

LINWOOD HEIGHTS

being a subdivision of a tract of land in the Northeast quarter of Section 32, Township 2 North, Range 2 East of the Willamette Meridian, within the Louis Lieser Donation Land Claim.

DESCRIPTION OF PROPERTY

Beginning at a point on the West line of the Lieser Road, 2428.63 feet South and 883.28 feet West from the Northeast corner of the Louis Lieser Donation Land Claim No. 62 in Township 2 North, Range 2 East of the Willamette Meridian, and running thence West, along the South line of that certain tract acquired by the United States of America and more particularly described in the Judgment on the Declaration of Taking, recorded under Auditor's File No. E 69032, records of Clark County, Washington, 830.74 feet to the East line of that certain conveyed to James R. Osborne et al by deed recorded in Book "11", at page 216, Clark County Deed Records; thence South, along the East line of said Osborne tract, 508.77 feet to the Northwest corner of that certain tract conveyed to James C. Thompson by deed recorded in Book "24", at page 40 of said records; thence East, along the North line of said Thompson tract, 830.74 feet to the West line of said Lieser Road; and thence North, along the West line of said road, 508.77 feet to the point of beginning.

DEDICATION

We, the undersigned owners of the above described real estate, do hereby lay out and plat the same into streets, lots and blocks, as shown upon the annexed plat, said plat to be known as LINWOOD HEIGHTS, according to the duly recorded plat thereof; and we hereby dedicate the said streets to the public use forever; but subject to the following restrictions and conditions:

(a) No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars, except that dwellings located on Block 1 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Block 2 shall be limited to one-story dwellings.

(b) No dwelling shall be permitted on any lot at a cost of less than \$6500.00 based upon cost levels prevailing on the date

Dedication- - -2.

these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure exclusive of one-story open porches and garages, shall be not less than 800 square feet for a one-story dwelling.

(c) No building shall be located on any lot nearer than 20 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

(d) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

(e) No structure shall be constructed on any lot or plot less than 50 feet in width at the set-back lines and containing less than 5000 square feet.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Dedication- - - -3.

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.

IN WITNESS WHEREOF, we have hereunto set our hands this 28th day of February, 1950.

Al Angelo
Al Angelo

Katheryn Angelo
Katheryn Angelo

Thomas L. Lineham
Thomas L. Lineham

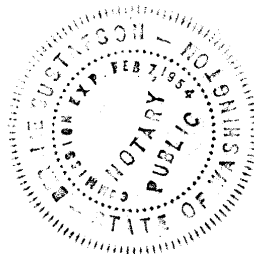
Alma K. Lineham
Alma K. Lineham

STATE OF WASHINGTON)
County of Clark) : ss.

On this 28th day of February, 1950, personally appeared Al Angelo and Katheryn Angelo, husband and wife, and Thomas L. Lineham and Alma K. Lineham, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28 day of February, 1950.

Bernice Gustafson
Notary Public in and for
the State of Washington
residing at Vancouver, therein.



ABSTRACTER'S CERTIFICATE

THE UNDERSIGNED, a corporation organized and existing under and by virtue of the laws of the State of Washington, solely for the purpose of determining the necessary parties signatory to the accompanying dedication, hereby certifies that title to the property described in said dedication of LINWOOD HEIGHTS is vested as follows:

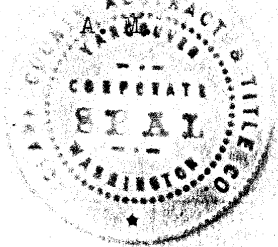
THOMAS L. LINEHAM and ALMA K. LINEHAM,
husband and wife,

FREE FROM INCUMBRANCES

EXCEPT:

1. Right, title and interest of Al Angelo and Katheryn Angelo, husband and wife, by virtue of an unrecorded option to purchase said property from vestee.

IN TESTIMONY WHEREOF, this Company has caused its corporate seal to be hereto affixed, and this certificate to be signed by one of its officers thereunto duly authorized, this 28th day of February, 1950, at 8:00 o'clock



CLARK COUNTY ABSTRACT & TITLE CO.

