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REEL 666 FR 652

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REEL 666 FRAME 652-653
AUDITOR MASON COUNTY
ALLAN T. BROTCHE

95 APR 28 PM 4:27

REQUEST OF COMMUNITY DEVELOPMENT DIRECTOR

ALTERATION TO ISLAND SHORES, THIRD ADDITION
RESOLUTION 45-95

On October 13, 1971, the Plat of Island Shores, Third Addition, located in Section 18, Township 20 North, Range 1 West, W.M., was recorded in Volume 9, Pages 41 through 42 records of Mason County, Washington.

WHEREAS, The Dedication included in Island Shores, Third Addition, is as follows:

Know all men by these presents that Alvin Anderson and Phyllis Anderson, his wife the undersigned owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the land hereby platted, 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 lots, blocks, tracts, e.t.c., shown on this plat in the reasonable original grading of all the streets, avenues, places, e.t.c. shown hereon. 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.

WHEREAS, The final plat contains a Covenant which reads as follows:

All lots shall be subject to an easement 5 feet in width parallel with and adjacent to all lot lines, except that this easement shall be 10 feet in width along lot lines where lots are not contiguous for purpose of installation and maintenance of all utilities and drainage, all lot lines shall also be subject to the right of overhang of electric and telephone wires over portions of lots where roadway curvature causes the same to occur.

WHEREAS, RCW 58.17.215 - Alteration of subdivision - Procedure, provides a method by which a person interested in the alteration of any subdivision or the altering of any portion thereof may proceed;

WHEREAS, Mr. Mark Anderson, owner of Lot 21, all in the Plat of Island Shores, Third Addition, have made application with the Mason County Board of County Commissioners requesting an alteration to the easements running approximately southeast to northwest an average of 32 feet and southwest to northeast an average 125 feet, for the purpose of obtaining a boundary line adjustment in order to combine Lot 21 with enough unplatted property to create a buildable lot;

WHEREAS, the application contains the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion thereof;

WHEREAS, the Island Shores Homeowners Association, the Island Shores Water System, PUD # 3, U.S. West Communications, and Mason County Public Works have all relinquished their interest in the easement;

WHEREAS, the Mason County Board of County Commissioners did notify the effected landowners as required by R.C.W. 58.17.215;

WHEREAS, a public hearing was held on April 25, 1995, at 11:15 AM, in the Commissioners Chambers;

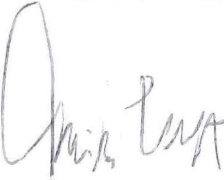
WHEREAS, after due consideration it appears to be in the best public interest to approve the request made by Mark Anderson;

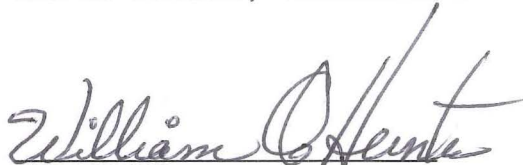
NOW THEREFORE BE IT RESOLVED that the Board authorizes the alteration of the previously described 10' easement between lot 21 and the adjoining unplatted land, in the Plat of Island Shores, Third Addition with the understanding that there is no drainage in effect on these property lines and that the combination is for the purpose of preforming a boundary line adjustment in order to combine enough unplatted land to create a buildable lot.

PASSED IN REGULAR SESSION this 25th day of April, 1995.

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Mike Lutz, CHIEF DPA
Prosecuting Attorney


William O. Hunt
CHAIRMAN


Mary Jo Cady
COMMISSIONER

ATTEST:


Rebecca S. Rogers
CLERK OF THE BOARD


M. L. Faughender
COMMISSIONER