

SURVEY DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF BOTH LOT 4 OF SHORT PLAT NO. PL00-0408, APPROVED JULY 31, 2002, AND RECORDED AS AUDITOR'S FILE NO. 200208010118, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF LOT 4 OF SHORT PLAT NO. PL02-0485, APPROVED SEPTEMBER 13, 2002, AND RECORDED AS AUDITOR'S FILE NO. 200209160039, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, SHORT PLAT NO. PL02-0485; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID SECTION 13, AS SHOWN ON THE "PLAT OF SKAGIT BEACH NO. 1", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 89°21'46" WEST A DISTANCE OF 2070.66 FEET ALONG AN EXISTING DITCH TO A LINE THAT IS 40 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID "PLAT OF SKAGIT BEACH NO. 1"; THENCE SOUTH 45°28'30" WEST A DISTANCE OF 229.39 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 09°44'00" WEST A DISTANCE OF 53.06 FEET ALONG SAID PARALLEL LINE TO AN EXISTING DITCH; THENCE SOUTH 66°31'59" EAST A DISTANCE OF 18.50 FEET ALONG SAID DITCH; THENCE SOUTH 32°54'23" EAST A DISTANCE OF 22.50 FEET ALONG SAID DITCH; THENCE SOUTH 10°11'32" EAST A DISTANCE OF 38.03 FEET ALONG SAID DITCH; THENCE SOUTH 01°18'54" WEST A DISTANCE OF 161.19 FEET ALONG SAID DITCH; THENCE SOUTH 02°55'57" EAST A DISTANCE OF 65.76 FEET ALONG SAID DITCH; THENCE SOUTH 17°42'52" EAST A DISTANCE OF 84.23 FEET ALONG SAID DITCH; THENCE SOUTH 31°14'08" EAST A DISTANCE OF 81.72 FEET ALONG SAID DITCH; THENCE SOUTH 39°47'07" EAST A DISTANCE OF 108.82 FEET ALONG SAID DITCH; THENCE SOUTH 48°43'40" EAST A DISTANCE OF 131.89 FEET ALONG SAID DITCH; THENCE SOUTH 29°41'21" EAST A DISTANCE OF 110.25 FEET ALONG SAID DITCH; THENCE SOUTH 12°50'42" EAST A DISTANCE OF 174.01 FEET ALONG SAID DITCH; THENCE SOUTH 16°17'21" EAST A DISTANCE OF 137.92 FEET ALONG SAID DITCH; THENCE SOUTH 21°45'41" EAST A DISTANCE OF 105.65 FEET ALONG SAID DITCH; THENCE SOUTH 42°03'59" EAST A DISTANCE OF 161.32 FEET ALONG SAID DITCH; THENCE SOUTH 53°43'28" EAST A DISTANCE OF 133.16 FEET ALONG SAID DITCH; THENCE SOUTH 49°24'40" EAST A DISTANCE OF 115.89 FEET ALONG SAID DITCH; THENCE SOUTH 68°41'03" EAST A DISTANCE OF 162.43 FEET ALONG SAID DITCH; THENCE SOUTH 01°21'14" EAST A DISTANCE OF 61.40 FEET ALONG SAID DITCH; THENCE SOUTH 19°06'04" WEST A DISTANCE OF 93.09 FEET ALONG SAID DITCH; THENCE SOUTH 14°08'21" WEST A DISTANCE OF 69.28 FEET ALONG SAID DITCH; THENCE SOUTH 29°51'07" EAST A DISTANCE OF 100.06 FEET ALONG SAID DITCH; THENCE SOUTH 58°48'26" EAST A DISTANCE OF 98.92 FEET ALONG SAID DITCH; THENCE SOUTH 70°48'24" EAST A DISTANCE OF 102.92 FEET ALONG SAID DITCH; THENCE SOUTH 58°20'31" EAST A DISTANCE OF 90.89 FEET ALONG SAID DITCH; THENCE SOUTH 31°17'46" EAST A DISTANCE OF 194.07 FEET ALONG SAID DITCH; THENCE SOUTH 40°36'49" EAST A DISTANCE OF 57.94 FEET ALONG SAID DITCH; THENCE SOUTH 44°44'37" EAST A DISTANCE OF 72.81 FEET ALONG SAID DITCH; THENCE SOUTH 22°10'31" EAST A DISTANCE OF 126.83 FEET ALONG SAID DITCH; THENCE SOUTH 05°21'14" EAST A DISTANCE OF 121.88 FEET ALONG SAID DITCH; THENCE SOUTH 00°34'30" WEST A DISTANCE OF 57.89 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24 AND THE TERMINUS OF SAID LINE AT A POINT THAT IS NORTH 89°25'30" WEST A DISTANCE OF 836.36 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION (EAST 1/4 CORNER OF SAID SECTION 24)

