



\*173613008000-074-036-DURAND-20120430\*

APR 30 2012

DEVELOPMENT &amp; PLANNING

April 29, 2012

San Juan County  
350 Court Street  
Friday Harbor, WA 98250

RE: San Juan County Response to Shoreline Inventory Report

To Whom It May Concern:

Let us first start by saying that, we the owners, are non-resident owners of our property on Orcas Island: Parcel # 173613008000.

Second, we did not learn about this report and the April 30, 2012 deadline for our "Shoreline Characterization" response until April 25, 2012. We learned of this from a neighbor on Orcas Island. I was also advised, by our neighbor, that there was supposedly information regarding this issue within our 2012 real estate tax statement. Please note, we did not receive this in our tax statement from San Juan County.

Third, per the instructions, our property "narrative" is due April 30, 2012. For this, we have made an emergency trip to our property to obtain pictures so we can attempt to properly define and document our property.

Fourth, the Shoreline Inventory Report on San Juan website denotes it as "draft". The document does not indicate "final draft" or "final copy". By definition a draft is not a final copy. Therefore we have concerns regarding any changes and or variations to said report, both today and in the future.

Fifth, considering that the Shoreline Inventory Report and related documents are hundreds of pages, without hiring legal council and/or marine biologists, we are concerned that we do not fully understand the criteria, definitions and intent of the Shoreline Inventory Report and related issues.

Sixth, please find enclosed our "Response To Shoreline Inventory Report". As you will see, we have attached correspondence that we have recently had with a surveying company, tax and parcel information as well as pictures and descriptions of how we have used our property and our intent to build a residence on the property in the coming months.

Seventh, we implore you to slow down these procedures and processes. Given the enormity of this report, we would like to have the opportunity for full review and understanding. We would like to know what it is the county is attempting to achieve with said reports let alone have the opportunity to refute.

Eighth, and final statement, we ask that the county keep non-resident property owners (tax payers) advised of the Shoreline issues as well as other issues. Please advise how you are going to do so.

In the event you have any questions for us we may be reached at the mailing address and email addresses we have listed on the "response" form.

Regards,

James Durand

Marc Durand

Attachments.

SAN JUAN COUNTY  
RESPONSE TO SHORELINE INVENTORY REPORT

See: [http://sanjuanco.com/CDP/docs/SMP/SJC\\_Shoreline\\_Inventory\\_and\\_Characterization\\_Report\\_January\\_2012\\_Final.pdf](http://sanjuanco.com/CDP/docs/SMP/SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final.pdf)

PROPERTY OWNERS: James MDurand & Marc DDurand

STREET ADDRESS Seacrest Road

MAIL ADDRESS IF DIFFERENT 18123 132nd PL SE Renton WA 98058

If checked Please add our e-mail to the contact list for future shoreline proceedings

e-mail durandorcas@hotmail.com & 91viking@gmail.com

TAX PARCEL NUMBER(S) 173613008000

ISLAND ORCAS

MANAGEMENT AREA Doe Bay

REACH NUMBER 74 (FROM MAP index 37)

PROPERTY CONTEXT –Broad scale **Attachment 1**

(Google Earth or Map quest showing reach or general context 1/4-1/2 mile or so)

PROPERTY CONTEXT (Close Scale) **Attachment 2**

(Google Earth or Map quest showing site and adjoining properties)

(If you can scale setbacks from structures and elements of the built environment including lawns, garden patio's etc onto the photo—So much the better)

EXISTING DEVELOPMENT ON THE PROPERTY **Attachment 3**

A series of Photo's

At the shoreline showing the current condition (include physical characteristics of the shoreline and both retained native vegetation and elements of the built environment improvements to include docks, bulkheads, walkways trails etc) both high and low tide photo's

At the home or business showing the current condition (include photo's of the house setting in relationship to the shoreline, other structures, lawns, patios, places of shoreline access for people, boats other improvements For commercial uses make sure the totality of the site use is properly characterized)

Does the discussion of the Reach properly reflect your property location, setting and context.

Yes , NO  (Refer to reach characteristics in the text and appendices)

If not why not. \_\_\_\_\_

Does the site and adjacent shoreline contain any of the "Nearshore Key habitats and species area (identified on pp 61-76)

NO

*we do not know the answer to this question*

YES

*please specify as we do not have time to perform research.*

IS YOUR PARCEL LISTED AS A POTENTIALLY NONCONFORMING LOT BY REASON OF A STRUCTURE WITHIN 50 FEET OF THE SHORELINE (Map 35 A, B or C)

NO

YES

IF YES, DOES THE CHARACTERIZATION IDENTIFY ANY SPECIFIC HARM THE EXISTING STRUCTURE(S) IS/ARE CAUSING ON THE EXISTING SHORELINE CONDITION OR HABITAT? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO

YES  AT PAGE(S) \_\_\_\_\_

DO THE PHOTOGRAPHS ATTACHED REFLECT THE EXISTING CONDITION AT YOUR SITE?

YES

NO

DOES THE INVENTORY REPORT IDENTIFY ANY SCIENTIFIC BASIS FOR MAKING YOUR PROPERTY A NONCONFORMING USE? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO

YES  AT PAGE(S) \_\_\_\_\_

WHAT IS THE AVERAGE LOT SIZE ON THE SHORELINE IN THE AREA OF YOUR PROPERTY?

Less than one acre,  one acre to less than five acres  five acres and over

WHAT IS THE PROPERTY'S CURRENT SHORELINE DESIGNATION?

URBAN , RURAL , CONSERVANCY  NATURAL

WHAT IS THE CURRENT GMA COMPREHENSIVE PLAN DESIGNATION AND ZONING FOR YOUR PROPERTY? (MAPS ON FILE WITH COUNTY

*we do not know the answer to this question as we do not have time to perform research.*

COMPREHENSIVE PLAN \_\_\_\_\_  
ZONING \_\_\_\_\_

DOES YOUR NEIGHBORHOOD FIT THE CRITERIA FOR A RESIDENTIAL ACTIVITY CENTER AS DEFINED IN THE 2010 COMPREHENSIVE PLAN?

Residential Activity Centers are residential areas that have existing development patterns more dense than one unit per five acres, some portion of which is served by non-rural levels of capital facilities or services.

YES

NO

IF YES, DOES THE SHORELINE INVENTORY REPORT ACCURATELY REFLECT THE RESIDENTIAL ACTIVITY CENTER CHARACTERISTIC AND SHORELINE RESIDENTIAL MANAGEMENT GOALS IN CHARACTERIZING YOUR REACH.

YES

NO

OTHER COMMENTS AND OBSERVATIONS ATTACHED

SEE ATTACHMENTS

THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT THE MATERIALS SUBMITTED HERewith BE INCORPORATED INTO THE COUNTY INVENTORY AND CHARACTERIZATION REPORTS TO MORE ACCURATELY REFLECT THE CHARACTERIZATION OF THE SHORELINE ABUTTING OUR PROPERTY.

(CHECK IF APPROPRIATE)  AND

THAT THE COUNTY SPECIFICALLY IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY CENTERS UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE SHORELINE DESIGNATION PROCESS.

OWNERS SIGN

James M. Durand  
Marc D. Durand

PRINT

James M Durand  
MARC D. DURAND

## Summary and narrative of San Juan County Parcel number 173613008000

This property has been in our family since the late 1800's. We refer to it as "Little Beach". Our property has been used recreationally since then for all family activities:

- Beach camp fires for cooking
- Weekend camping
- Beach combing
- Games
- And all other family activities by our family.....since the late 1800's

In 2005, we, James M Durand and Marc D Durand acquired this property from our parents David C Durand and Sandra K Durand.

Our property has had a deeded water share from Doe Bay Water for over 25 years.

