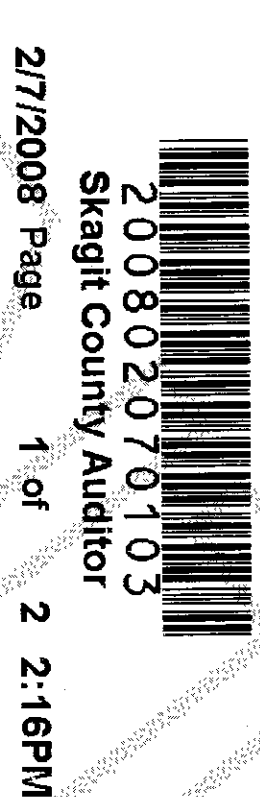


AUDITOR'S CERTIFICATE

Filed for the record at the request of LeGro & Associates.



200802070103
Skagit County Auditor

2/7/2008 Page 1 of 2 2:16PM

J. Yanagisawa
Skagit County Auditor

Deputy
M. [Signature]

LEGAL DESCRIPTION

The South 1/2 of the Northwest 1/4 of Section 27, Township 34 North, Range 3 East, W.M.

EXCEPT the as-built and existing County Road known as Bradshaw Road along the West line thereof; and

EXCEPT the North 8 feet thereof for drainage ditch as condemned by Skagit County Drainage District No. 15 in Skagit County Superior Court Cause No. 4542, and

EXCEPT the right-of-way for Skagit County Dike District No. 1 as Condemned in Skagit County Superior Court Cause No. 3049.

Situate in the County of Skagit, State of Washington.

LEGEND

- PROP COR SET REBAR Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGro 37532"
- ▲ FOUND TK Found Brass Tack in Lead Plug.
- FOUND AZIMUTH Found Rebar w/ Yellow Plastic Cap Imprinted: "AZIMUTH NW 21591"
- |||| Access Location
- 1 Soil Log #1

Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

OWNER-DEVELOPER

BLACK FAMILY PROPERTIES, LLC
14 Pinehurst Drive
Shallmar, FL 32579

ZONING/COMPREHENSIVE PLAN DESIGNATION

AG-NRL - AGRICULTURAL NATURAL RESOURCE LAND

TOTAL SITE AREA

Total Site Area =
79.03 Ac. =
3,442,550 Sq. Ft.

LOT AREAS

Lot 1: = 68,827 Sq. Ft. = 1.58 Ac.
Lot 2: = 43,560 Sq. Ft. = 1.00 Ac.
Lot 3: = 75,211 Sq. Ft. = 1.72 Ac.
Net Area: = 3,276,154 Sq. Ft. = 75.21 Ac.
(Less Roads & Ditches)
Gross Area: = 3,330,163 Sq. Ft. = 76.45 Ac.
(Includes Roads & Ditches)

Sheet 1 of 2 Sheets

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 April 2007 at the request of Susan Black Ferrell.

LEGro & ASSOCIATES
Engineer & Land Surveyors
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336-3220

