



260642005000-050-BINKLEY-20120430

Nicholas B. Binkley

50

April 26, 2012

Colin Maycock, Senior Planner
San Juan County
Department of Community Development and Planning
PO Box 947
Friday Harbor, WA 98250

S.J.C. COMMUNITY

APR 30 2012

DEVELOPMENT & PLANNING

Dear Mr. Maycock,

My brother-in-law and Orcas Island Shoreline neighbor called my attention to the Shoreline Master Program Update. I was not previously notified of this by the county. In reviewing the associated maps, I discovered an oversight pertinent to my property in West Sound on Orcas Island. My property should reflect on your maps a seawall/"bank armoring," but is not reflected. It is located 150 yards east of the "armoring" now indicated in red on map 22B of the shoreline modifications.

In addition we have photos of a floating dock from years past, that extends from our beach for approximately 100 feet into the water used for float planes and boats during the summer.

Sincerely,


Nicholas B. Binkley

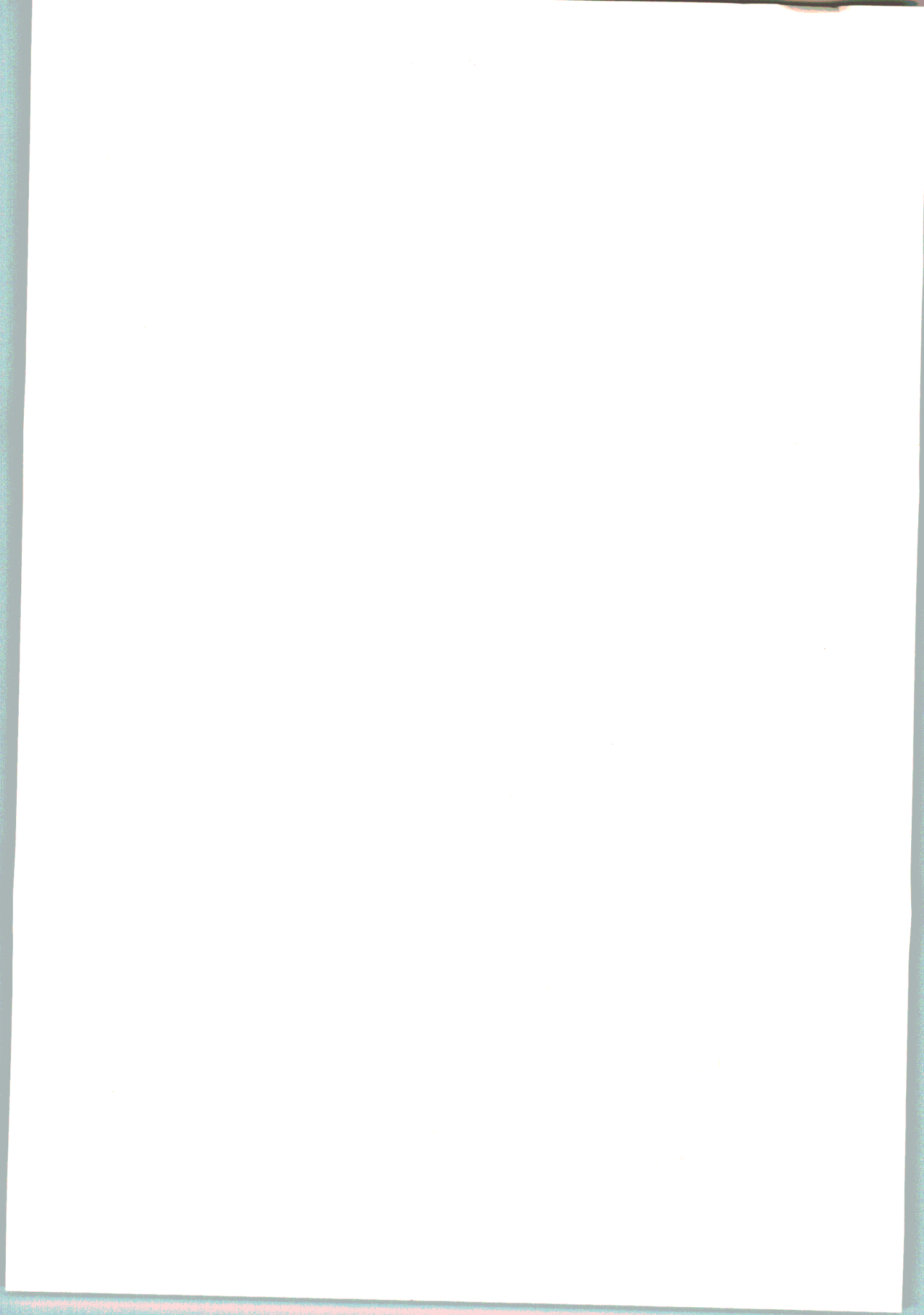
858 759-1880
3775 Deer Harbor Road
Deer Harbor, WA 98243

nick@fbovc.com

Enclosure: Letter dated April 26th by my brother-in-law, Donald F. Padelford stating the armoring error in the county shoreline map. The armored area should rightly be located on my property and indicated on map 22B as such.

CC: Donald F. Padelford, Byron J. Binkley, Pepper A. Binkley

P.O. Box 3470 • Rancho Santa Fe, CA 92067



Donald F Padelford
POB 2846
Seattle, WA 98111
tel 206-262-1155
fax 707-202-1155
dfp07@dfpNET.NET

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San Juan County
Department of Community Development & Planning
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S.J.C. COMMUNITY

APR 30 2012

DEVELOPMENT & PLANNING

Dear Mr. Maycock:

Very recently a neighbor called my attention to the Shoreline Master Program Update.* I was not previously notified of this by the county. In quickly reviewing the associated maps, I discovered a significant error pertinent to my property in West Sound on Orcas. Namely my property is indicated as having "armoring" and it does not. It is a natural rocky shoreline.

Attached please find:

- Map 22B, Shoreline Modifications
- Blow up of pertinent area with property lines traced in black
- Legend to Map 22B
- Tax Assessment Statement for property identification purposes

As I said this has just recently (yesterday) been called to my attention and I have not had a chance to review the maps in any detail. If other errors are found, I will pass them along to you.

Sincerely,

Donald F Padelford

* <http://www.sanjuanco.com/smp/smpdocs.aspx>

Enclosure

Donald F Padelford

POB 2846

Seattle, WA 98111

tel 206-262-1155

fax 707-202-1155

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DEVELOPMENT & PLANNING

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Colin Maycock, Senior Planner
San Juan County
Department of Community Development & Planning
PO Box 947
Friday Harbor, WA 98250

Dear Mr. Maycock:

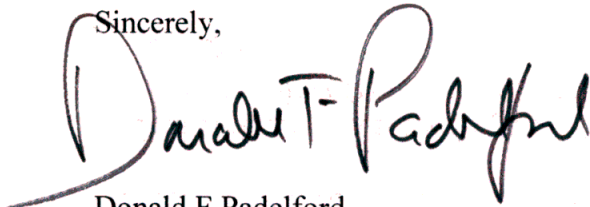
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Sincerely,



Donald F Padelford

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Map 22B:

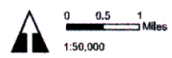
Shoreline Modifications

San Juan County Shoreline Master Program Update

DRAFT



- LEGEND**
- Overwater structures [2007]*
 - Armoring [2006]**
 - Mollusks, jetties, and breakwaters (snapped to parcel lines) [2006]**
 - Breakwater
 - Combination
 - Jetty
 - Marina
 - Grains (snapped to parcel lines) [2009]**
 - Improved boat ramps (snapped to parcel lines) [2009]**
 - Marine walkways (snapped to parcel lines) [2009]**
 - Moorings (buoys and floats) [2009]**
 - Pillings [2009]**
 - Dams [2016]**
 - Shoreline jurisdiction (white)
 - Potential associated wetlands
 - Water bodies [2008]****
 - Watercourses [2009]****
 - Parcels [2010]****
 - Roads [2008]****



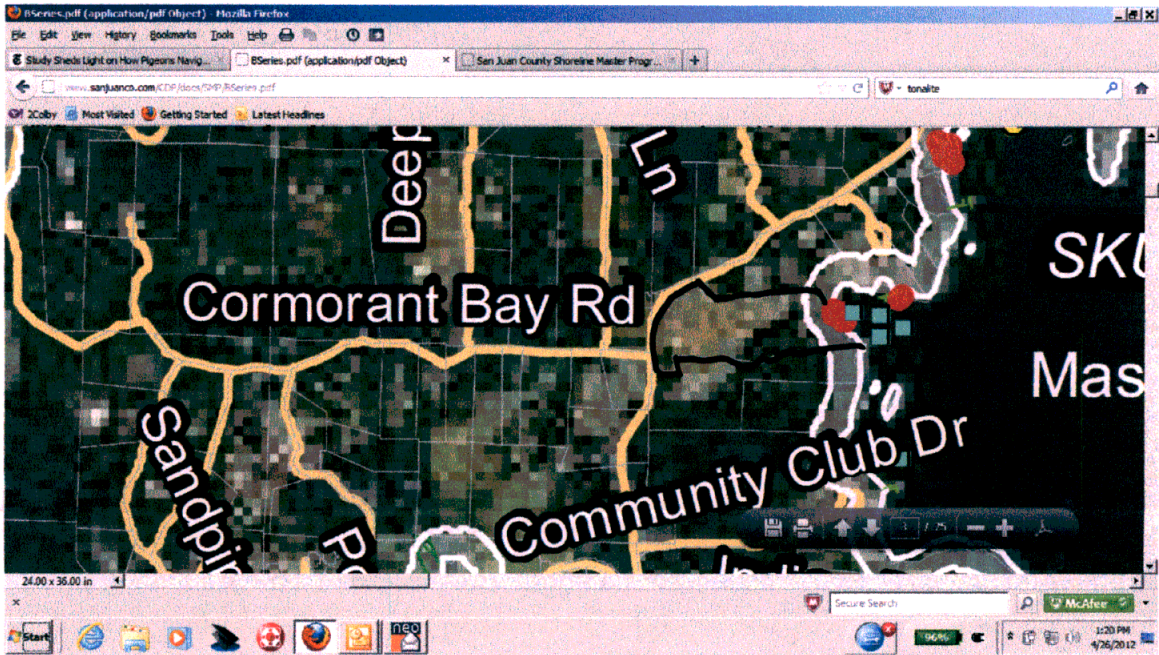
All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information shown on the map.

