



WATER-RIGHT DOCKET

San Juan Island National Historical Park

Docket No: 3

MAINTENANCE WELL #2 (JAMESON WELL)

Land History

00-00-0000: identification of property: track no. 01-103

English Camp

IDENTIFICATION OF PROPERTY:

A. Record Owner:

Agnes Jameson

B. Address of Owner:

Friday Harbor, San Juan Island, Washington

C. Tract Number: 01-103
103

D. Legal Description:

Beginning at the southeast corner of the NE 1/4 NW 1/4 of Section 25, Township 36 North, Range 4 West, W.M., in San Juan County, Washington; thence north along the east line of said NE 1/4 NW 1/4, 494 feet; thence west 137 feet to the east boundary of the county road; thence southerly along said east boundary of the county road 494 feet to the south line of said NE 1/4 NW 1/4; thence due east 133 feet to point of beginning, containing 1.53 acres, more or less.

PROPERTY DATA:

A. Land Data:

Subject land is located on the east side of the Mitchell Bay Road, about a half mile south of the Roche Harbor Road. The tract lies approximately 2,000 feet east of Westcott Bay.

Subject land is a nearly triangular shaped site with an estimated 600 feet frontage on the east side of Mitchell Bay Road and a depth varying to 140 feet. Area is 1.53 acres, more or less.

Access is good via the Mitchell Bay Road, a gravel and asphalt surfaced county road. The county road department is now widening and re-surfacing this road.

According to the San Juan County Soil Survey, the predominate soil is Roche Stony Loam, symbol RsB, 3 to 8% slopes. This soil is well suited to small grains and grasses. This soil has moderate natural fertility.

The topography is gently sloping, with an upward rise to the east. The site varies from on grade with the county road to slightly above grade. There is a potential view to the west which is obstructed by trees on the land across the road. Drainage and soil conditions are good.

The tract has about .75 of an acre cleared for a home site, and .78 of an

acre is uncleared. The uncleared land has .50 of an acre of timber, which is not merchantable, supporting a cover of medium sized fir, cedar and alder. Refer to the Timber Cruise in the Addenda to this report.

The utilities pattern is limited to electricity and telephone. Domestic water is supplied by a spring fed gravity flow system. A good and adequate supply of water. Sewage disposal is by septic tank.

No evidence can be found to indicate the existence of mineral deposits having a commercial value.

There are no encumbrances or easements of record.

Subject land is improved with a single family residence, garage, and a commercial sign painting shop.

Land improvements are modest, consisting of a native lawn, a few flowers and shrubs, shade trees, and a gravel driveway.

B. Improvements:

1. Dwelling - 871 square feet

A one story, composition shingle roof, asbestos shake siding, frame structure on a concrete foundation. Built about 1930, effective age is estimated to be 25 years, remaining economic life is estimated to be 35 years.

Exterior condition is rated fair to good, requires painting on trim, new gutters and downspouts, and minor repairs.

Interior is divided into a living room, dining room, kitchen, two bedrooms and a bath. There is a 100% concrete basement. The floors and trim are fir. All floors are covered with linoleum. Walls and ceilings are celled with plaster board and celotex.

The kitchen has a two compartment sink, metal cabinets with linoleum counter tops, 220 volt wiring and a breakfast nook. The bath has three modern fixtures, including a basin, commode and tub with overhead shower. There is a colotile wainscot.

Heat is by a wood fired space heater and two electric wall units. Hot water is heated by a 220 volt tank.

The basement has only an outside entrance and floor to ceiling height is 6 feet. The floor is concrete. There is plumbing for a washer and 220 wiring for a dryer. The basement is wet, due to a serious surface water drainage problem. Water is standing on the floor. Drain tile and treatment of walls must be completed in order to cure this water problem.

Interior condition is rated fair to good, requires interior decorating and minor repairs. One bedroom is unfinished, needs painting, patching and finish work. Room arrangement is old style, and the house requires some modernization.

2. Carport - 12 X 20 - 240 square feet

A one car, attached carport with a flat rolled composition roof, pole construction, and open wall. The floor is gravel. Condition is good.

3. Garage - 14 X 24 - 336 square feet

A detached, one car garage with a flat metal roof, metal walls and pole construction. The floor is gravel. No doors. Condition is good.

4. Sign Shop - 24 X 48 - 1,152 square feet

A one story structure with a rolled composition roof, cedar siding, on post and block foundation. The interior is open stud and the floor is wood. There is a small office partitioned off from the shop area. Heat is by a wood fired space heater. Built about 1963, condition is rated good. There are two doors and 15 windows. The exterior has never been painted.

C. Business Data:

Subject owner operates a commercial sign painting shop under the name "Jamies Signs." He also uses the silk screening process of sign making. He informs me that he is the only sign maker on the island. The building is not a special purpose shop, however, and is well suited for most any type of shop work.

D. Delineation of Title: (5 years)

None

E. Assessment Data:

Land	\$ 30
Improvements	<u>1,390</u>
Total Assessed Value	\$ 1,420
Taxes - 1967	\$ 89.70

F. Zoning:

None

HIGHEST AND BEST USE:

Highest and Best Use is described as the most likely, profitable use for which a property may be legally used, and for which there is a current market.

The Highest and Best Use of subject land is the current use as a site for single family residences. The scope of this use will include the shop building as an appertanent private structure.

Memorandum
M41

June 5, 1990

To: Harlan Hobbs, PNRO

From: Bill Walker, DSC Project Supervisor

Reference: San Juan Island National Historical Park, San Juan
County, Washington, Contract No. CX-9000-9-9004,
British Camp, Maintenance Facility,
IFB SAJH-X18, PT-07

Subject: Water Line Survey Data

The enclosed survey data was provided to me by Phil Ayers at DSC. His number is 303+969-2556. My number at the DSC field office at MORA is 206+569-2372. I will also copy Dick Hoffman and his staff at SAJH.

