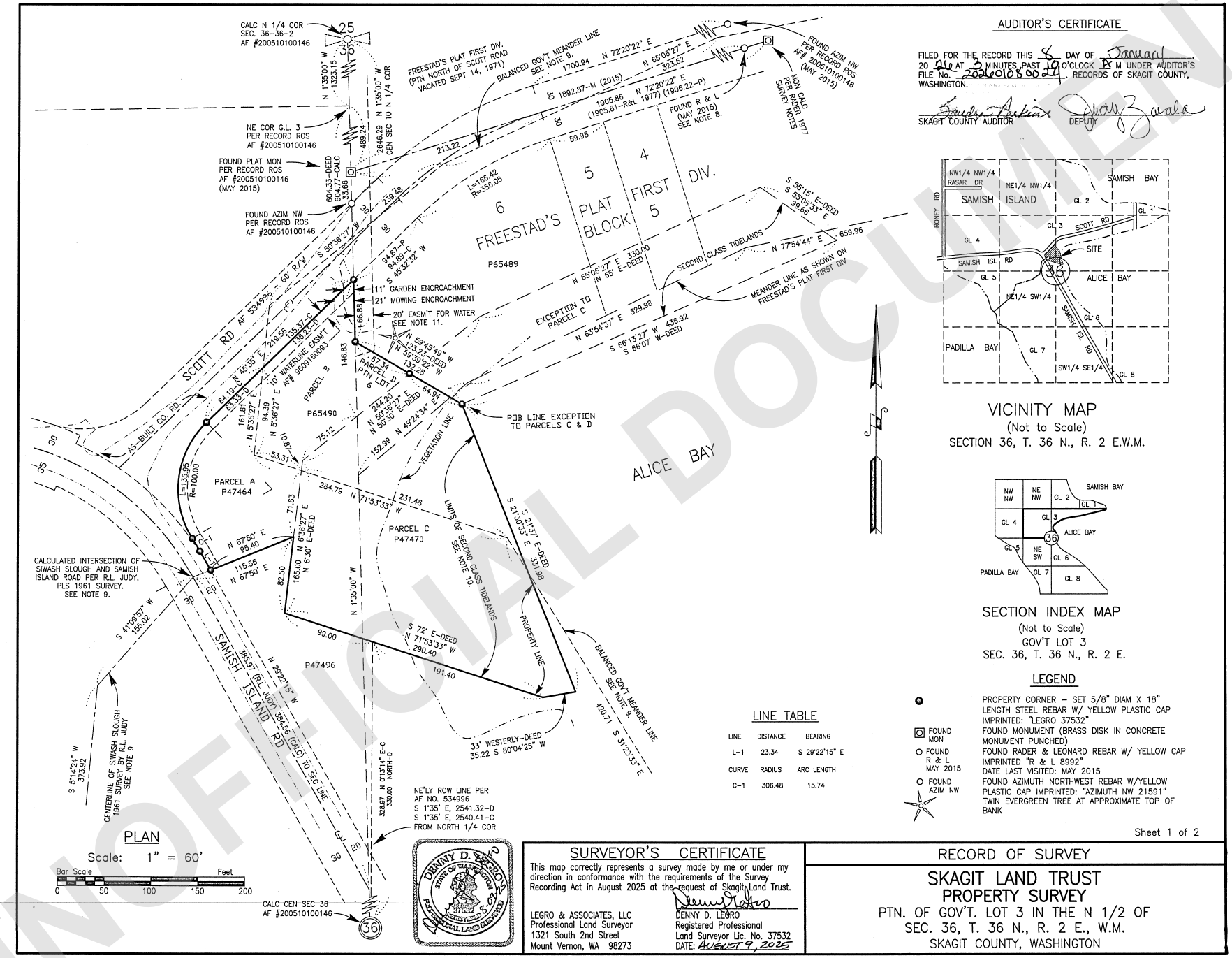

AUDITOR'S CERTIFICATE

FILED FOR THE RECORD THIS 8 DAY OF January 20 26 AT 3 MINUTES PAST 10 O'CLOCK PM UNDER AUDITOR'S FILE No. 202601080024, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR _____ DEPUTY _____

VICINITY MAP

(Not to Scale)
SECTION 36, T. 36 N., R. 2 E.W.M.

SECTION INDEX MAP

(Not to Scale)
GOV'T LOT 3
SEC. 36, T. 36 N., R. 2 E.