### Attachments:

Attachment A – 1 cover page + 12 pages: Survey

As you will see by the attached, we are in the process of having our property surveyed so we can build a residence.

Attachment B – 1 cover page + 2 pages: County Assessor

San Juan County Assessor information for Parcel # 173613008000

Attachment C = 1 cover page + 15 pictures

- Picture 1 is the western driveway to the property
- Pictures 2 – 5 are of the eastern driveway to the property – chain gate installed in 2005
- Pictures 6 – 7 are the southern border of the property along Sea Acres Road
- Pictures 8 – 9 are of the storage building on the property (approximately 90 feet from the high water line). Erected in the 1960's
- Pictures 10 – 12 are of the steps to the beach. Steps "cut in" in the 1920's
- Pictures 13 – 15 are of the beach

**Response to Shoreline Inventory Report**

**Parcel # 173613008000**

**Attachment "A" @ 12 pages**

**"Survey"**

# Hotmail

New | Reply Reply all Forward | Delete Junk Sweep ▼ Mark as ▼ Move to ▼ Categories ▼ |

## Inbox (6)

### Re: Surveying services needed

Back to messages |

Options ▼

To see messages related to this one, group messages by conversation.

#### Folders

Inbox (6)

Freight (1)

Madrona Logistics (

Junk (287)

Drafts (3)

Sent

Deleted (48)

2010 taxes

Agility

Buy IFS

Don Divers

Durand Assoc LLC (1

Hickey

IFS employment issues

Insurance

Jobs

KC MUSIC

KM JAZZ

MedX

MSI

Orcas Island

Racing Coach (25)

State License Info

Talyst (47)

Taxes (5)

Terry Edgar

Wash Wine Commission

New folder

#### Quick views

Documents (28)

Flagged

Photos (2)

Shipping updates (1)

New category

Messenger

Curt's Centurylink Account

Add to contacts

4/09/12

To Jim Durand

Reply ▼

6 attachments (total 1076.3 KB)

Hotmail Active View



taxmap\_Mo...pdf

Download (318.8 KB)



taxmap\_Mo...pdf

Download (172.1 KB)

Download all as zip

Jim,

Thank you for your inquiry.

I have done some research this morning on your property and have discovered a difference of opinion between prior surveyors that affect the location of your parcel. It may be beyond the scope of this email to discuss in full the implications of this difference, but will try to summarize:

1. your south line was surveyed for the plat of Sea Acres and monumented/staked in 1965 by the surveyor of record Dean Buchan. (See: SeaAcres.pdf)
2. another surveyor, Larry Morrow, working in the area in 1980 appears to have measured to more government monuments, to establish the center of section 36, the starting point of your legal description (See: 03sp042.pdf) than the Sea Acres surveyor and finds a different location (See: Durland SW corner.pdf).

This surveyor uses a method closer to the U.S. Bureau of Land Management surveying instructions to establish the center of sections and other lines inside a fractional section, as 36 is.

Ad Feedback | AdChoices

ATT. A  
pg 1

You're signed in to Messenger. To change your status, click your name in the upper right corner. Keep me signed in | Sign out of Messenger

2 invitations

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Want to chat via Messenger from your inbox? Just add friends. Sign out of Messenger

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- Contacts
- Calendar



### From BLM Surveying Manual 1973 - GENERAL RULES

**1-20.** From the foregoing synopsis of congressional legislation it is evident:

First. That the boundaries and subdivisions of the public lands as surveyed under approved instructions by the duly appointed surveyors, the physical evidence of which survey consists of monuments established upon the ground, and the record evidence of which consists of field notes and plats duly approved by the authorities constituted by law, are unchangeable after the passing of the title by the United States.

Second. That the original township, section, quarter-section, and other monuments as physically evidenced must stand as the true corners of the subdivisions which they were intended to represent, and will be given controlling preference over the recorded directions and lengths of

ATT A  
pg 2

lines.

Third. That quarter-quarter-section corners not established in the process of the original survey shall be placed on the line connecting the section and quarter-section corners, and midway between them, except on the last half mile of section lines closing on the north and west boundaries of the township, or on other lines between fractional or irregular sections.

Fourth. That the center lines of a regular section are to be straight, running from the quarter-section corner on one boundary of the section to the corresponding corner on the opposite section line.

Fifth. That in a fractional section where no opposite corresponding quarter-section corner has been or can be established, the center line of such section must be run from the proper

ATT A  
13

quarter-section corner as nearly in a cardinal direction to the meander line, reservation, or other boundary of such fractional section, as due parallelism with section lines will permit.

Sixth. That lost or obliterated corners of the approved surveys must be restored to their original locations whenever this is possible.

3. If I were to be hired to determine which of the previously two solutions I agree with (or not) - I could potentially add a third answer at considerable expense and be no closer to solutions which may have to be determined in court (also expensive as a Quiet Title action perhaps).

4. Given the forgoing, and depending on how well you get along with your neighbors - our state allows for Boundary Line Agreements to create certainty in location of uncertain boundaries. Short of a law suit, this may be the best way to settle your lines, though it does require your neighbors to agree to sign documents. Absent an agreement with your neighbors, you may only be setting up for a law suit by disturbing what has been "accepted" along your south line since 1965 and not have the certainty of location you are looking for.

#### **RCW 58.04.007**

#### **Affected landowners may resolve dispute over location of a point or line -- Procedures.**

Whenever a point or line determining the boundary between two or more parcels of real property cannot be identified from the existing public record, monuments, and landmarks, or is in dispute, the landowners affected by the determination of

ATT A  
pg 4

THE POINT OR LINE MAY RESOLVE ANY DISPUTE AND FIX THE BOUNDARY POINT OR LINE BY ONE OF THE FOLLOWING PROCEDURES:

(1) If all of the affected landowners agree to a description and marking of a point or line determining a boundary, they shall document the agreement in a written instrument, using appropriate legal descriptions and including a survey map, filed in accordance with chapter 58.09 RCW. The written instrument shall be signed and acknowledged by each party in the manner required for a conveyance of real property. The agreement is binding upon the parties, their successors, assigns, heirs and devisees and runs with the land. The agreement shall be recorded with the real estate records in the county or counties in which the affected parcels of real estate or any portion of them is located;

(2) If all of the affected landowners cannot agree to a point or line determining the boundary between two or more parcels of real estate, any one of them may bring suit for determination as provided in RCW 58.04.020.

[1996 c 160 § 3.]

Surveyors do not determine ownership - they do try and put the writings of your deed/legal description on the ground and that represents an opinion - which is why you have two answers already, before I've even started. I could render a third opinion as described above, but you would not necessarily be closer to certainty of location. Not all legal descriptions are as difficult to measure and layout as yours - in other cases the legal description put on the ground it what was expected and fits the neighborhood and everyone is happy or it fits "close enough" for everyone. Yours, through no fault of your own, is more challenging.

I expect this will prompt more questions on your part

enter Feedback English

ATT A  
Pg 5

I expect this will prompt more questions on your part and perhaps a telephone call so we can be more interactive. You may want to consult your attorney as well. I do my own field work, so a telephone appointment is the best to reach me. I have also attached tax maps that even the assessor's office is showing the difference. I look forward to hearing from you and helping you resolve your boundaries.

Thank you for using Islands Surveying, Inc. for your surveying and mapping needs.

Sincerely,

Curt Johnson, PLS, Pres. for  
Islands Surveying, Inc.  
P. O. Box 775  
Eastsound, WA 98245  
360-376-5700

**From:** [Jim Durand](#)  
**Sent:** Monday, April 09, 2012 9:58 AM  
**To:** [curt4isi@centurylink.net](mailto:curt4isi@centurylink.net)  
**Subject:** FW: Surveying services needed

Curt/Islands Surveying -

We are in need of surveying services on Orcas Island.

