

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A"

A 30 FOOT WIDE STRIP OF LAND, LYING 15 FEET EACH SIDE OF THE CENTERLINE OF THE PUGET SOUND & BAKER RIVER RAILWAY BEING THAT PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING AND BEING SOUTHERLY OF THE GREAT NORTHERN RAILWAY AS NOW LOCATED AND CONSTRUCTED TO WIT:

THAT PORTION OF THE PUGET SOUND AND BAKER RAILWAY TRACT LYING WITHIN A STRIP OF LAND 250 FEET WIDE IN GOVERNMENT LOT 2 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., BEING ALL THAT PART OF SAID LOT 2 LYING BETWEEN TWO LINES PARALLEL TO AND DISTANT, RESPECTIVELY, 50 FEET AND 300 FEET SOUTHERLY MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE MAIN TRACT OF THE GREAT NORTHERN RAILWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN SAID LOT 2, 300 FEET DISTANT SOUTHEASTERLY FROM THE SAID CENTERLINE OF MAIN TRACT, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE FROM A POINT THEREIN, 555.4 FEET DISTANT, NORTHEASTERLY, MEASURED ALONG SAID CENTERLINE, FROM THE WEST LINE OF SAID LOT 2, SAID POINT OF COMMENCEMENT ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL B AS SHOWN ON RECORD OF SURVEY FOR HOMEPORT PROPERTIES, INC. RECORDED UNDER AUDITOR'S FILE NUMBER 9509070049;

THENCE NORTH 72°06' WEST AT RIGHT ANGLES TO SAID CENTERLINE A DISTANCE OF 79.88 FEET TO THE POINT OF BEGINNING OF SAID 30 FOOT WIDE STRIP;

THENCE CONTINUING NORTH 72°06' WEST A DISTANCE OF 35.70 FEET;

THENCE NORTH 49°41'54" EAST PARALLEL WITH THE CENTERLINE AND 15 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES TO SAID PUGET SOUND AND BAKER RAILWAY A DISTANCE OF 29.99 FEET;

THENCE NORTHEASTERLY CONTINUING PARALLEL WITH AND 15 FEET NORTHEASTERLY OF SAID CENTERLINE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 103°52'22", A RADIUS OF 587.96 FEET, AND AN ARC LENGTH OF 108.67 FEET TO THE SOUTHERLY MARGIN OF MARCH POINT ROAD;

THENCE EASTERLY ON SAID SOUTHERLY MARGIN AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 3°06'08", A RADIUS OF 1243.24 FEET, A CHORD BEARING NORTH 89°43'56" EAST, A DISTANCE OF 67.31 FEET ALONG THE ARC;

THENCE SOUTHWESTERLY PARALLEL WITH AND 15 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES OF SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 163°71'0", A RADIUS OF 557.96 FEET, A CHORD BEARING SOUTH 58°00'26" WEST, A DISTANCE OF 161.84 FEET ALONG THE ARC;

THENCE SOUTH 49°41'54" WEST CONTINUING PARALLEL WITH AND 15 FEET SOUTHEASTERLY OF SAID CENTERLINE, A DISTANCE OF 49.34 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING NORTHEASTERLY OF STATE ROUTE 20, AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF THE PUGET SOUND AND BAKER RIVER RAILWAY RIGHT-OF-WAY, AND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE CENTER OF SAID SECTION 3, THENCE NORTH 2 DEGREES 07' 34" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION A DISTANCE OF 76.50 FEET; THENCE SOUTH 87 DEGREES 52' 26" EAST A DISTANCE OF 683.98 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 20, AND AN EXISTING BARB WIRE FENCE LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 3 DEGREES 48' 26" EAST ALONG SAID BARB WIRE FENCE LINE A DISTANCE OF 1112.12 FEET TO AN ANGLE POINT IN SAID FENCE LINE, THENCE NORTH 47 DEGREES 54' 08" EAST ALONG SAID FENCE LINE A DISTANCE OF 19.12 FEET TO ANOTHER ANGLE POINT IN SAID FENCE LINE; THENCE NORTH 5 DEGREES 07' 56" EAST ALONG SAID FENCE LINE AND SAID FENCE LINE EXTENDED, A DISTANCE OF 137.38 FEET, MORE OR LESS, TO SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE PUGET SOUND AND BAKER RIVER RAILWAY RIGHT-OF-WAY AND THE TERMINUS OF SAID LINE DESCRIPTION.

