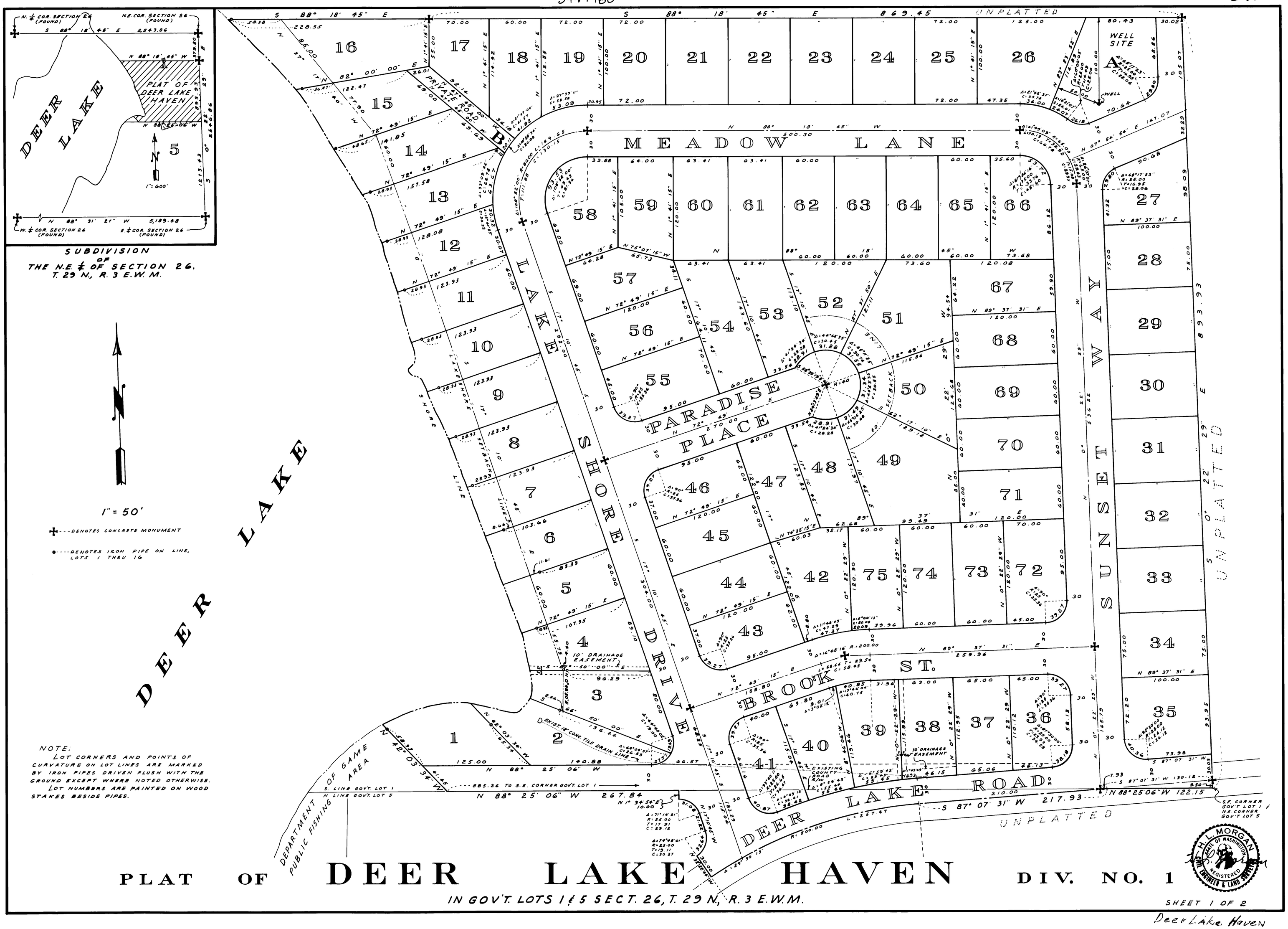
DRAWING NUMBER
Deer Lake Haven #1
1/2

PLAN HOLD CORPORATION · TORRANCE · CALIF.
RECORDER BY NO. 07054-24

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

3997980

51.



