



461451001000-207-087-WHITSON-20120427

87

April 24, 2012

S.J.C. COMMUNITY

APR 27 2012

DEVELOPMENT & PLANNING

TO:

San Juan County Community Development & Planning
135 Rhone Street
Friday Harbor, WA 98250

FROM:

Donald M Whitson
Janice T Whitson
MAILING ADDRESS: 9817 21ST Dr. SE, Everett, WA 98208

PROPERTY ADDRESS:

7 NEIL BAY DRIVE

Lot 1, Plat of Neil Bay, Vol 3, Pgs 5, 5A and 5B, San Juan County
Tax Parcel Account Number: **461451001000**

RE: RESPONSE TO SHORELINE INVENTORY REPORT

Gentlemen:

Please find attached our response to the Shoreline Inventory Report, including :

PROPERTY CONTEXT – Broad scale **ATTACHMENT 1**

PROPERTY CONTEXT - (Close scale) **ATTACHMENT 2** Showing site and adjoining properties around Neil Bay

EXISTING DEVELOPMENT TO PROPERTY - **ATTACHMENT 3**

****PLEASE NOTE LOT PICTURES:**

15' High Bank picture – Plat Map, Copy of Survey, Neil Bay, Subdivision Recording attached for review. Our property is NOT a potential wetland OR located in a floodplain and as such I respectfully request this designation to be changed.

Footnote on Wetlands: Despite spending hundreds of thousands of dollars and six years on this process, the planners and consulting scientist, Dr. Adamus, responded to question after question from the Planning Commissioners (at the public hearing) asking what data or science exists to support the **new proposal: there is no science or it would be too "expensive" and "time consuming" to obtain it. As one citizen astutely observed, it will not be nearly as expensive as the damage to our economy if this proposal passes!*

PROPERTY TAX STATEMENT ATTACHED.

We use our property year round – it is our secondary residence. We love to invite family and friends to enjoy the beauty of the area, fish, play horse shoes, enjoy sitting around the fire pit, and love to get together with our friends and neighbors. It seems outrageous that we must document the use of our *private residence* and submit to government interference and control of home ownership!

MAP DISCREPANCIES:

MAP 13A:

Tide goes up and down – current does NOT flow through Neil Bay

*See Attached Map 13A

MAP 12A:

FLOOD PLAIN

Property not located in flood plain. See survey and pictures of High Bank. Will be working with FEMA to remove this designation.

MAP 19A:

Estuarine Emergent Wetland

*see picture of waterfront beach

No eelgrass or Seaweed – we had area (water) surveyed for a potential buoy and the diver certified that there was no eelgrass or Seaweed – see picture of area (taken from High bank down towards water). Water at this end of Neil Bay is shallow and sandy. PLEASE REMOVE THIS DESIGNATION.

MAP 28A:

HIGH PROBABILITY FOR JUVENILE CHUM

MAP 29A:

HIGH PROBABILITY FOR PINK SALMON

Water at this end of Neil Bay is very shallow – approximately 6' at high tide.

*See picture of “sandy bottom” – doubtful of High Probability for Juvenile Chum or Pink Salmon.

MAP 30A:

FISH PROBABILITY FOR LING COD

No – Sandy bottom – see pictures – sandy bottom, no rocks, water too shallow.

MAP 38A:

ECOLOGICAL FUNCTIONS – PHYSICAL

Roche Harbor Management Area Reach Assessment 207

Neil Bay (where our property is located) Note: Neil Bay has no wave action. Water toxicity levels are non-existent compared to the Roche Harbor Marina area and Westcott Bay. It would seem that in terms of ecological functions for our General Reach Area that these new designations proposed are based on *areas and rules* from other areas of the State? This does not make sense? For instance: *Ratings for each “function” was derived from data results derived from the GIS inventory and a qualitative assessment from “aerial photography”?* This does not “appear to be “BEST AVAILABLE SCIENCE”.

MAP 39A:

ECOLOGICAL FUNCTIONS – HABITAT

TOTAL VEGETATIVE COVER: Score = 5 >5 acres 75 – 100%

Measurements include entire shoreline management area.

****This Score appears to be high. I would submit this should be a lower grade of Score Criteria. What “best science was used”? Could this be another “aerial Photography”? This figure is based on total Reach Assessment of Roche Harbor Management #207, however, Neil Bay would appear to be lower than a score of 5.**

EELGRASS PRESENCE: Score = 5 Present

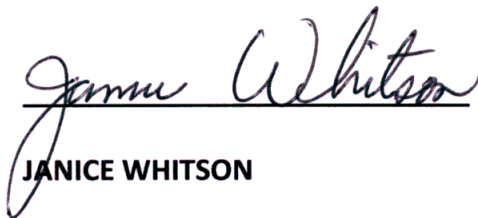
Although there is Eelgrass throughout area 207, there is none apparent at the end of Neil Bay.

STATE LAW requires *ONLY* that we review our experience under our existing CAO, determine whether there are any deficiencies in the protection of the “functions and values” of our critical areas, and make revisions necessary to correct those deficiencies. “Construction” of these new exceedingly complex and burdensome regulations is an extreme burden for the average property owner. The stewardship of the Islands has always been a priority for the residents and implementation of additional, unnecessary “red tape” will have a significant downside to the economy and will in the long run affect our quality of living (lower property values, higher taxes, etc.)

Respectfully submitted,



DONALD M WHITSON



JANICE WHITSON

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

PROPERTY OWNERS: Donald M. Whitson, Janice T. Whitson

STREET ADDRESS 7 Neil Bay DR Friday Harbor, WA

MAIL ADDRESS IF DIFFERENT 9817-21st DR SE, Everett, WA 98208

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

e-mail JAN@visual-g.com

TAX PARCEL NUMBER(S) 461451001000 * see attached tax statement

ISLAND San Juan

MANAGEMENT AREA Roche Harbor management Area

REACH NUMBER 207 (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 X (Refer to reach characteristics in the text and appendices)

If not why not. there are NO wetlands ON our property, No eelgrass AT our end OF Neil Bay - water too shallow. No smelt, Herring, SARDINIA, Lingcod, pink salmon, chum salmon, chinook salmon IN Neil Bay. Our waterFRONT at High tide is 8 Feet deep!

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

NO ☒

YES _____ please specify _____

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

COMPREHENSIVE PLAN Rural Residential

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 X.

OTHER COMMENTS AND OBSERVATIONS ATTACHED - *see attached*

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) X 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.