LINE TABLE

LINE	DISTANCE	BEARING
L-1	23.34	S 29°22'15" E
CURVE	RADIUS	ARC LENGTH
C-1	306.48	15.74

LEGEND

- PROPERTY CORNER – SET 5/8" DIAM X 18" LENGTH STEEL REBAR W/ YELLOW PLASTIC CAP IMPRINTED: "LEGRO 37532"
- FOUND MON — FOUND MONUMENT (BRASS DISK IN CONCRETE MONUMENT PUNCHED)
- FOUND R & L MAY 2015 — FOUND RADER & LEONARD REBAR W/ YELLOW CAP IMPRINTED "R & L 8992" DATE LAST VISITED: MAY 2015
- FOUND AZIM NW — FOUND AZIMUTH NORTHWEST REBAR W/YELLOW PLASTIC CAP IMPRINTED: "AZIMUTH NW 21591" TWIN EVERGREEN TREE AT APPROXIMATE TOP OF BANK

Sheet 1 of 2

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 in August 2025 at the request of Skagit Land Trust.

DENNY D. LEGRO
Registered Professional Land Surveyor
DATE: August 9, 2025

LEGRO & ASSOCIATES, LLC
Professional Land Surveyor
1321 South 2nd Street
Mount Vernon, WA 98273

DENNY D. LEGRO STATE OF WASHINGTON 37532 REGISTERED PROFESSIONAL LAND SURVEYOR

RECORD OF SURVEY

SKAGIT LAND TRUST
PROPERTY SURVEY

PTN. OF GOV'T. LOT 3 IN THE N 1/2 OF SEC. 36, T. 36 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON

202601080024
01/08/2026 10:03 AM Pages: 1 of 2 Fees: $428.50
Skagit County Auditor

UNOFFICIAL DOCUMENT

202601080024
01/08/2026 10:03 AM Page 2 of 2

NOTES:

1. LEGAL DESCRIPTION FOR THIS SURVEY FROM ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY GUARDIAN NORTHWEST TITLE AND ESCROW COMMITMENT NO. 25-22927-TB DATED FEBRUARY 20, 2025 AT 8:00 AM.
2. FOR ADDITIONAL SUBDIVISION AND/OR COUNTY ROAD R/W INFORMATION REFER TO SURVEYS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO'S: 201509020021; 201611220048; 200510100146; 8904030044.
3. SURVEY METHOD: FIELD TRAVERSE
   INSTRUMENTATION: TOPCON PS-103
   THEODOLITE: MIN. RESOLUTION/ACCURACY 3"
   E.D.M.: ACCURACY ± (1.55mm + 2ppm)
4. MERIDIAN - ASSUMED.
5. BASIS OF BEARING: THE N-S CENTERLINE OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. AS BEING N 1°35' W BASED UPON EXISTING MONUMENTS.
6. DISTANCES SHOWN ARE IN FEET AND DECIMALS OF A FOOT.
7. IN ACCORDANCE WITH WAC 332-130-050, THIS SURVEY HAS DEPICTED EXISTING IMPROVEMENTS WHICH MAY INDICATE ENCROACHMENT, LINES OF POSSESSION OR CONFLICT OF TITLE. OCCUPATIONAL INDICATORS MAY BE THE BASIS OF UNWRITTEN CLAIMS OF TITLE OWNERSHIP. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH CLAIMS, IF ANY.
8. CENTERLINE OF SCOTT ROAD (MON TO MON) REPRODUCED FROM COPY OF 1977 FIELD SURVEY NOTES BY HAROLD RADER, CE AND PLS DEPICTING FOUND ORIGINAL FREESTAD'S PLAT MONUMENTS AND SET "R & L" REBAR AND CAP ON TRUE LINE, 12.99 FEET SW'LY OF E'LY PLAT MONUMENT. THIS WAS VERIFIED BY R.L. JUDY, PLS OF LEGRO & JUDY BY SURVEY FIELD NOTES DATED 5-09-1985 ON FILE IN THE OFFICE OF LEGRO & ASSOCIATES, LLC WITH MEASURED DISTANCE OF 13.00 FEET.
9. BALANCED MEANDER LINE FROM UNRECORDED SURVEY MAP PREPARED BY LEGRO AND JUDY, CE AND PLS FOR FLOYD SQUIRES DATED MAY 25, 1961. THIS SAME MEANDER LINE IS DEPICTED UPON AND REFERENCED TO BY NOTE 1. ON THE FACE OF SURVEY IN THE NE 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M. AS PREPARED BY SKAGIT SURVEYORS AND RECORDED APRIL 3, 1989 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8904030044 INDICATES THAT: "THE MEANDER LINE THROUGH SECTION 36 APPEARS TO HAVE IRRECONCILABLE ERROR AS REPORTED IN THE GLO NOTES". FURTHERMORE, FROM THE RECORDS OF LEGRO & JUDY, ENGINEER AND LAND SURVEYORS AS FOUND IN A COPY OF A LETTER BY RICHARD L. JUDY, PLS TO WILLIAM A. BOWLES, ATTORNEY AT LAW DATED NOVEMBER 17, 1961, IN REGARDS TO PREPARATION OF METES AND BOUNDS DESCRIPTIONS OF THE JOHN DANIEL SQUIRES, MURIAL SQUIRES NEELY AND FLOYD G. SQUIRES JR. TRACTS AS BASED UPON ACTUAL FIELD SURVEY, THE FOLLOWING CONCLUSIONS WERE DOCUMENTED: "WHEN ESTABLISHING THE CENTERLINE OF SIWASH SLOUGH EAST OF THE COUNTY ROAD FOR THE DESCRIPTION OF TRACT "C" (TRACT "C" BEING IDENTICAL TO PARCEL "A" OF THIS SURVEY FOR SKAGIT LAND TRUST) OF JOHN DANIEL SQUIRES, THE FOLLOWING NOTATIONS ARE BROUGHT TO YOUR ATTENTION: (1) THAT THE BALANCED GOVERNMENT LOT LINE OF THE 1871 GOVERNMENT SURVEY PLACES THE OUTLET OF SIWASH SLOUGH ON THE HILLSIDE OF SAMISH ISLAND, WHERE THE SLOUGH COULD NOT HAVE BEEN LOCATED. THIS IS CAUSED BY THE GREAT CLOSING ERROR IN THE 1871 SURVEY. (2) THAT A WARRANTY DEED FROM THE STATE OF WASHINGTON TO W.H. ABBOTT FOR 2ND CLASS TIDE AND SHORE LANDS AND LATER ACQUIRED BY FLOYD G. SQUIRES SR., WHICH IS DESCRIBED FROM THE CENTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, PLACES AN IDENTICAL DISTANCE AND BEARING ON THE FLATS WHERE THE OUTLET OF SIWASH SLOUGH MOST LIKELY COULD HAVE BEEN LOCATED. (3) THAT WE HAVE DESCRIBED THE CENTERLINE OF SIWASH SLOUGH FROM THE WEST SIDE OF THE COUNTY ROAD, WHERE THE SLOUGH PRESENTLY EXISTS, EASTERLY TO INTERSECT WITH THE FLOYD G. SQUIRES SR. 2ND CLASS TIDE AND SHORE LINE TRACT WHERE SIWASH SLOUGH MOST LIKELY WAS LOCATED. (4) THAT WE HAVE DESCRIBED ALONG THE FLOYD G. SQUIRES SR. 2ND CLASS TIDE AND SHORE LINE TRACT, RATHER THAN CREATE A TITLE OVERLAP."
10. LIMITS OF SECOND CLASS TIDELANDS PER DEEDS AS CONVEYED BY THE STATE OF WASHINGTON TO: W.H. ABBOT DATED MARCH 22, 1910; J.T. SQUIRES BY A.F. NO. 762577; AND J. LUDWIG BY A.F. NO. 9004270004, ALL RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. 20 FOOT WIDE EASEMENT FOR WATER DEPICTED UPON THE FACE OF FREESTAD'S PLAT, FIRST DIVISION EXTENDS SOUTHERLY ALONG THE WEST LINE OF SAID PLAT TO THE BANK LINE.
12. PARCEL "D" OF THIS SURVEY, BEING A PORTION OF LOT 6, BLOCK 5 OF FREESTAD'S PLAT, FIRST DIVISION, IS SUBJECT TO THE TERMS AND CONDITIONS STIPULATED WITHIN THE PROTECTIVE COVENANTS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 14, 1956 UNDER AUDITOR'S FILE NO. 541441; AND FURTHER SUBJECT TO THE CONDITIONS STIPULATED WITHIN THAT BOUNDARY LINE ADJUSTMENT RECORDED APRIL 27, 1990 UNDER AUDITOR'S FILE NO. 9004270005, ALL RECORDS OF SKAGIT COUNTY, WASHINGTON.
13. PROPERTY INCLUDED WITHIN THIS SURVEY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT LOT OF CERTIFICATION ISSUED BY SKAGIT COUNTY PLANNING AND PERMIT CENTER RECORDED DECEMBER 16, 1998 AS AUDITOR'S FILE NUMBER 9812160060, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES CONT'D:

14. THIS SURVEY DOES NOT PURPORT TO RESOLVE ANY ISSUES CITED BY GUARDIAN NORTHWEST TITLE & ESCROW COMMITMENT NUMBER 25-22927-TB SCHEDULE B, PART 2 - EXCEPTIONS, ADDRESSING POLICY EXCEPTIONS REGARDING TITLE OWNERSHIP BOUNDARIES MORE SPECIFICALLY AS FOLLOWS:
    EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY PUBLIC RECORD;
    UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER, INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES;
    ANY ADVERSE CLAIM BY REASON OF ANY CHANGE IN THE LOCATION OF THE BOUNDARIES OF SAID PREMISES WHICH MAY HAVE RESULTED FROM ANY CHANGE IN THE LOCATION OF THE SIWASH SLOUGH AND ALICE BAY/PUGET SOUND, OR ITS BANKS, OR WHICH MAY RESULT FROM SUCH CHANGE IN THE FUTURE;
    RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF SIWASH SLOUGH AND ALICE BAY/PUGET SOUND;
    RIGHT OF THE GENERAL PUBLIC TO THE UNRESTRICTED USE OF ALL THE WATERS OF A NAVIGATABLE BODY OF WATER, NOT ONLY FOR PRIMARY PURPOSES OF NAVIGATION, BUT ALSO FOR COROLLARY PURPOSES, INCLUDING (BUT NOT LIMITED TO) FISHING, BOATING, BATHING, SWIMMING, WATER SKIING AND OTHER RELATED RECREATIONAL PURPOSES, AS THOSE WATERS MAY AFFECT THE TIDELANDS, SHORELANDS, OR ADJOINING UPLANDS AND WHETHER THE LEVEL OF THE WATER HAS BEEN RAISED NATURALLY OR ARTIFICIALLY TO A MAINTAINED OR FLUCTUATING LEVEL, ALL AS FURTHER DEFINED BY THE DECISION OF LAW OF THIS STATE. (AFFECTS ALL OF THE PREMISES SUBJECT TO SUCH SUBMERGENCE.)
    TERMS, PROVISIONS AND RESERVATIONS UNDER THE SUBMERGED LAND ACT (43 U.S.C.A. 1301 THROUGH 1311) AND THE RIGHTS OF THE UNITED STATES OF AMERICA TO REGULATE COMMERCE, NAVIGATION, FLOOD CONTROL, FISHING AND PRODUCTION OF POWER.