Denny D. LeGro
Registered Professional
Land Surveyor
Lic. # 37532 Date: 12-17-07

SHORT PLAT No.: PLO7-0036

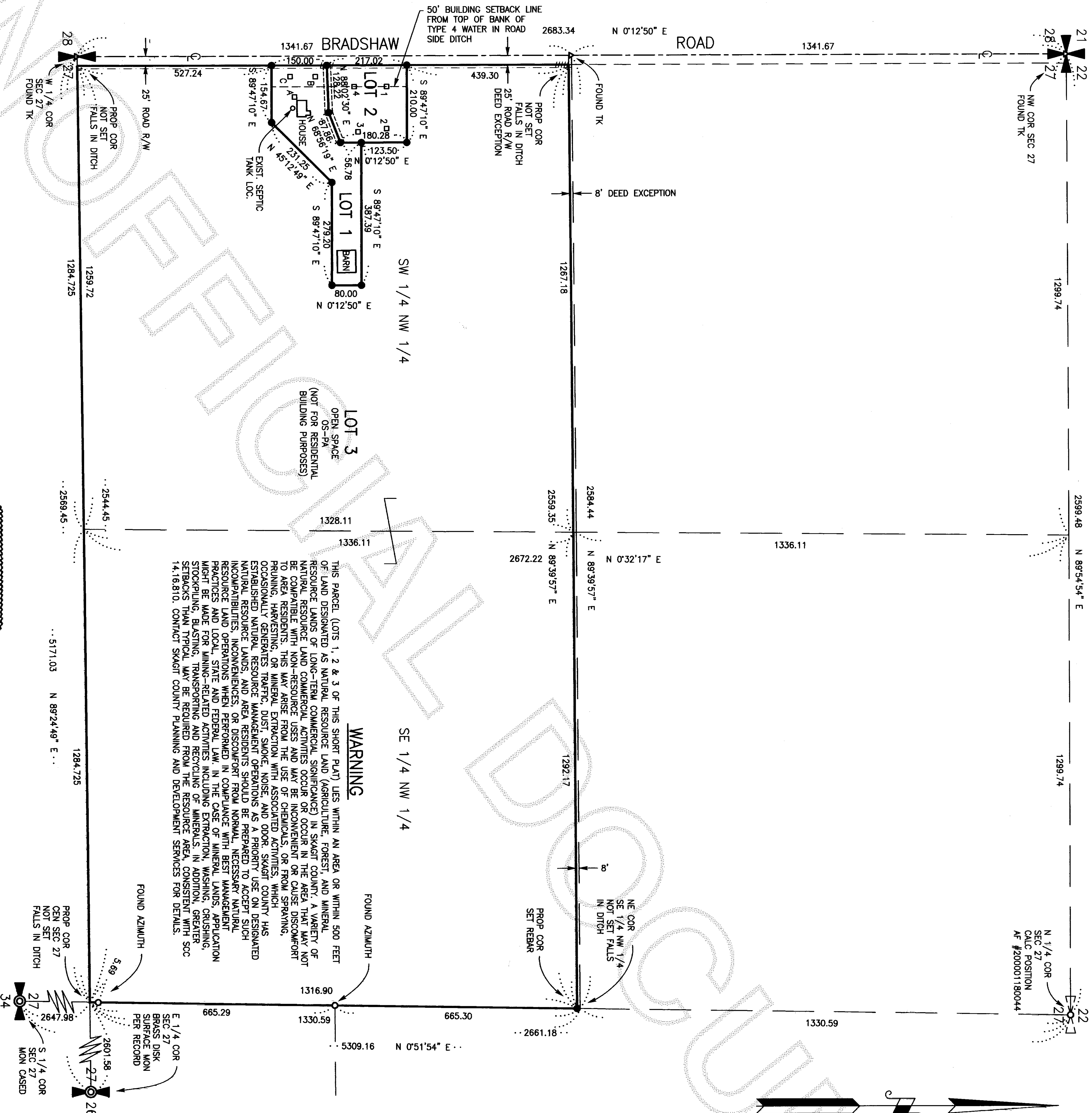
BLACK FAMILY PROPERTIES, LLC
PROPERTY SURVEY

S 1/2 NW 1/4
SEC. 27, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON



Scale: 1" = 200'

PLAN



WARNING
THIS PARCEL (LOTS 1, 2 & 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 COMMERCIAL ACTIVITIES OCCUR OR 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 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 SOC 14.16810. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

OWNERSHIP CERTIFICATE

Know all men by these present 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 14th day of December, 2007.

INDIVIDUALS:

Darlene Black
SUSAN DARLENE BLACK
Personal Representative of
The Estate of Michael James Black (deceased)

BLACK FAMILY PROPERTIES, LLC:

Susan B. Terrell
Signature
Print Name
Susan B. Terrell
Print Title
Co-Manager

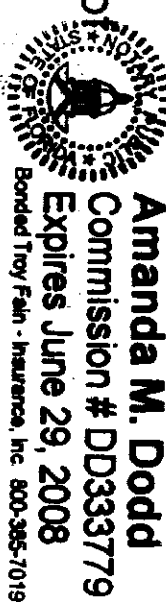
Co-Manager
Print Title
Co-Manager
Print Title

ACKNOWLEDGEMENT

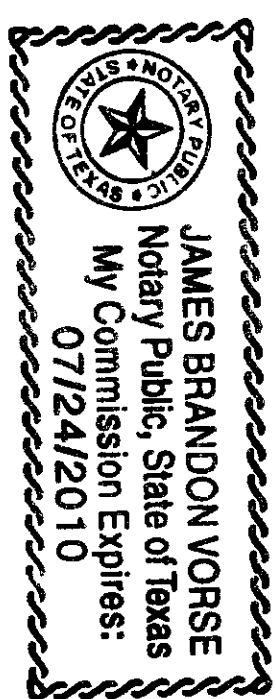
State of FLORIDA
County of OKALOOSA } S.S.

On this day personally appeared before me SUSAN DARLENE BLACK as personal Representative of The Estate of Michael James Black (deceased), 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 1 day of December, 2007.



