plat, excepting lots 36 to 41 in Block 1 and lots 1 to 6 in Block 2.

The "retail business district" is intended to mean lots 36 to 41 in Block 1 and lots 1 to 6 in Block 2.

A "corner lot" is one that abuts on more than one street. Any lot, except a corner lot, shall be deemed to front on the street upon which it abuts. A corner lot shall be deemed to front on the street on which it has the smaller dimensions, except where the Company shall designate in any deed conveying any corner lot, hereafter made by it, the street on which such corner lot shall thereafter be considered as fronting.

The Company, in the deed to any corner lot, or at any time with the consent in writing of the holder of the fee simple title thereto, may designate a different street as the one upon which such lot shall be deemed to front.

The street upon which a lot fronts, as above provided to such lot shall be deemed to be a side street.

The word "plot" as used in this statement is intended to mean a single piece or parcel of land consisting of one lot or more or less than one lot.

Dedication 2.

Every plot shall be deemed to front on the street on which the lot or lots constituting said plot front, unless the lot or lots, front on more than one street, in which case it shall be deemed to front on both streets.

An "outbuilding", as the word is used in this statement, is intended to mean a covered structure not directly attached to the residence which it serves.

Subdivision 2. Use of Land.

The lots in the suburban residential district, except as hereinafter provided, shall be used for suburban residential and agricultural purposes only, and no building of any kind whatsoever shall be erected or maintained thereon except private dwelling houses, and private garages for the sole use of the respective owners or occupants of the plots upon which such garages are erected and such other outbuildings as are customarily appurtenant to suburban residences.

The lots in the "retail business district" shall be used for retail, wholesale business purposes or residential and agricultural purposes only.

Buildings to be used for schools, churches, libraries, sanctuaries, art galleries, museums, hotels, private clubs or municipal service stations, or for recreative, educational, religious or philanthropic purposes may be erected or maintained in locations approved by the Company; provided, however, that no building shall be erected, maintained or used for any of the purposes mentioned in this paragraph, except by the Company, unless in each case there shall have been filed in the proper office of record, a deed or other instrument in writing executed by the Company, approving and specifying the uses to which such building may be put.

Fences and playgrounds may be laid out and maintained in locations approved in writing by the Company.

Subdivision 3. Approval of Plans

No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition thereto or change or alteration therein be made, until plans and specifications, plot

Dedication 3.

plan and grading plan therefor, or information satisfactory to the company, shall have been submitted to and approved in writing by the company and a copy thereof as finally approved permissibly with the company in so passing upon such plans, specifications, plot plan and grading plan, the company may take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built to the site upon which it is proposed to erect same, the harmony thereof with the surroundings and the effect of the building or other structure as planned on the outlook from the adjacent or neighboring property.

SUBDIVISION 4. Minimum Frontage

Every building erected on any plot shall have an unbroken frontage of ground fronting on the street on which the plot fronts, and at least five thousand seven hundred (5700) square feet in area, and it is specifically provided that not more than two places of dwelling shall be erected on any lot in said plat.

Every building erected on any plot shall front on a pre-sent a good frontage on the street on which said plot fronts.

SUBDIVISION 5. Set Back From Street Line

No building or part thereof, except an "outlet" provided, shall be erected or maintained on any of said lots nearer than thirty (30) feet to the front street in any of said lots in the suburban residential district or nearer than thirty (30) feet to either street in the small Business District in this plat; provided, however, that the company in the deed to any lot, may change said building lines, or may at any time thereafter, with the consent in writing of the owner of the fee simple title to such lot, change said building lines, or may change the building lines which it may have established at any time within will bring the front building line nearer than twenty-five (25) feet to the front street, or the side building line nearer than five (5) feet to the side street.

Covered or uncovered, but not enclosed, porches, the floors of which are not higher than the level of the first floor of the building, steps extending not higher than the level of the first floor of the building,

Dedication of

ing, bay or other windows, vestibul s, cornices, awnings, chimneys, or other similar projections, may extend not more than six feet beyond the front building line, and not more than five feet beyond the side street building line. Building line, as here used, is meant a building line parallel to and thirty feet distant from the street line or such line as changed by the company in accordance with the next preceding paragraph.

SUBDIVISION 6. Set Back From Side Property Line

No part of any building, shall be nearer than four feet to the side property line of the plot upon which it is erected, except the side windows, awnings, chimneys, and purely ornamental projections may extend beyond said four foot line, but not more than three feet beyond said four foot line.

SUBDIVISION 7. Company's Judgment Conclusive

No objection shall be made by any owner having the right to say and deter the location and front, rear, side, street, rear and side property lines of any lot, and also the amount of the set back from said lines necessary to the requirements hereof, and the company's judgment and decision thereon shall be final and binding on all parties.

SUBDIVISION 8. Minimum Cost of Residence

Any residence erected wholly or partially on any of the lots, or part or parts thereof, in the suburban residential district shall cost not less than \$100.00.

SUBDIVISION 9. Ownership by Anyone Other Than White Race Prohibited

None of the lots shown on said plat shall be conveyed, leased or given to, and no building erected thereon shall be used, owned or occupied by, any person not of the white race. This prohibition, however, is not intended to include the occupancy by a person not of the white race while employed in or about the premises by the owner or occupancy of any land shown on said plat.

SUBDIVISION 10. Easements Reserved in Lots

Easements and rights of way shall be reserved for the erection, construction and maintenance of

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