ALL OF THE ABOVE BEING PORTIONS OF SECTION 24, IN TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AND BEING A PORTION OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M..

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND IRRIGATION OVER, ACROSS, UNDER AND THROUGH A STRIP OF LAND 30 FEET IN WIDTH LYING WESTERLY OF THE EAST LINE OF THE FOLLOWING DESCRIBED TRACT OF LAND:

GOVERNMENT LOT 4, OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., GOVERNMENT LOT 3, THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH AND WEST OF HIGGINS SLOUGH, AND THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF HIGGINS SLOUGH, ALL IN SECTION 18, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

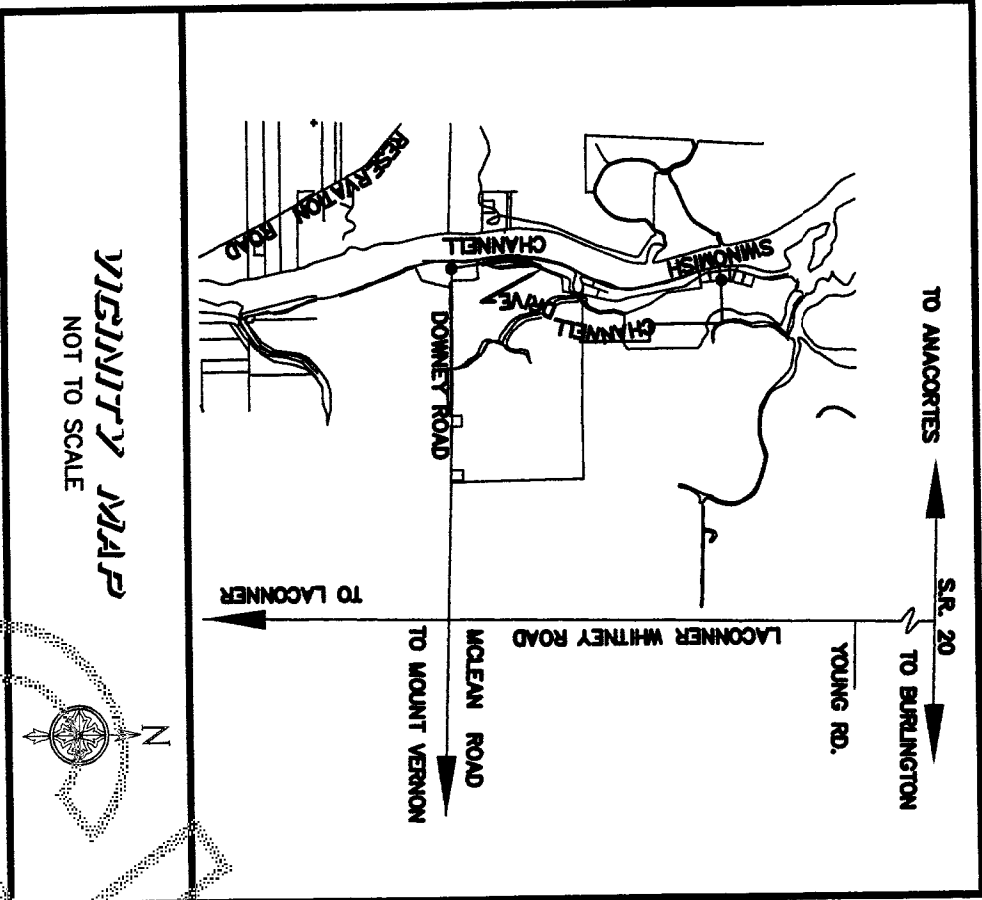
THE ABOVE DESCRIBED EASEMENT COMMENCES ON THE SOUTH LINE OF SAID GOVERNMENT LOT 4 AND TERMINATES ON THE EAST LINE OF GOVERNMENT LOT 2, OF SAID SECTION 18.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORRING ACT AT THE REQUEST OF TONY WISDOM OF SKAGIT FARMLAND, LLC, IN FEBRUARY, 2018.