92323011

Date sources:

- *Washington Department of Natural Resources
- **Flands of the San Juan
- ***Puget Sound Neighborhood Ecosystem Restoration Project
- ****San Juan County
- *****Washington Department of Ecology





Browser window showing a PDF document titled "BSeries.pdf" from the website "www.sanjuanco.com". The document content is a legend for a map, listing various coastal features and their corresponding symbols and colors.

LEGEND

- Overwater structures [2007]*
- Armoring [2009]**
- Marinas, jetties, and breakwaters (snapped to parcel lines) [2009]**
 - Breakwater
 - Combination
 - Jetty
 - Marina
- Groins (snapped to parcel lines) [2009]**
- Improved boat ramp (snapped to parcel lines) [2009]**
- Marine railways (snapped to parcel lines) [2009]**
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System tray information: 24.00 x 36.00 in, Secure Search, McAfee, 96% battery, 1:22 PM 4/26/2012.

San Juan County Treasurer
 San Juan County
 Jan Sears, Treasurer
 P.O. Box 639
 Friday Harbor, WA 98250
 (360) 378-2171

San Juan County Treasurer
2012 Corrected Real Tax and Assessment Statement



Statement ID
6924
Property ID
8665
GEO Parcel Number
260642005000

www.sanjuanco.com/treasurer
 Printed: 4/3/2012 lind

Owner ID: 49209

DONALD F PADEFORD TTEE
 PO BOX 2846
 SEATTLE, WA 98111-2846

Property Type	Tax Area Number
Real	0374
Abbreviated Legal	Physical Address
PRS OF GLS 8 & 9, EX CO RD & TGW .62 CHS TDS Sec 06, T 36N, R 2W	3813 Deer Harbor Rd

2011 and 2012 Value Information		
	2011	2012
Land:	1,081,130	1,081,130
Improvement:	530,530	530,530
Total Value:	1,611,660	1,611,660
(Qualified Exemptions)	0	0
Total Taxable Value:	1,611,660	1,611,660

Voted Levy	Taxable Value	Levy Rate	Taxes
ORCAS ISLAND SCHOOLS	1,611,660	0.8557616975	1,379.20
ORCAS ISLAND PARK & REC	1,611,660	0.0899997111	145.05
2012 Voted Levy & Taxes		0.9457614086	1,524.25
Non Voted Levy	Taxable Value	Levy Rate	Taxes
ORCAS CEMETERY	1,611,660	0.0088771934	14.31
PORT OF ORCAS	1,611,660	0.0631411361	101.76
STATE LEVY	1,611,660	2.2234107891	3,583.38
COUNTY CURRENT EXPENSE	1,611,660	0.6800259597	1,095.97
COUNTY ROADS	1,611,660	0.5139450041	828.30
CONSERVATION FUTURES	1,611,660	0.0351123515	56.59
ORCAS FIRE	1,611,660	0.7054101262	1,136.88
ORCAS ISLAND LIBRARY DIST	1,611,660	0.1976250205	318.50
2012 Non Voted Levy & Taxes		4.4275475806	7,135.69

Property Taxes Paid in 2011	
Base Amount:	8,002.99
Penalty & Interest:	0.00

Assessments and Fees	
CONSERVATION DISTRICT	5.00
STORM WATER	22.97
Stormwater - Orcas	6.15
FIRE PATROL	17.40
ADMIN FEE	0.50
NOXIOUS WEED BOARD	14.38
2012 Assessment/Fee Amount	66.40

Years	Base Amount	Interest	Penalty	1st Half	Total
2012	8,726.34	0.00	0.00	4,363.21	8,726.34
2011	0.00	0.00	0.00		0.00
2010	0.00	0.00	0.00		0.00
2009 & prior	0.00	0.00	0.00		0.00

2012 Total Taxes, Assessments and Fees If paid by 04/30/2012	
\$	8,726.34