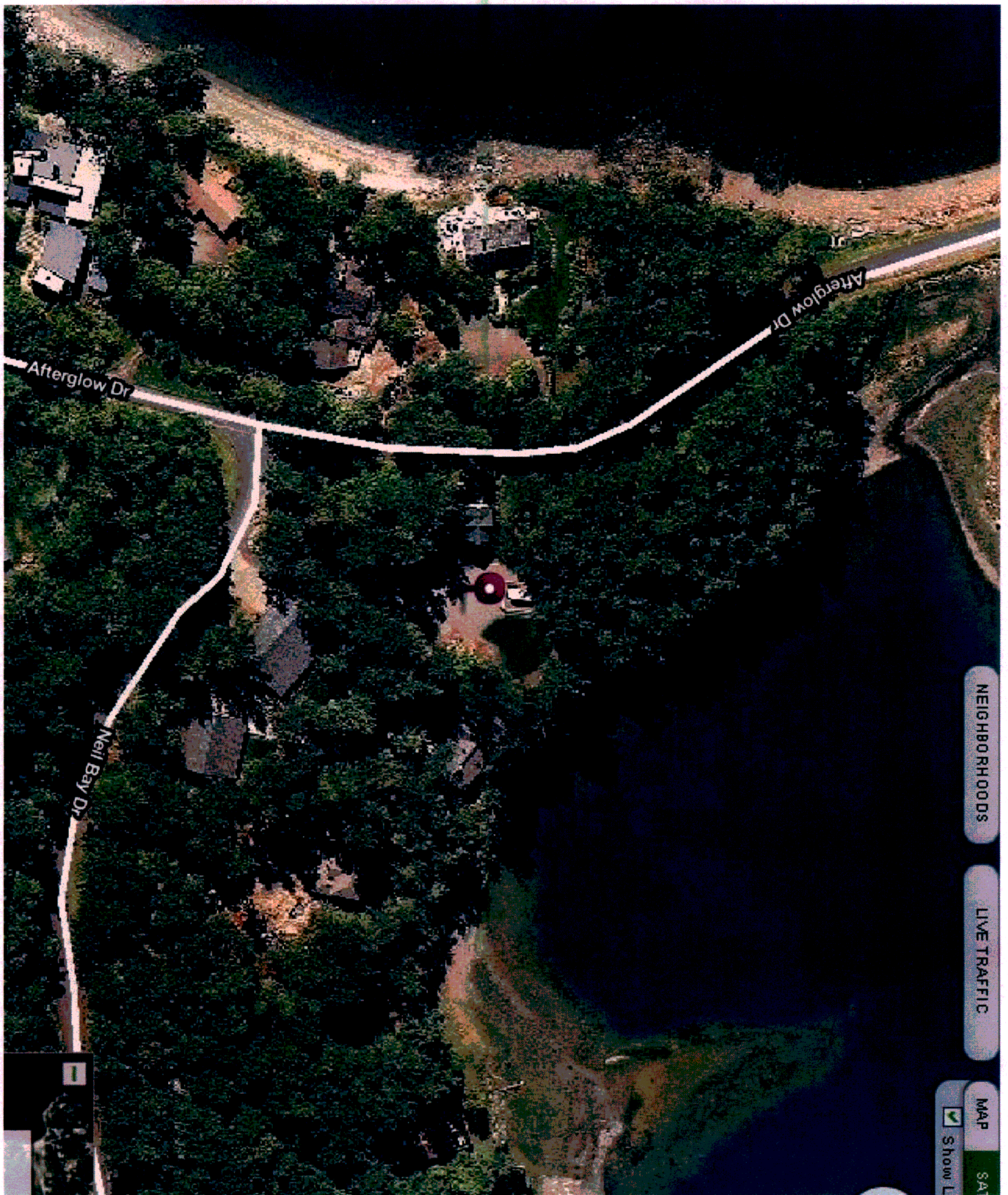
Note: WE DO NOT AGREE TO IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY CENTER UNDER GMA OWNERS SIGN AS PROVIDED IN THE PRINT COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE SHORELINE DESIGNATION PROCESS BUT AGREE TO LET THE COUNTY USE INFORMATION PROVIDED FOR OTHER PURPOSES.