PLAT OF DEER LAKE HAVEN DIV. NO. 1

IN GOV'T. LOTS 1 & 5 SECT. 26, T. 29 N., R. 3 E.W.M.

SHEET 1 OF 2

Deer Lake Haven

PLAN HOLD

SURVEYOR'S CERTIFICATE

I, H. L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF DEER LAKE HAVEN, DIVISION NO. ONE, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE NORTH-EAST QUARTER OF SECTION 26, T. 29 N., R. 3 E. W. M., THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET AND ALL LOTS STAKED ON THE GROUND AS SHOWN AND THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN OBSERVED.

H. L. Morgan
H. L. MORGAN
Registered Civil Engineer & Land Surveyor

H. L. MORGAN — STATE OF WASHINGTON — REGISTERED — CIVIL ENGINEER & LAND SURVEYOR

TREASURER'S CERTIFICATE

I, HARRY A. LANG, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE FOLLOWING DESCRIBED PROPERTY ARE FULLY PAID TO AND INCLUDING THE YEAR 1964.

Harry A. Lang By: Ruth E. Zylstra, Deputy
HARRY A. LANG
County Treasurer

CERTIFICATE OF TITLE

RECORDED April 4, 1963, FILE NO. 151712

VOLUME 29, PAGE 587, ISLAND COUNTY, WASH.

151713

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF H. L. MORGAN ON April 4, 1963, AT 10 MINUTES PAST 11 A.M., AND RECORDED IN VOLUME 7 OF PLATS, PAGE 51,52, RECORDS OF ISLAND COUNTY, WASHINGTON.

J. W. LIBBEY
County Auditor

W. Cook
Deputy

ENGINEER'S APPROVAL

APPROVED THIS 18th DAY OF March, A.D. 1963.

Wm. R. Whitnall
County Engineer

WM. R. WHITNALL — State of Washington — Registered Professional Engineer & Land Surveyor

COMMISSIONERS' APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 4 DAY OF APRIL, A.D., 1963.

R. F. Andrews

J. C. Muster
Board of County Commissioners

ATTEST:

J. W. Libbey
County Auditor

BOARD OF COUNTY COMMISSIONERS — ISLAND COUNTY — WASH.

DESCRIPTION

THE PLAT OF DEER LAKE HAVEN, DIVISION NO. ONE, EMBRACES THE FOLLOWING DESCRIBED TRACT OF LAND IN GOVERNMENT LOTS 1 AND 5, SECTION 26, T. 29 N., R. 3 E.W.M.:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26, THENCE SOUTH 0° 22' 29" EAST 379.50 FEET ALONG THE EAST LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 0° 22' 29" EAST 893.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 88° 25' 06" WEST 122.15 FEET ALONG THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 87° 07' 31" WEST 217.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY 257.47 FEET ALONG SAID CURVE THROUGH AN ARC OF 29° 30' 15"; THENCE NORTH 32° 22' 44" WEST 30.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET AND THROUGH WHICH THE BEARING OF A LINE RADIAL TO SAID CURVE IS NORTH 32° 22' 44" WEST; THENCE NORTHERLY ALONG SAID CURVE 32.64 FEET THROUGH AN ARC OF 74° 48' 01"; THENCE NORTH 17° 10' 45" WEST 21.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY 31.08 FEET ALONG SAID CURVE THROUGH AN ARC OF 71° 14' 21"; THENCE NORTH 1° 34' 54" EAST 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5; THENCE NORTH 88° 25' 06" WEST 267.84 FEET ALONG SAID NORTH LINE TO A POINT WHICH IS NORTH 88° 25' 06" WEST 885.26 FEET FROM THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 42° 03' 34" WEST TO THE SHORELINE OF DEER LAKE; THENCE EASTERLY AND NORTHERLY ALONG SAID SHORELINE TO A POINT WHICH IS NORTH 88° 18' 45" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 18' 45" EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, TO THE TRUE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, LAKE AND LANDS, INC., A CORPORATION ORGANIZED AND EXISTING UNDER AND PURSUANT TO THE LAWS OF THE STATE OF WASHINGTON, AND DAVID C. HENNY AND MARY LOU HENNY, HIS WIFE, OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EXCEPT TRACT "B", AND PUBLIC PROPERTY SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAYS. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREETS SHOWN HEREON. ALSO THE RIGHT TO DRAIN THE STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED.

