

Mason County
Dept. of Community Development
P.O. Box 578
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Page: 1 of 3
08/03/1999 02:12P
Mason Co, WA

DIRECTOR OF COMM DEVELOPMEN RESOL 10.00

Please print neatly or type information

Document Title(s)

Resolution 83-99

Reference Number(s) of related documents

BLA # 99-41

Additional Reference #'s on page _____

Grantor(s) (Last, First and Middle Initial)

Gedora Asset Management Co.

Laverne Zehrung

Additional grantors on page _____

Grantee(s) (Last, First and Middle Initial)

The Public

Additional legal is on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

Lots 5, 8 & 9 of Island Lake Manor #2

Assessor's Property Tax Parcel/Account Number

32007-51-00005 32007-51-00008 32007-51-00009

Additional grantors on page _____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



ALTERATION TO ISLAND LAKE MANOR # 2,
RESOLUTION 83-99

On July 18, 1980 the Plat of Island Lake Manor Division 2, located in Section 1, Township 20 North, Range 4 West, W.M., was recorded in Volume 10, Pages 39 through 40, records of Mason County, Washington.

WHEREAS, The Dedication included in Island Lake Manor Division 2, is as follows:

Know all men by these presents that we the undersigned, owners, in fee simple of the land hereby platted hereby declare this plat and dedicate to the use of the public or whatever public property 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, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., 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, Also, all claims for damages against any governmental authority are waived which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said roads.

WHEREAS, The final plat contains covenants, of which number 1 states:

All lots shall be subject to an easements 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 purposes of utilities and drainage and all lost shall be subject to the right of overhead easements 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, Gedora Asset Management (through its representative, Mr. Michael Fox), owner of Lots 5 and 9, and Laverne Zehrung owner of Lot 8, in the Plat of Island Lake Manor, Division #2, has made application with the Mason County Board of County Commissioners requesting an alteration to the easement running north to south 134.65 feet, east to west 112.01 feet, between said two lots, for the purpose of performing a boundary line adjustment between said three lots, maintaining each as separate dwelling 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, Roger Tuson (water provider), PUD #3, U.S. West Communications, and the 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 27th 1999, at 7:15 P.M., in the Commissioners Chambers;

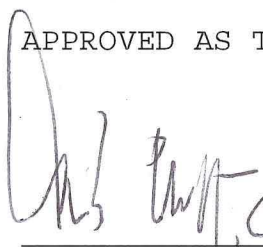
WHEREAS, after due consideration it appears to be in the best public interest to approve the request made by Gedora Asset Management and Laverne Zehrung;

NOW THEREFORE BE IT RESOLVED that the Board authorizes the alteration of the previously described 10' easements between lots 5, 8 and 9, in the Plat of Island Lake Manor, Division #2 with the understanding that there is no drainage in effect on this and that the easement is being removed for the purpose of performing a boundary line adjustment which will maintain three buildable lots for single family dwellings.

PASSED IN REGULAR SESSION this 27th day of July, 1999.

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


CH DPA
Prosecuting Attorney

ABSENT
CHAIRMAN


COMMISSIONER

ATTEST:


CLERK OF THE BOARD


COMMISSIONER