Our property is on the east side of Orcas and is in the Sea Acres area. Our parcel number with the county is 173613008000.

We are interested in where our property lines are. Can you please provide us with an estimate of what your charges would be and advise how soon you could accomplish the survey?

Thank you

Jim Durand

New | Reply Reply all Forward | Delete Junk Sweep ▼ Mark as ▼  
Move to ▼ Categories ▼ |

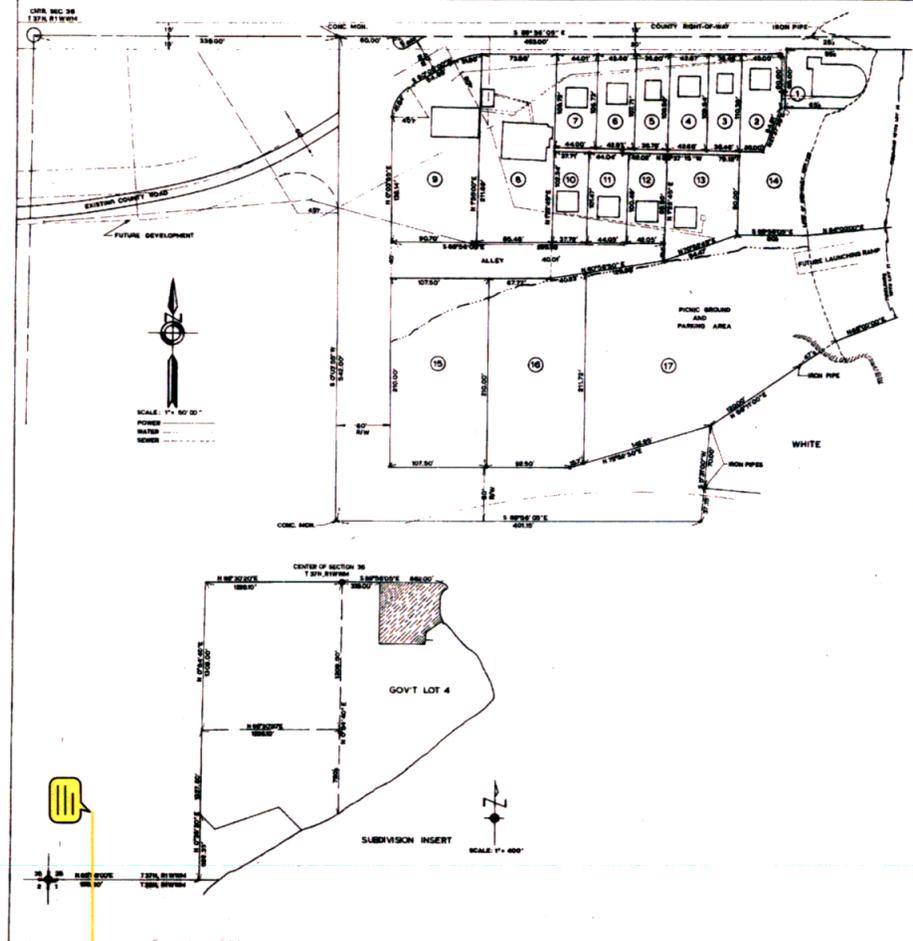
ATA  
pg 6



This data has been compiled for San Juan County. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

ATT A  
Pg 7





**SEA ACRES**  
 SUBDIVISION NUMBER ONE  
 ORCAS ISLAND, SAN JUAN COUNTY, WASHINGTON

**DESCRIPTION**

THIS PLAT OF SEA ACRES SUBDIVISION NUMBER ONE IS A SUBDIVISION OF GOVERNMENT LOT 4 IN SECTION 36, TOWNSHIP 37 NORTH, RANGE 1 WEST, WILHELMETTE MERIDIAN IN SAN JUAN COUNTY, WASHINGTON DESCRIBED AS FOLLOWS BEGINNING AT THE CENTER OF SAID SECTION 36 AT A POINT MARKED BY AN OLD MOUND OF STONE AND BRASSER THEREIN ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4 SOUTH 89°50'00" EAST 282.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 60°00'00" WEST 248.00 FEET; THENCE SOUTH 89°50'00" EAST 40.00 FEET; THENCE NORTH 89°50'00" WEST 270.00 FEET TO AN IRON PIPE MARKING THE SOUTHWEST CORNER OF THE JAWHITE PROPERTY; THENCE ON IN THE SAME DIRECTION 21.00 FEET TO AN IRON PIPE; THENCE NORTH 89°50'00" EAST 100.00 FEET TO AN IRON PIPE AND ON IN THE SAME DIRECTION OF FEET MORE-OR-LESS TO THE LINE OF ORDINARY HIGH TIDE; THENCE WITH SAID LINE NORTHWESTERLY, NORTHWESTERLY AND NORTHWESTERLY TO THE NORTH LINE OF SAID GOVERNMENT LOT 4; THENCE WITH SAID NORTH LINE, SOUTH 89°50'00" WEST 50 FEET MORE-OR-LESS TO AN IRON PIPE, AND ON IN THE SAME DIRECTION 282.00 FEET TO THE TRUE POINT OF BEGINNING TOGETHER WITH TOWNSHIP OF THE SECOND CLASS ADJACENT THEREIN EXTENDING TO THE LINE OF SEAM LOW TIDE AND HAVING A SOUTHERLY LATERAL BOUNDARY BEARING NORTH 89°50'00" EAST FROM THE MOST EASTERLY CORNER OF LOT 17 AS SHOWN.

**CERTIFICATE OF SURVEYOR**

I HEREBY CERTIFY THAT THIS PLAT OF SEA ACRES SUBDIVISION NUMBER ONE IS BASED ON AN ACTUAL SURVEY THAT THE COURSE AND DISTANCES ARE SHOWN THEREIN CORRECTLY; THAT THE SURVEY IS TIED TO ESTABLISHED MONUMENTS; THAT THE LOT CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.



*Dean W. Buckner*  
 DEAN W. BUCKNER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR

**TREASURER'S CERTIFICATE**

I, MARJORIE HANSEN, TREASURER OF SAN JUAN COUNTY DO HEREBY CERTIFY THAT ALL TAXES DUE BY LAW TO BE PAID UPON THE REAL ESTATE SHOWN ON THIS PLAT HAVE BEEN FULLY PAID AS SHOWN BY RECORDS IN THIS OFFICE, UP TO AND INCLUDING 1948.

*Marjorie Hansen*  
 TREASURER, SAN JUAN COUNTY

**DEDICATION**

NOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE LAND HEREBY PLATED, DO HEREBY DECLARE THIS PLAT TO BE SHOWN AS SEA ACRES SUBDIVISION NUMBER ONE; AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY SHOWN THEREON EXCEPT AS PUBLIC HIGHWAYS EXCEPT THE ALLEY WHICH IS RESERVED FOR THE USE OF ADJACENT PROPERTY OWNERS.

*Billie V. Wilson, Stella T. Wild*  
 BILLIE V. WILSON, STELLA T. WILD

**APPROVALS**

COUNTY ENGINEER  
 EXAMINED AND APPROVED THIS 7<sup>TH</sup> DAY OF JUNE 1948

*Ed M. Graham*  
 COUNTY ENGINEER

**PROTECTIVE COVENANTS**

THE COVENANTS WHICH ARE TO RUN WITH THE LAND AND THE TERMS AND CONDITIONS THEREOF AND THE PERIOD FOR WHICH THE COVENANTS ARE TO BE BINDING, ARE RECORDED IN VOLUME 18, PAGE 128 OF RECORDS OF SAN JUAN COUNTY, WASHINGTON.