Hope this helps you with your easement.

cc: SAJH
File

RECEIVED

JUN 7 1990



United States Department of the Interior

NATIONAL PARK SERVICE
DENVER SERVICE CENTER
12795 W. ALAMEDA PARKWAY
P.O. BOX 25287
DENVER, COLORADO 80225-0287



FAX TELECOMMUNICATION

DESTINATION (Fax Number): 8-399-4896

TO: Frank Senino

ORGANIZATION: Pacific Northwest Region / Lands Division

FROM: Dana Curtis

ORGANIZATION: DSC - Branch of Surveys

SUBJECT: Monument record information

NUMBER OF PAGES TO FOLLOW: 6

REMARKS/SPECIAL INSTRUCTIONS:

Monuments E-11 & E-13 were set by:

Walker & Associates, Inc.

310 Prefontaine Bldg.

Seattle "MU 2 2392" (sic)

Date of survey: May 1971. "This traverse checked May 25,
1972 by Blair & Pilkington."

RETURN FAX MACHINE NUMBER: (303) 969-2743 - Commercial
327-2743 - FTS

FAX OPERATOR NUMBER: (303) 969-2743 - Commercial
327-2743 - FTS

TRANSMITTED BY FAX

TO: RT

FROM: DSC

DATE & TIME: 7/18/91 11:31

OPERATOR: gaw

NATIONAL PARK SERVICE SURVEY MONUMENT RECORD		
PARK: <u>SAN JUAN ISLAND NAT'L HIST. PARK</u>	MONUMENT	STAMPED <u>E-11, SJ-1</u>
DEVELOPED AREA: <u>ENGLISH CAMP</u>	ESTABLISHED _____	
TYPE OF PROJECT: <u>TOPO MAPPING</u>	DATE: RECOVERED <u>1988</u>	
	☐ NPS-DSC-BRANCH OF SURVEYS	
	SET BY: ☐ OTHER FED. AGENCY	
SHEET _____ OF _____ DRAWING NO. _____	☒ A/E FIRM	
<u>Washington</u> STATE SYSTEM OF PLANE COORDINATES <u>NORTH ZONE</u>		
LATITUDE: _____	NORTHING (y) = <u>587544.95</u>	
LONGITUDE: _____	EASTING (x) = <u>1439213.63</u>	
MAPPING ANGLE ϕ : _____	ELEVATION = _____	
SCALE FACTOR:	SEA LEVEL FACTOR:	COMBINED FACTOR:
DATUM	ORDER OF SURVEY	ACCURACY
HORIZ: ☒ NAD 1927 ☐ LOCAL ☐ 1ST ☐ 2ND ☒ 3RD ☐ 4TH	1 PART IN <u>15000</u>	
VERT: ☒ NGVD 1929 ☐ LOCAL ☐ 1ST ☐ 2ND ☐ 3RD ☐ 4TH		
OBJECT	GRID BEARING	GRID DISTANCE (FEET) (METERS)
<u>E-13</u>	<u>3 60° 37' 08" E</u>	<u>448.62</u>
DESCRIPTION: ☐ ALUM. CAP ☐ BRASS CAP ☐ COPPERWELD ☒ OTHER <u>BRASS PLUG IN CONCRETE</u>		
E-11 is a brass plug in concrete, up 0°. It is located at the north end of English Camp approximately 40 ft. north of the bank of Garrison Bay and approximately 80 ft. east of the start of the trail to Bell Point.		
SKETCH		

NATIONAL PARK SERVICE SURVEY MONUMENT RECO.		
PARK: <u>SAN JUAN ISLAND NAT'L HIST. PARK</u>		MONUMENT
DEVELOPED AREA: <u>ENGLISH CAMP</u>		STAMPED <u>E-13 SJ-1</u>
TYPE OF PROJECT: <u>TOPO MAPPING</u>		DATE: ESTABLISHED _____
SHEET _____ OF _____ DRAWING NO. _____		RECOVERED <u>1988</u>
		☐ NPS-DSC-BRANCH OF SURVEYS
		SET BY: ☐ OTHER FED. AGENCY _____
		☒ A/E FIRM _____
STATE SYSTEM OF PLANE COORDINATES _____ ZONE _____		
LATITUDE: _____	NORTHING (y) = <u>587324.82</u>	
LONGITUDE: _____	EASTING (x) = <u>1439609.60</u>	
MAPPING ANGLE θ : _____	ELEVATION = _____	
SCALE FACTOR: _____	SEA LEVEL FACTOR: _____	COMBINED FACTOR: _____
DATUM	ORDER OF SURVEY	ACCURACY
HORIZ: ☒ NAD 1927 ☐ LOCAL ☐ 1ST ☐ 2ND ☒ 3RD ☐ 4TH	1 PART IN <u>15000</u>	
VERT: ☒ NGVD 1929 ☐ LOCAL ☐ 1ST ☐ 2ND ☐ 3RD ☐ 4TH		
OBJECT	GRID BEARING	GRID DISTANCE (FEET) (METERS)
<u>E-11</u>	<u>N 60° 37' 03" E</u>	<u>448.68</u>
DESCRIPTION: ☐ ALUM. CAP ☐ BRASS CAP ☐ COPPERWELD ☒ OTHER <u>BRASS PLUG IN CONCRETE</u>		
E-13 is a brass plug in concrete, up 0°. It is located near a grove of large cedar trees in English Camp approximately 200 ft. northwest of the barracks and 150 ft. east of the storehouse.		
SKETCH		