EXCEPT FROM ALL OF THE ABOVE, THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THAT CERTAIN TRACT OF LAND CONVEYED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, A MUNICIPAL CORPORATION, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 610913, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR EGRESS, EGRESS AND UNDERGROUND UTILITIES OVER ACROSS AND UNDER A CERTAIN 30-FOOT WIDE STRIP OF LAND DESCRIBED IN DOCUMENT RECORDED AS AUDITOR'S FILE NO. 9603080091, SAID STRIP OF LAND RUNS FROM A NORTHEASTERLY PORTION OF THE ABOVE DESCRIBED PARCEL TO THE MARCH POINT ROAD AS MORE PARTICULARLY DESCRIBED IN SAID AUDITOR'S FILE NO. 9603080091.

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 TERRY SANDERSON.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE: 2-11-16

PARCEL "C"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 300 FEET SOUTHEASTERLY (MEASURED AT RIGHT ANGLES) FROM A POINT ON THE CENTER LINE OF THE MAIN TRACT OF THE GREAT NORTHERN RAILWAY AS THE SAME EXISTED ON SEPTEMBER 16, 1922, WHICH IS 555.4 FEET DISTANT NORTHEASTERLY, AS MEASURED ALONG SAID CENTER LINE FROM THE WEST LINE OF SAID GOVERNMENT LOT 2, THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF THE RAILWAY A DISTANCE OF 165 FEET, THENCE NORTHEASTERLY ON A STRAIGHT LINE (WHICH LINE, IF PRODUCED, WOULD INTERSECT A POINT WHICH IS 50 FEET DISTANT SOUTHEASTERLY FROM A POINT ON THE CENTER LINE OF SAID RAILWAY WHICH IS 430.4 FEET DISTANT NORTHEASTERLY AS MEASURED ALONG THE CENTER LINE OF THE RAILWAY FROM THE WEST LINE OF SAID GOVERNMENT LOT 2) TO A POINT ON THE SOUTH LINE OF THE STATE HIGHWAY WHICH LIES TO THE SOUTH OF SAID RAILWAY; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF THE STATE HIGHWAY TO THE WEST LINE OF SAID GOVERNMENT LOT 2, THENCE SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 TO A POINT WHICH IS 300 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTER LINE OF SAID RAILWAY; THENCE NORTHEASTERLY PARALLEL WITH THE CENTER LINE OF SAID RAILWAY TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF, LYING WITHIN THE FORMER RIGHT-OF-WAY OF THE PUGET SOUND AND BAKER RIVER RAILWAY, EXCEPT ANY PORTION OF SAID PREMISES LYING SOUTHERLY OF SAID PUGET SOUND AND BAKER RIVER RAILWAY RIGHT-OF-WAY;

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING SOUTHERLY OF A LINE WHICH IS 300 FEET SOUTH OF THE CENTER LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY AS SAID CENTER LINE EXISTED JUNE 4, 1902, AND LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE PUGET SOUND AND BAKER RIVER RAILWAY RIGHT-OF-WAY;

EXCEPT THAT PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING SOUTHERLY OF THE MARCH POINT ROAD RIGHT-OF-WAY (OLD MOUNT VERNON ANACORTES HIGHWAY), NORTHERLY OF THE ABANDONED PUGET SOUND AND BAKER RIVER RAILWAY RIGHT-OF-WAY, AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 2 AND THE SOUTHERLY LINE OF SAID MARCH POINT ROAD, THENCE NORTH 74°38'31" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 46.82 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION; THENCE SOUTH 01°50'56" EAST, A DISTANCE OF 388.91 FEET TO A POINT ON THE NORTHERLY LINE OF THE ABANDONED PUGET SOUND AND BAKER RIVER RAILWAY RIGHT-OF-WAY WHICH LIES NORTH 47°47'39" EAST, A DISTANCE OF 80.15 FEET FROM THE WEST LINE OF SAID GOVERNMENT LOT 2 WHEN MEASURED ALONG SAID RIGHT-OF-WAY AND THE TERMINUS OF THIS LINE DESCRIPTION.

