

SURVEY DESCRIPTION

PARCEL 'A'

THAT PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, MN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY'S RAILWAY RIGHT-OF-WAY A DISTANCE OF 547.46 FEET NORTH; THENCE SOUTH 36°59' EAST ALONG THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY'S RAILWAY RIGHT-OF-WAY A DISTANCE OF 300.00 FEET; THENCE SOUTH 53°02' EAST A DISTANCE OF 44.00 FEET TO A POINT 8.00 FEET FROM THE CENTER LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY RAILROAD AS CONSTRUCTED; THENCE SOUTH 36°59' WEST PARALLEL WITH THE ABOVE RAILROAD CENTER LINE AS CONSTRUCTED A DISTANCE OF 263.12 FEET; THENCE WEST A DISTANCE OF 6.133 FEET TO THE POINT OF BEGINNING.
EXCEPT ANY PORTION THEREOF LYING WITHIN THE EXISTING AS-BUILT ROAD RIGHT-OF-WAY COMMONLY KNOWN AS FIR STREET.

PARCEL 'B'

THAT PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, MN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY'S RAILWAY RIGHT-OF-WAY A DISTANCE OF 547.46 FEET WEST; THENCE SOUTH 36°59' EAST ALONG THE WEST LINE OF THE PACIFIC NORTHWEST TRACTION COMPANY'S RAILWAY RIGHT-OF-WAY A DISTANCE OF 300.00 FEET; THENCE SOUTH 53°02' WEST A DISTANCE OF 125.00 FEET; THENCE SOUTH 36°59' WEST A DISTANCE OF 264.50 FEET; THENCE EAST A DISTANCE OF 43.65 FEET TO THE POINT OF BEGINNING.
EXCEPT ANY PORTION THEREOF LYING WITHIN THE EXISTING AS-BUILT ROAD RIGHT-OF-WAY COMMONLY KNOWN AS FIR STREET.

PARCEL 'C'

THAT PORTION OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, MN, DESCRIBED AS FOLLOWS:
CONVEYING AT A POINT ON THE WEST LINE OF THAT CERTAIN STRIP OF LAND AND RAILROAD RIGHT-OF-WAY OWNED BY THE PACIFIC NORTHWEST TRACTION COMPANY, BY DEED DATED SEPTEMBER 4, 1911, AND RECORDED SEPTEMBER 20, 1911, IN VOLUME 87 OF DEEDS, PAGE 217, UNDER AUDITOR'S FILE NO. 86694, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH POINT IS A DISTANCE OF 547.46 FEET WEST AND A DISTANCE OF 16.50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, MN, TO THE POINT OF BEGINNING.
THENCE NORTH 36°59' EAST, PARALLEL WITH SAID STRIP OF LAND, A DISTANCE OF 263.12 FEET;
THENCE SOUTH 53°02' EAST A DISTANCE OF 51.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE GREAT NORTHERN RAILROAD COMPANY, AS CONSTRUCTED;
THENCE SOUTH 36°59' WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 224.14 FEET TO A POINT ON A LINE A DISTANCE OF 16.50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 18;
THENCE WEST, PARALLEL WITH AND A DISTANCE OF 16.50 FEET NORTH, MEASURED AT RIGHT ANGLES FROM SAID SOUTH LINE OF SECTION 18, A DISTANCE OF 63.85 FEET TO THE POINT OF BEGINNING.
EXCEPT ANY PORTION THEREOF LYING WITHIN THE EXISTING AS-BUILT ROAD RIGHT-OF-WAY COMMONLY KNOWN AS FIR STREET.