Date: 10-17-1989
Page: 1GEODIMETER SURVEYING SOFTWARE - V4.10B
COORDINATES BY POINT NUMBER RANGECoordinates from the file TRAV1.XYZ
on the disk labeled SURVEYS-2

Stn./Point	Pt. Code	Northing/Y	Easting/X	Elev./Z
------------	----------	------------	-----------	---------

From Point Number EC1 to Point Number EC2

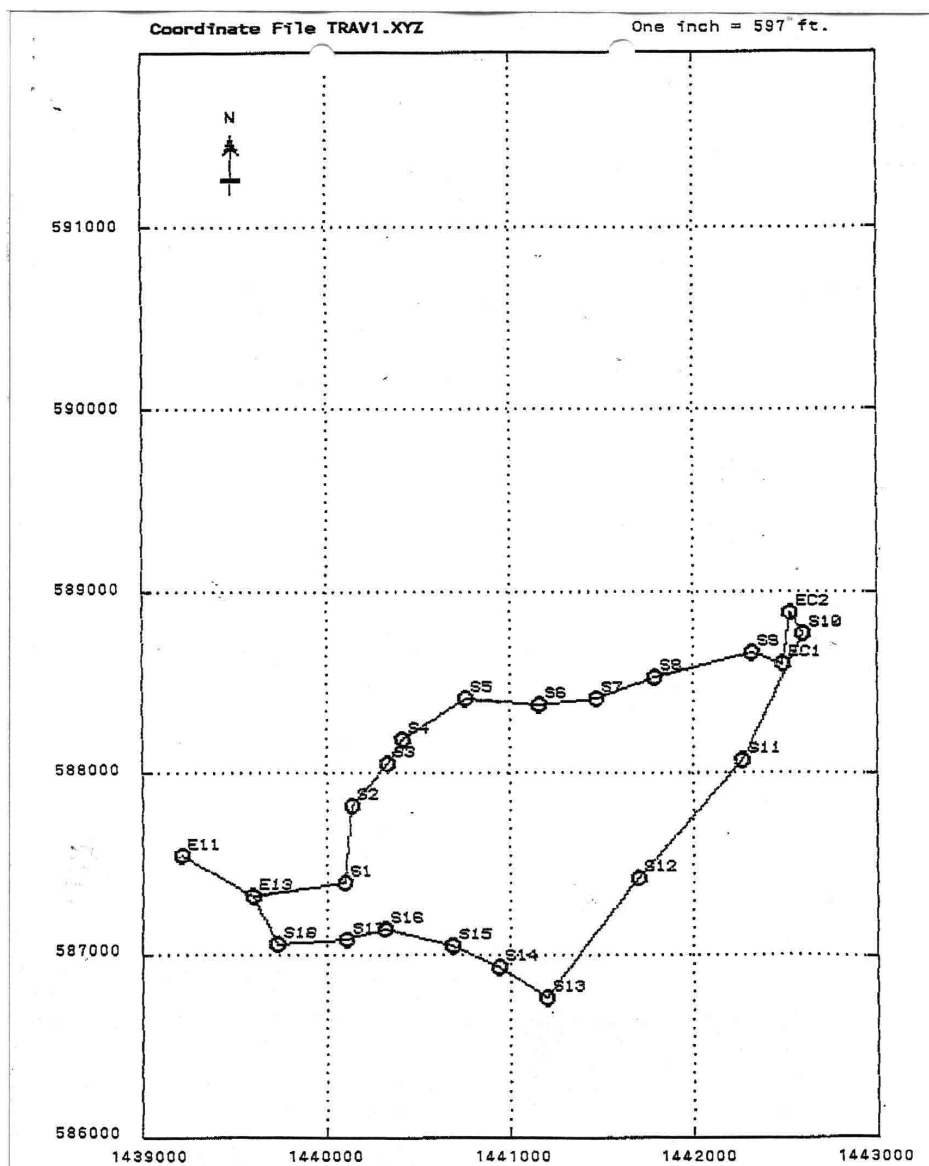
EC1	101	588599.013	1442487.576	-20.551
	Traverse Station			
EC2	101	588884.641	1442525.385	-0.314
	Traverse Station			