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 COUNTY OF SAN JUAN ) ss  
 THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME STELLA T. WILD AND BILLIE V. WILSON, TO BE KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT; AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.  
 WHICH INSTRUMENT WAS DATED AND OFFICIAL SEAL THIS 7<sup>TH</sup> DAY OF JUNE 1948.

*James L. Johnson*  
 JAMES L. JOHNSON  
 CLERK OF THE COURT  
 STATE OF WASHINGTON, RESIDING  
 AT [illegible]

BOARD OF COUNTY COMMISSIONERS  
 EXAMINED AND APPROVED THIS 7<sup>TH</sup> DAY OF JUNE 1948

*Marjorie O. Bergman, R. M. York*  
 MARJORIE O. BERGMAN, R. M. YORK  
 CHAIRMAN  
 BOARD OF COUNTY COMMISSIONERS

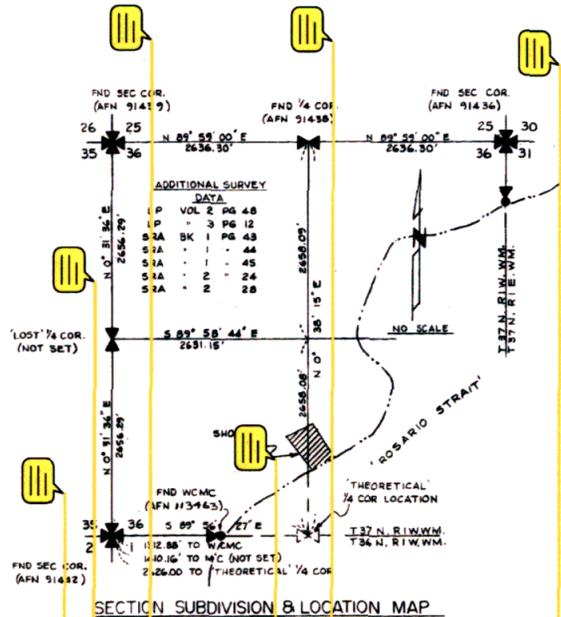
FILED FOR THE RECORD AT THE REQUEST OF *Dean W. Buckner*  
 ON THE 22<sup>ND</sup> DAY OF JUNE 1948 AT 10:00 AM BY *James L. Johnson*  
 CLERK OF THE COURT  
 RECORDS OF SAN JUAN COUNTY, WASHINGTON.  
 (1134)

*Marjorie O. Bergman*  
 MARJORIE O. BERGMAN  
 CLERK OF THE COURT

ATT. A  
 pg 9

Appears to only have measured to one government monument (section corner).

**A SHORT SUBDIVISION IN SECTION 36, T37N, R1W, WM.  
ORCAS ISLAND, WASH.**



SECTION SUBDIVISION & LOCATION MAP

**RESTRICTIONS AND COVENANTS**

1. This short subdivision has been approved by the responsible county officials on the premise that the lots will be occupied by no more than one single-family dwelling and related outbuildings.
2. Lots in this subdivision are restricted to single-family residential use.
3. Lots in this short subdivision may not be further divided.
4. In cases where private deed restrictions are in conflict with the restrictions which appear on the face of this plat, the more restrictive provisions shall govern. However, the county shall not be a party to any private restrictions.
5. All structures shall be set back a minimum of 20 feet from the margin line of any private right-of-way.
6. Mobile homes or travel trailers shall not be used as a temporary or permanent residence on any lot, whether on a permanent foundation or not.
7. Any tree removal within 200 feet of the Line of Ordinary High Tide, shall be done selectively to promote screening for all structures.
8. No building or physical structure or any part thereof, including eaves and overhangs, shall be constructed, located or permitted on any lot within ten (10) feet of all boundary lines of all lots.
9. Any structure built shall be complete as to exterior finish within one year of commencement of construction.
10. The lots of this subdivision are subject to those certain restrictions, covenants and conditions as described under Auditor's File Nos. 41979 and 84535, records of San Juan County, Washington.
11. Building line Lot 2 - No residence shall be built on said Lot 2 seaward of the building line as shown on the plat.
12. All applications for mooring structures in this short subdivision shall be subject to the provisions of the County's Shoreline Master Program, which in general, gives preference to mooring buoys over docks and requires joint use docks, as opposed to individual docks, in all new plats. Adequate pedestrian easements must be provided from all lots to any joint mooring facility.
13. Included with the right of ingress and egress over and across those certain 60-foot-wide access and utility easements designated "Peapod Lane" and "Coffish Lane", as shown on the plat and as described under Auditor's File No. 105530, records of said county, shall be the right to maintain said roads or to participate in the maintenance of said roads, in consideration of the use thereof. All lot owners agree to share equally in the costs for the maintenance of said roads, over and above maintenance costs paid by other beneficial users of record.
14. Building line lot 1 - No residence shall be built on said lot 1 seaward of a line 50 feet upland of the line of ordinary high tide fronting said lot, as shown thereon.

**TREASURER'S CERTIFICATE**

All taxes levied for the current year 1980, and any delinquent taxes which have become a lien against the lands herein described have been fully paid and discharged according to the records in my office. If any penalty fees are due under the provisions of the Open Space Law (Chapter 84.34 RCW), this does not guarantee that they have been paid.

*Loraine Erickson* June 12, 1981  
San Juan County Treasurer Date

**ADMINISTRATOR'S CERTIFICATE**

This short plat conforms to the requirements for short plats as established by San Juan County Resolution 163-1976 as amended by Resolution No. 172-1977. It has been examined by the County Engineer for compliance with survey and roadway requirements and by the County Sanitarian for compliance with water supply and sewage disposal requirements. Their written statements of approval are on file in the San Juan County Planning Department.

*John J. ...* Feb. 16, 1981  
Administrator of Plats/Planning Date  
Director

**AUDITOR'S CERTIFICATE**

Filed for record this 19th day of February, 1981, at 12:39 P.M., in Volume 3 of Short Plats, page(s) 42, 43 & c at the request of Larry Morrow.

*Larry Morrow* 3-19-81  
San Juan County Auditor Date  
NOTE: The original Statement of Disclosure for the plat is recorded in the County Auditor's office under Auditor's File No. 115914, and may be examined upon request.

**SURVEYOR'S CERTIFICATE**

This plat correctly represents a survey made by me or under my direction in conformance with the requirements of San Juan County Resolution No. 163-1976 as amended by Resolution No. 172-1977 and the Washington State Survey Recording Act in May, 1980.

