

ALTERATION TO LAKELAND VILLAGE, DIVISION 4
RESOLUTION 72-97

On June 24, 1969, the Plat of Lakeland Village, Division 4, located in Section 24, Township 21 North, Range 3 West, W.M., was recorded in Volume 8, Pages 23 through 24 records of Mason County, Washington.

WHEREAS, The Dedication included in Lakeland Village, Division 4, 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. Leonard and Mrs. Hildegard Hohmann, owners of Lot 37, and Mr. Michael R. and Mrs. Branda J. Stoehr, owners of Lot 25, both in Lakeland Village, Division 4, 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 107 feet for the purpose of placing a landscape retaining wall on said easement;

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, U.S. West Communications, Falcon Video 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 July 8, 1997, at 11:15 AM, in the Commissioners Chambers;

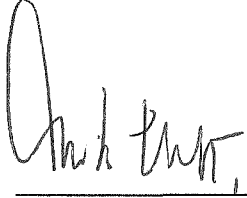
WHEREAS, after due consideration it appears to be in the best public interest to approve the request made by Mr, Leonard and Mrs. Hildegard Hohmann and Mr. Michael R. and Mrs. Branda J. Stoehr;


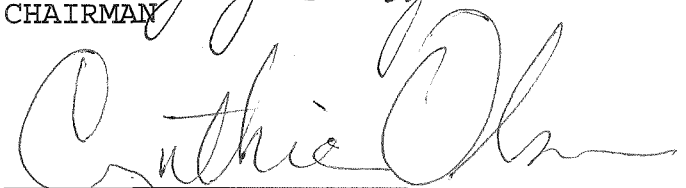
NOW THEREFORE BE IT RESOLVED that the Board authorizes the alteration of the previously described 10' easement between lots 37 and 25, in the Plat of Lake Land Village, Division 4 with the understanding that there is no drainage in effect on this property line and that the alteration is for the purpose of placing a landscape retaining wall on said easement.

PASSED IN REGULAR SESSION this 8th day of July, 1997.

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON


Mark Witt, CHIEF DPA
Prosecuting Attorney


Mary Jo Cady
CHAIRMAN

Cynthia Olsen
COMMISSIONER

ATTEST:


Rebecca S Rogers
CLERK OF THE BOARD


M.A. Boland
COMMISSIONER