By

[Signature]
Title Officer

OFFICE OF COUNTY TREASURER
CLARK COUNTY, STATE OF WASHINGTON
COURT HOUSE
VANCOUVER, WASHINGTON

March 3, 1950

EVA KING BURGETT
TREASURER

TO WHOM IT MAY CONCERN:

This is to certify that the 1951 and all prior years taxes have been paid on the property assessed to Thomas L. Lineham, 300 Washington street, Vancouver, Washington and described as tax #16 & #100 of the Louis Lieser DLC to be platted as "Linwood Heights"

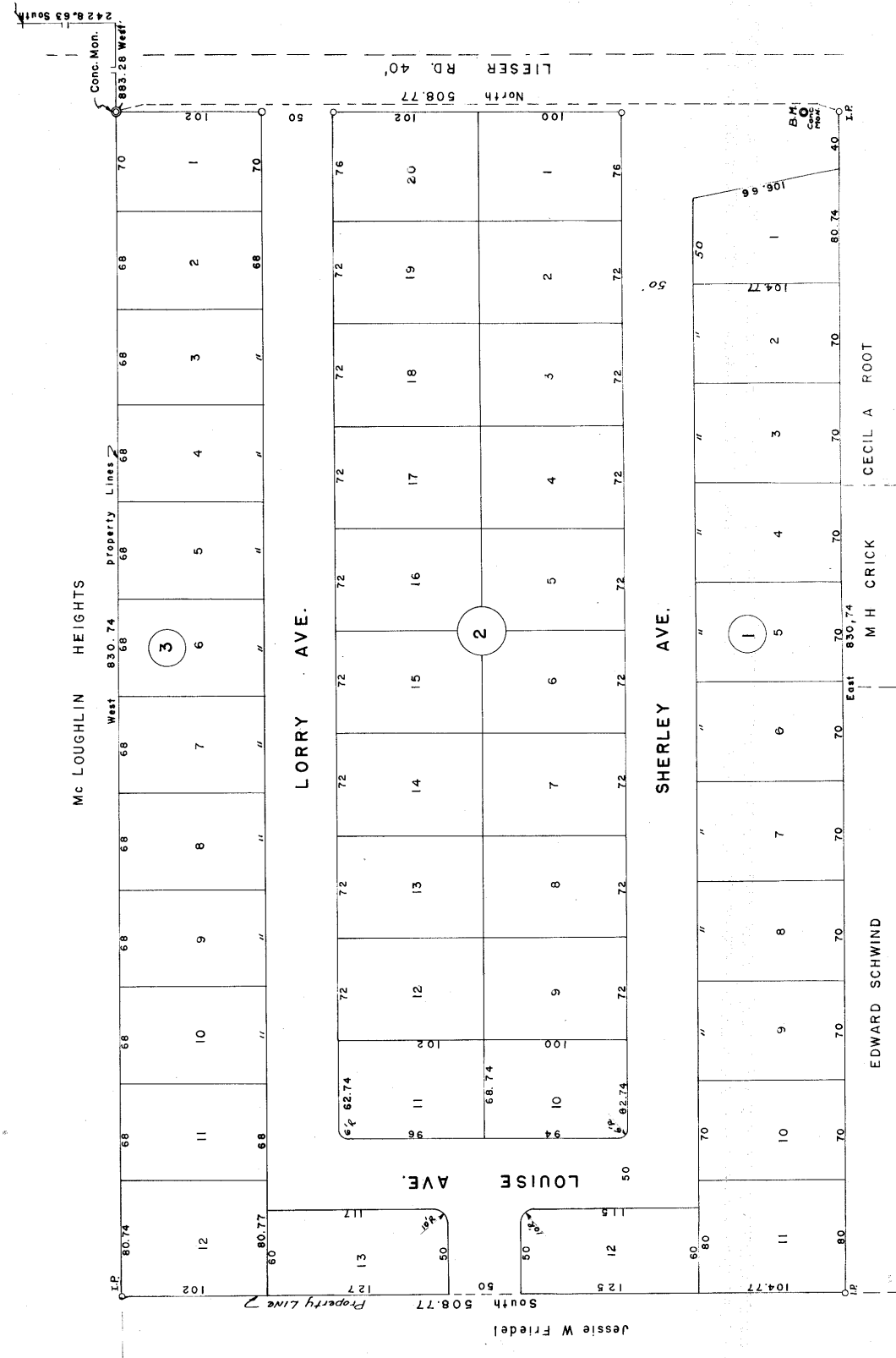
Clark County Treasurer

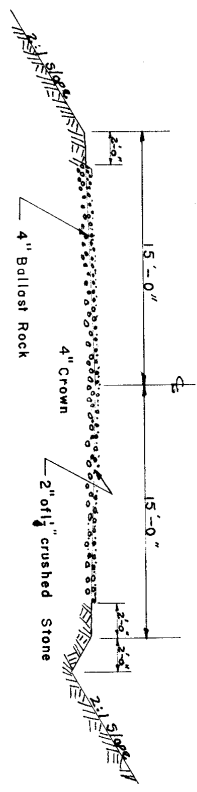
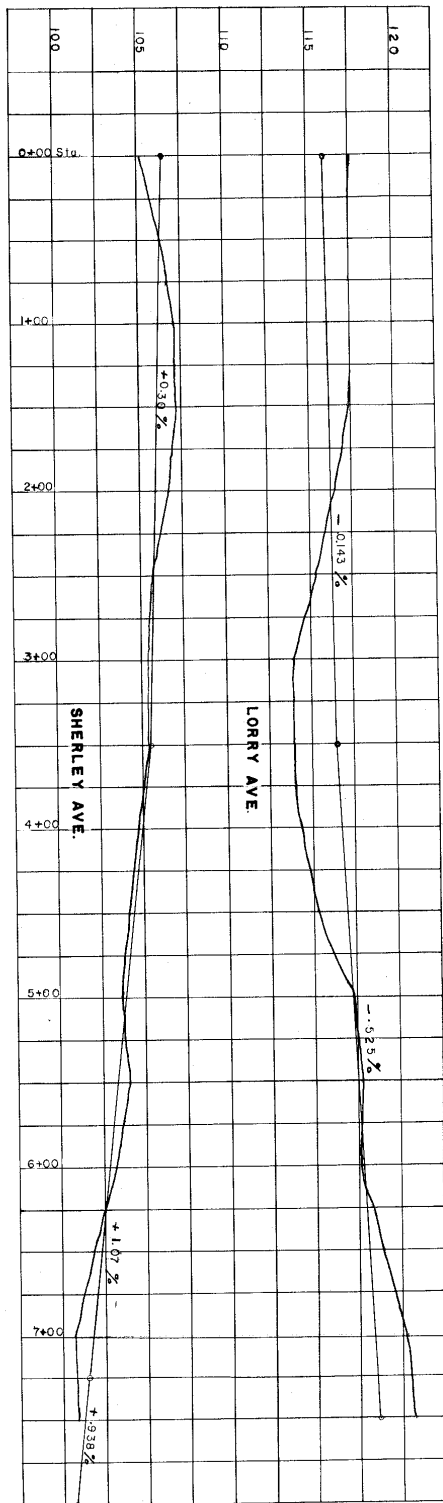
By Merle Pierce
Deputy



Recorded Mar.3, 1950 at 4:18 P.M., by Clark County Abst. & Title Co.,
J.W.Albinson, County Auditor.

NE Cor.
Lieser Claim





Scale 1" = 50'

Concrete Mon.

Iron Pipes

DATUM B M Elev. 100⁰⁰ Assumed

BEING A SUBDIVISION OF A TRACT OF LAND IN THE NE OF SEC. 32,
T2N, R2E, WM, WITHIN THE LOUIS LIESER D.L.C.

APPROVED THIS 22 DAY OF DEC. 1949

E. B. Suttfield
CHAIRMAN, CLARK COUNTY PLANNING COMMISSION
ACCEPTED FOR RECORDING BY THE COUNTY OF CLARK

ATTESTED W. H. Allison Chas. L. Hall
COUNTY AUDITOR CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CHECKED and APPROVED DEC. 23, 1949

J. R. Payne
COUNTY ENGINEER