*Larry D. Morrow* 1980 May 80  
LARRY D. MORROW Certificate No. Date



**PLAT OF SURVEY & SUBDIVISION FOR GIBBS**

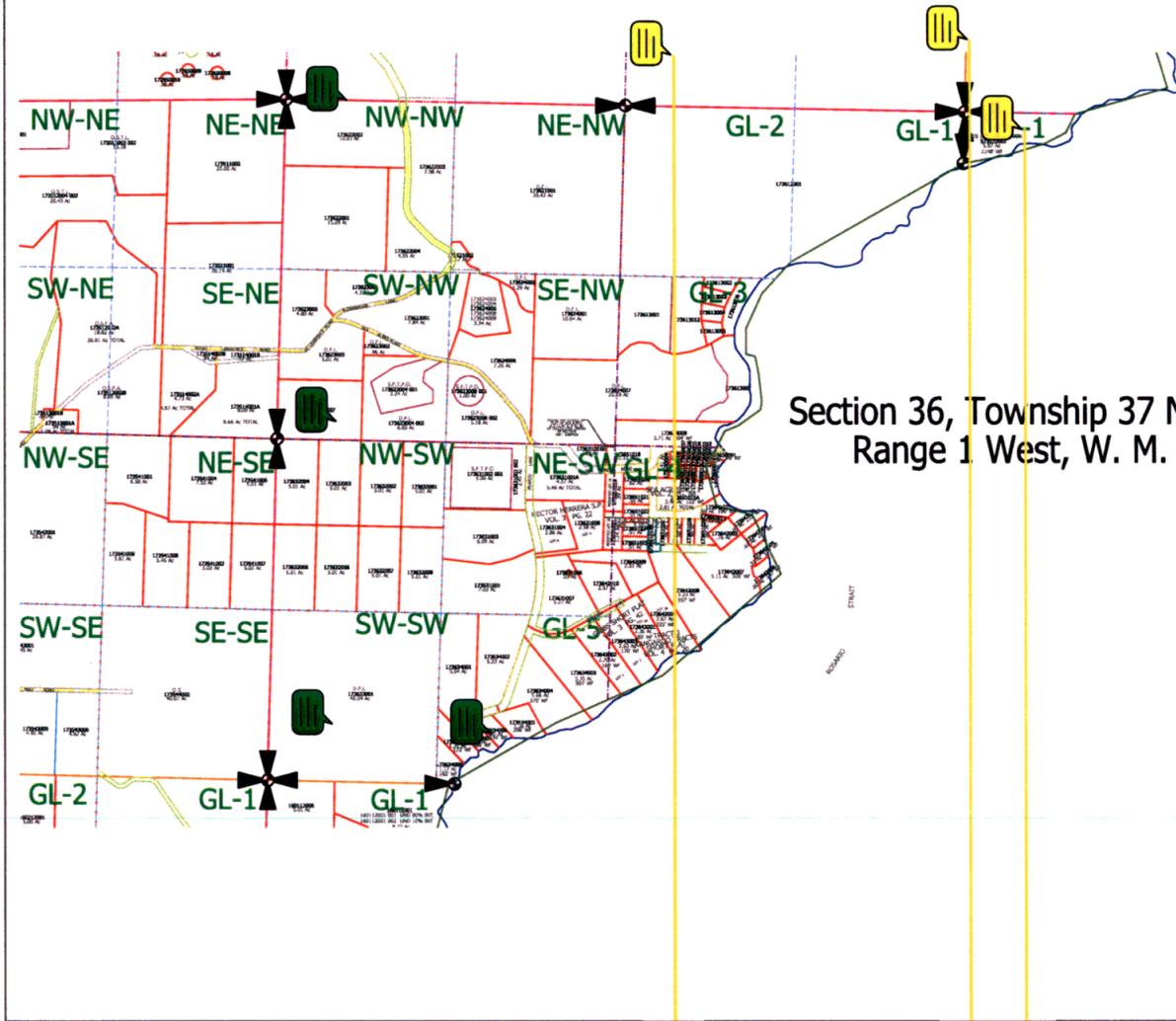
|  |                                 |
|--|---------------------------------|
| LARRY D. MORROW<br>LAND SURVEYOR<br>P. O. BOX 483<br>FRIDAY HARBOR, WA 98250<br>570-2270 | MAY '80<br>80-9<br>SHEET 1 of 4 |
|--|---------------------------------|

*Handwritten:* A.I.A. pg. 10

this surveyor appears to have measured to several more governments in 1980.  
this surveyor appears to have measured to several more governments in 1980.  
this surveyor appears to have measured to several more governments in 1980.

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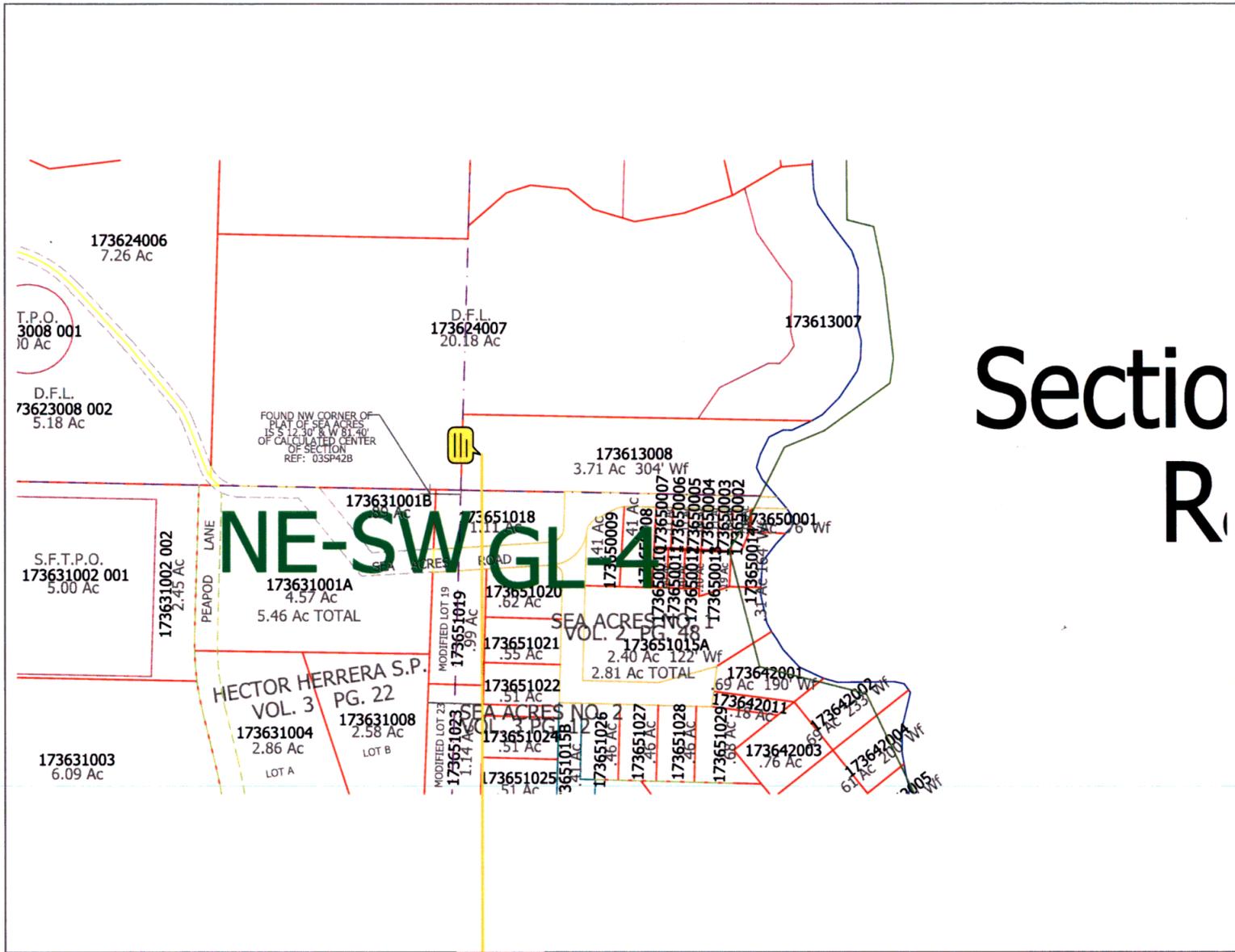


Section 36, Township 37 North  
Range 1 West, W. M.

ATT: A  
8/11

Have not measured this monument

Have not measured this monument



ATT. A  
pg 12

# Section R

There exists a 12'x81' difference of survey opinion of record at your Southwest corner that would affect all other lines.