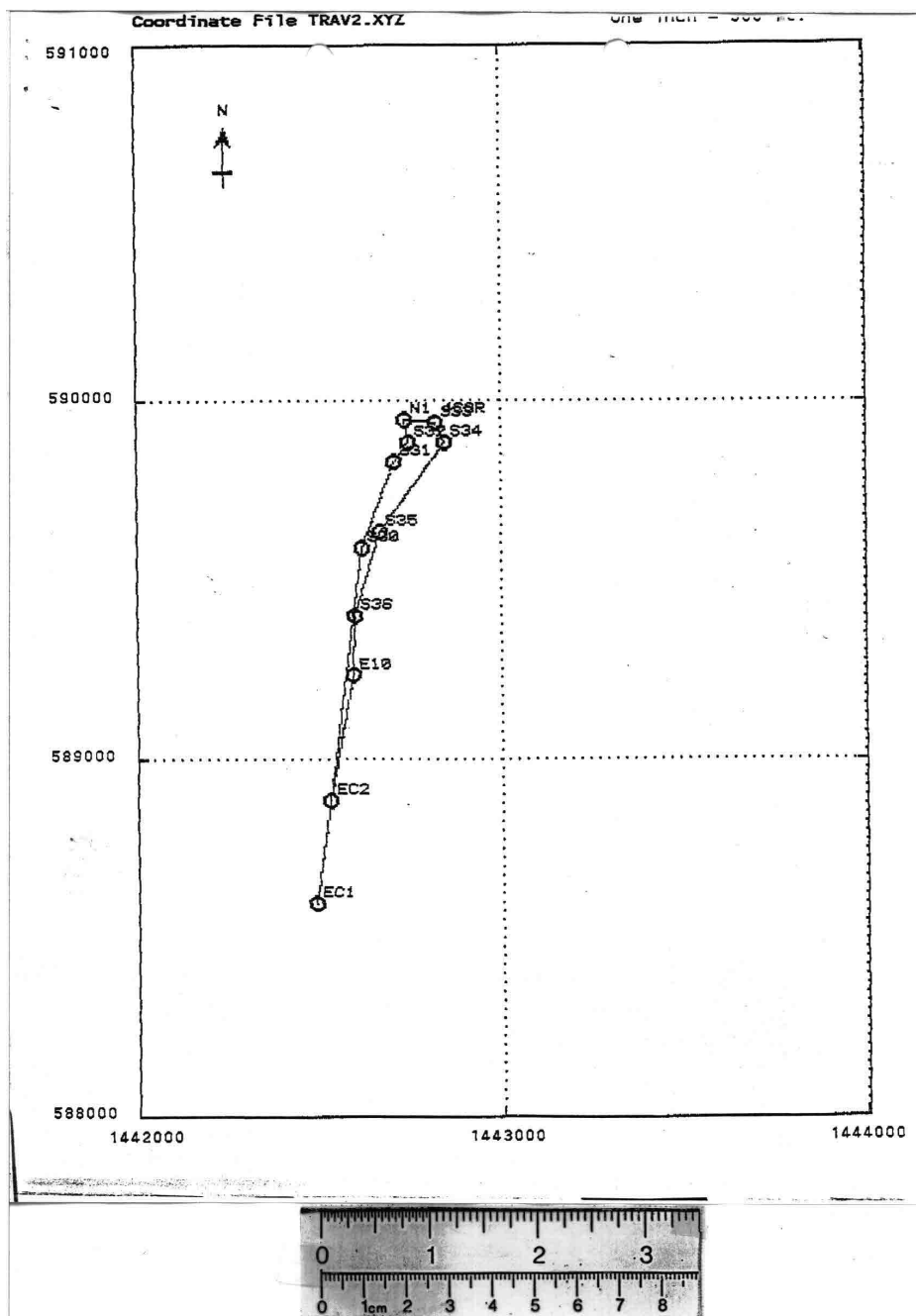
From Point Number N1/4COR to Point Number N1/4COR

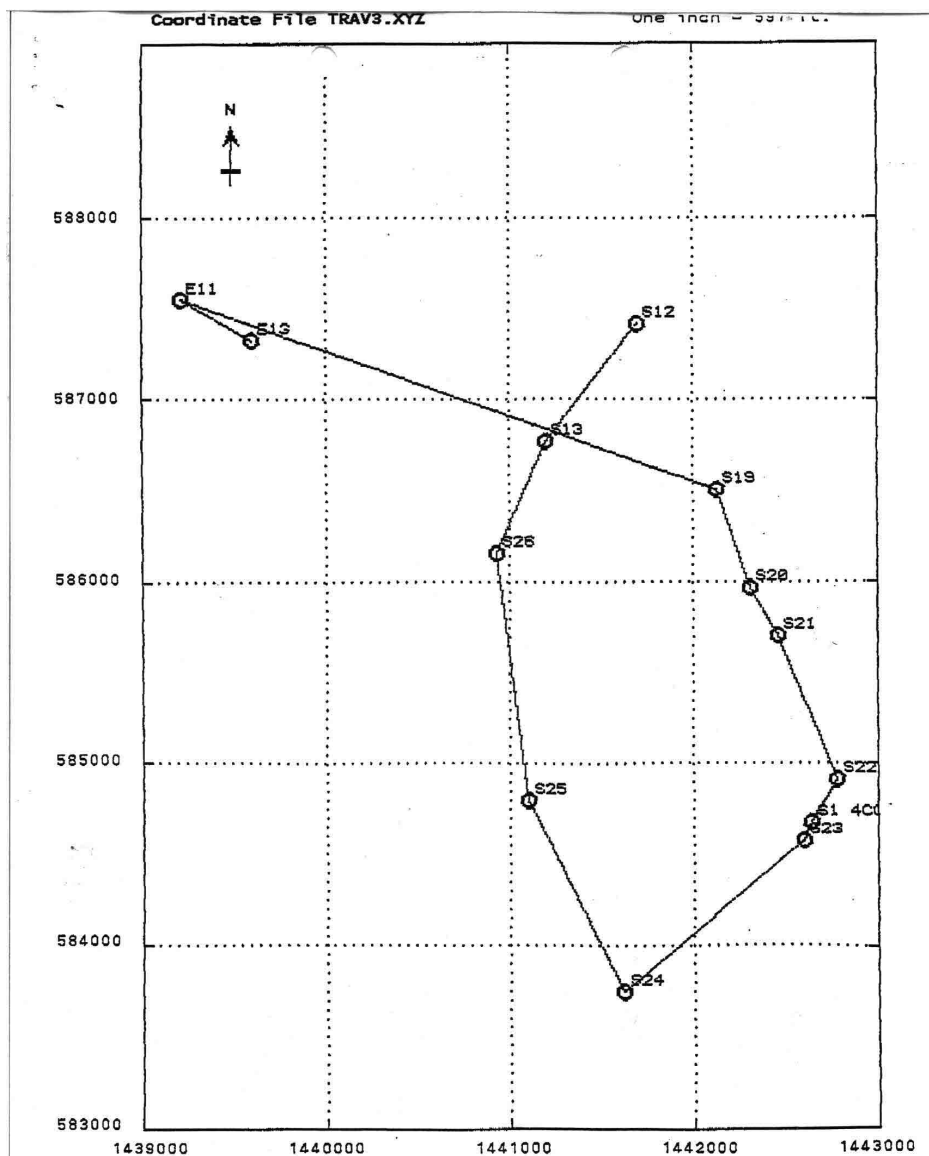
N1/4COR	101	589948.504	1442737.031	-1.047
	Traverse Station			

