

original to
Planning
7/23/03

ALTERATION TO LAKELAND VILLAGE, DIVISION 7
RESOLUTION 79-03

On September 25, 1974, the Plat of Lakeland Village, Division 7, located in Section 19, Township 22 North, Range 1 West, W.M., was recorded in Volume 9, Pages 155 through 157 records of Mason County, Washington.

WHEREAS, The Dedication included in Lakeland Village, Division 7, is as follows:

Know all men by these presents that the undersigned, Anderson and Sons, Inc., a Washington Corporation, 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, 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 over and across any lot or lots where water might take a natural course after the street or streets are originally graded. Also claims 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 Easement Provisions which 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, Ronald and Joanne Quring, owner of Lots 12 and 13, Lakeland Village, Division 7, has made application with the Mason County Board of County Commissioners requesting the removal of the utility and drainage easements running between said lots for the purpose of combining the two lots into a single building lot through the declaration of parcel combination process;

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;

Resolution No. 79-03

WHEREAS, Lakeland Village, Lakeland Village Water Co., PUD # 3, Q West Communications, Charter Communications, Mason County Utilities and 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 July 22, 2003, at 6:30 PM, in the Commissioners Chambers;

WHEREAS, after due consideration it appears to be in the best public interest to approve the request made on behalf of Ronald & Joanne Quring, as these easements serve no public use or interest;

NOW THEREFORE BE IT RESOLVED that the Board authorizes the removal of the previously described 5 foot easements between lots 12 and 13, in the Plat of Lake Land Village, Division 7, 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 two lots into a single building lot through the declaration of parcel combination process.

PASSED IN REGULAR SESSION this 22nd day of July 2003.

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS,
MASON COUNTY, WASHINGTON


PROSECUTING ATTORNEY


CHAIRMAN

ATTEST:


CLERK OF THE BOARD


COMMISSIONER

Absent 7/22/03

COMMISSIONER