**Response to Shoreline Inventory Report**

**Parcel # 173613008000**

**Attachment "B" @ 2 pages**

**"County Assessor Parcel Information"**



Home      News      County Council      Department      Favorites

# SAN JUAN COUNTY ASSESSOR

## Real Estate Parcel Information

- Assessor Home Page
- Parcel Search
- Polaris - Parcel Map
- Property Tax FAQ
- Property Tax Statistics
- Personal Property
- Current Use Programs
- Designated Forest Land
- Exemptions
- Washington State Dept of Revenue

*Use Notes/Disclaimer*

Charles Zaimanek, Assessor  
 350 Court St  
 PO Box 1519  
 Friday Harbor, WA 98250  
 (360) 378-2172

Email  
 assessor@sanjuanco.com

**Please Note:** Neither San Juan County nor the Assessor warrants the accuracy, reliability or timeliness of any information provided. Any person or entity who relies on information obtained from this real property query does so at his or her own risk. **All users are advised to read [Site Use Notes/Disclaimer](#).**

|   |  |
|---|--|
| <p><b>Owner Information</b></p> <p>JAMES M DURAND &amp; MARC D DURAND<br/>         % JAMES M DURAND<br/>         18123 - 132ND PL SE<br/>         RENTON, WA 98058</p>  | <p><b>Site Address</b></p> <p>Parcel # 173613008000<br/>         TA_ID 5227<br/>         Tax Area ORCAS</p> <p><input type="checkbox"/> Current Use    <input type="checkbox"/> Mfg/Modular    <input type="checkbox"/> Senior/Disabled Exemption</p> <p><b>Land Information</b></p> <p>Legal 3.71 Acres<br/>         Taxable 3.71 Acres<br/>         Short S 200 GL 3 EX DO RD TGW TDS RD TGW TDS<br/>         Legal .76CH-TOTAL AC 3.71 TOTAL CHS 3.03 Sec<br/>         View Tax Statement 36, T 37N, R 1W</p> <p style="text-align: right;"><a href="#">Locate on map</a></p> |
| <p>Market Values as of 1/1/2011</p> <p><b>Building Value</b>                      \$</p> <p><b>Land Value</b>                              \$651,520</p> <p><b>Total Appraised Value</b>              \$651,520</p> <p><a href="#">Recorded documents (Auditor)</a></p> |  |

| Land Segment Information |                     |                 |                |            |                 |                  |
|--------------------------|---------------------|-----------------|----------------|------------|-----------------|------------------|
| Segment ID               | WATERFRONT          | WATERFRONT (ft) | TIDELANDS (ft) | MARINEVIEW | TOPOGRAPHY      | TERRITORIAL VIEW |
| 7065                     | BEACH ACC, MED BANK | 304.00          | --             | GOOD       | SLOPING, WOODED | --               |

No Sales Information Available

| Improvements/Features                    |
|--|
| 1 Story - Built: Remodel: no information |
| - AREA: sq. ft.                          |

ATT. B  
pg 1

San Juan County - Polaris Property Search

Map Scale: 1"=200'

Instructional Videos | FAQ | Help | San Juan County Home | About

Find Address  
Find Road  
Find Parcel  
Find Island

Search Results (Right click to zoom)

Clear All

- 173613008000 (1)
  - Tax Parcels (1)
    - 173613008000
 

|                         |               |
|-------------------------|---------------|
| OBJECTID                | 12564         |
| Tax Parcel Number       | 173613008000  |
| Island                  | Orcas         |
| Waterfront Length (ft.) | 304           |
| Acres                   | 3.71          |
| Tax Purpose             |               |
| Tideland Length (ft.)   | 0             |
| Owner                   | {Owner}       |
| Address 1               | {Address_1}   |
| Address 2               | {Address_2}   |
| Address 3               | {Address_3}   |
| City                    | {City}        |
| State                   | {State}       |
| Zip                     | {Zip}         |
| Short Legal Description | {Short_Lega}  |
| Tax Area                | {Tax_Area}    |
| Land Value              | {Land_Value}  |
| Appraised Value         | {Appraised_}  |
| Current Use Value       | {CurrUse_Va}  |
| Building Value          | {Bldg_Value}  |
| Sale Date               | {Sale_date}   |
| Sale Price              | {Sale_Price}  |
| Shape_Length            | 2256.379496   |
| Shape_Area              | 161749.750394 |

Overview Map

My Maps



ATT. B  
Pg 2.

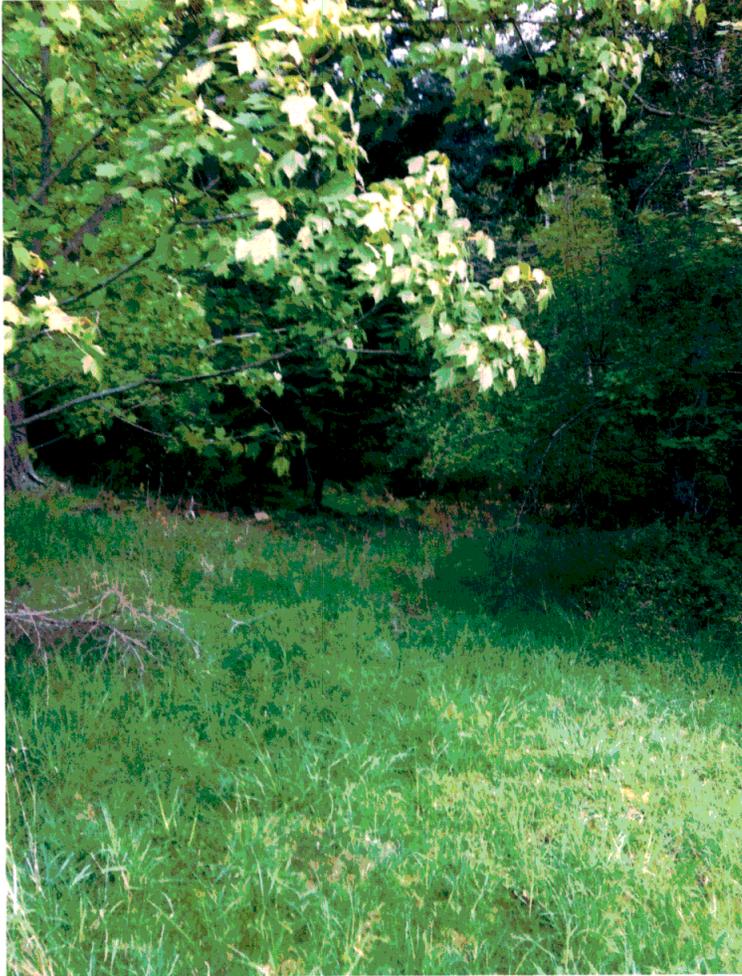
**Response to Shoreline Inventory Report**

