

SURVEY DESCRIPTION

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 33 NORTH, RANGE 3 EAST, 11th, LYING EAST OF FRESH WATER SLOUGH IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON,

EXCEPT COUNTY ROAD,

AND ALSO EXCEPT THAT PORTION ACQUIRED BY DIKE DISTRICT NO. 2 BY SKAGIT COUNTY SUPERIOR COURT CASE NO. 3147.

ALL BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ME, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL, REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE MATTERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE MATTERS IN CULVERTS OF DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 20th DAY OF November, 2003.

John E. Tronsdal, AS HIS SEPARATE PROPERTY
JOHN E. TRONSDAL, AS HIS SEPARATE PROPERTY
WILDBET ISLAND BANK,
A WASHINGTON CORPORATION

BY: John E. Tronsdal
NAME: John E. Tronsdal
TITLE: Vice President

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN E. TRONSDAL, AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Oct. 30, 2003

SIGNATURE: [Signature]
TITLE: Notary Public

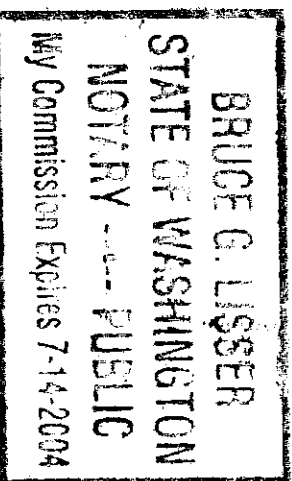
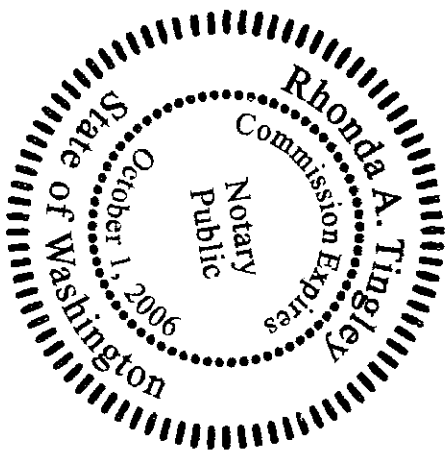
MY APPOINTMENT EXPIRES: 7-14-04
RESIDING AT: Mount Vernon

STATE OF WASHINGTON
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John E. Tronsdal IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT John E. Tronsdal SIGNED THIS INSTRUMENT, ON OATH STATED THAT John E. Tronsdal (NAME) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice Pres. OF WILDBET ISLAND BANK, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

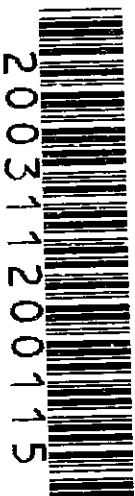
DATED: 11-4-2003

SIGNATURE: [Signature]
TITLE: Notary Public
MY APPOINTMENT EXPIRES: 10-20-04
RESIDING AT: Burlington



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.



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11/20/2003 Page 1 of 3 11:48AM

Norma Brunnett, Skagit County Auditor
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 20 DAY OF November, 2003.

Skagit County Engineer
Skagit County Auditor

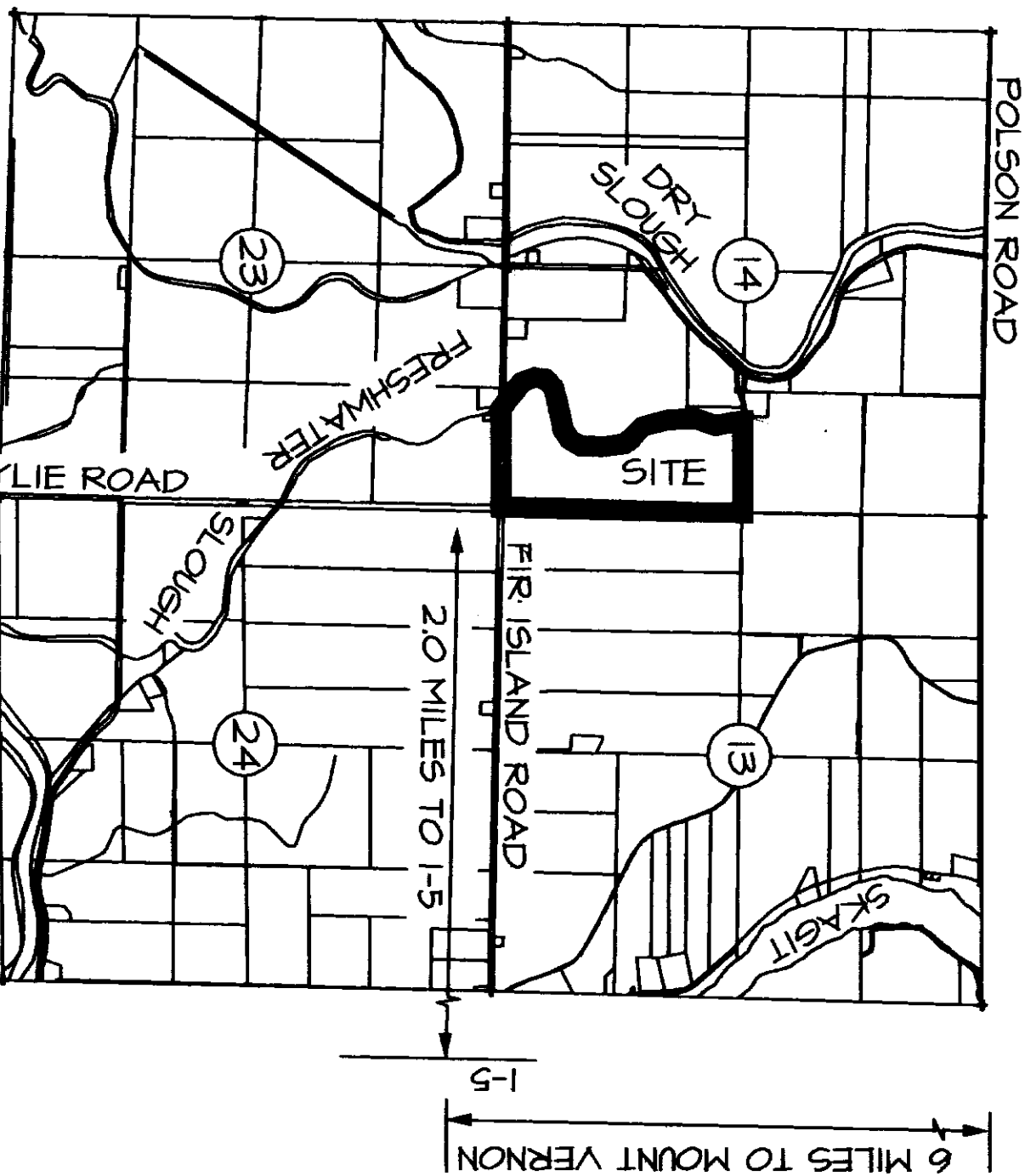
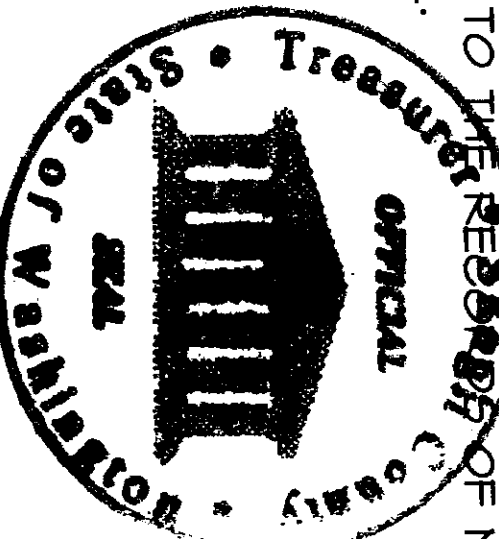
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 30th DAY OF November, 2003.

Skagit County Health Officer

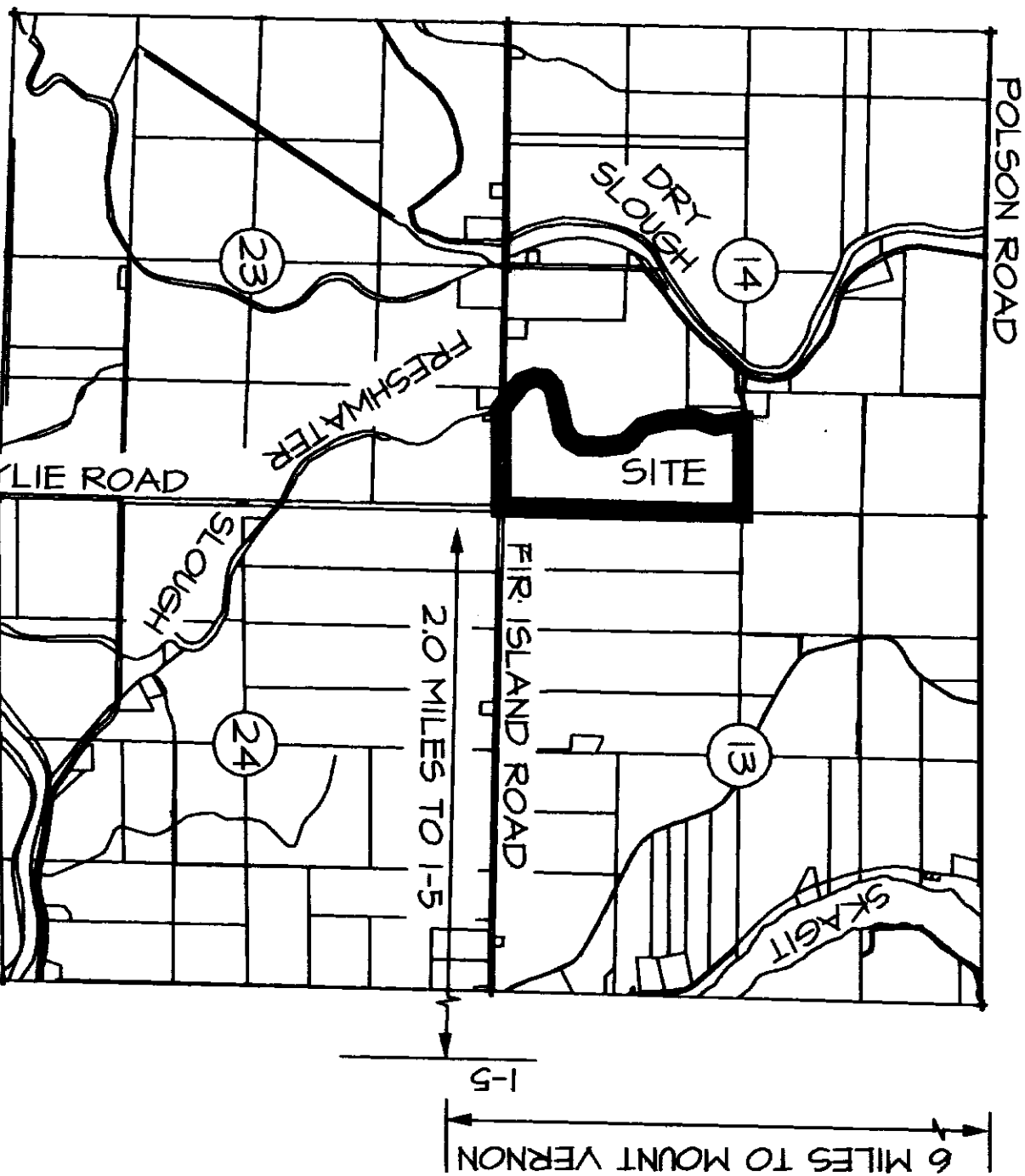
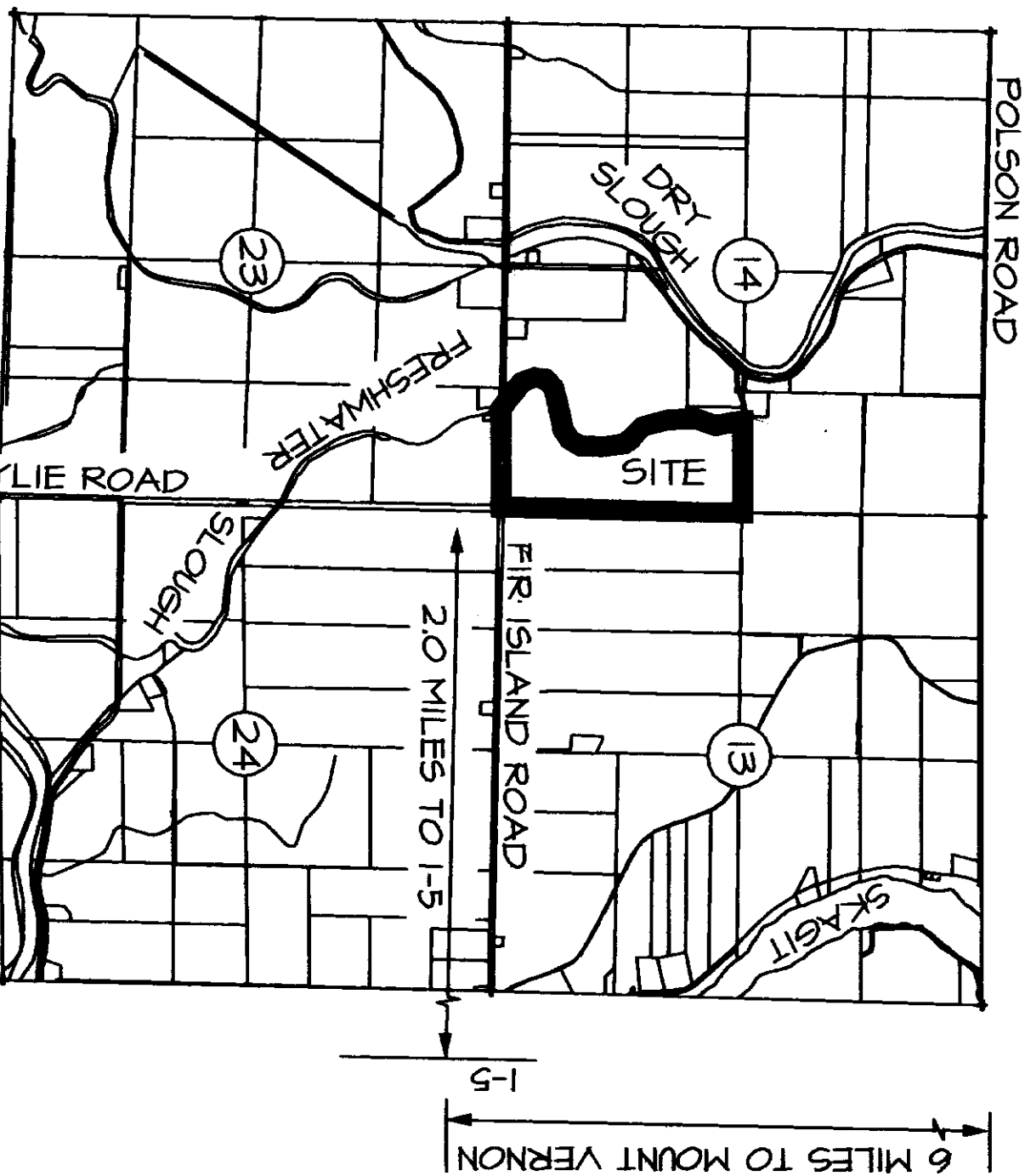
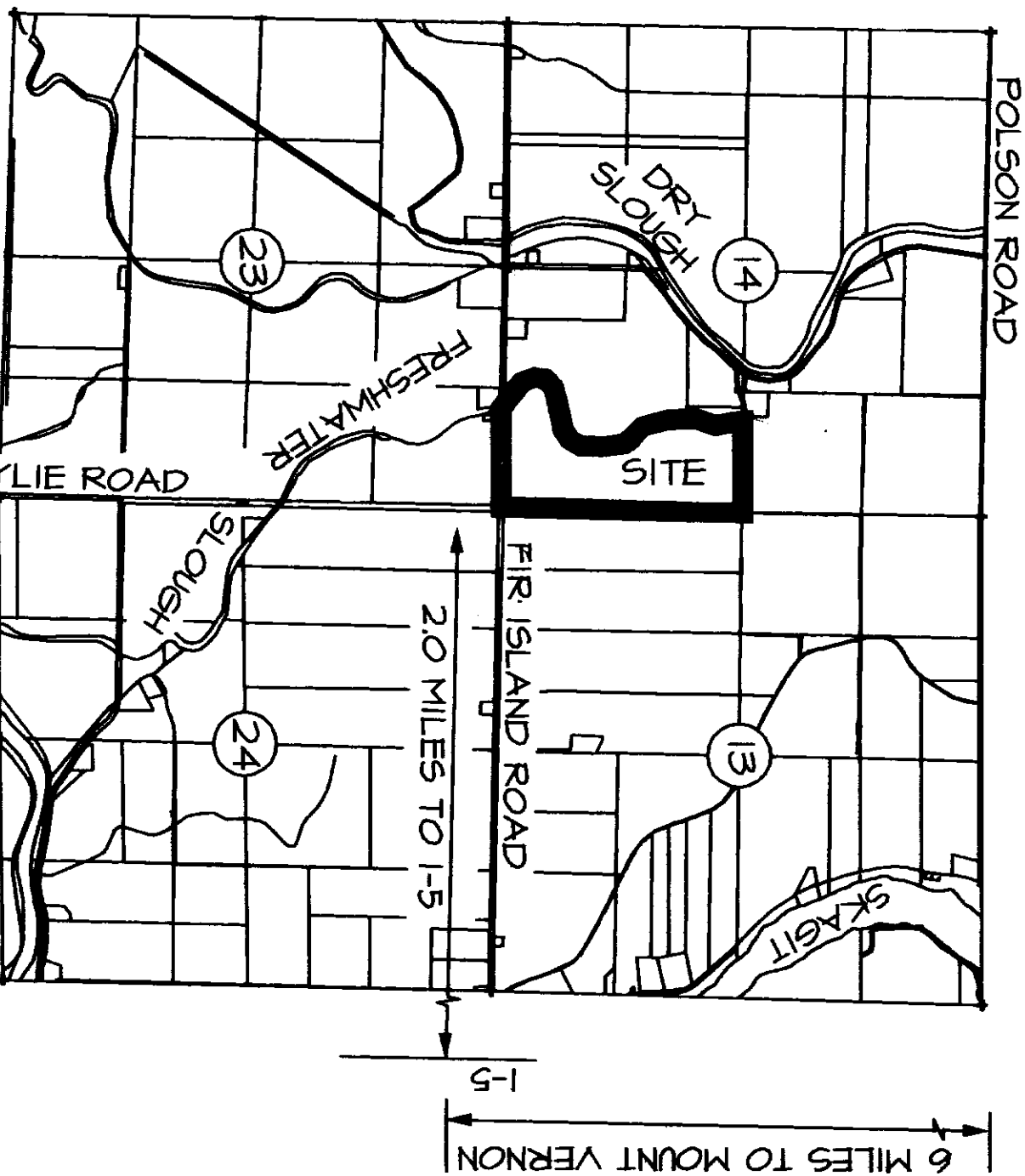
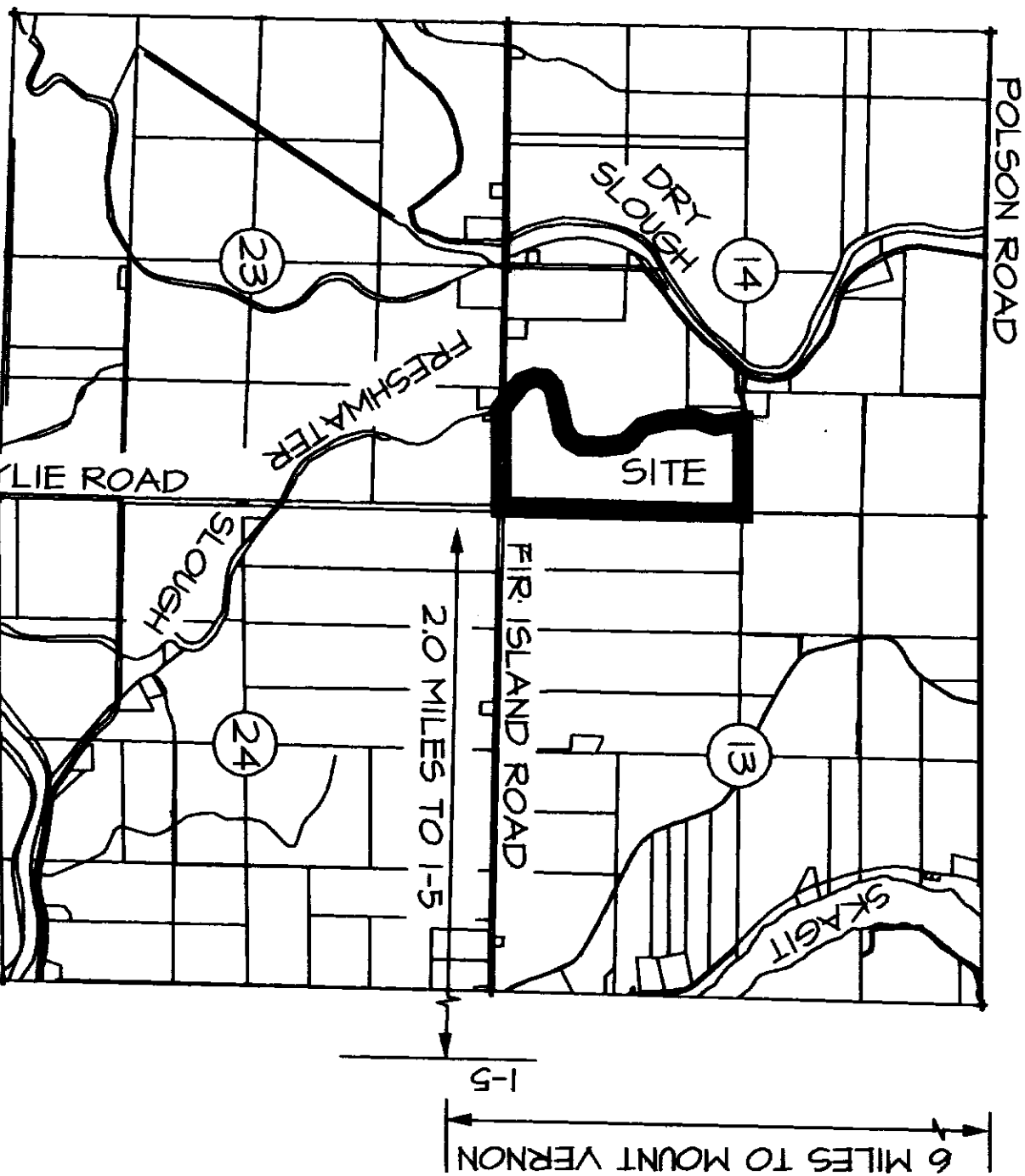
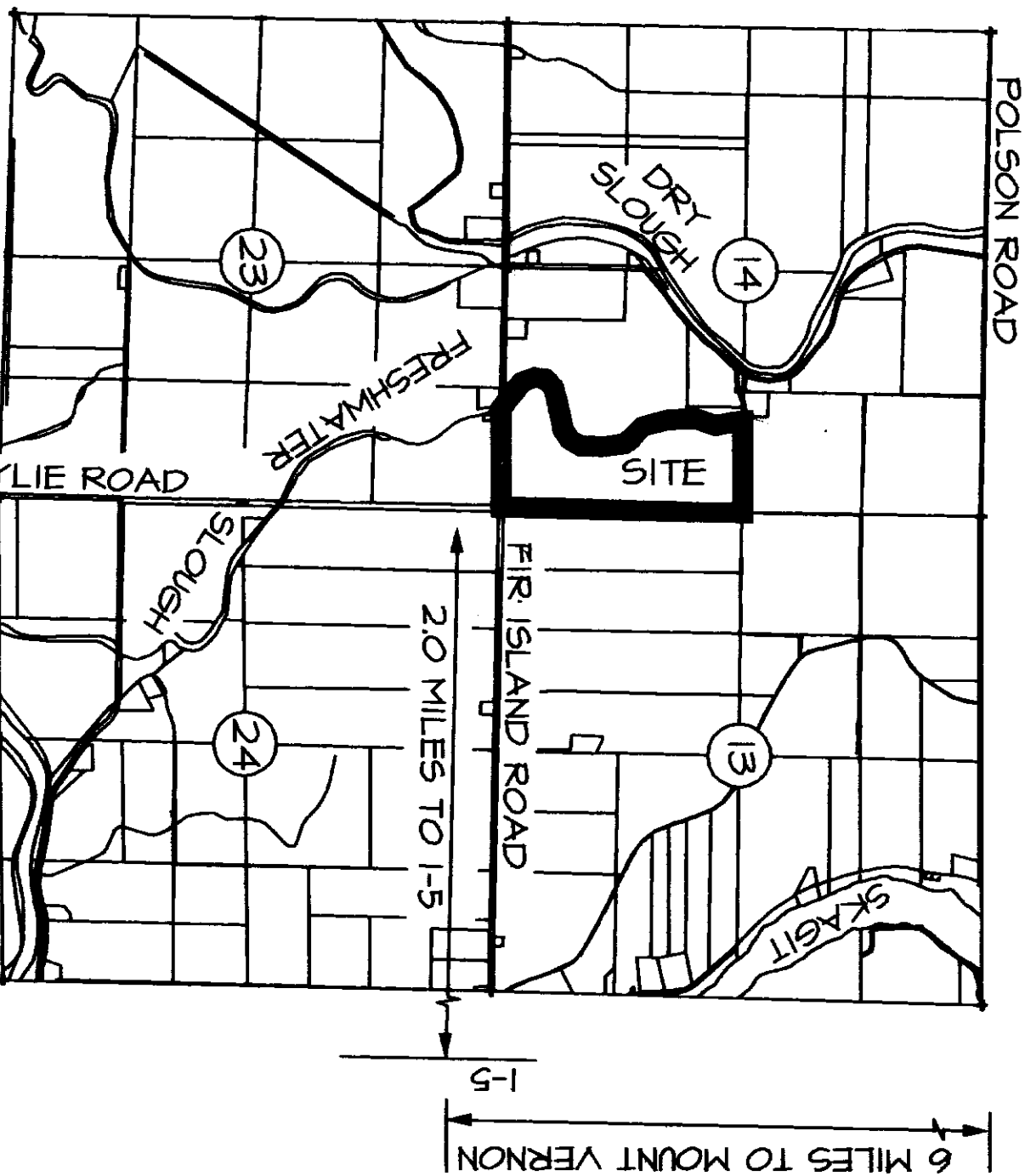
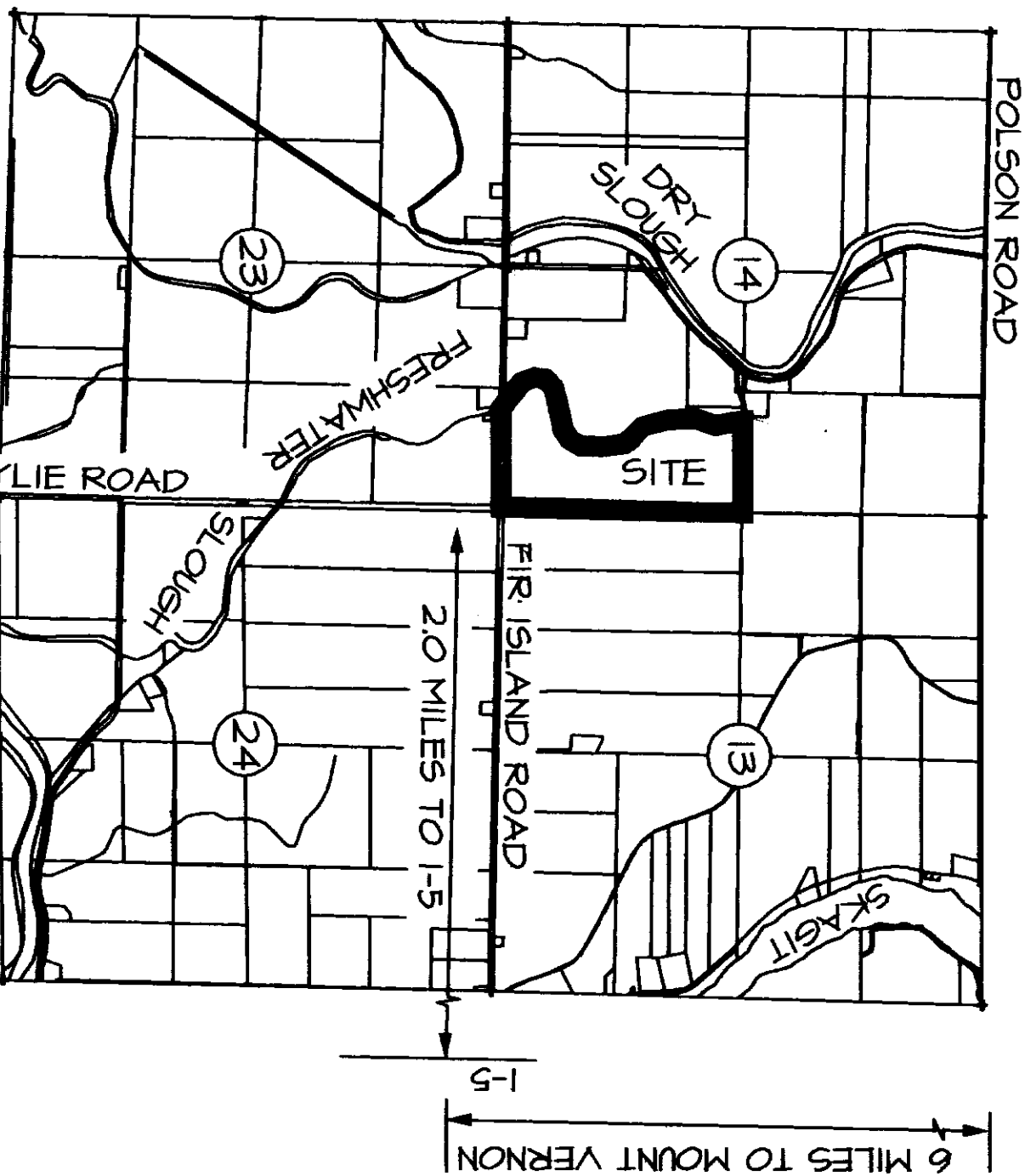
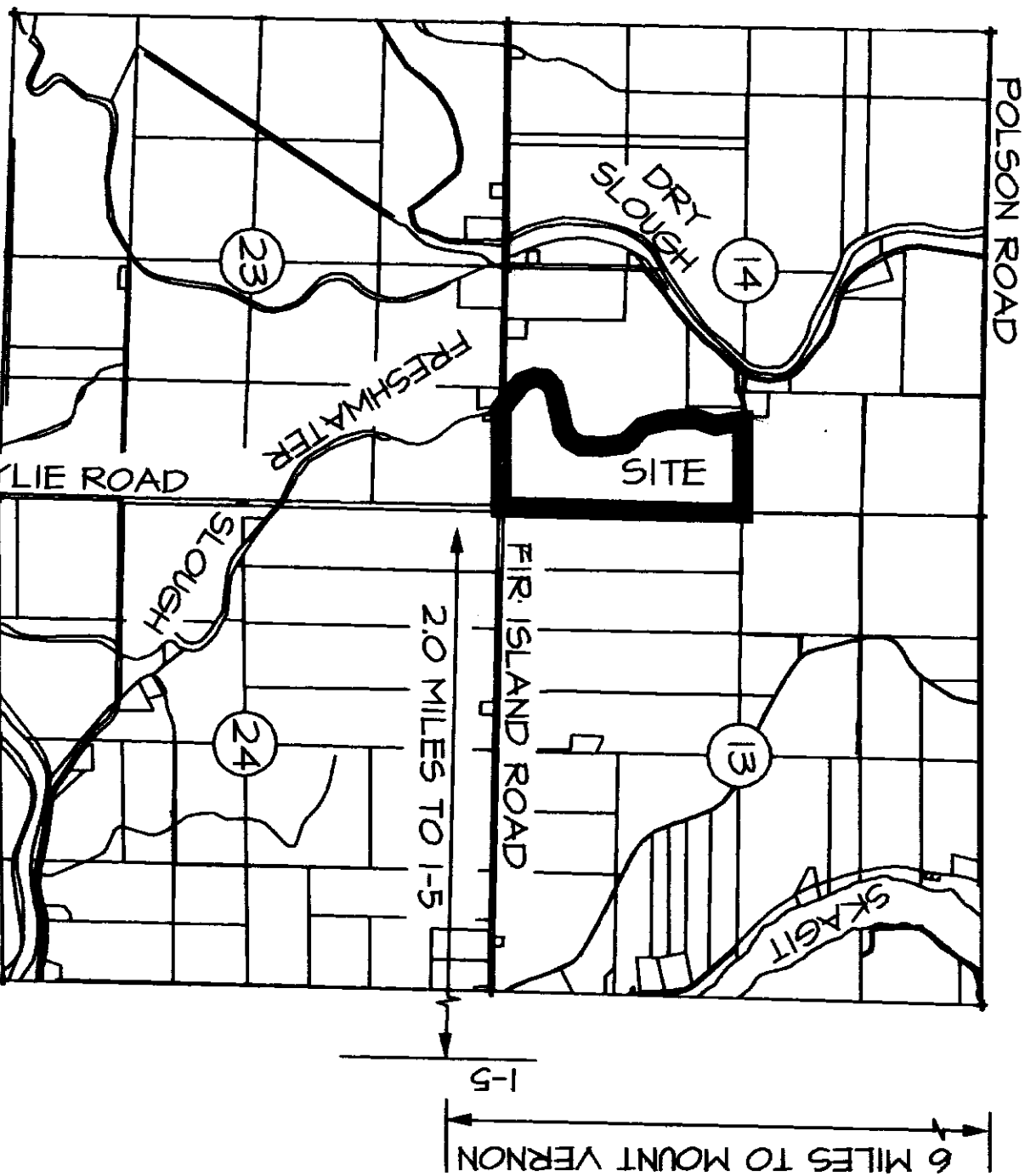
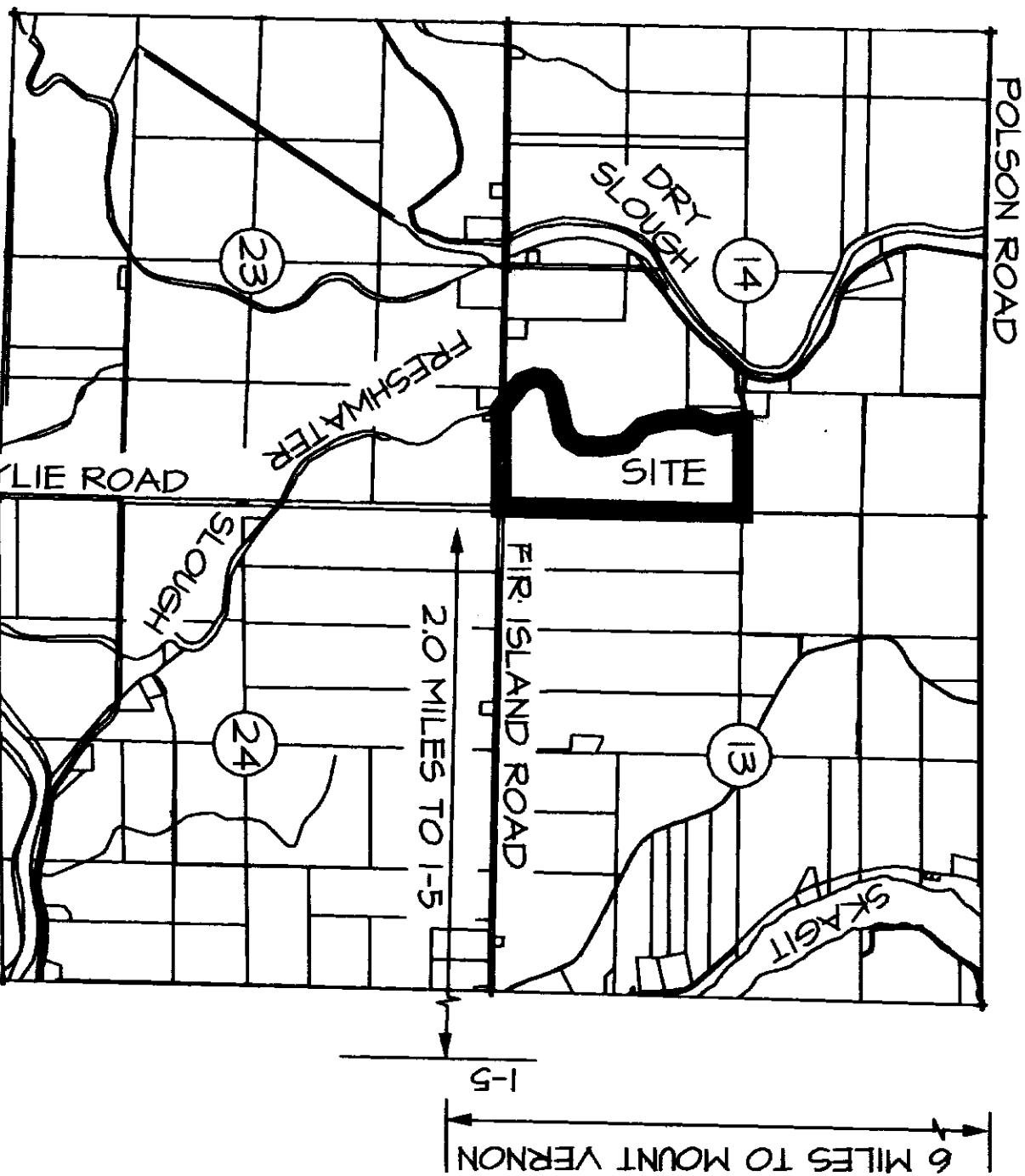
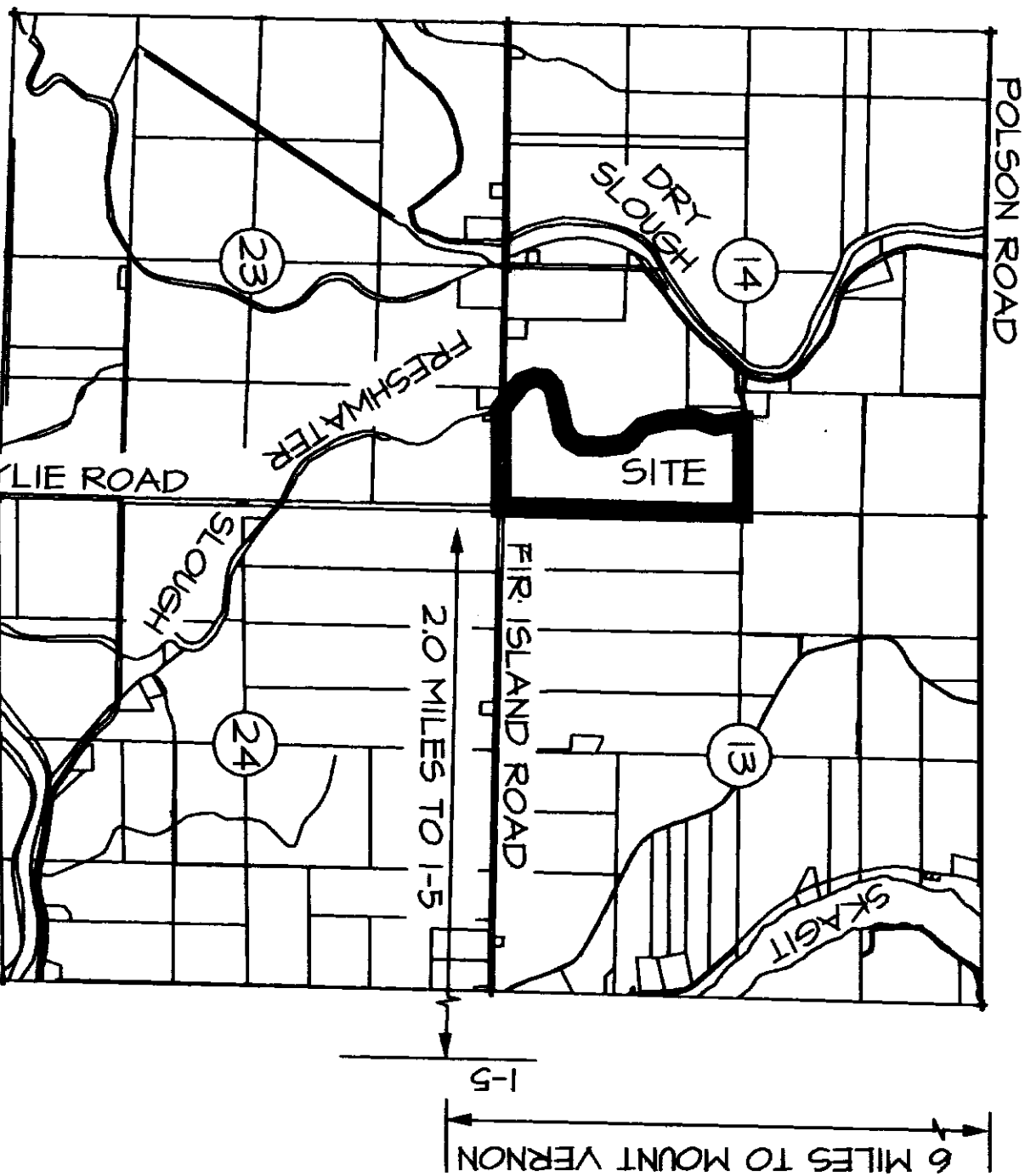
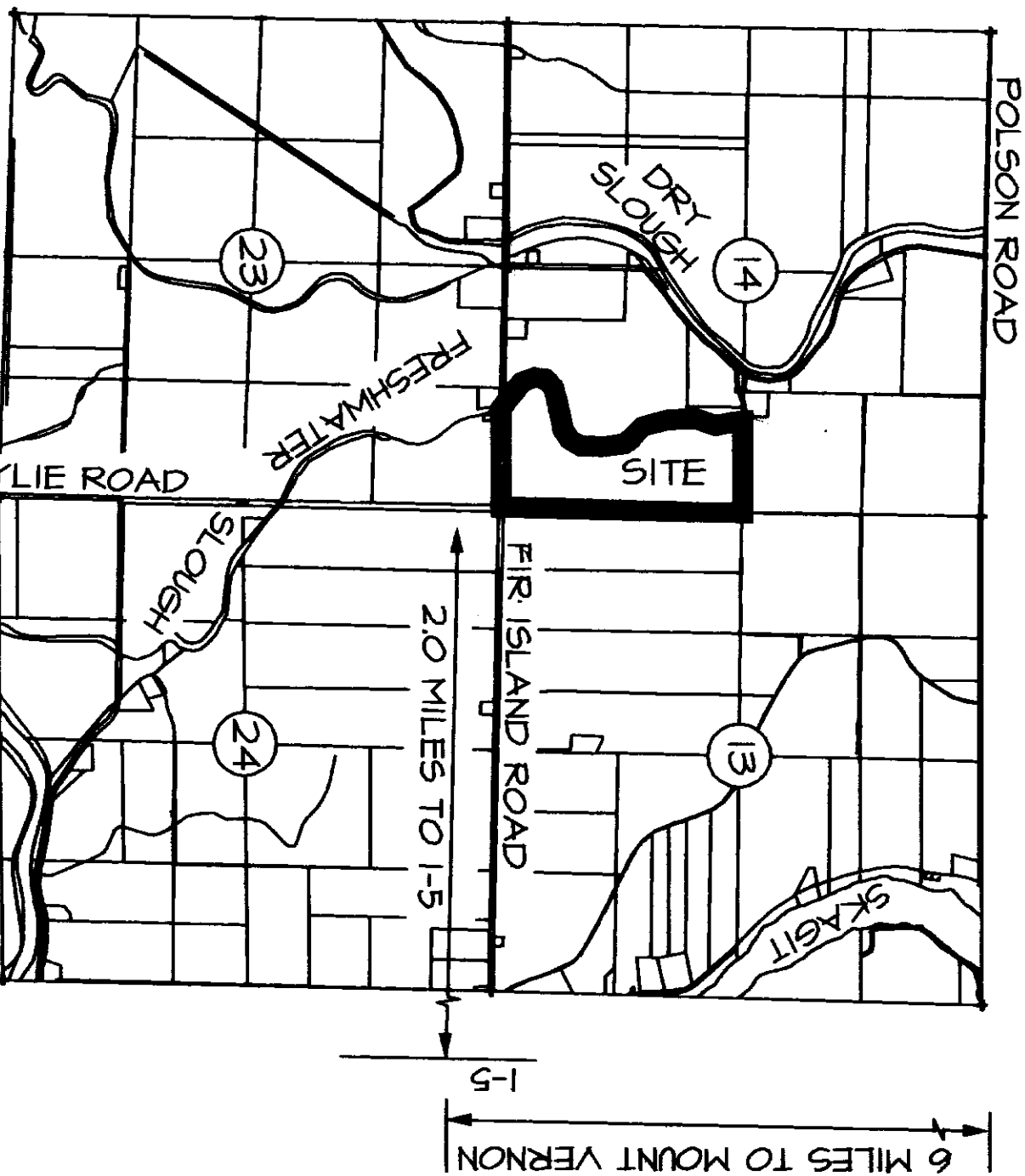
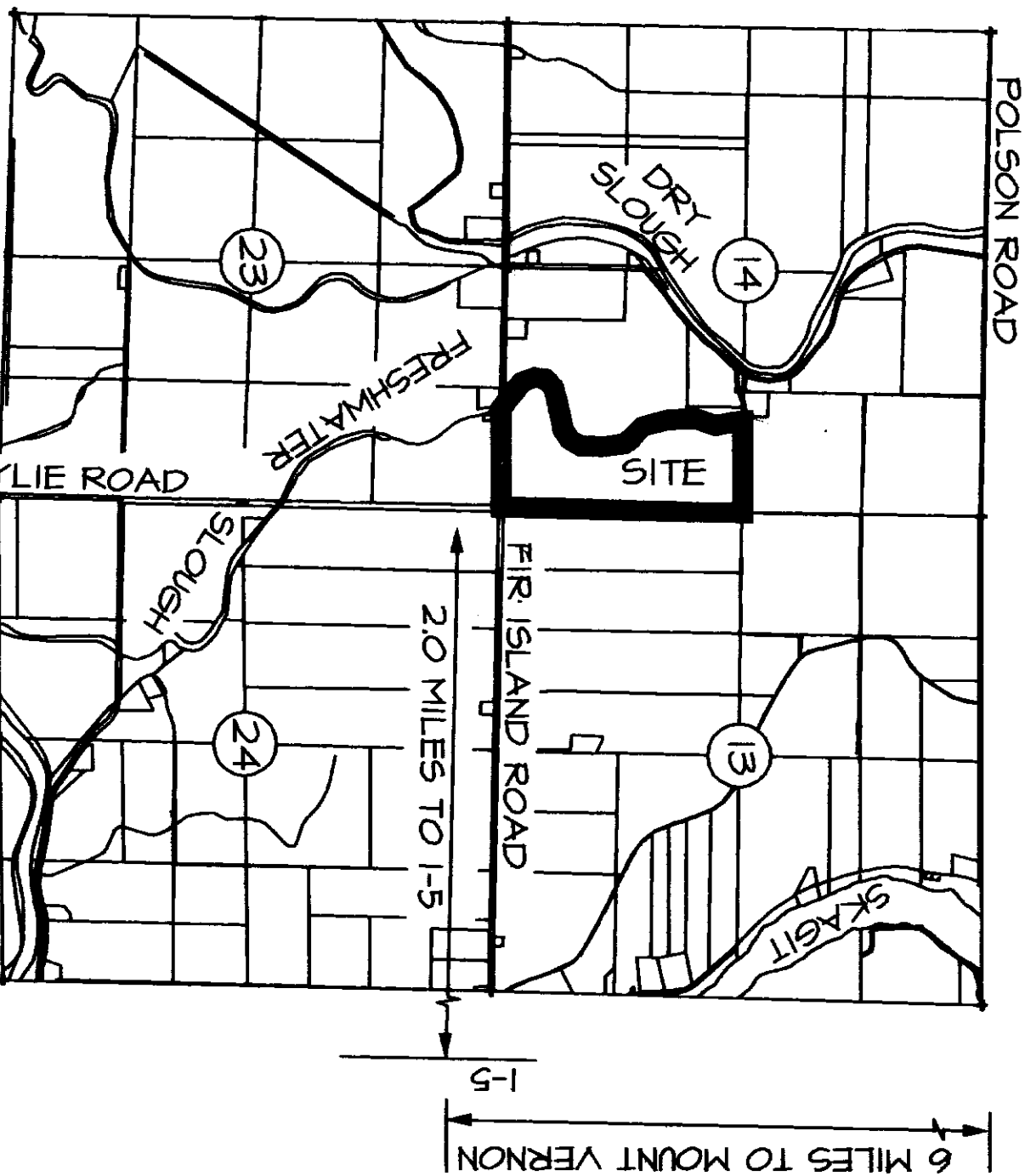
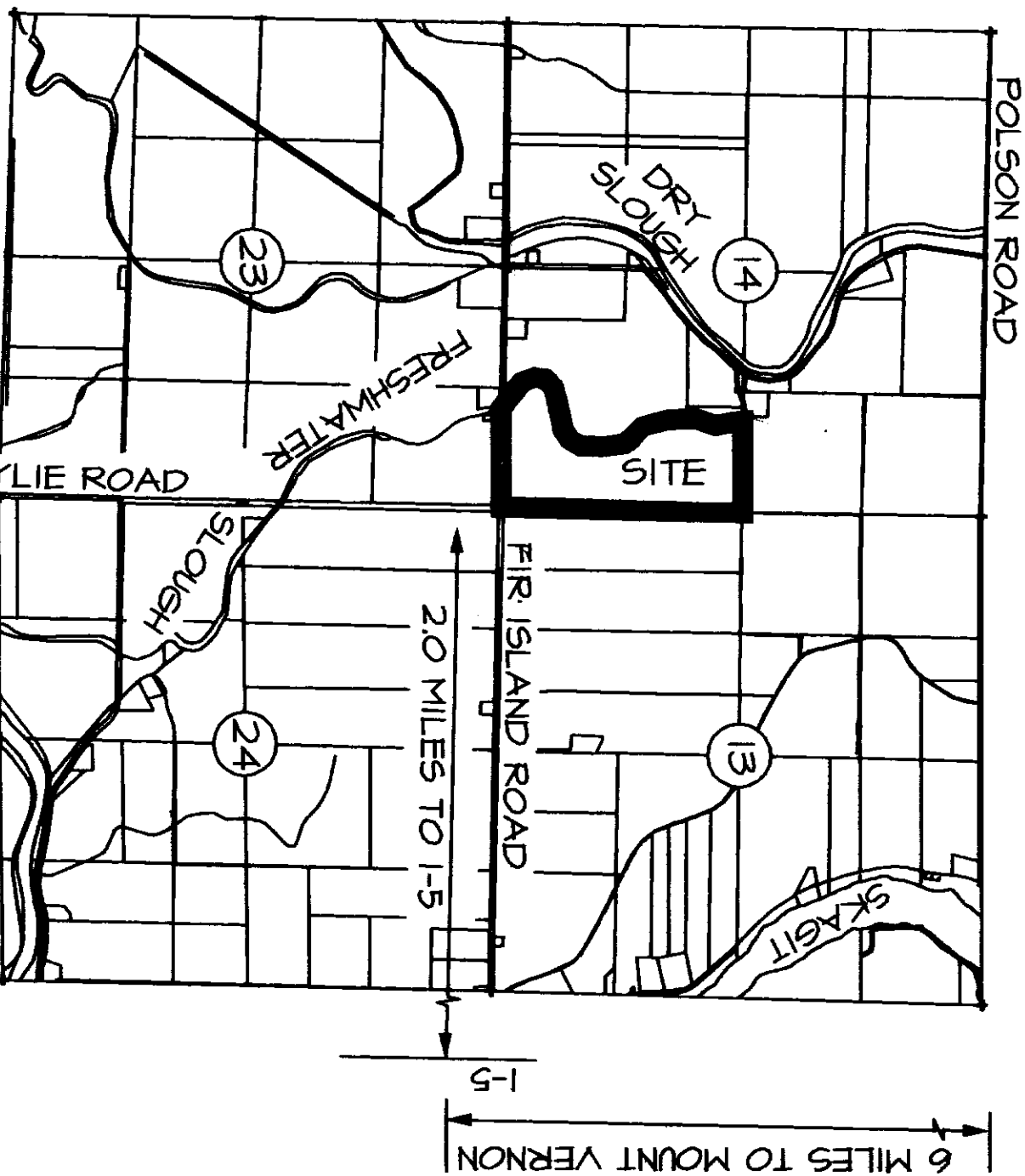
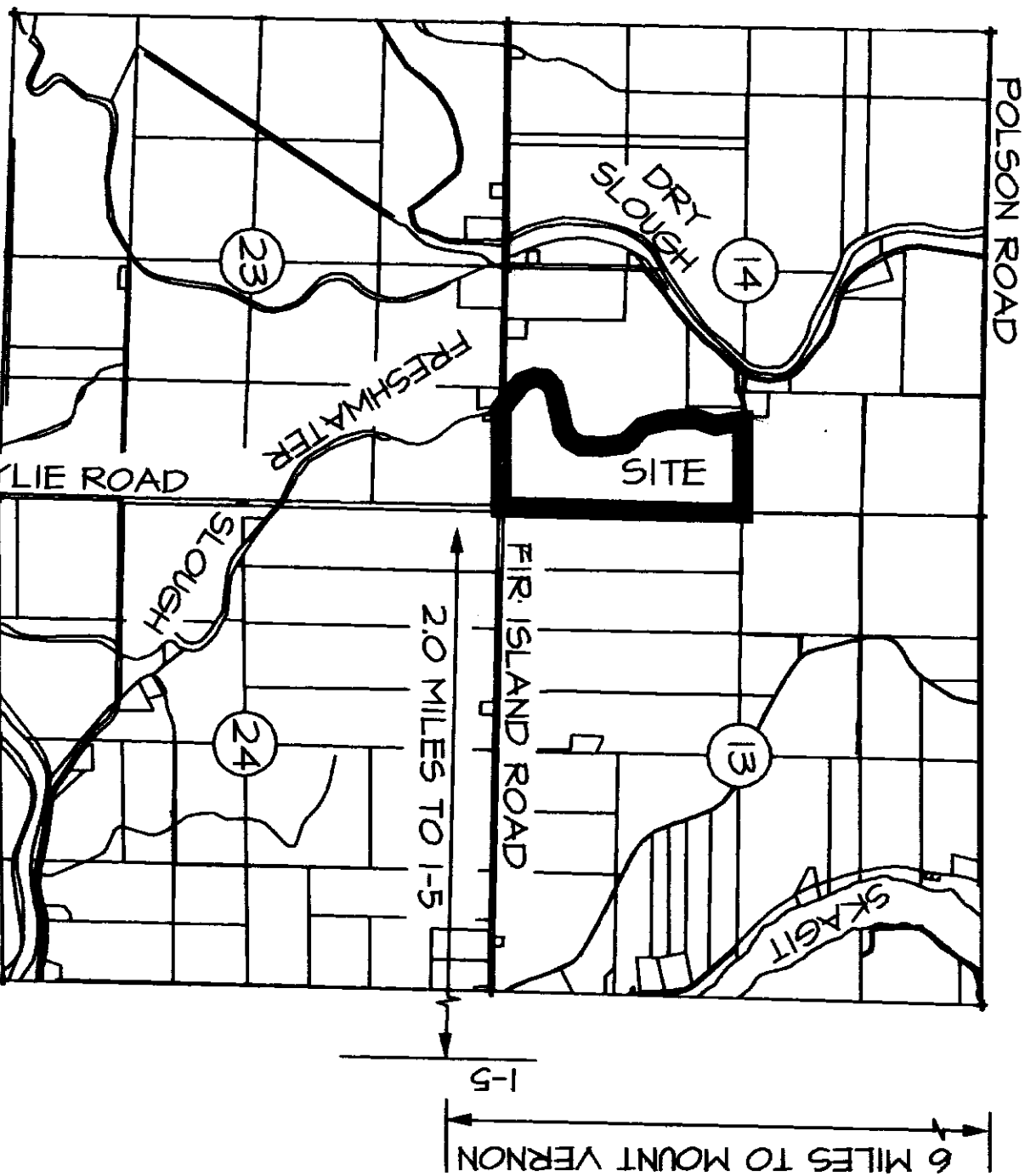
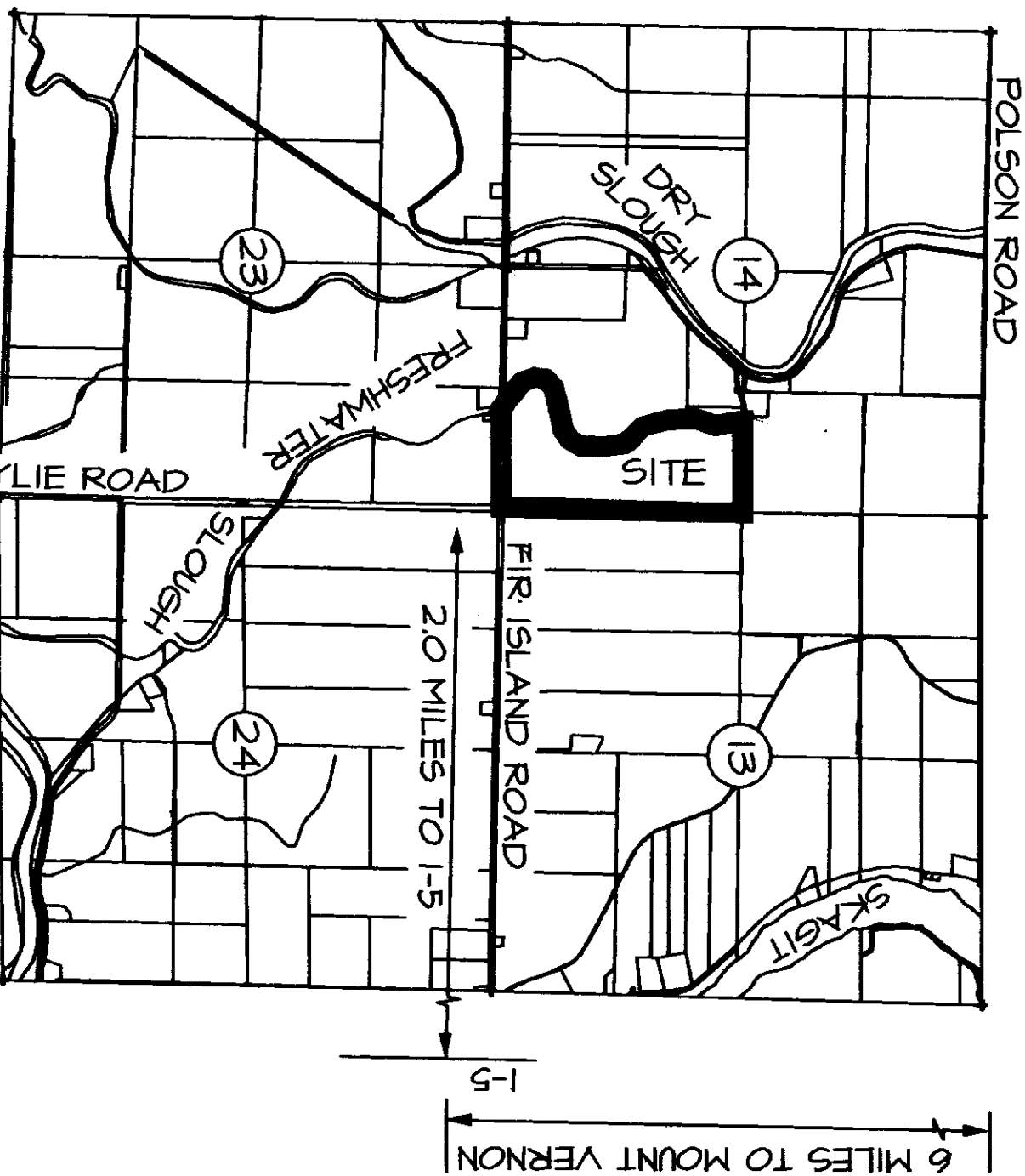
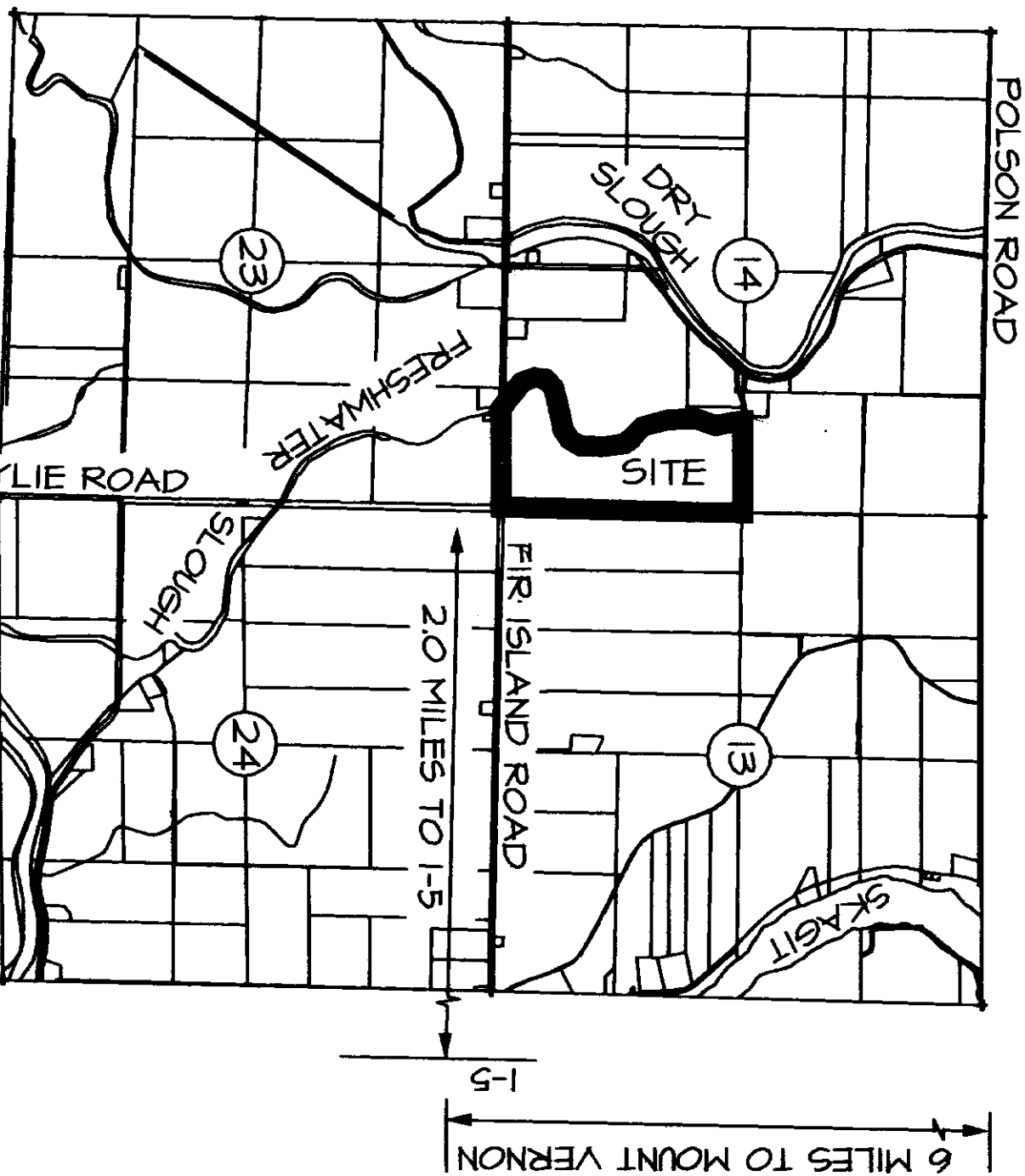
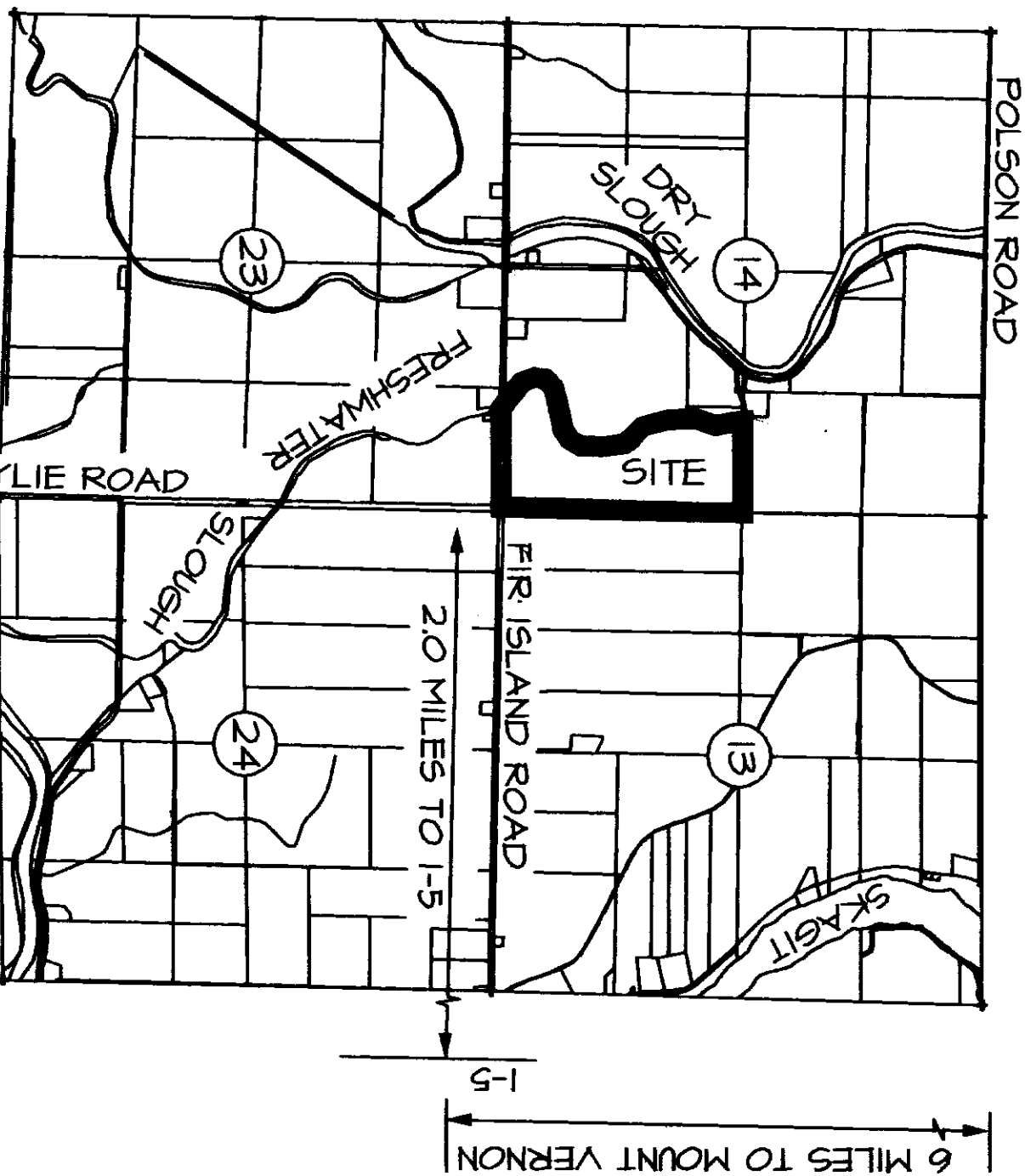
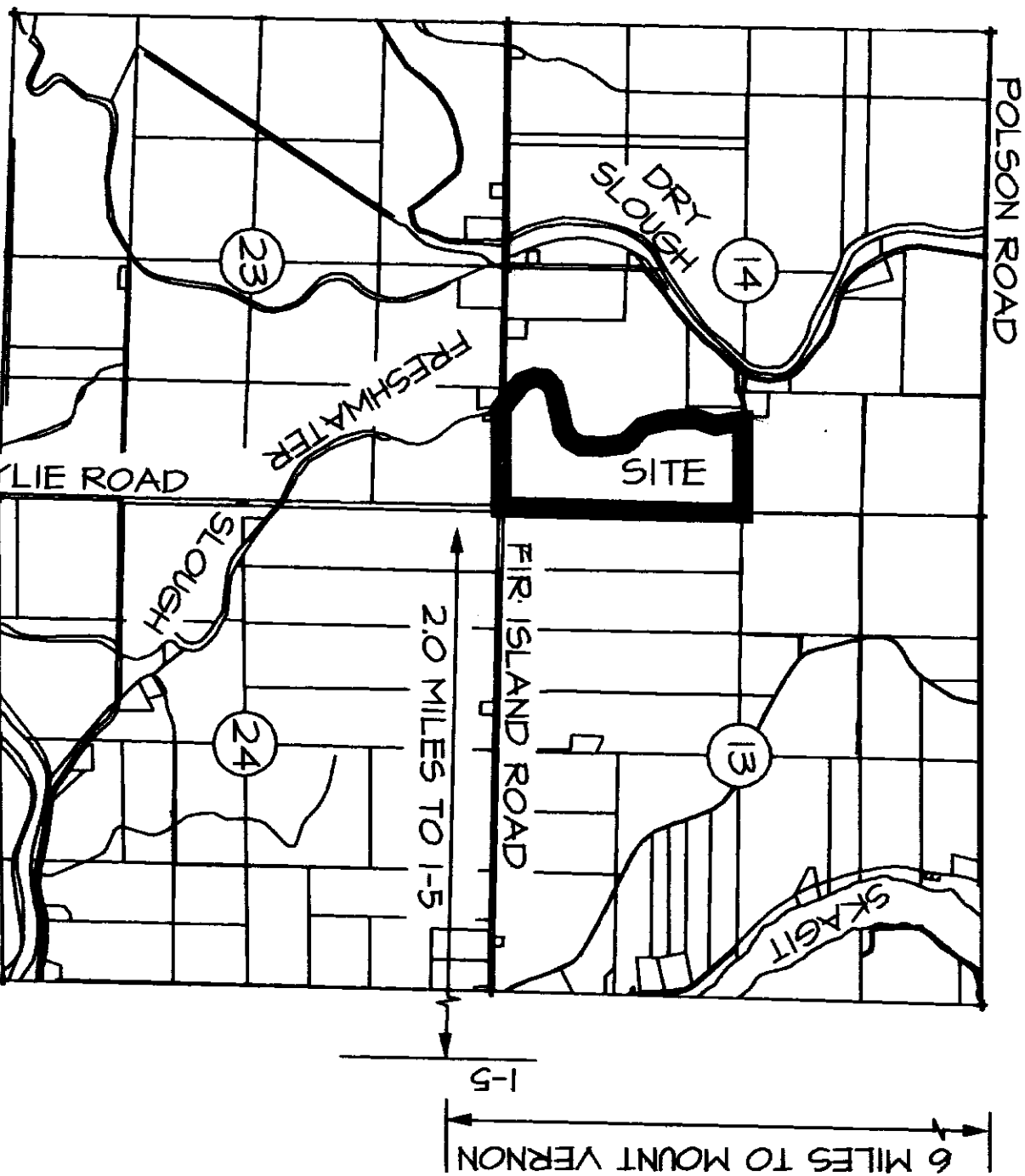
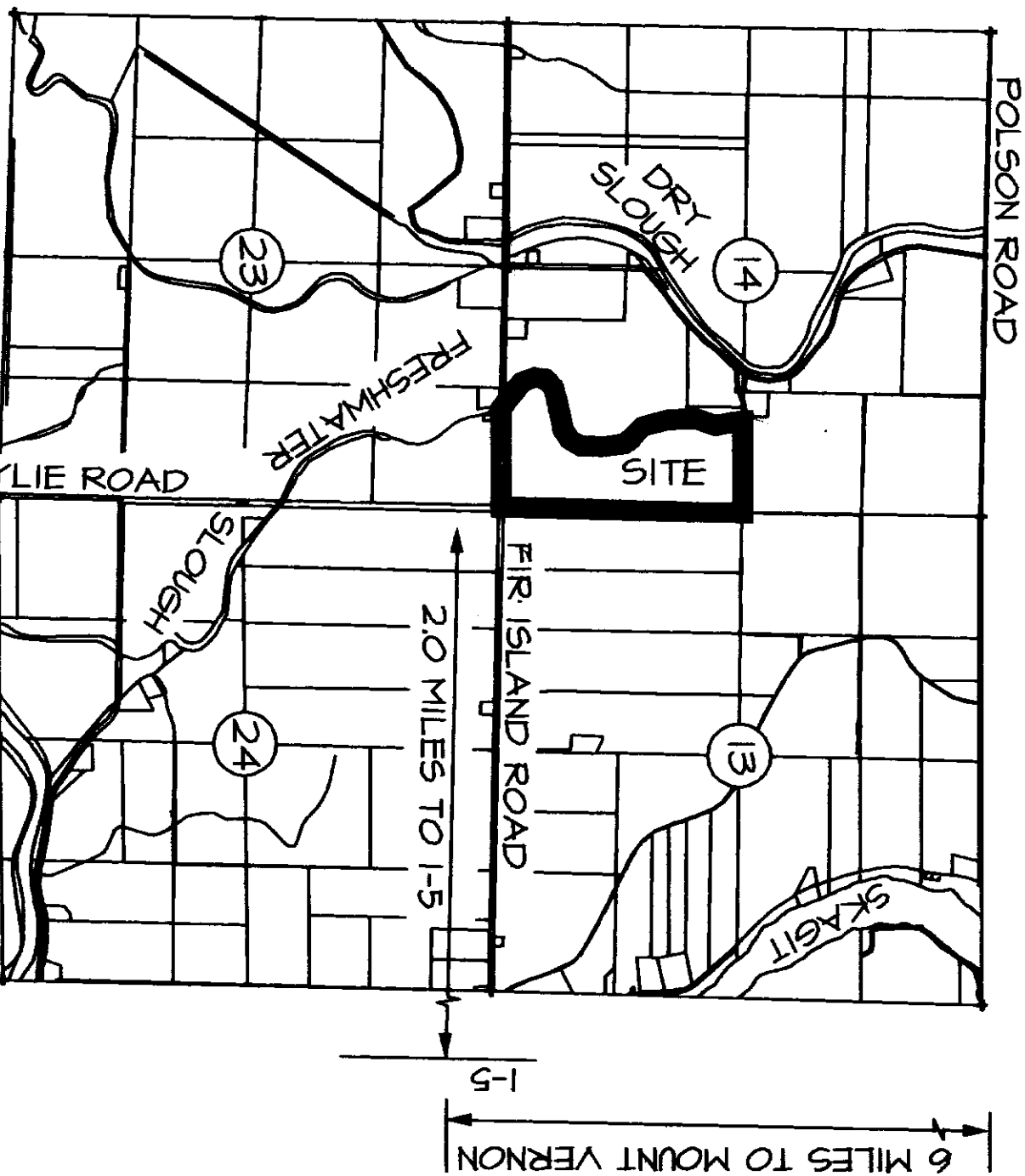
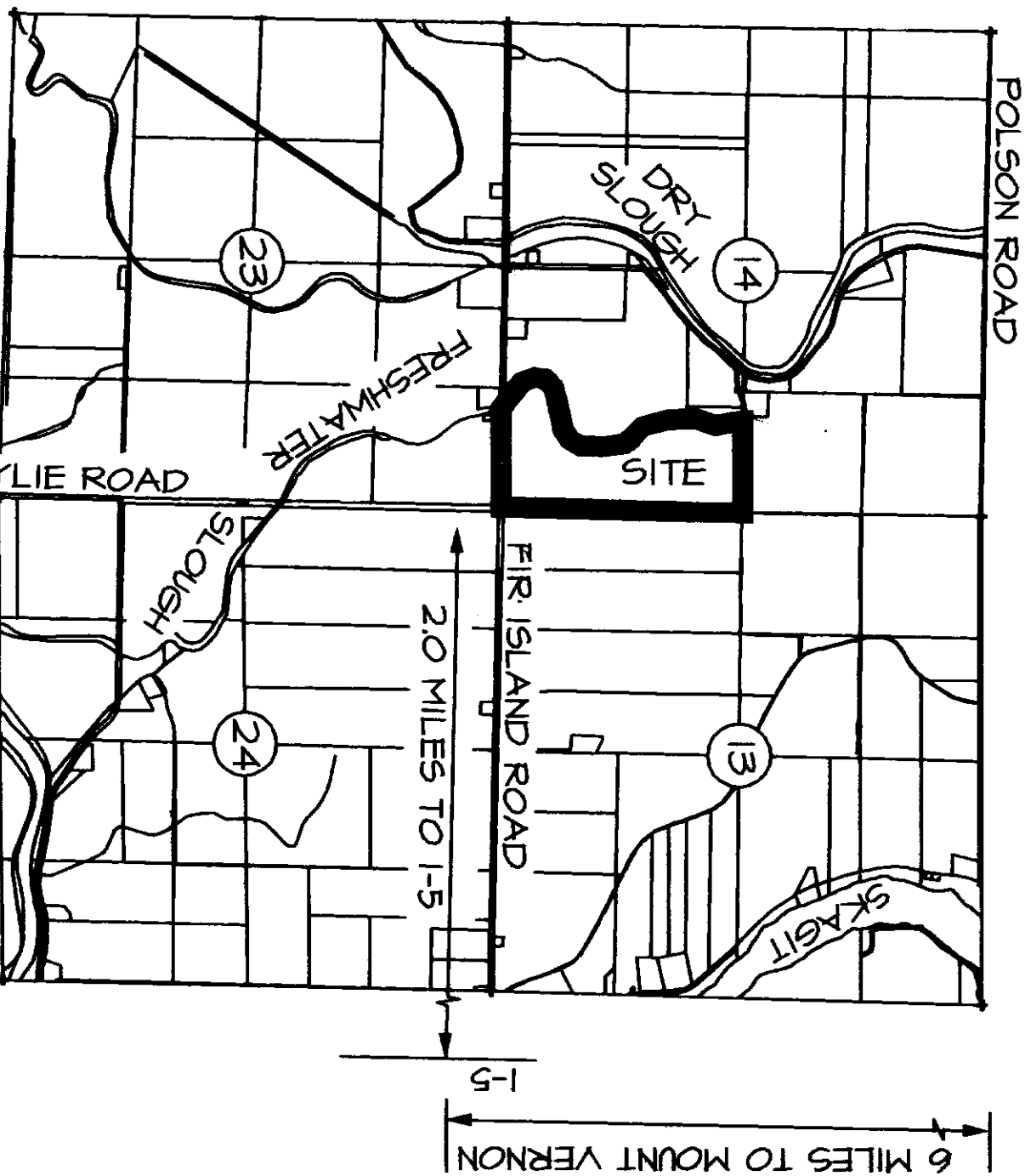
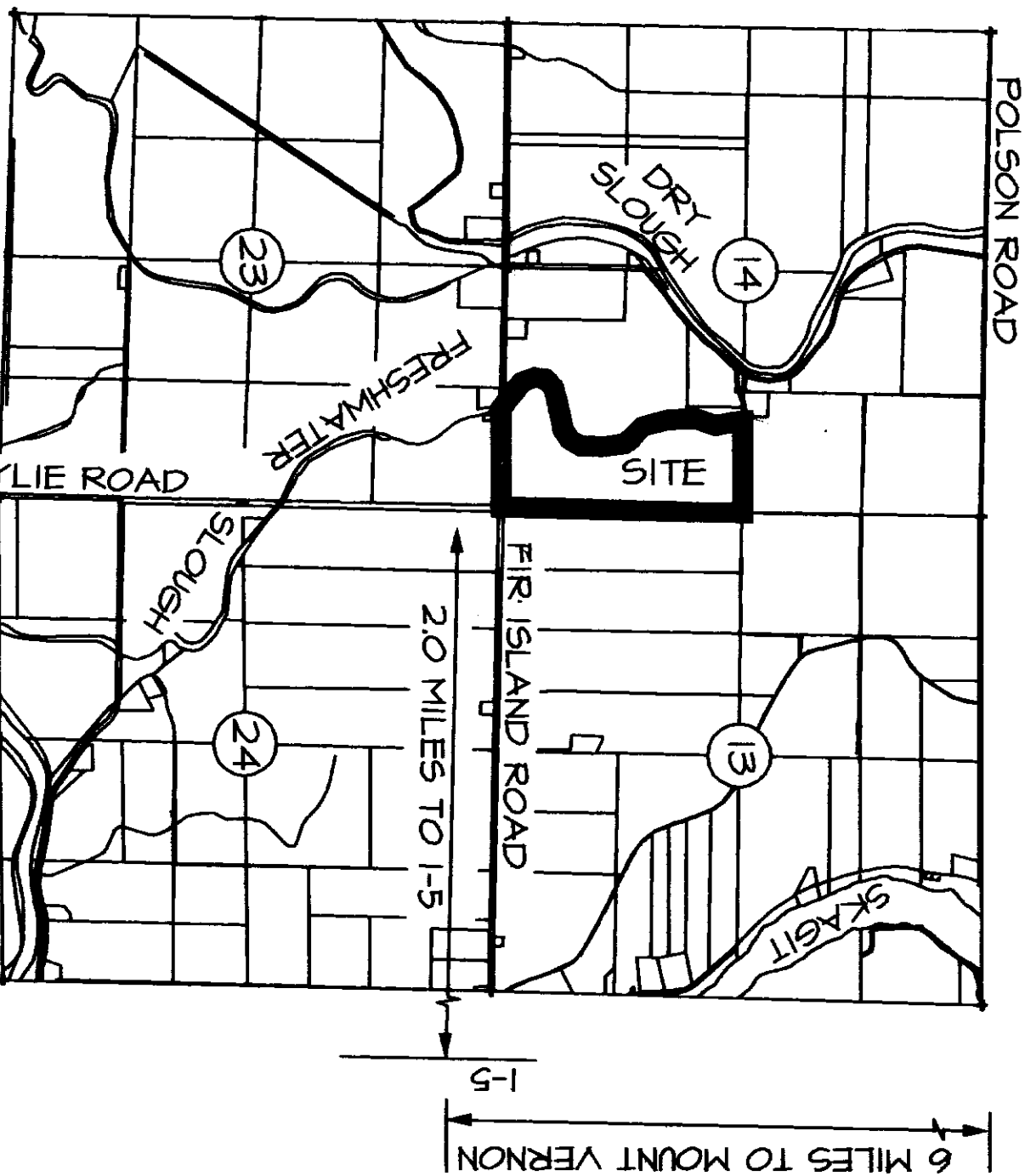
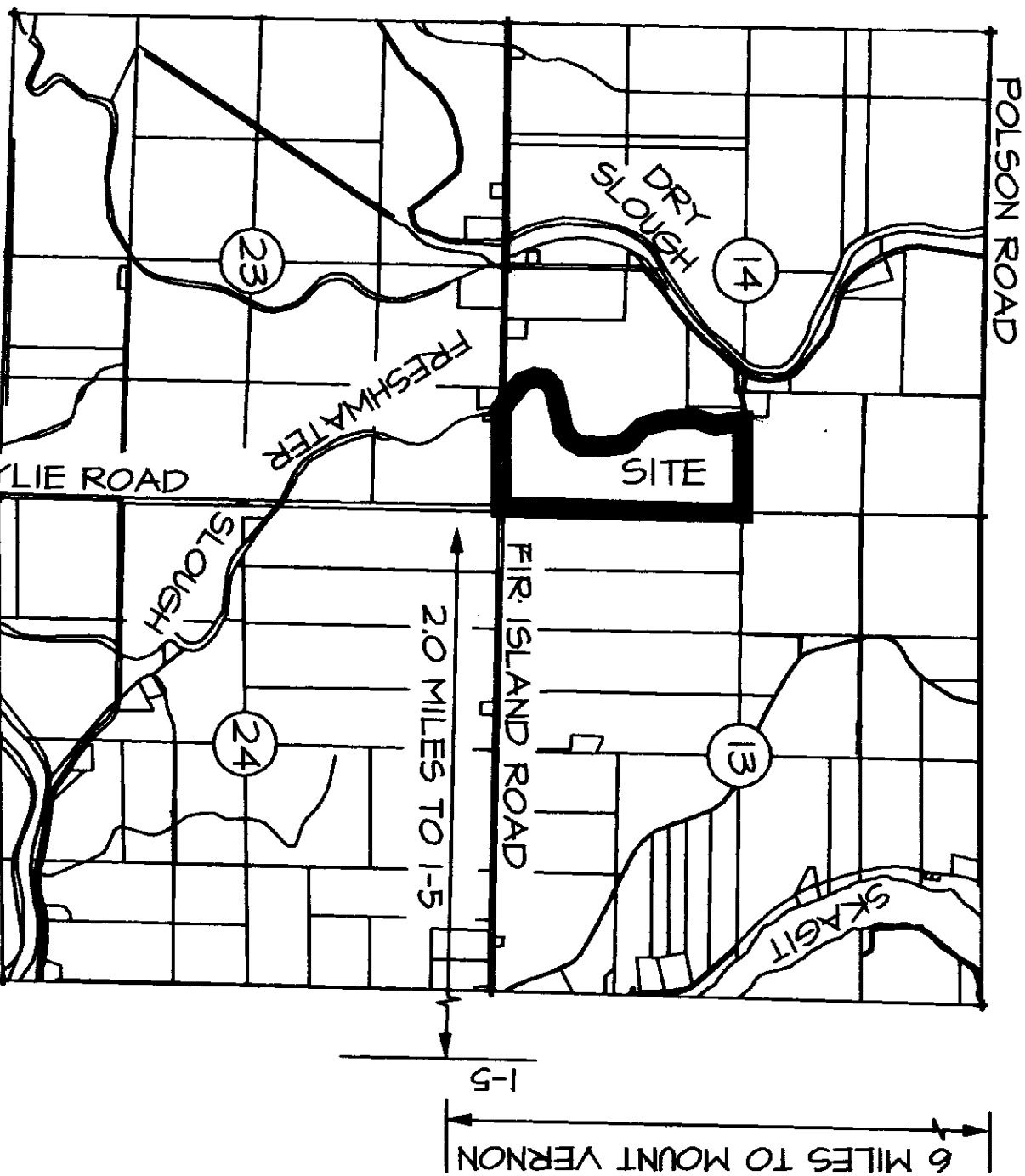
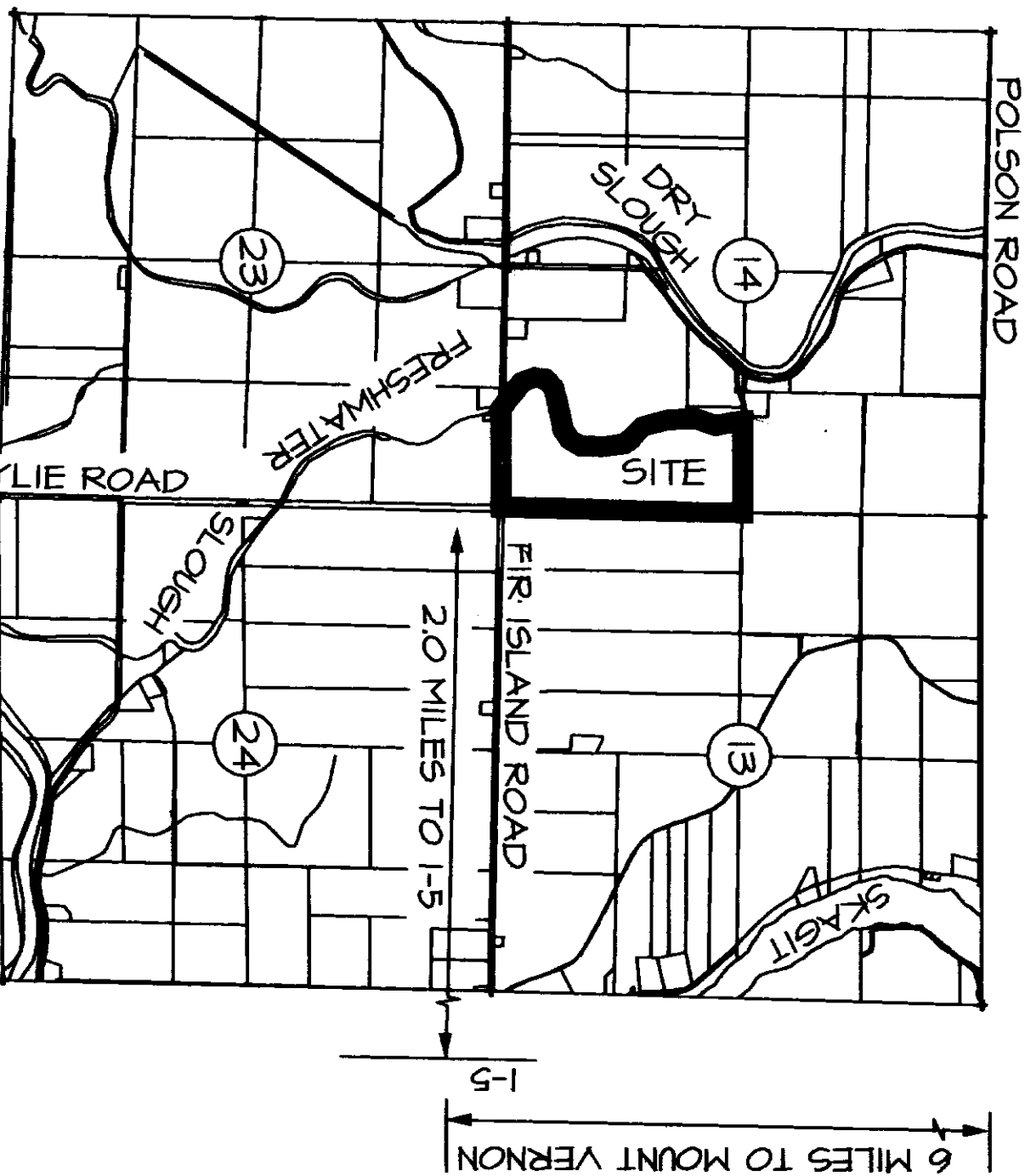
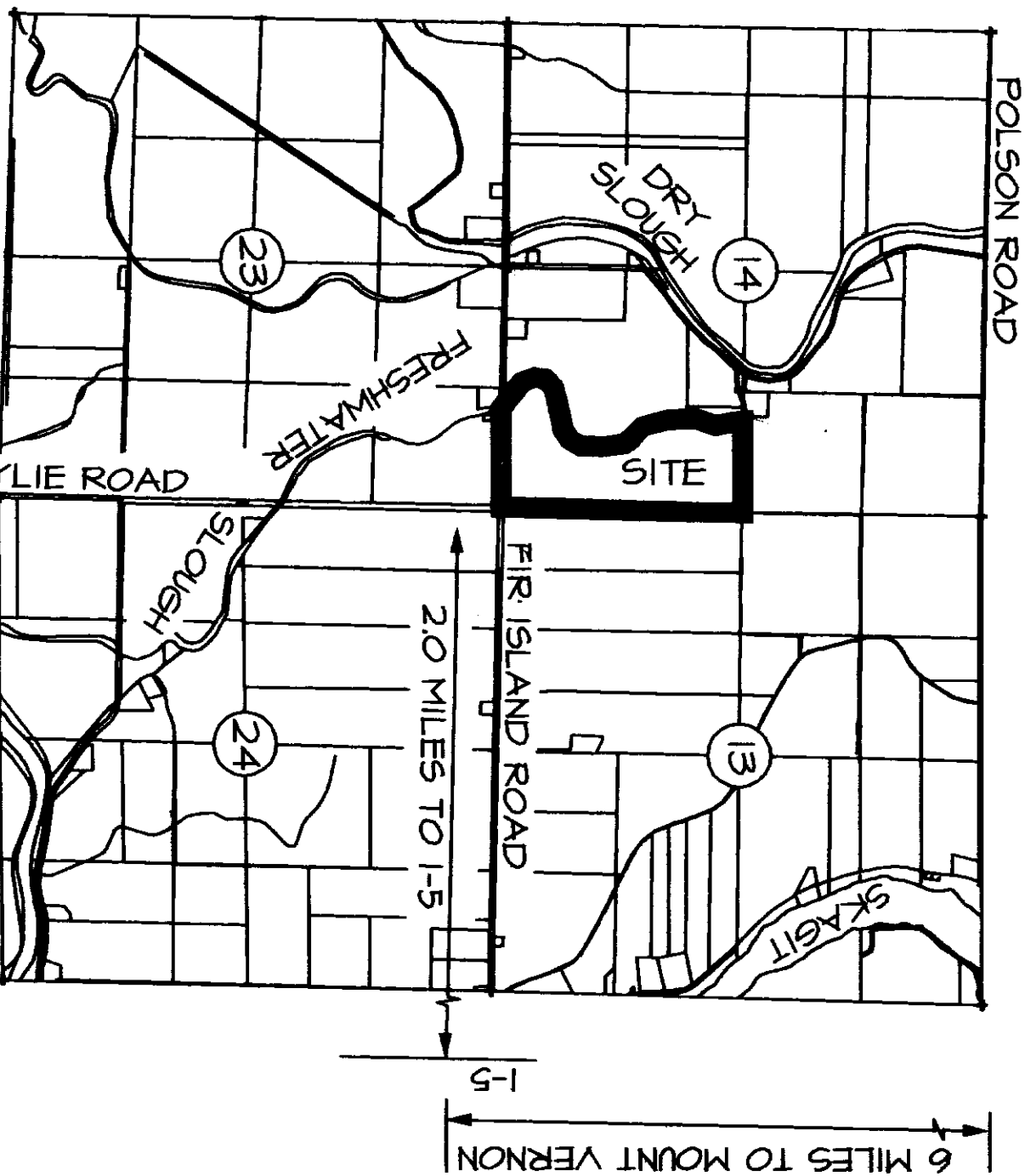
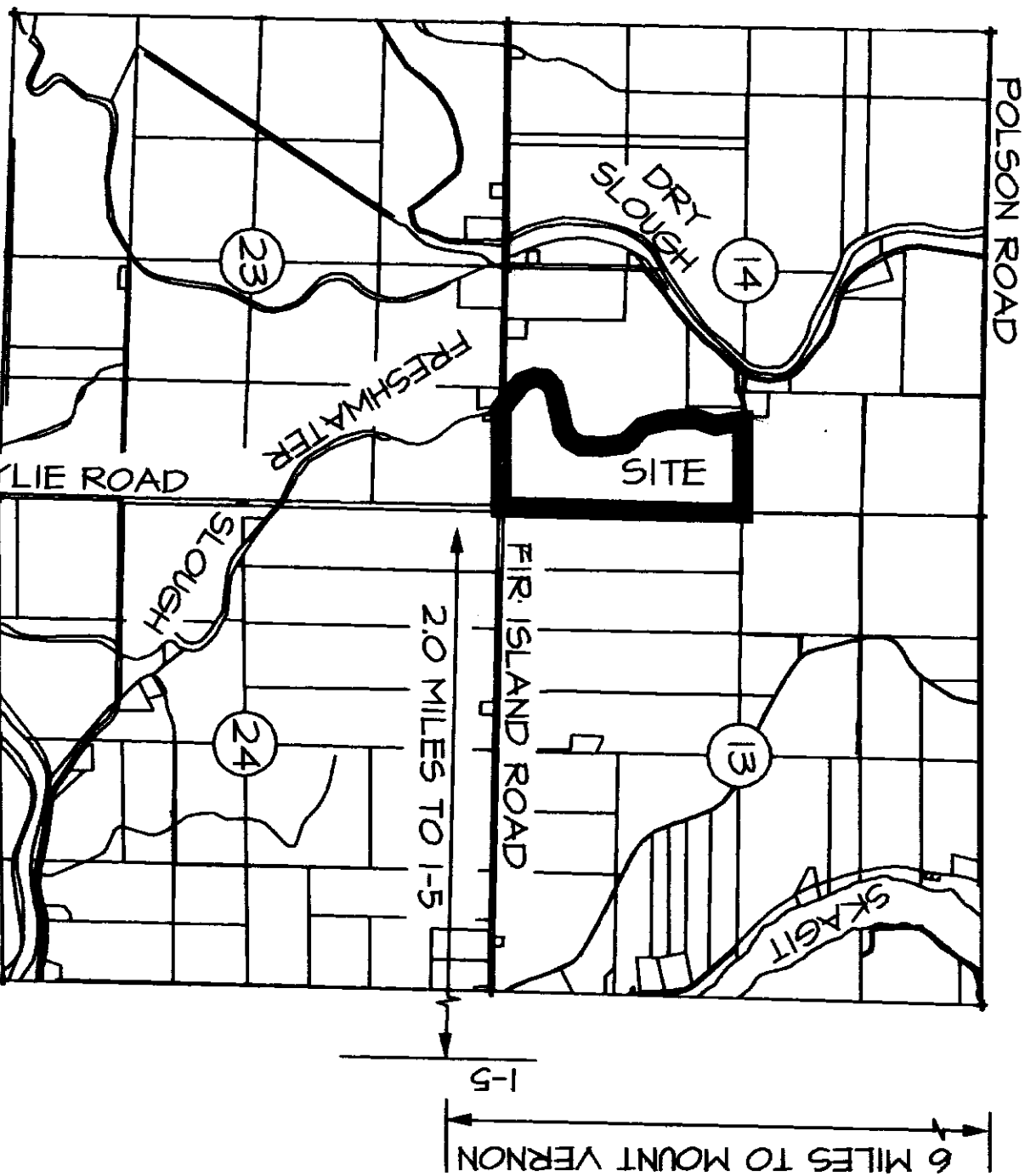
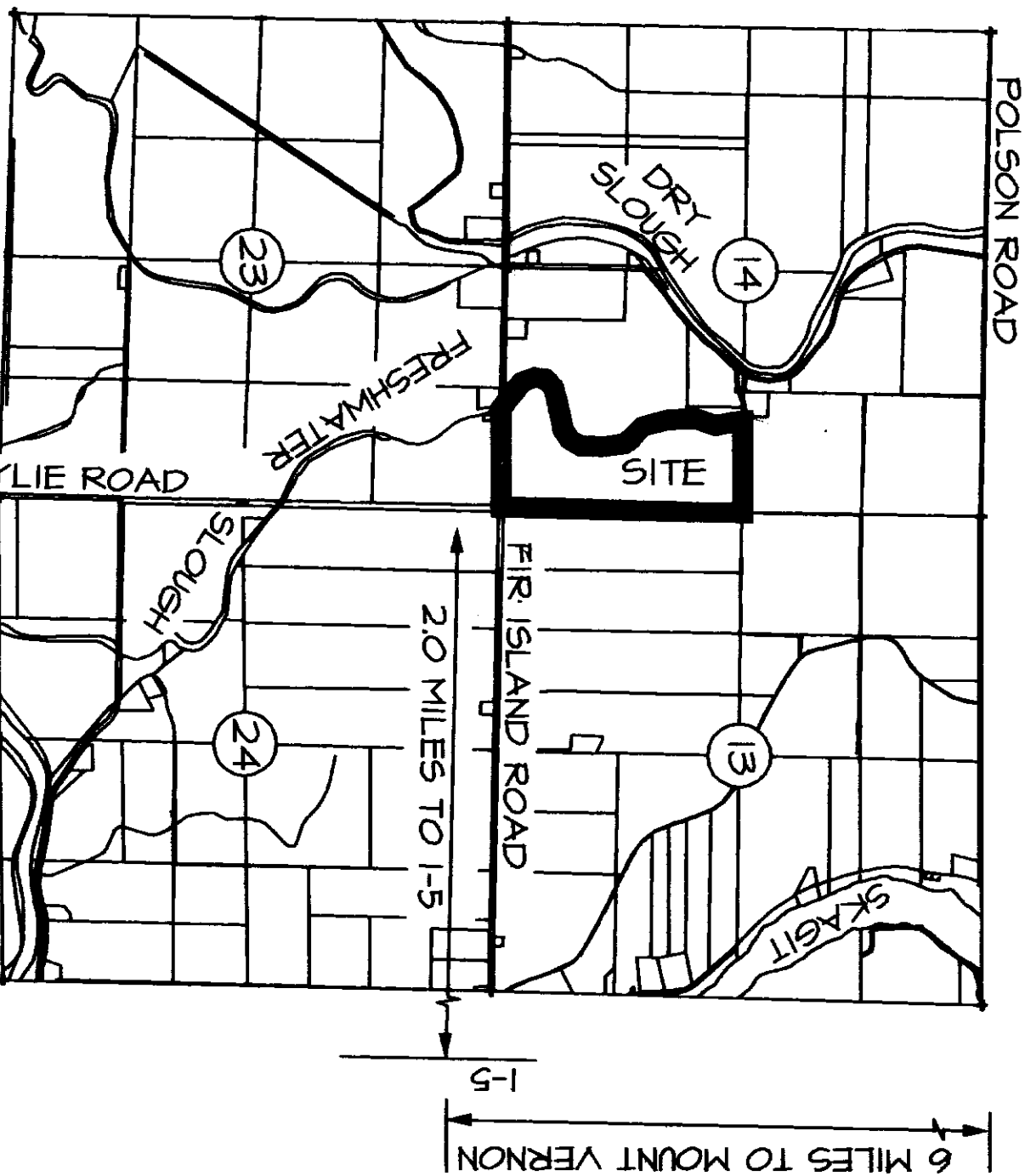
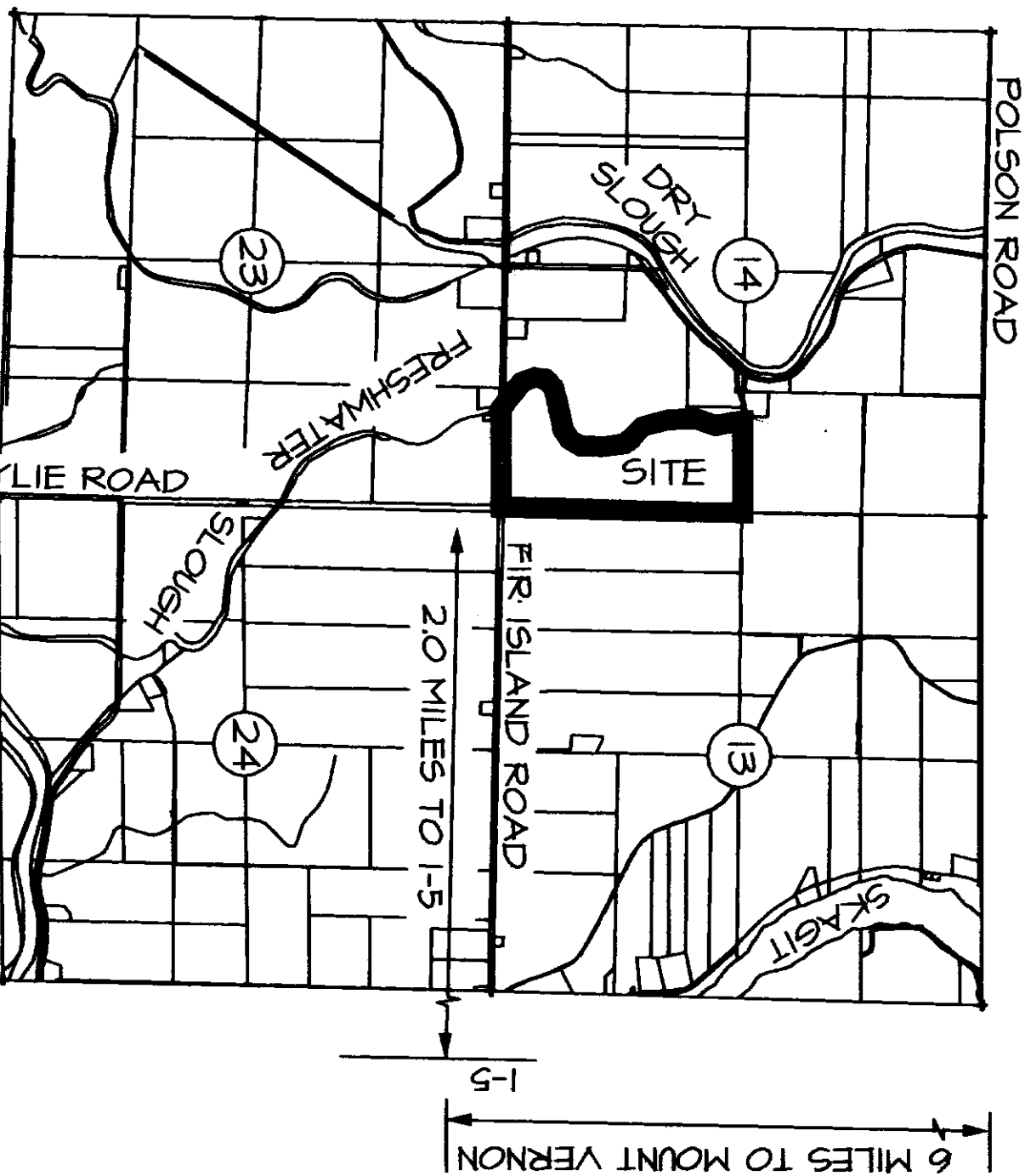
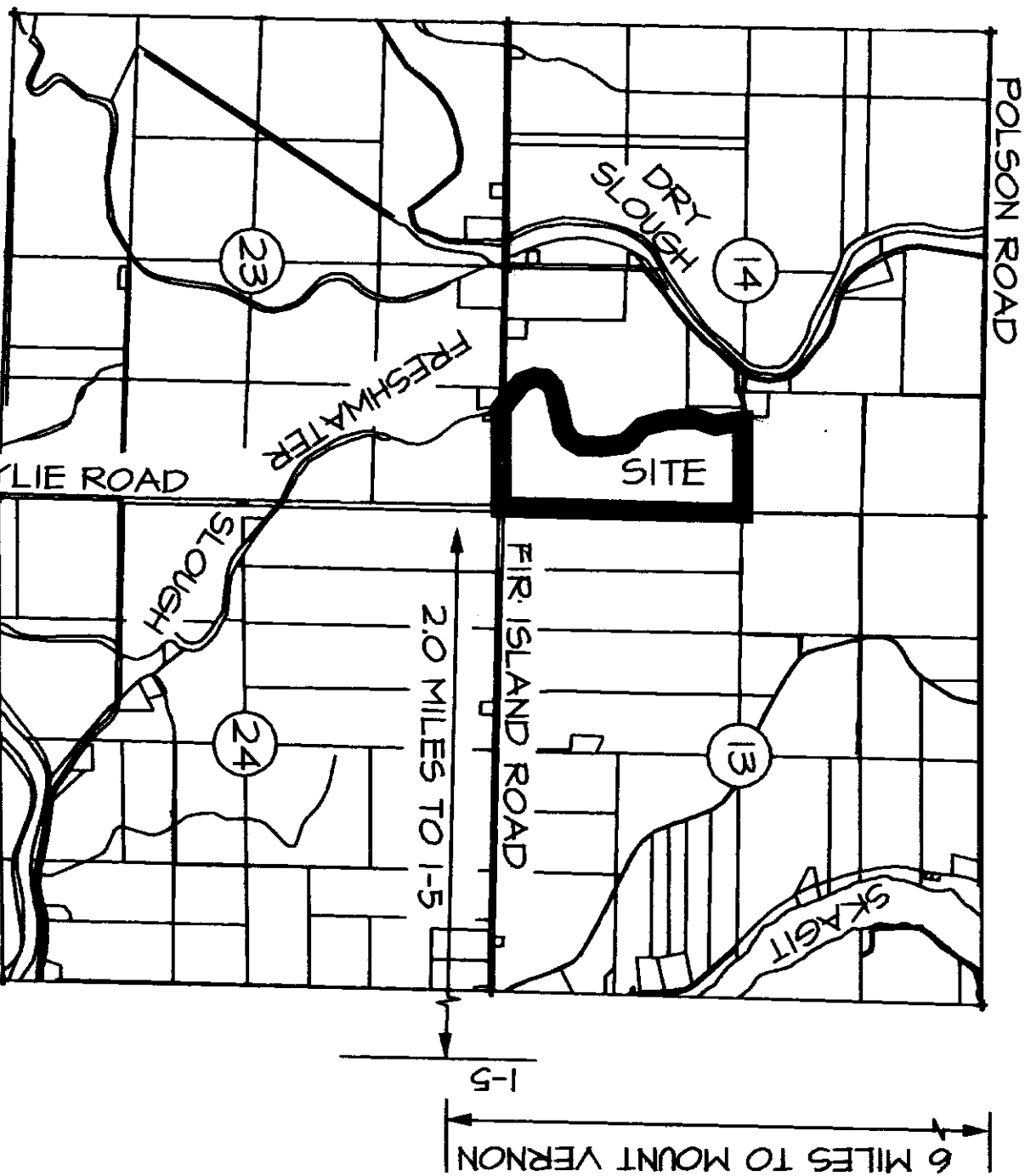
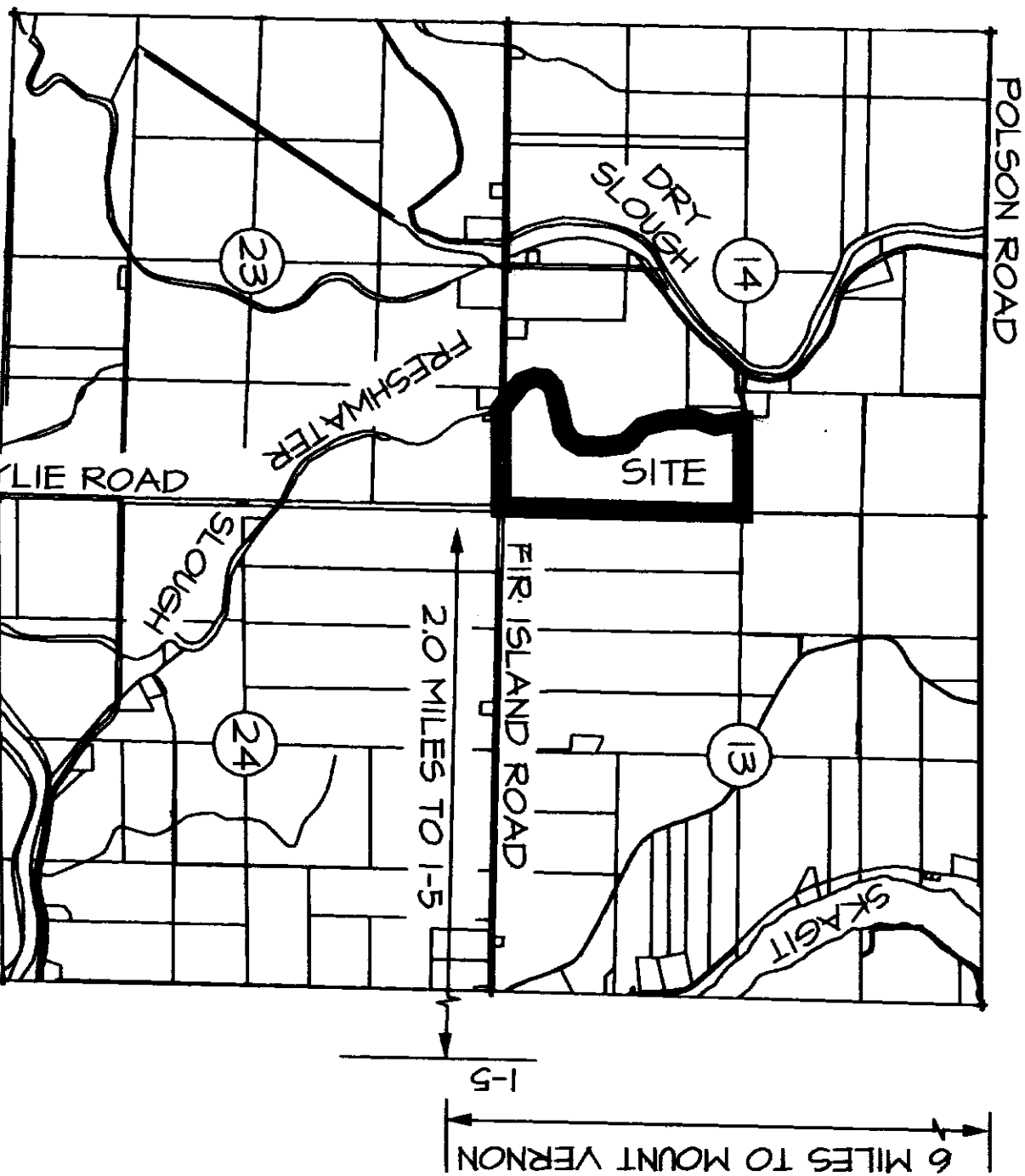
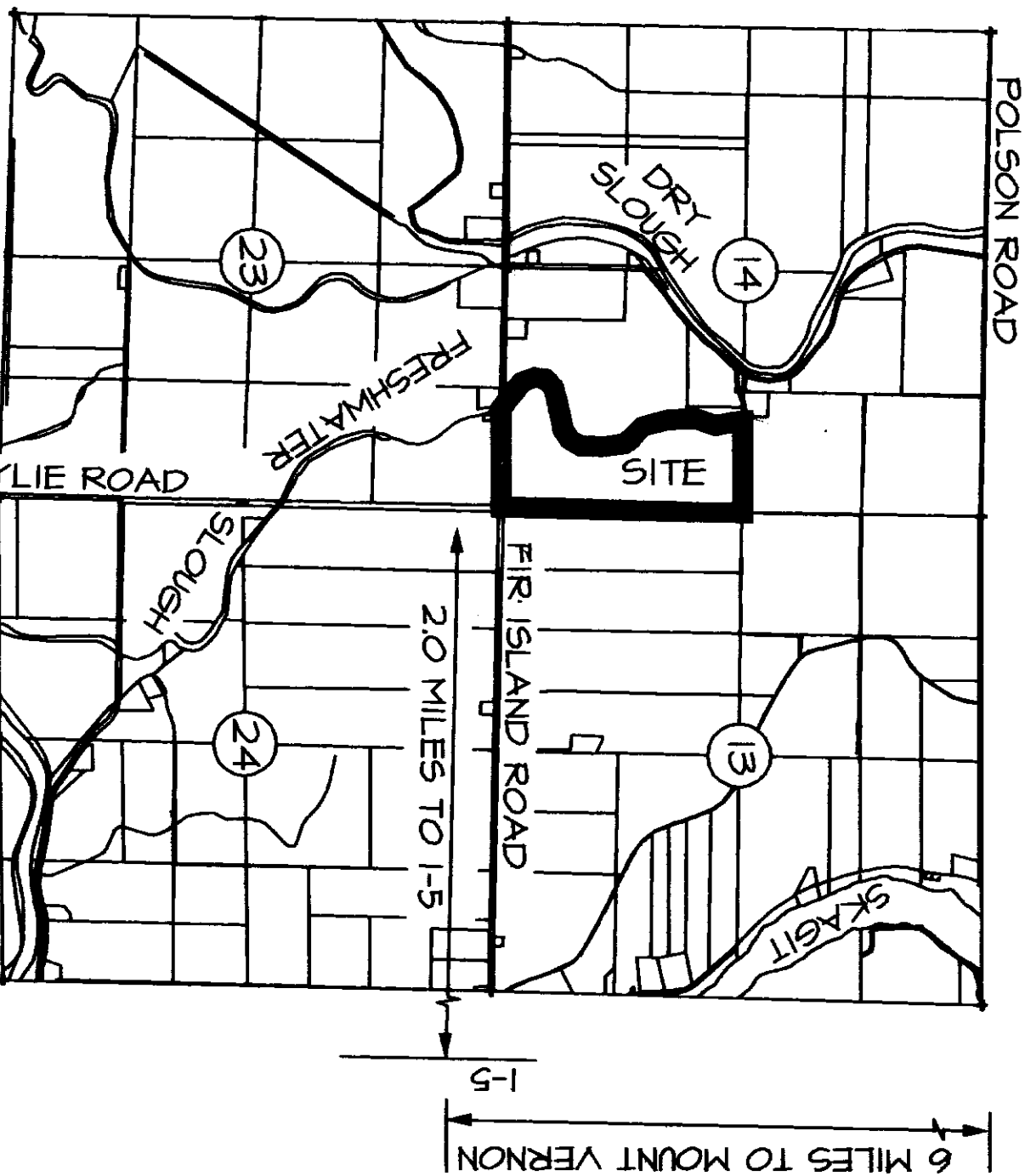
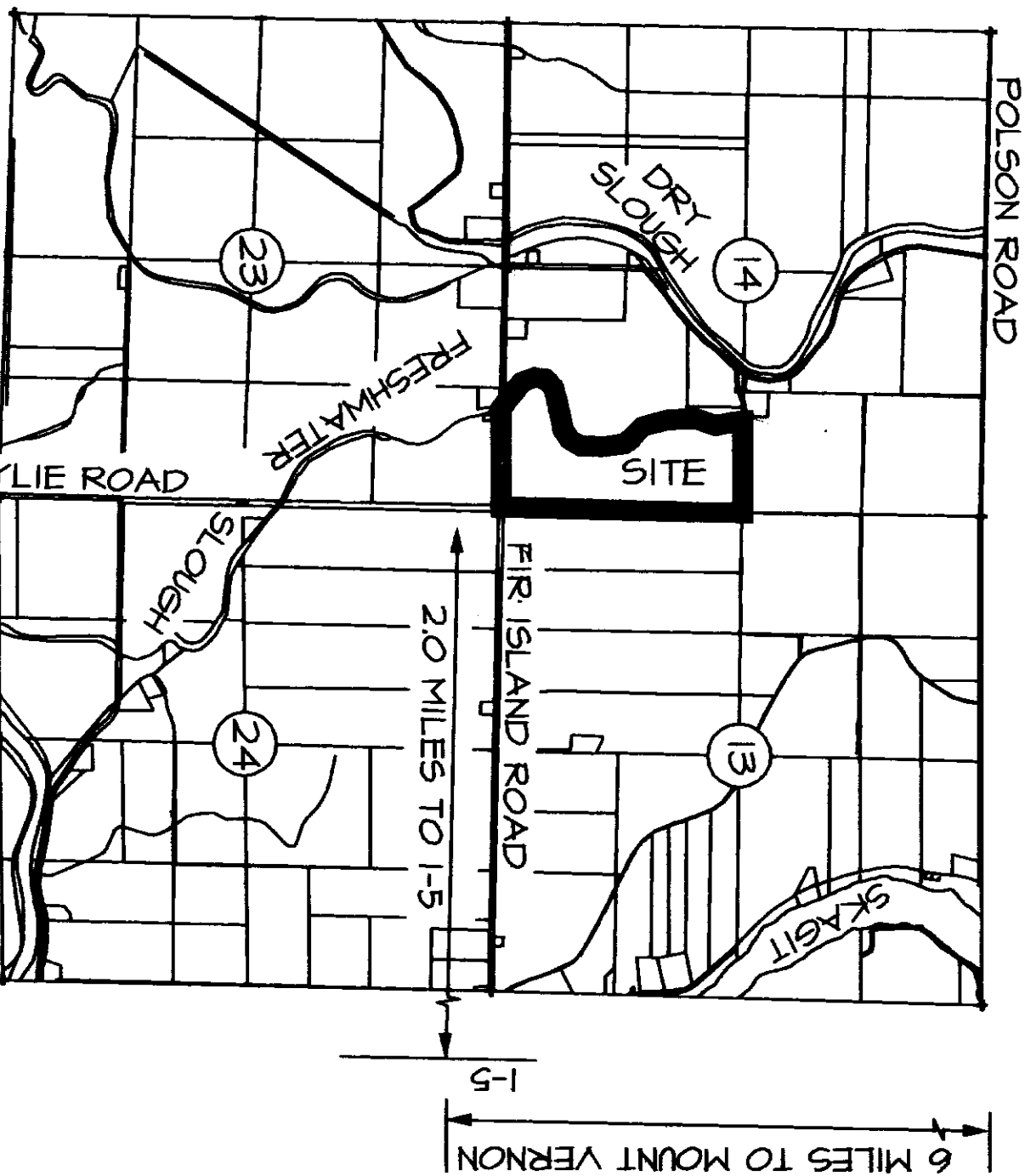
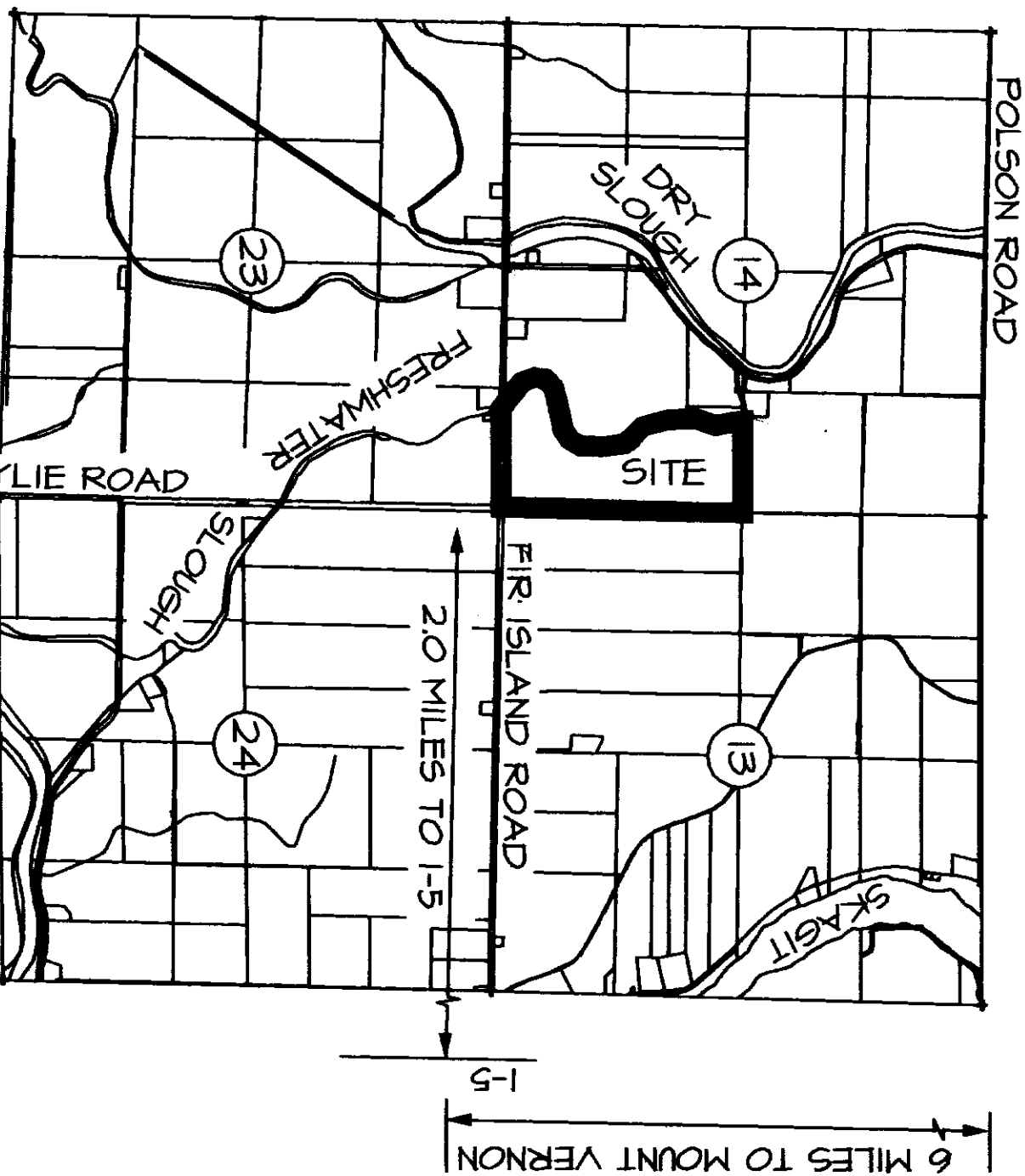
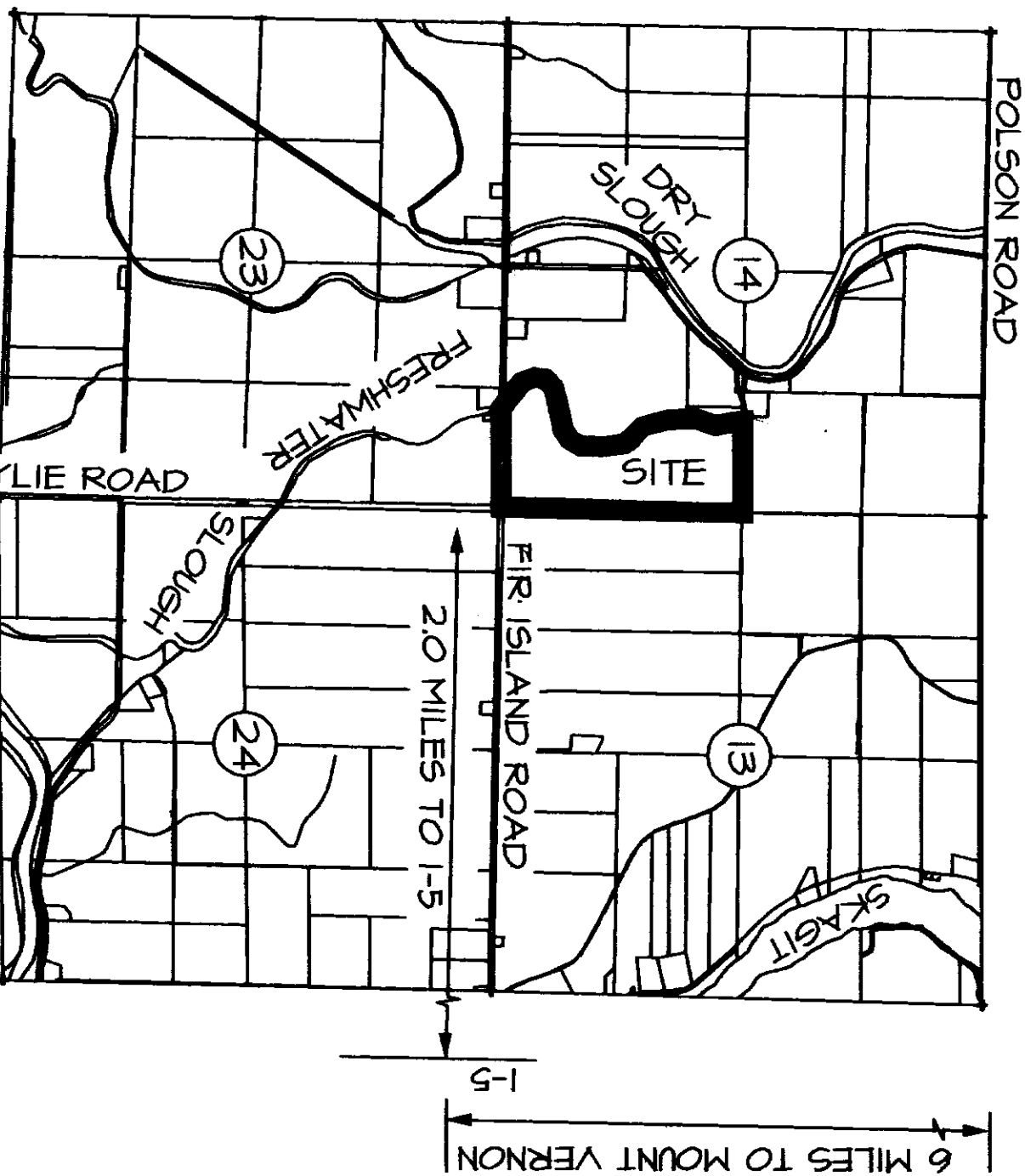
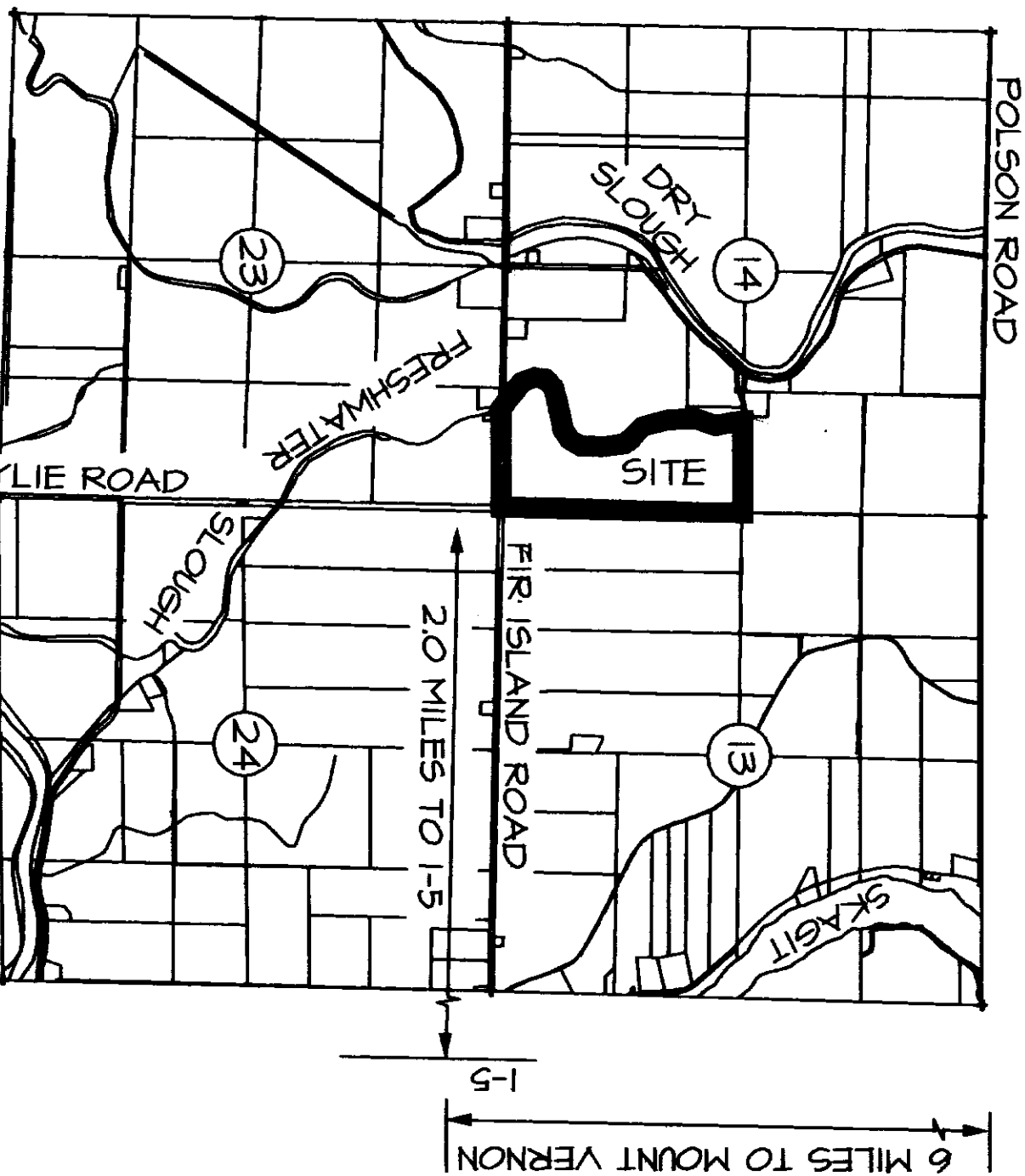
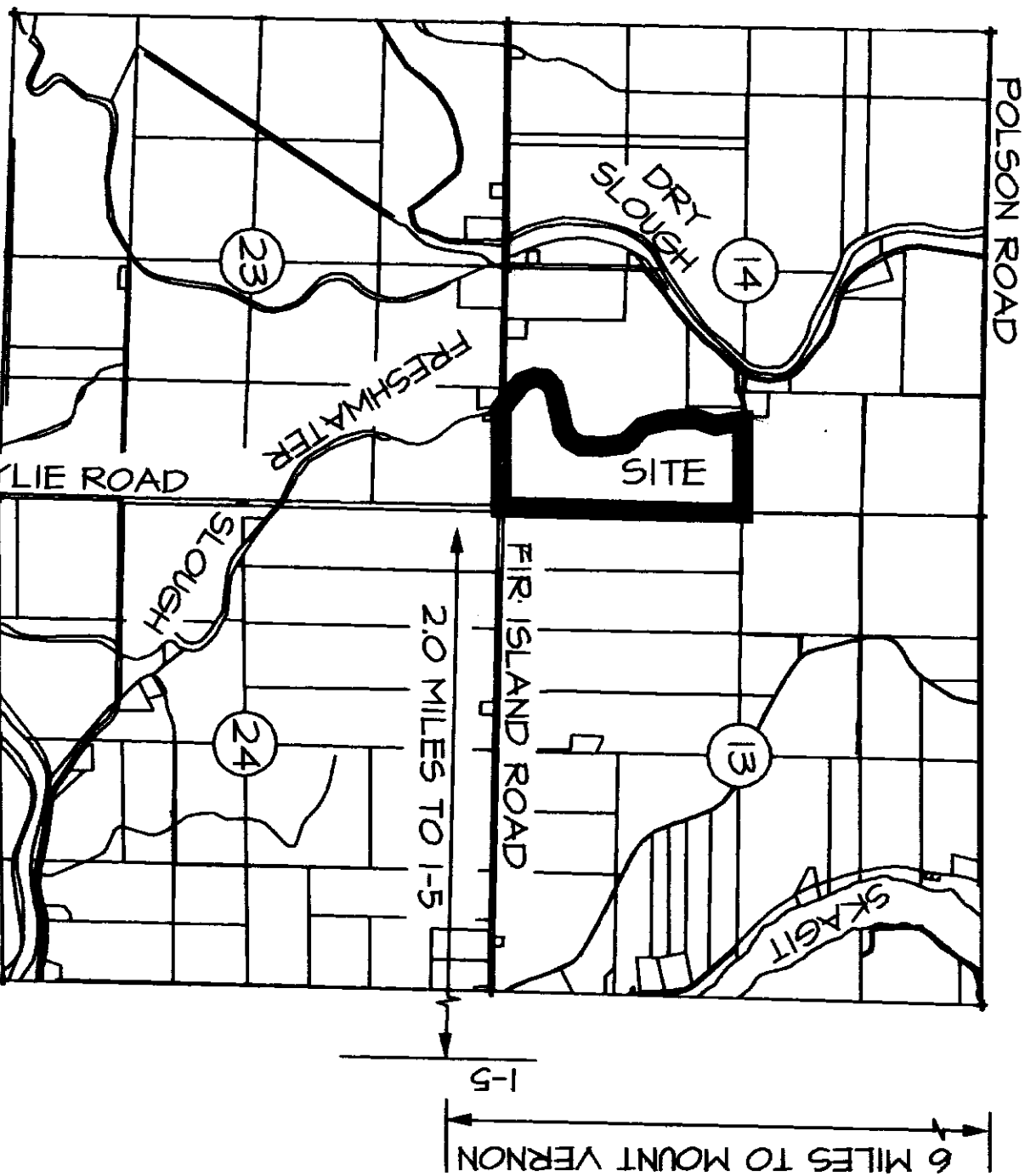
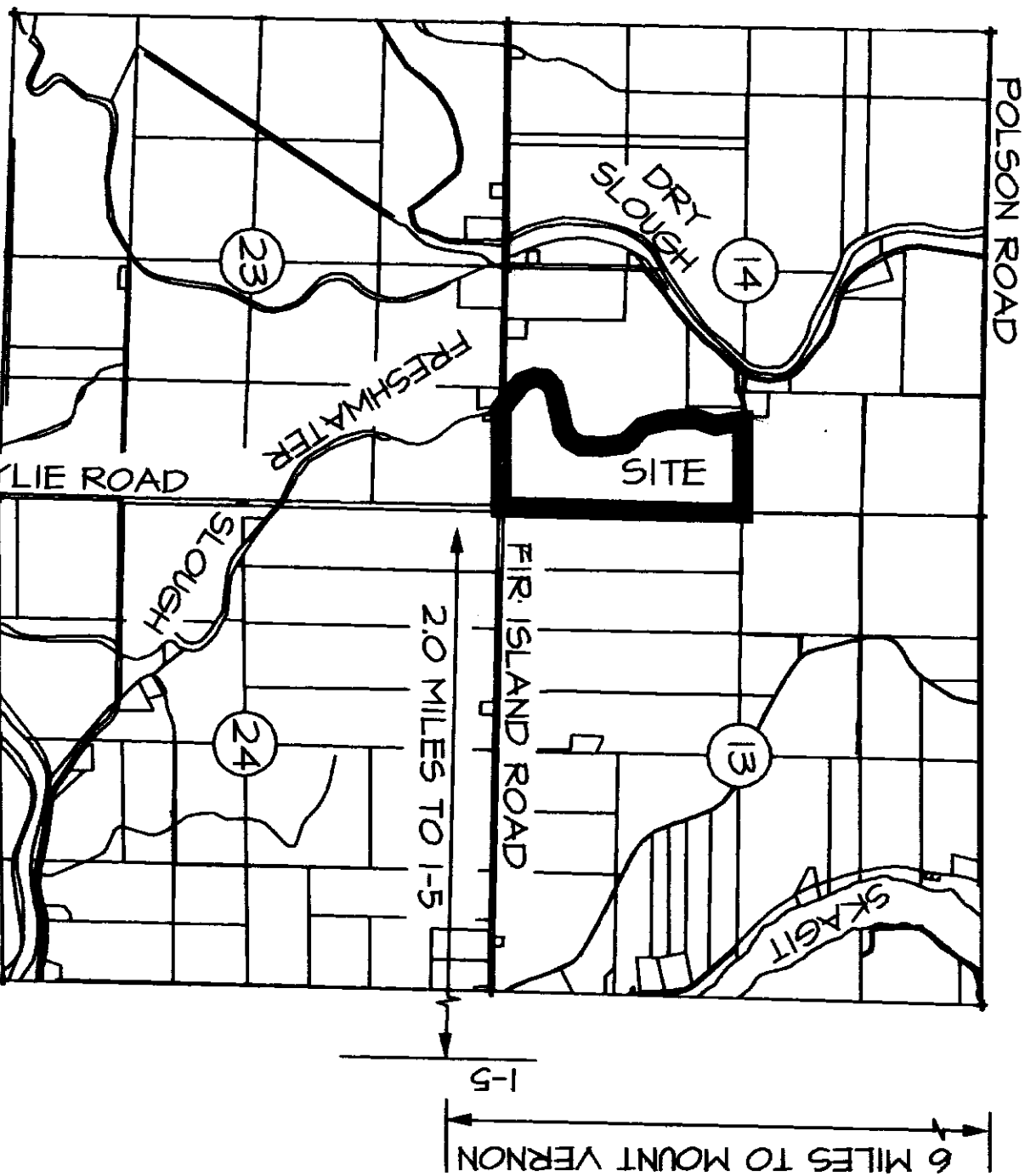
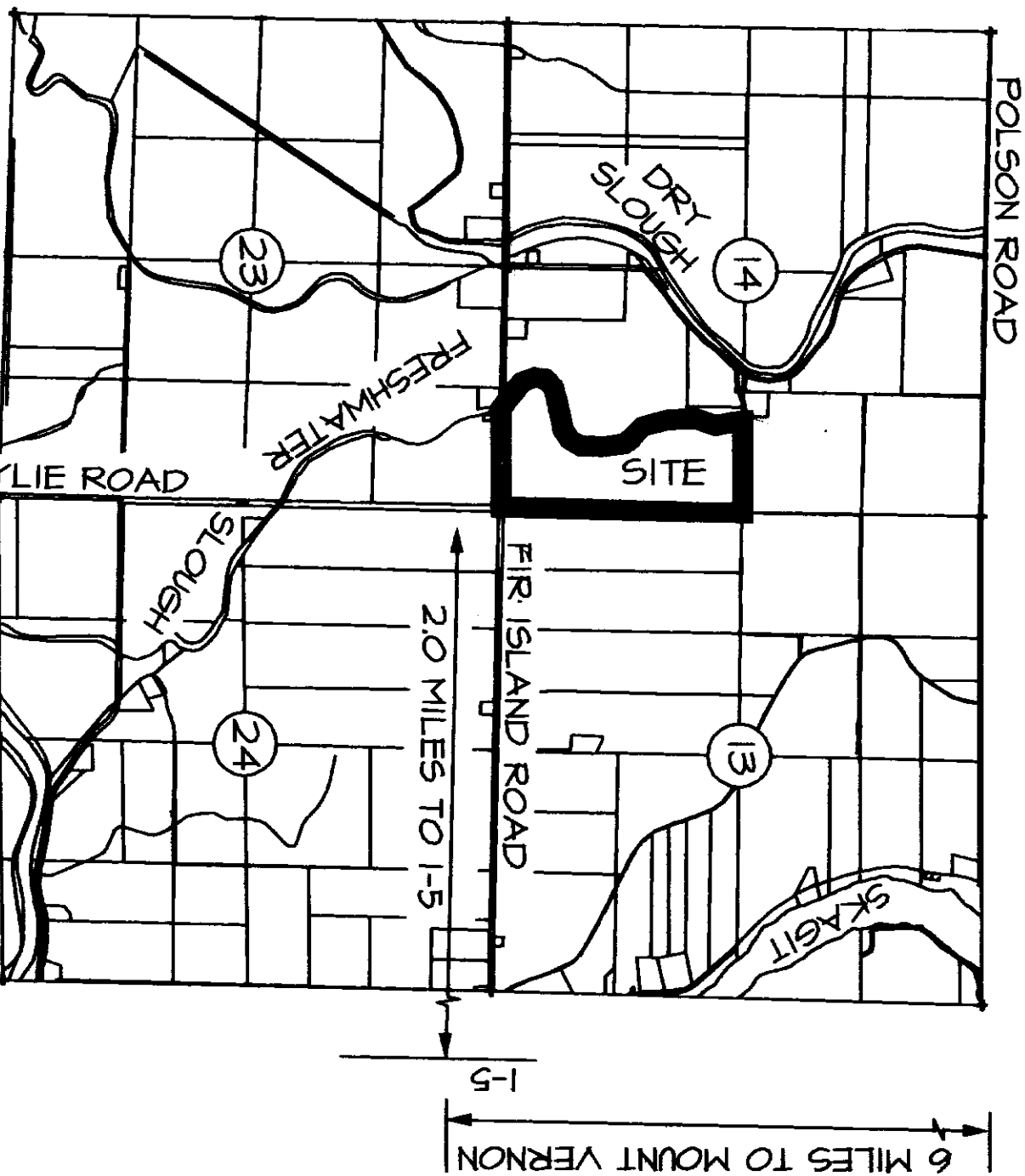
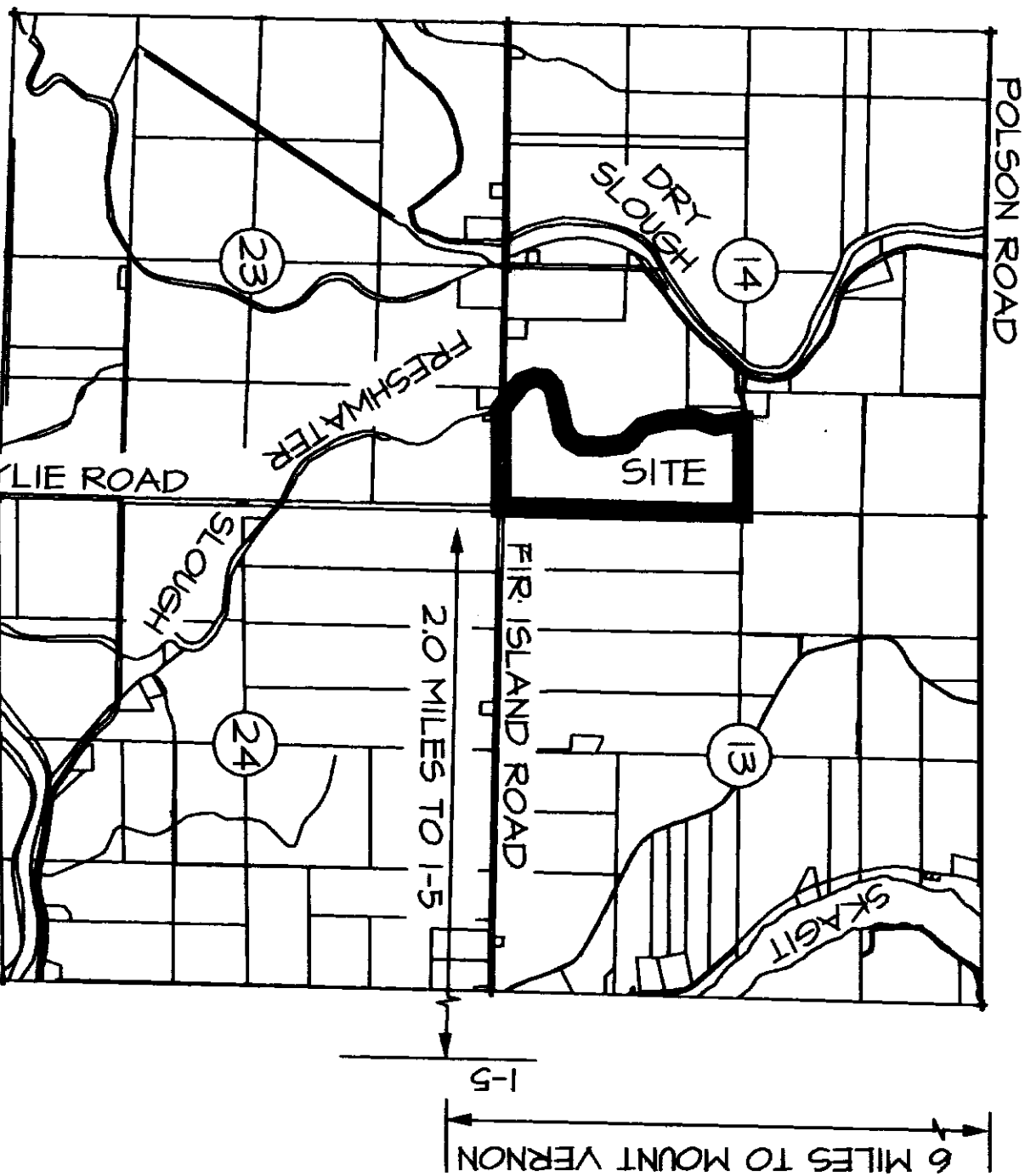
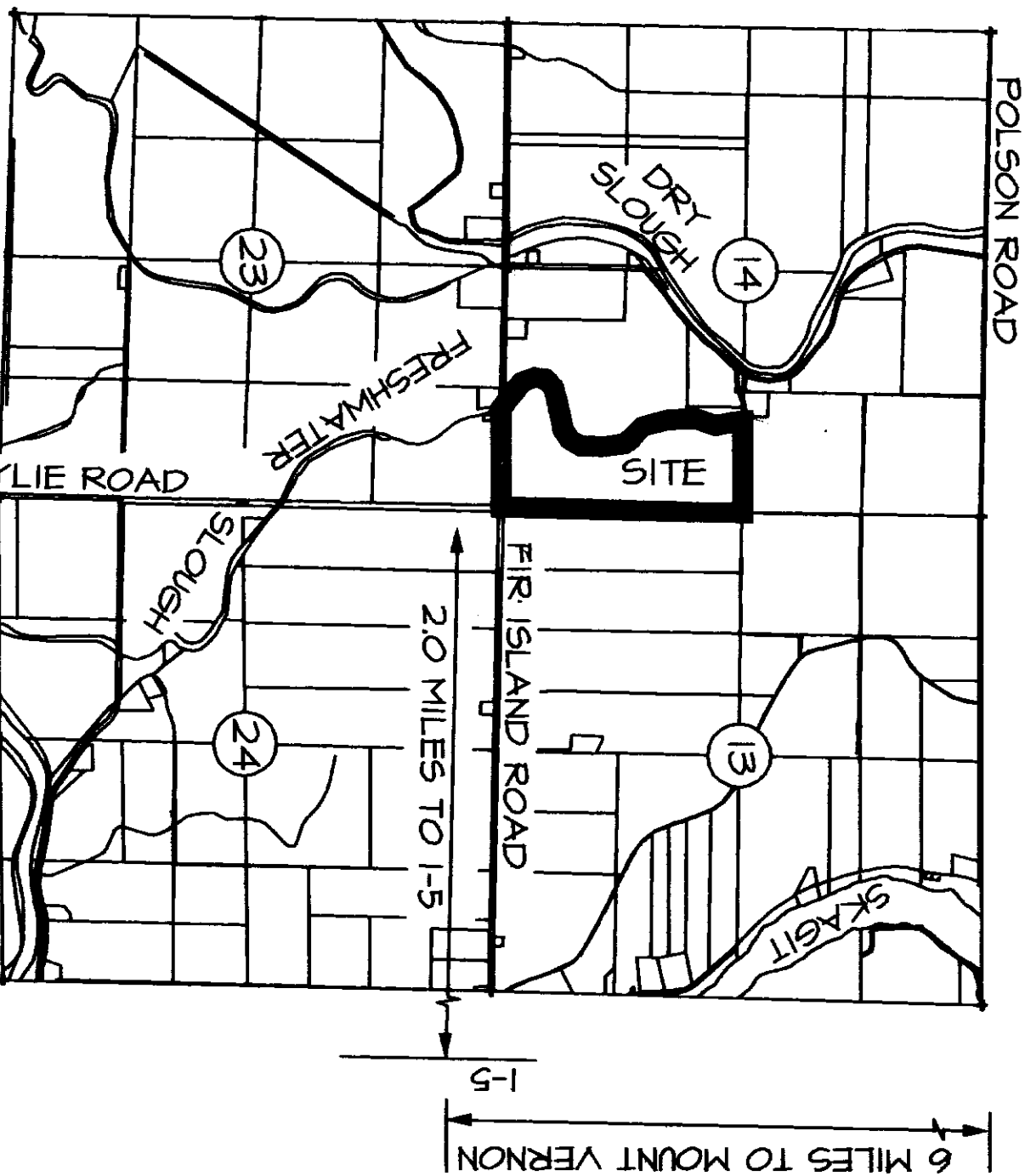
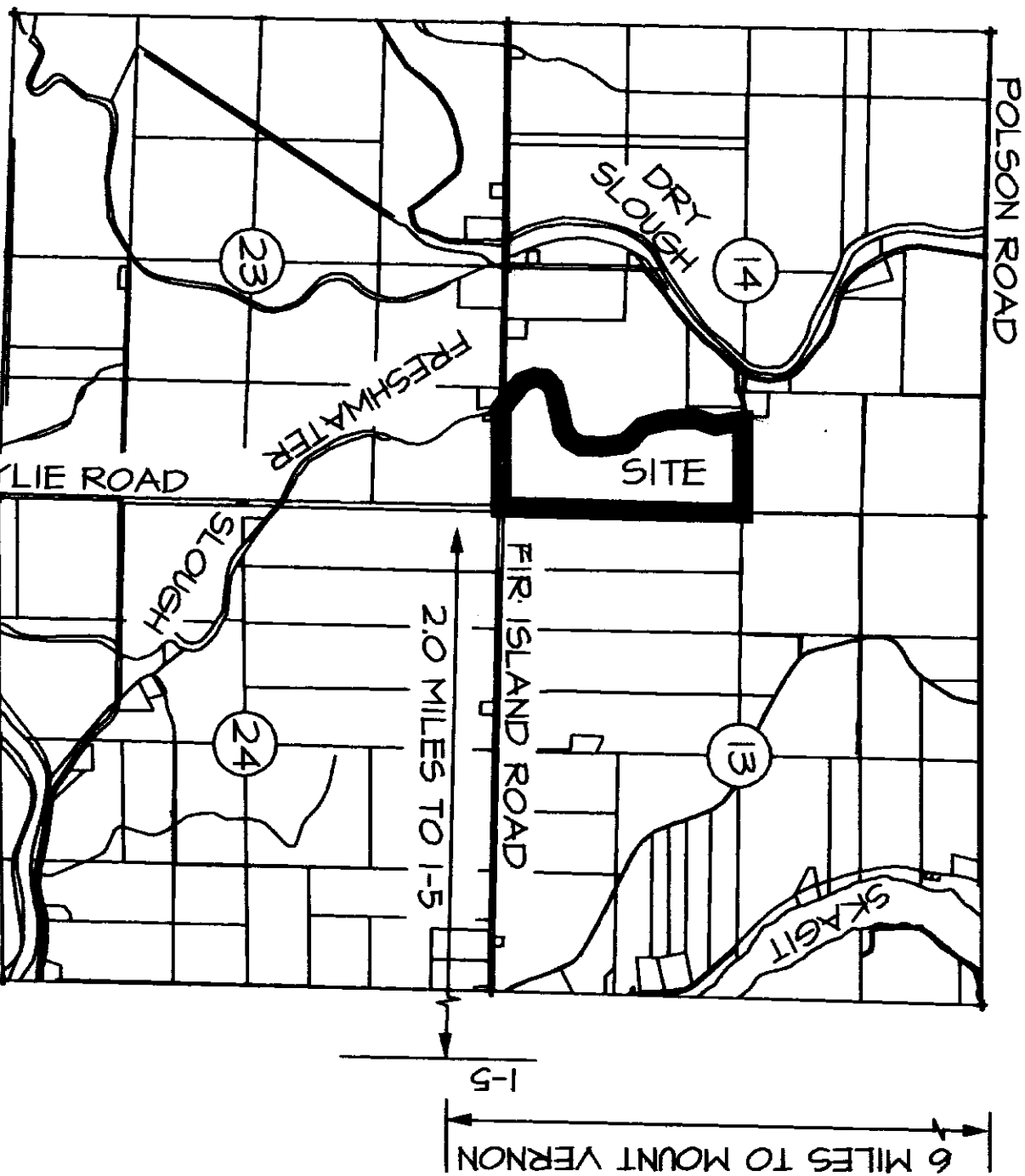
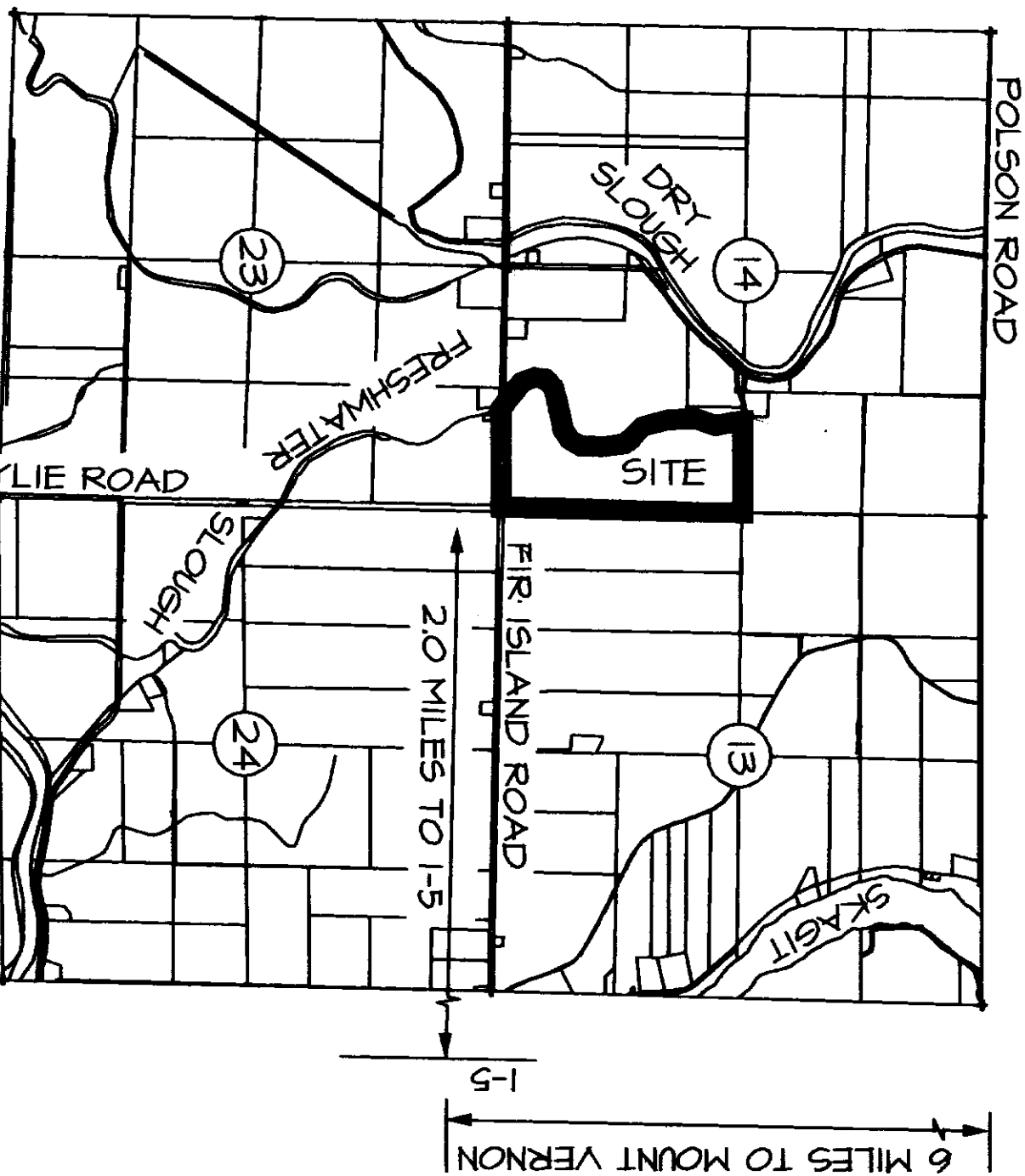
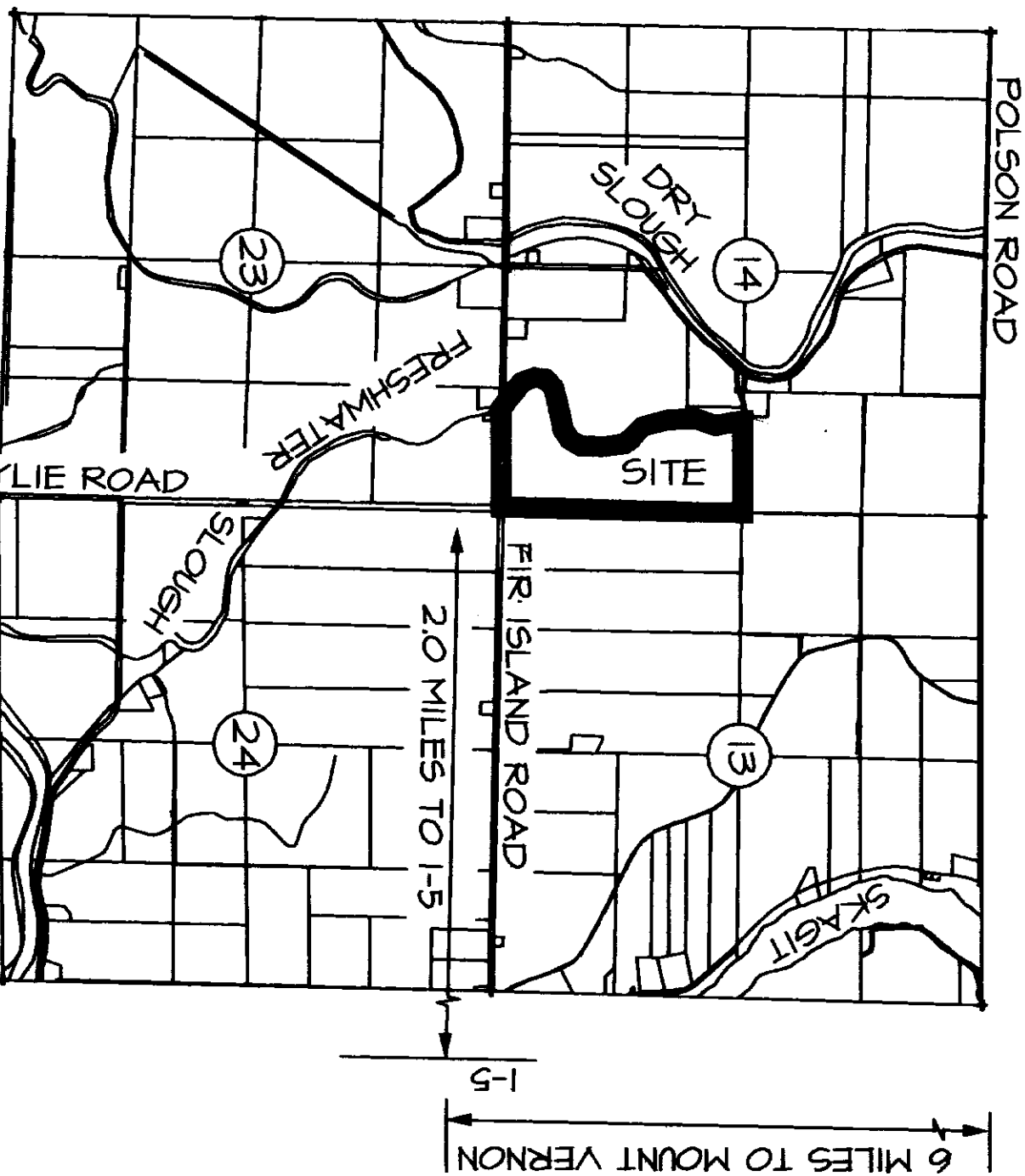
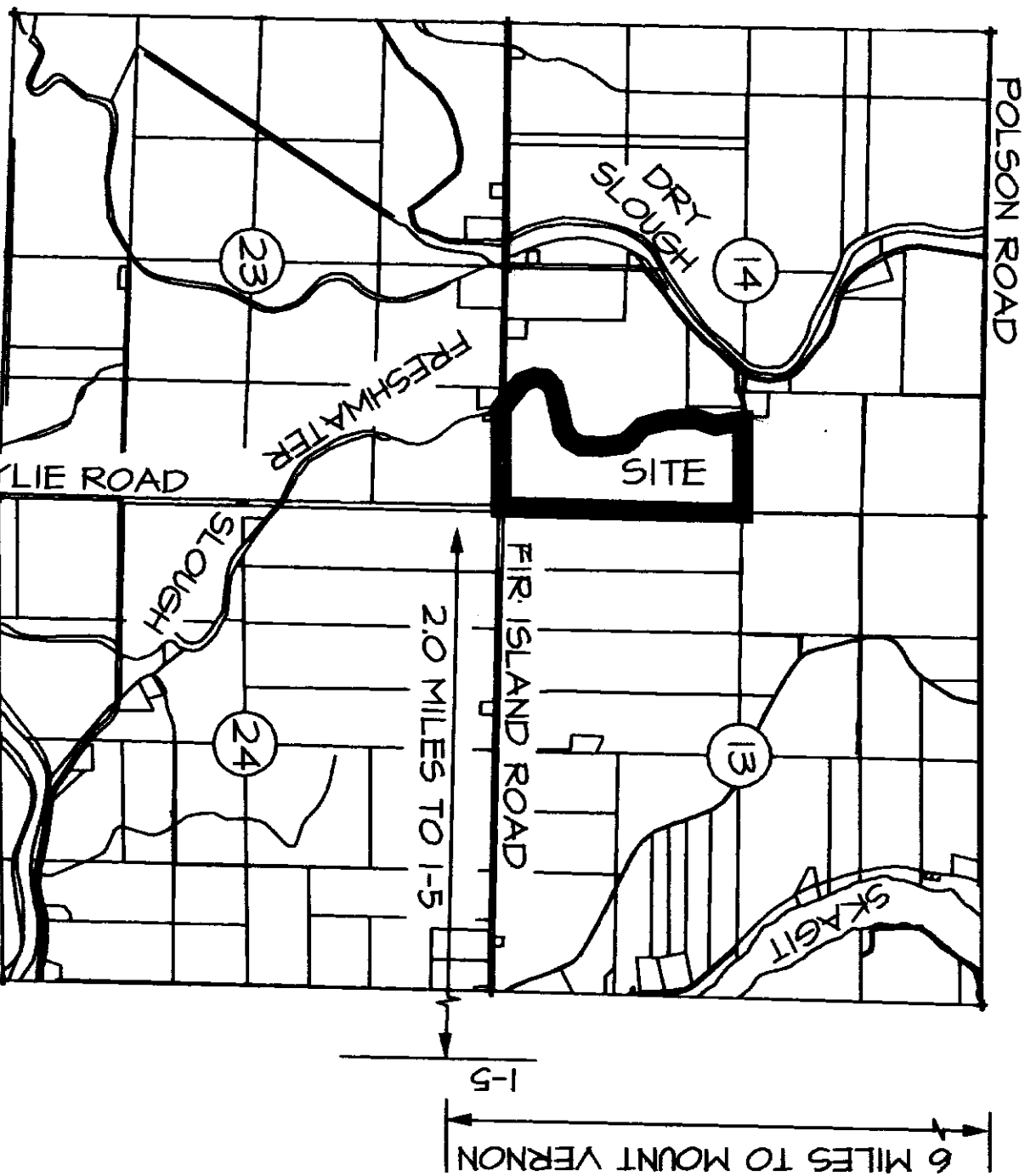
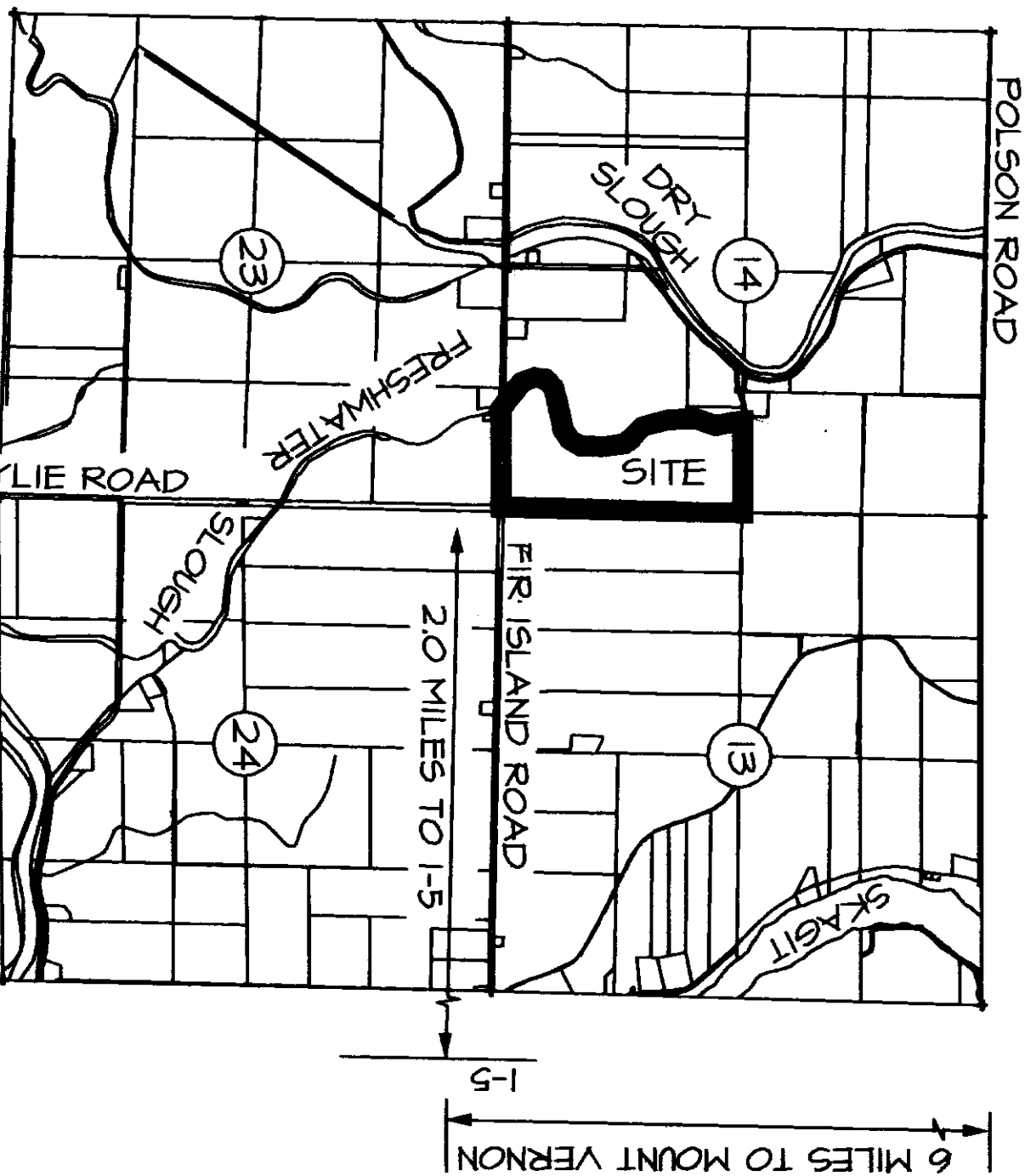
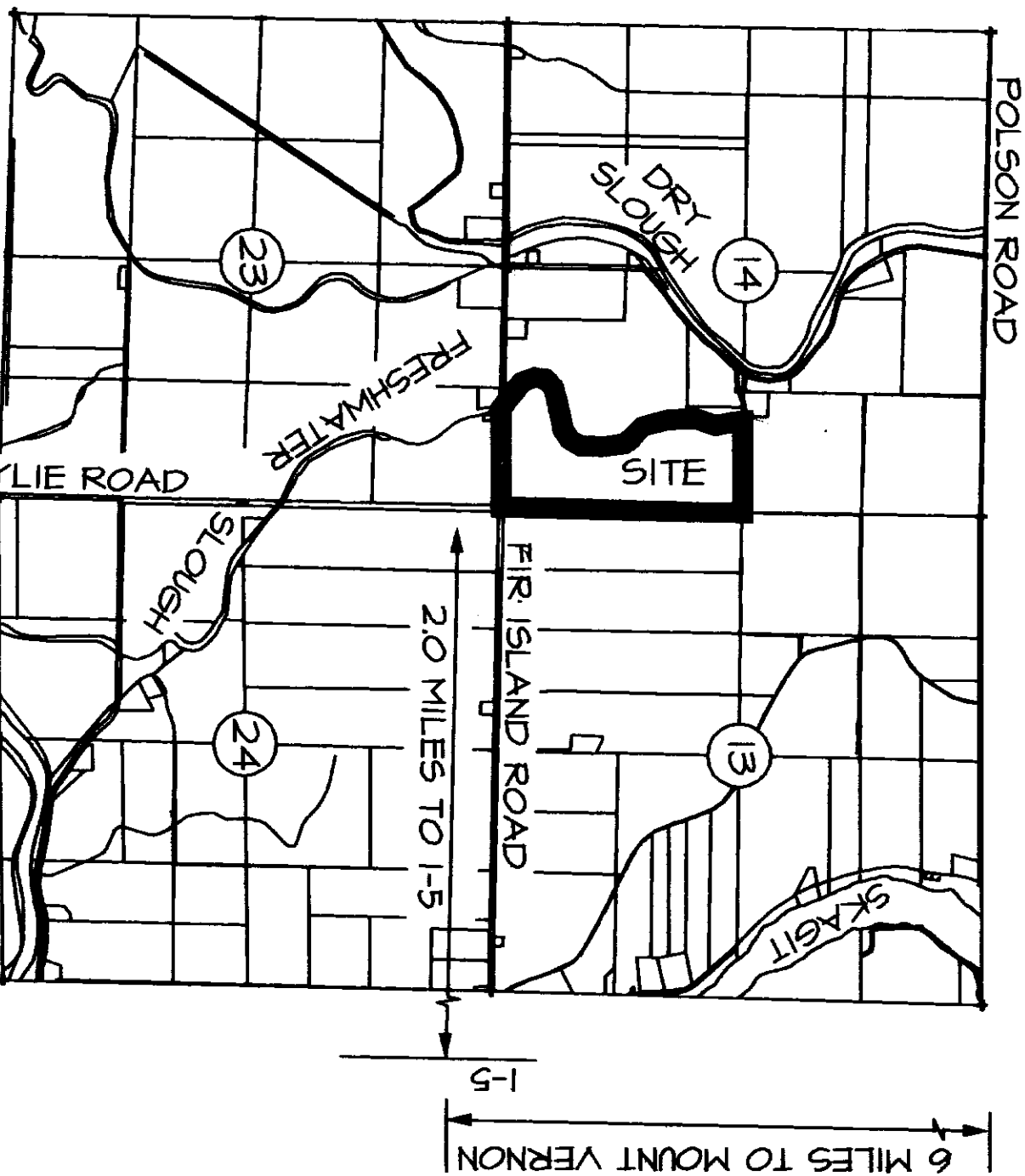
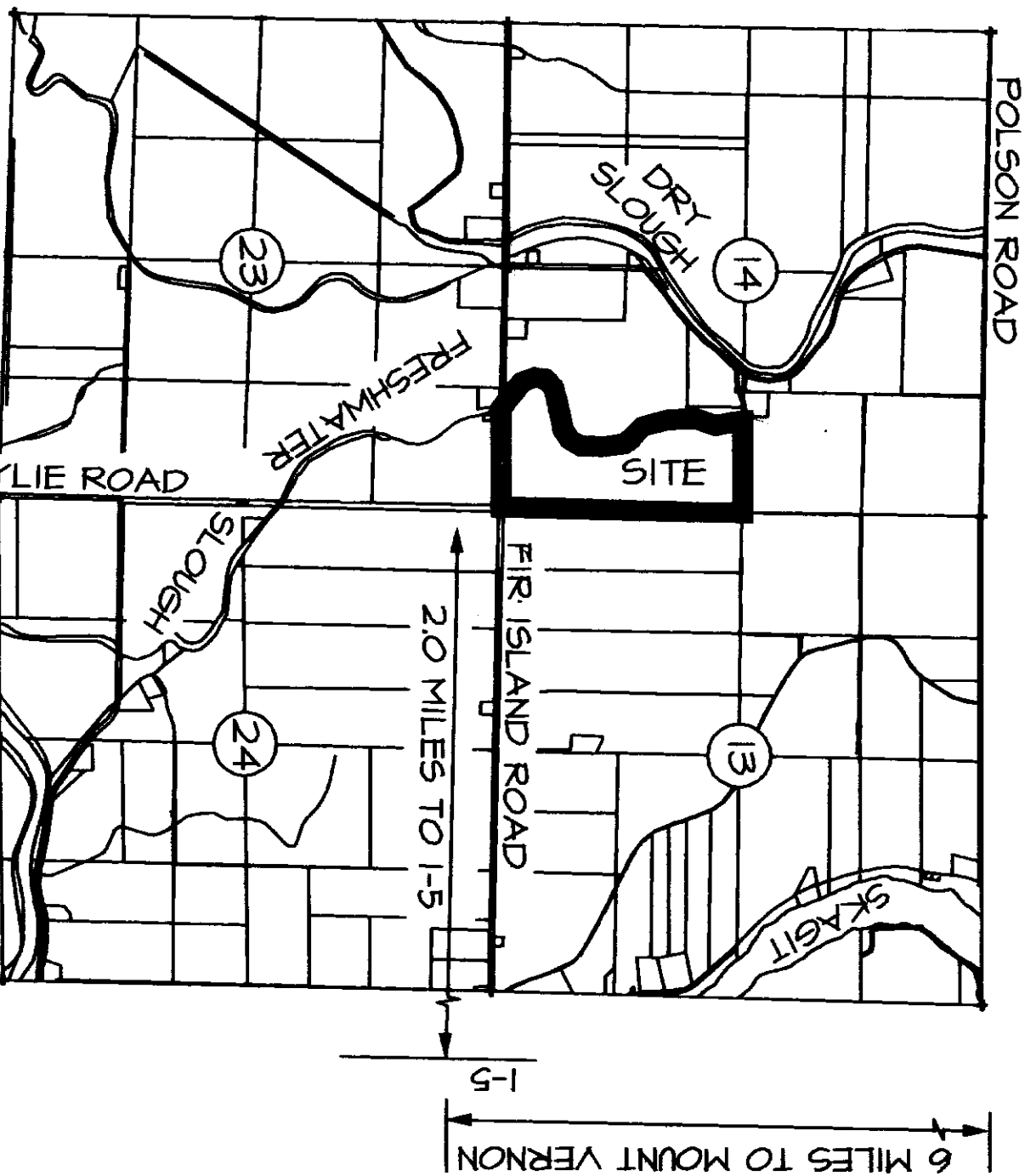
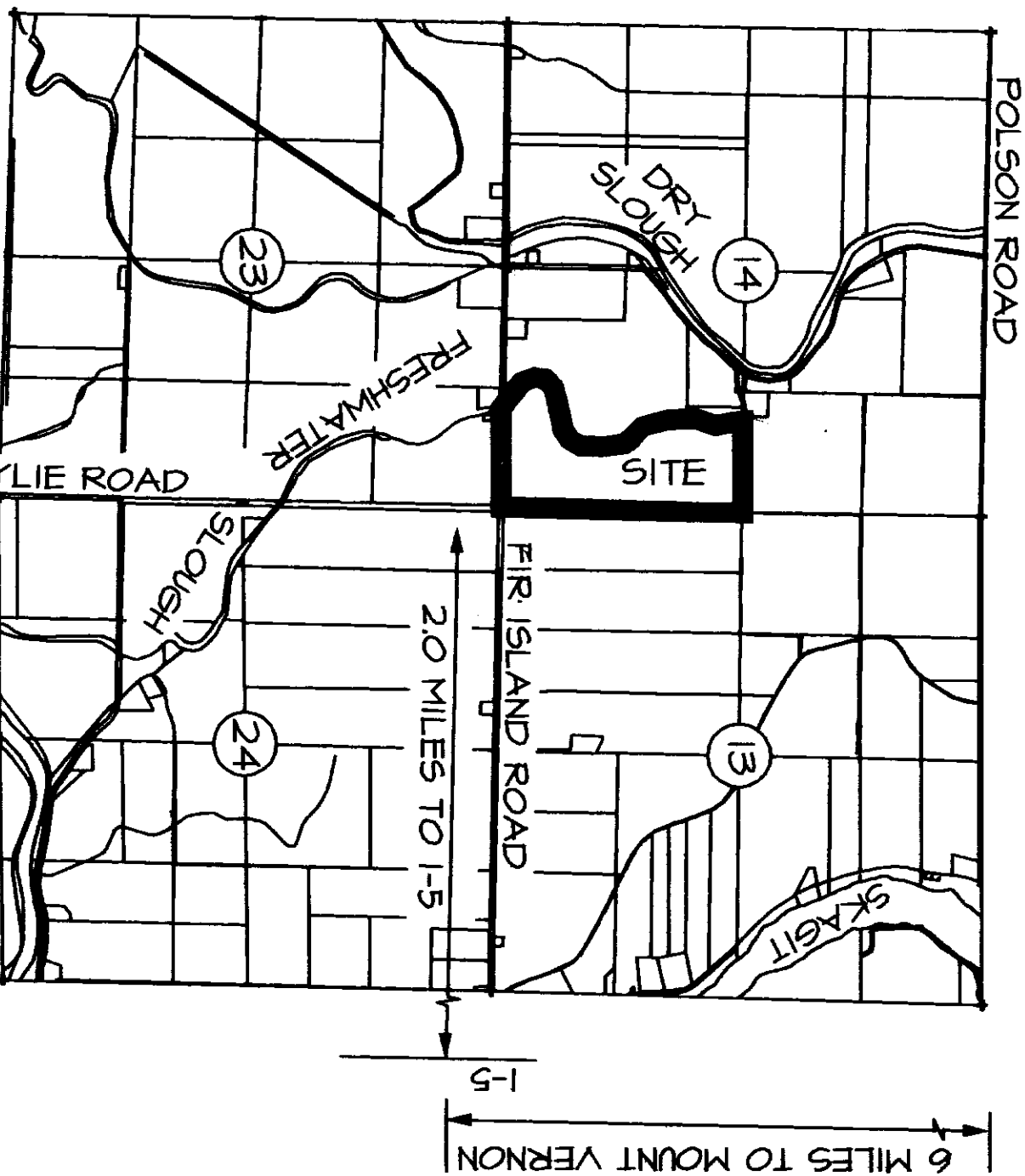
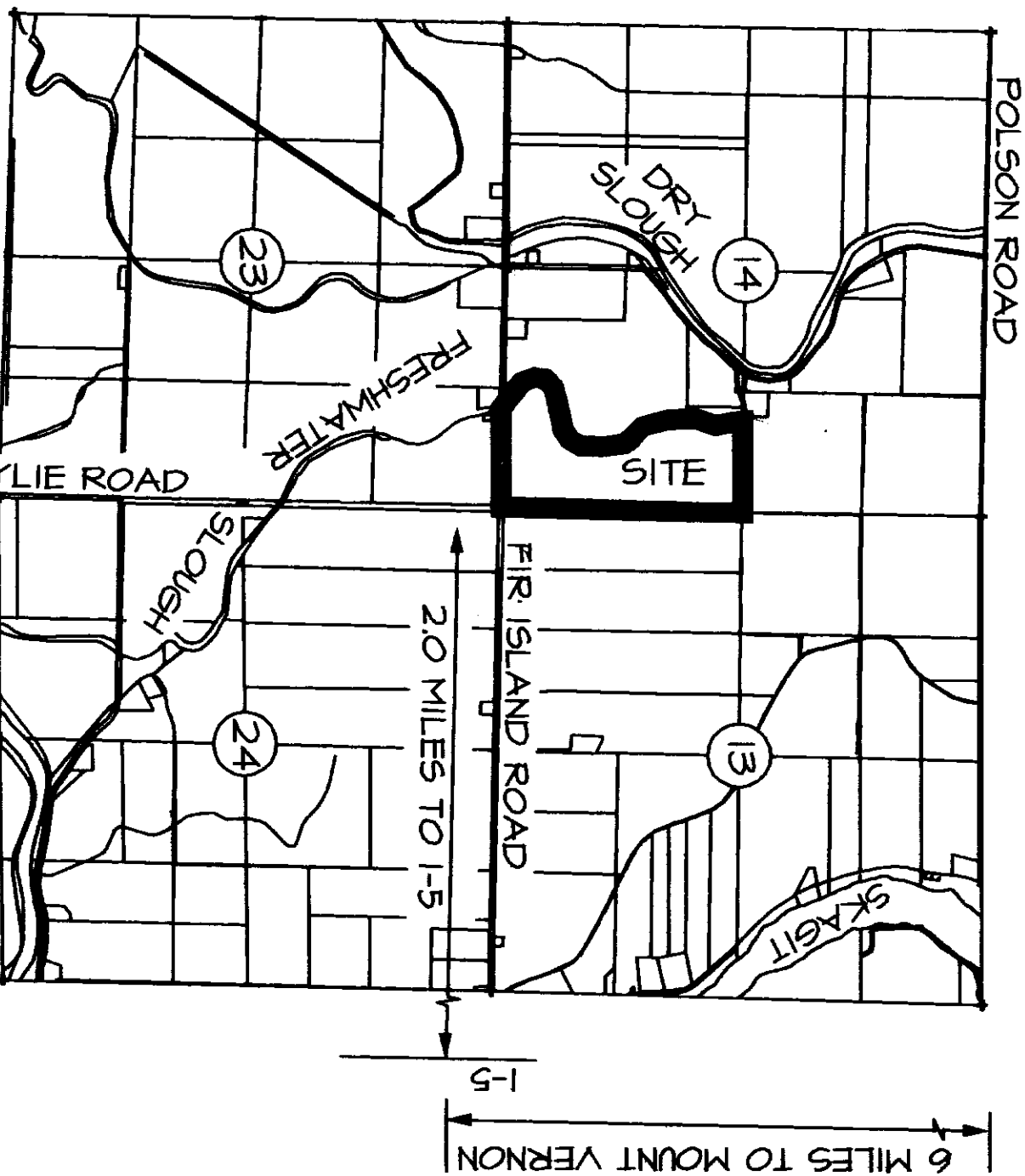
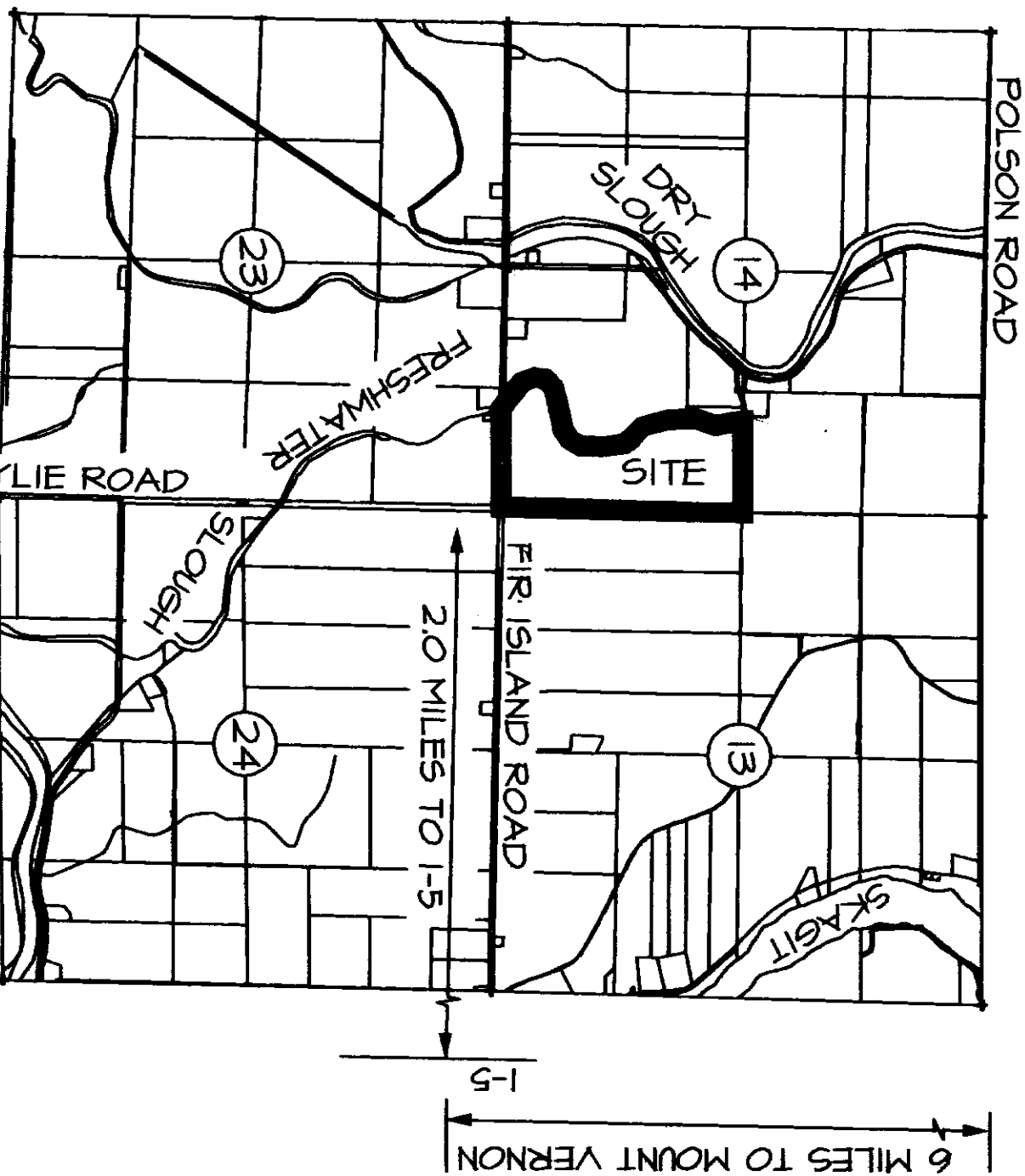
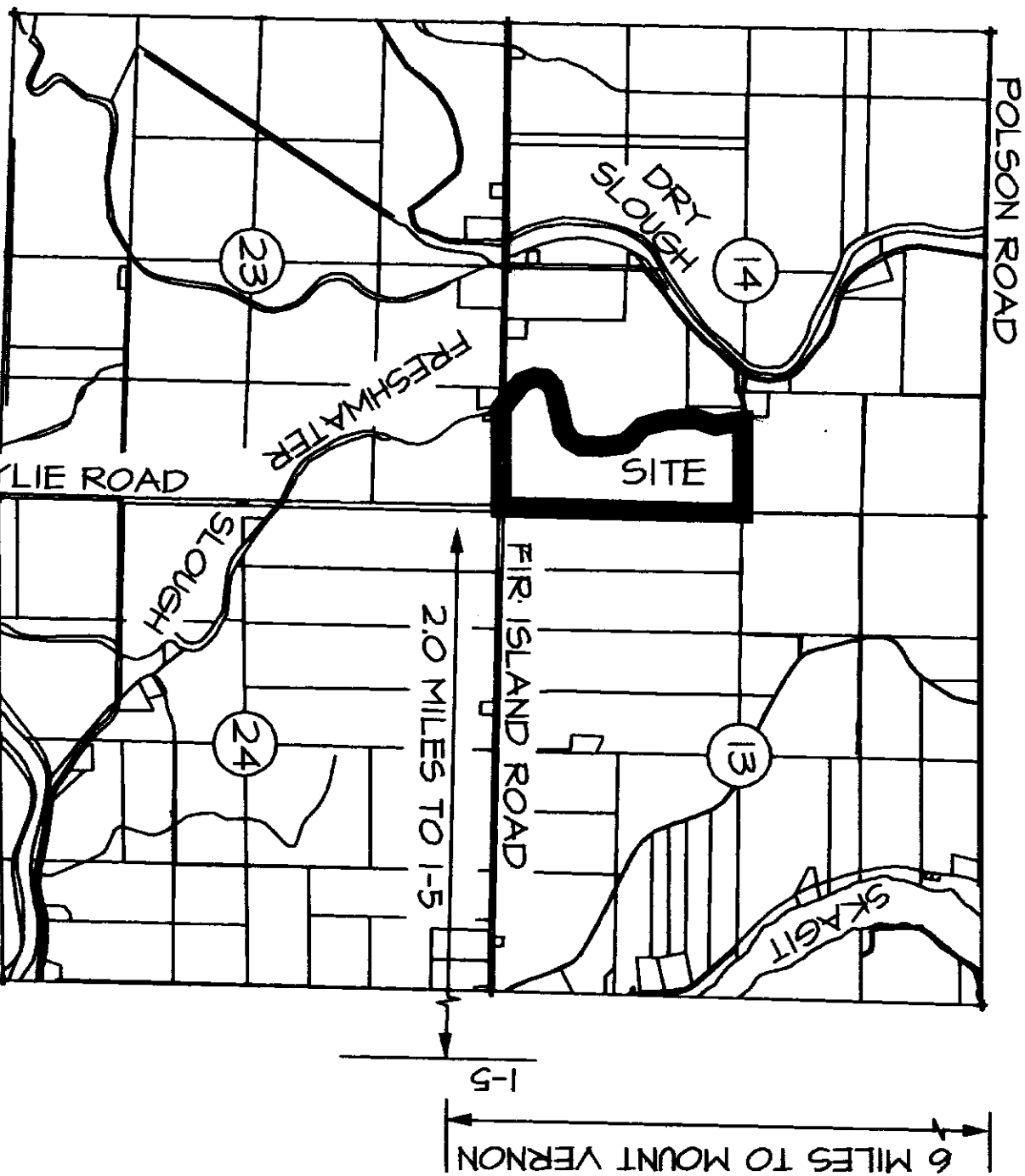
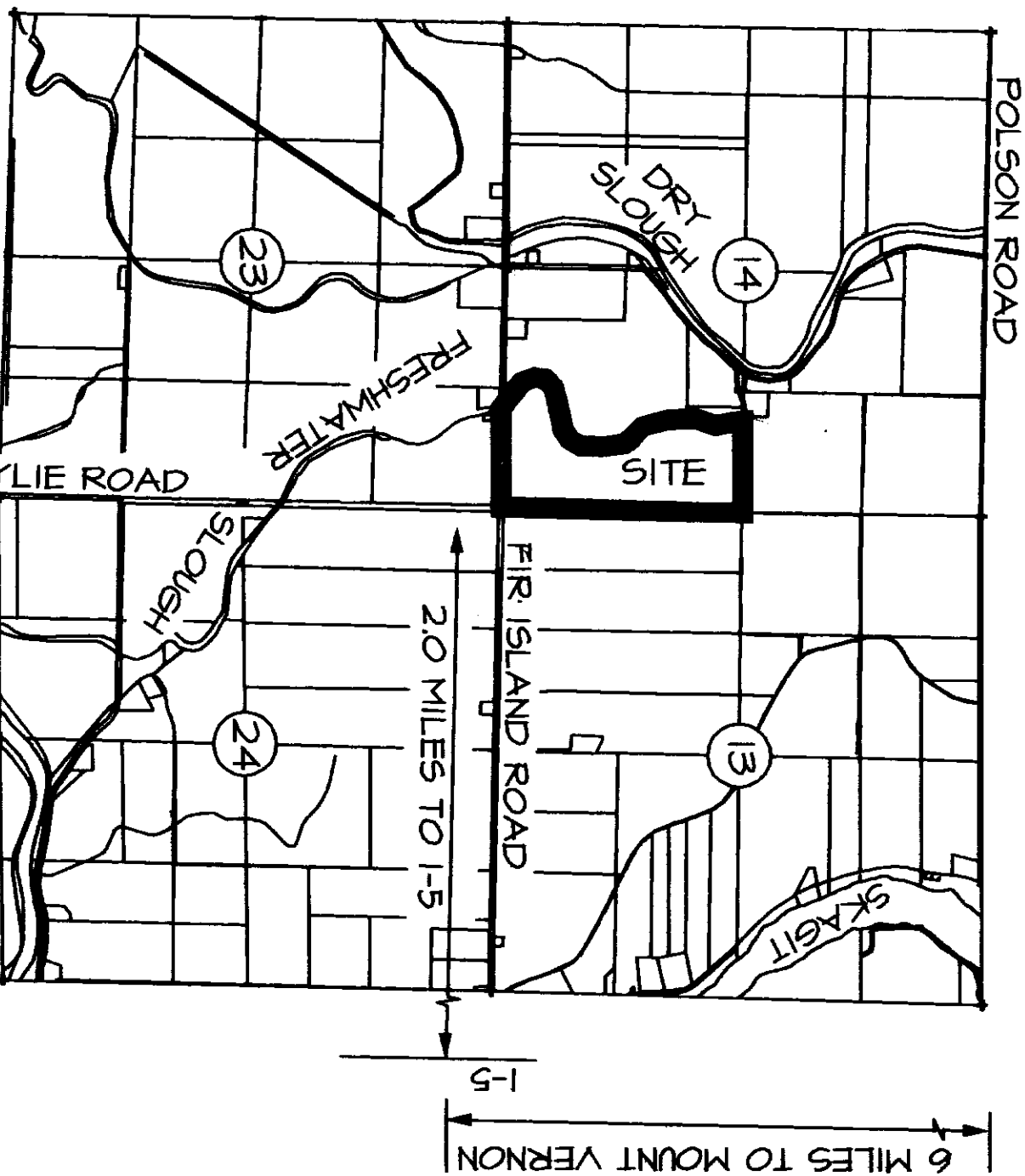
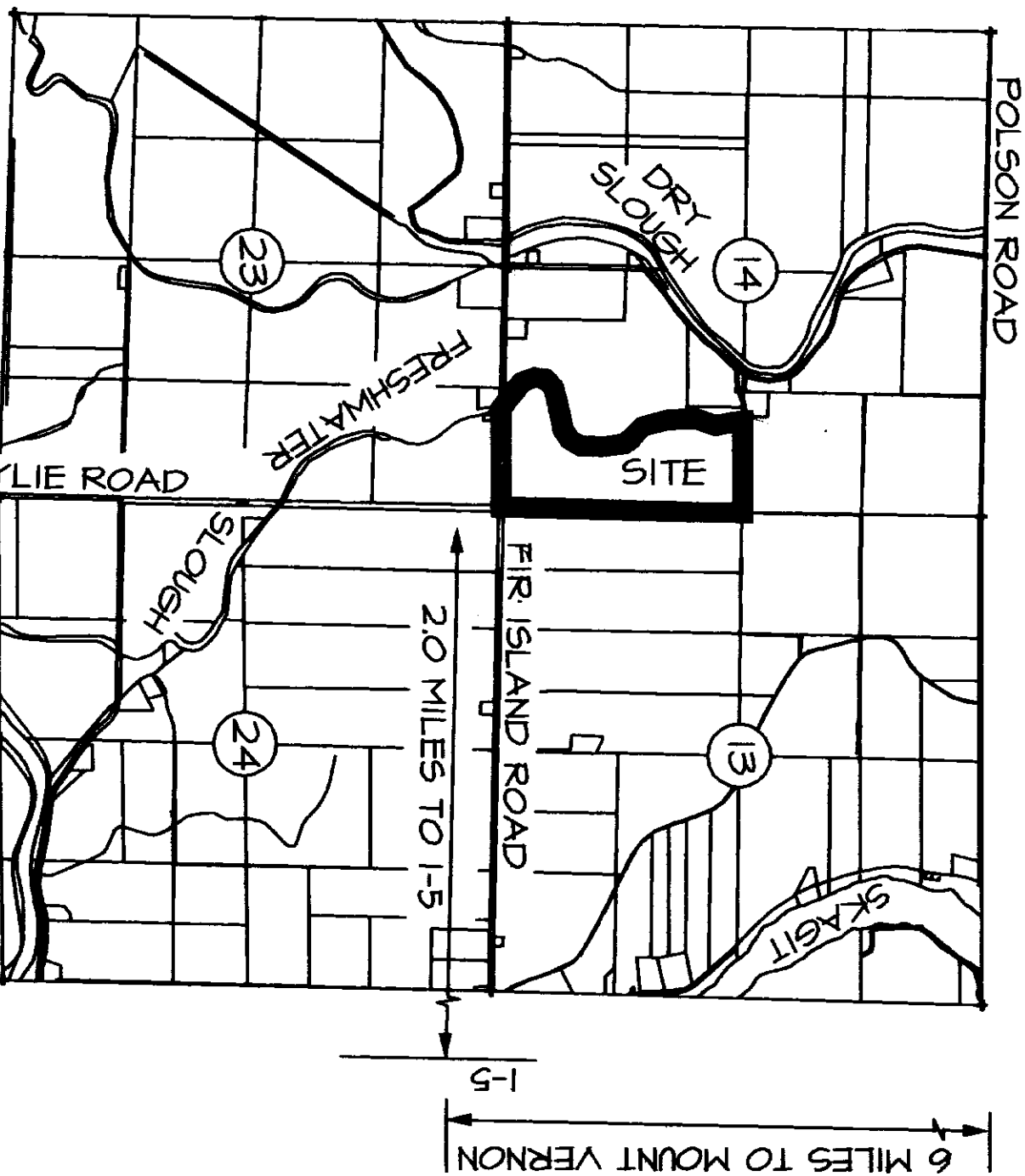
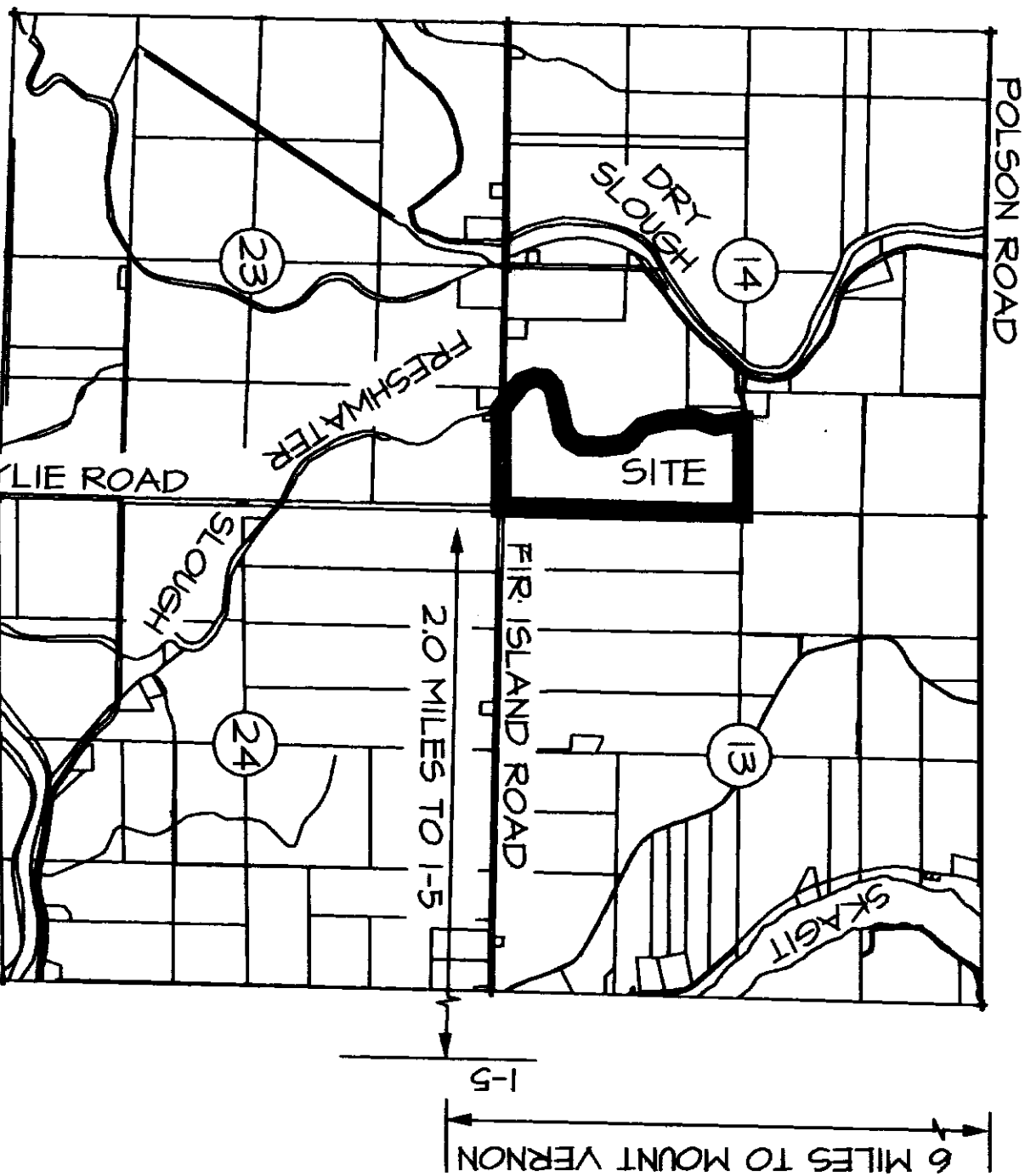
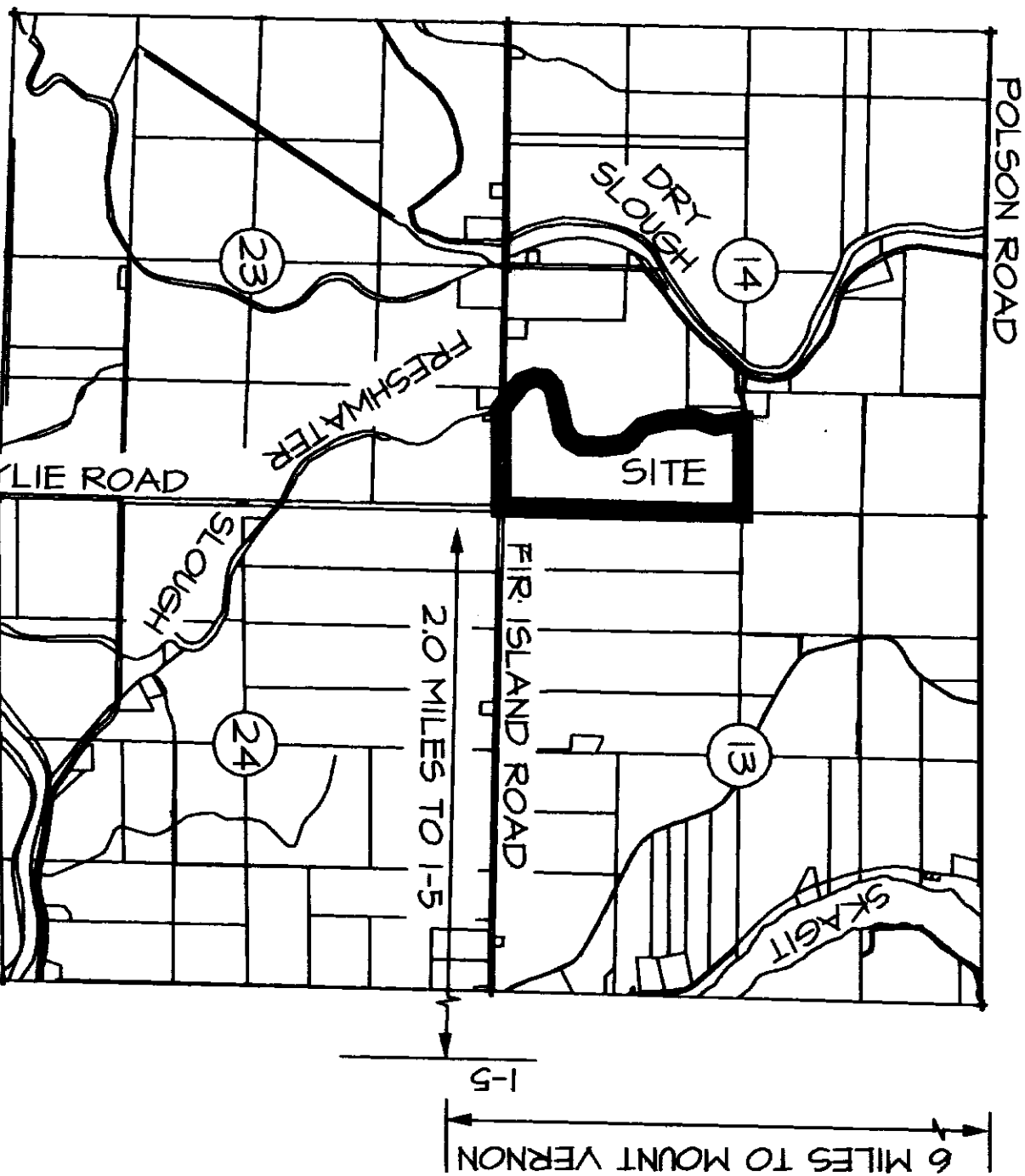
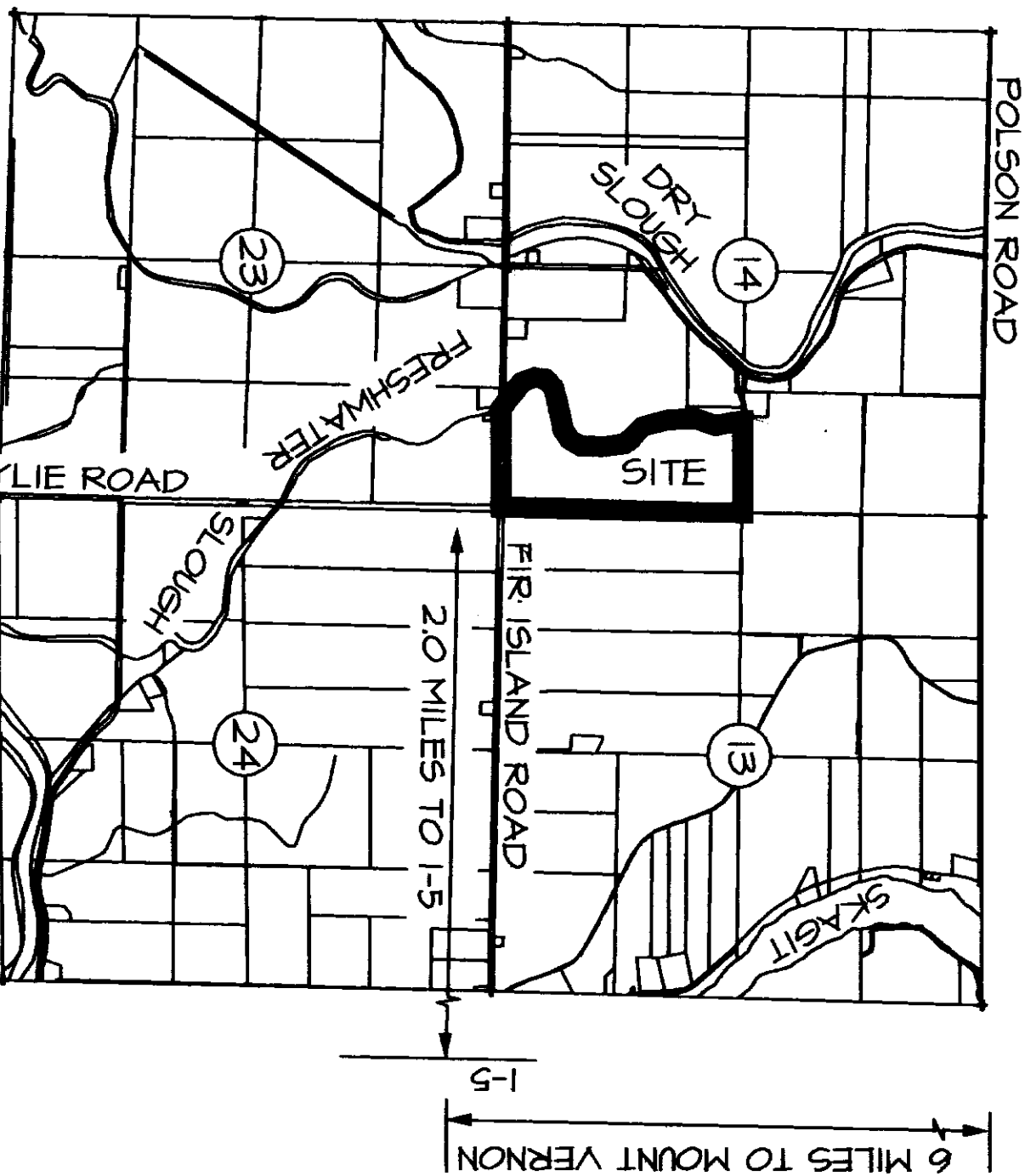
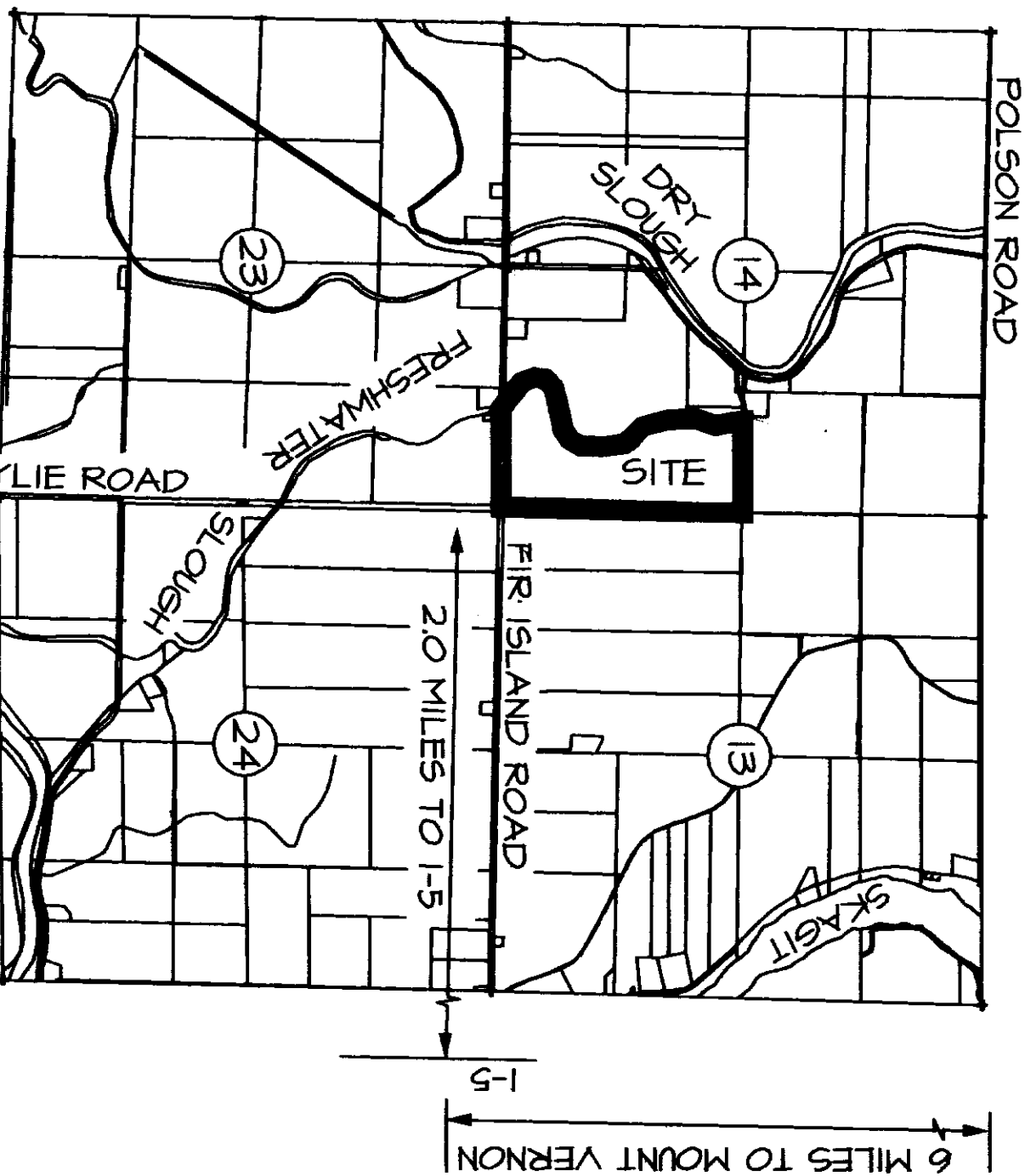
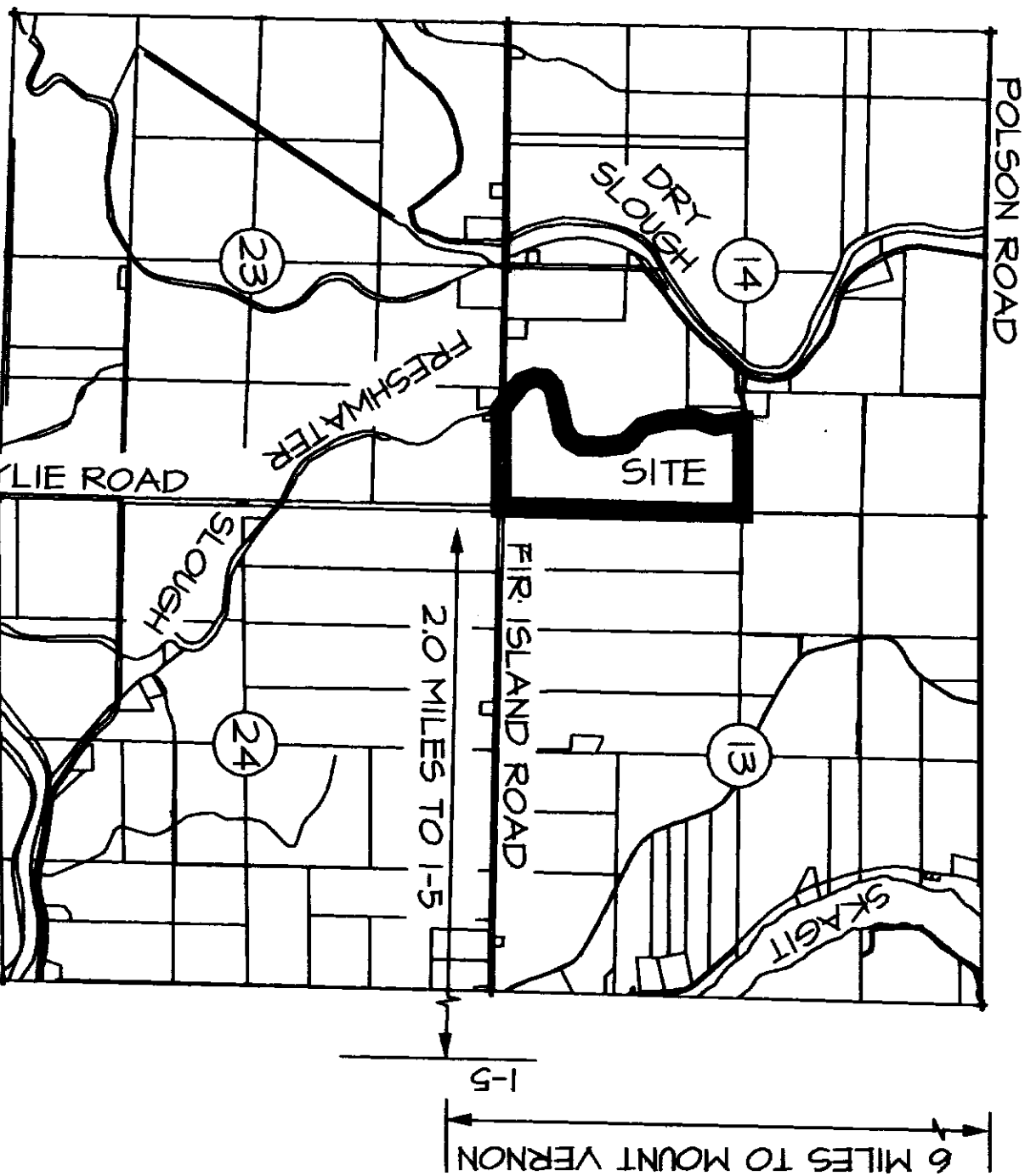
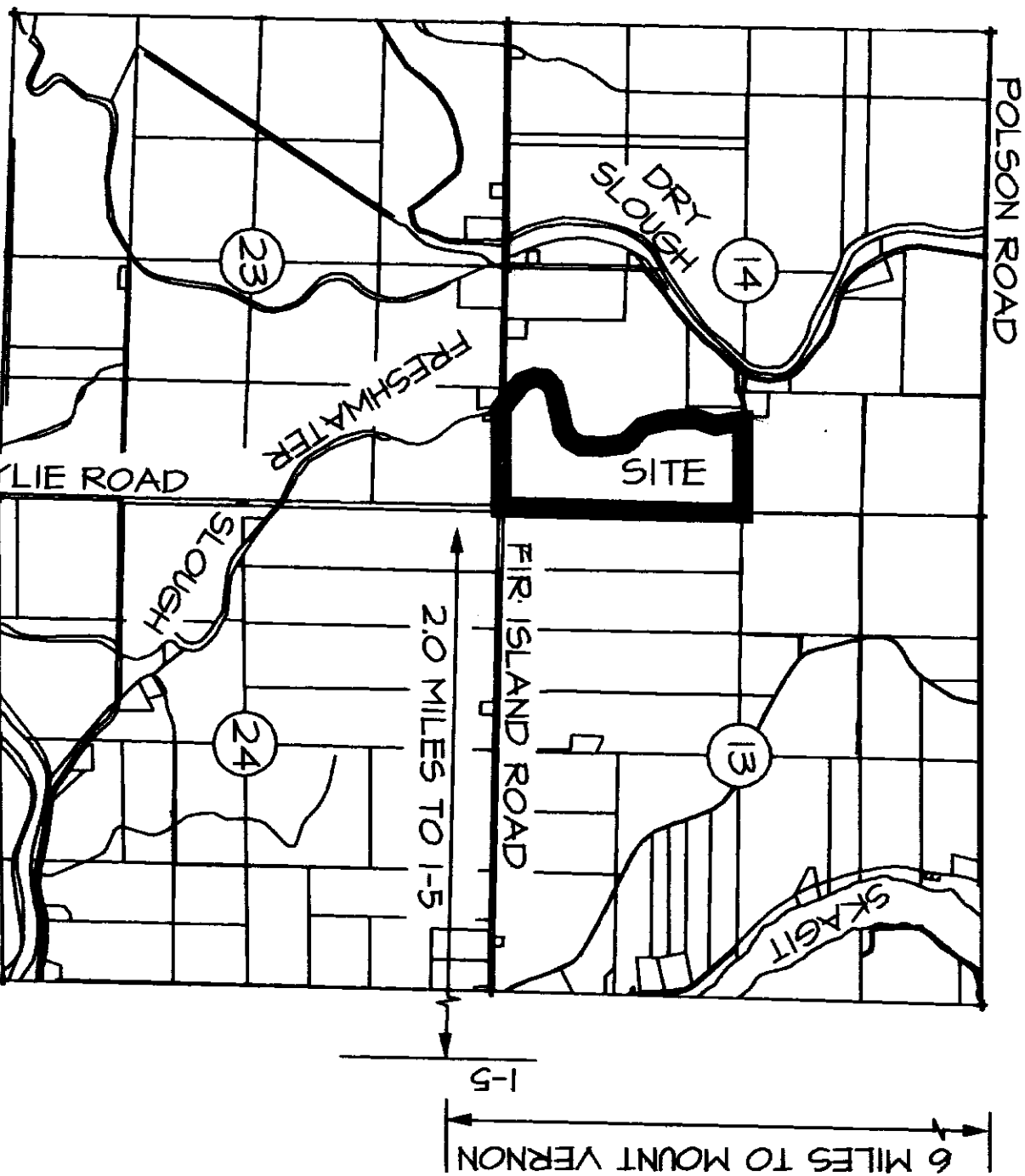
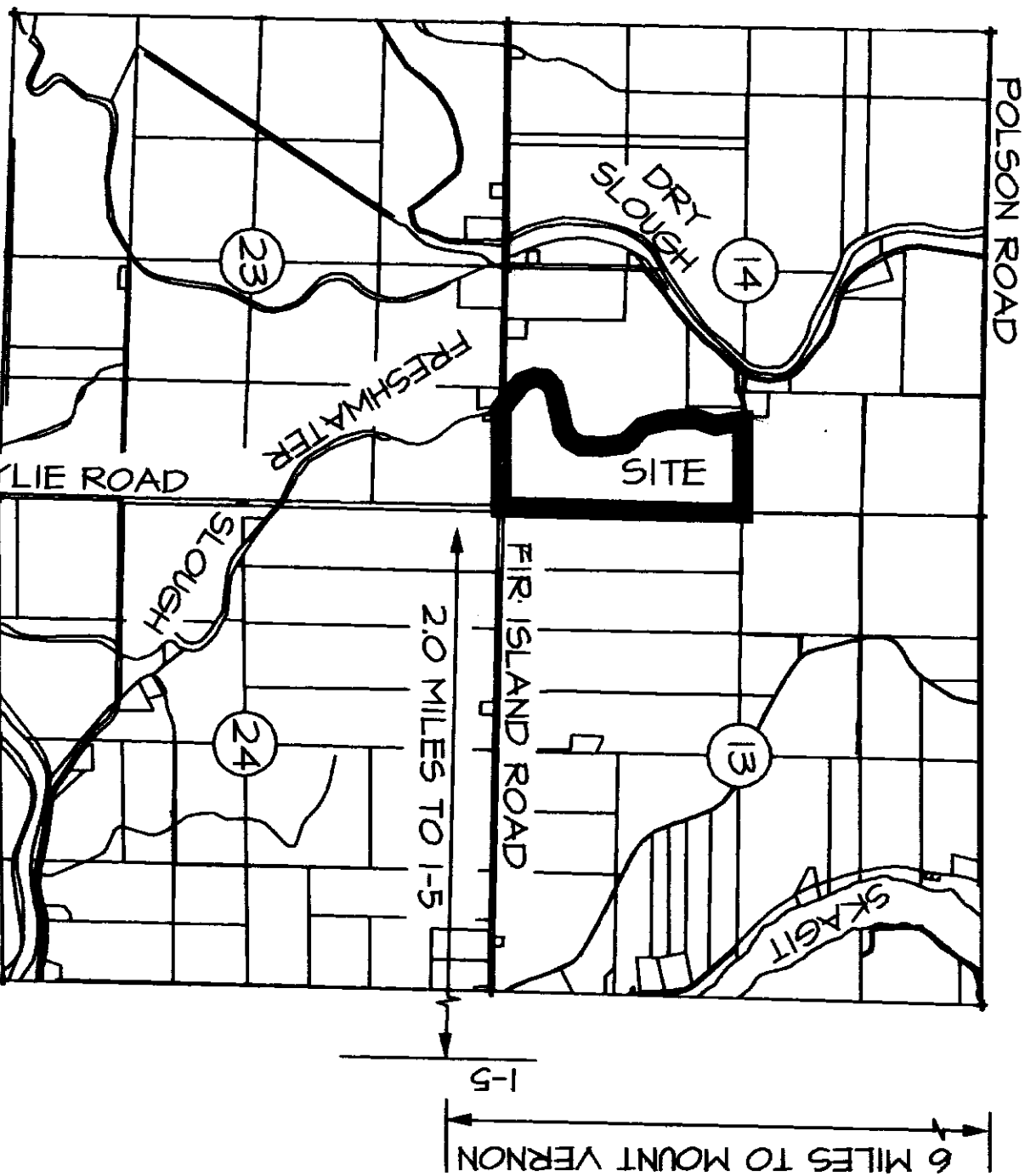
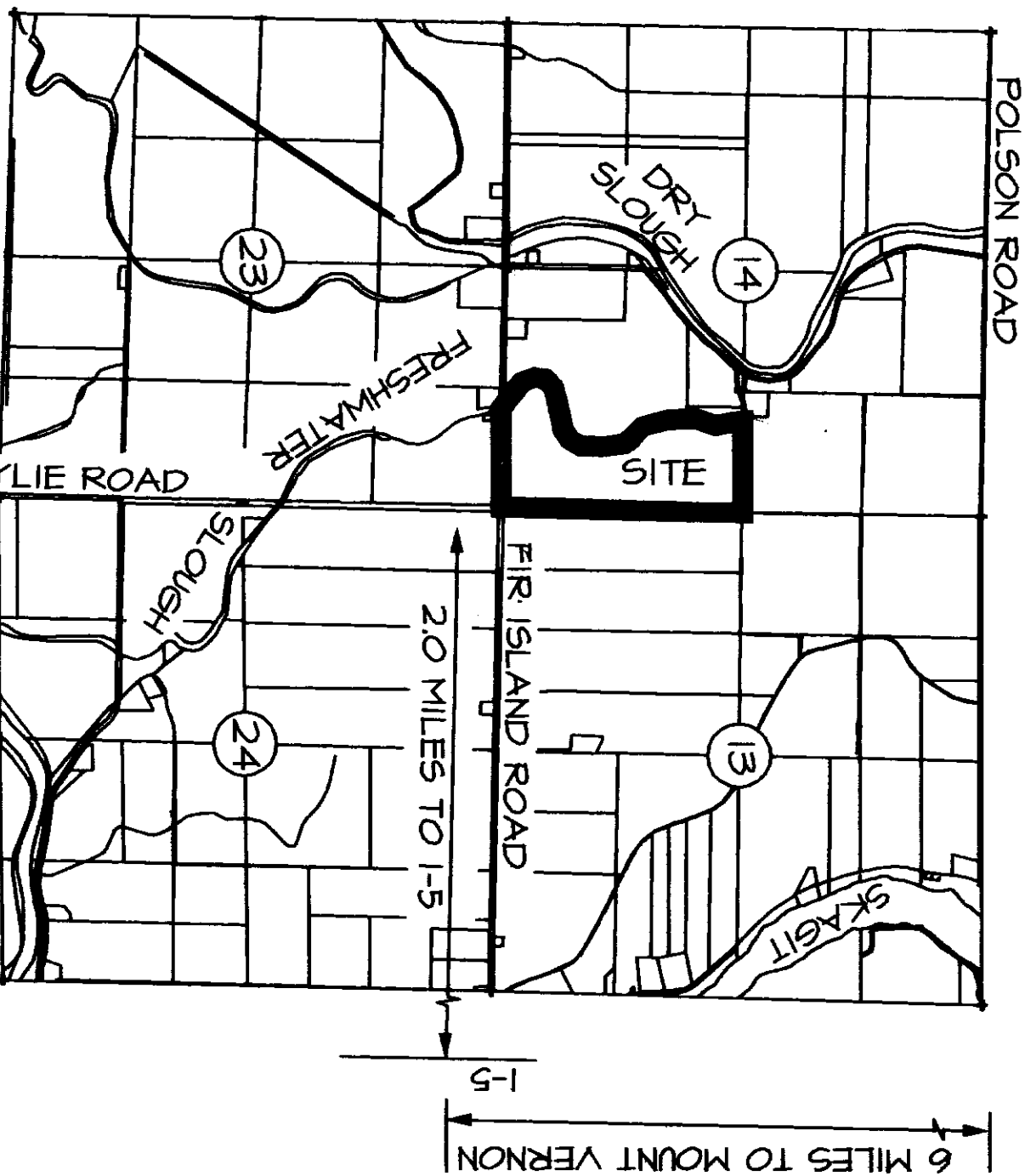
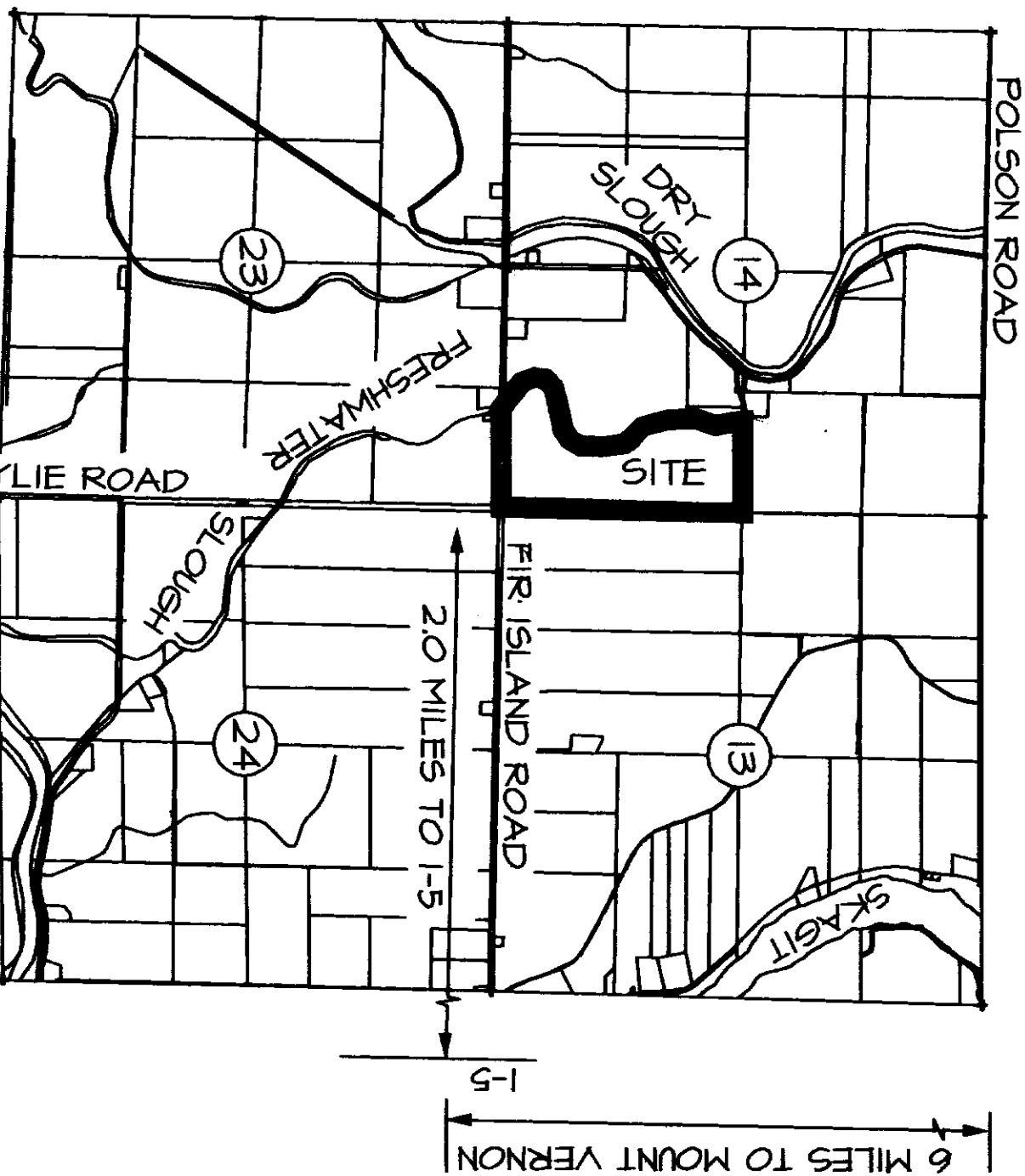
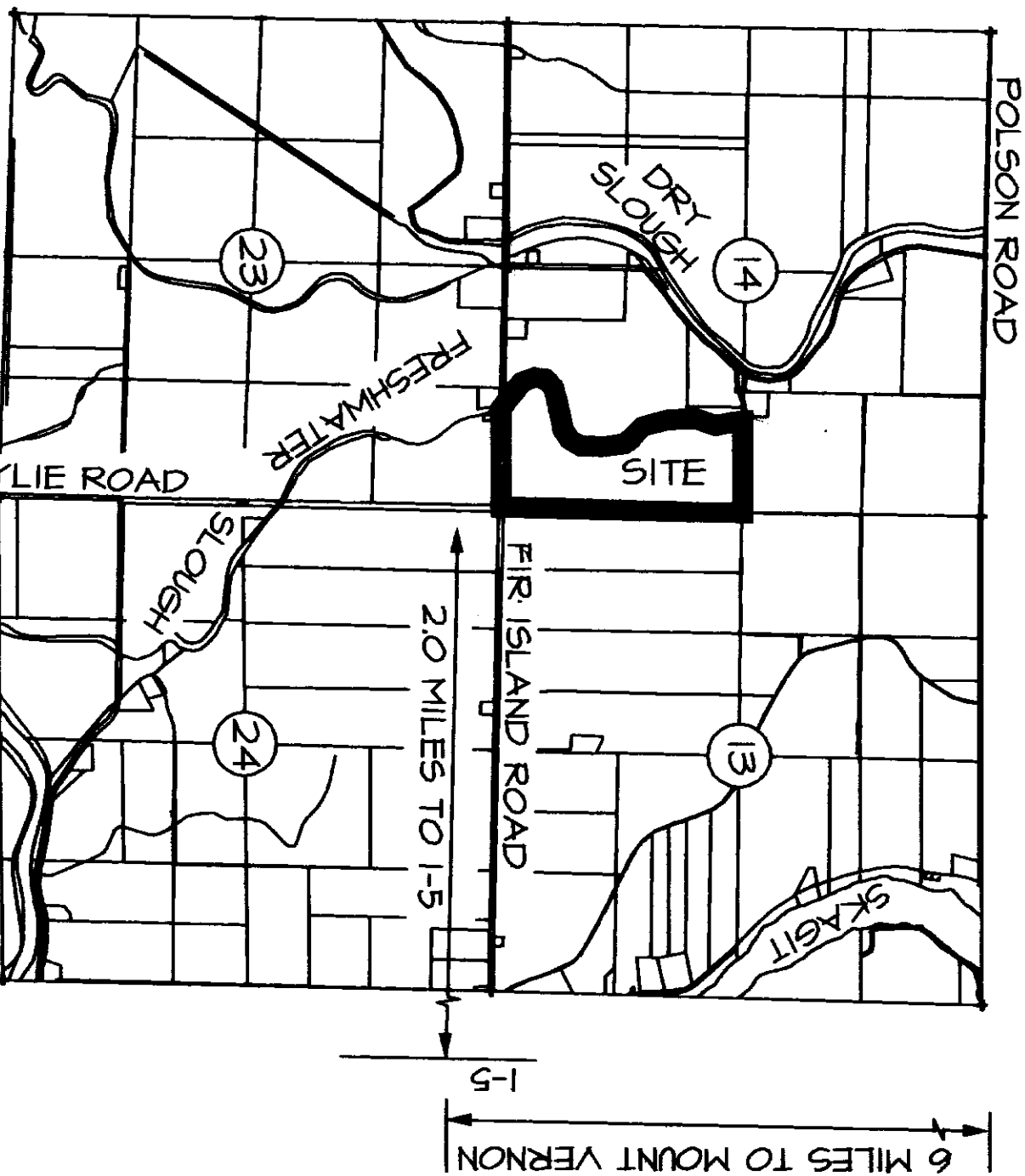
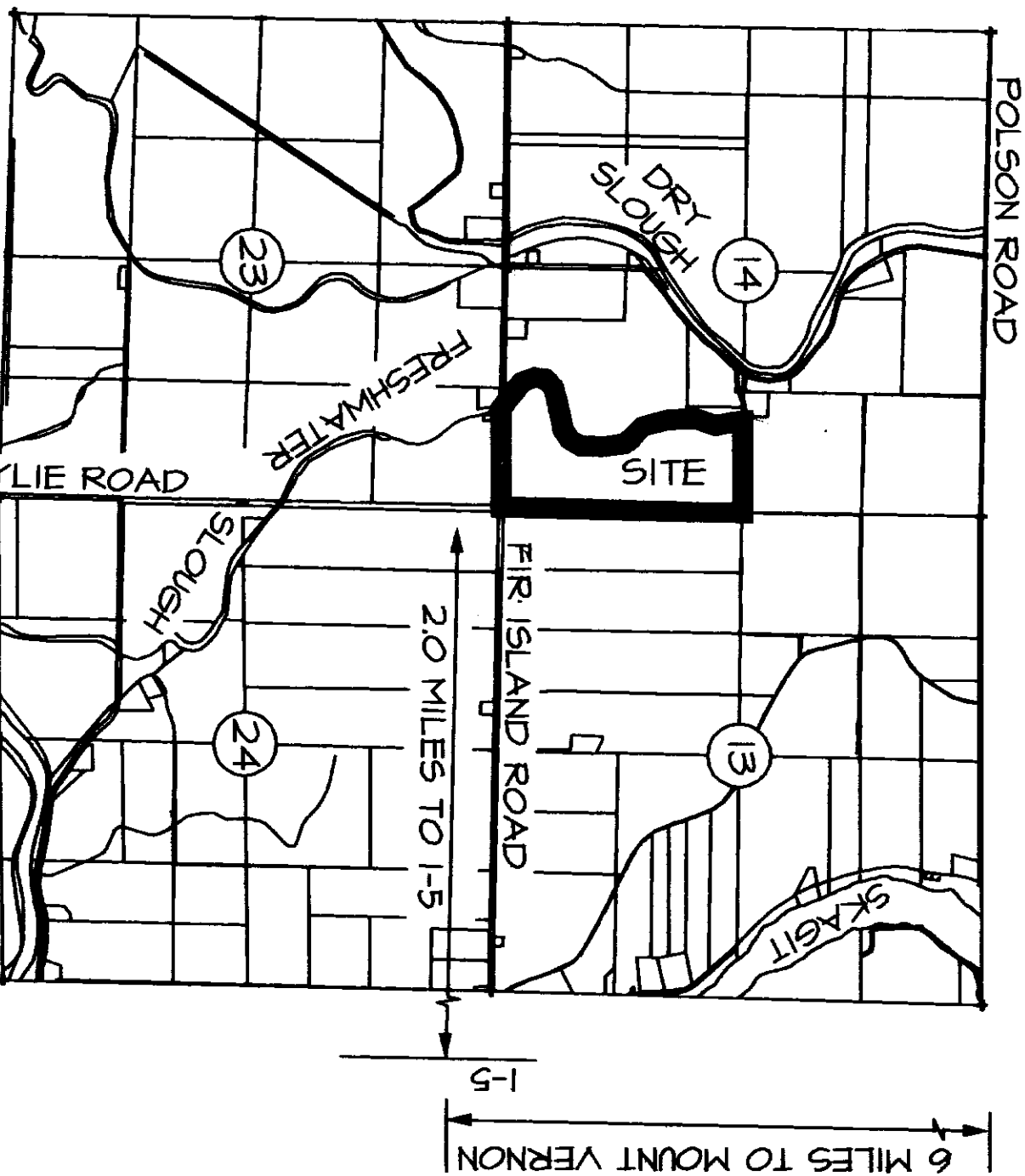
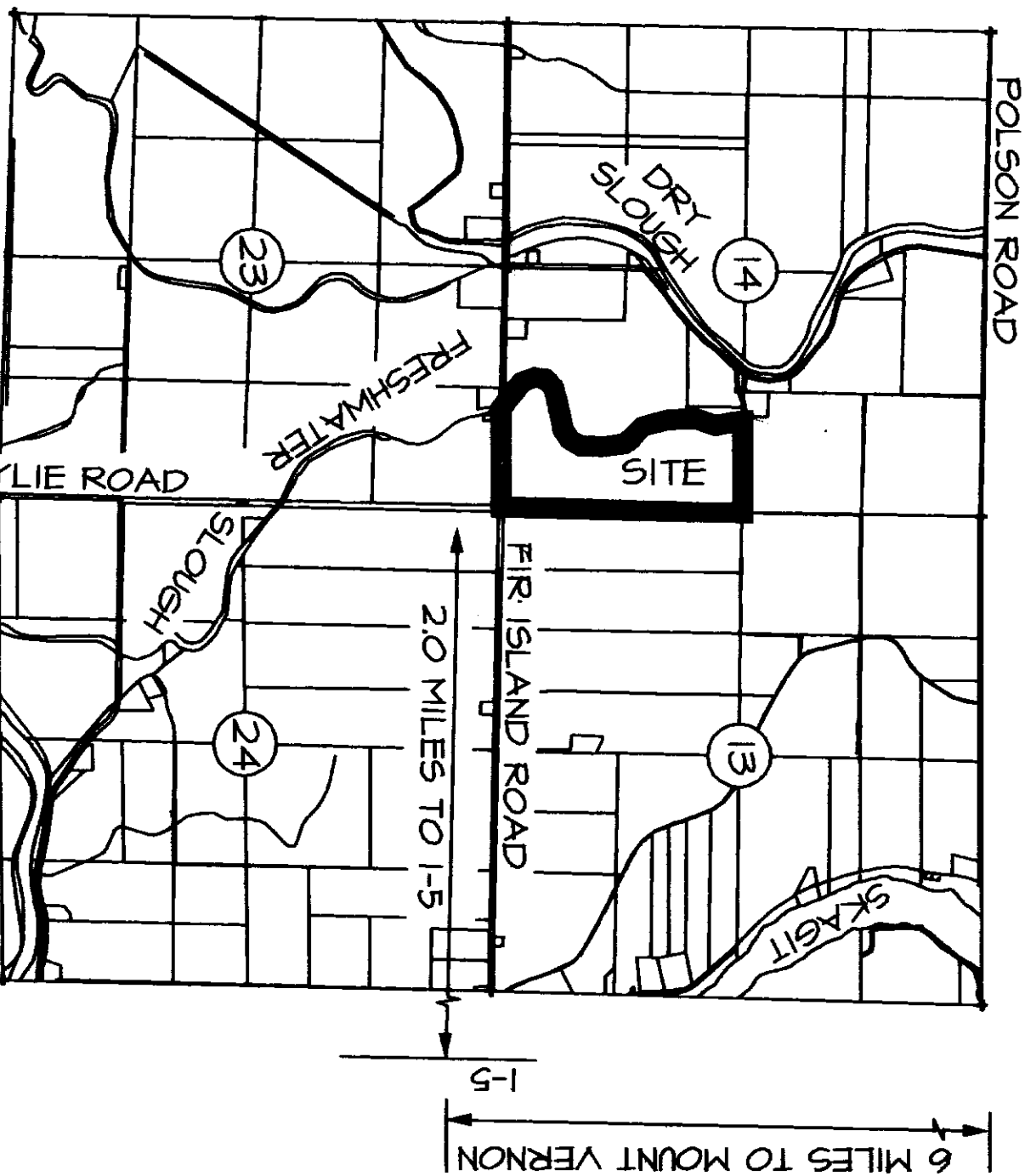
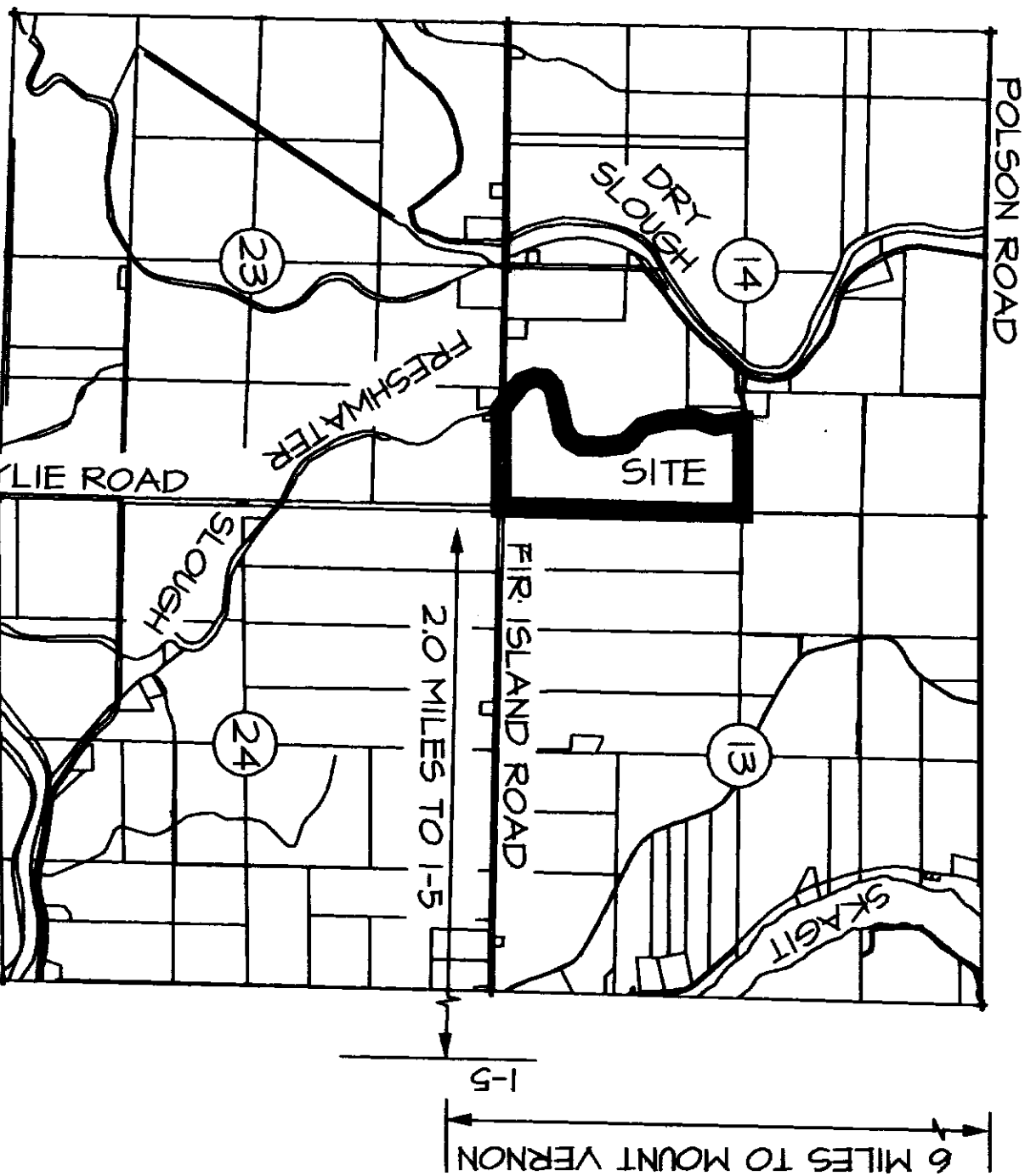
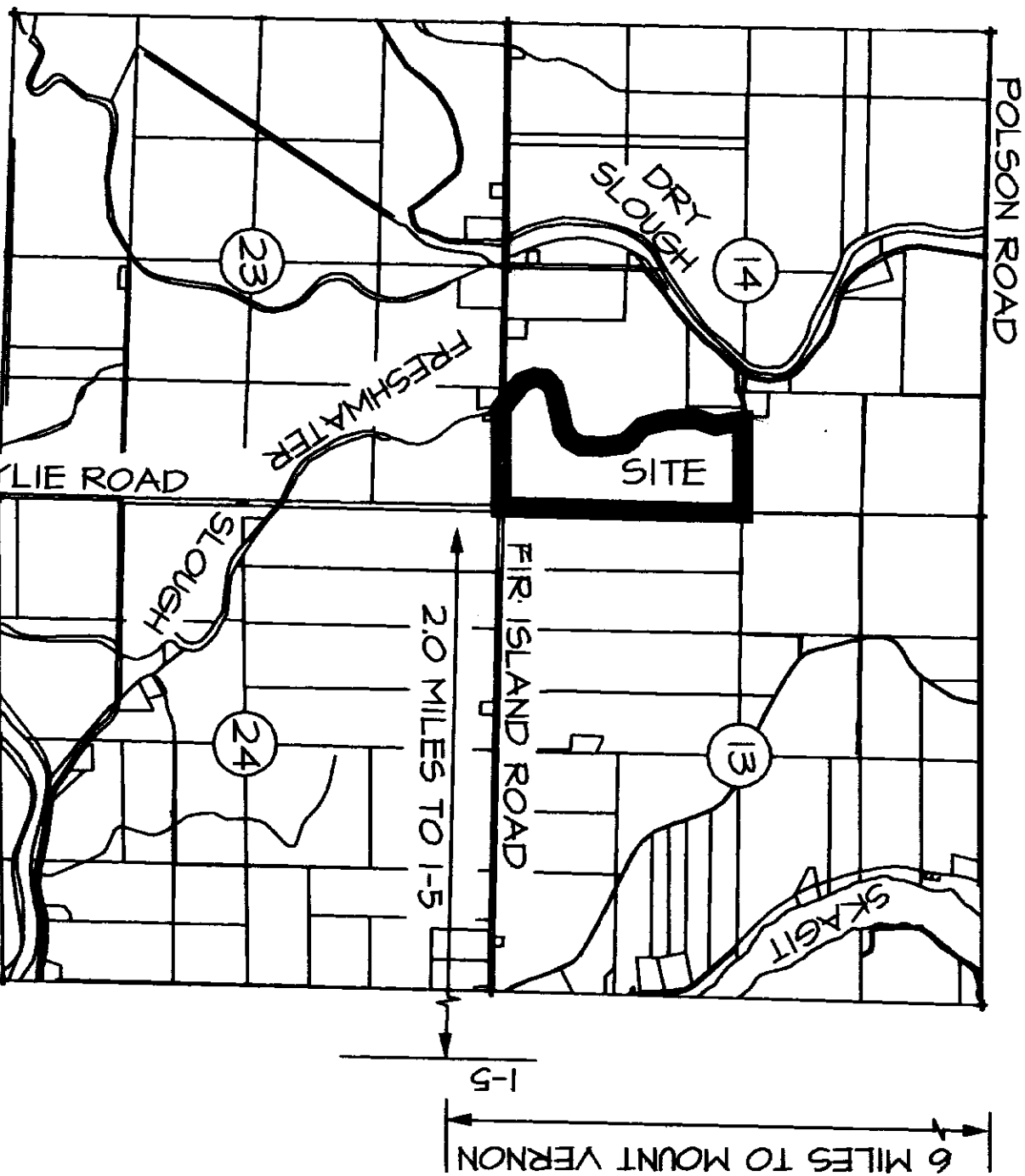
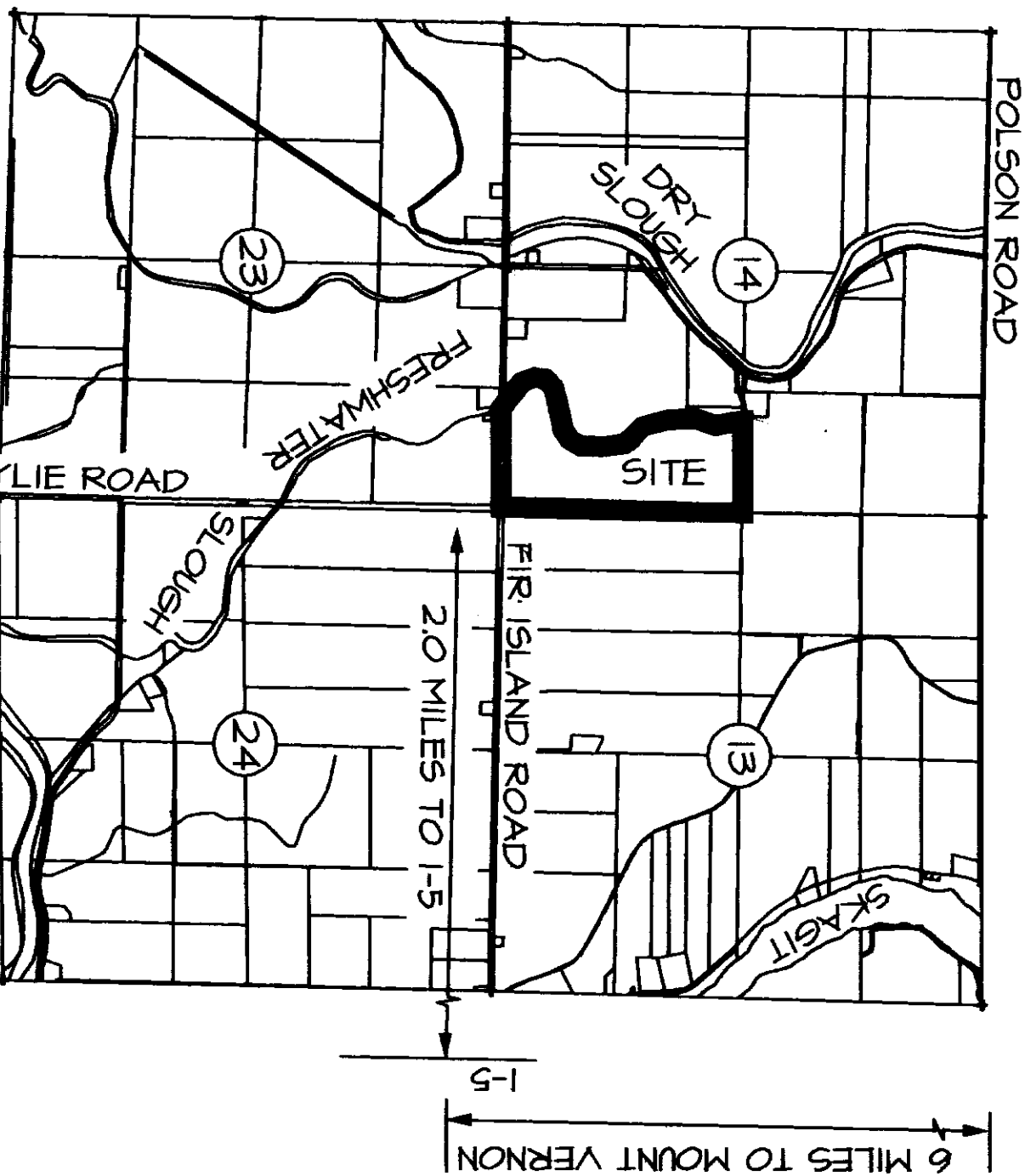
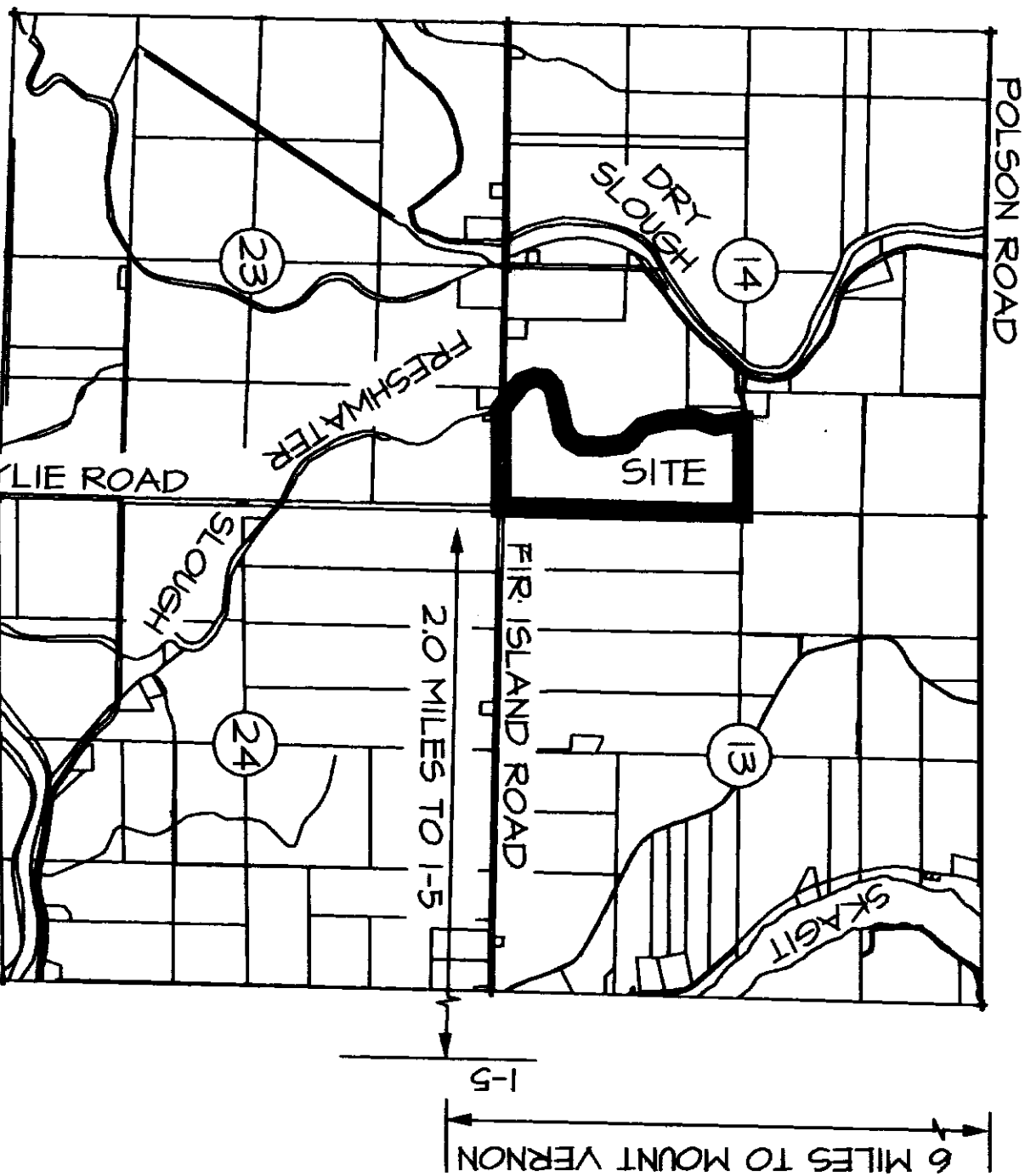
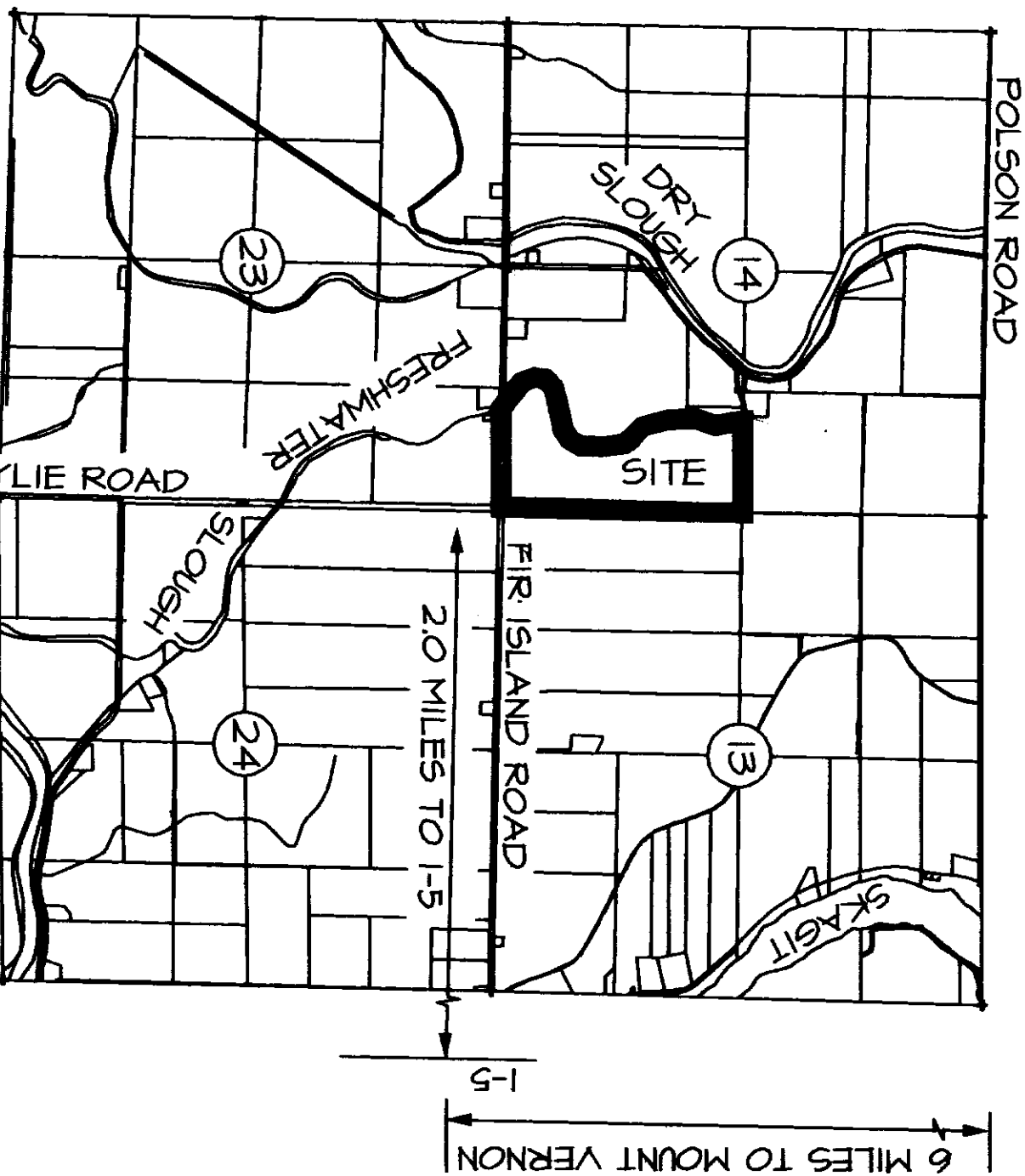
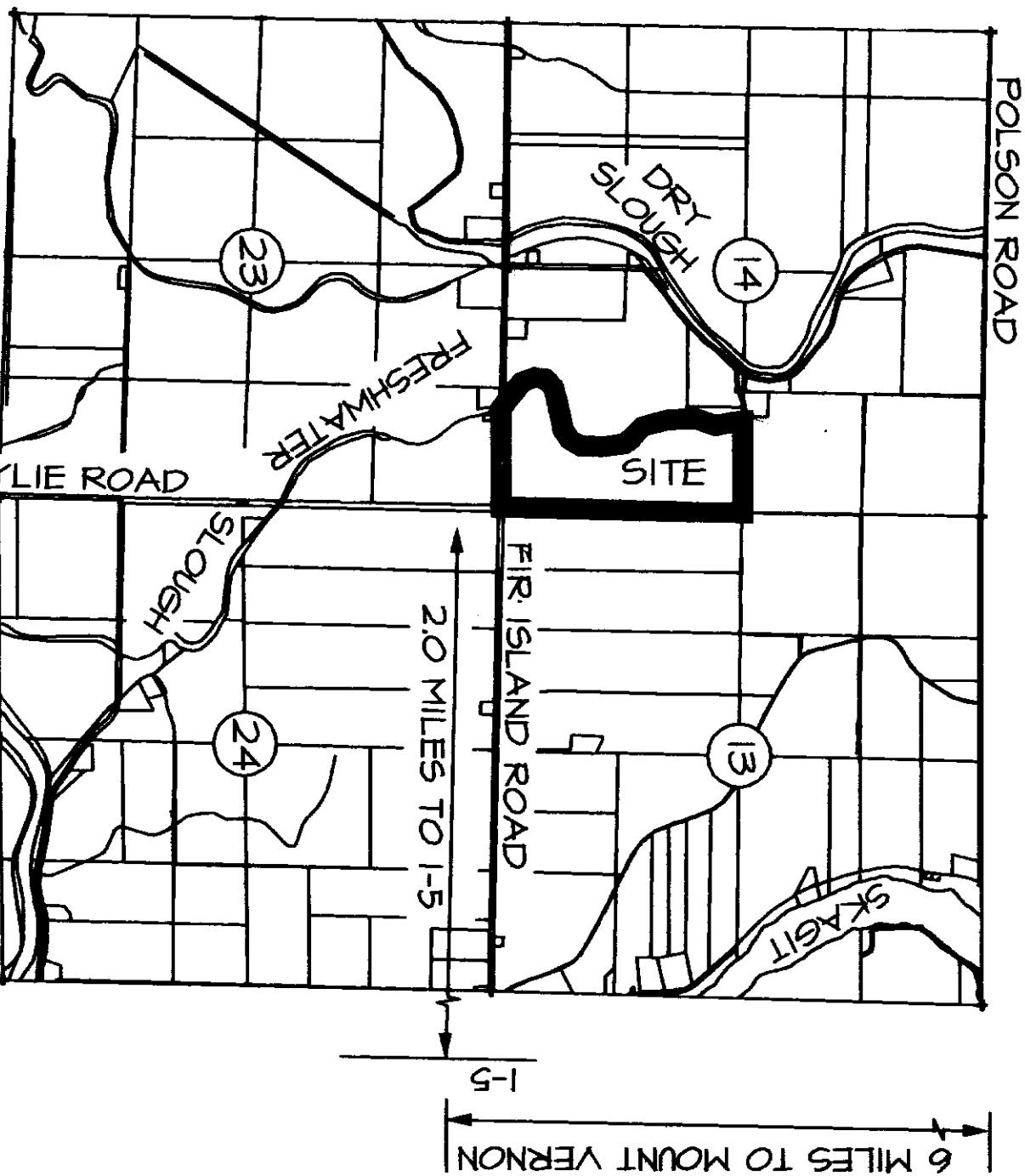
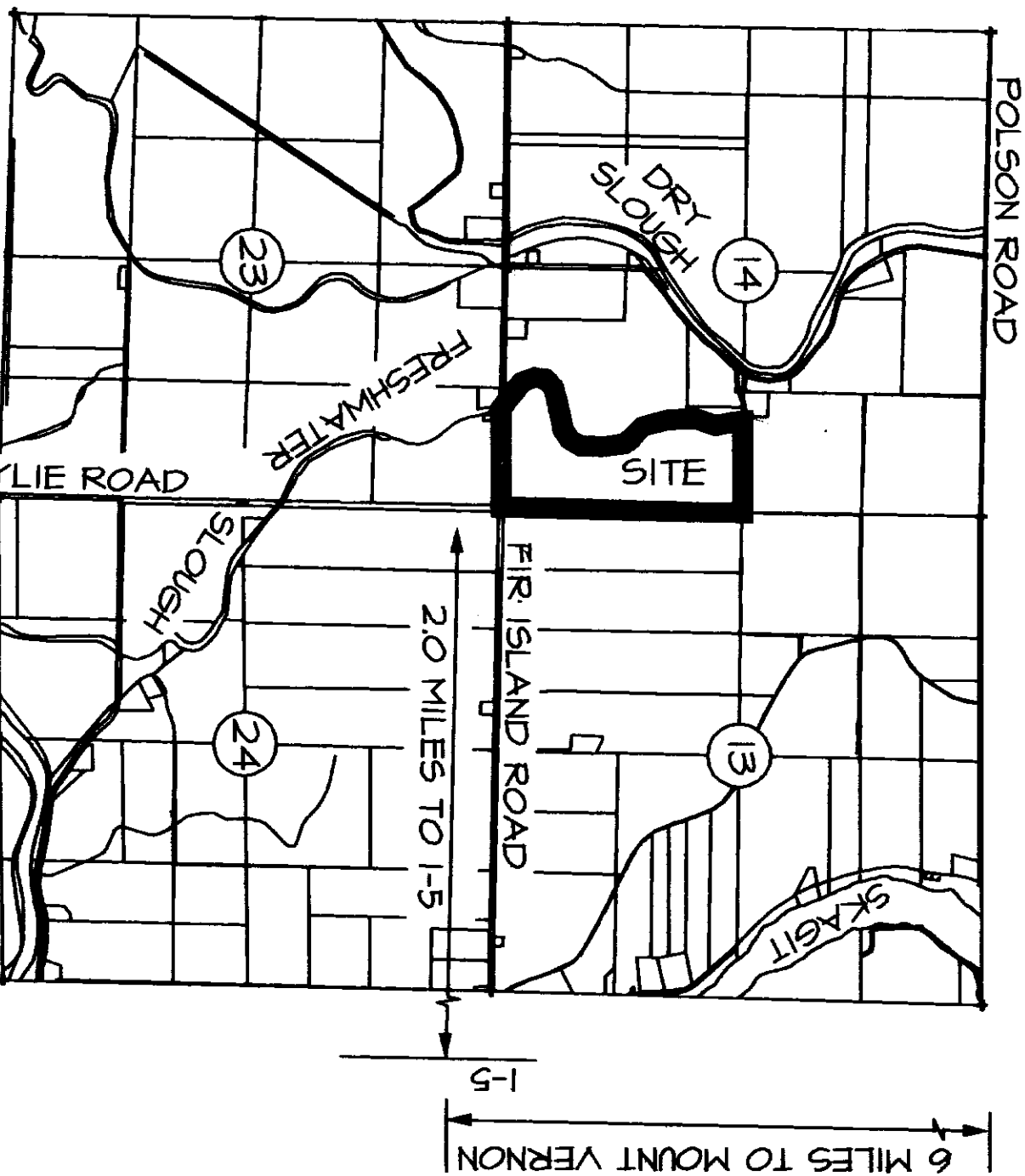
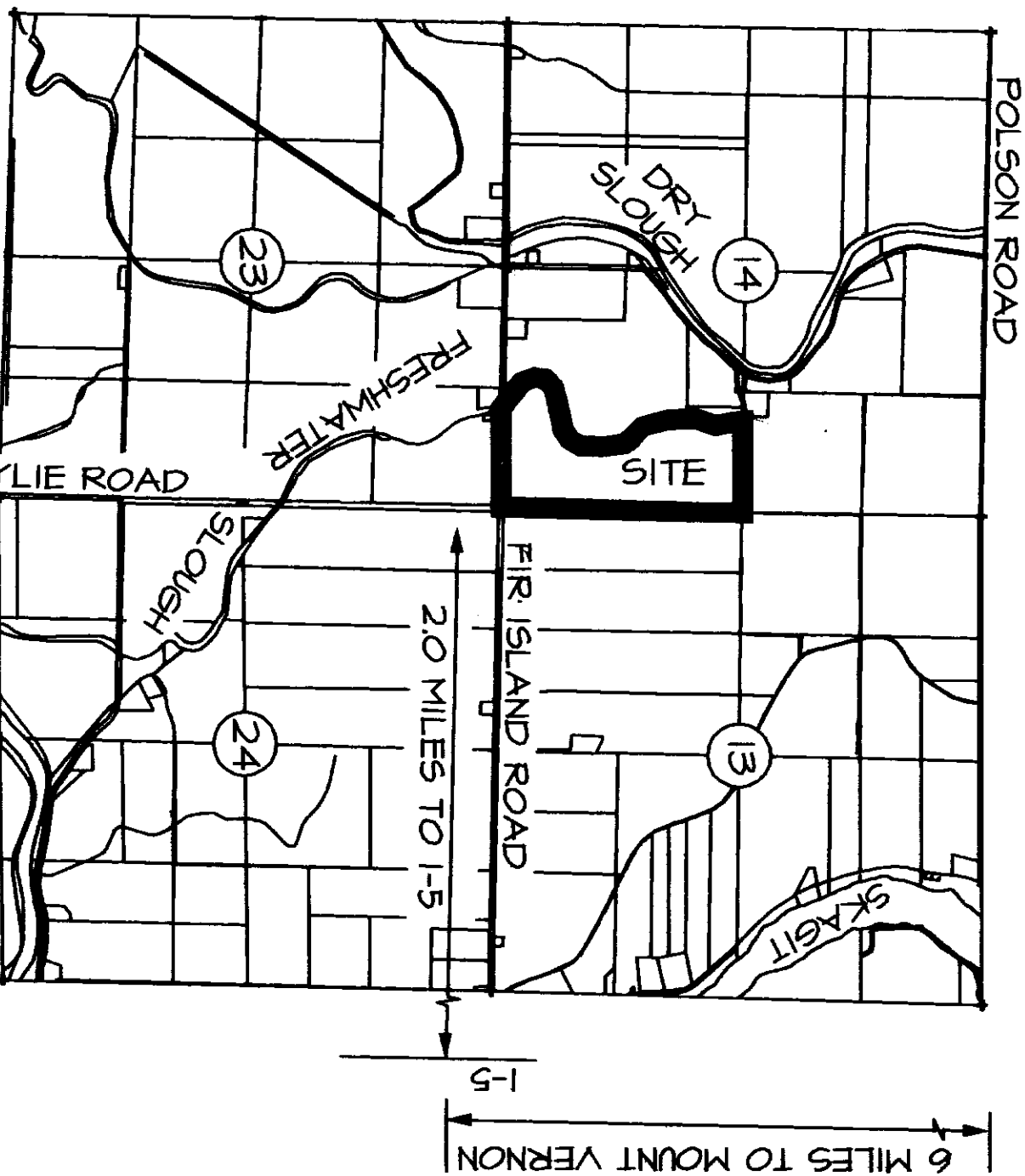
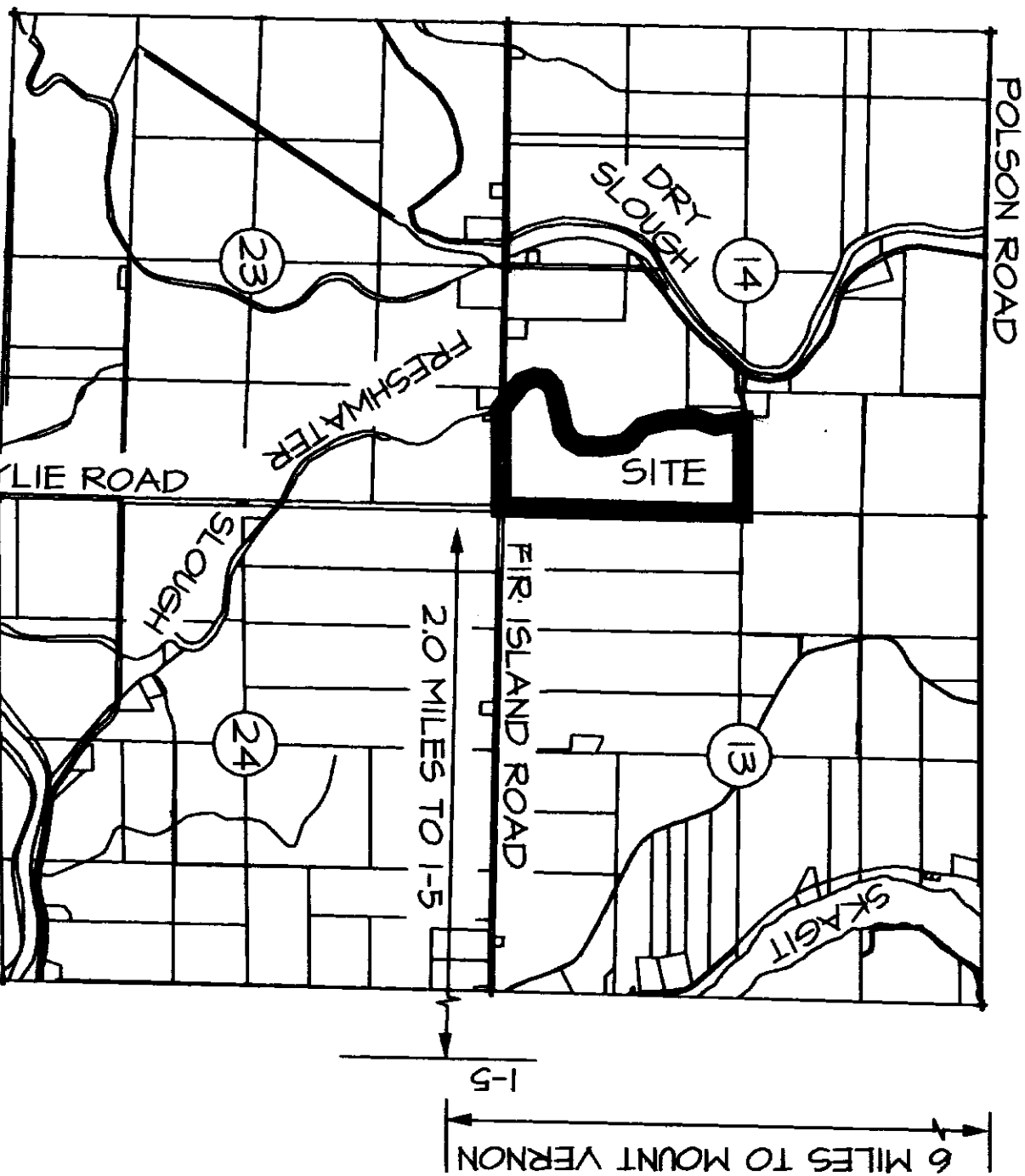
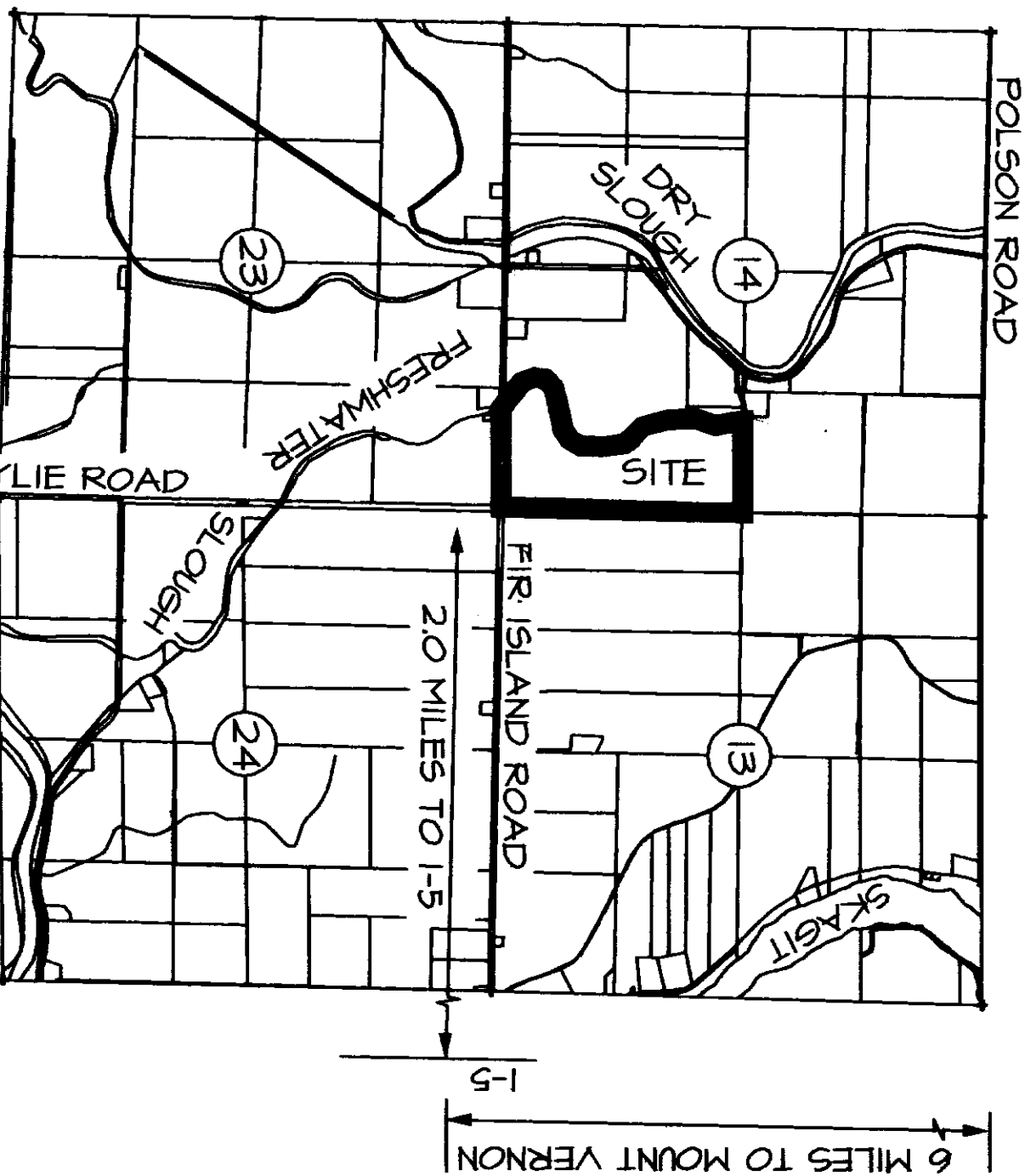
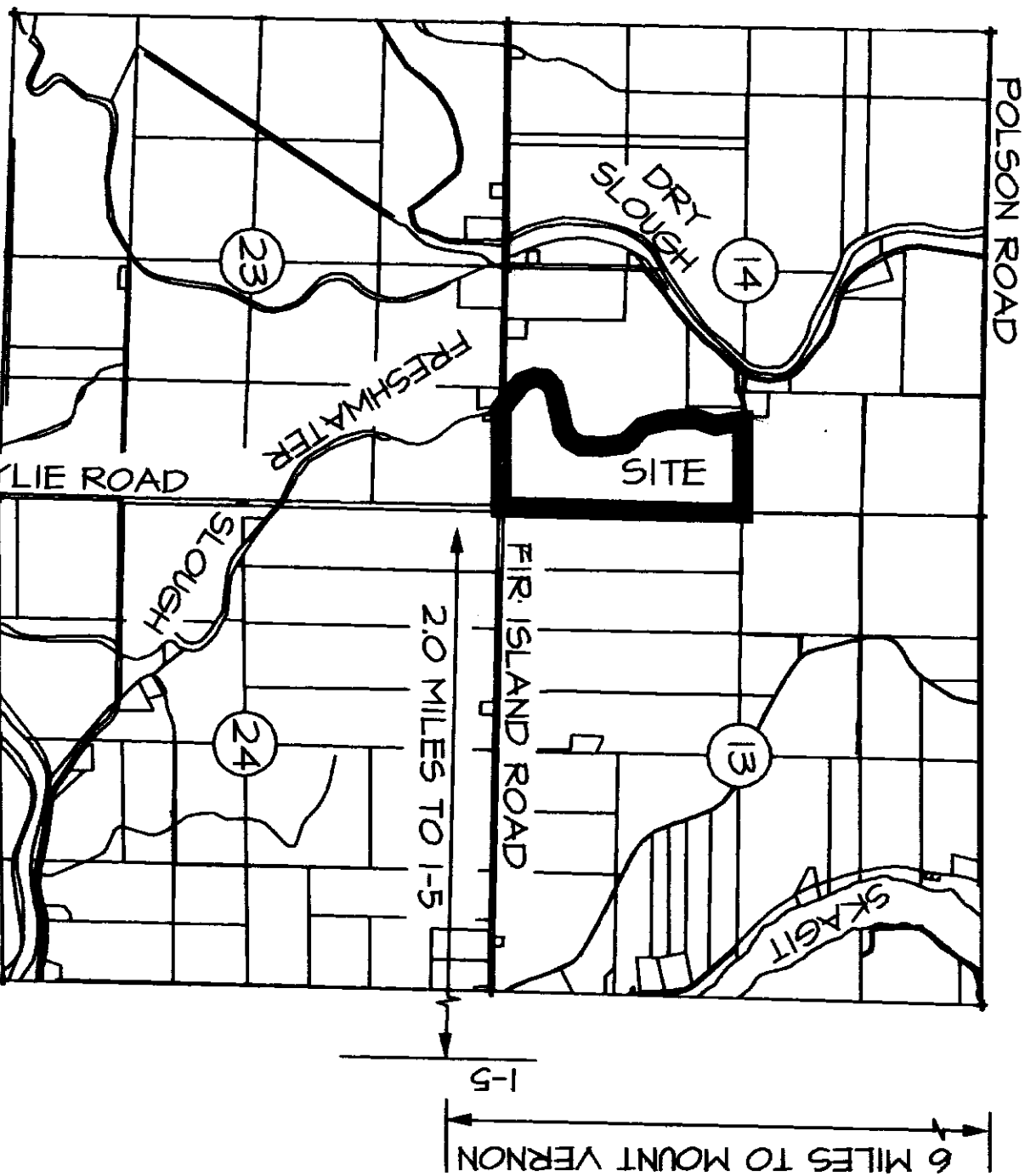
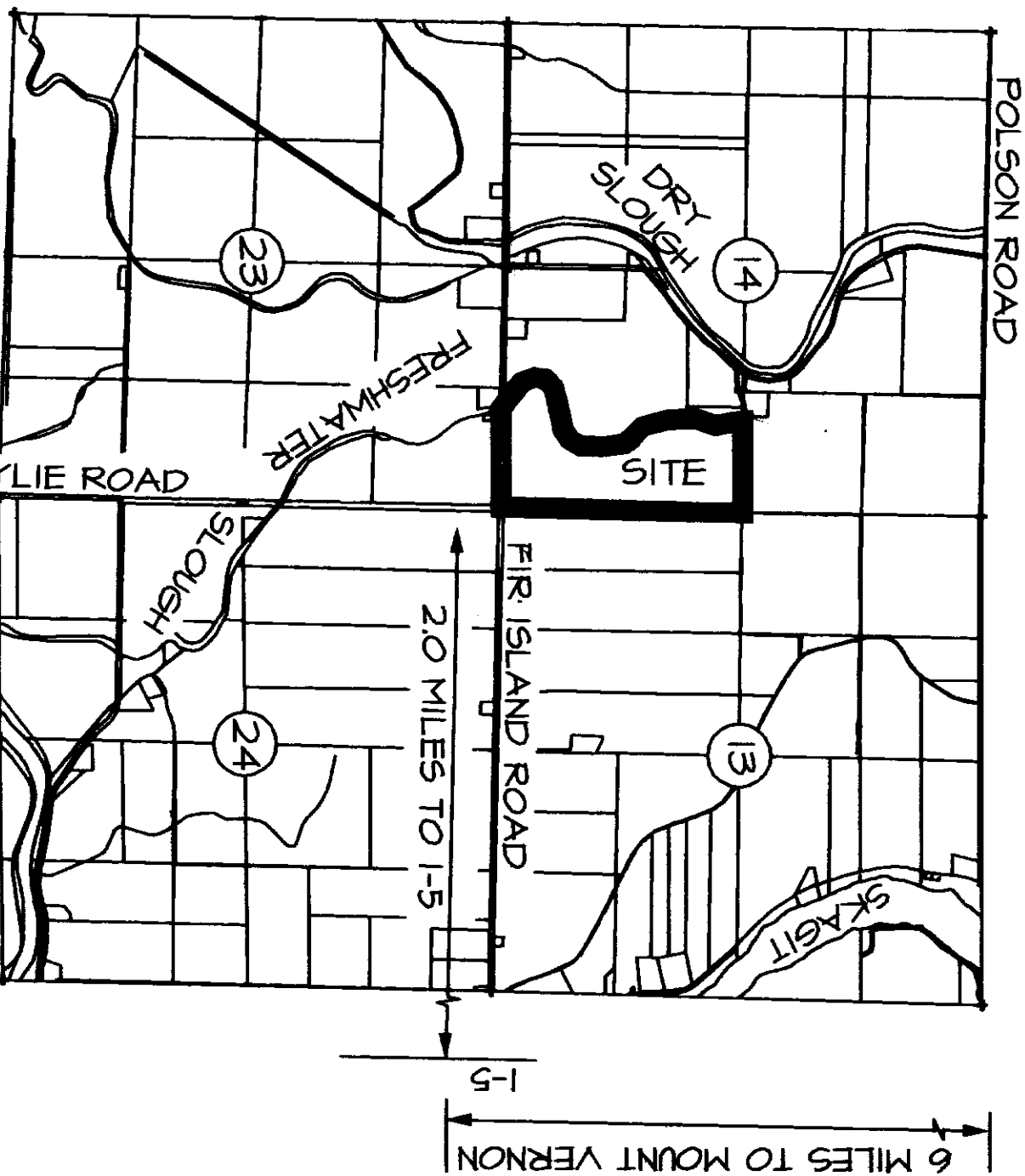
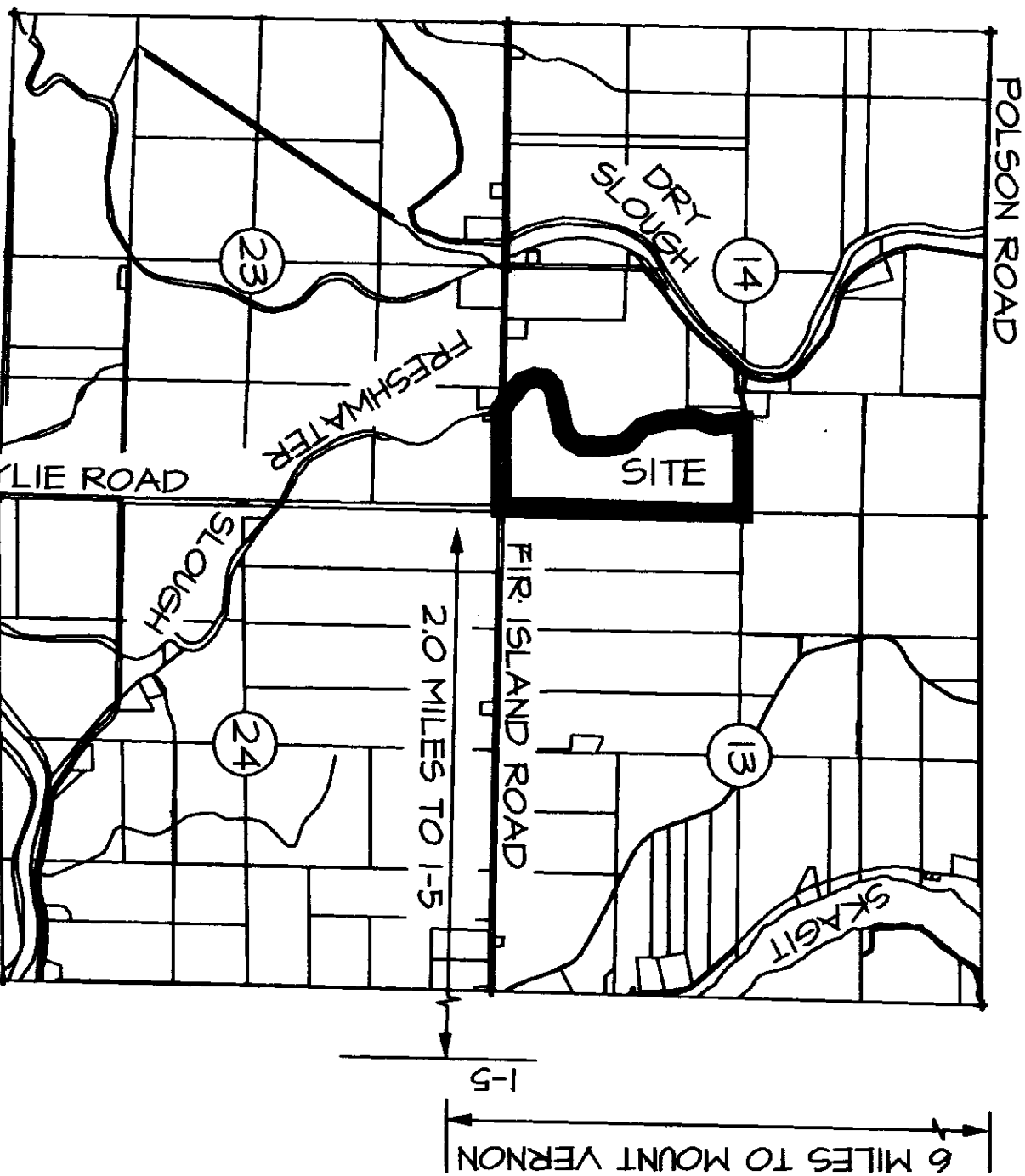
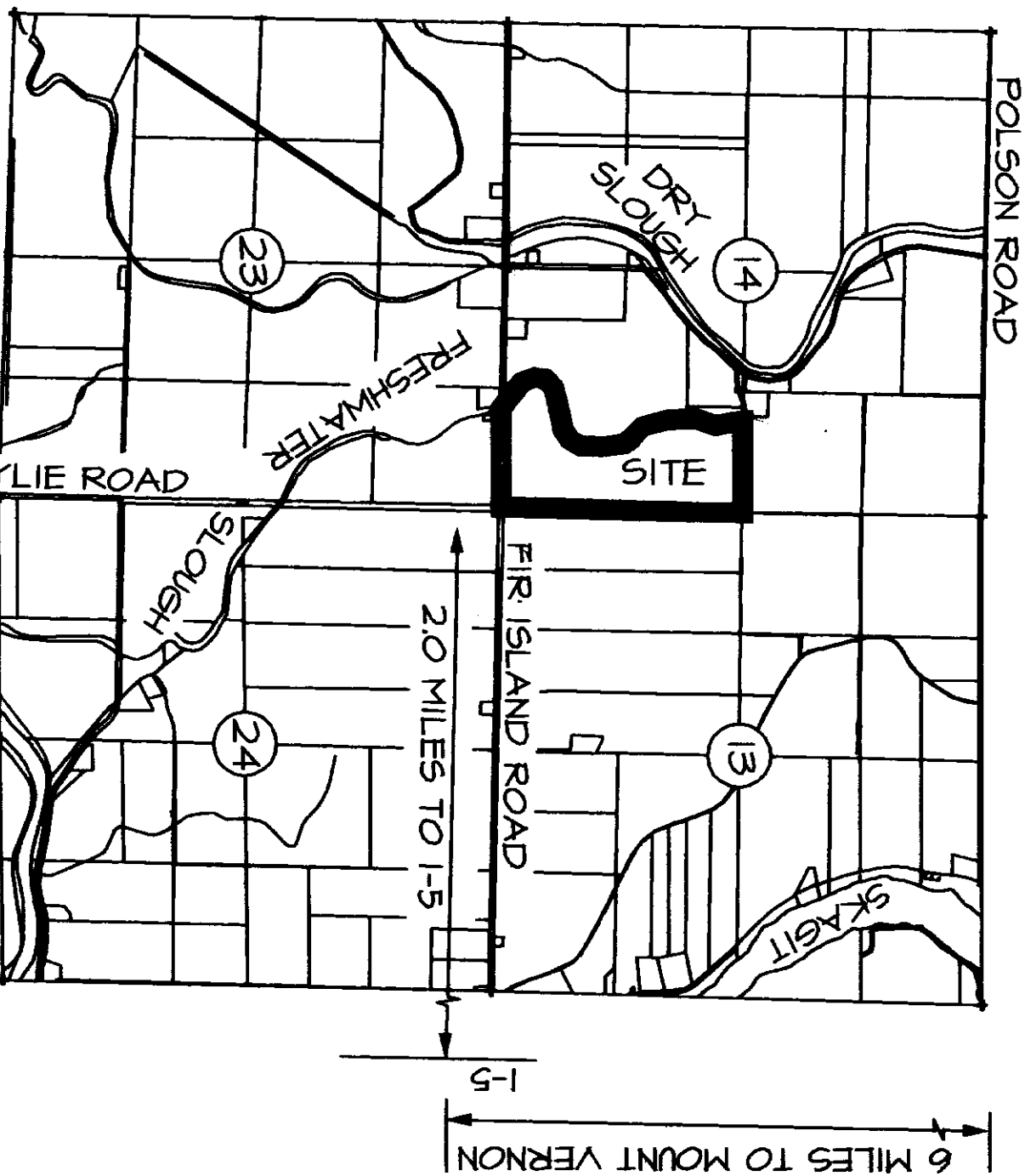
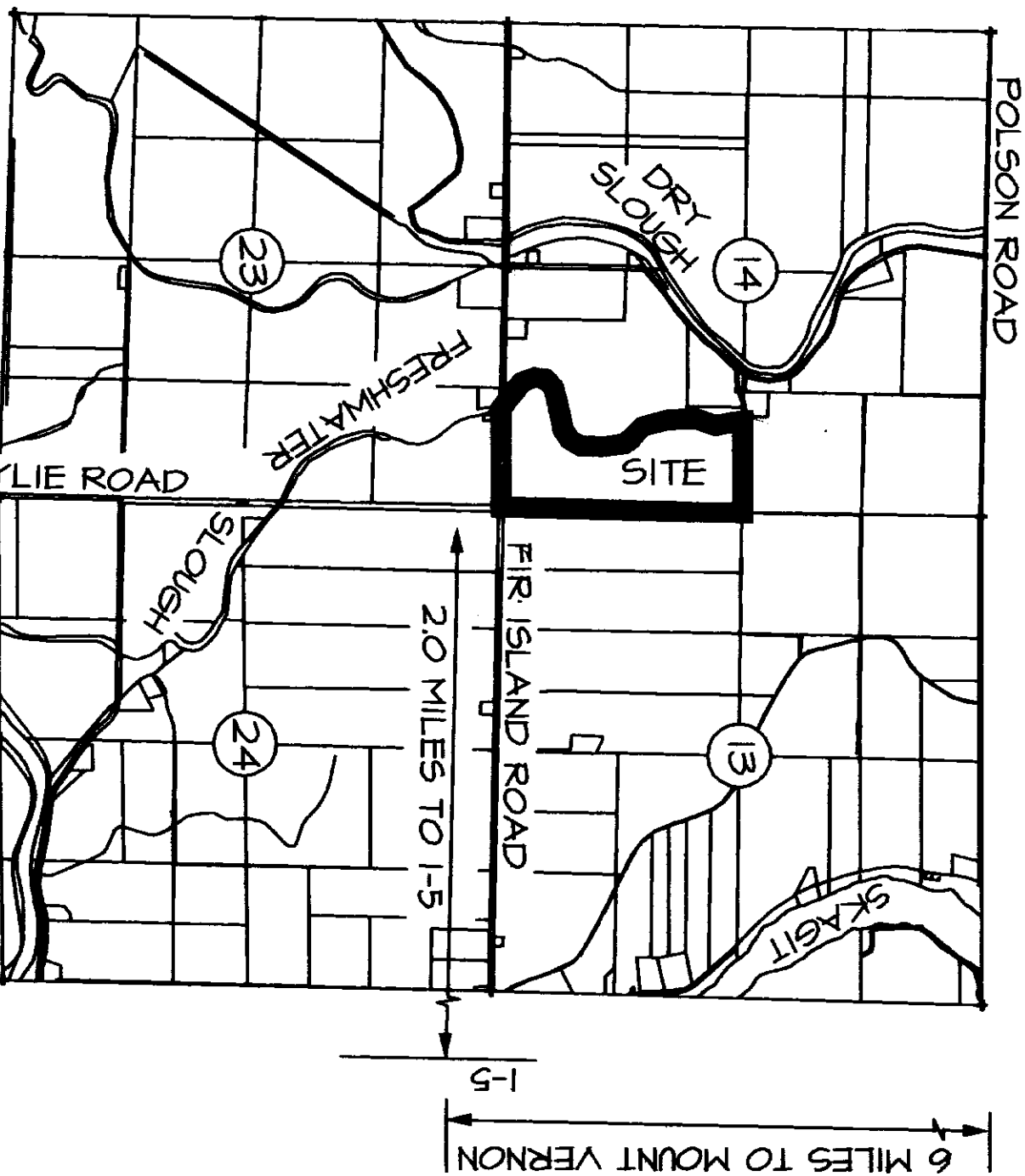
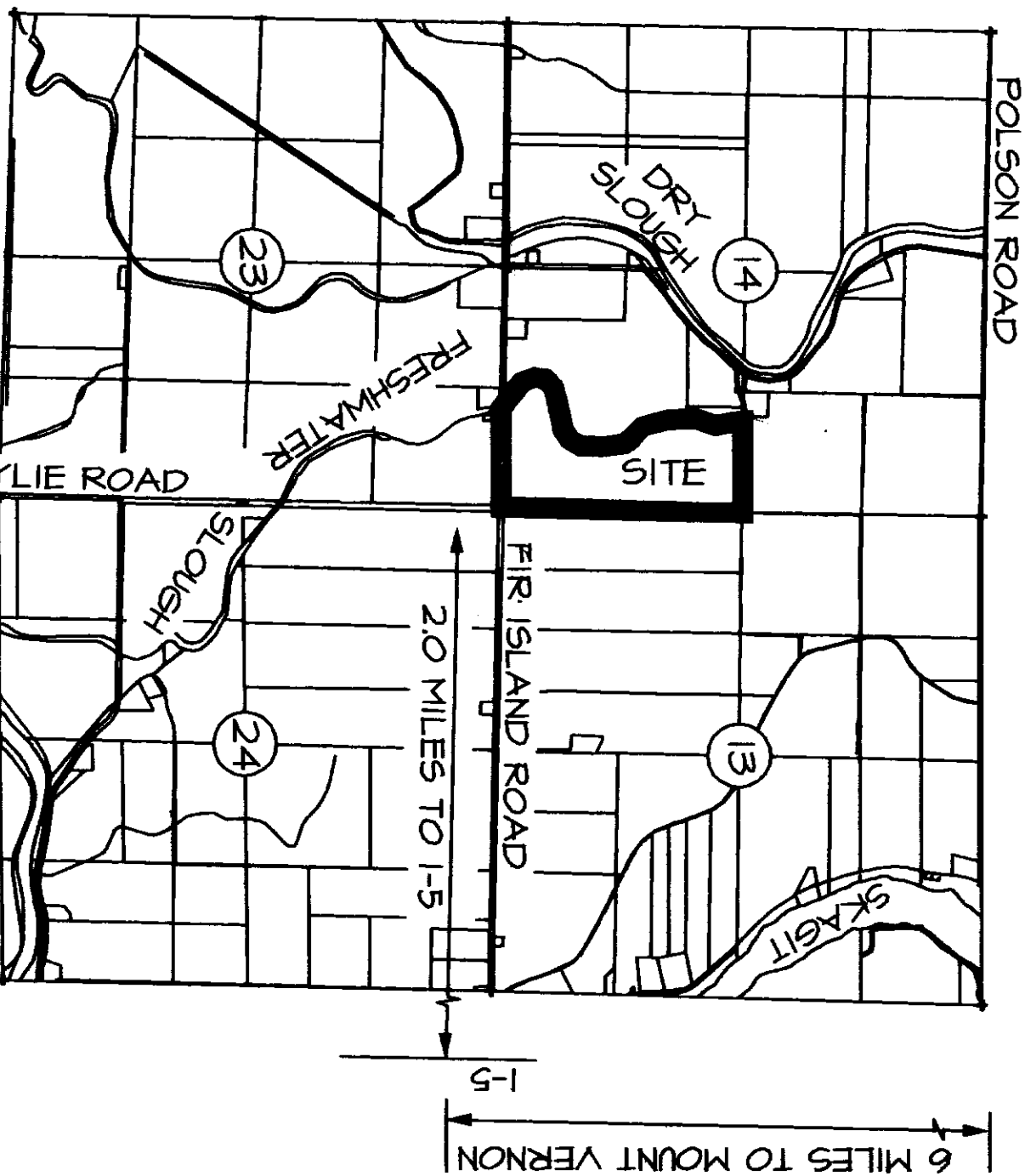
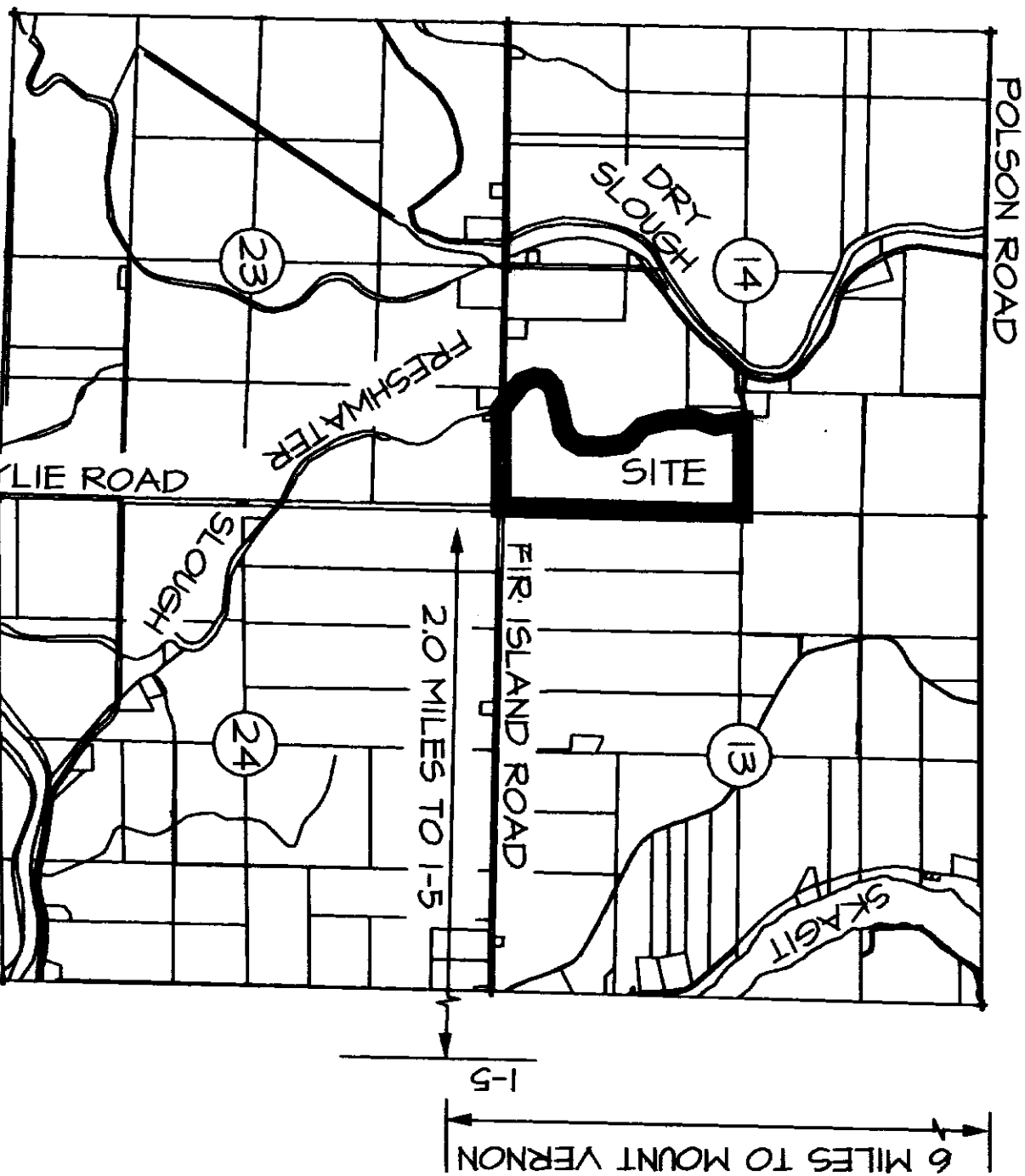
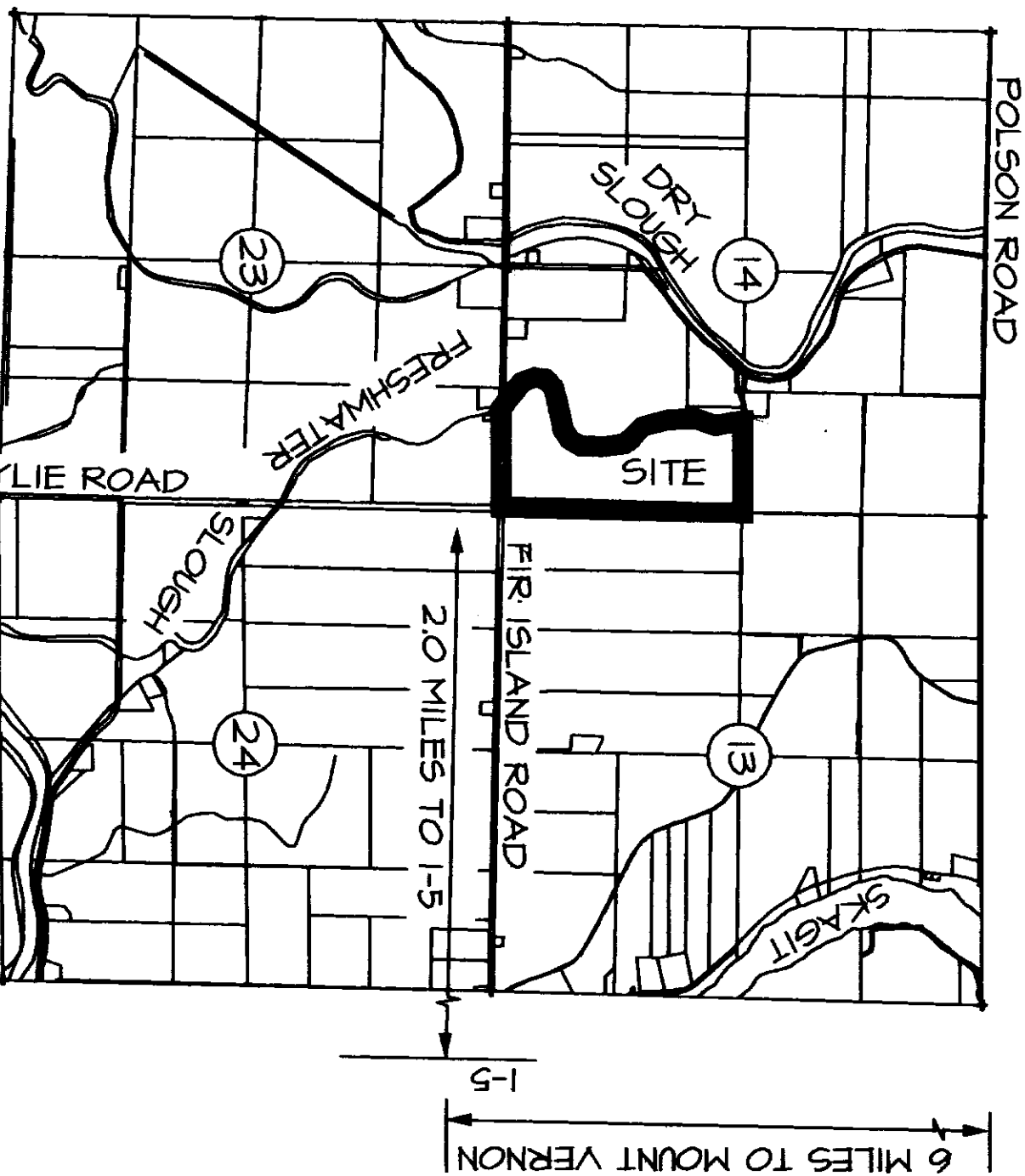
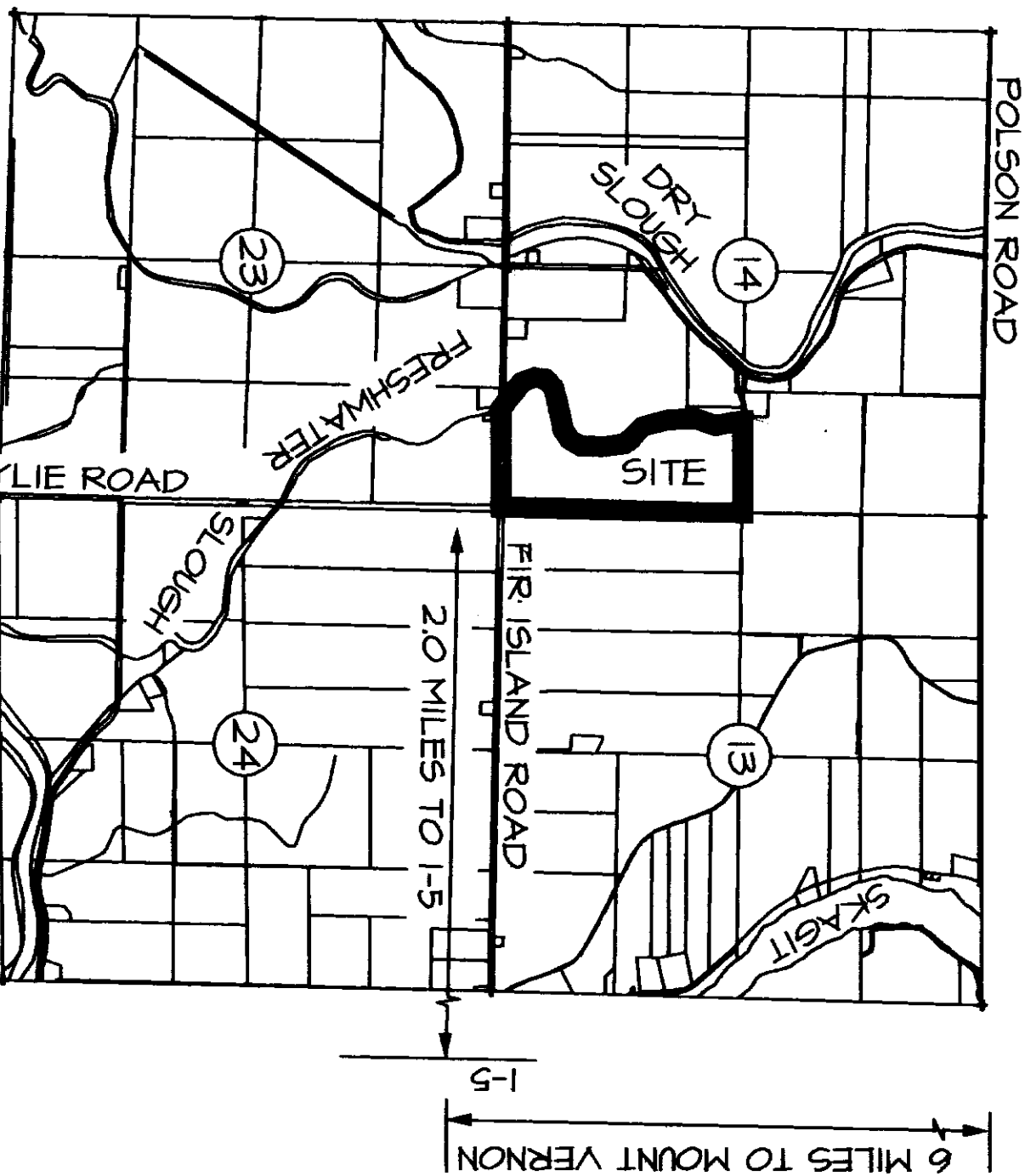
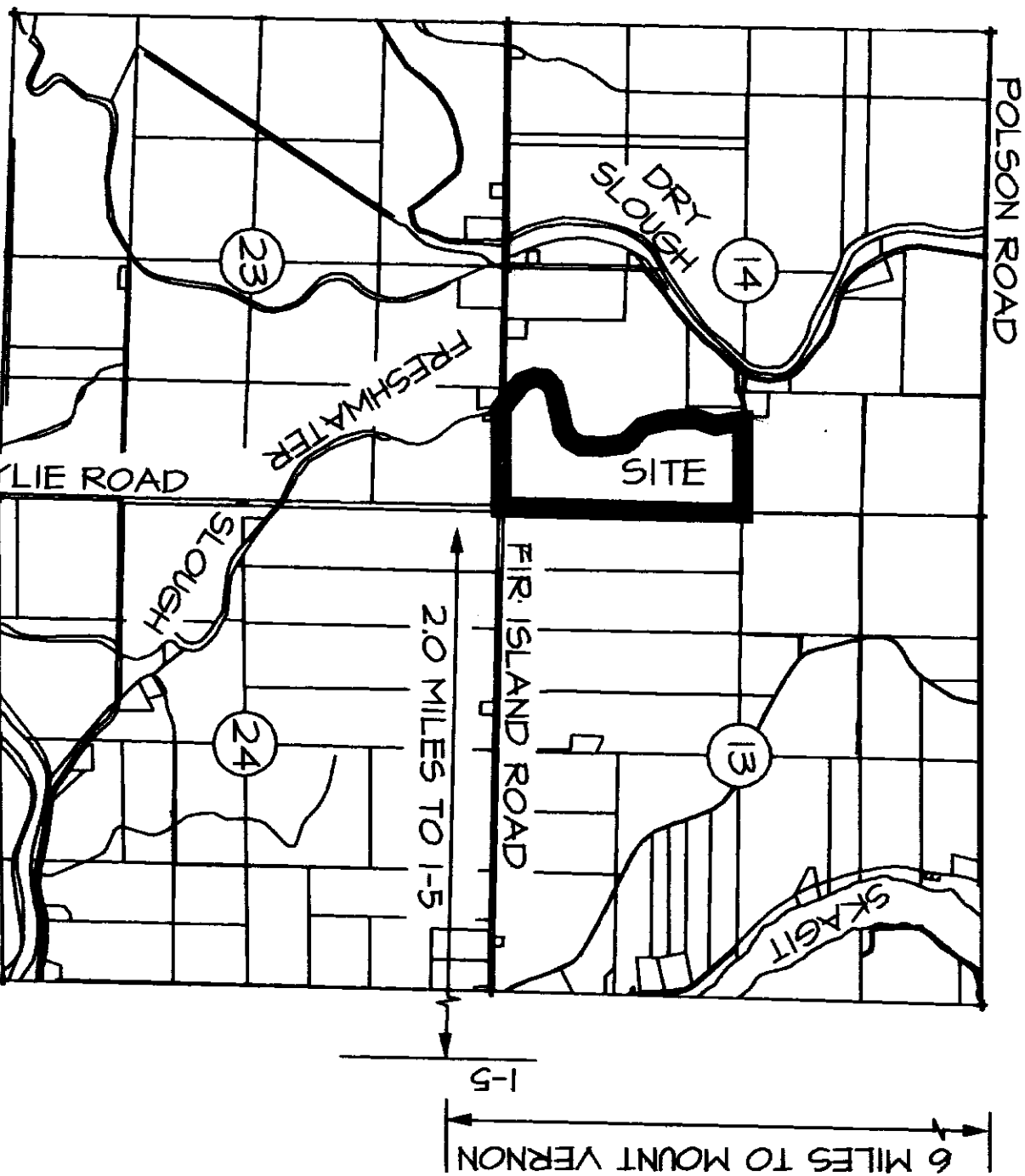
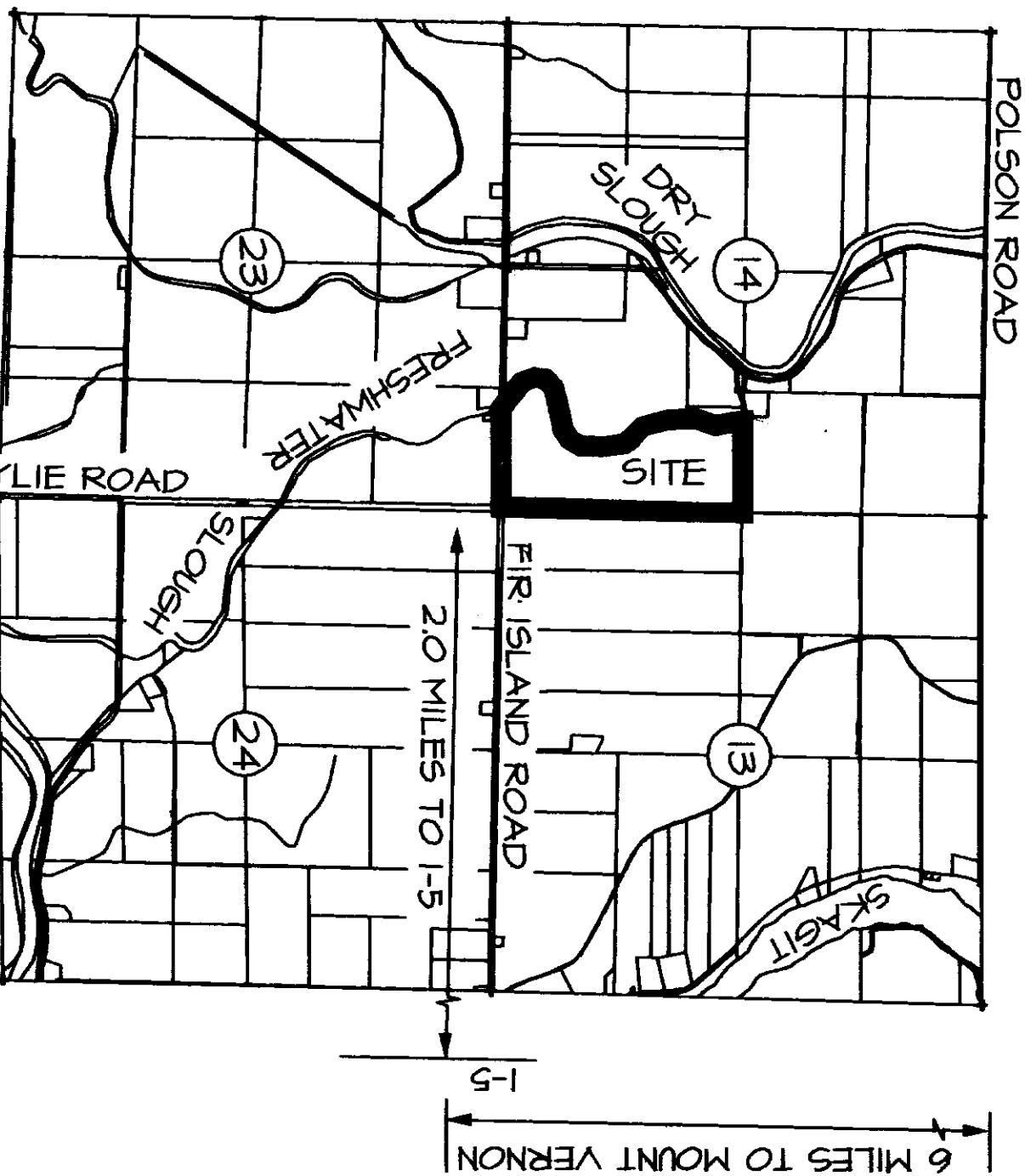
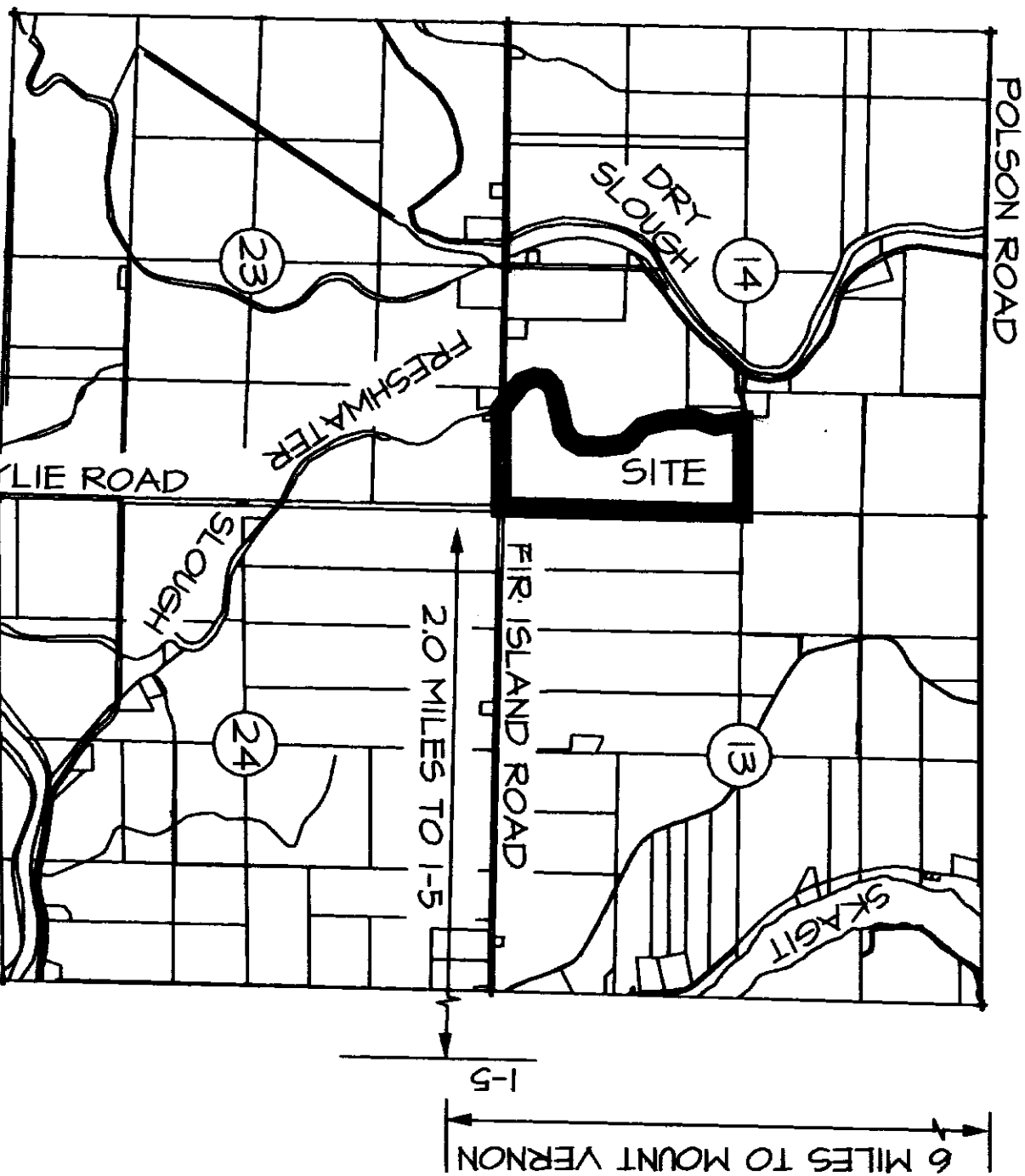
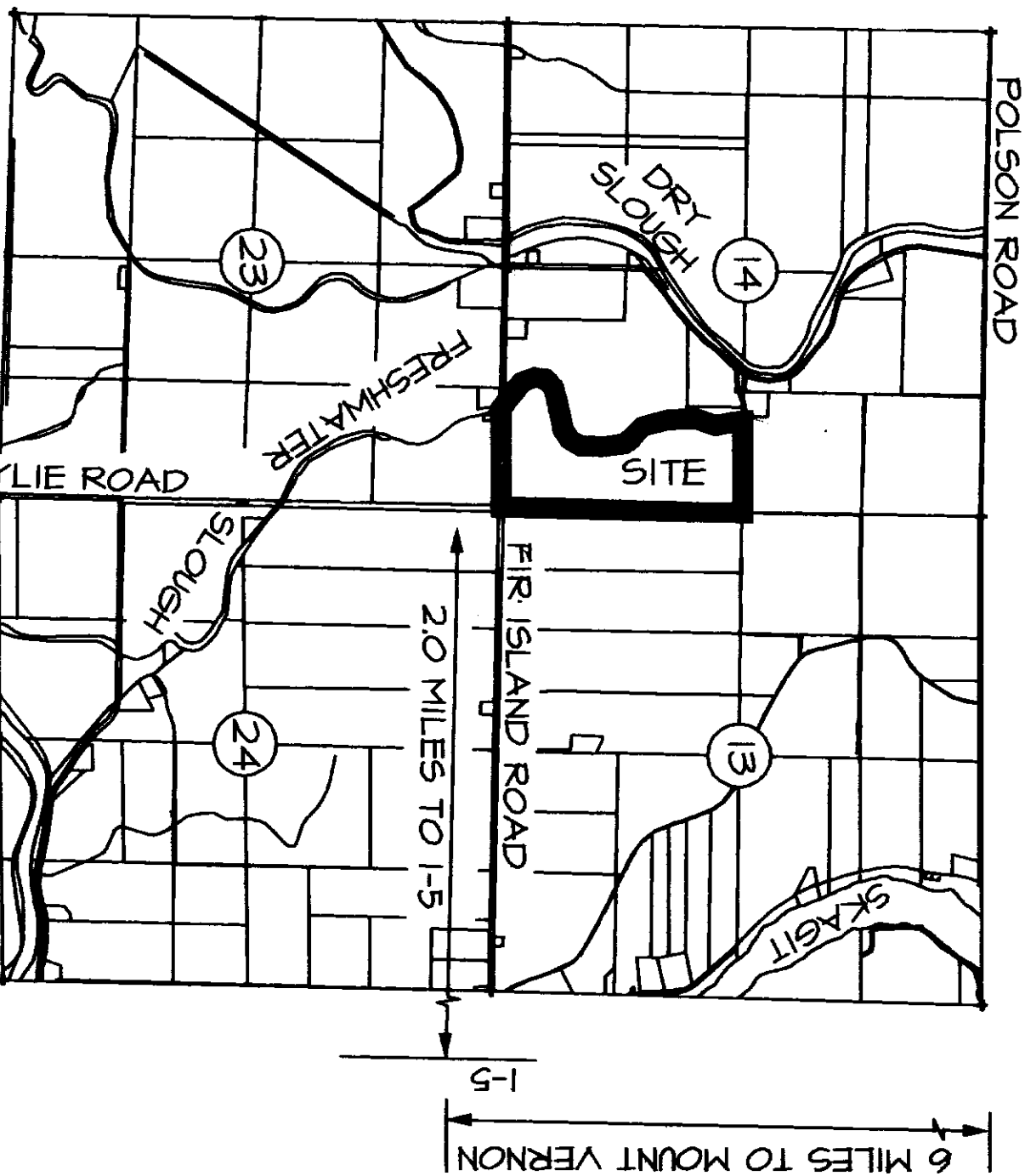
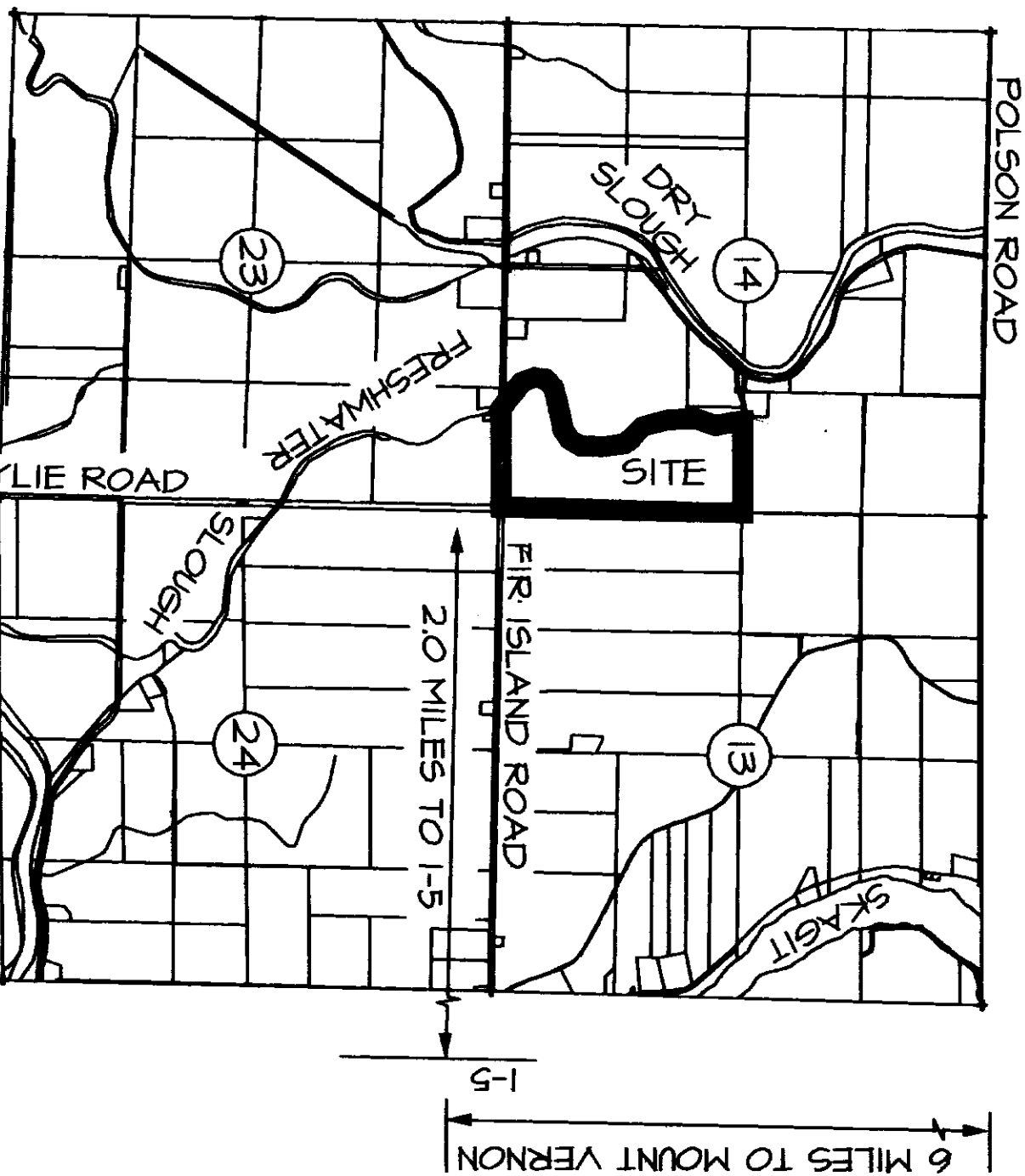
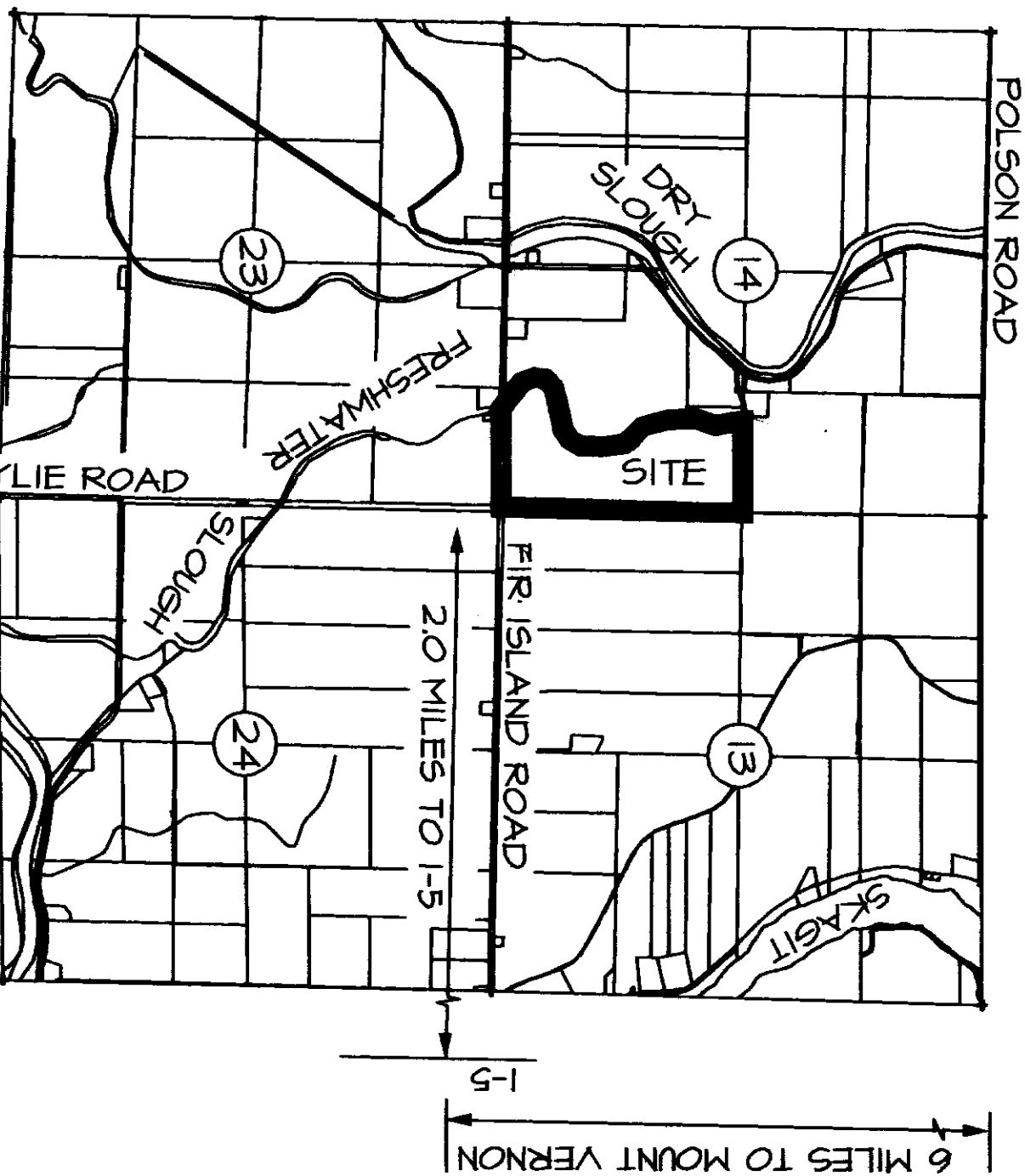
TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES, HERETOFORE 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 2003.

11-18-2003
Skagit County Treasurer



SCALE 1"=2640'

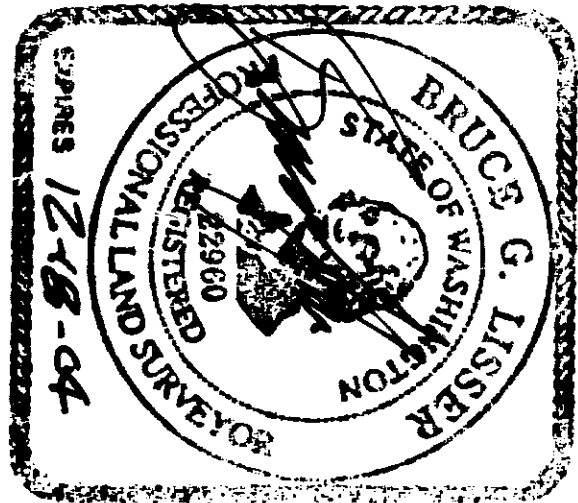


NOTES

- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
- SHORT PLAT AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- COMPREHENSIVE PLAN DESIGNATION: AGRICULTURAL NTL ZONING: AGRICULTURAL NTL
- SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (LOT 1) SAND FILTER/MOUND
- WATER: P.U.D. NO. 1
- INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L1SSEB 22960.
 - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- MERIDIAN: ASSUMED
- BASIS OF BEARING: SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 33 NORTH, RANGE 3 EAST, N.M.
BEARING = NORTH 84°33'51" WEST
- SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 107922-P, JUNE 19, 2003
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEYS RECORDED IN VOLUME 6 OF SURVEYS, PAGE 19, AND VOLUME 8 OF SURVEYS, PAGE 192, ALL IN THE RECORDS OF SKAGIT COUNTY, WASHINGTON.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS FILE 162483, 200205210105 AND SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 3147.
- INSTRUMENTATION: LEICA TCR705A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: FIELD TRAVERSE.
- 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
- THIS SHORT PLAT SHOWS PROTECTED CRITICAL AREAS (PCAE) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.170 CRITICAL AREAS ORDINANCE. THE PCA TRACTS SHOWN HEREON REPRESENT LINES EXTENDING LANDWARD 50 FEET FROM TOP OF THE SLOUGH BANK. A PCA EASEMENT HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 200311200116.
- BUYER SHOULD BE AWARE THAT THIS SUBDIVISION IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR CONSTRUCTION.
- PROPERTY IS LOCATED IN FLOOD ZONE AT AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 530151-0425-C DATED JANUARY 3, 1985. SEE SKAGIT COUNTY PLANNING DEPARTMENT FOR MINIMUM BUILDING ELEVATION REQUIREMENTS.
BENCH MARK: TOP OF REBAR AT SOUTHEAST CORNER LOT 1 ELEVATION: 4.3' NGVD29
- LOT 2 IS NOT FOR RESIDENTIAL BUILDING PURPOSES. THE RESIDENTIAL DEVELOPMENT RIGHTS OF THIS PARCEL HAVE BEEN EXHAUSTED THROUGH GRANTING OF A CONSERVATION EASEMENT. THE AGREEMENT SUBDIVIDER HAS ENTERED INTO A CONSERVATION EASEMENT AGREEMENT WITH SKAGIT COUNTY INVOLVING LOT 2 SHOWN HEREON. THE CONSERVATION EASEMENT IS RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 200311200117.
- DIMENSIONAL STANDARDS:
RESIDENTIAL FRONT: 35 FEET MINIMUM, 200 FEET MAXIMUM FROM PUBLIC ROAD. MAXIMUM SETBACK MAY BE WAIVED BY THE PLANNING AND PERMIT CENTER WHERE CRITICAL AREAS ARE LOCATED WITHIN 200 FEET OF THE ROAD PREVENTING THE PLACEMENT OF A HOUSE WITHIN THE SETBACK AREA. THE MAXIMUM SETBACK MAY ALSO BE WAIVED BY THE PLANNING AND PERMIT CENTER IN CASES WHERE NON-FLOODPLAIN OR NON-PRIME AGRICULTURAL LAND IS LOCATED ON THE LOT OUTSIDE OF THE SETBACK AREA, WHICH WOULD PROVIDE FOR A MORE APPROPRIATE PLACEMENT OF A HOUSE.
SIDE: 8 FEET ADJACENT TO A PROPERTY LINE
REAR: 35 FEET
ACCESSORY: SAME AS PRINCIPAL STRUCTURES
NON-RESIDENTIAL FRONT: 35 FEET
SIDE: 15 FEET
REAR: 35 FEET
MAXIMUM HEIGHT: 30 FEET OR SHALL CONFORM TO THE SKAGIT COUNTY BUILDING CODE.
HEIGHT EXEMPTIONS: FLAGPOLES, HAM RADIO ANTENNAS, CHURCH STEEPLES AND FIRE TOWERS ARE EXEMPT. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS ARE REGULATED IN SCC 14.16.120.

- THIS PARCEL LIES IN OR WITHIN 500 FEET OF AN AREA DESIGNATED AS RESOURCE LANDS BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS INCLUDING HERBICIDES, PESTICIDES, AND FERTILIZERS, OR FROM SPRAYING, PRUNING, HARVESTING OR EXTRACTION WHICH OCCASIONALLY GENERATES DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED RESOURCE USES AS PRIORITY USES ON DESIGNATED NATURAL RESOURCE LANDS. RESIDENTS OF SUCH PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL NECESSARY NATURAL RESOURCE LANDS OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW. RESOURCE LANDS INCLUDE RURAL RESOURCE-NRL, AGRICULTURE-NRL, INDUSTRIAL FOREST-NRL AND SECONDARY FOREST-NRL AND MINERAL RESOURCE OVERLAY.
- ALL ON-GOING AGRICULTURAL ACTIVITIES SHALL COMPLY WITH SKAGIT COUNTY CODE 14.24.
- THE LIMITS OF DIKE DISTRICT NO. 2 RIGHT-OF-WAY HAVE BEEN COMPUTED BASED UPON SUPERIOR COURT CAUSE NO. 3147 AND HAND WRITTEN DOCUMENTS FOUND IN THE RECORDS OF THE SKAGIT COUNTY CLERK'S OFFICE, WHICH PRE-DATE COURT CAUSE NO. 3147. TWO COURSES WERE FOUND TO CONTAIN SCRIVENERS' ERRORS ON THE COURT CAUSE (NORTH 13°12' EAST, 235 FEET AND NORTH 67°46' EAST, 190 FEET). THE HANDWRITTEN DESCRIPTION CALLS FOR THESE TWO COURSES WERE HELD (NORTH 13°12' WEST, 235 FEET AND NORTH 67°46' WEST, 190 FEET).
- THE HAND WRITTEN DESCRIPTION APPEARS TO MATCH THE EXISTING SLOUGH ALIGNMENT AS WELL AS THE ALIGNMENT SHOWN ON THAT CERTAIN MAP TITLED "MAP OF DYKING DISTRICT NO. 2, SKAGIT COUNTY, WASHINGTON 1846" FOUND IN THE RECORDS OF THE SKAGIT COUNTY CLERK.
I HELD THE DESCRIBED BEARING AND DISTANCE WITHOUT ROTATION OR ADJUSTMENT, AS THERE WAS NO ADJUSTMENT THAT CREATED A REASONABLE SOLUTION.
- OWNER/DEVELOPER
JOHN E. TRONSDAL
20814 BILSON ROAD
MOUNT VERNON WA 98274

25. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AN AREA DESIGNATED AS A NATURAL RESOURCE LAND (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH 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 ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, 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 MAY BE REQUIRED FROM THE RESOURCE AREA CONSISTENT WITH SCC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.

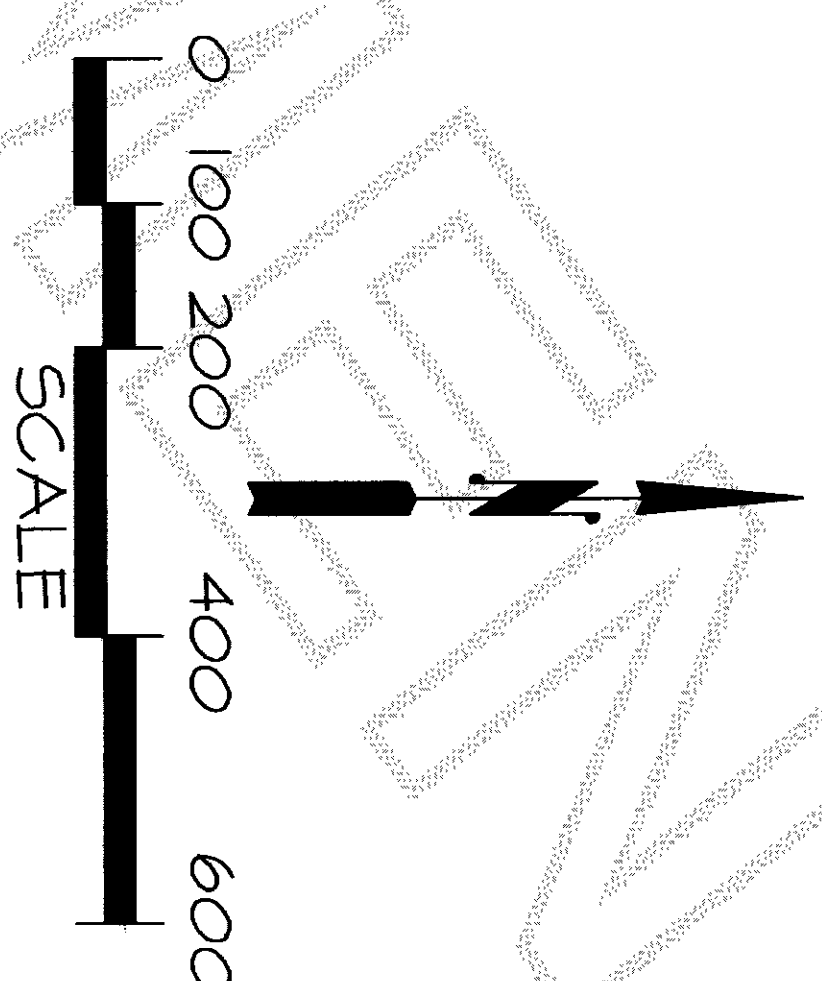


11-4-03

SHEET 2 OF 3

DATE: 11/04/03

SHORT PLAT NO. PL-03-0661			
SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 33 NORTH, RANGE 3 EAST, N.M. SKAGIT COUNTY, WASHINGTON FOR: JOHN E. TRONSDAL			
FB 244	P6 10	LISSEB & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-418-7442	SCALE: 1" = 200' DRAWING: 03-025BDY
MERIDIAN: ASSUMED			



NUM	DISTANCE	BEARING
L1	72.11'	N20°53.00'W
L2	180.00'	N20°53.00'W
L3	465.00'	N13°33.00'E
L4	215.00'	N11°16.00'W
L5	325.00'	N42°37.00'W
L6	190.00'	N67°46.00'W
L7	235.00'	N13°12.00'W
L8	165.00'	N10°04.00'E
L9	200.00'	N12°41.00'E
L10	100.00'	N42°06.00'E
L11	120.00'	N37°23.00'E
L12	145.00'	N54°04.00'E
L13	260.00'	N68°32.00'E
L14	210.00'	N78°22.00'E
L15	140.00'	N4°41.00'E
L16	215.84'	N36°03.00'W

III - INDICATES APPROVED ACCESS.
FOR ADDRESSING, SEE NOTE NO. 15

LOT AREA AND ADDRESS INFORMATION

LOT 1 16817 FIR ISLAND ROAD
AREA: 43,511 SQ FT=0.99 ACRES

LOT 2 16813 FIR ISLAND ROAD
AREA: 2,108,896 SQ FT=48.4 ACRES

PCA EASEMENT AREA

LOT 1 3563 SQ FT
LOT 2 358 SQ FT



SHEET 3 OF 3
DATE: 10/8/03

SHORT PLAT NO. PL-03-0661

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF
SECTION 14, TOWNSHIP 33 NORTH, RANGE 3 EAST, N.M.
SKAGIT COUNTY, WASHINGTON
FOR: JOHN E. TRONSDAL

FB 244	P6 10	LISER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 200'
MERIDIAN: ASSUMED			DRAWING: 03-025BDY