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Page: 1 of 3
01/28/2003 09:24A
Mason Co., WA



Mason County
Dept. of Community Development
PO Box 279
Shelton WA 98584

Please print neatly or type information

Document Title (s)

Resolution 172-02

Reference Number (s) of related documents

N/A

Additional Reference #'s on page _____

Grantor (s) (Last, First and Middle Initial)

Noyes, Robert Jr

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 71 & 72 of Lakeland Village # 7

Additional Legal Descriptions on page _____

Parcel Number (s)

12219-50-00071

12219-50-00072

Additional Parcel Numbers on page _____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

1773251

Page: 2 of 3
01/28/2003 09:24A
Mason Co., WA



ALTERATION TO LAKELAND VILLAGE, DIVISION 7
RESOLUTION 172-02

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, Mr. Robert Noyes Jr, owner of Lots 71 and 72, 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;

1773251
Page: 3 of 3
01/28/2003 09:24A
Mason Co, WA
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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, Lake Land Village, Lakeland 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 December 10, 2002, 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 on behalf of Robert Noyes Jr, 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 71 and 72, 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 10th day of December 2002.

APPROVED AS TO FORM

BOARD OF COUNTY COMMISSIONERS,
MASON COUNTY, WASHINGTON

Dave Meeker DPA
PROSECUTING ATTORNEY

Nesley E. Johnson
CHAIRMAN

ATTEST:

Rebecca Rogers
CLERK OF THE BOARD

[Signature]
COMMISSIONER

[Signature]
COMMISSIONER