**Parcel # 173613008000**

**Attachment "C" @ 15 pages**

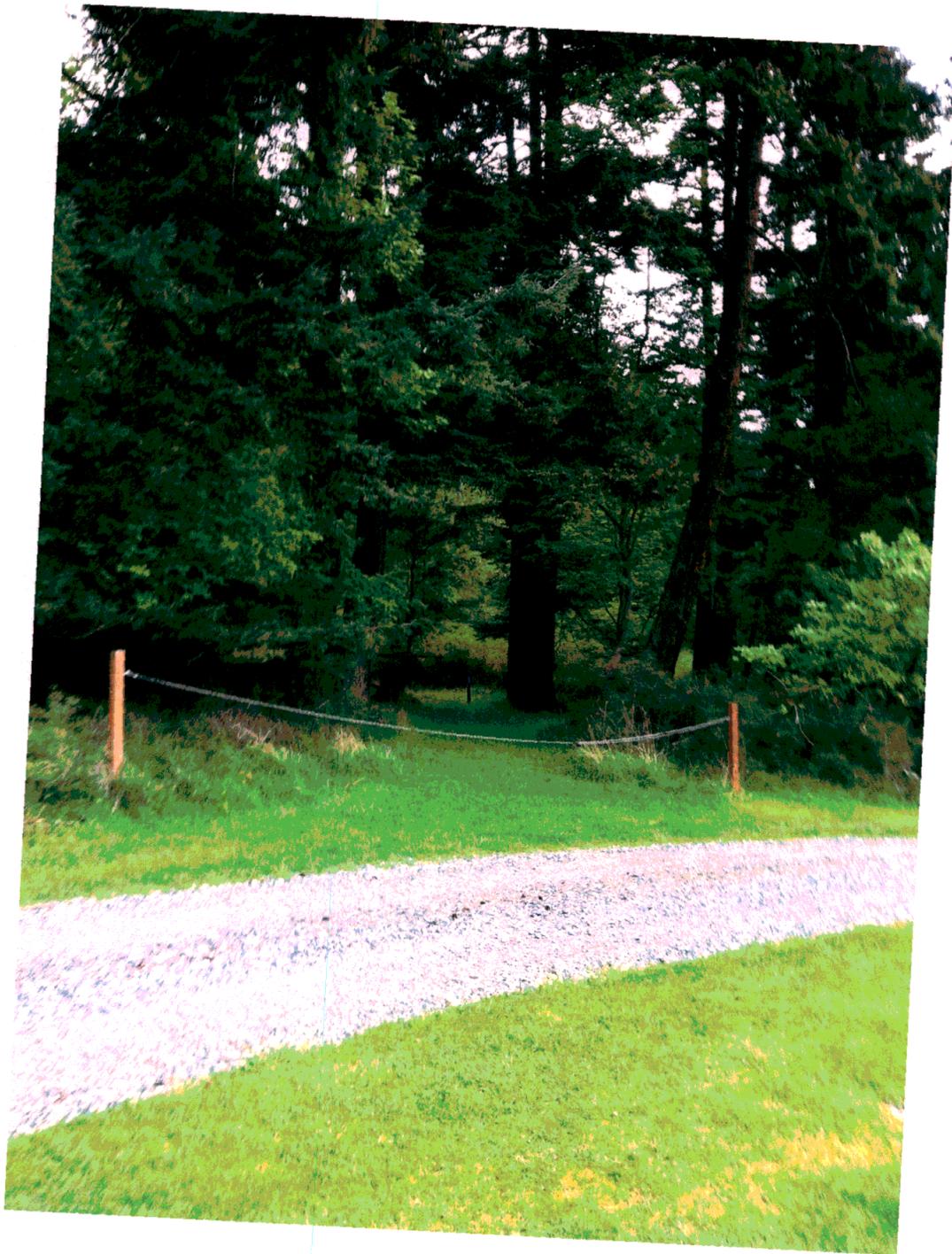
**"Site/Property Pictures"**

Pictures for Parcel # 173613008000  
Picture #1 Western driveway entry



Parcel 173613008000

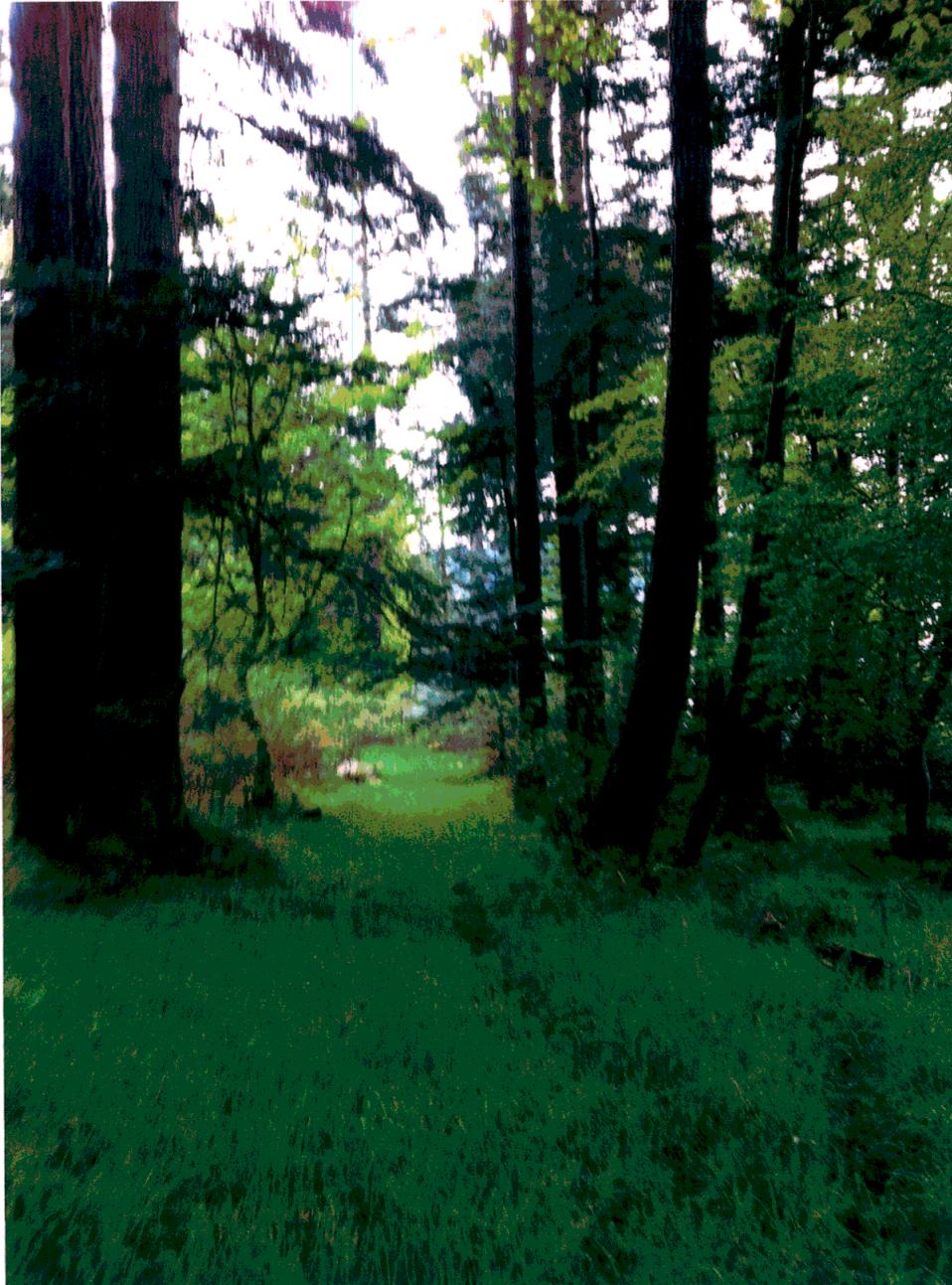
Picture #2 Eastern driveway - gate/chain installed in 2005



