

CHRISTOPHER T BURN EASEMENT

BASELINE PRESENT CONDITIONS REPORT

December 2014

Box 327
Lopez Island, WA 98261
(360) 468 3202

I. Vital Statistics

Document Date: December 19, 2014

Auditor's File Number: to be filled in after closing

SJPT Transaction #: to be filled in after closing

Easement Grant Date: to be filled in after closing

Location: East of Fishery Point, Waldron Island

Site Addresses: none

Name and Address of Grantors: Christopher T. Burn
190 Lucero Way
Portola Valley, CA 94028-7428

Tax Parcel: 371112001 (Eastern Parcel)
371112002 (Western Parcel)

Total Acreage: 10.4

Shoreline: 814'

Brief Description of Easement Restrictions:

This easement limits the property to a single residence on the western parcel. A tent platform is allowed on the Property.

Easement Conservation Values (Section 1.3):

The Property's natural shoreline, wetlands, and forest (ecological) and open-space (including scenic) values (hereinafter, the "Conservation Values") are of major importance to Grantor, Grantee, and the people Waldron Island, San Juan County, and the State of Washington. The Property sustains the dynamic nearshore processes necessary to maintain natural shoreforms, is part of the accretion beach system of northern Waldron Island which has Point Hammond as its feeder bluff, and enhances the quiet, solitude, rural character and wildlife habitat of Waldron Island. The Property can be viewed by the public from the waters of Boundary Pass.

II. Property Description

Geographic Context:

This easement is one of a series along Fishery Point on Waldron Island that will enhance long term shoreline protection.

Property Description:

An excellent description of the property, its land-use and habitat features are all included in the attached Burn-Johnson Family Forest Management Plan by Rain Shadow Consulting, dated 2007. Those findings are still accurate.

There are two wetlands on the eastern parcel and a Wetland Delineation Report by Element Solutions with their description is included as an attachment.

Improvements:

The only improvement on the property is the cabin on the western tax parcel.

Conservation Values:

The conservation values of this property are the natural shoreline, a healthy regrowth forest and wetlands. See Section VII Wildlife Habitat and Important Ecological Features of the Forest Management Plan for further details. Of note from the Forest Management Plan is the property has the only two known Sitka Spruces on Waldron Island.

III. Reserved Areas

The only reserved area is the defined Structures Area that includes the current cabin.

IV. Property Boundaries

The property boundaries are not marked.

Attachments:

- 2013 Aerial
- Survey Map of Structures Area
- Legal Description of Structures Area
- USGS Topographic Map
- 1894 T-sheet from US Coast and Geodetic Survey
- On Site Photographs
- WA Department of Ecology Shoreline Photos
- Directions to Site
- Burn Johnson Family Forest Management Plan by Rainshadow Consulting (2007) with 2012 Addendum
- Wetland Delineation Report by Element Solutions
- Shannon & Wilson Geotechnical Engineering Services, County Road Improvement Report

Author:

