



1713081

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06/16/2000 01:37P
Mason Co, WA

Mason County Planning Dept
P.O. Box 578
Shelton, WA 98584

DOCUMENT TITLE (S)

Resolution 47-00

REFERENCE NUMBER (S) of related documents

N/A

Additional Reference #'s on page _____

GRANTOR (S) Last, First and Middle Initial

Lee, Kevin

Erickson, Troy

Lee, Juanita

Erickson, Renee

Additional Grantors on page _____

GRANTEE (S) Last, First and Middle Initial

The Public

Additional Grantees on page _____

LEGAL DESCRIPTION (Abbr. Form: quarter/quarter, section, township & range, plat, lot, & block)

Lots 29, 30 & 31 Beards Cove # 7

Additional Legal Descriptions on page _____

PARCEL NUMBER

12330-54-00031

12330-54-00029, 12330-54-00030

Additional Parcel Numbers on page _____



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ALTERATION TO BEARD'S COVE # 7
RESOLUTION 47-00

On September 10, 1971, the Plat of Beard's Cove #7, located in the Section 30, Township 23 North, Range 1 West, W.M., was recorded in Volume 9, Pages 20 through 21 records of Mason County, Washington.

WHEREAS, The Dedication included in Beard's Cove #7 is as follows:

Know all men by these presents that Allen A. Bowden and Wanda L. Bowden, President and Secretary Treasure respectively of W. & A. Development Corporation, a Washington Corporation, the undersigned, owners in fee simple of the land hereby platted and Cornelius A. Ross and Effie H. Ross, owners; and William Griffith, his wife Constance J. Griffith, Mortgagee; Grover G. Fleury, his wife Luella L. Fleury, Mortgagee; Alex C. Fleury, a single man, Mortgagee; hereby declare this plat and dedicate to the use of the owners forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use thereof for any private purposes not inconsistent with the use thereof for private high-way 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 original grading of all the streets, avenues, places, e.t.c. 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.

WHEREAS, The final plat contains Protective Covenants, of which number Two reads as follows:

All lots shall be subject to an easement of 5 feet in width parallel 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 installation and maintenance of all utilities and drainage and all lots 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, Kevin and Juanita Lee owners of Lot 29 and a half interest in Lot 30 and Troy and Renee Erickson, owners of Lot 31, and a half interest in Lot 30 all in Beard's Cove # 7, have made application with the Mason County Board of County Commissioners requesting an alteration to the easement laying between Lots 29 & 30, running approximately southwest to northeast 123 feet, and the easement laying between Lots 30 & 31, running approximately west to east 69 feet, for the purpose of dividing lot 30 between Lots 29 and 31 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 subdivision or portion thereof;

WHEREAS, the Beard's Cove Community Organization, Mason County Department of Community Development -- Utilities Division, PUD #3, U.S. West Communications and Charter Communications 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 16, 2000, at 9:35 A.M., in the Commissioners Chambers;

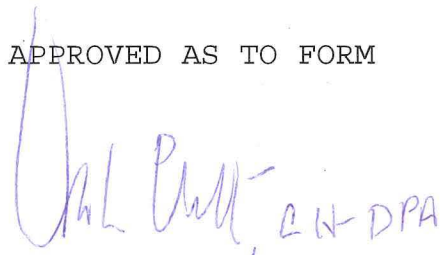
WHEREAS, after due consideration it appears to be in the best public interest to approve the request made by Kevin and Juanita Lea and Troy and Renee Erickson;

NOW THEREFORE BE IT RESOLVED that the Board authorizes the alteration of the previously described 10' easement between Lots 29 & 30 and Lots 30 & 31 all in Beard's Cove # 7, with the understanding that there is no drainage in effect on this property line and that the alteration is for the purpose of dividing Lot 30 between Lot 29 and Lot 31.

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

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Prosecuting Attorney


CHAIRMAN


COMMISSIONER

ATTEST:


CLERK OF THE BOARD


COMMISSIONER



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MASON CO PLANNING DEPT

RESOL

10.00