PARCEL "D"

THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING SOUTHEASTERLY OF THE PUGET SOUND AND BAKER RIVER RAILWAY COMPANY RIGHT-OF-WAY AS CONVEYED TO SAID COMPANY BY DOCUMENT RECORDED SEPTEMBER 20, 1922, UNDER AUDITOR'S FILE NO. 158994, IN VOLUME 127 OF DEEDS PAGE 422, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND LYING NORTHERLY OF THE NORTH LINE OF THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED DECEMBER 30, 1960, UNDER AUDITOR'S FILE NO. 602563, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "E"

ALL OF THE 50 FOOT RIGHT-OF-WAY, AS CONVEYED TO THE PUGET SOUND AND BAKER RIVER RAILWAY COMPANY BY DEEDS RECORDED SEPTEMBER 18, 1922 UNDER AUDITOR'S FILE NO. 158994, LYING WITHIN GOVERNMENT LOT 2 AND THE EAST 1/2 OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

AUDITOR'S CERTIFICATE

201603216006 \$192.00
Skagit County Auditor
2/16/2016 Page 1 of 2 2:59AM

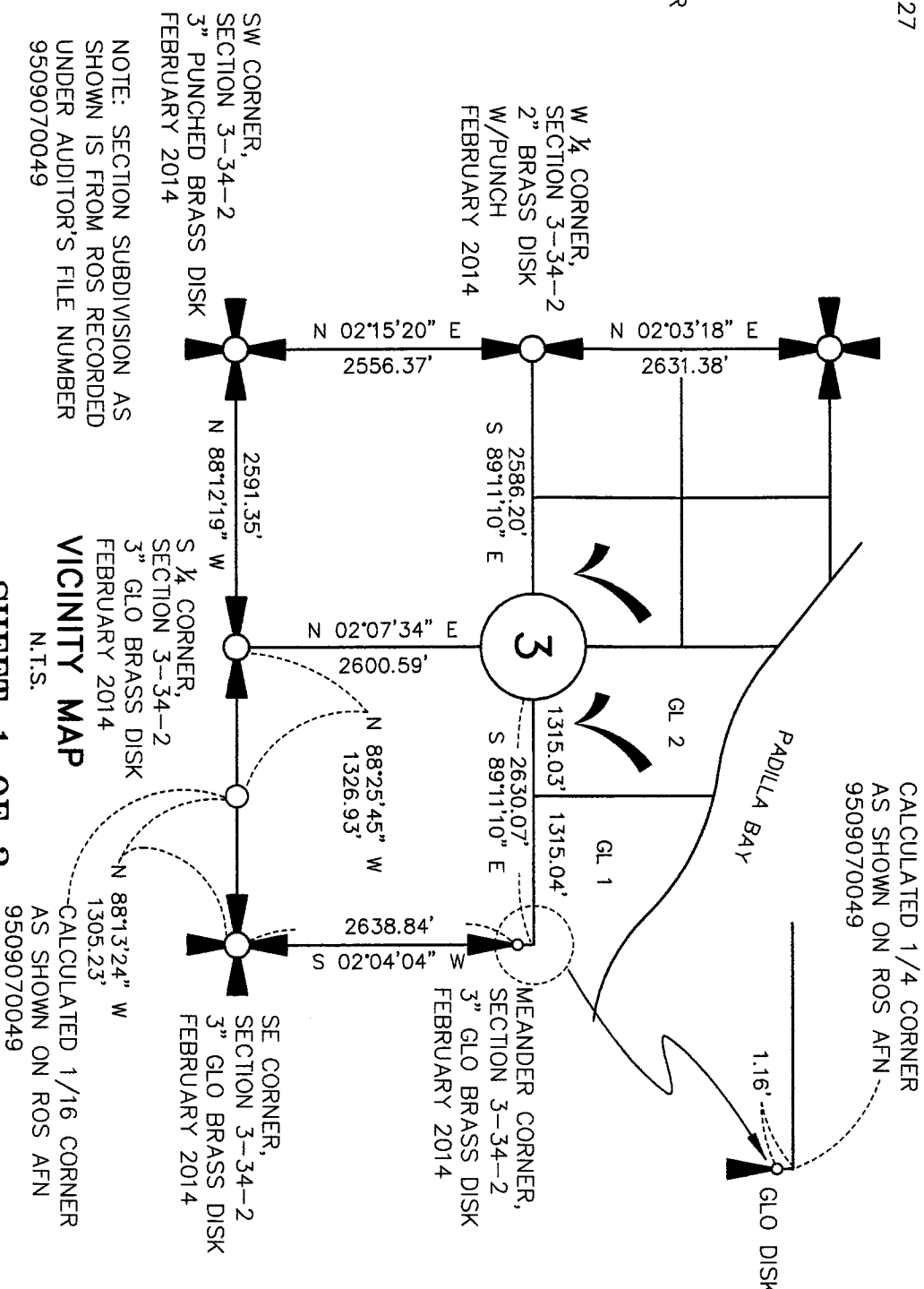
AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