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.; DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 3 AND THE SOUTHERLY LINE OF THE COUNTY ROAD, WHICH POINT BEARS S 1°35'00" E, A DISTANCE OF 604.33 FEET FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE S 45°35'00" W ALONG THE SOUTHERLY SIDE OF SAID COUNTY ROAD, A DISTANCE OF 136.23 FEET, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S 45°35'00" W ALONG THE SOUTHERLY SIDE OF SAID COUNTY ROAD, A DISTANCE OF 83.33 FEET; THENCE ALONG A 57°17'45" CURVE TO THE LEFT, WHICH HAS A RADIUS OF 100.00 FEET, A DISTANCE ALONG THE ARC OF 135.95 FEET TO A POINT OF REVERSE CURVE, AT WHICH POINT THE TANGENT TO SAID REVERSE CURVE BEARS S 32°18'47" E; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 306.48 FEET, A DISTANCE ALONG THE ARC OF 15.74 FEET; THENCE S 29°22'15" E, A DISTANCE OF 23.34 FEET TO A POINT IN THE CENTERLINE OF SIWASH SLOUGH; THENCE N 67°50'00" E ALONG THE CENTERLINE OF SIWASH SLOUGH, A DISTANCE OF 95.40 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO FLOYD G. SQUIRES SR. BY J.T. SQUIRES SR., RECORDED NOVEMBER 29, 1939 IN VOLUME 178 OF DEEDS, PAGE 345, RECORDS OF SKAGIT COUNTY, WASHINGTON AND FILED UNDER AUDITOR'S FILE NO. 319462; THENCE N 6°36'27" E ALONG THE WEST LINE OF THE AFOREMENTIONED TRACT, A DISTANCE OF 71.63 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE ALONG THE EASTERLY SIDE OF SAID SECTION 36; THENCE N 71°53'33" W ALONG SAID GOVERNMENT MEANDER LINE, A DISTANCE OF 53.31 FEET; THENCE N 5°36'27" E A DISTANCE OF 94.39 FEET TO A POINT ON THE SOUTHERLY LINE OF THE COUNTY ROAD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPT DIKE AND DITCH RIGHTS-OF-WAY.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:
THAT PORTION OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF GOVERNMENT LOT 3 IN SAID SECTION 36 AND THE SOUTHERLY LINE OF THE COUNTY ROAD, WHICH POINT BEARS S 1°35'00" E, A DISTANCE OF 604.33 FEET FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE S 45°35'00" W ALONG THE SOUTHERLY SIDE OF SAID COUNTY ROAD, A DISTANCE OF 136.23 FEET; THENCE SOUTH 5°36'27" WEST, A DISTANCE OF 94.39 FEET; THENCE S 71°53'33" E, A DISTANCE OF 53.31 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO FLOYD G. SQUIRES, SR. BY INSTRUMENT RECORDED NOVEMBER 29, 1939 IN VOLUME 178 OF DEEDS, PAGE 345, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID FLOYD G. SQUIRES, SR. TRACT TO THE EAST LINE OF GOVERNMENT LOT 3 EXTENDED SOUTH IN SAID SECTION 36; THENCE NORTH ALONG SAID EAST LINE EXTENDED SOUTH TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:
TIDELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 330 FEET NORTH AND S 72° E, 191.4 FEET FROM THE CENTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.; THENCE N 72° W 290.4 FEET; THENCE N 6°30' E 165 FEET; THENCE N 50°30' E 244.2 FEET; THENCE N 65° E 330 FEET; THENCE S 55°15' E 99.66 FEET; THENCE S 66°07' W 436.92 FEET; THENCE S 21°37' E 331.98 FEET; THENCE WESTERLY 33 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT WHICH LIES NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 330 FEET NORTH AND S 72° E, 191.4 FEET FROM THE CENTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.; THENCE N 72° W 290.4 FEET; THENCE N 6°30' E 165 FEET; THENCE N 50°30' E 244.2 FEET; THENCE N 65° E 330 FEET; THENCE S 55°15' E 99.66 FEET; THENCE S 66°07' W 436.92 FEET TO A POINT WHICH IS THE BEGINNING OF THE DESCRIBED LINE; THENCE N 59°45'49" W A DISTANCE OF 123.23 FEET TO A POINT ON THE CENTER LINE OF THE SAID SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., WHICH POINT IS THE END OF THE SAID DESCRIBED LINE.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D:
THAT PORTION OF LOT 6, BLOCK 5, "FREESTAD'S PLAT, FIRST DIVISION", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN SKAGIT COUNTY, WASHINGTON, WHICH LIES SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 330 FEET NORTH AND S 72° E, 191.4 FEET FROM THE CENTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M.; THENCE N 72° W 290.4 FEET; THENCE N 6°30' E 165 FEET; THENCE N 50°30' E 244.2 FEET; THENCE N 65° E 330 FEET; THENCE S 55°15' E 99.66 FEET; THENCE S 66°07' W 436.92 FEET TO A POINT WHICH IS THE BEGINNING OF THE DESCRIBED LINE; THENCE N 59°45'49" W A DISTANCE OF 123.23 FEET TO A POINT ON THE CENTER LINE OF THE SAID SECTION 36, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., WHICH POINT IS THE END OF THE SAID DESCRIBED LINE.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DENNY D. LEGRO
STATE OF WASHINGTON
21576
REGISTERED
PROFESSIONAL LAND SURVEYOR

RECORD OF SURVEY

SKAGIT LAND TRUST
PROPERTY SURVEY
PTN. OF GOV'T. LOT 3 IN THE N 1/2 OF
SEC. 36, T. 36 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON

UNOFFICIAL DOCUMENT