

LAGOON POINT No. 4
Replat of Por. Blk. 11 & Por Blk. 13 Lagoon Point
Sec. 19, TWP. 30 N., RGE. 2 E., W.M.
Island County, Washington

Description

This plat of LAGOON POINT NO. 4 is a replat of portions of Block 11 and 13 in the plat of Lagoon Point, an Addition to Island County, Washington, recorded in Volume 4 of plats on pages 45 through 50 in records of Island County, Washington, more particularly described as follows: (omitted)

Dedication

KNOW BY ALL MEN THESE PRESENTS that we, the undersigned, owners in fee simple of the land hereby platted declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway 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 original reasonable grading of all streets, avenues, places, etc. shown herein. Also the right to drain all streets over and across those lots where water might take a natural course after the street or streets are graded. Those lots as shown subject to an easement five (5) feet in width, parallel with and adjacent to those alternate lot lines, for purposes of drainage and utilities, shall be prohibited from being blocked or diverted. Said easements shall be maintained and open and be the responsibility of the individual lot owners or corporation of lot owners. All erosion due to tidal or wave action shall be restored to the condition existing when the final plat was approved prior to construction of shore protection improvements. We also waive claims for damages against Island County which may be occasioned to the adjacent land within the plat by the established construction, drainage and maintenance of said roads, and construction of shore protection devices.

IN WITNESS WHEREOF we have set our hands and seals.

Restrictions

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following reservations: No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 30.00 feet to the margin of any street or nearer than 15 feet to any side street line, if any. No lot, tract or portion of a lot, tract or parcel of this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7500 sq. ft. or less than 60 ft. in width at the building line. Construction on any lot shall require a building and sewage disposal permit prior to commencement of work. All lots shall be restricted as follows: Buyers shall complete all exterior work on buildings within 6 months of date of start of construction. Exterior completion is hereby defined as final application of permanent exterior siding or surface, painted or treated as appropriate to material used. All buildings erected shall be first submitted in plan and sketch form to architectural committee for approval, committee as designated by grantor. No septic tank drainfield shall be constructed closer than 50 feet to the top of fill line as it exists. All structures shall be constructed within the area between the drainfield setback line and the top of fill line as

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shown. Lot owners shall be prohibited from blocking, diverting, or restricting any natural or constructed drainage course following original reasonable grading of roads and ways thereon. Additional Restrictive Covenants filed under Auditor's File No. 286183, volume 314, pages 736-741.

Recording Certificate

Island County Auditor's File No. 286184.

Filed for record at the request of LAGOON POINT ASSOCIATES on this 14th day of July, 1975, at 57 minutes past 12 P.M. and recorded in Volume 12 of Plats on pages 23 and 24, records of Island County, Washington.