Dean Dougherty

Director of Stewardship for San Juan Preservation Trust since 2005

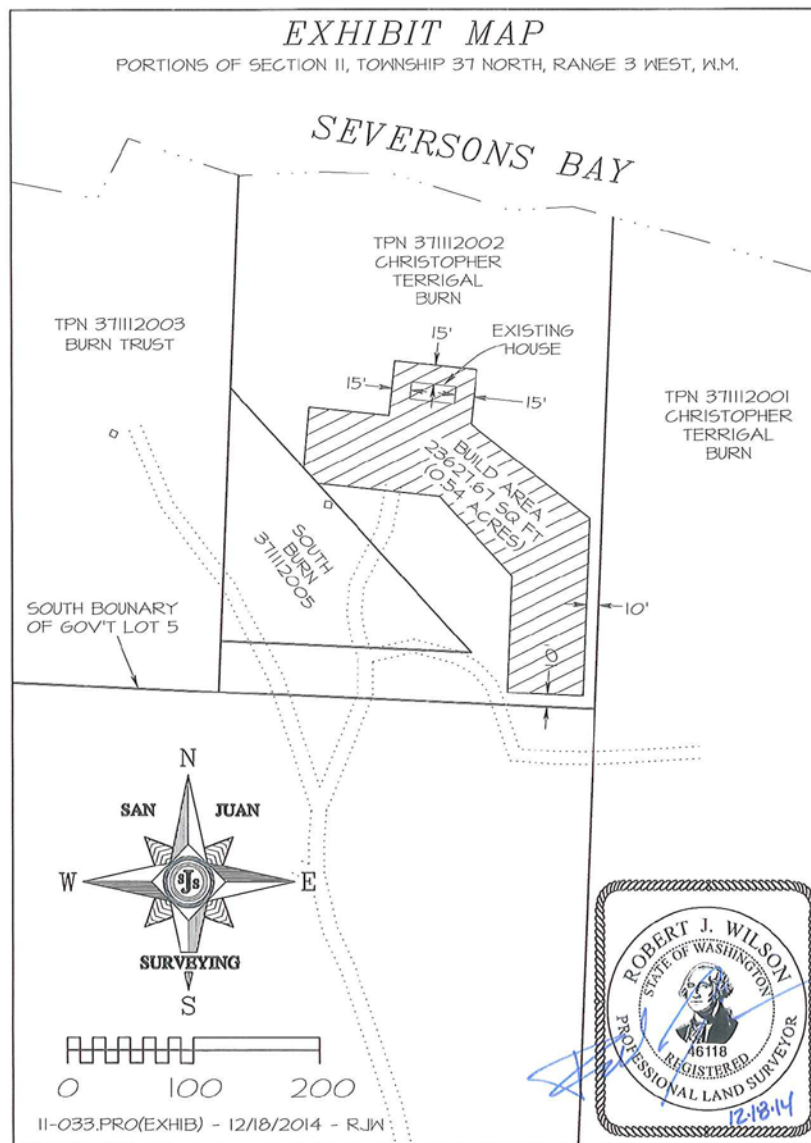
M.S. University of Washington College of Forestry, 2003

Baseline Report Trained by the Land Trust Alliance

Christopher T Burn 2013 Aerial



Survey Map of Structures Area



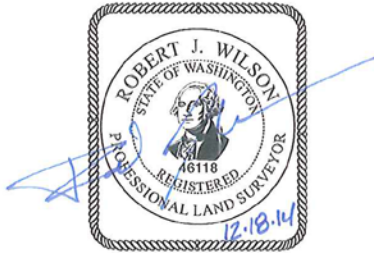
Legal Description of Structures Area

EASEMENT DESCRIPTION

Build Area

That portion of Government Lot 5, Section 11, Township 37 North, Range 3 West, W.M., San Juan County, Washington described as follows;

