

RESOLUTION NO. 32

WHEREAS, in accordance with RCW 36.70 and Chapter 271, Laws of 1969 Extraordinary Session, the Board of County Commissioners of Mason County does hereby adopt the attached Revised Mason County Platting Ordinance, along with the "Road Design Standards & Specifications For Plat Roads", adopted by Resolution No. 32-A, which hereby becomes an extension to this Resolution; and

WHEREAS, said Revised Platting Ordinance was adopted by the Mason County Planning Commission at their public Hearing on July 9, 1969; and

WHEREAS, public Hearing was held by the Board of County Commissioners on August 4, 1969, in their office at the County Courthouse, after being properly Noticed as required by the 1969 law;

NOW, THEREFORE, BE IT HEREBY RESOLVED that the attached Revised Platting Ordinance and Road Design Standards & Specifications For Plat Roads for Mason County shall supersede all prior platting regulations adopted by this Board, and shall govern all future Plats to be filed, as well as all Plats not accepted for filing prior to August 11, 1969, the effective date of this Ordinance.

DATED this 11th day of August, 1969.

BOARD OF COUNTY COMMISSIONERS  
OF MASON COUNTY, WASHINGTON.

Walter Smith  
Chairman

William O. Hunter

John R. Beckman

ATTEST:

Paul E. Boyer  
Auditor & Clerk of the Board.

cc: ✓ Cmrs.  
Auditor  
Engineer 8-13  
Planner 8-12

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MASON COUNTY PLATTING ORDINANCE

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AN ORDINANCE RELATING TO PLATS AND SUBDIVISIONS:

PROVIDING RULES AND REGULATIONS FOR THE APPROVAL OF PLATS, SUBDIVISIONS AND DEDICATIONS: PRESCRIBING STANDARDS FOR THE DESIGN, LAYOUT AND DEVELOPMENT THEREOF: PROVIDING FOR THE GRANTING OF EXCEPTIONS AND DEVIATIONS THEREFROM AND PROVIDING METHODS FOR ENFORCEMENT AND PENALTIES FOR THE VIOLATION THEREOF:

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MASON COUNTY, STATE OF WASHINGTON, AS FOLLOWS:

ARTICLE I. GENERAL PROVISIONS:

Section 1.01 Title - This ordinance shall be known and may be cited as the "Mason County Platting Ordinance."

Section 1.02 Purpose - The purpose of this ordinance is to regulate the subdivision of land and to promote the public health, safety and general welfare in accordance with standards established by the state and to prevent the overcrowding of land; to lessen congestion in the streets and highways; to provide for adequate light and air; to facilitate adequate provision for water, sewerage, parks and recreation areas, sites for schools and schoolgrounds and other public requirements; to provide for proper ingress and egress; and to require uniform monumentation of land subdivisions and conveyancing by accurate legal description.

Section 1.03 Application of Regulations - The subdivision and platting of land into five or more lots is hereby required to proceed in compliance with the provisions of this ordinance.

The provisions of this ordinance shall not apply to:

- (1) Cemeteries and other burial plots while used for that purpose;
- (2) Subdivision of land into lots or tracts where the smallest lot is five (5) acres or more and not containing a dedication of a public right-of-way;
- (3) Divisions made by testamentary provisions, the laws of descent, or upon court order.

Section 1.04 Regulations Mandatory - Any map, plat, replat or plan hereafter made of any subdivision or any part thereof within the territorial limits of Mason County, with the exception of areas within incorporated cities or towns, shall be presented for approval and be recorded as prescribed by this ordinance. No such map, plat, replat or plans shall be recorded or have any validity unless or until it shall have the approval of the Board of County Commissioners, and such other approvals as required by this ordinance, and be filed for record with the County Auditor.

Section 1.05 Authority - Pursuant to the authority contained in the Laws of the State of Washington, Chapter 271, Laws of 1969, as thereafter amended, and RCW 36.70, the Planning Commission and the Board of County Commissioners are assigned responsibility for the approval or disapproval of proposed plats, subdivisions or dedications. Upon adoption of this ordinance, the platting and subdividing of land shall proceed in compliance with Chapter 271, Laws of 1969, and RCW 36.70.

Section 1.06 Administration - Proposed plats, subdivisions and dedications of land outside of incorporated cities and towns shall be submitted for preliminary approval to the Mason County Planning Commission subject to the limitations hereafter provided. Authority for the final approval or disapproval of plats, subdivisions or dedications is vested in the Board of County Commissioners of Mason County, except as provided in Article IX of this ordinance. Necessary administrative regulations and procedures may be adopted.

ARTICLE II. DEFINITIONS:

Section 2.01 Definition of Words and Phrases - For the purpose of this ordinance, certain terms and words are defined in this Article. When not inconsistent with the context, words used in the present tense shall include the future; the singular shall include the plural, and the plural the singular. The word "shall" is always mandatory and the word "may" indicates a use of discretion in making a decision.

Section 2.02 County Officials - The word "County" means Mason County, State of Washington; "Board" means the Board of County Commissioners of said County; "Planner" means the Planning Director of said County; "Commission" means the Planning Commission of said County; "Engineer" means the County Road Engineer of said County; "Health Officer" means the Thurston-Mason Health Officer.

Section 2.03 Alleys - Minor ways, which provide vehicular service access to the back side of properties otherwise abutting on and served by a street or road. Alleys will not be located on rights-of-way dedicated for public use.

Section 2.04 Block - A group of lots, tracts, or parcels within well defined and fixed boundaries.

Section 2.05 Comprehensive Plan - Coordinated plans for the physical development of the County, designating, among other things, plans and programs to encourage the most appropriate use of land and to lessen congestion throughout the County, in the interest of public health and safety.

