



PLANNING DEPARTMENT  
Examined and approved this 24th day of JUNE, 1975  
*Richard W. Hunt*  
Acting Plat Administrator

HEALTH DEPARTMENT  
Examined and approved this 19th day of JUNE, 1975  
*Ann E. Scherer, R.S.*  
County Sanitarian

RESTRICTIONS

REFER TO: - Regulations Governing Subdivision and Plats, Resolution No. 116-1970, San Juan County, Washington.  
Covenants and Restrictions of record as recorded under San Juan County Auditor's File No. 88824.

UTILITIES: - WATER - A community water system to be supplied to the property lines by the Plator. Source - Well or Wells located within the plat boundaries.  
- SEWAGE DISPOSAL - by individual septic tank or other system approved by the San Juan County Health Department. Specially engineered systems, approved by the Health Department, may be required on certain tracts.

TRACT A: - This tract consists of three non-contiguous parcels. The tract A parcel lying Northeast of Lot 1A is reserved for waterworks purposes. The tract A parcel lying North of Lot 11 is reserved as a greenbelt. The largest parcel of tract A is reserved as a community park and recreation area. Portions of said largest parcel of tract A, as shown on the plat, are reserved as wellsite/waterworks and drainfield purposes. These areas indicated as "driveways" are permanently reserved as easements for access and utilities purposes for the benefit of those lots served.

TRACT B: - This tract is reserved as a community beach and includes the tidelands adjacent to said Tract B. An easement for access and utilities to lot numbers 8, 9 exists across tract B.

No lot in this plat may be further subdivided, except for Lot 10. This lot may be subdivided twice, with all resulting parcels to exceed one acre in size.

DEDICATION

Know all men by these presents that we, the undersigned, the Contract Vendors and the Contract Purchasers of the lands herein platted, do hereby declare this plat to be known as Deer Point, a Private Subdivision, and grant to the lot owners a non-exclusive easement over and across the roads and streets as platted as a means of ingress and egress for private roadway purposes only; and also reserve the right to make all necessary slopes for cuts and fills upon the lots shown on the plat in the reasonable grading of all roads and streets; also the right to drain all roads and streets over and across any lots where the water might take a natural course after the roads and streets are graded.

Also, a 10 foot wide strip of land along the inside of all lot boundaries, except the line of ordinary high tide, is hereby dedicated to the utilities companies for installation and maintenance of electric, telephone, water, and sewer lines.

Also, tracts A and B are hereby dedicated to the lot owners for park and greenbelt purposes. Further, portions of Tract A, as shown on the plat, are hereby dedicated for use as wellsite/waterworks purposes and septic effluent drainfield purposes.

Also, the easement roads and streets hereby provided for are created by the owners of the plat as private roads and streets and the County of San Juan is in no way responsible for their construction and/or maintenance and all persons acquiring property adjacent thereto in the plat of Deer Point covenant and agree to hold the said County of San Juan harmless from any and all costs for the construction and/or maintenance of such private roads and streets.

In witness thereof we have hereunto set our hands and seals as dated below:

Contract Vendors:  
*William A. Hardisty*  
William A. Hardisty 1-20-75  
*Doris Hardisty*  
Doris Hardisty 1-20-75

Contract Purchasers:  
Deer Point Associates, a partnership  
*B. Ross Nason* 1-20-75  
B. Ross Nason, partner  
Virginia Lands Limited, partner  
*C.F. Stimpson* 1-20-75  
C.F. Stimpson, Sec./Treas.

Abutting Neighbors:  
*Carl E. Larson* 1-20-75  
Carl E. Larson 1-20-75

Virginia Lands Limited  
*C.F. Stimpson* 1-20-75  
C.F. Stimpson, Sec./Treas.  
*B. Ross Nason* 1-20-75  
B. Ross Nason

ACKNOWLEDGEMENT

STATE OF WASHINGTON SS  
COUNTY OF SAN JUAN

This is to certify that on this 24th day of JUNE, 1975, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared  
*B. Ross Nason* ..... *C.F. Stimpson* .....  
*Carl E. Larson* 1-20-75 *William + Doris Hardisty* 1-20-75  
to me known to be the persons who executed the foregoing Dedication and Acknowledgement the said Dedication to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

*Mary Ellen Trill*  
Notary Public in and for the State of Washington, Residing at 507 1/2 Ave., Washington

TREASURER STATEMENT

This is to certify that all taxes here-to-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 taxes for 1975.

*Barbara K. Morgan*  
Treasurer, San Juan County  
*Barbara K. Morgan*

DESCRIPTION

Government Lot 4, Section 15, Township 36 North, Range 1 West, of the Willamette Meridian; and

EXCEPT that portion of said Government Lot 4 described as follows: Beginning at a point on the North line of said Government Lot 4, which point is marked by a reinforcing bar, and which point is 1305.71 feet South and 1973.06 feet East of a 1" iron pipe set in concrete marking the West quarter corner of said Section 15; thence South 0°52'30" East 303.12 feet to a point marked by a concrete monument; thence North 89°06'20" East 1032.18 feet to a point marked by a concrete monument; thence North 35°28'40" East 119.07 feet to a point marked by a concrete monument on the bank; thence continuing North 35°28'40" East 30 feet, more or less, to a point on the line of ordinary high tide; thence along said line of ordinary high tide northwesterly to a point on the North line of said Government Lot 4 from which the true point of beginning bears South 89°16'40" West; thence South 89°16'40" West 38 feet, more or less, to a point marked by a 1" iron pipe on the bank; thence South 89°16'40" West 866.91 feet to the true point of beginning; and

TOGETHER WITH: tidelands of the second class adjoining; and

TOGETHER WITH a non-exclusive easement for access and utilities purposes over and across portions of the above exception; said easement shown on this plat as a portion of the 40 foot wide plat road right-of-way.

SUBJECT TO AND TOGETHER WITH that certain easement agreement of record as described in instrument recorded under Auditor's File No. 88821, records of San Juan County, Washington.

SUBJECT TO: an easement for electric line as described in instrument recorded under Auditor's File No. 55638, records of San Juan County, Washington.

FOR SINGLE FAMILY RESIDENCE ONLY

DEER POINT  
A PRIVATE SUBDIVISION

FILING

Filed at the request of  
*RENN & CORDON* ..... on this  
24th day of JUNE, A.D. 1975  
at 17 minutes past 7:00 AM and  
recorded in Volume 4 of Plats,  
Pages 15, 15A, Records of  
San Juan County, Washington.  
FILE NO. 88904  
*Henry R. Byers*  
Auditor, San Juan County

APPROVALS

COUNTY ENGINEER  
Examined and approved this 24th day of JUNE, 1975  
*R. P. Johnston*  
County Engineer

BOARD OF COUNTY COMMISSIONERS  
Examined and approved this 24th day of JUNE, 1975  
*Thomas C. Starr*  
Chairman, Board of County Commissioners  
*Stimpson*  
Clerk of the Board

CERTIFICATION

I, Thomas C. Starr, registered as a Land Surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of 1974 through May, 1975; that the distances, courses and angles are as shown thereon correctly; and that monuments, other than those monuments approved for setting at later date, have been set at the corners staked on the plat depicted on the plat.

*Thomas C. Starr*  
Registered Land Surveyor