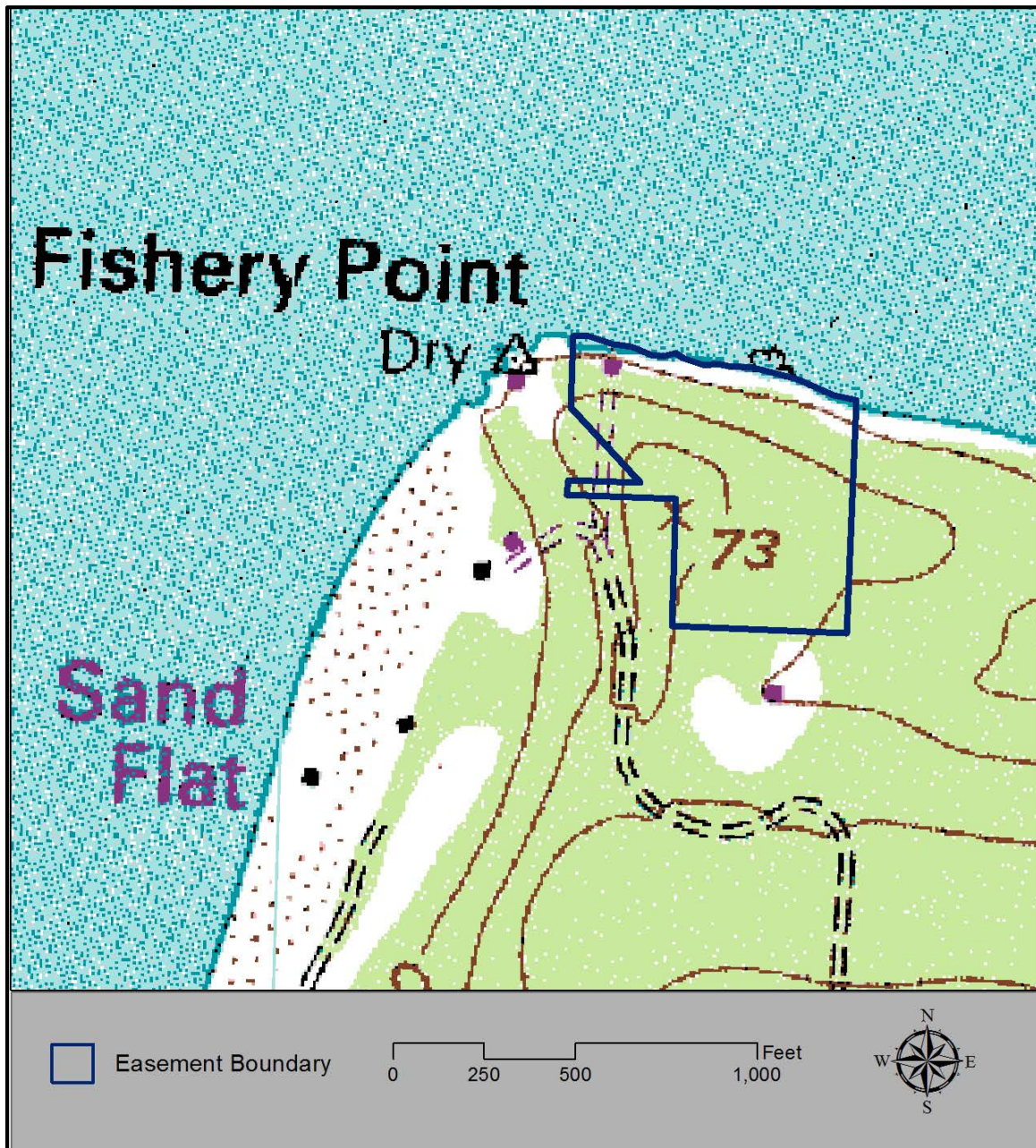
Commencing at the east Quarter corner of said Section 11, from which bears the meander corner common to Sections 11 and 12, said Township and Range North 2°22'10" East 1819.79 feet; thence North 45°04'21" West, 2476.16 feet to the True Point of Beginning; thence North 87°28'07" West, 59.93 feet; thence North 2°24'47" East 91.94 feet; thence North 42°31'58" West 84.78 feet; thence North 84°01'57" West 98.09 feet; thence North 42°31'58" West 15.99 feet; thence North 05°01'43" East 48.15 feet; thence South 84°01'57" East 64.38 feet; thence North 05°58'03" East 43.40 feet; thence South 84°01'57" East 66.00 feet; thence South 05°58'03" West 43.40 feet; thence South 51°57'04" East 118.95 feet; thence South 2°24'10" West 140.18 feet to the True Point of Beginning.



