

271960

BUILDING RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that we, Norman A. Churchill and Martha W. Churchill, his wife, owners in fee simple of the following described real property, to-wit:

Plat of Maple Forest, an addition situated in a part of Government Lot 4, Section 6, Township 24, NR 2 E. W. M., Kitsap County, Washington,

and the following described real property to-wit:

Beginning at the Northeast corner of Lot 6, Plat of Maple Forest; being a part of Government Lot 4, Section 6, Township 24, N. R. 2 E. W. M. Kitsap County; thence North  $3^{\circ}23'05''$  East 512.40 feet; thence South  $88^{\circ}16'47''$  West 150.66 feet; thence South  $3^{\circ}23'05''$  West 494 feet; and thence South  $84^{\circ}42'22''$  East 150.08 Feet, to place of beginning.

and we do hereby place upon said above described property the following restrictions, which shall be a part of, and shall be binding upon, and shall run with the land, to-wit:

1. That no building or structure which shall be used for any purpose except that of a dwelling house and appurtenances thereto shall be constructed or placed upon the above described lots: or property.
2. That no dwelling house shall be constructed or placed on the above described lots/at a cost of less than three thousand (\$3000.00) dollars, and that all buildings must be 25 ft. or more from the shore line and 10 feet or more from the North and South lot/lines.
3. That no store, saloon, grocery, or mercantile business shall be carried on; nor spirituous or malt liquor shall be manufactured, sold, or dealt in upon the above described property, and that said real property shall not be used for anything except residences at any time; that no flats, stores, double houses or apartment-house shall be built or placed upon said real property

or any part thereof. That no more than one dwelling-house shall be constructed on any one lot of less than 100 feet except Lot 11 on which may be erected one house; and that living quarters may be erected on any lot for occupancy of caretaker or servants.

4. That no persons other than the Caucasian race shall be allowed to purchase, lease or occupy the above described property or any part thereof except as caretaker or servant.

5. That all sewage shall be disposed of by means of adequate sceptic tanks which meet with government specifications.

6. That no person shall keep and maintain any live stock or poultry on the above described lots, and property.

7. That the grantors shall retain easement rights along present road-way, crossing any lots in these tracts. Also right to build necessary water lines along said road-way.

8. That as to grantors herein, a breach of any of the foregoing conditions shall cause said premises to revert to the grantors, their heirs, administrators or assigns, each of whom shall have the right of immediate re-entry upon said premises upon the breach.

9. That a breach of any of the foregoing conditions, or of any re-entry by reason of such a breach, shall not defeat or render invalid the lien of any mortgage, deed of trust, or other liens made in good faith and for value as to the said premises, or any part thereof; but said conditions shall be binding upon or effective against any owner of said premises, whose title thereto is acquired by foreclosure, trust-sale, or otherwise, as to any breach occurring after such acquirement of title.

10. That the stipulations, agreement, and conditions  
herein contained are to apply to and bind the heirs, administra-  
tors, and assigns of the grantors, whether as grantors in a  
deed of any said property or as vendors in any contract of sale  
of said property and upon the heirs, executors, administrators,  
successors and assigns of any grantee or vendee of any contract  
of sale.

Dated October 2, 1937.

Norman A Churchill

Martha W. Churchill

271764

## PLAT OF MAPLE FOREST

## DESCRIPTION

Beginning at a point on the Government Meander Line 134.70' N 24° 23' 05"E of the Government Meander Corner between Sections 6 & 7 Twp 24N. R 2E W.M. and running thence along the said Govt. Mea. Line N 24° 23' 05"E 55.18'; thence along said Govt. Mea. Line N 3° 23' 05"E 4859'; thence N 84° 42' 32"W 203.78'; thence S 24° 23' 05"W 635.65'; thence N 87° 40' 11"E 235.10' to the true point of beginning. TOGETHER WITH THE ABUTTING TIDE LANDS

## ACKNOWLEDGEMENT

State of Washington) ss.  
County of Kitsap

This is to certify that on the 18 day of Sept. A.D. 1937 before me, the undersigned, a notary public in and for the State of Washington duly commissioned and sworn, personally appeared N.A. Churchill and Martha W. Churchill 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 therein.

In witness whereof, I have hereunto set my hand and seal the day and year first above written

Bull Gossell  
Notary Public in and for the  
State of Washington, residing  
at Bremerton

I, Fred C. Wyckoff, Treasurer of Kitsap County, Washington hereby certify that all taxes on the above property are fully paid up to and including the year 1937

Fred C. Wyckoff  
Treasurer

## DEDICATION

Know all men by these presents that we the undersigned owner in fee simple of the land hereby platted and mortgagees thereof, hereby 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 reasonable original grading of all streets, avenues, places, etc. shown thereon. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions:

No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the margin of any street or road. 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 or any portion of this plat shall be less than 3000 square feet or less than 40 feet in width at its narrowest part.