Section 2.06 Condominium - A multiple residential building or buildings organized under the "Horizontal Regimes Act of the State of Washington" so as to permit the individual mortgage, sale or transfer of suites or apartments and retaining to the purchaser and owner rights in certain common areas and facilities.

Section 2.07 Dedication - The deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat for filing by the appropriate governmental unit.

Section 2.08 Easement - A grant by a property owner to specific persons, or to the public, of the right to use that property for a specific purpose.

Section 2.09 Final Plat - The final drawing of the subdivision and dedication prepared for filing for record with the County Auditor and containing all elements and requirements set forth in this ordinance.

Section 2.10 Lot - A fractional part of subdivided lands having fixed boundaries, being of sufficient area and dimension to meet minimum requirements for width and area. The term shall include tracts or parcels.

Section 2.11 Lot - double frontage - A lot with street frontage along two opposite boundaries.

Section 2.12 Lot - reverse frontage - A double-frontage lot for which the boundary along one of the streets is established as the rear lot line, and along the rear of which is an easement as provided in Section 7.19 of this ordinance. The rear lot line of the lot shall be that boundary abutting a major street, railroad right-of-way, or other disadvantageous use.

Section 2.13 Plat - A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions and dedications.

Section 2.14 Planned Unit Development - The unified development of a site for the construction of residential, commercial or industrial projects utilizing building groups, large scale site planning, and the arrangement of specific structures and open spaces to permit a more advantageous use of the property.

Section 2.15 Preliminary Plat - A neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and restrictive covenants to be applicable to the subdivision and other elements of a plat or subdivision which shall furnish a basis for the approval or disapproval of the general layout of a subdivision.

Section 2.16 Roadway - That portion of a street right-of-way that is improved for vehicular traffic.

Section 2.17 Short Subdivision - The division of land into four or less lots, tracts, parcels, sites or subdivisions for the purpose of sale or lease.

Section 2.18 Short Plat - The map or representation of a short subdivision.

Section 2.19 Street - A public right-of-way which affords the principal means of access to abutting property; including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare.

Section 2.20 Street - Cul-de-sac - A street opening at one end and having a turn-around at the other end.

Section 2.21 Street - County Arterial - A County road primarily serving through traffic to, from and between principal population, commercial or industrial areas; such arterial routes are designated on the County's Arterial System.

Section 2.22 Street - Primary Collector - A road or street that carries traffic from Secondary Collectors, Local Access and Marginal Access roads or streets to the major system of arterial streets and highways. Generally, Primary Collectors will serve an area containing more than 100 lots.



Section 2.23 Street - Secondary Collector - A road or street that carries traffic from Local Access and Marginal Access Roads or Streets to the Major Collectors. Generally, Secondary Collectors will serve areas containing more than 25 and less than 100 lots, and will be wholly contained within subdivision and afford no possibility of extension.

Section 2.24 Local Access Road or Street - A road or street that serves primarily a limited number of abutting properties. Generally, Local Access Roads or Streets will serve 25 or fewer lots and will be wholly contained within the subdivision and afford no possibility of extension.

Section 2.25 Marginal Access Routes - Roads parallel to and adjacent to arterials which provide access to abutting properties and protection from through traffic. Marginal Access Roads or Streets will be construed as Local Access or Secondary Collectors dependent on area served and traffic anticipated.

Section 2.26 Subdivision - The division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale or lease and shall include all resubdivision of land.

#### ARTICLE III. PROCEDURE - PRELIMINARY SKETCH AND DATA

Section 3.01 Preliminary Sketch and Data - Whenever any person shall desire to plat or replat any land lying in Mason County outside the corporate limits of a municipality, preliminary sketches shall be delivered to the County Planner one week prior to a regular Planning Commission Meeting for consideration and approval by the Planning Commission of all features of public interest. The sketch shall show all streets, alleys and highways in the proposed plat and in surrounding plats and unplatted property. So far as practicable and with due regard for topographic conditions, streets, alleys and highways in the proposed plat shall conform to those in adjoining plats. The sketch may be waived at the option of the Planning Commission.

Section 3.02 Approval of Street Arrangement - Upon examination and approval of street arrangements, a copy of the preliminary sketch and accompanying data shall be held in the files of the Planning Commission until final approval of the plat.

#### ARTICLE IV. PROCEDURE - PRELIMINARY PLAT

Section 4.01 Preliminary Plat Application for Approval - For the purpose of expediting the final approval of any plat, the subdivider shall make application for approval of a preliminary plat to the Commission, at the office of the Planner. Together with the application, the subdivider shall submit ten copies of the preliminary plat at least twenty-one days prior to the Commission meeting at which action is desired. The Planner, on behalf of the Commission, shall submit copies of the Plat to:

- a. Engineer, Health Officer and other County officials concerned within the scope of their municipal functions.
- b. Director of Highways when such plats are located adjacent to the rights-of-way of State Highways.
- c. The proper City officials when such land to be platted is adjacent to or part of the metropolitan or suburban area of any city or town.

Section 4.02 Preliminary Plat - Public Hearing - Upon receiving an application for preliminary plat approval, the Planner shall set the date of a public hearing. Notice of such hearing shall be given by publication of at least one notice not less than ten days prior to the hearing in a newspaper of general circulation within the county. Additional notice of such hearing may be given by mail, posting on the property or in any manner local authorities deem necessary to notify adjacent landowners and the public. All hearings shall be public.

Section 4.03 Preliminary Plat - General Requirements - The scale of the preliminary plat shall be 100 feet to the inch and shall contain information specified in this Article.

