

**DEDICATION & RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENTS that we the undersigned, Orville B. McCorkle and Esther M. McCorkle, his wife, and E. Radford Mitchell and Mae E. Mitchell, his wife, and Cora W. Allmond, widow, owners in fee simple of the land hereby platted, do hereby declare this plat to be known as RANCHO SAN JUAN del MAR, subdivision No. 1, and dedicate to the use of the public forever, all streets, avenues, and sewer easements or whatever public property there is shown on this 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, and tracts shown on this plat in the reasonable original grading of all the streets, and avenues 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 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 or adjoining property as designated which does not conform to Skagit County Zoning Regulations.

No person of any race other than the white or Caucasian race (Gentiles only) shall own or occupy any building or any lot except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant. Furthermore, only one main residence to each lot; i.e., no lot, tract or portion of 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 such lot shall be less than the original lot or tract as dedicated.

Main residence to cost not less than \$2500.00, and any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearances within one year from the date of commencement of construction, and shall be connected to a septic tank.

No pilings or boat houses on beach, except that boat houses only may be constructed on Lots 1, 2, 3 and 4.

Also subject to the following restrictive covenants: The lots or tracts herein to be sold shall be used for dwelling property only and no part thereof shall be used for any dance hall, store, amusement resort or for any commercial purpose of any kind or nature whatsoever.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them, until January 1st, 1975, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violations.

Invalidation of any of these covenants by judgement or court order 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 25<sup>th</sup> day of October, 1945

*Orville B. McCorkle*  
*Esther M. McCorkle*  
*E. Radford Mitchell*  
*Mae E. Mitchell*  
*Cora W. Allmond*

**ACKNOWLEDGEMENT**

State of Washington } s.s.  
 County of SKAGIT }

This is to CERTIFY that on this 26<sup>th</sup> day of October, A.D. 1945, before me, the undersigned, a Notary Public, personally appeared Orville B. McCorkle, Esther M. McCorkle, E. Radford Mitchell, Mae E. Mitchell and Cora W. Allmond, to me known to be the persons who executed the foregoing dedication, and who acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year first above written.

*Ben Driftmiller*  
 Notary Public in and for the State of Washington, residing at Anacortes

