



Mason County
Dept. of Community Development
P.O. Box 578
Shelton, WA 98584

Please print neatly or type information

Document Title(s)

Resolution # 14-00

Reference Number(s) of related documents

BLA 00-12

Additional Reference #'s on page _____

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

Anderson & Sons Inc

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 24, 25 & 26, Lakeland Village # 12

Assessor's Property Tax Parcel/Account Number

12217-53-00024 12217-53-00025 12217-53-00026

Additional grantors on page _____



ALTERATION TO LAKELAND VILLAGE, DIVISION 12 PHASE I
RESOLUTION 14-00

On May 14, 1997, the Plat of Lakeland Village, Division 12, Phase I, located in portions of Sections 17, 18, 19, & 20, Township 22 North, Range 1 West, W.M., was recorded in Volume 10, Pages 156 through 162 records of Mason County, Washington.

WHEREAS, The Dedication included in Lakeland Village, Division 12, Phase I, is as follows:

Know all men by these presents that Anderson & Sons, a Washington Corporation, the undersigned owners, in fee simple of the land 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 purpose 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 grading of all the 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 written on its face, in which the first item reads as follows:

All lots shall be subject to an easement five feet in width, parallel with and adjacent to all lot lines, except that this easement shall be ten feet in width along lot lines where lots are not contiguous for purpose of installation and maintenance of all utilities and drainage and all lot lines shall also 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, Mr. Dennis Pickard on behalf of Anderson and Sons Inc, owner of Lots 24, 25, & 26, Lakeland Village, Division 12, Phase I, has made application with the Mason County Board of County Commissioners requesting an alteration to the easements running approximately north to south an 126.31 feet and east to west 160.33 feet, in order to perform a boundary line adjustment to create two larger building lots;

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 Anderson & Sons, Lakeland Water Co., Lakeland Village, PUD # 3, U.S. West Communications, Falcon Video 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 February 22, 2000, at 7:15 PM, in the Commissioners Chambers;



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Mason Co, WA

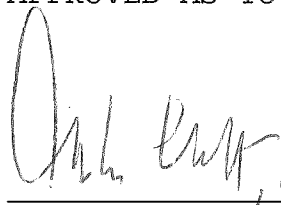
WHEREAS, after due consideration it appears to be in the best public interest to approve the request made by Mr Dennis Pickard on behalf of Anderson & Sons Inc;

NOW THEREFORE BE IT RESOLVED that the Board authorizes the alteration of the previously described 10' easements laying between Lots 24 and 25 and Lots 25 and 26 of the Plat of Lakeland Village, Division 12, Phase I with the understanding that there is no drainage in effect on these property lines and that the alteration is for the purpose of reconfiguring the lots through the boundary line adjustment process.

PASSED IN REGULAR SESSION this 22nd day of February, 2000.

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

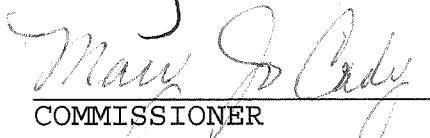

Prosecuting Attorney

ABSENT
CHAIRMAN


COMMISSIONER

ATTEST:


CLERK OF THE BOARD


COMMISSIONER