Donald M. Whitson

Donald M. Whitson 4/24/12

Janice T. Whitson

JANICE T. WHITSON 4/24/12



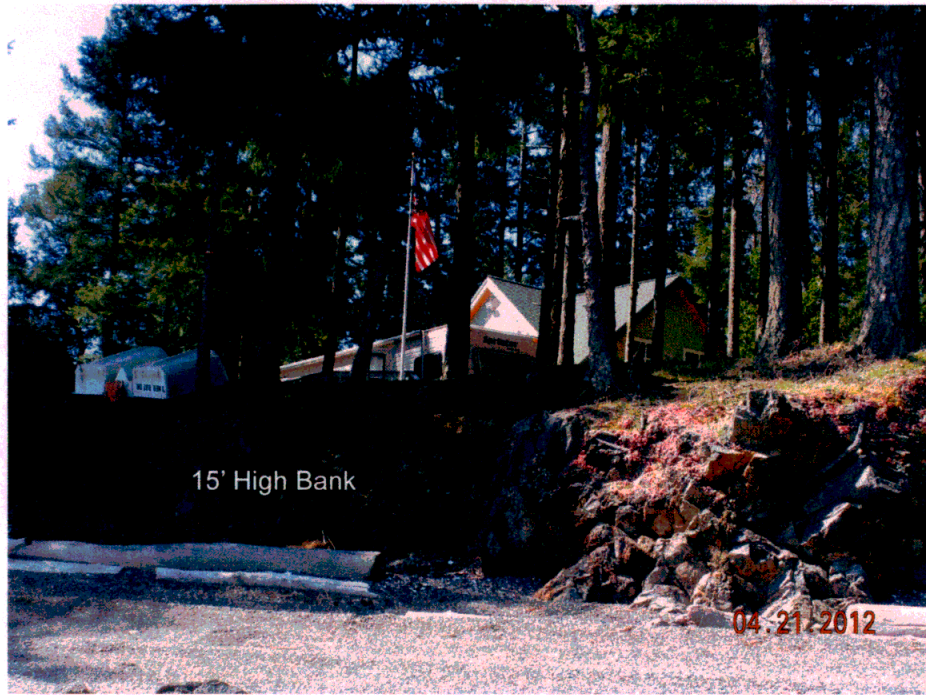
ATTACHment 1



ATTACHMENT 2

6 TNGM43A.44A

Attachment
3



15' High Bank

04.21.2012



Low Tide

04.21.2012



High Tide Mark

04.23.2012



Bank and Low Tide

04.21.2012



Travel trailer and deck from house 2nd floor deck



Fire Pit



Tent area and planting bed



Shed

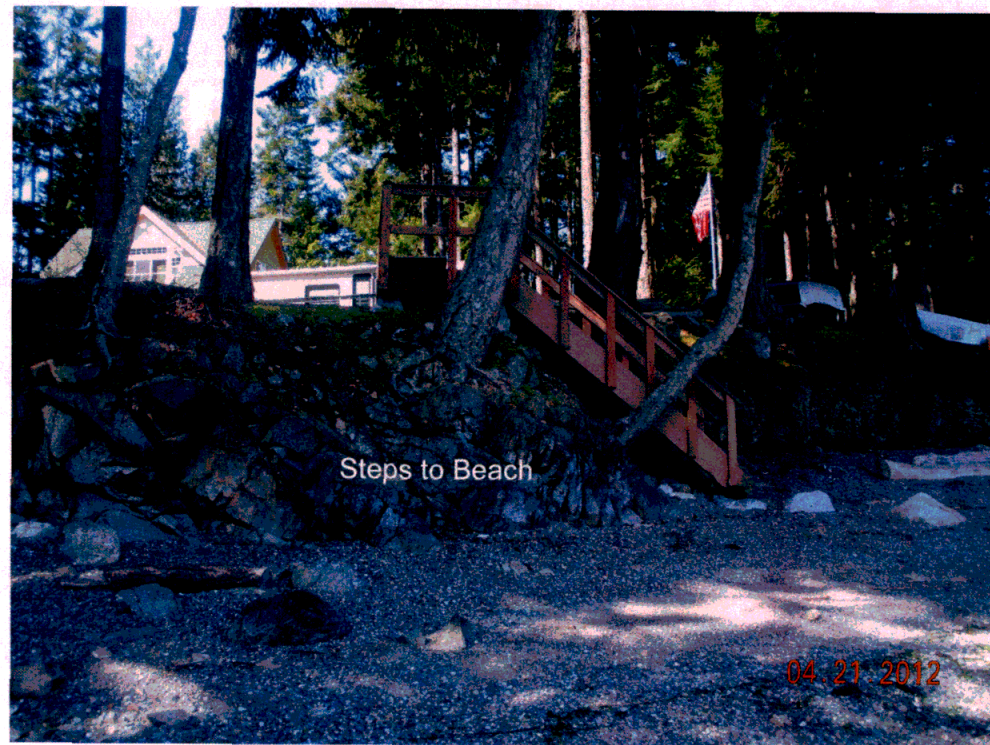


Tent area

Flower bed



Low Tide



Steps to Beach

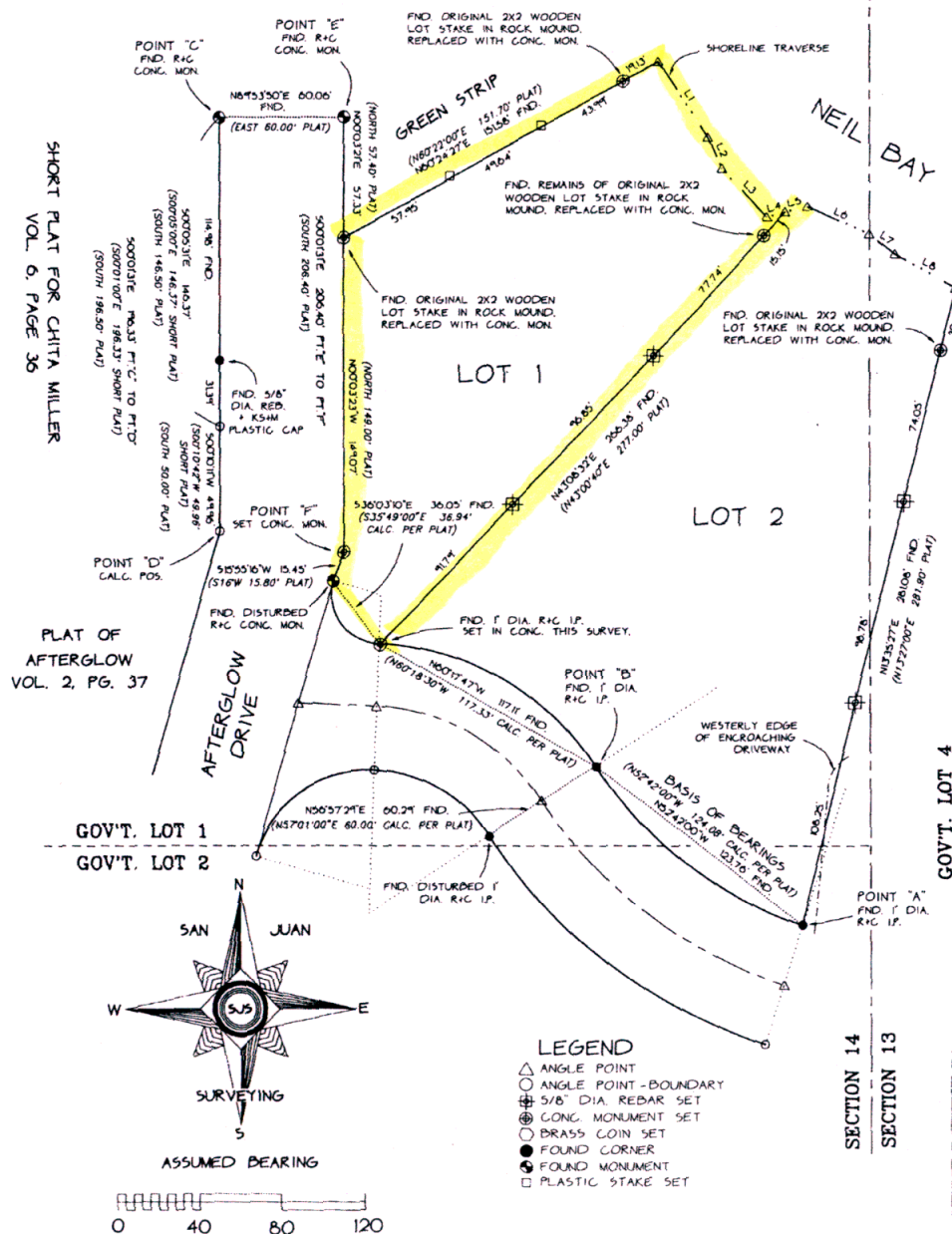


Low Tide



Ramp to beach

LINE	DISTANCE	BEARING
L1	43.42	N324417°W
L2	10.23	N245450°W
L3	31.81	N434530°W
L4	9.14	S754418°W
L5	10.82	S754418°W
L6	32.20	N801645°W
L7	15.01	N522246°W
L8	32.57	N610155°W



LAND DESCRIPTION

LOTS 1 AND 2 ACCORDING TO THE PLAT OF NEIL BAY AS RECORDED AT VOLUME 3 OF PLATS, PAGES 3, 5A, AND 5B, RECORDS OF SAN JUAN COUNTY, WASHINGTON.

SURVEYOR'S NOTES

1. THE CORNERS SET BY THIS SURVEY ARE MARKED WITH 5/8" DIAMETER REDAR, APPROXIMATELY 24" LONG, WITH 7" DIAMETER ALUMINUM CAPS, UNLESS NOTED OTHERWISE. NO GOVERNMENT LAND OFFICE CORNERS WERE VISITED DURING THIS SURVEY, NOR ANY SECTIONAL SUBDIVISION LINE CALCULATED, THOSE SHOWN BEING FOR REFERENCE PURPOSES ONLY. AS THE BOUNDARIES OF THE LANDS SURVEYED ARE DEPENDENT UPON THE RECOVERY OF ORIGINAL RECORD PLAT STAKES AND MONUMENTS FOR LOCATION.

2. THE BEARINGS AND DISTANCES SHOWN HEREON IN ITALICS AND NOTED AS PLAT AND SHORT PLAT REFER TO THE RECORD DIMENSIONS FOR THE PROPERTIES SURVEYED AS SHOWN ON THE NOTED PLATS. IN VOLUME 3, PAGE 27, VOLUME 3, PAGE 5, AND SHORT PLAT IN VOLUME 6, PAGE 30, RECORDS OF SAN JUAN COUNTY, WASHINGTON.

3. THERE ARE EXISTING EASEMENTS, DRIVES, ACCESSES, UTILITIES AND STRUCTURES UPON AND ADJACENT TO THE PARCELS/BOUNDARIES WHICH HAVE NOT BEEN LOCATED AND/OR SHOWN ON THE SURVEY.

4. THE SHORELINE TRAVERSE AS NOTED HEREON IS THE APPROXIMATE LINE OF ORDINARY HIGH TIDE, AND WAS DETERMINED BY UTILIZING SINGLE RADIAL EDM OBSERVATIONS AND BASED ON ONE OBSERVED DAILY HIGH TIDE.