Notary Public in and for the State of Washington, Terms
residing at Geeta



ADDRESS RANGES

Road Name Beginning Range Ending Range
Bradshaw Road 13626 19275

A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building permit and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.

The existing address of 16377 Bradshaw Road will remain the same unless there is an access change.

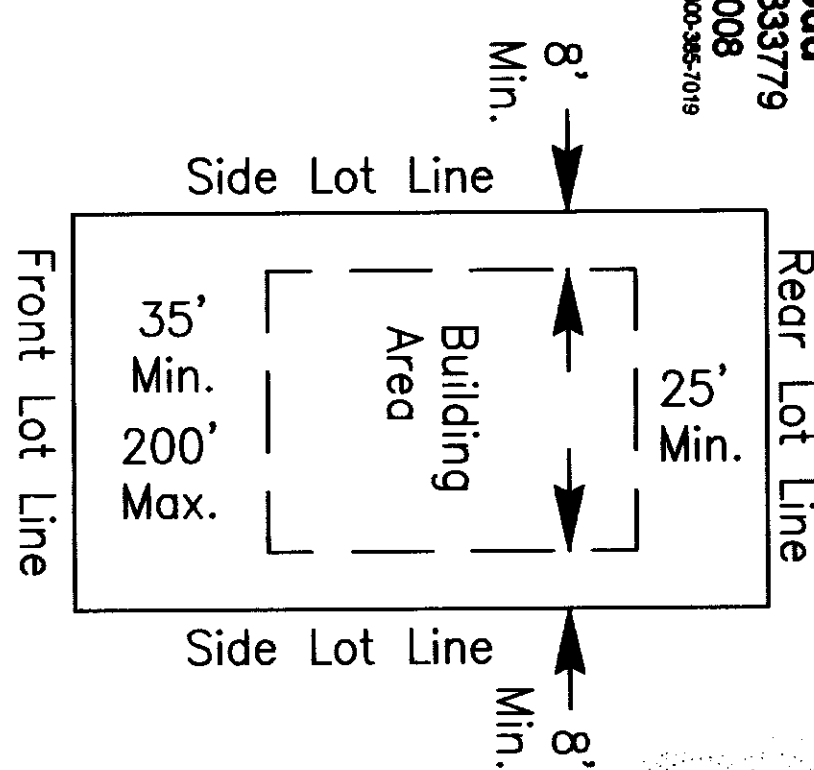
ACKNOWLEDGEMENT

State of Florida
County of OKALOOSA } S.S.

This is to Certify that on this 28 day of November, 2007, before me, the undersigned, a Notary Public, personally appeared Susan B. Terrell and P.M. Ferrell to me known to be the Co-Manager and Co-Manager, respectively, of BLACK FAMILY PROPERTIES, LLC, a Washington limited liability company, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Amanda M. Dodd Commission # DD333779
Notary Public in and for the State of Florida
residing at 1071 Tarpon Lane, Newville, FL 32578



TYPICAL BUILDING SETBACK DIAGRAM

The setbacks shown above are the typical setbacks for the AG-NRL zoning designation. According to SCC 14.18.310(8) a minimum 20 foot setback and a maximum 200 foot setback from a public road, and a 200 foot setback from adjacent NRL designated parcels apply to CaRD developments. SCC 14.18.310(8)(c) states that no other setbacks shall be required, except that fire separation may be required based upon the UBC.

Sheet 2 of 2 Sheets

APPROVALS

Examined and approved this 29th day of January, 2008 by the Planning Department of Skagit County, Washington.

Maureen

Examined and approved this 14th day of January, 2008 by the County Engineer of Skagit County, Washington.

Sam Clutter

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 22 day of December, 2007.

Helen
Skagit County Health Officer

TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore levied and which have become a lien upon the land herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2007.

