



462345003000-00-005-PIGNATARO-20120313

Date: 2/8/2012

Attn Shiren Hale

TO: San Juan County Council
San Juan Counting Planning Commission
Community Development and Planning Department

Since just finding out that the county council plans to re-write the SJC Shoreline Master Program, and that we should review the county's "characterization" of our waterfront property before March 15th 2012 to make sure it is correct and since we will be away from our home until after that date we are therefore enclosing a brief history and description of the use of our property.

Thank you

Joseph and Charlene Pignataro

Joseph Pignataro

S.J.C. COMMUNITY

MAR 13 2012

DEVELOPMENT & PLANNING

MARCH 8, 2012

TO; SAN JUAN COUNTY COMMUNITY DEVELOPMENT & PLANNING

Subject: Current and pass uses of waterfront lot
Address: 910 Armadale Road Roche Harbor WA 98250

Tax Parcel: 462331002000 / 462345003000

Owner: Joseph and Charlene Pignataro

Phone : 360-378-3064

Property description: See attached document

General History:

Our home and out buildings has been in continual growth and repair over approximately 70 years. We purchased our home 1992. We finished the in progress additions and decking around the house. We also repaired the existing dock. We planted and irrigated lawns and many beds of trees, shrubs, flowers, and vegetables around the property. We keep them highly maintained. We spend time at our home all year round and share it with friends from all over the U.S. , along with the many neighbors that we are friends of and the many friends we have made on the island. Our family and extended family loves to visit and enjoy our home. Charlene has voted in Island County for approximately 18 years. We have hookup to Roche Harbor water.

Current Structures:

Main House with many covered and uncovered decks. Garage hat includes a shop and guest house. The garage/shop/and guest house is going to be repaired soon. There is covered wood storage and several holding tanks for water storage. We also have a pump house , a dock on Mosquito Pass with an additional movable dock and a boat ramp/ launch. We maintain a wood bulkhead . We also have a viewing bench on the lawn looking out to the water. We have several fences along the property.

Shoreline Uses:

Gathering of oysters and crab. Beachcombing, Viewing of the water, the boat traffic.

[S.J.C. COMMUNITY

MAR 13 2012

DEVELOPMENT & PLANNING

Dock: fishing ,crabbing ,boat moorage, a movable dock, boat launch/ramp.
Many beachfront parties, BBQ's.

Other Area Uses:

Fenced and non fenced landscaping including shrubs, flower gardens, vegetable gardens,trees,and lawn all irrigated. There are some impeding trees that are showing signs of disease or dieing.

We have driveways and parking areas.



JAN SEARS

MAKE CHECKS PAYABLE TO:
SAN JUAN COUNTY TREASURER
FRIDAY HARBOR, WA 98250-0639
(360) 378-2171

WWW.SANJUANCO.COM/TREASURER/

Printed: 2/20/2012

Owner ID: 27189

JOSEPH & CHARLENE PIGNATARO
14900 72ND AVE W
EDMONDS WA 98026-4009

7130 33
1/1



SAN JUAN COUNTY TREASURER

STATEMENT #

57-27189

DISTRIBUTION SUMMARY:

STATE	2010.07
COUNTY	802.97
ROAD	674.89
PORT	177.79
PARK	242.76
SCHOOL	944.89
CEMETERY	23.23
FIRE	597.25
LIBRARY	512.13
E.M.S.	459.61
OTHER	645.44

Gross Tax 8090.43

Total Taxable Value:	1,313,150
Voter Approved Taxes:	2259.40
ADMIN FEE	.50
FIRE PATROL	17.40
CONSERVATION DISTRICT	5.00
NOXIOUS WEED BOARD	6.88
STORM WATER	22.97
Stormwater - San Juan	3.30
OTHER	
Assessment/Fees	56.05

2012 Total Taxes and Fees

\$ 8146.48

GEO/PARCEL #	Abbreviated Legal Description	Situs Address	Imp. or Equip	Taxable Assessed Value		Total
				Land	Exempt	
462331002000	PT GL 7 TGW TDS Sec 23, T 36N, R 4W		438,310	871,040	0	1,310,250

Tax Area	Levy Rate	Gross Tax	Assmts	Fees	Net Tax	1/2 Tax	Diq. Yrs	Total
0493	6.16109	8072.56	55.55	.50	8128.61	4064.34	.00	8128.61

GEO/PARCEL #	Abbreviated Legal Description	Situs Address	Imp. or Equip	Taxable Assessed Value		Total
				Land	Exempt	
462345003000	TIDELANDS IN FRONT OF PR GL-4, 7.32 CHS Sec 23, T 36N, R 4W		0	2,900	0	2,900

Tax Area	Levy Rate	Gross Tax	Assmts	Fees	Net Tax	1/2 Tax	Diq. Yrs	Total
0493	6.16109	17.87	.00	.00	17.87	17.87	.00	17.87

GEO/PARCEL #	Abbreviated Legal Description	Situs Address	Imp. or Equip	Taxable Assessed Value		Total
				Land	Exempt	

Tax Area	Levy Rate	Gross Tax	Assmts	Fees	Net Tax	1/2 Tax	Diq. Yrs	Total
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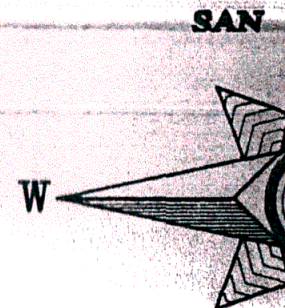
GEO/PARCEL #	Abbreviated Legal Description	Situs Address
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Tax Area	Levy Rate	Gross Tax	Assmts	Fees	Net Tax	1/2 Tax	Diq. Yrs	Total
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N80°40'00" E

LOT 4 VOLUME 5 OF PLATS, PAGE 48

"C"
1" DIA. IRON
NO CAP
E, 0.55' FROM
DEED POSITION

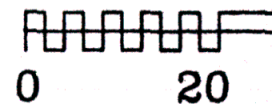


Land Description

THAT PORTION OF GOVERNMENT LOT 7 IN SECTION 23, TOWNSHIP 36 NORTH, RANGE 4 WEST, W.M., SAN JUAN ISLAND, COUNTY OF SAN JUAN, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 23; THENCE SOUTH 25°50' WEST, 550.5 FEET; THENCE SOUTH 77°45' WEST, 720 FEET; THENCE NORTH, 146.6 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO FRANK L. MORRIS A BACHELOR, BY INSTRUMENT RECORDED IN VOLUME 22 OF DEEDS, PAGE 334; THENCE CONTINUING NORTH, 72 FEET; THENCE NORTH 80°40' EAST, 67.3 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH, 100 FEET; THENCE SOUTH 80°40' WEST, 267 FEET TO A POINT MARKED BY AN IRON PIPE ON THE BANK ABOVE THE BEACH; THENCE WEST, 295 FEET, MORE OR LESS, TO THE GOVERNMENT MEANDER LINE; THENCE SOUTH 34° EAST, 120.5 FEET ALONG SAID MEANDER LINE; THENCE LEAVING THE MEANDER LINE EAST, 240 FEET, MORE OR LESS, TO A POINT ON THE BANK ABOVE THE BEACH MARKED BY AN IRON PIPE; THENCE NORTH 80°40' EAST, 267 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ASSUME



Auditor's Ce

FILED FOR RECORD THIS _____ C