Section 4.04 Preliminary Plat - Specific Requirements - The preliminary plat shall specifically and clearly show the following features and information on one or more maps and drawings:

- a. The name of the proposed plat, subdivision or dedication;
- b. A legal description of all lands included in the proposed plat, subdivision, or dedication;
- c. Existing monuments and markers;
- d. The boundary lines of the tract to be subdivided;
- e. Location, width and names of all existing or platted streets or other public ways within the proposed development and other important features, such as the general outline of permanent buildings, water courses, power lines, telephone lines, railroad lines, municipal boundaries, township lines and section lines;
- f. The general location and size of all existing wells, sewers, water mains, culverts, and other underground installations within the tract and immediately adjacent thereto, as far as can be determined;
- g. Contours of sufficient interval to show the topography of the entire tract, and at least 100 feet beyond the tract boundaries, unless specifically waived by the Planner;
- h. The layout of proposed street right-of-way lines, alley and easement lines, and the layout and approximate dimensions of lots and blocks;
- i. Tentative grades of each street;
- j. All parcels of land intended to be dedicated or temporarily reserved for public use or to be reserved in the deeds for the common use of the property owners in the subdivision. The purpose, condition or limitations of such dedications or reservations shall be clearly indicated.
- k. The indication of any portion or portions of the plat for which successive or separate final plats are to be filed.

- l. A vicinity sketch indicating the boundary lines and names of adjacent subdivisions, ownerships, streets, and tract lines of adjacent parcels, and the relationship of the proposed plat to major highways, schools, parks, shopping centers and similar facilities.
- m. The names and addresses of adjacent owners may be required to comply with Section 4.02.
- n. Two copies of the proposed restrictive covenants, if any.
- o. Replats - If the Plat constitutes a replat, the lots, blocks, streets, etc., of the original plat shall be shown with dotted lines in their proper positions in relation to the new arrangement of the Plat, the new Plat being so clearly shown in solid lines as to avoid ambiguity, all as required by law (See RCW 58.12).
- p. A homeowners association, or other legally constituted body, may be required to operate private roads and/or utility systems.

Section 4.05 Preliminary Street Grades, Utility and Drainage Facilities -

- a. Two copies of proposed drainage and proposed street grades and profiles shall be submitted to the Engineer.
- b. If the subdivider elects to install sewers, water lines, or street lighting, he shall indicate the source and method of distribution, collection, or treatment, and include two copies of the general layout of such utilities with the preliminary plat. These plans for all utilities - roads, streets and other public improvements - will be certified by a Registered Engineer, unless this requirement is specifically waived for good and just reason.
- c. Natural water courses and drainage ways shall be located within an easement reserving to the County the right to enter such properties for the purpose of flood control or protection.
- d. Plans, profiles and specifications of proposed improvements shall be furnished at the time of submitting a preliminary plat for approval, and be approved by the County Engineer before the plat is presented to the Board of County Commissioners.

Such plans and profiles shall show full details of the proposed improvements, which shall be according to the standards for the County of Mason as defined by action of the Board. They shall be drawn upon standard 23" x 39" Federal Aid Plan-profile sheets.

Section 4.06 Preliminary Plat Approval.

- a. The Commission shall consider the preliminary plat at the next regular meeting after the expiration of the 21 days required in Section 4.01, and shall render a decision on such plat within forty (40) days of the meeting at which the plat is first considered unless written permission is given by the applicant for a longer period of time. If the Commission finds that the preliminary plat makes appropriate provision for streets, other public ways, parks, playgrounds, sites for schools and other facilities, in furtherance of the Comprehensive Plan and other controls, and that

the public interest will be served, the Commission may recommend approval of the preliminary plat outright or conditionally to the Board.

Recommendations shall be submitted to the Board not later than fourteen days following action by the Commission. Upon receipt of the recommendation on any preliminary plat the Board shall at its next public meeting set the date for the public meeting where it may adopt or reject the recommendations of the Commission. If, after considering the matter at a public meeting, the Board deems a change in the Planning Commission's recommendation approving or disapproving any preliminary plat is necessary, the change of the recommendation shall not be made until the Board shall conduct a public hearing and thereupon adopt its own recommendations and approve or disapprove the preliminary plat.

- b. The approval of a preliminary plat shall not guarantee final approval of the plat or subdivision nor constitute an acceptance of the subdivision. Approval shall be authorization to proceed with the preparation of the final plat along the lines indicated in the approval of the preliminary plat.
- c. Approval of the preliminary plat shall be effective for one (1) year from the date of approval by the Commission, during which time a final plat or plats may be submitted. The Commission may extend the approval period upon the application of the subdivider or may require that the preliminary plat be resubmitted.
- d. Plats, without an approved sanitary or municipal sewage works that have 25% or over of the lots disapproved by the Thurston-Mason Health Officer for individual septic tanks, shall be disapproved.

#### ARTICLE V. FINAL PLAT.

##### Section 5.01 Procedure for Filing

- a. For purposes of filing a final plat, the subdivider shall submit to the Planner an original final plat tracing and three (3) dark line prints thereof. The Planner shall examine the plat for compliance with the provisions of this ordinance. If the final plat is deemed to be in correct form and to contain the required information, two copies of the plat drawing shall be certified by the Planner and forwarded to the Engineer.
- b. After receiving copies of the final plat, the Engineer shall examine or have examined the map as to sufficiency of affidavits and acknowledgments, correctness of surveying data, mathematical data and computations, and such other matters as require checking to insure compliance with the provisions of state laws pertaining to subdivisions and with this ordinance. Traverse sheets (computation of coordinates) and work sheets showing the closure of the exterior boundaries and of each irregular lot and block shall be furnished. If the final plat is found to be in correct form and the matters shown thereon are sufficient, the Engineer shall certify and return one copy of the final plat to the Planner.

