

Survey in the NE1/4 of the NE1/4 of Section 7, Twp. 33 N., Rng. 5 E., W.M.

N88°15'26" W
1313.58'

FOUND 2" IRON PIPE DURING
SURVEY FILED IN VOLUME 6 OF
SURVEYS AT PAGE 202.
AF#8604110028.

Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

Legal Description

PARCEL A (interpreted from A.F.#894969)

That portion of the abandoned Northern Pacific Railway right of way described as follows:
Beginning at the intersection of the south line of the Northeast 1/4 of Section 7, Township 33 North, Range 5 East, W.M., with the southwesterly line of said right of way; thence northwesterly along said right of way line 50 feet; thence northeasterly to a point on the northeasterly line of said right of way which point is 100 feet northwesterly from the intersection of said right of way with the south line of said subdivision; thence southwesterly along said right of way line 50 feet; thence southwesterly to the point of beginning.

PARCEL B (Judgment and decree in Superior Court Cause No. 91-2-00070-3)

That portion of the 140 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 33 North, Range 5 East, W.M., which lies between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract conveyed to Stan Fox, et al., by Treasurer's Deed dated 1/18/79 as AF #894969, EXCEPT that portion thereof, if any, lying within those premises conveyed to the State of Washington by Deed recorded 5/5/81 as AF #8105040044.

PARCEL C (Judgment and decree filed in A.F.#9612200020)

All that portion of the following described original 100-foot wide abandoned railway right-of-way of the former Northern Pacific Railroad Company running across the Northeast 1/4 of Section 7, Township 33 North, Range 5 East, W.M., that lies Northerly of the Southerly line of the Northeast 1/4 of said Section 7: Beginning at the intersection of the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 7; the Southwesterly marginal line of said abandoned right-of-way; thence Southeasterly along the line of said right-of-way 100 feet; thence East to the Northeasterly line of said right-of-way; thence Northwesterly along said right-of-way, 150 feet, more or less, to the extension of the Southerly line of a tract conveyed to H. Van Valer, by Deed recorded under Auditor's File No. 344802; thence Southeasterly along the southerly line of the said Van Valer Tract to the point of beginning, EXCEPT any portion thereof lying within the boundaries of the 140 foot wide right-of-way of the former Northern Pacific Railroad Company, a portion of which was conveyed to said Railroad by Deed recorded under Auditor's File No. 198476, AND ALSO EXCEPT a right-of-way, 16 feet in width for road purposed along the center line of said 100 foot wide abandoned railway right-of-way as reserved by Eliza Wymer, by Deed recorded April 17, 1939, under Auditor's File No. 311962, in Volume 176 of Deeds, Page 622, records of Skagit County, Washington.

PARCEL D (A.F.#200112040033)

That portion, if any, of the 140 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 33 North, Range 5 East, W.M., lying between the Southeasterly line of those premises conveyed to Stan Fox, et al., in Skagit County Superior Court Cause No. 91-2-00070-3 in Judgment entered on May 11, 1992 and lying Northerly of the South line of said subdivision, EXCEPT that portion thereof, if any, lying within those premises conveyed to the State of Washington by Deed recorded May 5, 1981 as Auditor's File No. 8105040044, ALSO EXCEPT any portion thereof lying within the as-built and existing right-of-way for State Highway No. 9.

Notes

1. Basis-of-bearings - Survey recorded in Volume 6 of Surveys at page 202 and filed in A.F.#8604110028.
2. This survey was accomplished by field traverse using: 3 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
3. For additional section subdivisional information see Survey recorded in Volume 6 of Surveys at page 202 and filed in A.F.#8604110028.

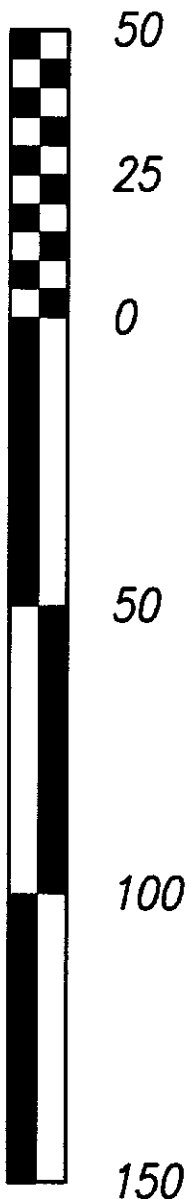
S00°52'00" W 1327.60'

ORIGINAL NORTHERN PACIFIC RAILROAD
RIGHT OF WAY (ABANDONED)
NORTHERN PACIFIC RAILROAD
RIGHT OF WAY (ABANDONED)
STATE ROUTE 9

1/16 CORNER AS SHOWN ON
SURVEY FILED IN VOLUME 6
OF SURVEYS AT PAGE 202.
AF#8604110028.

16 FOOT ROAD RIGHT
OF WAY RESERVED IN
A.F.#311962 AND
A.F.#336789.

0.33 ACRES



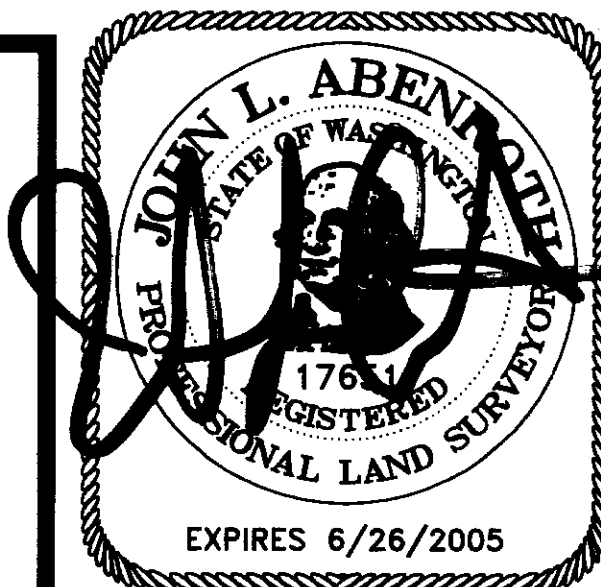
Scale in Feet

Survey for Stanley Fox

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Skagit
Surveyors & Engineers

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SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 2005 at the request of Stanley Fox.

John L. Abenroth CERT#17651
Date 3/14/05

AUDITOR'S CERTIFICATE

200503180158

Skagit County Auditor

3/18/2005 Page 1 of 1 2:01PM

County Auditor or Deputy Auditor