



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. 2, 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; and easement on such lots as is necessary for ingress and egress to adjacent lots; 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.

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 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 7th day of January, A.D. 1946.

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

RANCHO SAN JUAN del MAR
SUBDIVISION NO. 2

SCALE: 1" = 200'
 1945

DESCRIPTION

This plat embraces the following described lands, to wit: That part of Section 2, Twp. 34 North, Range 1 East, W.M. described as follows: Beginning at a point on the East line of Gov't Lot 6, 396.35 feet North of the SE corner thereof; thence following the East line of Lot 6, 972.45 feet to the NE corner thereof; thence following the East line of Gov't Lot 5, 841.9 feet; thence S. 89° 07' 20" W. 251.3 feet; thence N. 0° 52' 40" W. 495.0 feet to the North line of said Lot 5; thence West along the North line of Lot 5, 124.1 feet; thence N. 0° 14' E. parallel to the East line of Gov't Lot 4, 645.25 feet; thence S. 87° 44' W. 731.5 feet to the inner line of Tide Lands - Plate 1, Anacortes Tide and Shore Lands; thence Southeasterly following said inner Tide Land line to a point due West of the point of beginning; thence East, 630.94 feet, to the point of beginning. Also, beginning at the S.E. corner of Gov't Lot 6: thence S. 89° 01' 10" E. along the North line of Gov't Lot 7, 102.91 feet; thence S. 0° 58' 50" W. 422.0 feet; thence N. 89° 01' 10" W. 531.66 feet to the inner line of Tract 4, Plate 1, Anacortes Tide and Shore Lands; thence Northwesterly, following said inner Tide Land Line to a point S. 16° 26' E. 77.91 feet from the intersection of the North line of said Lot 7 and the inner Tide Land line; thence East, 507.42 feet; thence N. 0° 14' E. 63.65 feet to the point of beginning.

ACKNOWLEDGEMENT

State of Washington }
 County of Skagit } ss.

This is to CERTIFY that on this 7th day of January, A.D. 1946, 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 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.

Benn Britton
 Notary Public in and for the State of Washington, residing at Anacortes.

TREASURER'S CERTIFICATE

I hereby CERTIFY that all taxes heretofore levied and which have become a lien upon the lands herein described, have been fully paid and discharged, according to the records of my office, up to and including the year of 1945.

Walter B. Edman
 Treasurer of Skagit County, Wash.

TITLE CERTIFICATE

We, the undersigned, do hereby CERTIFY that the lands herein described are vested in Cora W. Allmond, widow, as her separate property in Gov't Lots 4, 5 & 6, as to that portion in Gov't Lot 4, the interest of said Mitchell & McCorkle being a life estate for the life of said Mitchell & McCorkle being in fee simple, subject to unpaid local improvement assessments, if any, and subject further to the following encumbrances None.

In testimony whereof the Skagit County Abstract Company has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed this 4th day of March, 1946, at 8 o'clock, A.M.

SKAGIT COUNTY ABSTRACT CO.
 Manager.

SURVEYOR'S CERTIFICATE

I hereby CERTIFY that this plat of Rancho San Juan del Mar is based on an actual survey and subdivision of Section 2, Twp. 34 North, Range 1 East, 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 platting regulations have been fully complied with.

Registered Engineer & Land Surveyor
 Certificate No. 390

COUNTY ENGINEER CERTIFICATE

Examined and approved this 5th day of March 1946.

County Engineer

COMMISSIONERS CERTIFICATE

Examined and approved this ___ day of ___ 194___ by the Board of County Commissioners of Skagit County, Washington.

Attest:
 Chairman of the Board
 Clerk of the Board
 Auditor's Deputy

AUDITOR'S CERTIFICATE

Filed for Record at the request of Orville B. McCorkle on this 7th day of March, A.D. 1946 at 54 minutes past 3 o'clock, P. M. and Recorded in Volume 5 of Plats at page 30, Records of Skagit Co.

Auditor of Skagit County