



1711729

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05/23/2000 04:18P  
Mason Co, WA

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

Please print neatly or type information

**Document Title(s)**

Resolution # 46-00

**Reference Number(s) of related documents**

Boundary Line Adjustment # 00-25

Additional Reference #'s on page \_\_\_\_\_

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

Panchot, Dudley  
Panchot, Anne

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 21, 22 & 23 of Smith Cove Division 1

**Assessor's Property Tax Parcel/Account Number**

12019-50-00021, 12019-50-00022, 12019-50-00023

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.



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ALTERATION TO SMITH COVE  
RESOLUTION 46-00

On September 16, 1982 the Plat of Smith Cove, located in Section 19, Township 20 North, Range 1 West, W.M., was recorded in Volume 10, pages 71 through 72 records of Mason County, Washington.

WHEREAS, The Dedication included in Smith Cove is as follows:

Know all men by these presents that Francis Smith and Elizabeth Smith, husband and wife, the owners in fee simple of the land herein platted, declare this plat and dedicates to the public forever, all streets, places, ways and avenues (roadways), as shown on the plat, including Smith Cove Way, Case View Drive and Case View Place, and the use thereof for any and all public purposes not inconsistent with 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 and tracts shown on this plat in the reasonable grading of all the streets, places, and avenues (roadways) shown herein. Also, the right to drain all streets over and across any road or lot where water might take a natural course after the street or streets are graded. Also, all claims for damages against any governmental authority which may be occasioned to the adjacent land by established construction, drainage and maintenance of said roads, are waived. Provided however, that an easement for utilities existing in the street right-of-ways is reserved, which easement shall be subject to regulations of Mason County with regard to maintenance or construction of utilities within public roadways.

WHEREAS, The final plats contains an EASEMENT PROVISION, which states:

All lots shall be subject to an easement five feet in width, and parallel 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 purposes of installation and maintenance of all utilities and drainage and all lots shall also be subject to the right of overhead easements for 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, Dudley and Anne Panchot, owners of Lots 21, 22 & 23 in the plat of Smith Cove, have made application with the Mason County Board of County Commissioners requesting an alteration to the easement running approximately northeast 383 feet and due north 113 feet between Lots 21 and 22, and northeast 294 feet between Lots 22 and 23, in order to reconfigure the lots for building purposes through a boundary line adjustment;

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 subdivisions or portion thereof;

WHEREAS, the Smith Cove Water Association, 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 May 16th, 2000, at 9:25 A.M., in the Commissioners Chambers;

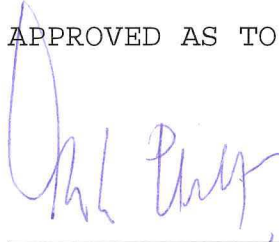
WHEREAS, after due consideration it appears to be in the best public interest to approve the request made by Dudley and Anne Panchot;

NOW THEREFORE BE IT RESOLVED that the Board authorizes the alteration of the previously described 10' easements between Lots 21 & 22 and Lots 22 and 23 in the Plat of Smith Cove, with the understanding that there is no drainage in effect on these property lines and that the easement is being removed for the purpose of performing a boundary line adjustment on these parcels.


PASSED IN REGULAR SESSION this 16th day of May, 2000.

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
C.H. - DPA  
Prosecuting Attorney

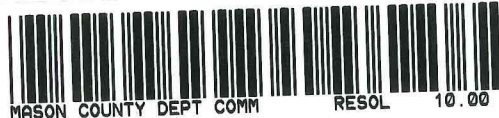
  
CHAIRMAN

  
COMMISSIONER

ATTEST:

  
CLERK OF THE BOARD

  
COMMISSIONER



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MASON COUNTY DEPT COMM

RESOL 10.00