5. THE ORIGINAL BOUNDARIES OF THE LOTS SURVEYED WERE FOUND MARKED BY REBAR 1" INCH DIAMETER IRON PIPES (R.G. I.P.) APPROXIMATELY 24 INCHES LONG WITH A BRASS COIN IN THE TOP. MONUMENTS (R.G. CONC. MON.) AND 2X 2" WOODEN STAKES, UNLESS NOTED OTHERWISE. THE BASIS OF BEARINGS FOR THIS RETRACEMENT SURVEY WAS ESTABLISHED BETWEEN THE IRON PIPES FOUND MARKING POINTS "A" AND "B" AND BEARS NORTH 324200° WEST, 12370 FEET (12408 FEET CALCULATED PER PLAT DIMENSIONS) ALL BOUNDARIES ARE RELATIVE TO FOUND AND PLAT CALCULATED CHORD DIMENSIONS AND THIS ARE NOT TANGENTIAL. THE EASTERLY BOUNDARY OF AFTERGLOW DRIVE WAS ESTABLISHED FROM POINT "C" SOUTHERLY PARALLEL WITH THE WESTERLY BOUNDARY THEREOF AS FOUND BETWEEN POINT "C" AND POINT "D" BEING THE ORIGINAL RECOVERED POSITIONS PER THE PLAT OF AFTERGLOW AS SHOWN ON THE SHORT PLAT IN VOLUME 6, PAGE 30.

6. THE BOUNDARY MARKERS SHOWN HEREON WERE SET AND/OR FOUND AT THE TIME OF THIS SURVEY AT THE CURRENTLY PROMULGATED STANDARDS OF ACCURACY FOR THE PURPOSES NOTED BELOW. THE UNDERSIGNED CANNOT BE RESPONSIBLE FOR SUBSEQUENT MOVEMENT OR ALTERATION OF SAID MARKERS. ANYONE UTILIZING SAID MARKERS AT A LATER DATE FOR OTHER PURPOSES WITHOUT HAVING SAID MARKER LOCATIONS VERIFIED BY A PROFESSIONAL LAND SURVEYOR DOES SO AT THEIR OWN RISK. THE PURPOSE OF THIS SURVEY WAS TO DELINEATE THE EXTERIOR BOUNDARIES OF THE PARCELS SHOWN AND DESCRIBED HEREON, WHICH ARE INTENDED TO BE UTILIZED FOR SINGLE FAMILY RESIDENTIAL PURPOSES IN CONFORMANCE WITH THE CURRENTLY EXISTING RULES AND REGULATIONS GOVERNING SAID USAGE.

7. A FIELD TRAVERSE WAS PERFORMED BETWEEN THE EXISTING AND PLACED CORNER MARKERS AS SHOWN ALONG AND ADJACENT TO THE BOUNDARIES OF THE LANDS DESCRIBED HEREON UTILIZING AN ELECTRONIC THEODOLITE, EQUIPPED WITH AN OPTICAL PLUMMET AND READING ELECTRONICALLY TO 1 SECOND ON BOTH THE HORIZONTAL AND VERTICAL CIRCLES. THE EDM MANUFACTURER'S ACCURACY IS 1/100,000 INCH PER MILE UTILIZING INTERNAL COMPUTER CORRECTION COMPENSATION FROM MANUALLY ENTERED TEMPERATURE AND BAROMETRIC DATA. ALL ANGLES WERE MEASURED BY DIRECT OBSERVATION TO TRAVERSE POINTS AND SET AND FOUND OBJECTS UTILIZING HAND HELD FORESIGHTS AND PRISM ROD.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LEISURE INVESTMENT AND DONALD WHITSON FROM JULY, 1991 TO MAY, 1993.

John L. Thalacker
JOHN L. THALACKER, P.L.S.
CERTIFICATE NO. 8697



AUDITOR'S CERTIFICATE

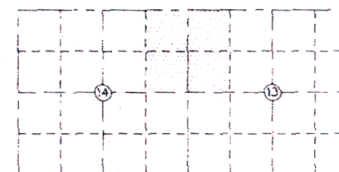
FILED FOR RECORD THIS 16th DAY OF Dec. 1993 AT 2:05 P.M. IN BOOK 12 OF SURVEYS PAGE 70 AT THE REQUEST OF JOHN L. THALACKER, P.L.S.

93191817
FILE NO.

Monica M. Van Cappel
COUNTY AUDITOR

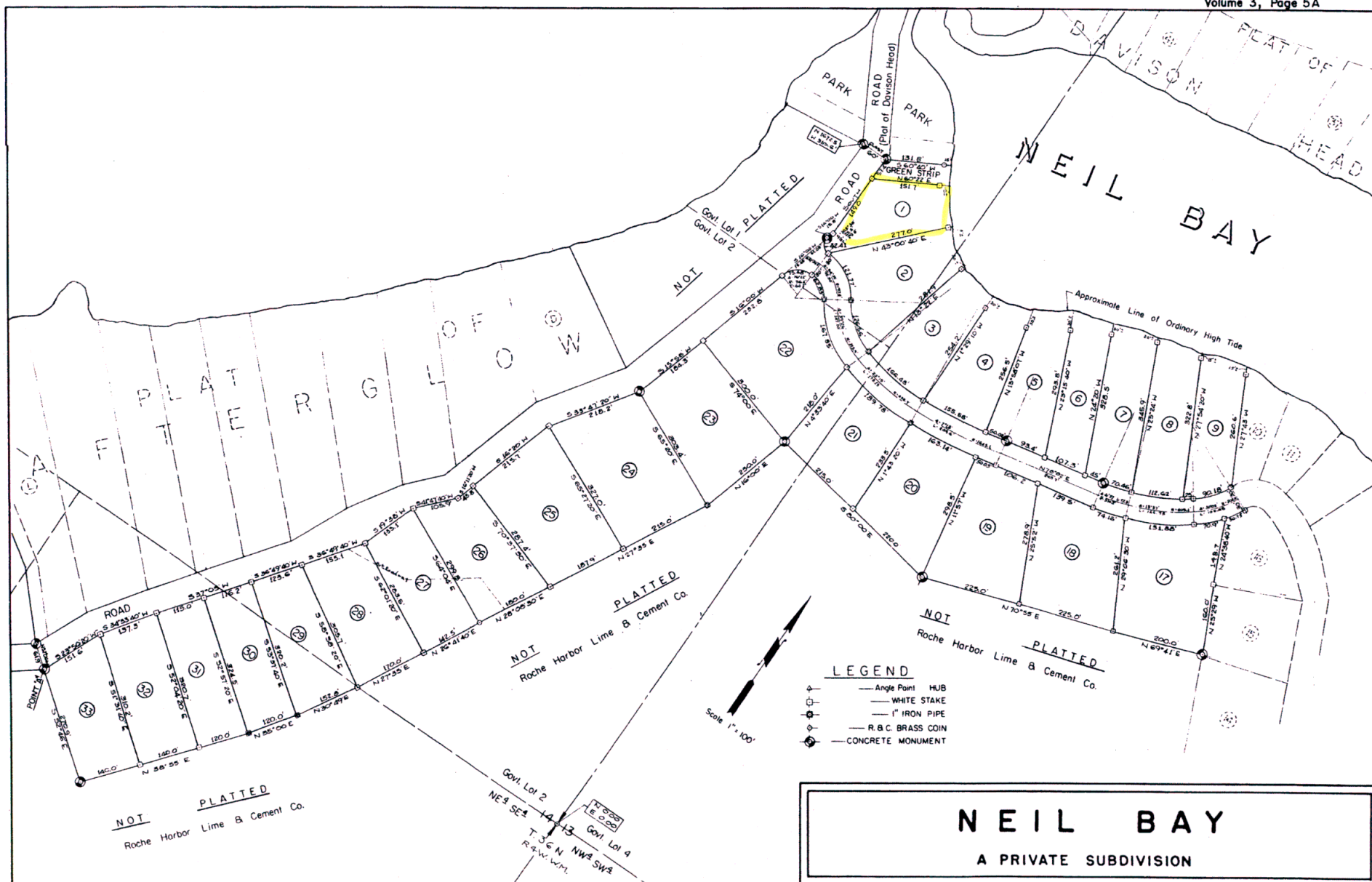
A SURVEY OF PORTIONS OF
GOV'T. LOT 4, SECTION 13
GOV'T. LOTS 1 AND 2, SECTION 14
T.36N., R.4W., W.M.
LOTS 1 AND 2, PLAT OF NEIL BAY, VOL. 3, P. 5

