

PLAT OF LAGOON POINT
An Addition to Island County, Washington
Sections 18 & 19, TWP. 30 N., R. 2 E., W.M.

Description

Government Lots 1 and 2, Section 18; and Government Lot 3, Section 19, except the East 462 feet thereof; and all of Government Lot 4, Section 19; except County road on east line of said Government Lots 3 and 4, Section 19, to extreme low tide; ALL in Township 30 North, Range 2 East, W.M., Island County, Washington.

Dedication

Know all men by these presents that we, the undersigned, owners in fee simple of the land hereby platted, do hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and easements or whatever public property is shown on this plat and the use thereof for any and all public purposes; also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable grading of all streets, avenues, places, etc., shown hereon; also the right to drain all streets over and across any lot or lots where the water might take a natural course after the street or streets are graded.

Lots designated as "A" which is named Lagoon Lake, and Lots "B", "C", and "D" all bounded as indicated on this plat, are the undivided and common property of the owners of all lots in this plat for joint recreational use and enjoyment of themselves, their families and guests, and are not dedicated to the public. The development, maintenance, and upkeep of said tracts "A", "B", "C", and "D" are a joint obligation of said lot owners, and for purposes of taxation the assessed value of the area of said Lots "A", "B", "C", and "D" may be prorated and included in the assessed value of all lots shown in this plat. Said Lots "A", "B", "C", and "D" are subject to such rules and regulations governing the same as from time to time may be adopted by a majority in interest of said owners.

Restrictions

The owners do hereby declare the following covenants, limitations and restrictions are covenants running with the land in the Plat of Lagoon Point (excepting the area of Blocks 12, 13 and 14 unsubdivided), to wit: All lots in said plat shall be used for dwelling purposes only except that Lot 1, Block 3 may be used for ordinary retail store business; otherwise no dancehall, store, amusement resort, or commercial building whatsoever shall be placed on any lot, nor shall boats be permitted to be kept for public rental; and no lot shall be used for public parking of vehicles. No dock or boathouse shall be used for any commercial purposes or any public use. Not more than one dwelling house and one private guest cottage and private garage shall be constructed on each lot as platted on this plat. No building shall be erected on any residential lot nearer than 20 feet from the front street line of any lot nor nearer than 3 feet to any side lot line. All buildings erected in said plat shall be completed on the outside and painted within 12 months from the beginning of construction of same. No docks, piling or other structures shall be extended in Lagoon Lake area more than 10 feet from the shore line, nor shall any owner interfere with the reasonable use of the community waterway or community beach for boating and other pleasure use of the owners in this plat. Septic tanks may be used for sewage disposal and drain from the same shall not extend closer than 50 feet of said Lagoon Lake. No poultry or livestock shall be

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kept or maintained on any platted lot in this plat, excepting in Blocks 1, 2, and 3. No infringement of restrictions shall be questioned after 6 months from perpetration.

All tidelands are subject to the usual reservations in State of Washington deeds.

Water supply -- wells and springs or distribution system.

Sewage disposal -- septic tanks or sanitary sewers.

Recording Certificate

Island County Auditor's File No. 78936.

Filed for record at the request of M.R. Wood on this 10th day of July, 1950, at 50 minutes past 10 and recorded in Volume 4 of Plats, Pages 45 to 50, incl., Records of Island County, Washington.