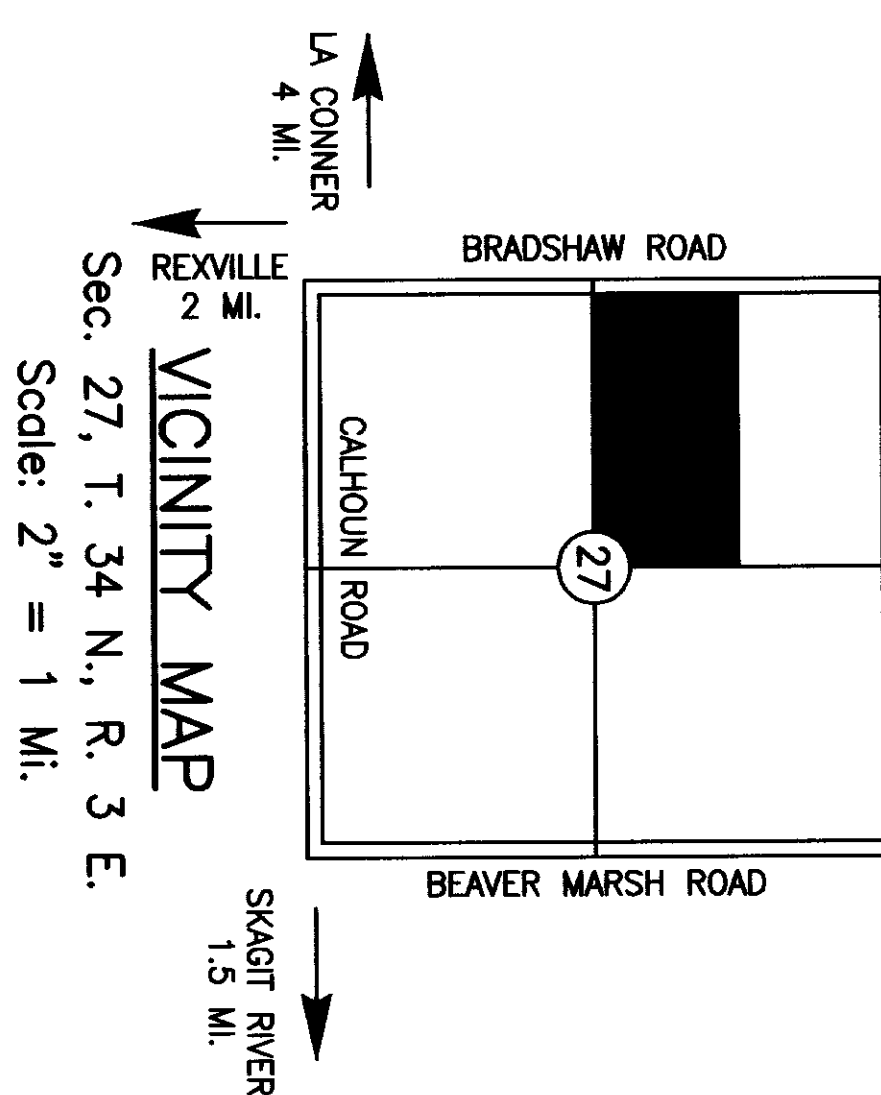
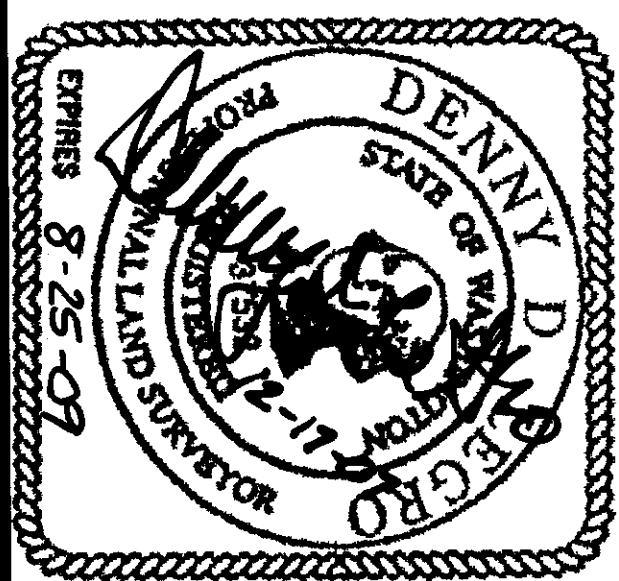
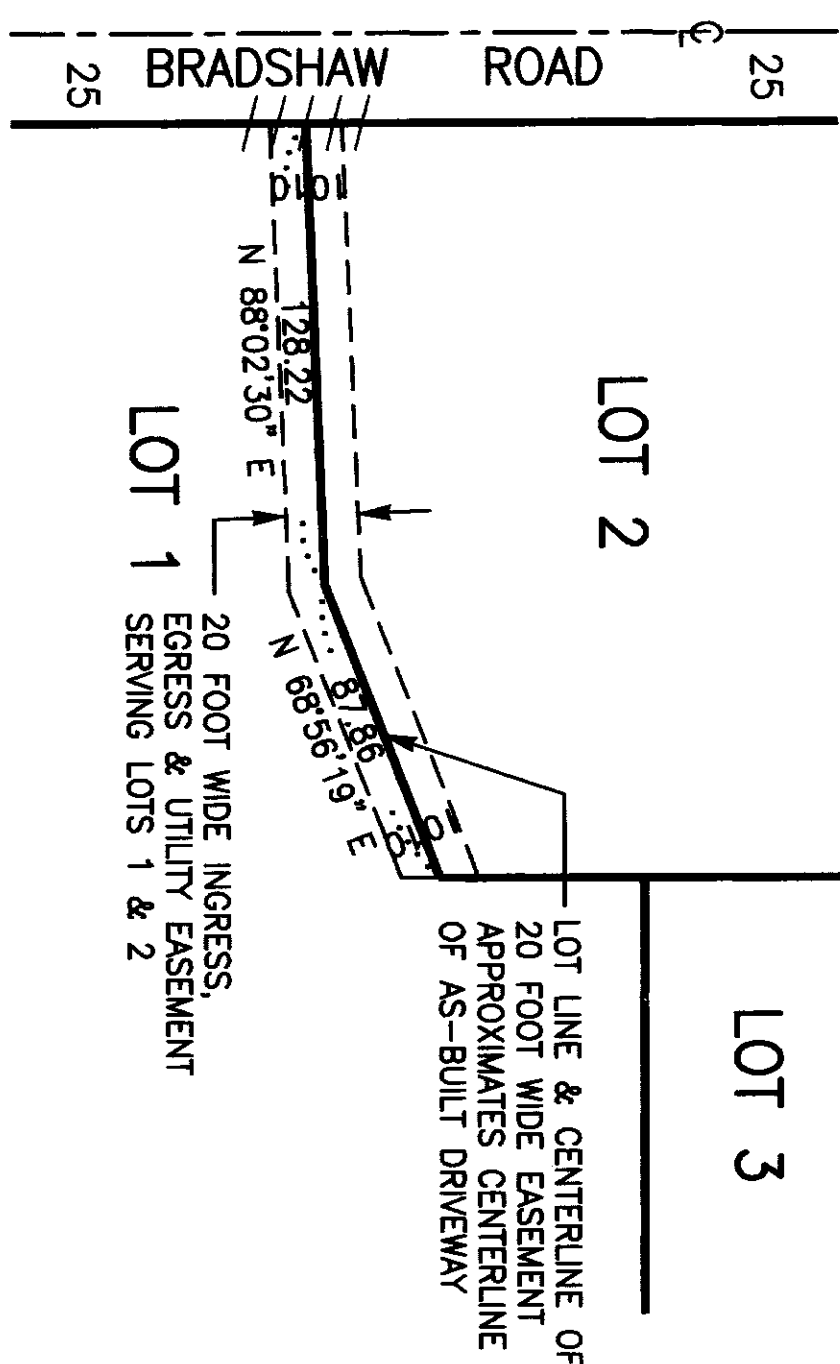
This 9th day of January, 2008