TRACT "B" IS HEREBY DEDICATED TO THE USE OF THE OWNERS OF LOTS 14, 15, 16 AND 17.

RESTRICTIONS

NO LOT, TRACT OR PORTION OF A LOT OR TRACT 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 7200 SQUARE FEET OR LESS THAN 60 FEET IN WIDTH AT ITS NARROWEST PART ON A NORMAL RECTANGULAR LOT.

NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, TRACT OR PARCEL OF THIS PLAT EXCEPT TRACT "A", WELL SITE, CLOSER THAN 20 FEET TO THE MARGIN OF ANY STREET OR ROAD, AND ON CORNER LOTS NO CLOSER THAN 20 FEET FROM THE SIDE STREET LINE, OR CLOSER THAN 20 FEET TO THE REAR OF ANY LOT OR CLOSER THAN 5 FEET TO ANY SIDE OF ANY LOT. RESIDENCE BUILDINGS ON LOTS 3-16 SHALL BE CONSTRUCTED EAST OF THE SET BACK LINE AS INDICATED ON THE FACE OF THE PLAT. IN THE EVENT THAT AN AREA IN EXCESS OF A LOT AS PLATTED IS HELD IN COMMON OWNERSHIP, THE LOT LINES FOR THE PURPOSES OF THIS PARAGRAPH SHALL BE THE BOUNDARY LINES OF THE PROPERTY SO HELD.

CONSTRUCTION OF A RESIDENCE ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.

DIRECT ACCESS TO DEER LAKE ROAD FROM LOTS 35 THRU 41 SHALL NOT BE PERMITTED.

THE SEPTIC TANK AND DRAIN FIELD FOR EACH LOT MUST BE INSTALLED NO CLOSER THAN 60 FEET FROM THE SHORELINE OF DEER LAKE EXCEPT LOT 1, WHERE 40 FEET SHALL BE PERMISSIBLE.

ALL BUILDINGS SHALL BE OF NEW CONSTRUCTION AND SHALL HAVE THEIR EXTERIORS FINISHED WITHIN 1 YEAR, INCLUDING OUTSIDE PAINTING, AFTER COMMENCEMENT OF CONSTRUCTION AND SHALL BE COMPLETED IN CONFORMANCE WITH THE ISLAND COUNTY BUILDING CODE AND HEALTH DEPARTMENT REGULATIONS.

HOUSE TRAILERS AND MOBILE HOMES ARE SPECIFICALLY PROHIBITED ON LOTS 1-16. ALL LOTS ARE RESIDENTIAL LOTS, EXCEPT TRACT "A", DESIGNATED WELL SITE, AND LOT 41, AND RESTRICTED TO SINGLE FAMILY RESIDENCE WITH GARAGE AND OTHER APPURTENANT BUILDINGS ARCHITECTURALLY IN HARMONY THEREWITH AND OF PERMANENT CONSTRUCTION AND INCIDENTAL AND NECESSARY TO RESIDENTIAL USE OF THE PREMISES. THE MINIMUM HABITABLE MAIN FLOOR AREA OF THE PRINCIPAL DWELLING, EXCLUSIVE OF OTHER BUILDINGS, OPEN ENTRIES, PORCHES AND PATIOS, SHALL BE NOT LESS THAN 300 SQUARE FEET.