John B. Semrau, P.E., P.L.S.
DEPUTY

NOTES

1. THE DESCRIPTIONS FOR THIS SURVEY ARE FROM SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 107250, DATED MARCH 6, 2014 AND FIRST SUPPLEMENTAL REPORT, DATED APRIL 21, 2014, AND LITIGATION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 107116, DATED JANUARY 21, 2014.
2. BASIS OF BEARING AND SUBDIVISION: MONUMENTS FOUND ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 3, T. 34 N., R. 2 E., W.M., AS SHOWN ON ROS AFN 9509070049 = S 89°11'10" E
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSURUMENTATION: LEICA TOPCON 1201+ THEODOLITE DISTANCE METER AND LEICA MSSO THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE, FEBRUARY 2014 AND DECEMBER 2015.
6. THIS SURVEY WAS REQUESTED BY TERRY SANDERSON
7. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
8. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

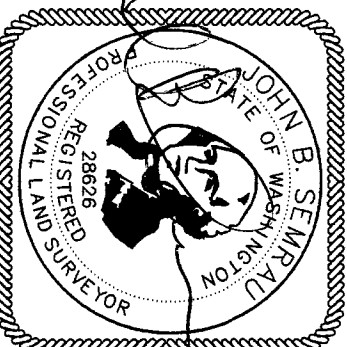
- - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.



SHEET 1 OF 2

MAP OF A PORTION OF THE
SECTION 3, T. 34 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: TERRY SANDERSON

FB-288 Pg. 70-73 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 100'
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5136
MERIDIAN: ASSUMED



(GREAT NORTHERN RAILWAY)
BURLINGTON NORTHERN RAILROAD

MARCH POINT RD.

PARCEL C

PARCEL "A"

30' PORTION CENTERED
ON 50' STRIP AS
DELINEATED ON SURVEY
RECORDED AS AUDITOR'S
FILE NO. 9509070049

ROS AFN 9807200337

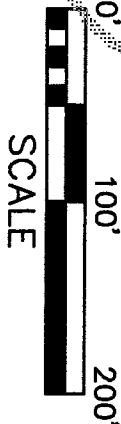
1/2" ROD W/CAP
"SKA SURV 17651"
FEB. 2014

1/2" ROD W/CAP
"SKA SURV 17651"
FEB. 2014

PARCEL D

PARCEL B

ROS AFN 9509070049
ROS AFN 201511030056



LEGEND

- - INDICATES IRON REBAR SET WITH YELLOW CAP, SEMRAU 28626.
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- Ⓐ FOUND 1/2" REBAR, NO CAP, 0.90' S 29°18'45" W FROM CORNER
- Ⓑ FOUND 1/2" REBAR & CAP, "SKODJE LS 19645", 0.40' N 70°32'23" W FROM CORNER
- Ⓒ FOUND 1/2" REBAR & CAP, "SKODJE LS 19645", 0.35' N 63°27'31" W FROM CORNER



SHEET 2 OF 2

MAP OF A PORTION OF THE
SECTION 1/4 OF THE NW 1/4 AND GOVERNMENT LOT 2
SECTION 3, T. 34 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: TERRY SANDERSON

FB.288 PG. 70-73
SEARAU ENGINEERING & SURVEYING
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566
SCALE: 1" = 100'
JOB NO. 5136