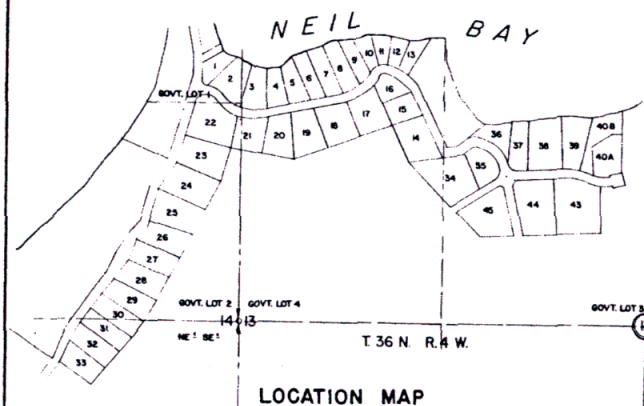
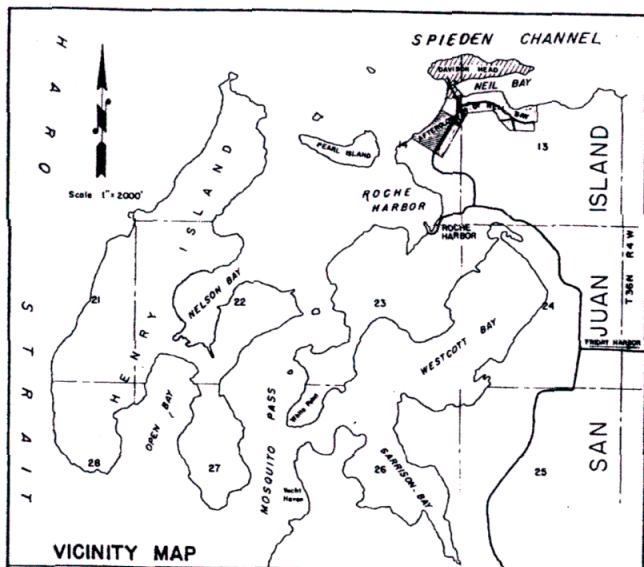
SAN JUAN SURVEYING
Friday Harbor, WA 98250



SECTION MAP

Job No. 1564/1422
Reference: WHITSON, JOHNSTON/MILLER
Comp Ref. K.G.
Drawn by: J.T.
Field Book (s): 56, 16
Revised: 1564/P.R.
Revised: MISC.





TREASURER STATEMENT

I hereby certify that all taxes here-to-levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office to and including 1967.

Maynard J. Russell
Treasurer, San Juan County, Washington.

RESTRICTIONS

No permanent structure or building shall be constructed on any lot, tract or parcel of this plat which does not conform to the San Juan County Building Regulations.

All lots and tracts in this plat of NEIL BAY shall be used for residential purposes only, and no lot or tract in this plat shall be further subdivided. Paragraph 5 covering Water Pollution and Paragraph 5 regulating Set-back lines under Section II, and Paragraph 1 of Section III covering Utility easements, all as set forth in the Regulations Governing Subdivisions, Resolution No. 55-1960, San Juan County, Washington, shall apply.

Also no permanent structure shall be constructed on any lot or tract less than 30 feet from the line of ordinary high tide, except a boat-house not to exceed 10 feet in height at its highest point measured from ground level adjacent to the structure and its use is to be for the sole purposes of the lot owner.

The work of construction on all buildings and structures shall be prosecuted diligently and continuously so that the structures shall be completed within two years of commencement of construction; by this is meant being painted and otherwise suitably finished.

DESCRIPTION

Portions of Government Lots 1 & 2 and the Northeast quarter of the Southeast quarter of Section 14; and Government Lots 3 & 4 of Section 15, all in Township 36 North, Range 4 West, W.M., described as follows:-

Commencing at a point marked by a concrete monument, which point is 1672.5 feet North and 310.6 feet East of the one-quarter corner between said Sections 15 & 14, and which point is also the Northwest corner of the platted road as shown on the plat of Afterglow, A Private Subdivision, as recorded at Pages 57 & 57A, Volume 2 of Plats, Records of San Juan County, Washington; thence East 60.0 feet to a concrete monument and the true point of beginning of the following described parcel of land; thence from said true point of beginning South 206.4 feet; thence S.16°W. 385.10 feet; thence S.15°58'W. 184.3 feet; thence S.35°47'20"W. 218.2 feet; thence S.16°20'W. 215.7 feet; thence S.16°11'20"W. 45.8 feet; thence S.41°47'40"W. 105.9 feet; thence S.19°38'W. 133.1 feet; thence S.36°49'40"W. 278.7 feet; thence S.37°05'W. 231.2 feet; thence S.34°53'40"W. 137.3 feet; thence S.23°50'20"W. 151.6 feet to a point designated as A, which point is S.52°06'W. 61.9 feet of the Southwest corner of Lot 1 of said plat of Afterglow; and also any land lying Northwest-erly of the above described line shall be considered as a part of or an addition to the adjacent private roadway as shown on the said plat of Afterglow; thence continuing from said point A S.52°46'E. 270.9 feet; thence N.38°55'E. 400.0 feet; thence N.35°E. 120.0 feet; thence N.30°49'E. 152.8 feet; thence N.27°35'E. 170.0 feet; thence N.26°41'40"E. 142.5 feet; thence N.28°08'30"E. 180.0 feet; thence N.27°35'E. 402.9 feet; thence N.16°E. 230.0 feet; thence S.80°E. 435.0 feet; thence N.70°55'E. 450.0 feet; thence N.69°41'E. 200.0 feet; thence S.25°29'E. 270.0 feet; thence S.45°E. 412.1 feet; thence S.45°04'40"E. 265.0 feet; thence S.89°08'E. 278.0 feet; thence N.87°48'E. 212.5 feet; thence N.86°54'E. 273.7 feet; thence N.1°47'E. 287.9 feet to a P.O.C. on a curve to the left having a central angle of 40°48' and a radius of 218.5 feet; thence along said curve 77.95 feet to the P.O.C.; thence S.13°02'E. 10.0 feet; thence N.76°58'E. 80.0 feet; thence N.13°02'W. 80.0 feet; thence S.76°58'W. 3.1 feet; thence N.0°17'W. 250.0 feet; thence N.0°55'W. 155.8 feet to a white stake on the bank above the beach; thence continuing N.0°55'W. 25 feet more or less to the line of ordinary high tide; thence westerly, northerly and westerly along the line of ordinary high tide to a point which is N.60°40'E. of the said true point of beginning; thence S.60°40'W. 15 feet more or less to a point on the bank above the beach; thence continuing S.60°40'W. 151.6 feet to the said true point of beginning; thence two parcels of land as described in Deeds of Washington; said two parcels having a common true point of beginning described as follows:- Commencing at a 1" iron pipe on the East margin of a proposed roadway which is 1846.6 feet East and 245.8 feet South of a point marked by a concrete monument, which point is North 1672.5 feet and West 310.6 feet of the one-quarter corner between Sections 15 & 14 of said Township and Range, and which point is also the Northwest corner of the platted road as shown on the plat of Afterglow, A Private Subdivision, as recorded at Pages 57 & 57A, Volume 2 of Plats, Records of San Juan County, Washington; thence North 44°52'E. East 300 feet to the true point of beginning; thence from said true point of beginning the exception for File No. 61677 runs North 80°24' East 76.2 feet; thence North 52°07' East 222.0 feet to a 1" iron pipe on the bank above the beach; thence continuing North 52°07' East 20 feet more or less to the line of ordinary high tide; thence Northwesterly along the said line of ordinary high tide to a point which is North 44°52' East of the said true point of beginning; thence from said true point of beginning the exception for File No. 62546 runs South 44°52' West 300 feet; thence North 47°50' West 85.0 feet; thence North 52°31' East 290.2 feet to a 1" iron pipe on the bank above the beach; thence continuing North 52°31' East 20 feet more or less to the line of ordinary high tide; thence Easterly and Southeasterly along said line of ordinary high tide to a point which is North 44°52' East of the said true point of beginning; thence South 44°52' West 20 feet more or less to the said true point of beginning of the above said exceptions.