PARCEL 'D'

TRACT A, CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-84 APPROVED OCTOBER 2, 1984, AND RECORDED OCTOBER 3, 1984, IN VOLUME 8 OF SHORT PLATS, PAGES 166 AND 167, UNDER AUDITOR'S FILE NO. 841030202, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 8 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, MN.
ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES, AND OTHER INSTRUMENTS OF RECORD.
ALL OF THE ABOVE SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LIGSER 22460.
2. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
3. INDICATES EXISTING MONUMENT

1. DESCRIPTION FOR THIS SURVEY IS BASED UPON GUARDIAN NORTHWEST TITLE INSURANCE POLICY, ORDER NO. A12242 DATED NOVEMBER 4, 2016.
2. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. MV-3-84 RECORDED IN VOLUME 8 OF SHORT PLATS, PAGE 166 UNDER AUDITOR'S FILE NO. 841030202, RECORDS OF SURVEY, MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 244030204 AND 2009020201, RECORDS OF SKAGIT COUNTY AUDITOR.
3. INSTRUMENTATION: LEICA 1103 TORA PLUS THEODOLITE DISTANCE METER
4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
5. MERIDIAN: ASSIGNED

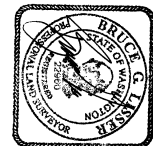
1. BASIS OF BEARING: SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, MN, BEARING = SOUTH 84°31'04" WEST
2. THIS SURVEY WAS PERFORMED AT THE REQUEST OF WAHSEGRU HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY IS NOT TO BE CONSIDERED A PROFESSIONAL ENGINEERING SURVEY, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
4. ALL DISTANCES SHOWN HEREON ARE IN FEET.

1. THIS SURVEY FOUND OCCUPANCY INDICATORS (FENCES, RAILROAD TRACKS) AS PER IAC CHAPTER 332-130. LINES OF OCCUPANCY MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPANCY TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
2. THE DEED FROM MT. VERNON TERMINAL RAILWAY, INC. TO MOUNT FILL FEED AND FERTILIZER CORP. RECORDED UNDER A.E. NO. 750687 RESERVED A 16 FOOT WIDE EASEMENT CENTERED ON THE EXISTING TRACK. THERE ARE MULTIPLE TRACKS WITHIN THE STATE LOT/BLK/BLK THERE ARE ALSO REFERENCES TO TRACKS, LOTS, AND BLK/BLK/BLK OF THE LANGUAGE TO INCLUDE EASEMENTS ALONG ALL OF THE TRACKS AS SHOWN.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LIGSER & ASSOCIATES, PLLC.
FILED FOR RECORD THIS 6th DAY OF NOV., 2015 AT 2:50 PM.
I, James J. Ligser, CLERK OF SKAGIT COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE SURVEY MAP AS FILED IN MY OFFICE.
NO. 201811060047 UNDER AUDITOR'S FILE NO. 841030202, RECORDS OF SKAGIT COUNTY, WASHINGTON.

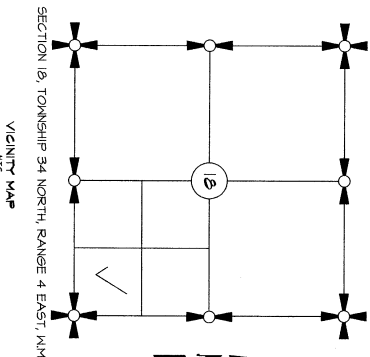
James J. Ligser
CLERK OF SKAGIT COUNTY, WASHINGTON
DEPUTY
[Signature]



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY MAP ACT, CHAPTER 332-130, RCW, AND THE RULES OF THE SURVEY MAP ACT, CHAPTER 332-130, RCW, AND THE RULES OF THE SURVEY MAP ACT, CHAPTER 332-130, RCW, AND THE RULES OF THE SURVEY MAP ACT, CHAPTER 332-130, RCW.

[Signature]
BRIAN J. LIGSER, PLLC
LIGSER & ASSOCIATES, PLLC
320 MILWAUKEE STREET BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 418-7442
FAX (360) 418-0551
E-MAIL: BRIAN@LIGSER.COM



SHEET 1 OF 2

DATE: 11/02/15

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SE 1/4 OF
SECTION 18, T. 34 N., R. 4 E., MN.
SKAGIT COUNTY, WASHINGTON
FOR: WAHSEGRU HOLDINGS, LLC

FB: 425 Pgs: 31 LIGSER & ASSOCIATES, PLLC SCALE:
MERIDIAN: ASSIGNED MOUNT VERNON, WA 98273 360-418-7442 DWS: 15-086 RDS