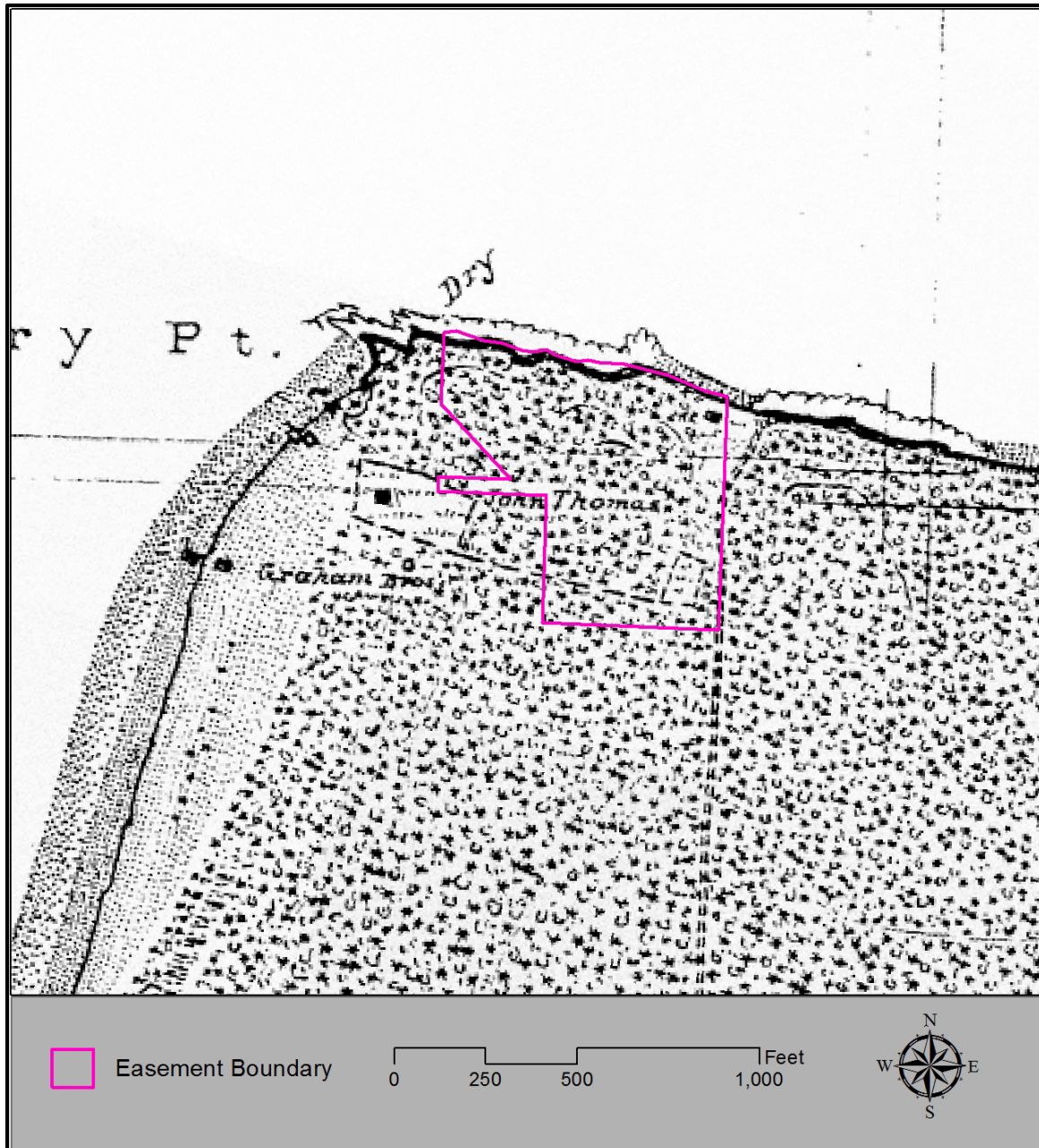
San Juan Surveying, LLC

P.O. Box 611 Friday Harbor, WA 98250
(360) 378-2300 www.sanjuansurveying.com

USGS Topographic Map



TSheet
1894 US Coast and Geodetic Survey
Section XI, Sheet No. 5 Orcas and Waldron Islands
JJ Gilbert, Surveyor



On-Site Photographs from 5/16/2014



Cabin on western tax parcel.