NO FENCE OR HEDGE SHALL BE ERECTED OR PERMITTED TO REMAIN OR ALLOWED TO GROW TO A HEIGHT EXCEEDING 6 FEET.

NO NOXIOUS, ILLEGAL OR OFFENSIVE USE OF LAND SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

NO HOGS, CATTLE, HORSES, SHEEP, GOATS, SIMILAR LIVESTOCK OR POULTRY SHALL BE PERMITTED OR MAINTAINED ON SAID PROPERTY AT ANY TIME. CATS AND DOGS AS HOUSEHOLD PETS NOT EXCEEDING A TOTAL OF 2 IN NUMBER (EXCEPT FOR LITTERS, FOR A PERIOD OF 90 DAYS SHALL BE PERMITTED), BUT MUST BE KEPT ON THE PREMISES OF THE OWNER. NOT MORE THAN 1 ACCESSORY BUILDING ON ANY ONE BUILDING SITE SHALL BE PERMITTED FOR USE IN THE HOUSING OF SUCH CATS AND DOGS. ANY SUCH BUILDING SHALL BE LOCATED NOT LESS THAN 30 FEET FROM ANY PLACE OF HUMAN HABITATION OTHER THAN THE OWNERS.

AFTER JANUARY 1, 1966, NO SIGNS OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT EACH LOT MAY HAVE ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT AND/OR ONE SIGN OF NOT MORE THAN 5 SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT. LOT 41 IS EXEMPT FROM THE PROVISIONS OF THIS PARAGRAPH.

NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING, OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED UPON ANY LOT.

NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

THESE RESTRICTIONS SHALL BE BINDING ON ALL PERSONS AND PARTIES CLAIMING TITLE TO ANY LOT CONTAINED IN THIS PLAT UNTIL JANUARY 1, 1973. THEREAFTER, SUCH RESTRICTIONS SHALL CONTINUE TO BE EFFECTIVE UNTIL REPEALED IN WHOLE OR IN PART FROM TIME TO TIME UPON THE WRITTEN AND ACKNOWLEDGED CONCURRENCE OF THE OWNERS OF 65 PERCENT OF ALL LOTS IN THIS PLAT.

IF THE PARTIES HERETO OR ANY OF THEM, THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN CONTAINED, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID DEER LAKE HAVEN OR HAVING A VENDEE'S INTEREST UNDER A REAL ESTATE CONTRACT TO PURCHASE ANY PROPERTY SITUATED IN SAID DEER LAKE HAVEN TO PROSECUTE ANY PROCEEDINGS AT LAW OR INEQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND TO PREVENT HIM OR THEM FROM SO DOING AND TO RECOVER DAMAGES ARISING FROM SUCH VIOLATIONS.

INVALIDATION OF ANY OF THESE COVENANTS BY A JUDGMENT OF ANY COURT OF COMPETENT JURISDICTION 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 AND SEALS THIS ___ DAY OF MARCH, 1963.

David C. Henny — LAKE AND LANDS, INC.

Mary Lou Henny — BY E. K. Knutson, President

ATTEST Patricia Knutson, Secretary

LAKE AND LANDS, INC. — CORPORATE SEAL

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THIS 12 DAY OF MARCH, A.D., 1963, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED E. K. KNUTSON AND PATRICIA KNUTSON, TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY OF LAKE AND LANDS, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND DAVID C. HENNY AND MARY LOU HENNY, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES MENTIONED HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[signature]
Notary Public in & for the State of Washington

RESIDING AT EDMONDS

PLAT OF DEER LAKE HAVEN DIV. NO. 1

IN GOV'T. LOTS 1 & 5 SECT. 26, T. 29 N, R. 3 E.W.M.

DEER LAKE HAVEN, DIV. #1

PLAN HOLD ®
DRAWING NUMBER Deer Lake Haven #1 2/2
PLAN HOLD CORPORATION · TORRANCE · CALIFORNIA
REORDER BY NO. 070SA-24
PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.