

original to  
RCW 58.17.215  
11/15/03

ALTERATION TO LAKELAND VILLAGE, DIVISION 5  
RESOLUTION 42-03

On April 20, 1970, the Plat of Lakeland Village, Division 5, located in Sections 19 and 20, Township 22 North, Range 1 West, W.M., was recorded in Volume 8, Pages 77 through 79 records of Mason County, Washington.

WHEREAS, The Dedication included in Lakeland Village, Division 5, is as follows:

Know all men by these presents that the undersigned, Anderson and Sons, Inc., 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 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 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 originally graded.

WHEREAS, The final plat contains Easement Provisions, in which the first item reads as follows:

All lots shall be subject to an easement 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 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. Orville Ward and Mrs. Dorothy Ward, owners of Lots 50 & 51, Lakeland Village, Division 5, has made application with the Mason County Board of County Commissioners requesting an alteration to the easements running approximately southwest to northeast an average of 196 feet for the purpose of combining their lots through a declaration of parcel combination;

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, Qwest Communications, Charter Communications, Mason County Utilities & Waste Management 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;

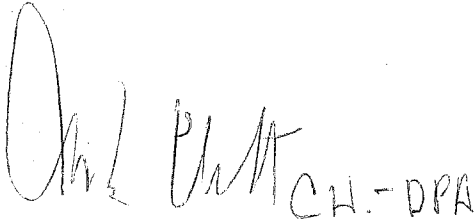
WHEREAS, a public hearing was held on April 8, 2003, at 9:30 AM, in the Commissioners Chambers;

WHEREAS, after due consideration it appears to be in the best public interest to approve the request made by Mr. Oroville Ward and Mrs. Dorothy Ward;

NOW THEREFORE BE IT RESOLVED that the Board authorizes the alteration of the previously described 10' easement between lots 50 and 51, in the Plat of Lake Land Village, Division 5 with the understanding that there is no drainage in effect on this property line and that the alteration is for the purpose of combining the lots for building purposes through a declaration of parcel combination.


PASSED IN REGULAR SESSION this 8th day of April 2003.

APPROVED AS TO FORM

  
CH.-DPA  
Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
CHAIRMAN

  
COMMISSIONER

ATTEST:

  
CLERK OF THE BOARD

Absent 4/8/03  
COMMISSIONER