JOHN B. SEMBAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEBRAU ENGINEERING & SURVEYING, P.L.L.C.  
2113 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE 360-424-9566

DATE: 3.1.18



AUDITOR'S CERTIFICATE

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\$188.00  
Skagit County Auditor  
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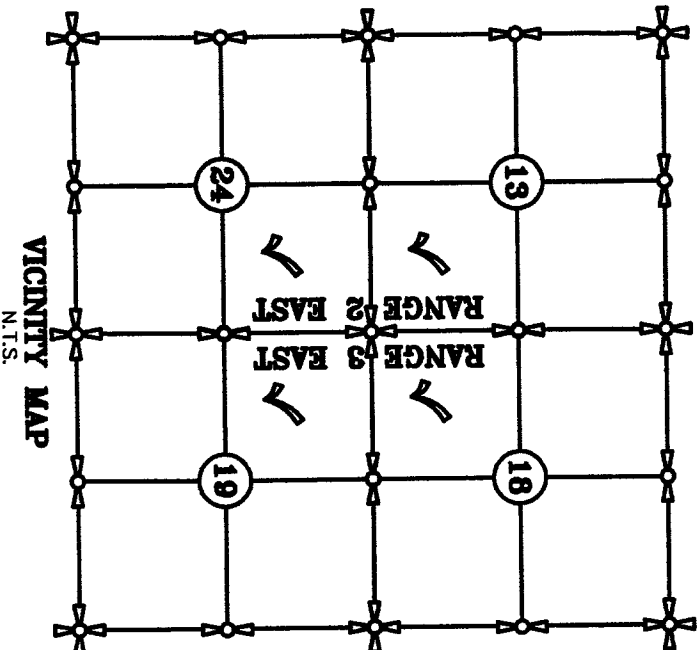
AT THE REQUEST OF SEMBAU ENGINEERING & SURVEYING P.L.L.C.

SKAGIT COUNTY AUDITOR

DEPUTY

NOTES:

1. THE DESCRIPTION FOR THIS SURVEY IS FROM COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 115514, DATED FEBRUARY 8, 2018.
2. BASIS OF BEARING: NORTH LINE OF LOT 4, SHORT PLAT PL00-0408. BEARING = N 89°45'40" E.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MSS0 THEODOLITE DISTANCE METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS TOPOGRAPHIC 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.



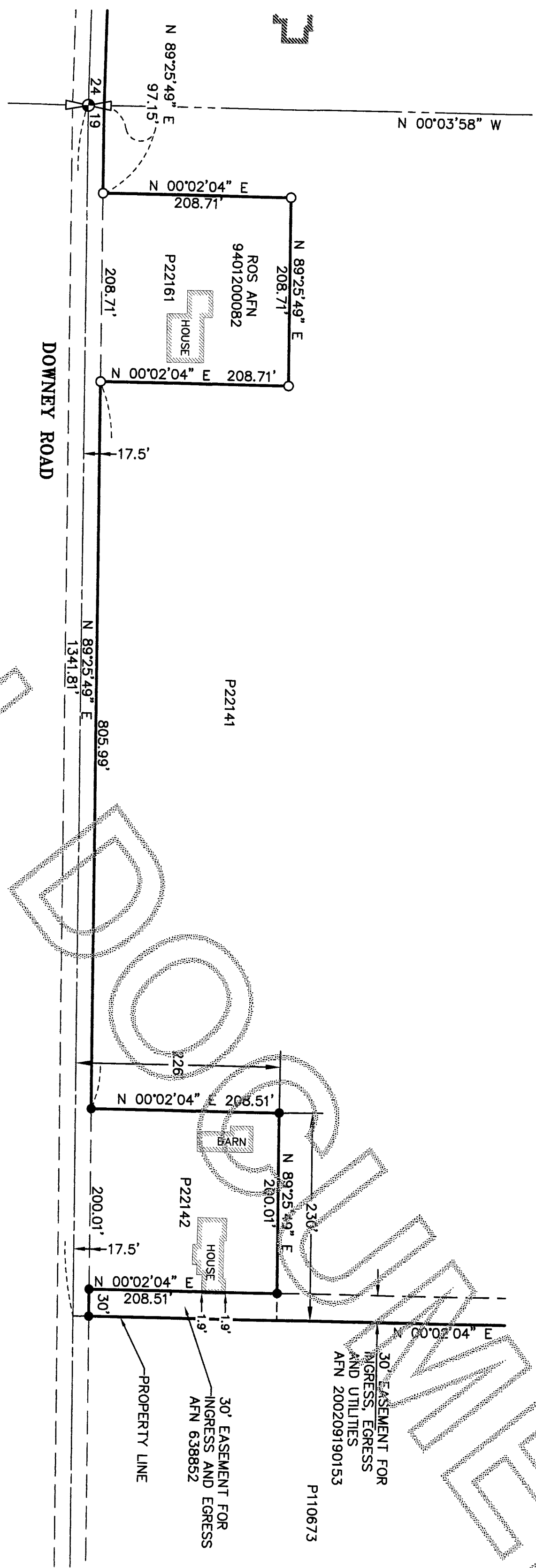
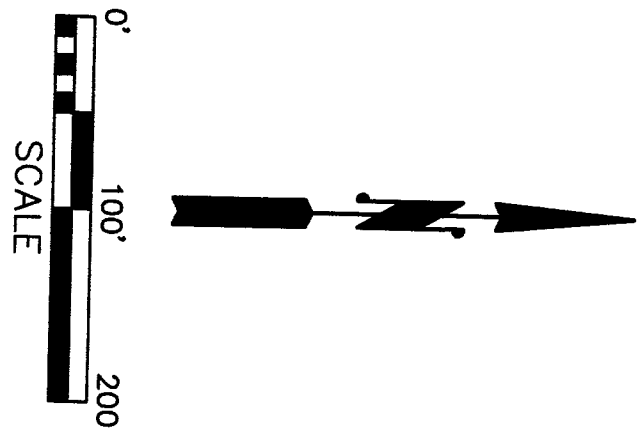
SHEET 1 OF 3

A PORTION OF  
SECTION 13, 24, T. 34 N., R. 2 E., W.M. &  
SECTION 18, 19 T. 34 N., R. 3 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR SKAGIT FARMLAND, LLC

FR.	PG.	SEBRAU ENGINEERING & SURVEYING	SCALE: N/A
MERIDIAN:	ASSUMED	SURVEYING • ENGINEERING • PLANNING	JOB NO. 4480
		MOUNT VERNON, WA 98273	360-424-9566

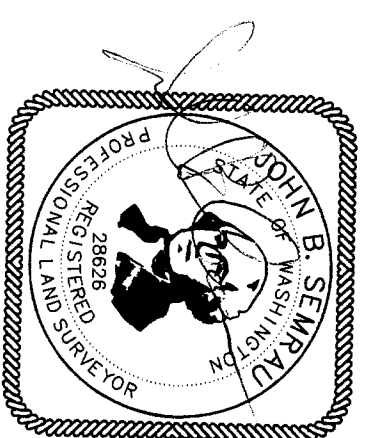


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\$168.00  
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**KEY**

- - INDICATES IRON REBAR SET WITH YELLOW CAP  
SURVEY NUMBER SEMRAU 28626.
- - INDICATES EXISTING 1/2" REBAR AND CAP  
"SKA SURV 17651" (UNLESS OTHERWISE NOTED)
- ⊙ - INDICATES EXISTING MONUMENT IN CASE.



3.1.18

SHEET 3 OF 3

A PORTION OF  
SECTION 13, 24, T. 34 N., R. 2 E., W.M. &  
SECTION 18, 19 T. 34 N., R. 3 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR SKAGIT FARMLAND, LLC

FB.	Pg.	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 100'
MERIDIAN:	ASSUMED	SURVEYING ENGINEERING PLANNING MOUNT VERNON, WA 98273 360-424-9366	JOB NO. 4480