- c. The Engineer, Planning Director, Assessor, and Treasurer, shall sign the final plat tracing prior to its presentation to the Board of County Commissioners.
- d. After being approved as required by Section 5.01 - (c) above, the final plat shall be presented to the Board of County Commissioners. Each subdivision shall be accompanied by a certificate of title, dated not to exceed ten (10) minutes prior to submitting a plat for final approval, showing the names of all persons, firms, or corporations whose consent is necessary to dedicate road, street and other easements upon said map. After finding that the final plat has been completed in accordance with the provisions of this ordinance, and that all required improvements have been completed or that arrangements or contracts have been entered into to guarantee that such required improvements will be completed, and that the interests of the County are fully protected, the Board of County Commissioners will sign the final plat accepting such dedications and easements as may be included thereon, and the final plat shall be returned to the applicant for filing for record with the County Auditor as provided in Section 5.10 of this ordinance.

#### Section 5.02 Drafting Standards

- a. The final plat shall be clearly and legibly drawn in ink upon tracing cloth, stable base mylar polyester film or other approved material. Photographic reproduction on stable base mylar polyester film may be substituted.
- b. The scale of the plat shall be 1" = 100 feet. Lettering shall be at least 3/32" high. The perimeter of the plat or subdivision being recorded shall be depicted with heavier lines than the remaining portions of the plat or subdivision.
- c. The size of each sheet shall be 20 inches high x 22 inches wide.
- d. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of 3" on the left side, and 1" on each of the other three sides.
- e. If more than two (2) sheets are used, an index of the entire subdivision showing the arrangement of all sheets shall be included on each sheet.
- f. The plat title, date, scale and north point shall be shown on each sheet of the final plat.
- g. All signatures placed on the final plat shall be original signatures written in permanent black ink.

#### Section 5.03 Required Information

- a. Full and complete legal description of all land included in the plat.
- b. Location and names, without abbreviations of all:

1. Streets and alleys,
  2. Public areas and easements,
  3. Adjoining streets,
  4. Street names previously approved by the County.
- c. The length and bearings of all straight lines, radii, arcs and semitangents of all curves.
  - d. Center line data on streets, alleys and easements, including bearings and distances.
  - e. All dimensions along the lines of each lot, in feet and decimals of a foot to the nearest hundredth, with the true bearings and any other data necessary for the location of any lot line in the field.
  - f. The final plat shall show the center line data, width and side lines of all easements and rights-of-way to which the lots are subject. If the easement is not definitely located of record, a statement as to the easement shall appear on the title sheet.
  - g. Easements for storm drains, sewers and other purposes shall be denoted by broken lines.
  - h. Each easement shall be clearly labeled and identified and if already of public record proper reference given.
  - i. The final map shall show city or county boundaries crossing or adjoining the subdivision.
  - j. Subdivisions will be numbered in sequence of filing. Lots shall be numbered in sequence. No two lots in any subdivision shall bear the same number, notwithstanding division of the platted subdivision into separate blocks.
  - k. In the event that more than one plat sheet is used, a lot shall be shown entirely on one (1) sheet.
  - l. The final plat shall show clearly what stakes, monuments or other evidence was found on the ground which were used as ties to establish the boundaries of the tract.
  - m. Lots containing one (1) acre or more shall show net acreage to nearest hundredth.
  - n. All required dedications, endorsements, covenants, affidavits and certificates shall show on the face of the final plat.
  - o. The final plat shall show the subdivision of the section or sections involved and show the Township and Range.

Section 5.04 Survey Data and Procedures - In making any survey required under this ordinance the following shall be considered and/or included:

- a. Surveys in connection with the preparation of subdivision maps as required in this ordinance shall be made in accordance with standard practices and principles of land surveying. A traverse of the boundaries of the subdivision and all lots and blocks shall close within an error of one (1) foot in five thousand (5,000) feet.
- b. Ties to Washington Coordinate System (1945 Ch. 168 Sec. 1-10): Where the section including the proposed subdivision is within one-half mile of a triangulation or traverse station for which coordinates based on the Washington Coordinate System have been established, the section subdivision required by Ch. 271, Laws of 1969, shall be supplemented by coordinates computed on the State Coordinate System in accordance with the provisions of Ch. 58.20 RCW, as derived from Ch. 168, Laws of 1956.
- c. Radius, tangent, arc and central angle of curves,
- d. Suitable primary survey control points referenced to
  1. section corners, and
  2. monuments existing outside of subdivision.
- e. Location and descriptions of all permanent monuments within subdivision.
- f. Ties to any city or county boundary lines involved.
- g. The corners of adjoining subdivisions or portions thereof shall be identified and ties shown.
- h. Sufficient data shall be shown to determine readily the bearing and length of each line, and the basis of meridian referred to.
- i. Whenever the Engineer has established the center line of a road, such data shall be considered in making the surveys and in preparing the first map, and all monuments found shall be indicated and proper references made to field books or maps of public record relating to the monuments. If the points were reset by ties, that fact shall be stated.
- j. In making the survey for the subdivision, the surveyor shall set sufficient permanent monuments so that the survey or any part thereof may be readily retraced. Such monuments shall generally be placed at angle points on the exterior boundary lines of the tract, and at intersections of center lines of streets and at beginning of curves and end of curves on center lines. Such monuments may be placed on offset lines. Stakes set at lot corners will not be considered permanent. The character, type and positions of all monuments shall be noted on the map. Monuments shall be 2 pipe, 24" long, filled with concrete or approved equivalent.

Each control point marking the boundary of the plat shall be accurately marked by a marker of stone or concrete as approved by the County Engineer. Each lot corner shall be marked by a steel

peg driven into the ground; such steel peg shall be a standard 3/4" galvanized iron pipe or equal as approved by the County Engineer.

It is intended that all monuments shall be set after the grading of streets. In case the plat is approved prior to completion of grading, temporary monuments shall be set and tied out and the bond or other security deposited to insure the grading shall be increased to the amount of the Engineer's estimate of the cost of resetting monuments after grading is completed.

- k. For each center line intersection monument set, the engineer or surveyor under whose supervision the survey has been made shall furnish to the Engineer a set of notes showing clearly the ties between monument and a sufficient number (normally four) of durable distinctive reference points or monuments. Such reference points to monuments may be leads or tacks in sidewalks, or such substitute therefor as appears most likely not to be damaged or disturbed. Such set of notes shall comply with standards set by the Engineer, and shall be indexed and filed by the Engineer as a part of the permanent records.
- l. When a subdivision borders on a body of water, a plat meander line shall be established along the shore at a safe distance back from the ordinary high-water mark of such body of water. Property lying beyond such meander line shall be defined by distances along the side property lines extended from the meander line.

Wherever the thread of a stream forms a boundary of a plat, such stream thread shall be defined by bearings and distances as it exists at the time of the survey.

- m. All documents, maps and survey books shall contain the name of the subdivider and the name of the registered land surveyor or professional engineer doing the survey.

#### Section 5.05 Dedications

- a. All streets, highways and parcels of land shown on the final map and intended for any public use shall be offered for dedication for public use, except where the provisions of this ordinance provide for private streets.
- b. Streets, or portions of streets, may be required by County for future dedication where the immediate opening and improvement is not required, but where it is necessary to insure that the County can later accept dedication when said streets become needed for the further development of the area or adjacent areas.
- c. Easements being dedicated shall be so indicated on the face of the plat.

Section 5.06 Required Improvements - The minimum improvements which the subdivider will be required to make or enter into an agreement to make prior to the acceptance and approval of the final plat by the Board of County Commissioners shall be:



- a. Adequate grading and surfacing of streets, highways, ways and alleys, as per minimum standards established by the Board.
- b. All regulatory and warning signs required by and in conformity with the Washington State Highway Department "Manual for Signing" current edition.
- c. Adequate drainage of the subdivision streets, highways, ways and alleys.
- d. Monuments - Monument cases, approved by the Engineer, shall be required in all paved streets.
- e. Other improvements may be required under circumstances cited in the Board's action.
- f. All improvements shall be installed to grades approved by the Engineer.
- g. When a subdivision is located in a water district, sewer district, or other such district, plans of necessary utility lines, pumping stations, fire hydrants or other such installations shall be approved by the proper authority prior to submission of the final plat. "As built" plans of water, sewer and other utilities shall be filed with the Engineer.

Section 5.07 Construction Standards

- a. Minimum construction standards appropriate to the locality, topography, soil conditions and geology of Mason County pertaining to the construction of roads, bridges, drains, culverts, monuments and other required improvements, have been prepared and adopted by the Board of County Commissioners of Mason County.

All improvements shall be constructed in conformity with such current standards as they may be amended by Resolution of the Board from time to time.

- b. Improvements on and construction of private or corporate roads shall comply with the minimum construction standards for dedicated roads or streets as adopted by the Board.

If private or corporate roads are established in any plat, each lot shall have an equal, undivided, and indivisible interest in such private or corporate roads. (See 5.09-d).

Section 5.08 Minimum Improvements, Completion - The subdivider, at the time of requesting final approval, shall elect to carry out the required minimum improvements by one of the following methods:

- a. By actually installing the minimum improvements required hereunder. Improvements may include road, utilities, drainage or other required work.
- b. By furnishing Mason County with a performance bond satisfactory to the County Prosecuting Attorney, in which assurance is given to the County that the installation of minimum improvements will

be carried out as provided herein. Bonds should be separate for different types of improvements.

- c. If such improvement work be not completed satisfactorily before the final map is approved, the owner or owners of the subdivision shall, immediately upon approval and before the certification of the final map by the County, enter as contractor into an agreement with the Board of County Commissioners whereby, in consideration of the acceptance by the Board of County Commissioners of the streets and easements offered for dedication, the contractor agrees to complete the work within the time specified in the agreement. To assure the County that this work will be completed and lien holders paid, a bond shall be furnished guaranteeing faithful performance and guaranteeing payment for labor and materials. The amount of such bond shall be determined by the Engineer, and approved by the Board of County Commissioners as to the amount and adequacy of the bond. In lieu of a bond, a cash deposit in the required amount may be made.
- d. By a combination of these methods.
- e. The County shall not assume maintenance of or accept liability for dedicated roads, streets, or public rights-of-way in subdivisions until the Board shall upon recommendation of the Engineer execute a formal order of establishment of such roads or streets in accordance with RCW 36.81.

Section 5.09 Acknowledgment and Certificates - The following forms shall be used for acknowledgments and certificates required under this ordinance:

a. Description

This plat of "John Doe's Addition to the City of Shelton, Mason County, Washington" covers and includes all of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ ) of the SW $\frac{1}{4}$ ) of Section Eighteen (18), Township Twenty (20) North, Range Three (3) West of the Willamette Meridian.

"All courses and dimensions are as shown on the face of this plat. All monuments are of concrete-filled pipe except as otherwise designated."

b. Dedication

The completed plat must contain a dedication which shall read as follows, when germane:

"Know all men by these presents that \_\_\_\_\_ the undersigned, \_\_\_\_\_ owner, in fee simple of the land hereby platted and \_\_\_\_\_ mortgages thereof 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 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, tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon. Also, the right to drain all



of all of the owners of the lots in the plat and/or of any additional plats that may be served by said streets, and the obligation to maintain shall be concurrently the obligation of any corporation in which title of said roads and streets may be held. In the event that the owners of any lots served by the roads or streets of this plat shall petition the Board of County Commissioners to include these roads or streets in the public road system, said petitioners shall be obligated to bring the same to County Road Standards in all respects, including dedication of right-of-way, prior to acceptance by the County.

e. Certificates

1. The completed plat must show certificate from the Land Surveyor who platted said property, namely:  
"I hereby certify that the plat of \_\_\_\_\_ is based upon an actual survey and subdivision of Section \_\_\_\_\_, T<sup>th</sup> \_\_\_\_\_ N., R \_\_\_\_\_ W. W.M.; as required by State Statutes, that the distances, courses and angles are shown thereon correctly; that the monuments shall be set and lot and block corners shall be staked correctly on the ground; that I fully complied with the provisions of the State Statutes and Regulations governing platting and that it conforms to the approved preliminary plat and the conditions of approval thereof."

(SEAL) \_\_\_\_\_

2. I hereby certify that all state and county taxes heretofore levied against the property described hereon, according to the books and records of my office, have been full paid and discharged, including \_\_\_\_\_ taxes.

\_\_\_\_\_  
Treasurer of Mason County

3. Examined and approved this \_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

\_\_\_\_\_  
Mason County Road Engineer

4. Examined and all lots approved for individual sewage systems except \_\_\_\_\_.

\_\_\_\_\_  
Thurston-Mason District Health Officer.

By \_\_\_\_\_

5. Examined and approved this \_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

\_\_\_\_\_  
Mason County Assessor

6. Examined and approved this \_\_\_\_ day of \_\_\_\_\_ 19\_\_.

\_\_\_\_\_  
Mason County Planning Director

7. Examined and approved this \_\_\_\_ day of \_\_\_\_\_ 19\_\_.

\_\_\_\_\_  
Chairman, Board of County Commissioners,  
Mason County, Washington

8. Filed for record at the request of the \_\_\_\_\_  
this \_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_, at  
minutes past \_\_\_\_\_ M., and recorded in  
Volume \_\_\_\_ of Plats, page \_\_\_\_, Records of Mason County,  
Washington.

\_\_\_\_\_  
Mason County Auditor

By \_\_\_\_\_  
Deputy County Auditor

Section 5.10 Filing and Fees

- a. The final plat, subdivision, or dedication, shall be duly filed with and recorded by the Mason County Auditor upon receipt of the full amount of the filing fees according to the provisions of Chapter 263 of the Laws of Washington, 1959, as thereafter amended.
- b. A certified statement from the County Treasurer shall be filed with the plat, showing taxes paid for preceding year, also taxes for the year in which plat is filed, the latter being a sum equal to the product of the County Assessor's latest valuation on the unimproved property in such subdivision multiplied by the current year's millage rate increased by twenty-five percent on the property platted.
- c. A certificate of title from a reputable abstractor or a reputable title insurance company shall be submitted which shall name all parties interested in the land to be platted, and certify that taxes have been paid as required by law, such certificate shall be dated not to exceed 10 minutes prior to time of submitting plat to County Commissioners for approval.

ARTICLE VI. CONDOMINIUM PLATS

Section 6.01 General - The following regulations apply to Horizontal Property Regimes (Condominium) plats only. The establishment of a condominium is subject to the provisions of Chapter 156, Laws of 1963 (RCW 64.32).

Section 6.02 Submission for Approval - Condominium plats in preliminary form shall first be submitted to the Planner to determine if any zoning, land subdivision or street dedications are involved which would require procedures in addition to those indicated herein. The sheet size shall be the standard size required for land plats. The number of copies required shall be determined by the Planner.

Section 6.03 Required Information

- a. The plat must be in three dimensions relating vertical control to recorded datum.
- b. Dimensions on the condominium plat shall be in feet and inches to conform with architect's drawings.
- c. Two permanent bench marks shall be set on or near the building at the ground level for future reference in locating units in the plat.
- d. Vertical position or positions of the plane of each floor or ceiling in any space unit shall be referenced to its elevation above recorded datum and shown on the face of the plat as "Floor Elevation \_\_\_\_\_, Ceiling Elevation \_\_\_\_\_." The reference plans for elevations shall be noted on the plat.
- e. Each floor plan of the permanent structure shall be shown as well as basement and floor levels and area of plot plan. The dimensions and ties shown for each parcel shall be definite enough with respect to both vertical and horizontal control so that the boundaries of each apartment may be accurately located by the use of standard survey methods.
- f. All unit or apartment property lines shall be the interior surfaces of the perimeter walls, floor, ceiling, windows and doors thereof.
- g. Apartment numbers and the plat unit numbers must be the same. The plat name and apartment building must be the same.

Section 6.04 Certification - The condominium plat must contain all of the certifications and approvals required for any plat. Dedications of public areas and facilities, and the grant to apartment owners of private easements in common areas and facilities, shall conform with all applicable codes and ordinances of Mason County. Each condominium plat shall contain a certification by the architect or a licensed civil engineer or registered land surveyor that the plat is in agreement with the building plan.

Section 6.05 Percentage of Unit Interest - The percentage of undivided interest must be shown on the plat as well as in the declaration. The percentage should be expressed in decimal form. Any change of percentage of interest shall be filed for record with the Mason County Auditor, and the Auditor shall make a notation on the margin of the plat of such amendment, the date thereof, and the recording reference numbers.

Section 6.06 Declaration - A declaration, the instrument by which the property is submitted to provision of the state law, must be filed with the Mason County Auditor at the time the plat is filed.