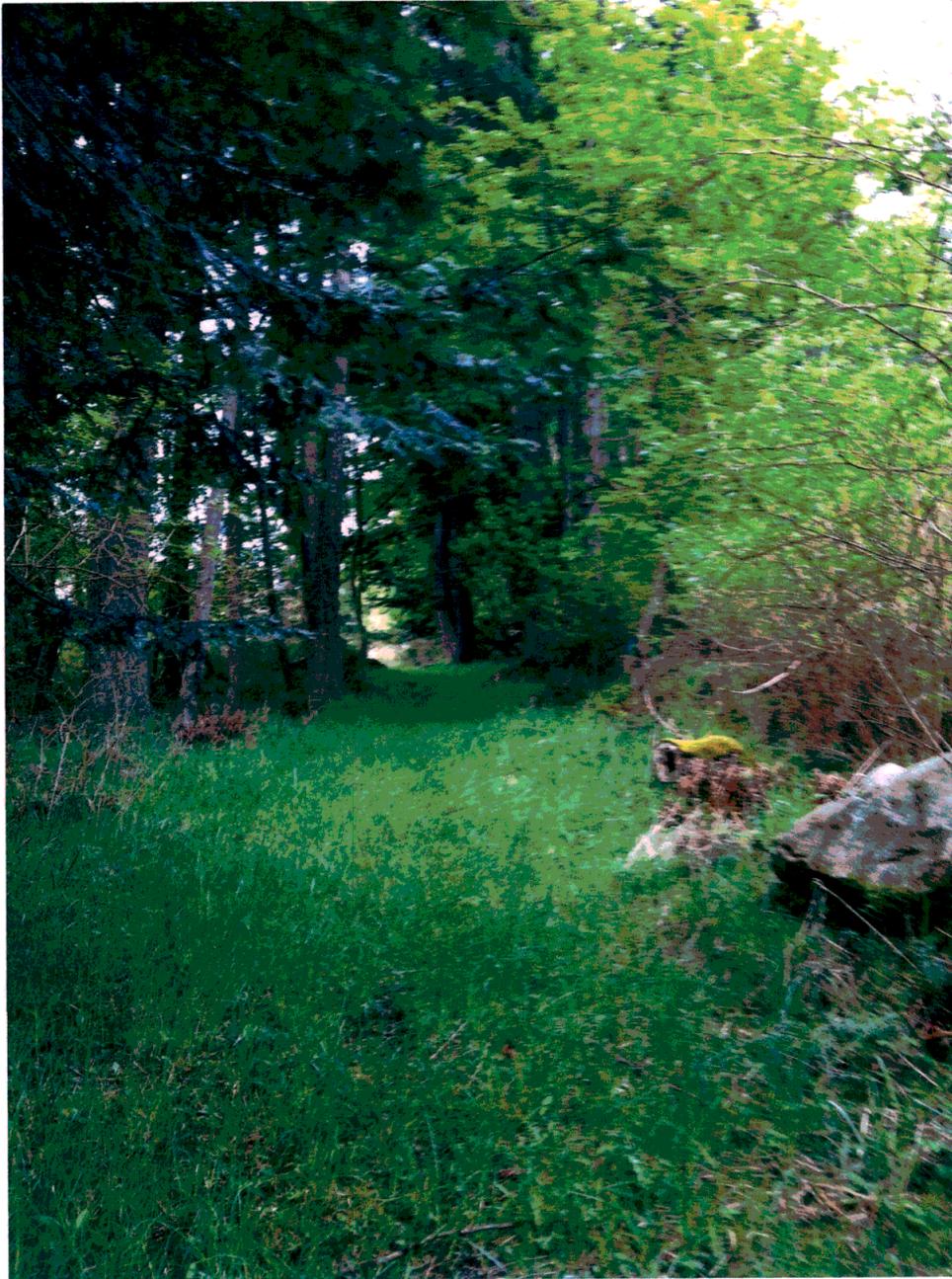
Parcel 173613008000  
Picture # 3 Eastern driveway



Parcel 173613008000  
Picture # 4 Eastern driveway



Parcel 173613008000  
Picture # 5 Eastern driveway

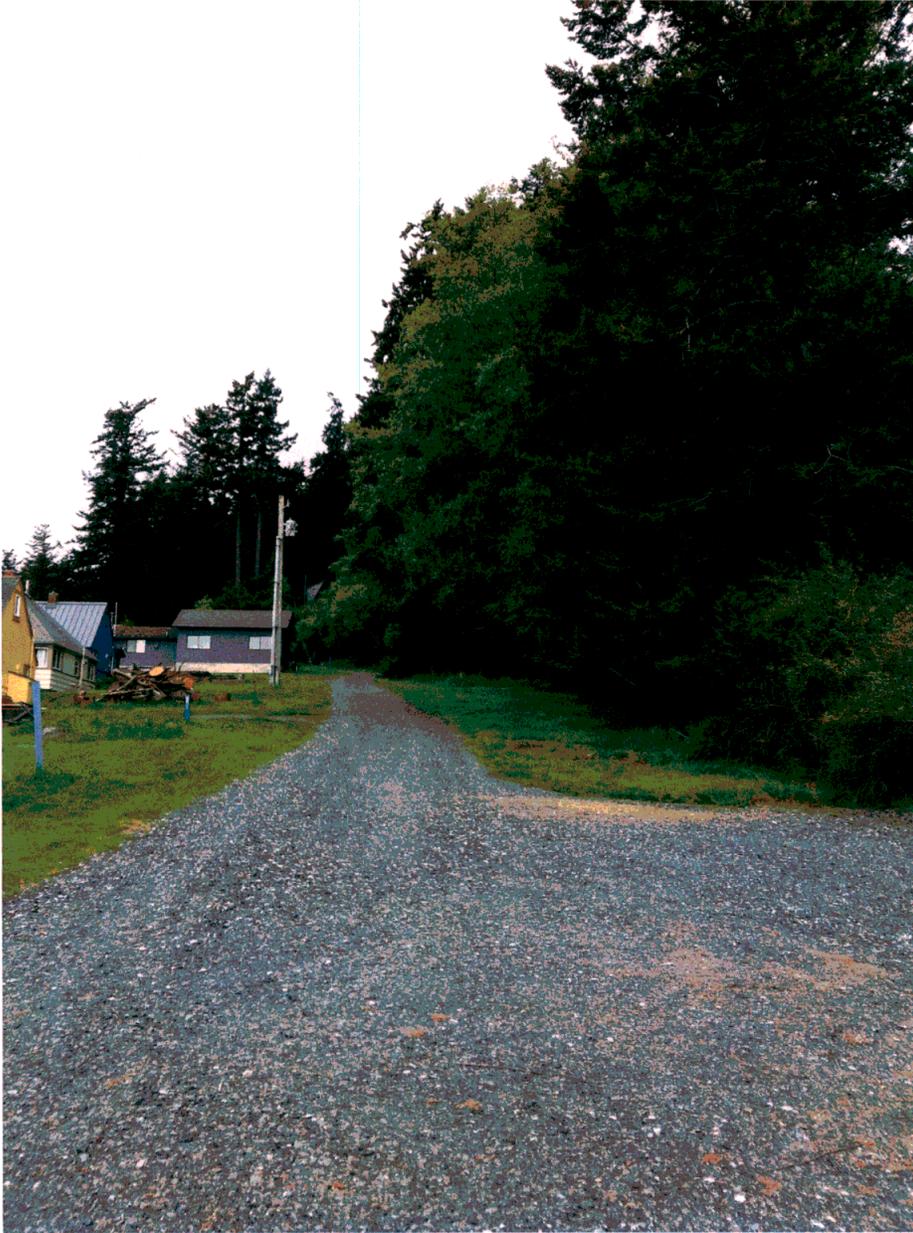


Parcel 173613008000

Picture # 6 Southern property line/border



Parcel 173613008000  
Picture # 7 Southern property line/border



Parcel 173613008000

Picture # 8 Storage building – Building erected in the 1960's



Parcel 173613008000

Picture # 9 Storage building – Building erected in the 1960's



Parcel 173613008000

Picture # 10 Steps to beach – steps to beach were initially “cut in” in the early 1920’s



Parcel 173613008000

Picture # 11 Steps to beach – steps to beach were initially “cut in” in the early 1920’s



Parcel 173613008000

Picture # 12 Steps to beach – steps to beach were initially “cut in” in the early 1920’s



Parcel 173613008000  
Picture 13 Beach



Parcel 173613008000  
Picture # 14 Beach



Parcel 173613008000  
Picture 15 Beach – steps from beach