DEDICATION

Know all men by these presents that we, the undersigned, the Record Owners and Mortgagees do hereby declare this plat to be known as NEIL BAY, A PRIVATE SUBDIVISION, and grant to the lot owners an easement over and across the roads and streets as platted as a means of ingress and egress for private roadway purposes only.

Also the right to make all necessary slopes for cuts and fills upon the lots shown on the plat, in the reasonable grading of all roads and streets; also the right to drain all roads and streets over and across any lots where the water might take a natural course after the roads and streets are graded.

Also the roads and streets hereby provided for are created by the owners of the plat of NEIL BAY as private roadways and the County of San Juan is in no way responsible for their construction and/or maintenance and all persons acquiring property in the plat of NEIL BAY covenant and agree to hold the said County of San Juan harmless from any and all costs for the construction and maintenance of such private roads and streets.

In witness whereof we have set hereunto our hands and seals this 24th day of April, A.D. 1966.

Mortgages	Record Owner
Metropolitan Federal Savings & Loan Association	Hoche Harbor Lime & Cement Co.
by <i>Richard H. Thompson</i>	by <i>R.J. Tarte, President</i>
by <i>Richard H. Thompson</i>	by <i>Neil A. Tarte, Vice-pres.</i>

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SAN JUAN

This is to certify that on this 24th day of April, A.D. 1966, before me, the undersigned, a Notary Public, personally appeared R.J. Tarte and Neil A. Tarte, President and Vice-president respectively for the Hoche Harbor Lime & Cement Company, Inc., to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year above written.

Richard H. Thompson
Notary Public in and for the State of Washington
Residing at 1111 1/2 Washington

STATE OF WASHINGTON
County of King

On this 25th day of March 1966 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and RICHARD H. THOMPSON to me known to be the Vice President and Asst. Secretary, respectively, of METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION OF SEATTLE the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the use and purpose therein mentioned, and on oath stated that they are authorized to execute the said instrument and the foregoing and the corporate seal of said corporation.

Witness my hand and official seal hereunto the day and year above written.
Raymond Chan
Notary Public in and for the State of Washington
Residing at Seattle

NEIL BAY
A PRIVATE SUBDIVISION

FILING

FILED at the request of *Richard H. Thompson* on this 24th day of April, A.D. 1966 at 49 minutes past 4 P.M. and recorded in Volume 3 of Plats, Pages 57 & 57A, Records of San Juan County, Washington.

FILE NO. 63498
Maynard J. Russell
Auditor, San Juan County

APPROVALS

COUNTY ENGINEER
Examined and approved this 24th day of April, 1966.

BOARD OF COUNTY COMMISSIONERS
Examined and approved this 24th day of April, 1966.

Chairman, Board of County Commissioners
Attest: *Richard H. Thompson*
Clerk of the Board.

CERTIFICATION

I, HAYS HEWITT, hereby certify that the annexed plat of NEIL BAY was made from an actual survey; that the dimensions are as shown in feet and decimals of feet, and the corners and monuments have been set as shown on the plat.

Witness my hand and official seal this 25th day of March 1966.
Raymond Chan
Registered Land Surveyor




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SAN JUAN COUNTY TREASURER

Property Tax Statements

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Site Address: 7 NEIL BAY DR

Owner: DONALD & JANICE WHITSON TTEES

Mailing Addr: 9817 21ST DRIVE SE, EVERETT, WA 98208-3858

Parcel #: 461451001000

Total Past + Current Unpaid Balance
Penalty: \$0.00 **Interest:** \$0.00 ***Balance:** \$4,570.48

[Credit card payments are accepted via PointAndPay](#)

*Additional charges may apply to past due amounts, please contact the Treasurer's office to confirm before sending payment.

Single Year Information

 Year 2012 Total Tax: \$4,570.48 Paid: \$0.00

Penalty: \$0.00 **Interest:** \$0.00 **Balance:** \$4,570.48 **Latest payment for tax year:**
Land Value: \$470,450 **Buildings:** \$262,280 **Tot. Appraised Value:** \$732,730 **Taxable Value:** \$732,730

Past tax statements are generally available. Select desired year from the drop down box above

2012 Tax Statement Detail

Voted	Type	Name	Rate	Amount
	L	STATE LEVY	2.223411	\$1,629.16
	L	COUNTY CURRENT EXPENSE	0.641423	\$469.99
Y	L	SAN JUAN SCHOOL DIST 149 SPEC	0.571482	\$418.74
	L	SAN JUAN HOSPITAL DISTRICT #1	0.456411	\$334.43
	L	ROAD DISTRICT #1	0.440609	\$322.85
Y	L	SAN JUAN LIBRARY DISTRICT	0.390000	\$285.76
	L	FIRE #3 SAN JUAN GENERAL	0.378508	\$277.34
Y	L	SAN JUAN IS EMERGENCY SERVICES	0.350000	\$256.46
Y	L	SAN JUAN ISLAND PARK & REC	0.184867	\$135.46
Y	L	SJ SCH DIST 149 CAP PROJ	0.147926	\$108.39
	L	PORT OF FRIDAY HARBOR GEN'L	0.135398	\$99.21
Y	L	SAN JUAN FIRE CAPITAL PROJECT	0.076316	\$55.92
	L	DIVERTED ROAD FUNDS	0.073336	\$53.74
	L	CO CURRENT RD SHIFT	0.038503	\$28.29
	L	CONSERVATION FUTURES	0.035112	\$25.73
--	A	STORM WATER	N/A	\$22.97
--	A	FIRE PATROL	N/A	\$17.40
	L	CEMETERY DIST #1 GEN'L	0.017691	\$12.96
--	A	NOXIOUS WEED BOARD	N/A	\$6.88
--	A	CONSERVATION DISTRICT	N/A	\$5.00
--	A	Stormwater - San Juan	N/A	\$3.30
--	F	ADMIN FEE	N/A	\$0.50
		Total	6.161093	\$4,570.48

Types: A=Assessment L=Levy F=Fee

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San Juan County Treasurer
 P.O. Box 839
 Friday Harbor, WA 98250
 Ph: (360) 378-2171
 Fax: (360) 378-6853
treasurer@sanjuanco.com


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SAN JUAN COUNTY ASSESSOR

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Charles Zalmanek, 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](#).

