

LAKE BOSWORTH WATERFRONT TRACTS  
RESTRICTIONS RELATING TO USE OF CERTAIN LOTS IN SAID TRACT

The Tyee Land Company, a corporation organized and existing under the laws of the State of Washington, the owner of all the real estate hereinafter described, for the consideration of the mutual benefits to be derived by it and its successors in ownership of the said real property, hereby imposes upon and against said real estate the following restrictions and covenants hereinafter referred to as "Restrictions." Any use which the said Tyee Land Company itself may make of any of said real estate shall be in conformity with these Restrictions, and all sales of any portion or portions of any or all said real estate during the life of these Restrictions shall be subject to said Restrictions. The real estate referred to above is described as follows:

Lots 24 to 33 inclusive, and Lots 39 to 110 inclusive, in the Plat of Lake Bosworth Waterfront Tracts, as shown upon the plat thereof filed for record in the office of the County Auditor in and for Snohomish County, Washington.

R E S T R I C T I O N S

1. All the lots above described shall be known and used as residential lots and no structures shall be erected or maintained upon any lot excepting one single detached private residence, private garage and other small outbuilding or outbuildings appurtenant to said residence.
2. The front house wall of any residence shall not be placed nor constructed nearer to the shore line of the lake than 60 feet nor shall the wall of any building be erected or placed closer than 5 feet to the side lot line of any lot, excepting that where two adjoining lots are used as the site for a single dwelling, such dwelling or other permissible buildings may be placed or erected on, over or adjacent to the interior side lot line.
3. No noxious or offensive use shall be made of any lot nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
4. No lot shall be sold, conveyed, rented, nor leased in whole or in part to any person not of the White or Caucasian race nor shall any person not of the White or Caucasian race be permitted to occupy any portion of any lot, or of any building thereon, excepting as a non-paying guest of or as a domestic servant actually employed by a White or Caucasian occupant or owner of the lot or dwelling.
5. Each and every purchaser of any lot above described agrees to connect any residence hereafter erected or placed upon said lot to a concrete septic tank of ample size for such residence (or to adopt some other equal or superior device for taking care of the sewage from said residence) and the construction and installation of the said septic tank, or said other equal or superior device, shall be subject to the inspection and approval of the Seller, and the Purchaser must, so long as the said residence is used as a dwelling, maintain such septic tank, and the connection thereto, or such other equal or superior device aforesaid, if used, in good working order.



# LAKE BOSWORTH WATERFRONT TRACTS

12

## DESCRIPTION

The Plat of Lake Bosworth Waterfront Tracts embraces the following described tract of land: Commencing at the corner common to Sections 30 & 31 T30N R7E and Sections 25 & 36 T30N R7E; thence S 0° 50' 10" E along the West line of Sec 31 T30N R7E for 2411.54 ft to the Meander Corner common to sd. Sections 36 & 31; thence S 84° 28' 40" E for 480.04 ft; thence S 56° 46' W for 270.0 ft to the shoreline of Lake Bosworth, the True Point of Beginning of this description; thence N 56° 46' E for 270.0 ft; thence S 41° 48' E for 517.56 ft; thence along the arc of a curve to the right having a radius of 1167.99 ft and consuming an angle of 10° 00' for 203.815 ft; thence S 31° 45' E for 261.10 ft; thence angle to the left 90° 00' for 5.0 ft; thence angle to the right 90° 00' to the point of tangency of a curve to the right; thence along the arc of said curve to the right having a radius of 582.74 ft and consuming an angle of 39° 47' for 404.63 ft; thence S 7° 58' W for 334.15 ft; thence along the arc of a curve to the right having a radius of 363.55 and consuming an angle of 47° 40' for 307.44 ft; thence S 55° 38' W for 338.70 ft; thence along the arc of a curve to the right having a radius of 812.41 ft and consuming an angle of 14° 34' for 206.54 ft; thence S 70° 12' W for 32.0 ft; thence along the arc of a curve to the right having a radius of 506.94 ft and consuming an angle of 23° 41' for 209.54 ft; thence N 86° 07' W for 178.80 ft; thence along the arc of a curve to the right having a radius of 858.36 ft and consuming an angle of 13° 46' for 206.24 ft; thence N 72° 21' W for 320.10 ft; thence along the arc of a curve to the left having a radius of 1385.22 and consuming an angle of 8° 05' for 195.43 ft; thence N 80° 26' W for 205.90 ft; thence along the arc of a curve to the right having a radius of 207.23 ft and consuming an angle of 58° 52' for 212.91 ft; thence N 21° 34' W for 1215.32 ft; thence N 26° 28' W for 632.25 ft; thence N 17° 58' W for 268.94 ft; thence N 60° 42' 30" E for 270.0 ft to the shoreline of said Lake Bosworth; thence following said shoreline in a general Southerly, Easterly and Northerly direction to the True Point of Beginning:

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the Tye Land Company, a corporation existing under the laws of the State of Washington, owner in fee simple of the above described tract of land as shown on the annexed Plat of Lake Bosworth Waterfront Tracts hereby declares said Plat and dedicates to the public for the use of the Public forever the road as shown thereon.

Also: Each lot shown on this Plat shall be deemed to embrace, in addition to the land within the boundaries of the lot as staked, all or any upland and shorelands immediately in front of the said lot as bounded and shown on this Plat, lying between the side lot lines of each lot produced to Lake Bosworth in their plotted directions to the outer boundary line of said shorelands.

TYE LAND COMPANY

by: *Howard F. Sievers, Partner*

attest *Ed Johnson*

## ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

This is to certify that on this 5th day of November, 1945, personally appeared before me *Ed Johnson* and *Howard F. Sievers* to me known to be the President and Secretary respectively of the TYE LAND COMPANY, the corporation that executed the within and foregoing instrument and acknowledged to me that they signed and sealed the same as the free and voluntary act and deed of the said Corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

*Ed Johnson*  
Notary Public in and for the State of Washington, residing at Everett.

## APPROVALS

Examined and approved this 5 day of November, 1945

*Roy Crane*  
COUNTY ENGINEER

Examined and approved this 5 day of November, 1945

BOARD of County Commissioners

by: *Ed Johnson*  
CHAIRMAN

## ENGINEER'S CERTIFICATE

I, Howard F. Sievers, partner of Sievers and Duecy, CIVIL ENGINEER, do hereby certify that the annexed Plat of Lake Bosworth Waterfront Tracts is based on an actual survey and that all lots have been staked and monuments set as shown.

Sievers & Duecy  
CIVIL ENGINEER

by: *Howard F. Sievers*

## TREASURER'S CERTIFICATE

I, A.C. Conn Treasurer of Snohomish County, Washington, do hereby certify that all taxes on the above described tract of land have been fully paid up to and including the year 1944.

TREASURER, SNOHOMISH COUNTY

## RECORDING

Filed for record at the request of *Steve Saunders* at minutes past 11 o'clock A.M. on this 5 day of November A.D. 1945 and recorded on page 12 - Vol 12 of Plats, records of Snohomish County, Washington.

AUDITOR, SNOHOMISH COUNTY.

*Ray Harry J. Falk*

795157

Δ 8° 05'  
R 1415.22 ±  
T 100.0  
L 199.66 ±

Δ 13° 46'  
R 828.36 ±  
T 100.0  
L 199.03 ±

Δ 23° 41'  
R 476.94 ±  
T 100.0  
L 197.14 ±

Δ 14° 34'  
R 782.41 ±  
T 100.0  
L 198.92 ±

Δ 47° 40'  
R 339.55 ±  
T 150.0  
L 282.49 ±

SCALE  
1"=150'

RESTRICTIONS: No. 1 of Lots 1 to 23, inclusive of PLAT 437 D. 1. 144 by Mason

