

LAGOON POINT VIEW TRACTS
Island County, Washington
Sec. 19, TWP. 30 N., R. 2 E., W.M.

Description

This portion of Govt. Lot No. 3 Section 19, Twp. 30N., R.2E., W.M. described as follows: Beginning at the N.E. corner of said Govt. Lot; thence S. 0°08'20" E. a distance of 1320.00 Ft.; thence S. 87°46'22" W. a distance of 462.00 Ft.; thence N.0°08'20"W. a distance of 1320.00 Ft.; thence N.87°46'22"E. a distance of 462.00 Ft. to the point of beginning, except the East 30.00 Ft. for road. Also Block 10 of the Plat of Lagoon Point Addition.

Dedication

KNOW BY ALL MEN THESE PRESENTS that we, the undersigned, owners in fee simple of the land hereby platted, 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 herein; 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 in the plat of Lagoon Point Add. As per plat recorded in Vol. 4 of Plats, pages 45 to 50 incl. records of Island County, Wash. 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. The development, maintenance, and upkeep of said tracts "A", "B", "C", and "D" are a joint obligation of said owners; and for purposes of taxation the assessed value 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.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 30th day of July A.D. 1952.

Restrictions

The owners do hereby declare the following covenants, limitations and restrictions are covenants running with the land in the Plat of Lagoon Point View Tracts, to wit: All lots in said Plat shall be used for dwelling purposes only. No building shall be erected on any residential lot nearer than 20 Ft. from the front line of any lot nor nearer than 3 Ft. to any side lot line. All buildings erected in this 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 into Lagoon Lake area more than 10 Ft. from the shore line, nor shall any owner interfere with the reasonable use of the community waterway or community beach for boating or other pleasure use of the owners of this plat. No infringement of restrictions shall be questioned after 6 months from perpetration. Water supply is to be by distribution system. Sewerage disposal to be by septic tanks or sanitary sewers.

Posted LPIC Website, January 15, 2002
Island County Auditor's File No. , Recorded 7 October 1952

Recording Certificate

Filed for record at the request of Leslie W. Eastman on this 7th day of October 1952, at 15 minutes past 4pm and recorded in Volume 4 of Plats, page 72, Records of Island County, Washington.