Owner Information		Site Address	Codes	
DONALD & JANICE WHITSON TTEES		7 Neil Bay Dr	Parcel #	461451001000
9817 21ST DRIVE SE			TA_ID	19602
EVERETT, WA 98208			Tax Area	SAN JUAN
		Current Use	Mfg/Modular	Senior/Disabled Exemption
Market Values as of 1/1/2010				
Building Value		\$262,280	Legal Acres	0.69
Land Value		\$470,450	Taxable Acres	0.69
Total Appraised Value		\$732,730	Short Legal	NEIL BAY LT 1 Sec 14, T 36N, R
Recorded documents (Auditor)		View Tax Statement	4W	Locate on map

Land Segment Information						
Segment ID	WATERFRONT	WATERFRONT (ft)	TIDELANDS (ft)	MARINEVIEW	TOPOGRAPHY	TERRITORIAL VIEW
26588	BEACH ACC, LOW BANK	97.00	--	AVERAGE	LEVEL, WOODED	--

No Sales Information Available

Improvements/Features					
1 Story - Built: 2005 Remodel: no information					
MAIN FLOOR - AREA: 934.0 sq. ft.					
APPLIANCE ALARM 1	APPLIANCE FAN 2	APPLIANCE GARDOOROPN 2	EXTERIOR WALL SI/ST	FIXTURES 7 1	FLOORING CARPET 934 SQFT
FOUNDATION PERIM	HEATING/COOLING ELBB	INTERIOR FINISH FINISH	PLUMBING UTIL 1	PLUMBING LAVATORY 2	PLUMBING WTRHEAT 1
PLUMBING TOILET 2	PLUMBING ROUGHIN 1	PLUMBING SHOWER 1	ROOF COVERING CO/BU	ROOM COUNT BATHROOM 2	ROOM COUNT OTHER 1
SEPTIC YES 8	SUB FLOOR FRAME				
UNFINISHED BASEMENT - AREA: 972.0 sq. ft.					
SHED - AREA: 192.0 sq. ft.					
CONCRETE - AREA: 1022.0 sq. ft.					
ROOFED - AREA: 18.0 sq. ft.					
OTHER - AREA: sq. ft.					
WOOD DECK - AREA: 60.0 sq. ft.					
BASEMENT GARAGE FINISHED - AREA: 972.0 sq. ft.					

Davison Head

Afterglow Dr

Roche

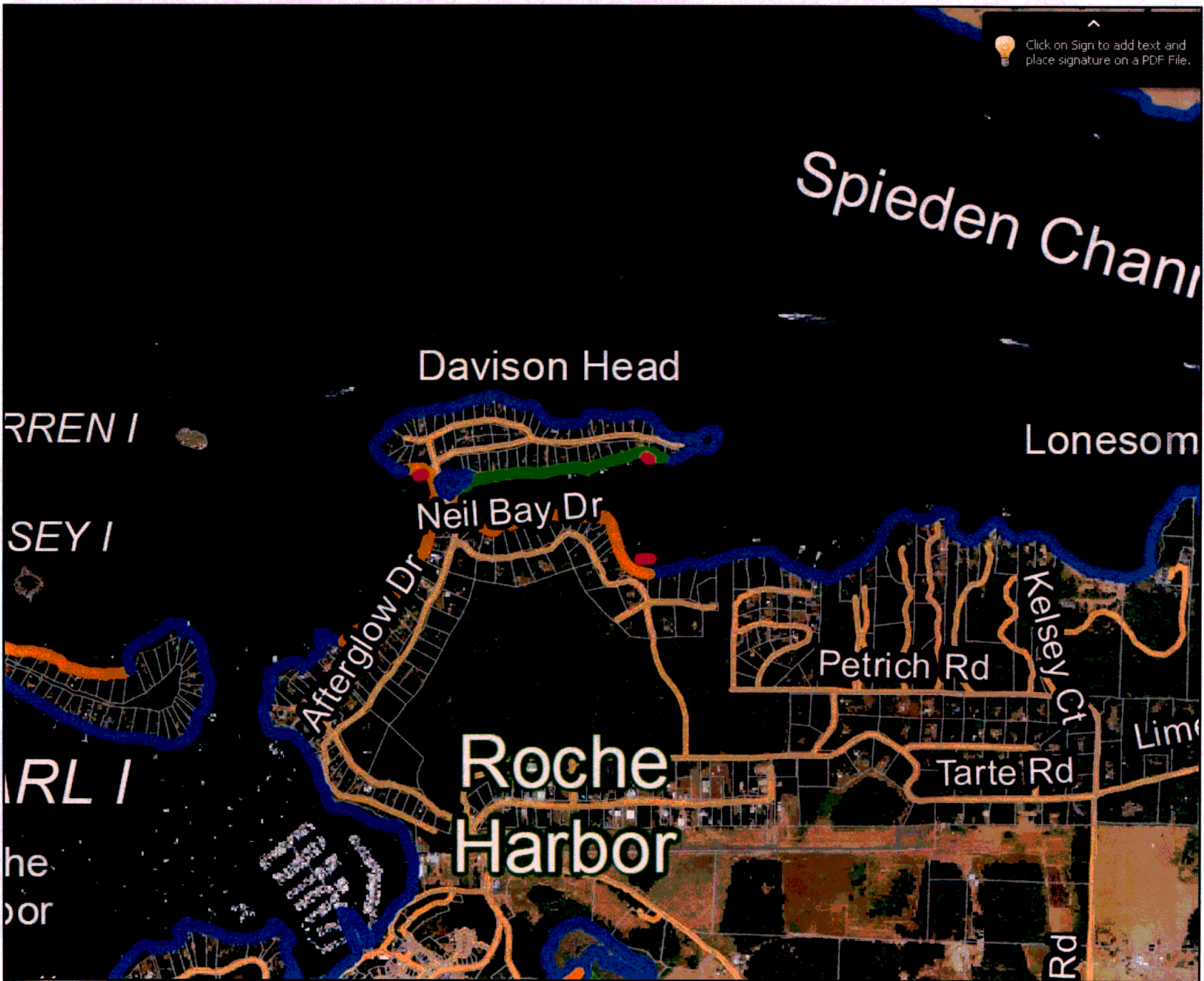
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Flood Plain map 12A