**RANCHO SAN JUAN del MAR**

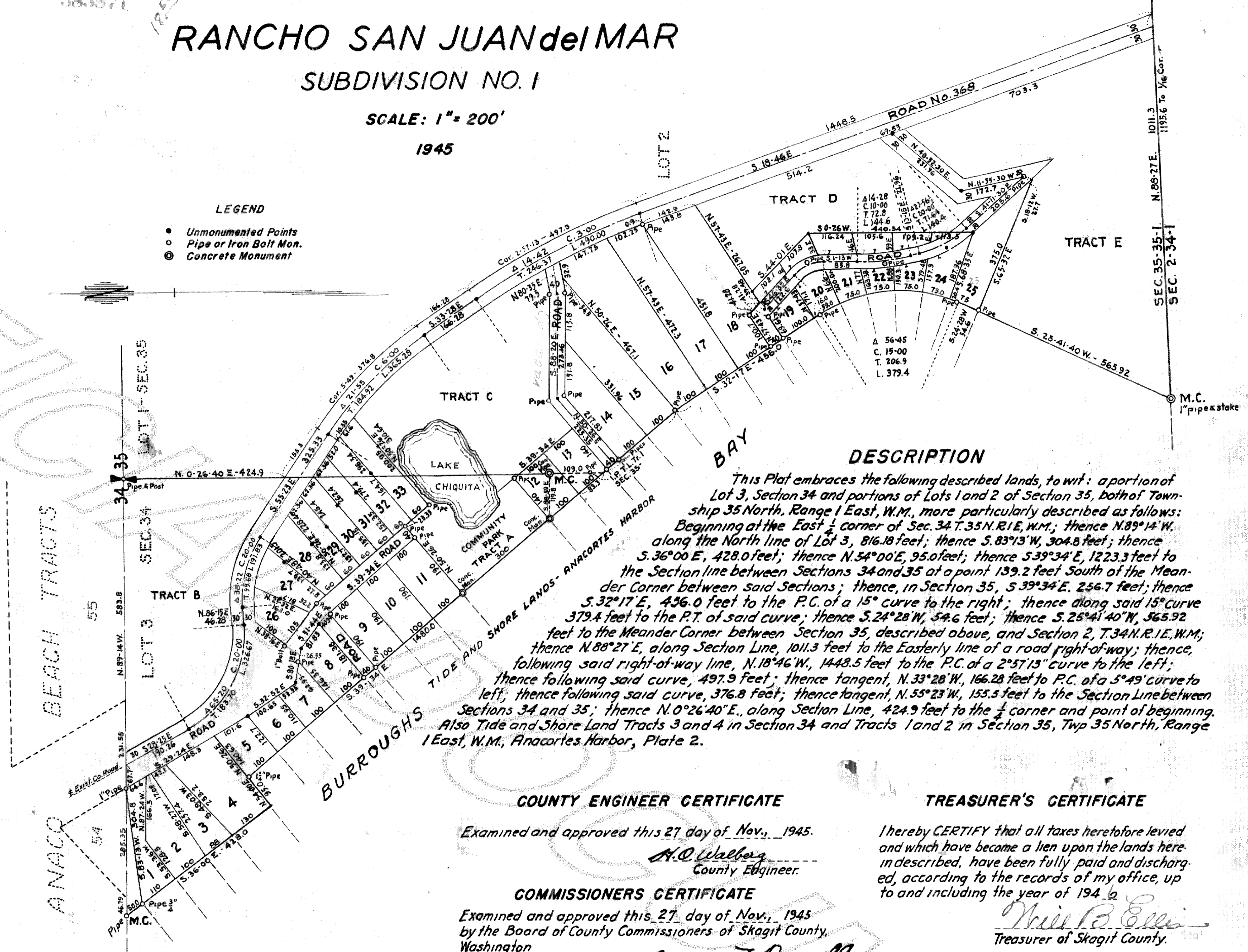
**SUBDIVISION NO. 1**

SCALE: 1" = 200'

1945

**LEGEND**

- Unmonumented Points
- Pipe or Iron Bolt Mon.
- ⊙ Concrete Monument



**DESCRIPTION**

This Plat embraces the following described lands, to wit: a portion of Lot 3, Section 34 and portions of Lots 1 and 2 of Section 35, both of Township 35 North, Range 1 East, W.M., more particularly described as follows: Beginning at the East 1/4 corner of Sec. 34 T. 35 N. R. 1 E. W.M.; thence N. 89° 14' W. along the North line of Lot 3, 816.18 feet; thence S. 83° 13' W, 304.8 feet; thence S. 36° 00' E, 428.0 feet; thence N. 54° 00' E, 95.0 feet; thence S. 39° 34' E, 1223.3 feet to the Section line between Sections 34 and 35 at a point 139.2 feet South of the Meander Corner between said Sections; thence, in Section 35, S. 39° 34' E, 256.7 feet; thence S. 32° 17' E, 436.0 feet to the P.C. of a 15° curve to the right; thence along said 15° curve 379.4 feet to the P.T. of said curve; thence S. 24° 28' W, 54.6 feet; thence S. 25° 41' 40" W, 565.92 feet to the Meander Corner between Section 35, described above, and Section 2, T. 34 N. R. 1 E. W.M.; thence N. 88° 27' E, along Section Line, 1011.3 feet to the Easterly line of a road right-of-way; thence following said right-of-way line, N. 18° 46' W, 1448.5 feet to the P.C. of a 2° 57' 13" curve to the left; thence following said curve, 497.9 feet; thence tangent, N. 33° 28' W, 166.28 feet to P.C. of a 5° 49' curve to left; thence following said curve, 376.8 feet; thence tangent, N. 55° 23' W, 155.5 feet to the Section Line between Sections 34 and 35; thence N. 0° 26' 40" E., along Section Line, 424.9 feet to the 1/4 corner and point of beginning. Also Tide and Shore Land Tracts 3 and 4 in Section 34 and Tracts 1 and 2 in Section 35, Twp 35 North, Range 1 East, W.M., Anacortes Harbor, Plate 2.

**COUNTY ENGINEER CERTIFICATE**

Examined and approved this 27 day of Nov., 1945.

*A. O. Walberg*  
 County Engineer.

**COMMISSIONERS CERTIFICATE**

Examined and approved this 27 day of Nov., 1945 by the Board of County Commissioners of Skagit County, Washington

Attest:  
*E. Driftmiller*  
 County Auditor and ex-officio Clerk of the Board.

**AUDITOR'S CERTIFICATE**

Filed for Record at the request of *Frank* on this 27 day of Nov., A.D. 1945 at 54 minutes past 4 o'clock, P. M. and Recorded in Volume 5 of Plats at page 27, Records of Skagit County, Washington.

*E. Driftmiller*  
 Auditor of Skagit County.

**TREASURER'S CERTIFICATE**

I hereby CERTIFY that all taxes heretofore levied and which have become a lien upon the lands here-in described, have been fully paid and discharged, according to the records of my office, up to and including the year of 1942

*Will B. Ellis*  
 Treasurer of Skagit County.

**SURVEYOR'S CERTIFICATE**

I hereby CERTIFY that this plat of Rancho Juan del Mar is based on an actual survey and subdivision of Sections 34 and 35, T. 35 N. R. 1 E., W.M.; that the distances, courses and angles are shown thereon correctly; that monuments have been set and lot corners staked on the ground; that the provisions of statute and plating regulations have been fully complied with.

*Frank*  
 Registered Engineer and Land Surveyor Certificate No. 390

**CERTIFICATE OF TITLE**

We, the undersigned, do hereby CERTIFY that the lands herein described are vested in Cora W. Allmond, a widow as to parts, and the remainder is vested in E. Radford Mitchell and Orville B. McCorkle in fee simple, subject to unpaid local improvement assessments, if any, and subject further to the following encumbrances; statutory regulations and the tide lands and further subject to the community interest of Esther M. McCorkle and E. Radford Mitchell. In testimony whereof the SKAGIT COUNTY ABSTRACT Co. has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed this 7th day of November 1945 at 5 o'clock, A.M.

SKAGIT COUNTY ABSTRACT Co.  
*[Signature]*  
 Manager.