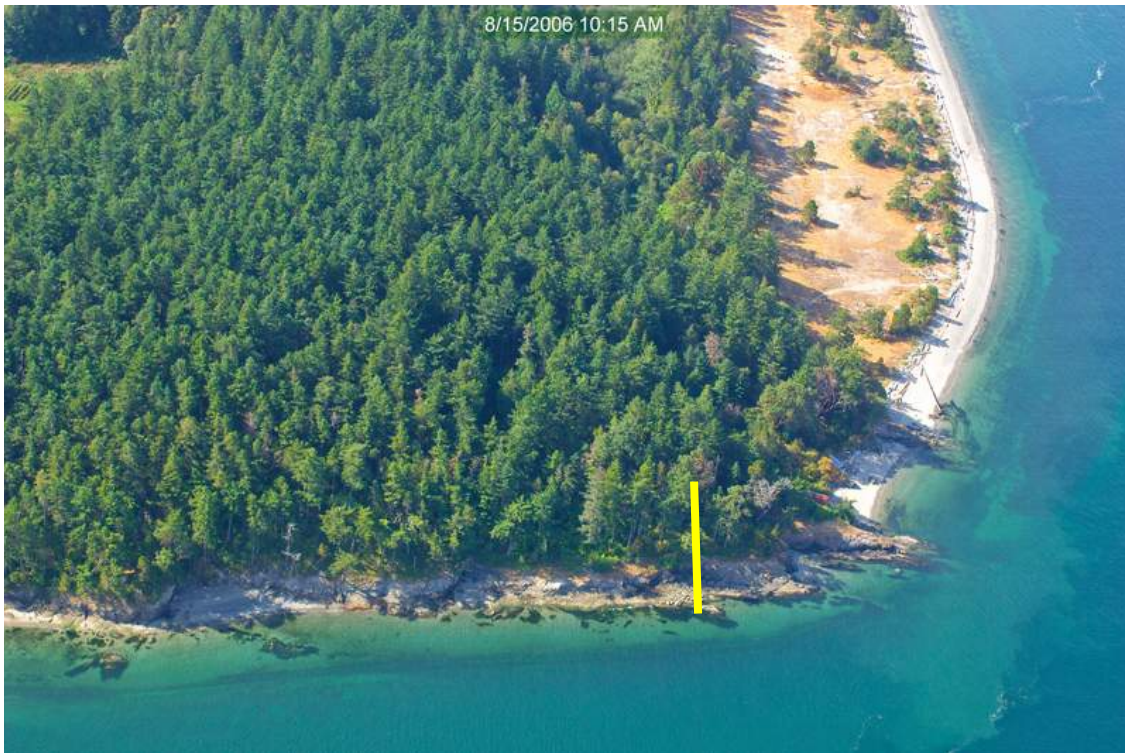
Foot path east of the cabin.

On-Site Photographs from 5/16/2014

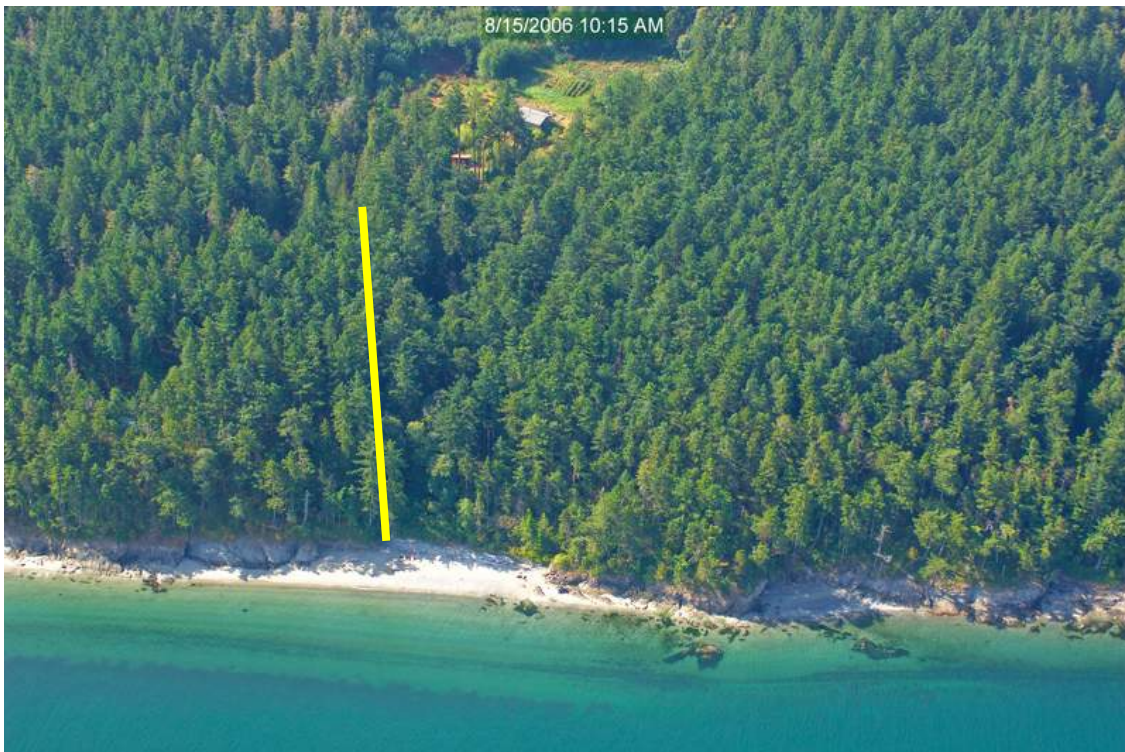


NE corner of the property and wetland area.