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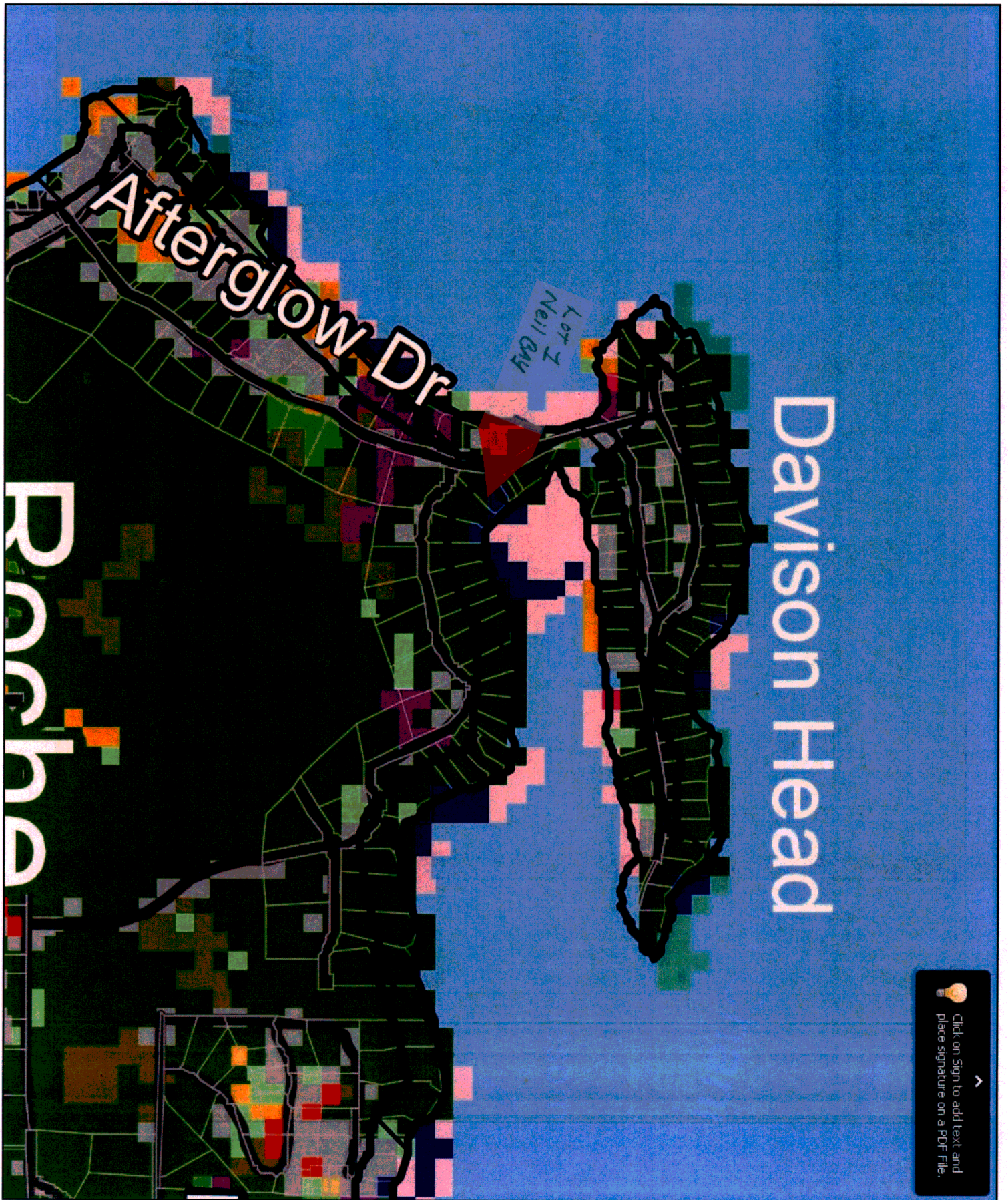


1944-1945



MAP 13A

14/10/20



Davidson Head

Afterglow Dr

Lot 2
Neil Bay

Click on Sign to add text and place signature on a PDF File.

19A Estuarine emergent wetland



28A - High probability For Juvenile Chum
29A - High probability For pink Salmon

[illegible]



30A - Fish Probability - King Cod

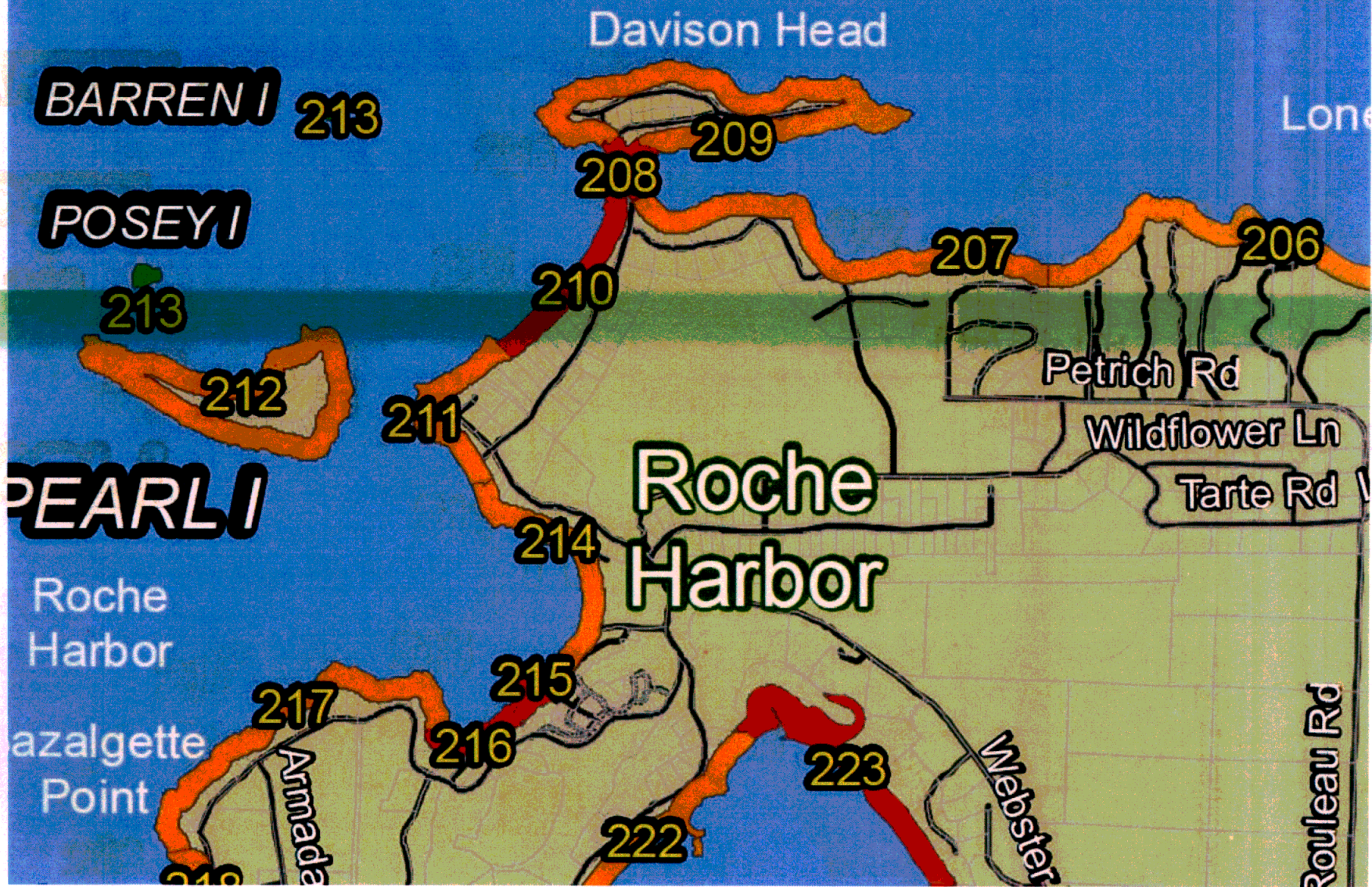
204 - 1021 1/2 - 1021 1/2

38A

Ecological Function Physical



Click on Sign to add text and place signature on a PDF File.



39A

Ecological
Functions
HABITAT