

633369

ALTERATION TO ALDERBROOK GOLF AND YACHT CLUB ESTATES - DIV. 10

RESOLUTION 101-96

On December 4, 1968, the Plat of Alderbrook Golf & Yacht Club Estates, Division 10, located in Section 4, Township 21 North, Range 3 West, W.M., was recorded in Volume 7, Page 105 to 108 records of Mason County, Washington.

WHEREAS, The Dedication included in Alderbrook Golf & Yacht Club Estates Division 10, is as follows:

Know all men by these presents: that we, the undersigned, Wesley M. Johnson and Frances Rae Johnson, his wife, and Alderbrook Development INC, A Washington State corporation, as owners in fee simple of the land hereby platted, do hereby declare this plat and dedicate to the use of the lease holders such portions of all streets, avenues, places, courts, lanes, easements, or whatever property there as shown on this plat and the use thereof as private for any and all purposes non inconsistent with the use thereof, also, the right to make all necessary slopes for cuts and fills upon lots, tracts, e.t.c., shown on this plat in the reasonable original grading of all streets, avenues, etc, shown thereon.

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

Roads indicated as "Private" within this plat will not be accepted by Mason County for public roads until said roads are brought to Mason County standards prevailing at the time of dedication. A five foot utility and drainage easement is reserved on each side of all interior lot lines, together with five feet on all rear lot lines. The right is reserved to enter upon said easements for the purpose of constructing and maintaining said utilities and drainage.

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, Alan R. Riddle, owner of Lot 36, and The Estate of Wesley and Frances Johnson owner of lot 37 of the Plat of Alderbrook Golf & Yacht Club Estates, Division 10, have made application with the Mason County Board of County Commissioners requesting an alteration to the easements running approximately southeast to northwest an distance of 113.96 feet. This application is being made in order for Mr. Riddle to reconstruct a garage with a zero lot line setback from Lot 37;

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 Alderbrook Development, PUD #1, Hood Canal Telephone Company, and Hood Canal Cablevision 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 August 27, 1996, at 9:45 AM, in the Commissioners Chambers;

WHEREAS, after due consideration it appears to be in the best public interest to approve the request made by Alan R. Riddle;

NOW THEREFORE BE IT RESOLVED that the Board authorizes the alteration of the previously described 10' easement between lots 36 and 37, in the Plat of Alderbrook Golf & Yacht Club Estates, Division 10, with the understanding that there is no drainage in effect on these property lines and that this action is for building purposes only.

PASSED IN REGULAR SESSION this 27th day of August, 1996.

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Spencer Phyllis, CHIEF D.P.A.
Prosecuting Attorney

Mary Jo Cady
CHAIRMAN

William O. Hunter
COMMISSIONER

ATTEST:

Rebecca D. Rogers
CLERK OF THE BOARD

M. L. Faugender
COMMISSIONER

RECORDED 9:00 FILED
REEL 733 FRAME 068-069
AUDITOR MASON COUNTY
ALLAN T. BROTCHE

96 AUG 29 PM 12:03

REQUEST OF:

COMMUNITY DEVELOPMENT DIRECTOR