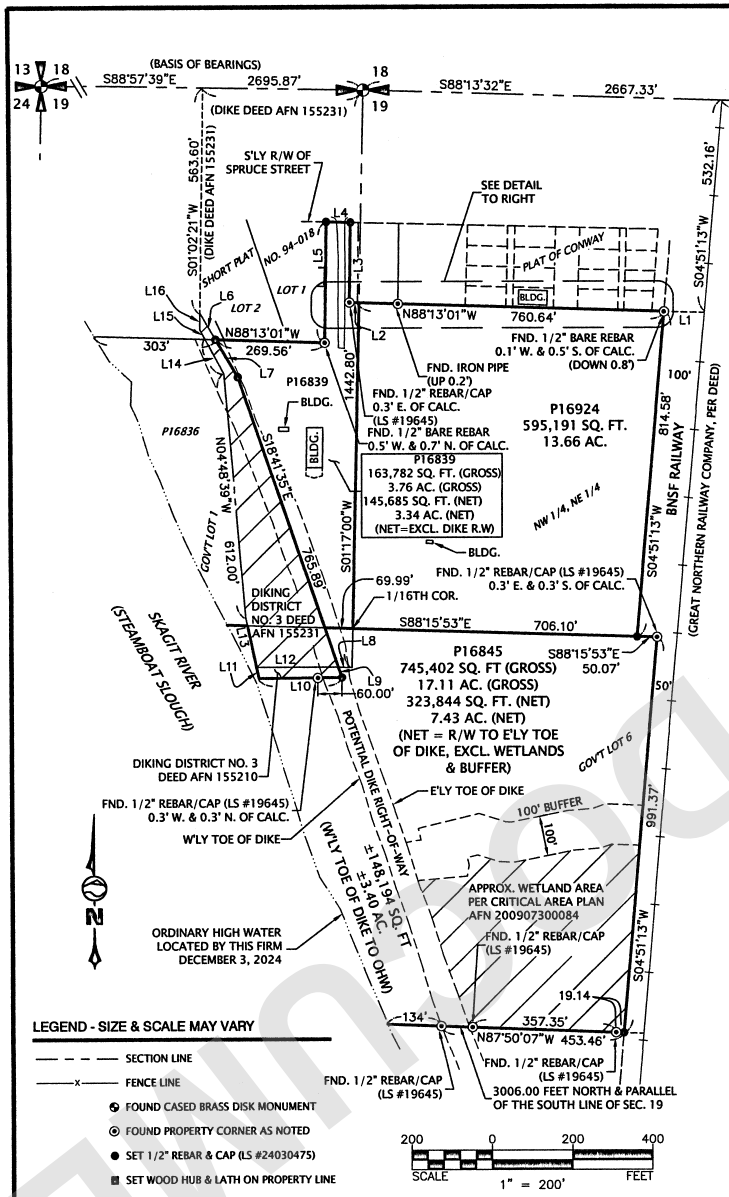

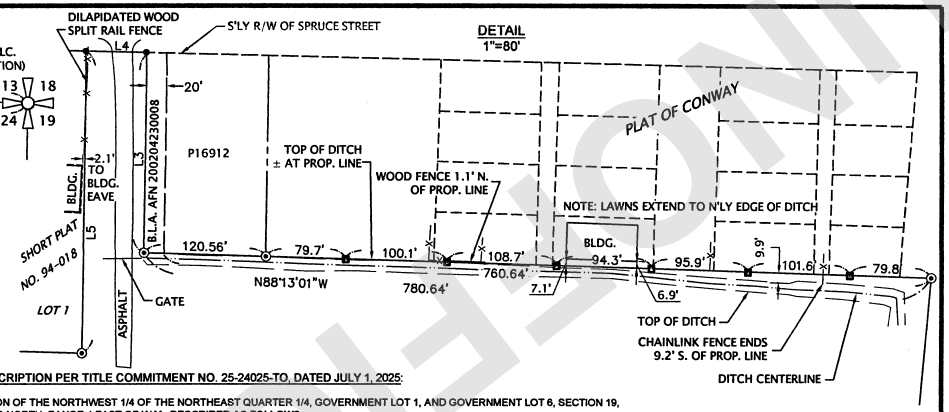

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 25-24025-TO, DATED JULY 1, 2025:

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST QUARTER 1/4, GOVERNMENT LOT 1, AND GOVERNMENT LOT 6, SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST OF W.M., **DESCRIBED AS FOLLOWS**:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SECTION 19 WITH THE CENTERLINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY, WHICH POINT BEARS NORTH 88°46'22" WEST, A DISTANCE OF 1776.98 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 19;