WA Department of Ecology Coastal Atlas Shoreline Photo 8/15/2006



Approximate location of western shoreline boundary in yellow.



Approximate location of eastern boundary in yellow.

Directions to Site:

Follow Center road until it dead ends south of the property. The bottom map, extracted from the Forest Management Plan, shows the paths and roadways on the property.

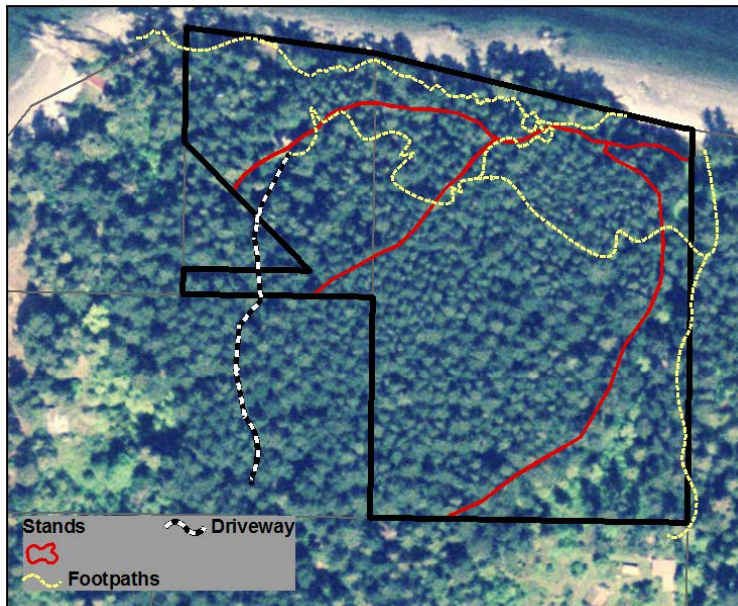
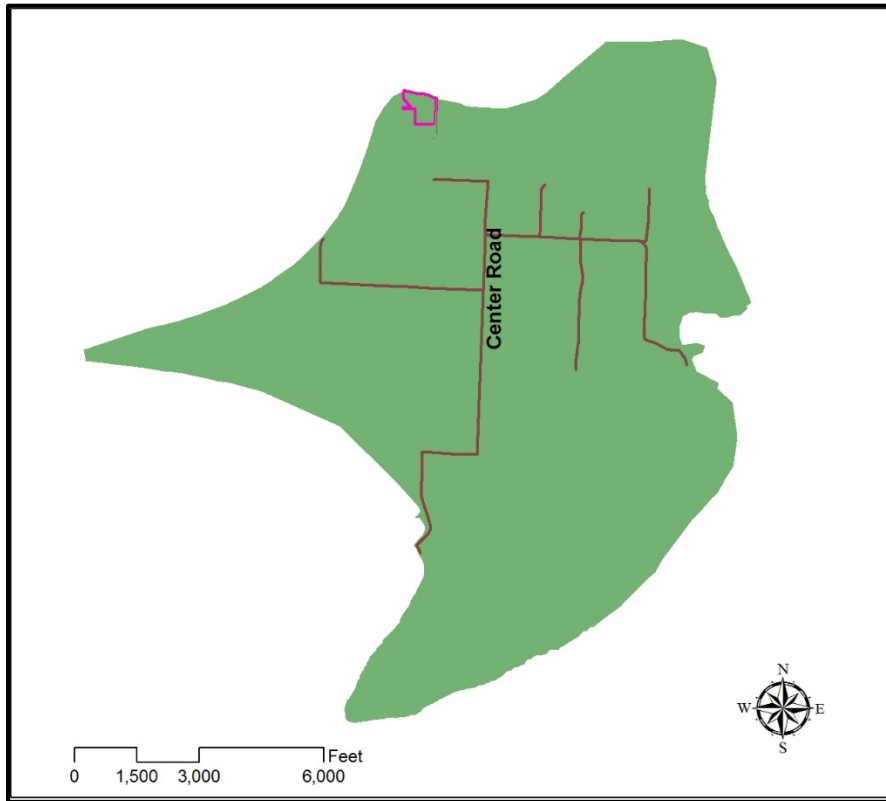


Figure 2. Aerial photo overlaid with the boundary of the entire property. Forested stands, driveway, and footpaths are delineated.