David
Skagit County Treasurer

NOTES (CONTINUED)

16. A Lot of Record Certification has been issued for all lots included in this land division. By virtue of the recording this land division and issuance of the Lot Certification, all lots therein shall be considered Lots of Record for conveyance and development purposes unless otherwise restricted. See A/F # 200802070103
17. Change in location of access may necessitate a change of address; contact Skagit County Planning and Development Services.
18. Distances shown are in feet and decimals of a foot.
19. Buyer should be aware that a portion of this short subdivision is located in the flood plain as identified by FEMA on flood insurance rate map panel number 530151 0250 C with the effective date of January 3, 1985. Significant elevation may be required for first floor elevation of construction.
20. All agricultural activities shall comply with SCC 14.24.

11. The method of sewage disposal shall be by individual on-site septic drainfield systems. The required soil logs for this Short Plat as prepared by Gudmunson Septic are currently on file with the Skagit County Planning and Development Services. The record for the septic drainfield system currently serving the residence upon Lot 1 of this Short Plat is also on file therewith. Alternate on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
12. Water of sufficient quantity and/or quality for domestic purposes is currently available to Lots 1, 2, and 3 of this Short Plat from P.U.D. No. 1 of Skagit County by that existing 8" water pipeline along the west side of Bradshaw Road.
13. All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely effect adjacent properties.
14. In no case shall the County accept a dedication or any obligation as to any such road, street and/or alley until the same and all roads, streets and/or alleys connecting the same to the full, current County road system have been brought up to full County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
15. No buildings currently exist upon Lots 2 or 3 of this Short Plat.



SHORT PLAT No.: PLO7-0036

BLACK FAMILY PROPERTIES, LLC
PROPERTY SURVEY

S 1/2 NW 1/4
SEC. 27, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON