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All those portions of Section 19, Township 30 N., Range 3 W., W.M. and Sections 23 and 24, Township 30 N., Range 4 W., W.M. lying east of the Dungeness River, outside the Sequim City Limits, and north of the following described line: beginning at the intersection of Sequim Avenue and Washington Street; thence westerly along the centerline of Washington Street to Western Way; thence continuing westerly along the centerline of Western Way to its intersection with Kaiser Place; thence continuing westerly along a projection of the centerline of Western Way to the centerline of S.R. 101; thence westerly along the centerline of S.R. 101 to the thalweg of the Dungeness River.