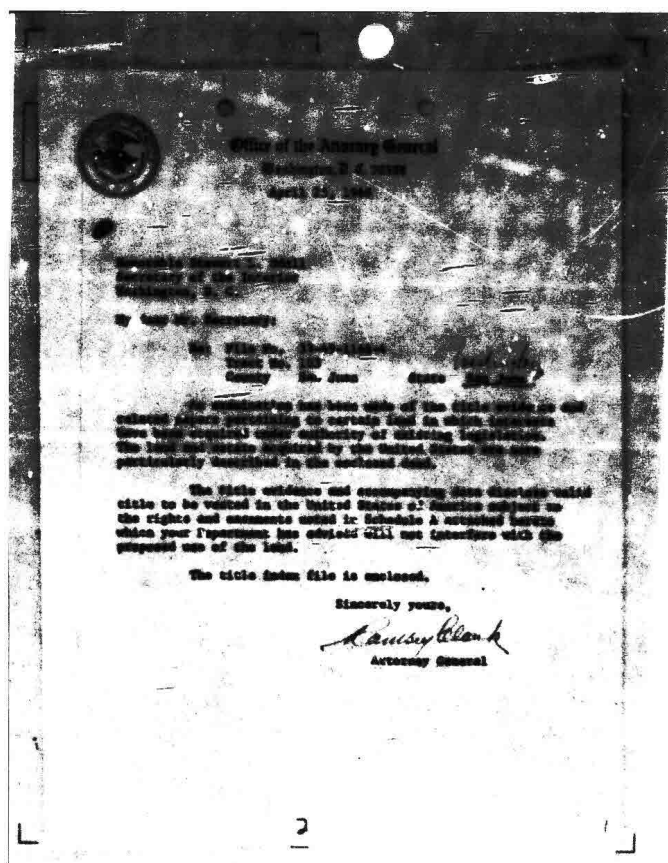
From Point Number S1/4COR to Point Number S1/4COR

S1/4COR	101	584667.770	1442641.562	360.698
	Traverse Station			









Office of the Attorney General

Washington, D. C. 20530

April 25, 1968

Honorable Stewart L. Hall
Secretary of the Interior
Washington, D. C.

My dear Mr. Secretary:

Re: File No. 33-49-1168-4
Tract No. 103
County San Juan State New Mexico

An examination has been made of the title evidence and related papers pertaining to certain land in which interests have been acquired under authority of existing legislation. The land and estate acquired by the United States are more particularly described in the enclosed deed.

The title evidence and accompanying data disclose valid title to be vested in the United States of America subject to the rights and easements noted in Schedule A attached hereto which your Department has advised will not interfere with the proposed use of the land.

The title index file is enclosed.

Sincerely yours,

A. J. [Signature]
Attorney General

SCHEDULE A

File No.: 33-40-1142-4

Tract No.: 123

Project: San Juan Island National Historical Park located in
San Juan County, Washington

Benefits Acquired: Yes

Acres: 1.53

Total Consideration: \$13,500.00

The deed to the United States of America was executed
by Agnes McKay Johnson and Charles A. Johnson, her husband on
March 19, 1968, filed for record on March 19, 1968 and recorded
in Book 49, at page 734.

The title insurance policy No. 21-5642 was last satis-
factorily certified as of March 20, 1968, by Security Title
Insurance Company.

The title is subject to the following:

1. Existing easements for public roads
and highways, rights of way for rail-
roads, pipelines and public utilities.
2. Rights of third parties, if any, under
reservations contained in the patent
from the United States as noted at item
3, Schedule B of the title policy.

SCHEDULE A

Title No.: 33-49-1166-6

Tract No.: 100

**Project: San Juan Island National Historical Park located in
San Juan County, Washington**

Estates Acquired: Fee

Acres: 1.53

Total Consideration: \$13,500.00

The deed to the United States of America was executed by Agnes McKay Jackson and Charles A. Jackson, her husband on March 19, 1968, filed for record on March 19, 1968 and recorded in Book 49, at page 734.

The title insurance policy No. 83-5642 was last satisfactorily certified as of March 20, 1968, by Security Title Insurance Company.

The title is subject to the following:

1. Existing easements for public roads and highways, rights of way for railroads, pipelines and public utilities.
2. Rights of third parties, if any, under reservations contained in the patent from the United States as noted at item 3, Schedule B of the title policy.

San Juan Island NHP

English Camp

Maintenance Well 1, 36 N/4 W - 25 C 1 (badd 1)

Maintenance Well 2, 36 N/4 W - 25 C 2 (badd 2)

Wells were inspected on May 10, 1993.

Wells are **not** shown on the 1971 Western Service Center, Drawing Number 438-41010, topographic sheet 2. UTM for Well 1 is N 588,735 E 1,442,705 plus or minus 10 feet. Elevation is not shown but is about 174 feet plus or minus 4 feet. UTM for Well 2 is N 588,670 E 1,442,950 plus or minus 30 feet. Elevation is not shown but is about 220 feet plus or minus 20 feet.

Park personnel report that two wells, termed Maintenance Well 1 and 2 in this water resources inventory work, were constructed to supply potable water for the "Jameson House", by the previous property owner.

Maintenance Well 1 has been filled in, its approximate location was indicated by Wes Callender as being 20 feet east of the northeast corner of the maintenance building. The site is now NPS property. Maintenance Well 2 is beyond NPS boundary and water is used by owner "permission" to supply nonpotable water to the NPS maintenance facility, e.g., toilet flushing, washing hands, etc. Water cannot be used for drinking because: (1) the well has no sanitary seal, (2) the depth to water is insufficient to permit placing a sanitary seal to an acceptable depth, and (3) the water is not chlorinated.

Wes Callender, Chief, Maintenance Division, who is stationed there reports that well production is very low. He estimates that our water use is about 20 gallons per day, but it is necessary to constantly be aware of the limited supply. About 2 years ago the well was pumped dry by water demands from minor faucet leaks.

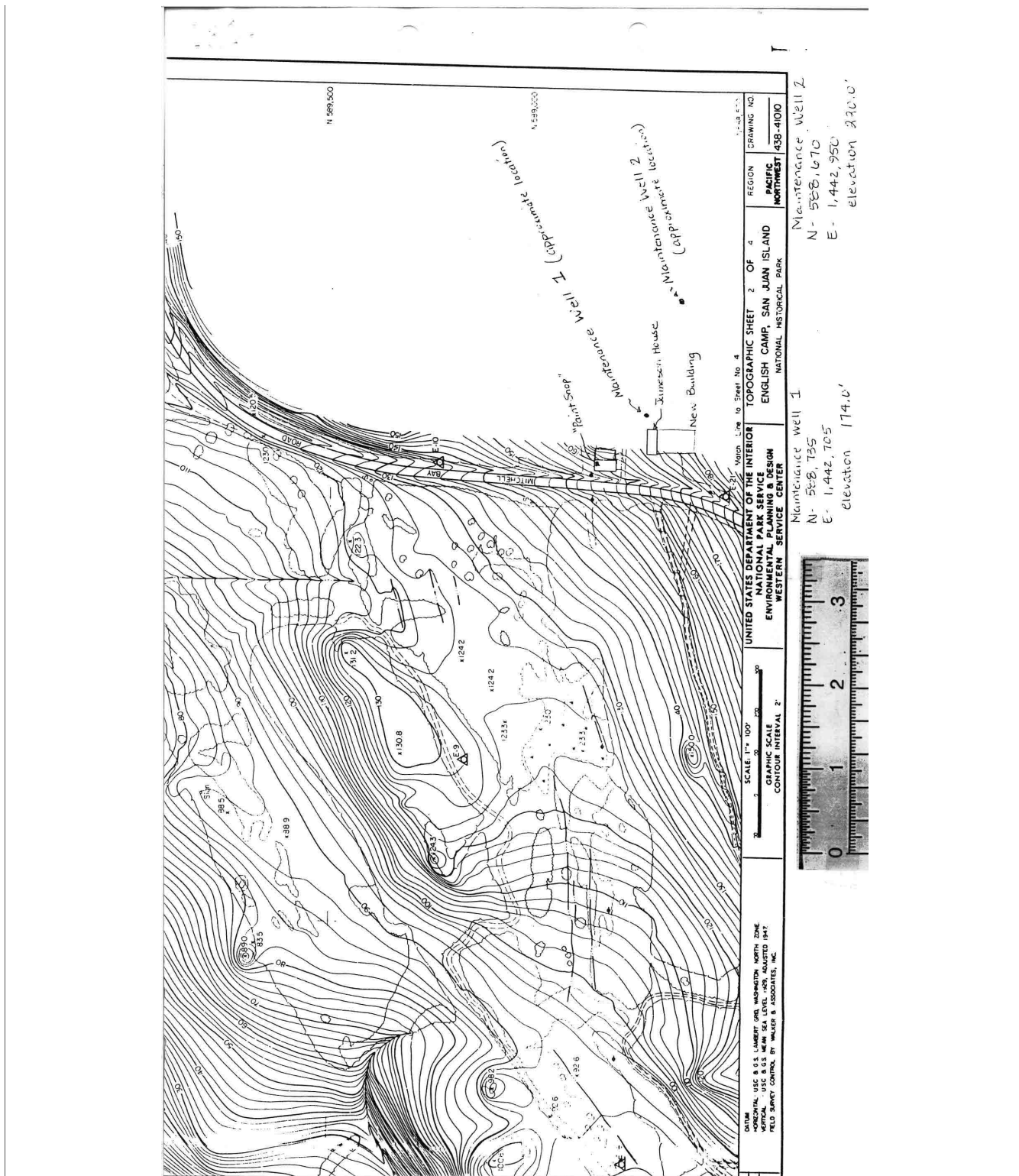
The May 1971, Western Service Center, Drawing Number 438-41010, topographic sheet 2, shows two buildings at this site. Wes Callender reports that the northern building was a paint building, and the southern building the Jameson House. Upon NPS purchase, the paint building was added onto on the east side. The house was moved away and our shop was build, the northern end of the shop being where the house stood. Current building configurations have been approximated on the map.

Water from a faucet inside the maintenance building was tested. Temperature = 13° C, and specific conductance = 482. Well 2 is located about 100 steps, S 70° E from the northeast corner of the maintenance building. Well 2 is located immediately east of a very

large tree. The well has a 4 foot diameter concrete casing with concrete lid. Water level = 3.65 feet below the measuring point. Depth = 12.25 feet below the measuring point. Measuring point is the inside lip of concrete casing which is 0.35 feet above land surface datum.

Well locations as plotted on the Western Service Center map are approximate because field measurements were based on reference to the main building, which is not shown on the map.

William Werrell
Hydrologist, Water Resources Division, NPS
Aug 1994



. . . R E P O R T O F T E L E P H O N E C O N V E R S A T I O N

DATE: April 5 1995
PROJECT: SAJH

TIME: 11:00 a.m.

