

573170

ALTERATION TO LAKELAND VILLAGE NO. 11-A
RESOLUTION 93-93

On January 22, 1991 Lakeland Village No. 11-A, a replat of Lot 138 & a portion of Lot 137 of Lakeland Village No. 11 in a portion of Sections 17 & 20, Township 22 North, Range 1 West, W.M, was recorded in Volume 10 of Plats, Pages 102-104 records of Mason County, Washington.

WHEREAS, The Dedication included in Lakeland Village No. 11-A is as follows:

Know all men by these presents that ANDERSON AND SONS, INC. the undersigned owners in fee simple of the land hereby platted and 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, ect., 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 of streets are graded. Also, all claims for damages against any governmental authority are waived which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said roads.

The Covenants included in Lakeland Village No. 11-A are as follows:

WHEREAS, All lots on this Plat are subject to the Declaration of Covenants, Conditions and Restrictions as filed on Reel 472, Auditor's file number 521330, Records of Mason County, Washington.

WHEREAS, All lots shall be subject to an easement five feet in width, and parallel and adjacent to all lot lines, except that this easement shall be ten feet in width along lot lines where lots are not contiguous for purposes of installation and maintenance of all utilities and drainage and all lots 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. Easement for existing or future utility lines which do not lie along rear or side lot lines shall be at least ten feet wide. The sale or lease of less than a whole lot in any subdivision platted and filed under Title 16.20, Mason County Code, is expressly prohibited except in compliance with Title 16.20 or 16.36, Mason County Code.

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 L. Grillo, owner of lots 23 & 24 in the Plat of Lakeland Village No. 11-A has made application with the Mason County Board of Commissioners requesting an alteration to the common boundary line and easements running east to west 150.8 feet for the purpose of constructing a residence over and across both lots;

WHEREAS, the application contains an agreement signed by all parties subject to the covenants in which they agree to terminate the easement specified in the covenants to accomplish the purpose of the alteration;

WHEREAS, the Mason County Board of Commissioners did notify the effected landowners;

WHEREAS, a public hearing was held on September 14, 1993 at 10:45 a.m. in the Commission Chambers;

WHEREAS, after due consideration it appears to be in the best public interest to approve the request made by Mr. Robert L. Grillo; NOW THEREFORE

BE IT RESOLVED that the Board authorizes the alteration of the easements running east to west 150.8 feet between lots 23 & 24 in the Plat of Lakeland Village Division 11-A with the understanding that there is no drainage in effect on this property line, and that the combination is for the purpose of building a single-family dwelling in the center of these two lots.

PASSED IN REGULAR SESSION this 14th day of September, 1993.

APPROVED AS TO FORM
Mike Clift
MIKE CLIFT, DEPUTY PROSECUTING ATTORNEY

William B. Hunt
CHAIRMAN OF THE BOARD

ATTEST:
Rebecca Rogers
CLERK OF THE BOARD

M. L. Faughender

REQUEST OF: Robert Grillo

93 SEP 27 PM 2:50

RECORDED
REEL 587 PAGE 131-132
MASON COUNTY
REC'D. T. PROCTOR

Return to:
COMMUNITY DEVELOPMENT DIRECTOR