Section 6.07 Notice of By-Laws - The by-laws under which the building, constituted as a condominium, is administered should not be part of the plat. The current by-laws shall be recorded in the office of the Mason County Auditor. Reference to the general index or receiving number and to the volume and page where recorded shall be included in any instrument of transfer of any or all units as a restriction on the title of such units.

ARTICLE VII. DESIGN STANDARDS.

Section 7.01 Provisions of the Comprehensive Plan - All subdivisions shall reflect and be guided by provisions of the Comprehensive Plan or other development plans as may be adopted by the Board and the Commission.

- a. Land which has been found to be unsuitable for subdivision due to flooding, poor drainage, steep slopes, rock formations, or other features likely to be harmful to the safety and general welfare of the future residents shall not be subdivided unless adequate methods, approved by the Engineer, are planned for overcoming these conditions.
- b. The proposed subdivision shall provide for such requirements as are contained in the Comprehensive Plan for Mason County or portions thereof, as may be adopted by the Board of County Commissioners.

Section 7.02 Streets - Conformity with the Comprehensive Plan - The alignment of major streets shall conform as nearly as possible with that shown on the Comprehensive Plan.

Section 7.03 Streets - Relation to Adjoining Street Systems - The layout of streets shall provide for the continuation of principal streets existing in adjoining subdivisions. When adjoining property is not subdivided, principal streets in the proposed plat shall provide access to such unplatted property when necessary.

Section 7.04 Streets - Private - Private streets and roads may be allowed but they must conform to all county road standards. (See 5.07-(b) herein).

Section 7.05 Streets - Dead-end - Streets designed to have one end permanently closed or in the form of a cul-de-sac shall be provided at the closed end with a turn-around having a minimum right-of-way radius of not less than 50 feet. Temporary cul-de-sac may be required at temporary street endings until such streets are extended.

Section 7.06 Streets - Intersection - Street intersection shall be as nearly at right angles as is practicable. Street jogs with offsets of less than 125 feet shall be avoided.

Section 7.07 Streets - Grades - Streets shall generally follow contour lines. Grades shall be not less than 0.50 percent on any streets, and not more than the percent as specified in Section 7.08.

Section 7.08 Streets - Specific Requirements - Platters shall be required to comply with regulations as established by the Mason County Engineer relating to construction and design standards of Roads and Streets and in accordance with current statutes as adopted by the Board of County Commissioners.

Section 7.10 Streets - One-way - Allowed only with specific approval of County Engineer and Planning Commission.

Section 7.11 Alleys - Required - Prohibited - Alleys shall be provided at the rear of all lots intended for business or industrial uses, except that this requirement may be waived by the Commission where other definite and assured provision is made for off-street loading, unloading and parking consistent with and adequate for the uses proposed.

Section 7.12 Alleys - Standards - Dead-end alleys shall be avoided whenever possible, but if unavoidable, shall be provided with adequate turn-around facilities. Alley intersections and sharp changes in direction shall be avoided but where they are necessary, corners shall be cut off sufficiently to permit safe vehicular movement. Except as otherwise provided in this ordinance, alleys shall follow the general standards governing streets.

Section 7.13 Easements - Public Utilities - Where alleys are not provided easements for public utilities shall be provided on each side of all rear lot lines and side lot lines where necessary. Such easements shall be not less than five feet wide or the half width that is reserved from each of the adjacent lots. Insofar as possible, easements shall be continuous and aligned from block to block within the subdivision and with adjoining subdivisions. Easements for existing or future utility lines which do not lie along rear or side lot lines shall be at least ten feet wide.

Section 7.14 Easements - Unusual facilities - Easements for unusual facilities such as high-voltage electric transmission lines, drainage canals, or pondage areas shall be of size adequate for the purpose and shall include right-of-way for necessary maintenance roads.

Section 7.15 Easements - Watercourses - Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the line of such watercourse, drainage way, wasteway, channel or stream, and of such width for construction, maintenance and control as will be adequate for the purpose.

Section 7.16 Blocks - Length - In general, blocks shall be as long as is reasonably possible, consistent with the topography and the needs for convenient access, circulation, control and safety of street traffic and the type of land use proposed.

Section 7.17 Lots - Access - Each lot shall be provided with satisfactory access by means of a public street connecting to an existing public highway or by some other legally sufficient right-of-access which is permanent and inseparable from the lot served. Lots shall not have direct access to any county arterial.

Section 7.18 Lot Size -

a. Basic minimum requirements:

1. The minimum area of any lot shall be 7,200 square feet, except for natural salt water frontage as set forth in Section 7.18-a-2, with a minimum average width of fifty (50) feet and



a minimum width at any point of twenty-five (25) feet. Widths shall be measured perpendicular to the longitudinal median line of the lot.

2. Lots fronting on natural salt water shall have a minimum frontage on the water of fifty (50) feet and shall contain at least 4,800 sq. ft. of usable land area. Usable land for the purpose of this ordinance is defined as land to which satisfactory access can be effected, which is suitable or can be economically made suitable for a building site, building service area and sanitary appurtenances above high tide on natural salt water. These minimum sizes shall be for lots proposed for single family units. Lots for multiple family units shall be as approved by the Mason County Planning Commission. Where difficult topographical features exist along salt water, deviation may be made by the Planning Commission.
- b. Lot areas in excess of established basic minimums may be required.
    1. When specified by the Thurston-Mason Health District.
    2. When specified by the Mason County Zoning Ordinance.
  - c. Health District approval of proposed lot sizes, with respect to ability of soils to accept septic tank effluents, shall be obtained prior to the submission of a preliminary plat.
  - d. In the case of a "Planned Unit Development" minimum lot sizes may be disregarded in favor of a combination of smaller lot sizes and reserved open spaces producing an equivalent population density.

Section 7.19 Lots - Double-frontage - Residential lots which have street frontage along two opposite boundaries shall be avoided except for reverse-frontage lots which are essential to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation. For such lots there shall be an easement in favor of the appropriate governmental entity at least ten (10) feet wide along the lot lines abutting such a traffic arterial or other disadvantageous use, across which there shall be no right of access for the general public or adjoining property owners.

Section 7.20 Subdivision of Lots Prohibited - Platters are notified that the size and least dimension of lots in a platted subdivision is in every instance an essential consideration in the approval by the Planning Commission and the Board of County Commissioners.

#### ARTICLE VIII. HEALTH STANDARDS.

Platters shall be required to comply with regulations as established by the Thurston-Mason Health District Board of Health in accordance with current statutes and as directed by the Board of County Commissioners.

#### ARTICLE IX. SHORT SUBDIVISIONS

Short subdivisions will comply with regulations as established by the Board.

ARTICLE X. MODIFICATIONS, APPEALS AND FEES.

Section 10.01 Modifications - Where the Planning Commission finds that extraordinary hardship may result from a strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purpose of the Comprehensive Plan or these subdivision regulations.

Section 10.02 Appeal - Any decision approving or disapproving any plat shall be reviewable for unlawful, arbitrary, capricious or corrupt action or nonaction by writ of review before the superior court of the county in which such matter is pending. The action may be brought by any property owner in the city, town or county having jurisdiction, who deems himself aggrieved thereby: PROVIDED, That application for a writ of review shall be made to the court within thirty days from any decision so to be reviewed. The cost of transcription of all records ordered certified by the court for such review shall be borne by the appellant.

Section 10.03 Fees - In order to defray the costs of administration, notifications, legal publications and plan checking, the following fees shall be imposed and paid to Mason County at the time of submission of preliminary plats for approval:

- a. Platting fee: \$4.00 per lot. Minimum fee: \$100.00.
- b. Engineer's fee: As stipulated by County Engineer.
- c. Thurston-Mason Health District - As stipulated by the District.
- d. As required in Section 5.10.

ARTICLE XI. PROHIBITIONS, OFFENSES, PENALTIES.

Section 11.01 Recording Prohibited - No map, plat, replat or plan of a subdivision subject to the provisions of this ordinance shall be recorded or received for recording in any public office unless or until that map, plat, replat, or plan shall bear the certified final approval of the Board of County Commissioners.

Section 11.02 Unlawful Representations - It shall be unlawful for any person, firm or corporation owning a plat or subdivision within the County to represent that any improvement upon any of the streets, alleys, or other public ways of said plat or subdivision has been constructed according to the plans and specifications approved by the County Engineer or has been supervised or inspected by the County Engineer when such improvement has not been so constructed, supervised or inspected.

Section 11.03 -Whenever any parcel of land is divided into five or more lots, tracts, or parcels of land and any person, firm or corporation or any agent of any of them sells or transfers, or offers or advertises for sale or transfer, any such lot, tract, or parcel without having a final plat of such subdivision filed for record, the prosecuting attorney shall commence an action to restrain and enjoin further subdivisions or sales, or transfers, or offers of sale or transfer and compel compliance with all provisions of this act. The costs of such action shall be taxed against the person, firm, corporation, or agent selling or transferring the property.

Section 11.04 - No building permit, septic tank permit, or other developmental permit, shall be issued for any lot, tract, or parcel of land subdivided in violation of this ordinance. Any purchaser's or transferee's property shall comply with provisions of this ordinance and such purchaser or transferee may recover his damages from any person, firm, corporation or agent including any amount reasonably spent as a result of inability to obtain any development permit and spent to conform to the requirements of this ordinance as well as cost of investigation, suit and reasonable attorney's fees occasioned thereby. Such purchaser or transferee may as an alternative to conforming his property to these requirements, rescind the sale or transfer and recover costs of investigation, suit and reasonable attorney's fees occasioned thereby.

Section 11.05 - Any person who violates any court order or injunction issued pursuant to this ordinance shall be subject to a fine of not more than five thousand dollars or imprisonment for not more than ninety days or both.

Section 11.06 - In the enforcement of this act, the prosecuting attorney may accept an assurance of discontinuance of any act or practice deemed in violation of this act from any person engaging in, or who has engaged in such act or practice. Any such assurance shall be in writing and be filed with and subject to the approval of the superior court of the county in which the alleged violation occurs. A violation of such assurance shall constitute prima facie proof of a violation of this act.

Section 11.07 - Any person, firm, corporation, or association or any agent of any person, firm, corporation, or association who violates any provision of this ordinance relating to the sale, offer for sale, lease, or transfer of any lot, tract or parcel of land, shall be guilty of a gross misdemeanor and each sale, offer for sale, lease or transfer of each separate lot, tract, or parcel of land in violation of any provision of this act or any local regulation adopted pursuant thereto, shall be deemed a separate and distinct offense.

Section 11.08 Validity - If any section, subsection, or other portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, or portion shall be deemed a separate portion of this ordinance and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 11.09 Conflict - All rules, regulations, ordinances or resolutions of Mason County in conflict with this ordinance are hereby repealed.

Section 11.10 Effective Date - This ordinance shall be in full force and effective on August 11, 1969.

001082

PASSED AND ADOPTED this 4th day of August, 1969.

BOARD OF COUNTY COMMISSIONERS  
OF MASON COUNTY, WASHINGTON,

Martin Justice  
CHAIRMAN

William O. Hunter  
COMMISSIONER

John Berickman  
COMMISSIONER

ATTEST:

Ruth E. Taylor  
County Auditor and Ex-Officio  
Clerk of the Board.

APPROVED AS TO FORM:

John Chapin  
Prosecuting Attorney