NPS PERSON ON CALL: Alice E. Johns

[x] I RECEIVED A CALL FROM [] I CALLED

PERSON: Wayne Hill
ORGANIZATION: Lands, Pacific Northwest Region
ADDRESS:

TELEPHONE: 206-220-4091

DISCUSSION: We discussed several land status issues related to water rights at San Juan Island National Historical Park. At British Camp, of individual parcels, 2 of those with houses, people lived out there. There is reference in the appraisals of wells and maybe springs. No other reference to water or developed sources or wells. Deeds on all are very general. Whatever rights were there transfer with the property.

Jameson Tract--The deed does not give a location for the well, but mentions it. A water line survey was done by Bill Walker in 1990 for Denver Service Center. It displays stations from well to standpipe. Also Drawing \$438/41017, 2 sheets, show old Jameson house, driveway, outhouse, workshop, water line. Looks like origin of water line is outside the park boundary. Phil Ayers, of DSC provided the survey data. Bill Walker was the DSC project supervisor for Contract # CX-900-9-9004, British Camp Maintenance Facility. Harlan Hobbs, who used to work for Lands made contact with the private landowner on whose land the well is located.

Wayne brought Frank Senino (sp?) into the conversation. The DSC maps were part of the construction of the maintenance shed. Senino taped and compassed, flagged the water line to see where it went. It went up to a well, water source. Based on the sketch map it is a good couple hundred feet out of the boundary. At least 2 chains long, 3 or just under 3. Between 300 and 400 feet to the well site. He did not recall any other pipes than NPS's but he did not actually see the well site.

The property on which the well is located is now owned by the co-owner of Roche Harbor resort. Have talked with them and have attempted to work toward an easement proposal with them. Will do when and if park needs an easement. It is not something Lands is actually pursuing now because they have not been so directed. The NPS is not supposed to acquire rights in property outside our established boundaries. Wayne said he will send the water line information and the Jameson deed and excerpts.

We also discussed tide lands and lagoons relative to the US-NPS property interest at SAJH. At British Camp, (U.S. or State?) own all tide lands there. At American Camp, the appraisals reference the lagoons and mention springs and wells. Language in the deed is fairly general. There is a note in the file in the region record indicated tide lands would be owned by US on a portion of the Dougherty acquisition. The lagoons appear to Wayne to be on the upland side of the government meander line (where properties are and water begins). Where first surveyed, the government surveyor determined land to be patented by lots. Acreage would include lagoons that appear upland of government meander line. Water side of government meander line is probably state owned. Most tidelands, with some exceptions, are not owned by government (state or feds?).

We can try to the G.L.O. field notes when they originally did this survey. Did they mention the lagoons? This could be voluminous, 20 pp. for the area we want to cover.

There were 2 lagoons with the Dougherty property, one small one with the Whitridge property.

ACTION TO BE TAKEN: Review deeds and other information provided by Wayne Hill. Put together a docket for the Jameson Well. Obtain additional information from the State DOE concerning the filing of water rights for insitu uses (like lagoons and springs) as well as wells. See what recourse the holder of a commercial exempt or domestic exempt status well has to complain about injury, and research how priority is determined for exempt-status wells.

COPIES TO:

5**WEDNESDAY**
APRIL, 1995

APRIL, 1995							270 Days Left						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	8	1	2	3	4	5	6
7	8	9	10	11	12	13	14	7	8	9	10	11	12
15	16	17	18	19	20	21	22	15	16	17	18	19	20
23	24	25	26	27	28	29	30	23	24	25	26	27	28
31								31					

TO BE DONE TODAY (ACTION LIST)

* 3-4 pm with Wayne Stratton

re: Junction Well. OSC - map point

of construction of road. Stud.

Samino topped & compressed stages

the water in to see where it was

Got up to Bell water source

Foot of property well

1 kg.

Settling tank

a good

Cause of

100 feet.

100 feet

2 claims (map)

3 or 4 not

under 3.

Between 5

3400 feet

well site, but

recall any of the

piece of

NPS. Did

not actually

at a "sit"

and copy of

Ketchikan

received. Dist. sketch for Sigs. did

not get the page right of it.

Can try to get the G.L.O. Bell notes

about they originally did this survey.

Did they understand the logons?

Could be the volume is 20 pp.

For the area we want to cover.

APPOINTMENTS & SCHEDULED EVENTS

NAME PLACE SUBJECT

HOURS

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

DIARY AND WORK RECORD

NAME OR PROJECT

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

14th Week
99th Day**WEDNESDAY**
APRIL, 1995**5**

TIME

HRS 1110

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

14th Week
99th Day

WEDNESDAY

APRIL, 1995

TIME

HRS 1110

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

14th Week
99th Day

WEDNESDAY

APRIL, 1995

TIME

HRS 1110

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

14th Week
99th Day

WEDNESDAY

APRIL, 1995

TIME

HRS 1110

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

14th Week
99th Day

WEDNESDAY

APRIL, 1995

TIME

HRS 1110

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

14th Week
99th Day

WEDNESDAY

APRIL, 1995

TIME

HRS 1110

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

14th Week
99th Day

WEDNESDAY

APRIL, 1995

TIME

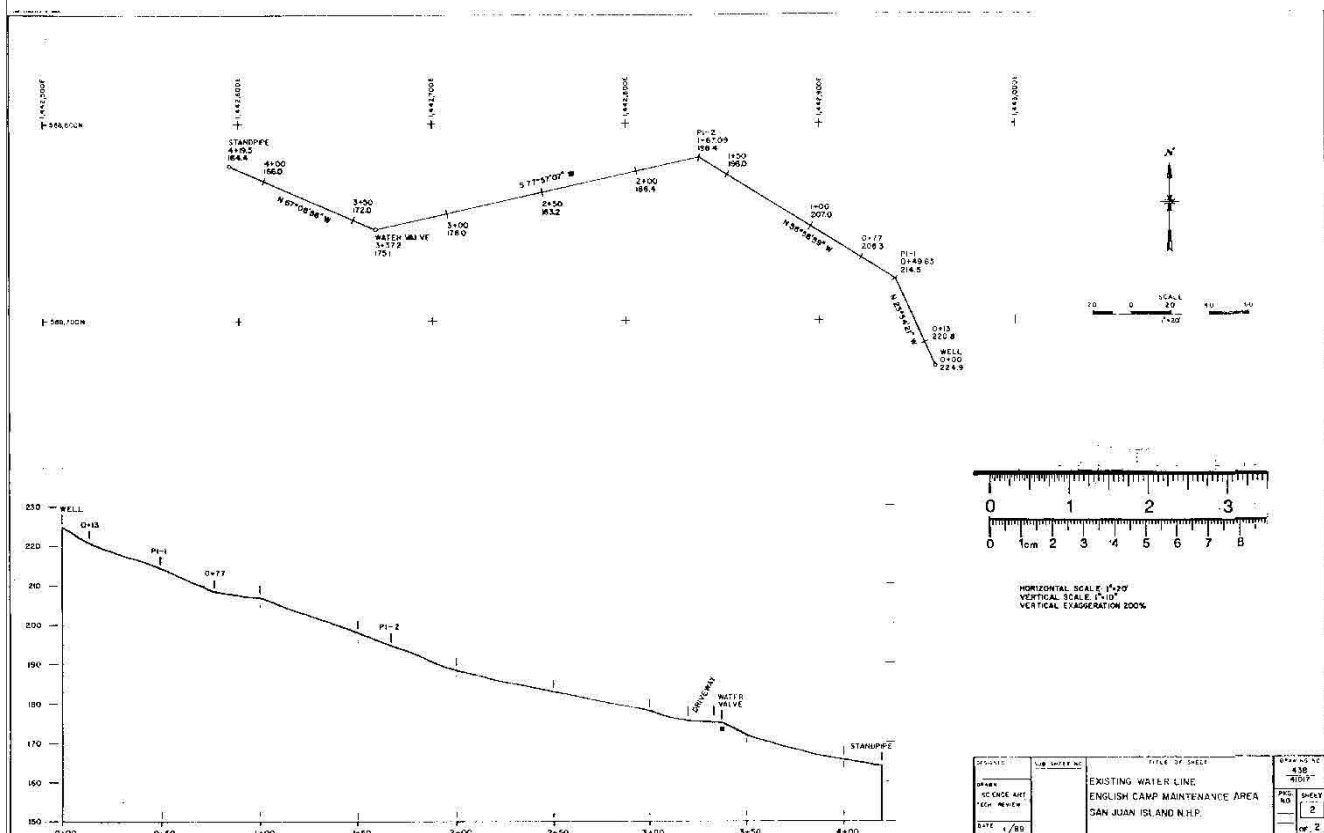
HRS 1110

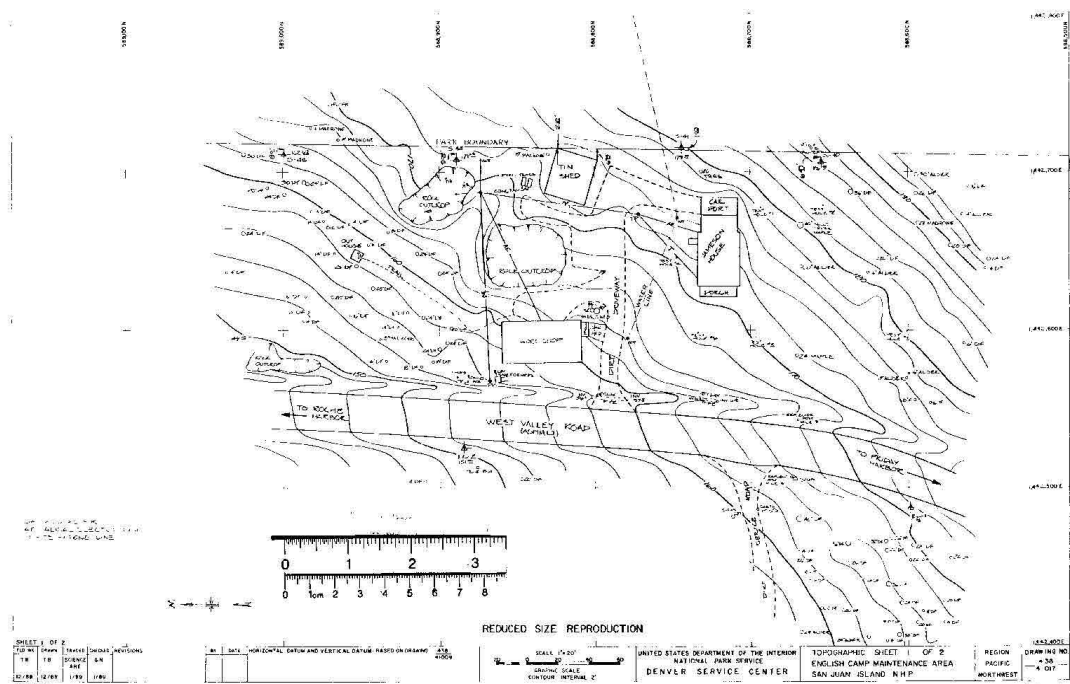
1

2

3

4





Docket Information

Number of Documents in Docket 25

Documents Dated from 4/25/1968 to 4/5/1995

Docket Compiled: 6/17/2011