

ALTERATION TO TWANOH FALLS, THIRD ADDITION  
RESOLUTION 96-96

On June 15, 1967 the Plat of Twanoh Falls, Third Addition, located in Section 20 and 21, Township 22 North, Range 2 West, W.M., was recorded in Volume 6, Pages 171 through 173 records of Mason County, Washington.

WHEREAS, The Dedication included in Twanoh Falls, Third Addition, is as follows:

Know all men by these presents that Mission Creek Land Company, a Washington Corporation, Puget Sound National Bank, a Washington Corporation, and a married woman dealing with her separate property, the undersigned, owners in fee simple of 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 there for public highway purposes. 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 originally graded.

WHEREAS, The final plat contains an Protective Covenant 6 which states:

Easements within 5 feet of all lot lines are hereby reserved for drainage, water system pipes, sewage system pipes, storm sewers and utilities, including right of maintenance.

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. Scott Gordon, owner of Lots 15 and 16, in the Plat Twanoh Falls, Third Addition, has made application with the Mason County Board of County Commissioners requesting an alteration to the easement running approximately northwest to southeast an average of 98 feet between said two lots, for the purpose of expanding an existing home across the existing property line;

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 Twanoh Falls Beach Club Inc, PUD #3, and U.S. West Communications, Falcon Video Communications L.P., Mason County Department of 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 July 30, 1996, at 10:30 A.M., in the Commissioners Chambers;

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

NOW THEREFORE BE IT RESOLVED that the Board authorizes the alteration of the previously described 10' easement between lots 15 and 16, in the Plat of Twanoh Falls, Third Addition, with the understanding that there is no drainage in effect on these property lines and that the easements are being removed for the purpose of combining the two lots in order to expand an existing home across the existing lot line.

PASSED IN REGULAR SESSION this 30th day of July, 1996.

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

*Ann P. Pink*, CH. D.P.A.  
Prosecuting Attorney

*May Jo Cady*  
CHAIRMAN

*M. L. Fougheider*  
COMMISSIONER

ATTEST:

*Rebecca S Rogers*  
CLERK OF THE BOARD

*William Heintz*  
COMMISSIONER

RECORDED 900 FILED  
REEL 731 FRAME 115-116  
AUDITOR MASON COUNTY  
ALLAN T. BROTCHE

96 AUG 16 AM 8:56

REQUEST OF:

COMMUNITY DEVELOPMENT DIRECTOR