

Mason County
Department of Community Development
P.O. Box 279
Shelton, WA 98584

**INSTRUCTIONS FOR ELIMINATING UTILITY
AND DRAINAGE EASEMENTS FROM THE FACE OF A PLAT**

Subdivisions platted since the late 1960's have protective covenants or special provisions which were recorded on the face of the applicable plat. These covenants, or provisions, typically reserve a five foot easement, for purposes of utilities and drainage, on either side of all interior lot lines and ten feet along all lot lines that border the edge of the plat. This has caused difficulties for property owners that own two or more adjacent lots with the hope of building over the recorded lot lines. It is necessary for property owners to eliminate such easements through the procedures prescribed in R.C.W. 58.17.215 "Alteration of Subdivision" before building or combining parcels.

In order to eliminate a utility and drainage easement the applicant is required to:

- ___ 1. Apply to the Director of the Department of Community Development, requesting an elimination of utility and drainage easements, and state the reason for such a request.
- ___ 2. Obtain signed waivers (originals on letterhead) from all entities that have a legal right to use such easements. Such entities may include the Home-Owners Association, water district, PUD, telephone company, cable company and the Mason County Department of Public Works (if the plat road is dedicated to the public).
- ___ 3. A photocopied plat map (available from the Assessors Office) should also be attached. This map must show all the lots affected by the proposed easement elimination, as well as existing and proposed improvements.
- ___ 4. The applicant shall also supply stamped and addressed legal sized envelopes for all property owners within the effected division/phase of the subdivision that the easements are located in. A list of such property owners can be purchased from the Mason County Assessors Office.

The Department of Community Development will stuff (and mail) the envelopes that you provide with Notices of Easement Removal. If any person requests that a hearing be held to decide the matter, a public hearing will be scheduled. For a public hearing, you will also be billed for the publication costs. In all cases, a written approval is required from the Hearings Examiner for the easement removal.

The applicant is charged the following fees for the easement elimination:

Easement Removal Fee: \$215.00

Hearing Examiner Fee: \$295.00

**After the resolution to eliminate a utility and drainage easement has been approved, it will still be necessary to record a Declaration of Parcel Combination in order to build across a property line.

**LIST PROPERTY OWNER'S
MAILING ADDRESSES
IN PLAT DIVISION**

**ATTACH ADDITIONAL
PAGES IF NECESSARY**

Mailing addresses are to be obtained from the Mason County Assessor's Office, Bldg. 1, Second Floor.