In witness whereof we have hereunto set our hands and seals this 18 day of Sept. 1937

Norman Churchill  
Martha W. Churchill

Approved by me this 20 day of Sept. A.D. 1937

John H. Patterson  
County Engineer

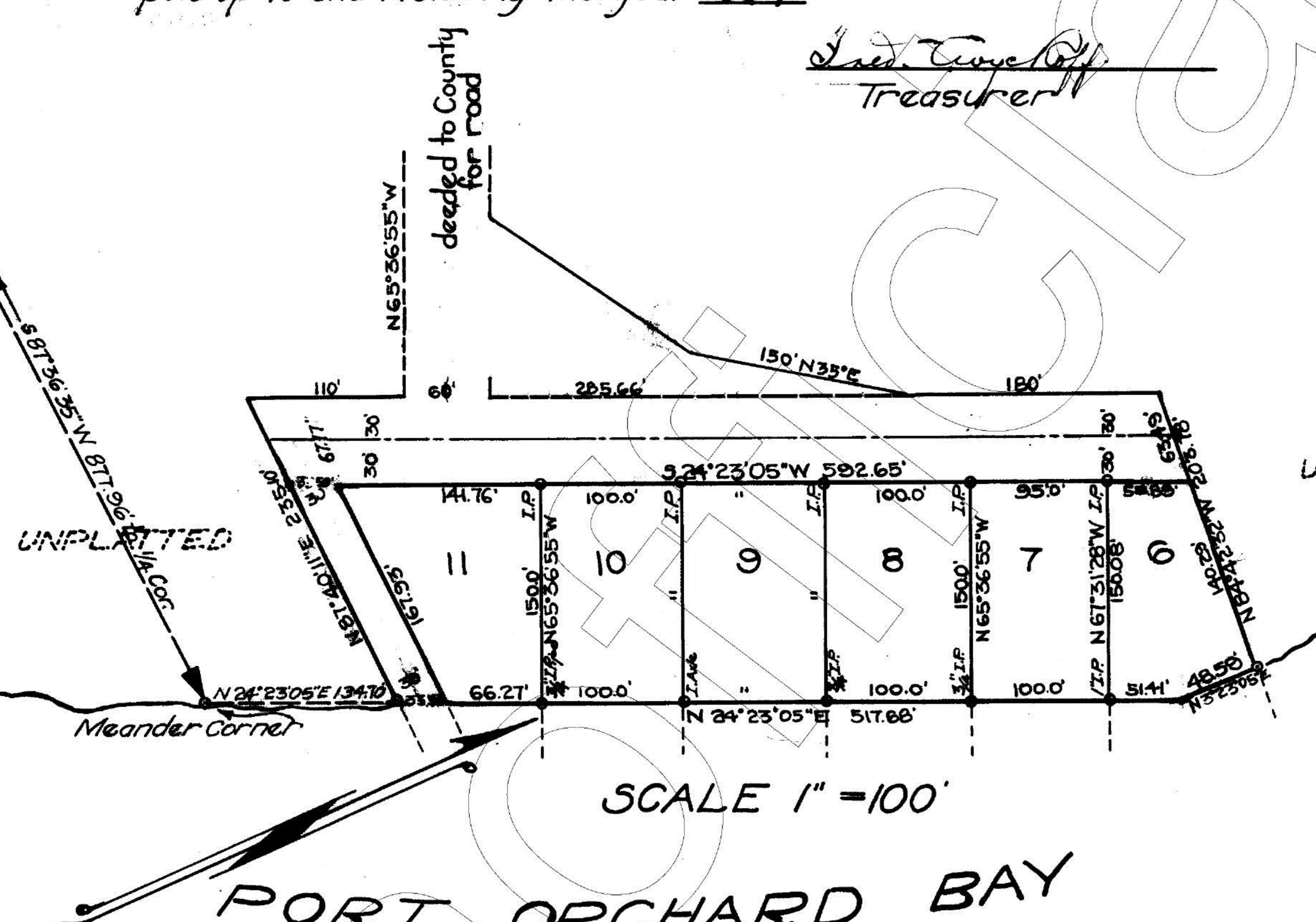
Approved by the Board of County Commissioners this 20 day of September, A.D. 1937

W. A. Smith  
Chairman,  
Bd. of County Commissioners

UNPLATTED  
Attest:  
Eugene Smith  
County Auditor and Clerk  
Bd. of Co. Commissioners

Filed for record at the request of N. A. Churchill  
on Sept. 28 1937 at 10 minutes past 12 P.M.  
and recorded in Volume 5 of Plats Page 54 Records of Kitsap County

Eugene Smith  
County Auditor



## Land Surveyor's Certificate

I hereby certify that the plat of Maple Forest is based upon an actual survey and subdivision of Section 6 Twp. 24N. Range 2E W.M., that the distances and courses and angles are shown theron correctly, the monuments have been set and all lot and block corners have been staked on the ground

Kennard M. Richell  
LAND SURVEYOR

