



LEGAL DESCRIPTION

The North 1/2 of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of Section 21, Township 34 North, Range 3 East, W.M., EXCEPTING a tract of land in the South 1/2 of the Northwest 1/4 of Section 21, Township 34 North, Range 3 East, W.M., beginning 2,031.9 feet East of the West quarter Section corner of said Section; thence North parallel with the West line of said Section to the North line of said South 1/2 of the Northwest 1/4; thence East along the North line of said South 1/2 of the Northwest 1/4 to its Northeast corner; thence South along the East line of said South 1/2 of the Northwest 1/4 to the East and West centerline of said Section 21; thence West to the point of beginning; EXCEPTING from this description that portion thereof condemned by the Drainage District No. 15 in Skagit County Cause No. 14859. ALSO EXCEPT the West 30 feet thereof conveyed to Skagit County for Best Road by Deeds recorded as Auditor's File Nos. 630960 (Volume 328, Page 79) and 688809 (Volume 358, Page 522). ALSO EXCEPT the South 25 feet of the Northwest 1/4 and the North 25 feet of the Southwest 1/4 thereof conveyed to Skagit County for McLean Road by Deed recorded as Auditor's File No. 477352 (Volume 251, Page 388). ALSO EXCEPT that portion conveyed to Skagit County for road purposes by Deed recorded as Auditor's File No. 8903230026 (Volume 807, Page 510).

SUBJECT TO an Easement to the Public Utility District No. 1 of Skagit County, including the terms and provisions thereof, to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water by that instrument dated July 2, 1956 and recorded July 2, 1956 under Auditor's File No. 538462, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

LEGEND

- Prop. Cor. Property Corner—Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGR0 3475" on 7-26-01
- Found Pipe Found 1 1/2" Old Iron Pipe on 7-26-01
- ⊙ Found Mon. Found Brass Disk in Conc. Monument Centerline
- ⊕ Septic Drainfield Soil Log Test Hole No. 1
- + Sl-1 4" High Old Hog/Barb Wire Fence Proposed Future Driveway Access

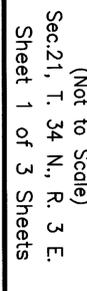
OWNER-DEVELOPER

Fir Island Farms, a Partnership
 18316 Best Road
 Mount Vernon, WA, 98273
 Phone: (360)466-4363

ZONING

AG-NRL: AGRICULTURE NATURAL RESOURCE LANDS

VICINITY MAP
 (Not to Scale)



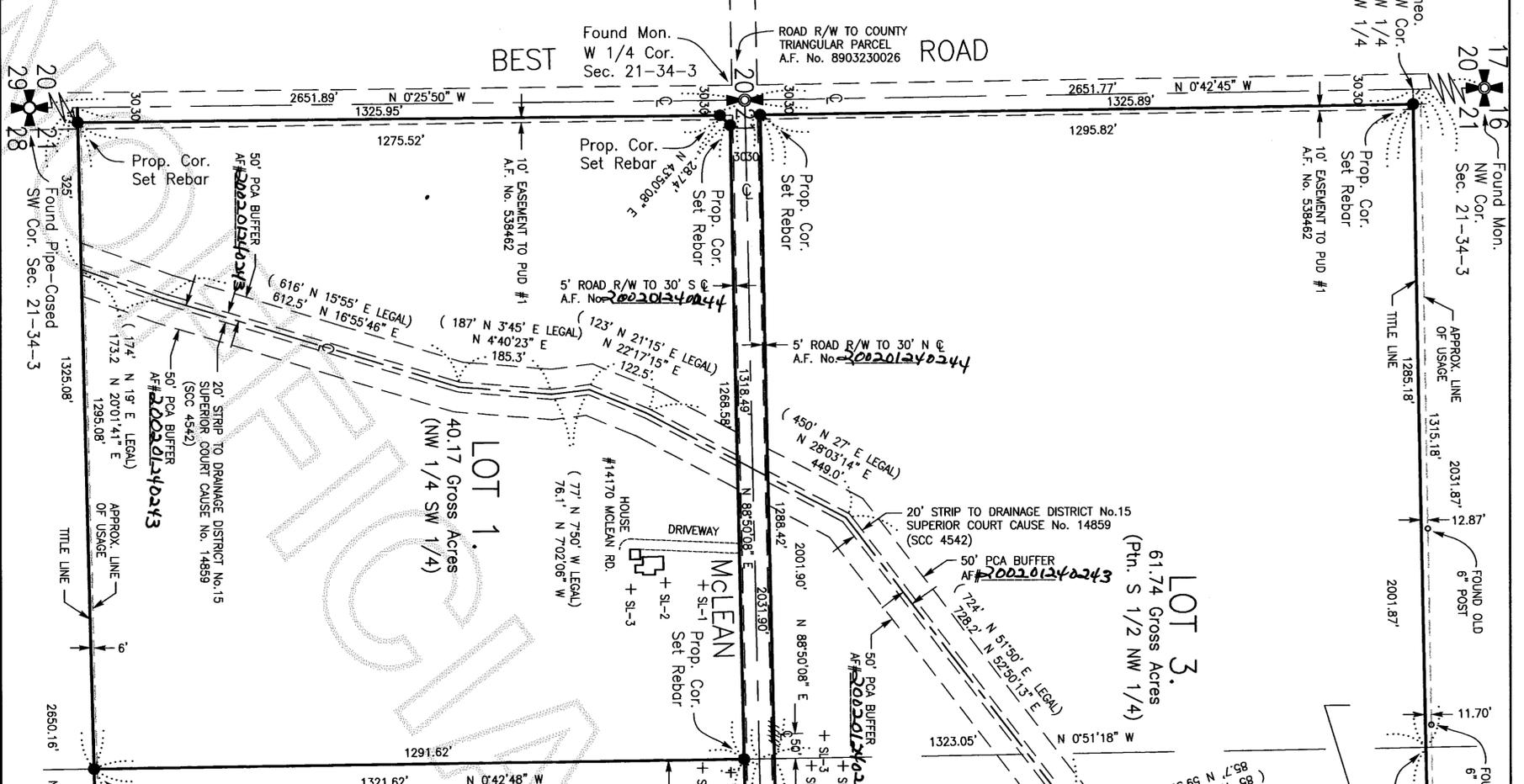
SHORT PLAT No. PLO1-0397

**FIR ISLAND FARMS, A PARTNERSHIP
 PROPERTY SURVEY**

PTN. S 1/2 NW 1/4 AND PTN N 1/2 SW 1/4
 Sec. 21, T. 34 N., R. 3 E.W.M.
 SKAGIT COUNTY, WASHINGTON

WARNING

THIS PARCEL (LOTS 1, 2 AND 3 OF THIS SHORT PLAT) LIES WITHIN AN AREA OR WITHIN 500 FEET OF LAND DESIGNATED AS NATURAL RESOURCE LAND (AGRICULTURE, FOREST, AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY, A VARIETY OF NATURAL RESOURCE LAND NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW, IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.



AUDITOR'S CERTIFICATE

200201240242
 Skagit County Auditor
 1/24/2002 Page 1 of 3 1:40PM
 NORMA BRUMMETT
 Auditor, Skagit County
 by: *[Signature]*

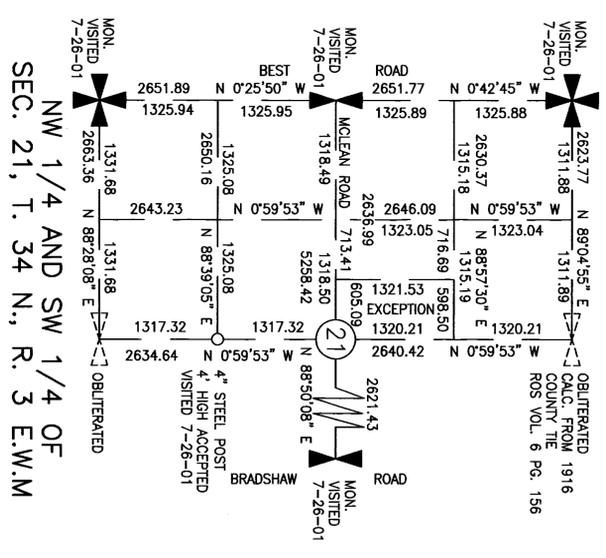


SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in July 2001 at the request of G. F. (Jerry) Ahrens.
 LEGR0 & ASSOCIATES
 Engineer & Surveyors
 815 Cleveland Avenue
 Mount Vernon, WA, 98273
 Phone: (360) 336-3220
 Gwynne D. Legro
 Registered Professional
 Engineer & Land Surveyor
 Lic. # 3475 Date: 12-14-01

NOTES

1. Certificate for Short Plat furnished by First American Title Company of Skagit County, Order No. 65074, Policy No. H-443375, dated April 26, 2001 at 8:00 A.M.
2. Survey Method: Field Traverse
 Instrumentation: TOPCON GTS-2B (20)
 Theodolite:
 Min. Horiz. Circle Reading of 20"
 E.D.M.:
3. Accuracy ± (5mm + 5ppm)
4. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
5. Subject property lies within Zone A7 upon FEMA Flood Insurance Rate Map (FIRM) Community-Panel Number 530151 0250 C, Effective Date 1-3-85.
6. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.
7. Basis of Bearing - the East-West centerline of Section 21, T. 34 N., R. 3 E.W.M., being also the centerline of McLean Road and based upon existing monumentation as being N 88°50'08" E, assumed datum.
8. For additional subdivision information, refer to that survey prepared for Scott Christensen by Don Semrau and Associates as recorded in Volume 6 of Surveys at Page 156 under Auditor's File No. 8512100056, records of Skagit County, Washington.
9. In accordance with that First American Title Insurance Company Subdivision Guarantee Order No. 65074, Policy No. H-443375 dated April 26, 2001 at 8:00 a.m., title to said real property herein is vested in FIR ISLAND FARMS, a Partnership. The following matters are excluded from the coverage of this guarantee:
 1. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
 2. Water rights, claims or title to water.
 3. Tax Deeds to the State of Washington.
 4. Documents pertaining to mineral estates.
 5. Additional documents as disclosed by First American Title Company Subdivision Guarantee H-443375 affecting title to said real property of any portion thereof as shown under record matters:



LOT AREAS

- Lot 1 = 1,670,988 Sq. Ft. = 38.36 Acres*
 (Net to Road R/W Line)
 = 1,645,493 Sq. Ft. = 37.73 Acres
 (Net to Road R/W Line Less (-)
 Drainage District No. 15-20' R/W)
 = 1,749,626 Sq. Ft. = 40.17 Acres*
 (Gross to Road Centerline)
- Lot 2 = 1,704,450 Sq. Ft. = 39.13 Acres
 (Net to Road R/W Line)
 = 1,744,007 Sq. Ft. = 40.04 Acres
 (Gross to Road Centerline)
- Lot 3 = 2,589,727 Sq. Ft. = 59.45 Acres*
 (Net to Road R/W Line)
 = 2,558,381 Sq. Ft. = 58.73 Acres
 (Net to Road R/W Line Less (-)
 Drainage District No. 15-20' R/W)
 = 2,689,558 Sq. Ft. = 61.74 Acres*
 (Gross to Road Centerline)

* Total Area including Drainage District No. 15-20' R/W

LOT ADDRESSES

- Lot 1: # 14170 McLean Road
- Lot 2: # 14310 McLean Road
- Lot 3: # 14241 McLean Road

(NOTES CONTINUED)

11. The Short Plat Number and Date of Approval shall be included in all deeds and contracts.
12. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application, determined to be within an official designated boundary of a Skagit County fire district.
13. All maintenance and construction of roads is the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.
14. The subject property is located adjacent to designated Natural Resource Lands. Note that all future development and/or transfer of title ownership need to sign and record a natural resource waiver with the title of the property.
15. The lands described herein have been classified as farm and agricultural as disclosed by notices recorded November 22, 1971 and September 4, 1974, under Auditor's File No's. 760932 and 806735, and are subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form attached to the excise tax affidavit.
16. In accordance with SCC 14-32 an Engineered Drainage Plan has been prepared by LeGro & Associates and is currently on file with the Skagit County Planning and Permit Center.

APPROVALS

Examined and approved this 17th day of January, 2002, by the Planning Department of Skagit County, Washington.

Trida Kulis

Examined and approved this 16th day of January, 2002, by the County Engineer of Skagit County, Washington.

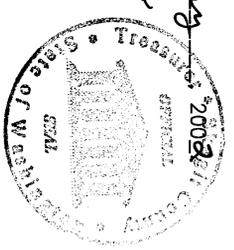
Steve Hill

TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2001.

This 17th day of January, 2002

Kate D. Stewart
 Skagit County Treasurer



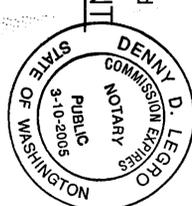
OWNERSHIP CERTIFICATE

Know all men by these presents that we, the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free and voluntary act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 24th day of OCTOBER, 2001.

FIR ISLAND FARMS, A PARTNERSHIP

Trustees:
Grace A. Ahrens
 GRACE A. AHRENS
Girard F. Ahrens
 GIRARD F. AHRENS
Kathryn A. Hefferline
 KATHRYN A. HEFFERLINE
 Successor to Sybil Boswyk, deceased

State of Washington } S.S.
 County of Skagit }



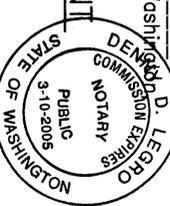
On this day personally appeared before me GIRARD F. AHRENS and GRACE A. AHRENS, husband and wife, as Trustees of Fir Island Farms, a Partnership to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 24th day of OCTOBER, 2001.

Denny D. Legro
 Notary Public in and for the State of Washington
 residing at Mount Vernon.

ACKNOWLEDGEMENT

State of Washington } S.S.
 County of Skagit }



On this day personally appeared before me KATHRYN J. HEFFERLINE, successor to Sybil Boswyk, deceased, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 24th day of OCTOBER, 2001.

Denny D. Legro
 Notary Public in and for the State of Washington,
 residing at Mount Vernon.

SHORT PLAT No. PLOI-0397

FIR ISLAND FARMS, A PARTNERSHIP
 PROPERTY SURVEY

PTN. S 1/2 NW 1/4 AND PTN. N 1/2 SW 1/4
 SEC. 21, T. 34 N., R. 3 E.W.M.
 SKAGIT COUNTY, WASHINGTON

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is currently being provided to the residence upon Lot 1 of this Short Plat by the Skagit County P.U.D. No. 1 and is available to all lots within this Short Plat from existing water mains in McLean Road and Best Road.

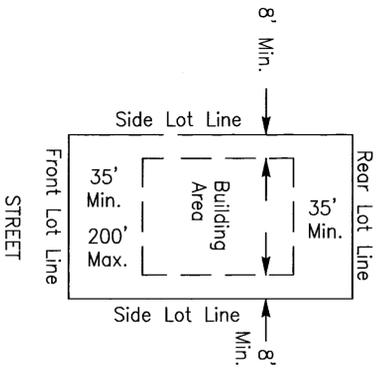
SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. The residence upon Lot 1 of this Short Plat is served by an existing conventional septic system. The required soil logs for all Lots of this Short Plat are currently on file with the Skagit County Planning and Permit Center. See File No.'s. SW 01-0288, SW 01-0289 and SW 01-290.

HEALTH OFFICER APPROVAL

The within and foregoing short plat is approved in accordance with the provisions of Skagit County Code Title 12.05 (On-site Sewage) & 12.48 (Water) this 17 day of January 2002

[Signature]
Skagit County Health Officer



TYPICAL BUILDING SETBACK DIAGRAM

(NOTES CONTINUED)

16.(cont'd. from Sheet 2)
Any future construction must comply with the requirements of said Engineered Drainage Plan and report as contained therein and/or the county drainage regulations in effect on the date of building permit application.

SHORT PLAT No. P101-0397

FIR ISLAND FARMS, A PARTNERSHIP

PROPERTY SURVEY

PTN. S 1/2 NW 1/4 AND PTN. N 1/2 SW 1/4

SEC. 21, T. 34 N., R. 3 E.W.M.

SKAGIT COUNTY, WASHINGTON