THENCE SOUTH 4°14'15" WEST, ALONG THE CENTER-LINE OF SAID GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY, A DISTANCE OF 532.16 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF SAID GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY WITH THE EASTERLY PROJECTION OF THE SOUTH LINE OF THE "PLAT OF THE TOWN OF CONWAY, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND WHICH POINT IS THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE NORTH 88°45'51" WEST, ALONG SAID EASTERLY PROJECTION OF THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 130.18 FEET TO THE SOUTHEAST CORNER OF BLOCK 4 OF SAID PLAT; **THENCE** CONTINUING NORTH 88°45'51" WEST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 460.60 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; **THENCE** CONTINUING NORTH 88°45'51" WEST, ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 270.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DEEDED TO LOWELL D. WILLIAMS AND SHIRLEY M. WILLIAMS, HUSBAND AND WIFE, BY PORT OF SKAGIT COUNTY, A MUNICIPAL CORPORATION, BY INSTRUMENT DATED OCTOBER 23, 1968, AND FILED NOVEMBER 7, 1968, UNDER AUDITOR'S FILE NO. 720147, RECORDS OF SKAGIT COUNTY, WASHINGTON; **THENCE** NORTH 0°46'24" EAST, ALONG THE WEST LINE OF SAID TRACT DEEDED TO LOWELL D. WILLIAMS AND SHIRLEY M. WILLIAMS, HUSBAND AND WIFE, AND ALONG THE WEST LINE OF THAT TRACT DEEDED TO LOWELL D. WILLIAMS AND SHIRLEY M. WILLIAMS, HUSBAND AND WIFE BY PORT OF SKAGIT COUNTY, A MUNICIPAL CORPORATION, BY INSTRUMENT DATED OCTOBER 9, 1968, AND FILED NOVEMBER 7, 1968, UNDER AUDITOR'S FILE NO. 720148, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTH LINE OF SPRUCE STREET EXTENDED WEST FROM SAID PLAT OF THE TOWN OF CONWAY; **THENCE** NORTH 88°45'51" WEST, ALONG SAID SOUTH LINE OF SPRUCE STREET EXTENDED WEST, A DISTANCE OF 80.00 FEET; **THENCE** SOUTH 0°46'24" WEST, A DISTANCE OF 301.82 FEET; **THENCE** NORTH 88°45'51" WEST, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE EAST BANK OF STEAMBOAT SLOUGH; **THENCE** SOUTHERLY ALONG THE EAST BANK OF STEAMBOAT SLOUGH TO A POINT THAT IS 3006.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 19; **THENCE** SOUTH 88°24'29" EAST, ALONG A LINE WHICH IS PARALLEL WITH THE SOUTH LINE OF SAID SECTION 19, AND 3006.00 FEET DISTANT THEREFROM, A DISTANCE OF 630 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF SAID GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY; **THENCE** NORTH 4°14'15" EAST, ALONG THE CENTER-LINE OF SAID GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY, A DISTANCE OF 1807.43 FEET TO THE **TRUE POINT OF BEGINNING, EXCEPT** THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILWAY COMPANY **DESCRIBED AS FOLLOWS**:

THAT PORTION OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, LYING WITHIN A DISTANCE OF 100.00 FEET OF, AND WEST OF, THE CENTERLINE OF SAID GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY, AND THAT PORTION OF SAID GOVERNMENT LOT 6 OF SECTION 19, LYING WITHIN A DISTANCE OF 50.00 FEET OF, AND WEST OF THE CENTERLINE OF SAID GREAT NORTHERN RAILWAY COMPANY RIGHT-OF-WAY, AND **EXCEPT** ROADS AND DIKE RIGHTS-OF-WAY, AND **EXCEPT** THAT PORTION CONVEYED TO DIKING DISTRICT NO. 3 OF SKAGIT COUNTY, WASHINGTON, BY DEED DATED FEBRUARY 7, 1922, FILED MARCH 22, 1922, UNDER AUDITOR'S FILE NO. 155231, AND RECORDED IN VOLUME 125 OF DEEDS AT PAGE 284, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND **EXCEPT** THAT PORTION CONVEYED TO SAID DIKING DISTRICT NO. 3 BY DEED DATED FEBRUARY 7, 1922, FILED MARCH 21, 1922, UNDER AUDITOR'S FILE NO. 155210, AND RECORDED IN VOLUME 125 OF DEEDS AT PAGE 279, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND **EXCEPT** THAT PORTION CONVEYED TO BARBARA L. WHITE BY DEED DATED MARCH 19, 2002, RECORDED APRIL 23, 2002, UNDER AUDITOR'S FILE NO. 200204230008, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Line Table

Line #	Direction	Length
L1	N88°13'01"W	100.14'
L2	S88°35'14"E	20.00'
L3	S0°57'01"W	200.00'
L4	N88°35'14"W	60.00'
L5	S0°57'01"W	301.81'
L6	S30°14'39"E	76.54'
L7	S30°14'39"E	108.65'
L8	S88°57'39"E	34.30'
L9	S19°34'20"E	27.07'
L10	N89°27'21"E	205.00'
L11	N12°05'39"W	29.00'
L12	S89°44'39"E	202.00'
L13	N12°05'39"W	126.00'
L14	N28°14'39"W	97.86'
L15	N28°14'39"W	27.14'
L16	N0°10'42"E	41.41'

REFERENCE DOCS:

1. A.F.N. 9811300201, R.O.S.
2. A.F.N. 840314, SHORT PLAT NO. 32-76
3. A.F.N. 9411080032, SHORT PLAT NO. 94-018
4. A.F.N. 201307150181 R.O.S.
5. A.F.N. 202408020041 R.O.S.

SURVEYOR'S NOTES:

1. THE BASIS OF COORDINATES FOR THIS SURVEY IS NAD83(2011) WASHINGTON STATE PLANE, NORTH ZONE, U.S. SURVEY FOOT DATUM BASED ON NETWORKED RTK OBSERVATIONS.

2. BASIS OF BEARINGS: RECORD OF SURVEY A.F.N. 9811300201. HELD BEARING BETWEEN NORTH 1/4 CORNER AND NORTHWEST CORNER OF SECTION 19 (AS NOTED). (BEARINGS HAVE BEEN ROTATED -00°10'37" FROM RECORD BEARINGS).

3. THIS SURVEY WAS PERFORMED IN DECEMBER, 2024. ALL MONUMENTS SHOWN HEREON WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

4. MEASUREMENTS WERE COLLECTED USING A TRIMBLE R-12I SURVEY-GRADE GPS RECEIVER OPERATING IN NETWORKED RTK MODE.

5. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY W.A.C. 332-130-090.

6. THIS SURVEY DEPICTS EXISTING FENCE LINES AND ENCROACHMENTS IN ACCORDANCE WITH RCW 58.09.090. THESE IMPROVEMENTS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN OWNERSHIP WHICH HAVE NOT BEEN RESOLVED BY THIS SURVEY.

7. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT (TITLE COMMITMENT NO. 25-24025-TO, DATED JULY 1, 2025 BY GUARDIAN NORTHWEST TITLE & ECROW.

LEGEND - SIZE & SCALE MAY VARY

- SECTION LINE
- FENCE LINE
- FOUND CASED BRASS DISK MONUMENT
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" REBAR & CAP (LS #24030475)
- SET WOOD HUB & LATH ON PROPERTY LINE

JOSEPH HERTZOG
STATE OF WASHINGTON
24030475
REGISTERED PROFESSIONAL LAND SURVEYOR
8-25-25

WITHIN A PORTION OF GOVERNMENT LOTS 1 AND 6, AND WITHIN THE NW 1/4 OF THE NE 1/4, SECTION 19, TWP. 33 N., R. 4 E., W.M., SKAGIT COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
Filed for record this 26 day of August, 20 25 at 10:20 A.m. in Book — of Surveys on Page — at the request of WILSON ENGINEERING, LLC
Sandra Perkins — Tera Diedrich
County Auditor — Deputy
Auditor's file no. 202508260051

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 PORT OF SKAGIT COUNTY
in, NOVEMBER 20 24
JOSEPH HERTZOG — 8-25-25
Certificate No. 2403045 — DATE

WILSON ENGINEERING
WILSON ENGINEERING, LLC
805 DUPONT STREET
BELLINGHAM, WA 98225
(360) 733-6100 * FAX (360) 647-9061
www.wilsonengineering.com

RECORD OF SURVEY FOR PORT OF SKAGIT COUNTY

DWN BY	DATE	JOB NO.
JQH	8/14/2025	2021-098
CHK BY	SCALE	SHEET / OF
JQH	AS SHOWN	1 / 1

202508260051
08/26/2025 10:20 AM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT