

GASCADDE PALMS BINDING SITE PLAN  
SURVEY IN A PORTION OF NE1/4 OF THE SE1/4 OF SEC. 29, TWP. 35 N, RING. 4 E, W.M.M.  
SKAGIT COUNTY, WASHINGTON

BINDING SITE PLAN NO. 02-9173

AUDITORS CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

20021120149  
Skagit County Auditor

11/12/2002 Page 1 of 3 10:57AM

Nebma Brummett  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

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CASCADE PALMS BINDING SITE PLAN  
SURVEY IN A PORTION OF NE1/4 OF THE SE1/4 OF SEC. 23, TWP. 35 N, RNG. 4 E, W.M.  
SKAGIT COUNTY, WASHINGTON

BINDING SITE PLAN NO.

02-973

20021120149  
Skagit County Auditor  
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LEGAL DESCRIPTION

PARCEL "A"

Tract 3 of SEDRO-WOOLLEY SHORT PLAT NO. SW-07-79, approved September 4, 1980, and recorded September 4, 1980, under Auditor's File No. 8009040011, in Volume 4 of Short Plats, page 169, records of Skagit County, Washington; being a portion of Lots 8, 9, 10 and 11, of "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

EXCEPT that portion of Tract 3 lying South of a line that is parallel with and 245 feet South of the North line of Lot 8 of said "SEDRO ACREAGE", and East of a line that is 165 feet West of the East line of the West 1/2 of Lots 8, 9 and 10 of said "SEDRO ACREAGE", which portion was conveyed to Frontier Industries, Inc., a Washington Corporation by deed dated October 20, 1993 and recorded November 4, 1993 under Auditor's File No. 9311040118, records of Skagit County.

ALSO EXCEPT that portion of said Tract 3, described as follows:

A strip of land 10 feet wide, lying adjacent to, and contiguous with the North line of Lot 2, Short Plat No. SW-07-79, filed in Volume 4 of Short Plats, page 169, under Auditor's File No. 8009040011, and lying West of the Northernly projection of the East line of said Lot 2.

ALSO EXCEPT that portion of said Tract 3 lying Southernly of the Northernly line of Tract 1 of said Sedro-Woolley Short Plat No. SW-7-79, extended Easternly to the Westernly line of the above first excepted parcel.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "B"

A non-exclusive easement for an existing sewer line, and for drainage and utilities over, under and across the West 47 feet of the South 280 feet, as measured along the West line of the following described tract:

That portion of Tracts 1 and 3 of Sedro-Woolley Short Plat No. SW-7-79 as approved September 4, 1980, and recorded September 4, 1980, in Volume 4 of Short Plats, page 169, under Auditor's File No. 8009040011, records of Skagit County, Washington; being a portion of Lots 8, 9, 10 and 11 of "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington; lying South of a line that is parallel with and 245 feet south of the North line of Lot 8 of said "SEDRO ACREAGE", and East of a line that is 165 feet West of the East line of the West 1/2 of Lots 8, 9 and 10 of said "SEDRO ACREAGE".

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "C"

The North 100 feet of the West 1/2 of lot 8, "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

EXCEPT the West 10 feet conveyed to the City of Sedro-Woolley by deed recorded January 6, 1999, under Auditor's File No. 9901060067.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

DEDICATION AND DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING OWNERS HEREBY DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE USE OF THE LOT OWNERS OF CASCADE PALMS ETC. FOREVER THE ROAD & UTILITY EASEMENTS AS SHOWN ON THIS PLAN. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF THE DRIVEWAYS AND UTILITIES, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION OF ROAD/DRIVEWAY, DRAINAGE AND OTHER UTILITIES.

William A. Stiles, Jr.

BETTY M. STILES

SKAGIT STATE BANK

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO-WOOLLEY; PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY; PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION; VERIZON; AND AT&T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FIVE (5) OF ALL LOTS AND TRACTS ABUTTING COMMON OPEN SPACE, IN WHICH TO INSTALL LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

NOTES

1. BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBER. SEE MAINTENANCE AGREEMENT RECORDED IN AFRN. 20021120150

ACKNOWLEDGEMENT

STATE OF Washington

THIS IS TO CERTIFY THAT ON THE 6th DAY OF November 2002 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED

William A. Stiles, Jr. OF Sedro-Woolley COUNTY

CORPORATION TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE INSTRUMENT OF DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST MENTIONED ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

ACKNOWLEDGEMENT

STATE OF Washington

COUNTY OF Skagit ON THIS 7th DAY OF November 2002, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED William A. Stiles, Jr. and Betty M. Stiles

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE

Debra M. Steinhilber NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT Sedro-Woolley

PUD UTILITY EASEMENT

Easements are granted to Public Utility District No. 1 of Skagit County Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction, and maintenance of a water, and communication line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water, and communication lines or other similar public services over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The Grantor agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

APPROVALS

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN HAS BEEN EXAMINED AND THAT ALL OF THE REQUIREMENTS AND CONDITIONS OF THE TECHNICAL REVIEW COMMITTEE HAVE BEEN PROVIDED FOR AND ARE HEREBY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS THIS 6th DAY OF November, 2002.

Juliusa Brown PUBLIC WORKS/CITY ENGINEER, SEDRO-WOOLLEY DATE 11-6-02

APPROVALS

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN HAS BEEN EXAMINED FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY ORDINANCES TOGETHER WITH A REVIEW OF THE TECHNICAL INFORMATION SHOWN THEREON AND HEREBY APPROVED BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT THIS 6th DAY OF November, 2002.

Quadrus Hallberg PLANNING DIRECTOR, SEDRO-WOOLLEY DATE 11-6-02

Will M. Combs BUILDING OFFICIAL, SEDRO-WOOLLEY DATE 11-6-02

APPROVALS

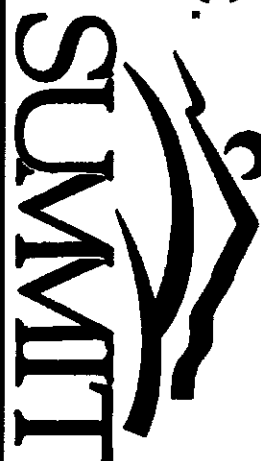
Sharon Nielson MAYOR, SEDRO-WOOLLEY DATE 11-6-02

COUNTY TREASURER'S CERTIFICATE

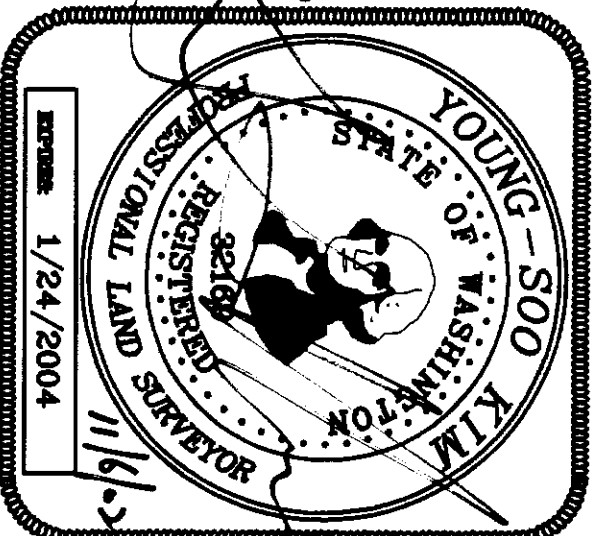
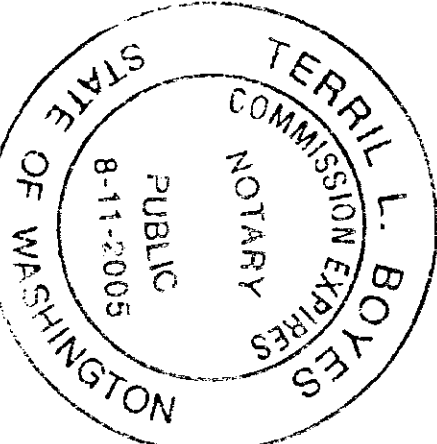
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2002.

Julie J. Janssen SKAGIT COUNTY TREASURER DATE 11-12-2002

SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
E-MAIL: YSK@SUMMITES.COM



S01034





CASCADE PALMS BINDING SITE PLAN  
SURVEY IN A PORTION OF NE1/4 OF THE SE1/4 OF SEC. 23, TWP. 35 N, RNG. 4 E, W.M.  
SKAGIT COUNTY, WASHINGTON

BINDING SITE PLAN No. 02-073

AUDITORS CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

ZONING: MFE-2  
THEO MEANBER  
820 TRAIL RD.

JEFF HODGIN  
2381 W. 95TH TERRACE  
BLAINE

KIRK & TAINI CANNON  
ERNEST & PATI WARD  
ANDY PEEGRIE  
18082 MOUNT VERNON

ZONING: MFE-2  
NORTH GRANDVIEW LLC  
P.O. BOX 159, ARMINIGTON

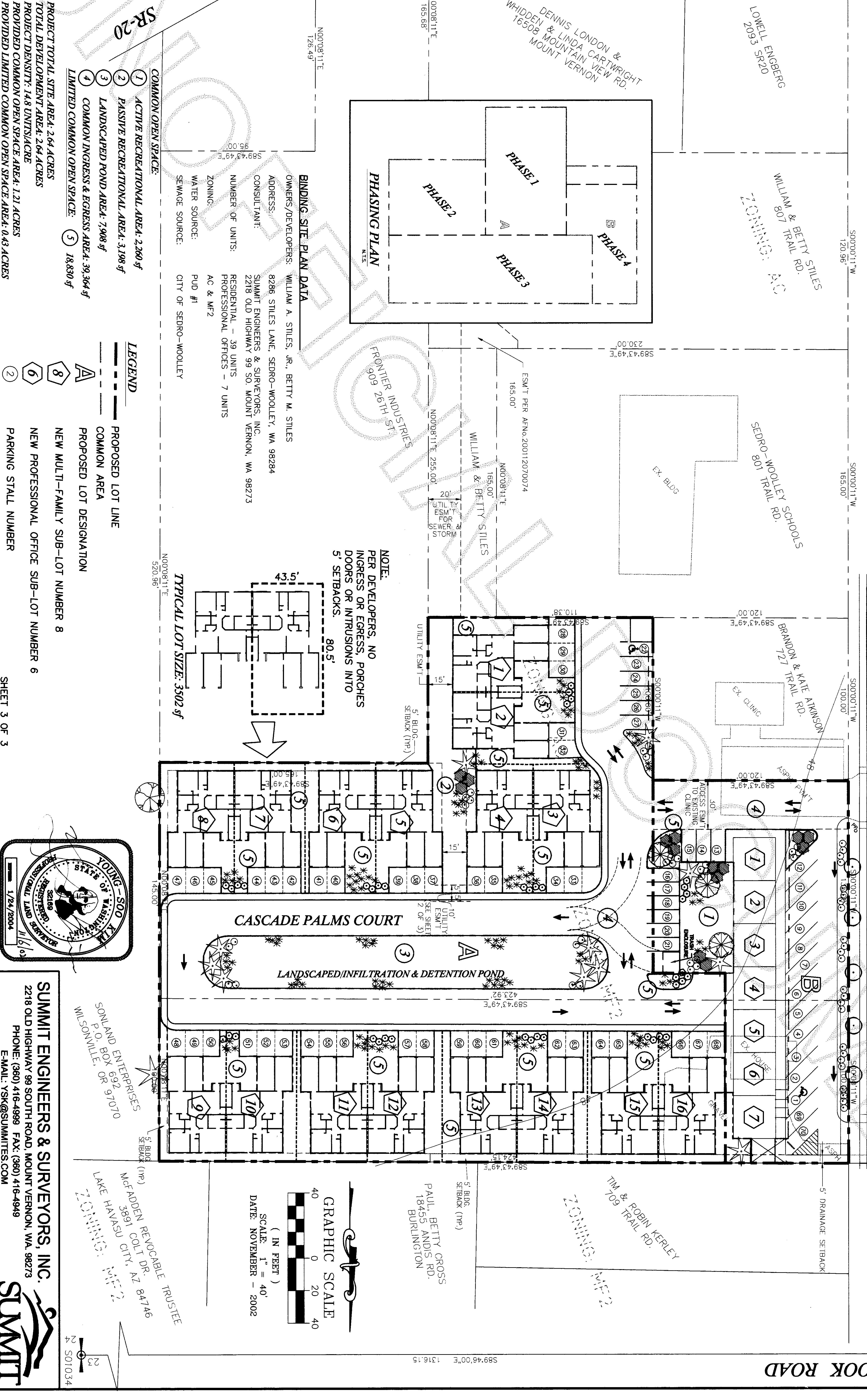
FEED OVENELL  
712 TRAIL RD.

PATIL & CHRIS STORMONT  
P.O. BOX 158  
LYMAN

2002111201149  
Skagit County Auditor  
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TRAIL ROAD

COOK ROAD



**COMMON OPEN SPACE:**

- 1 ACTIVE RECREATIONAL AREA: 2,260 sf
- 2 PASSIVE RECREATIONAL AREA: 3,198 sf
- 3 LANDSCAPED POND AREA: 7,908 sf
- 4 COMMON INGRESS & EGRESS AREA: 39,364 sf

**LIMITED COMMON OPEN SPACE:**

- 5 18,830 sf

**PROJECT TOTAL SITE AREA:** 2.64 ACRES  
**TOTAL DEVELOPMENT AREA:** 2.64 ACRES  
**PROJECT DENSITY:** 14.8 UNITS/ACRE  
**PROVIDED COMMON OPEN SPACE AREA:** 1.21 ACRES  
**PROVIDED LIMITED COMMON OPEN SPACE AREA:** 0.43 ACRES

**BINDING SITE PLAN DATA**

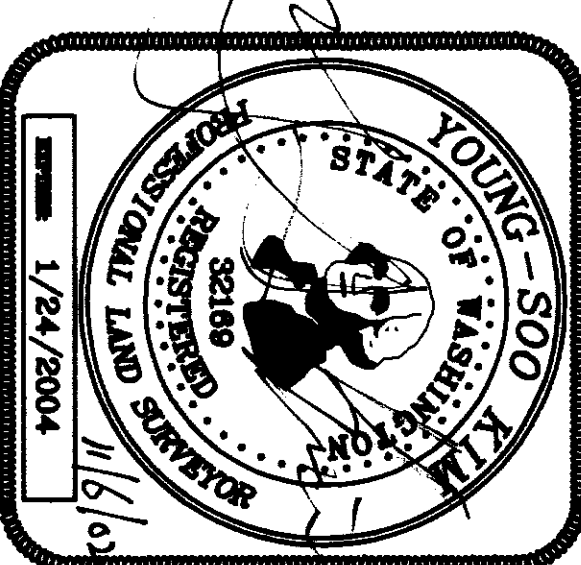
OWNERS/DEVELOPERS: WILLIAM A. STILES, JR., BETTY M. STILES  
ADDRESS: 8286 STILES LANE, SEDRO-WOOLLEY, WA 98284  
CONSULTANT: SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SO. MOUNT VERNON, WA 98273  
NUMBER OF UNITS: RESIDENTIAL - 39 UNITS  
PROFESSIONAL OFFICES - 7 UNITS  
ZONING: AC & MF2  
WATER SOURCE: PUD #1  
SEWAGE SOURCE: CITY OF SEDRO-WOOLLEY

**NOTE:**  
PER DEVELOPERS, NO  
INGRESS OR EGRESS, PORCHES  
DOORS OR INTRUSIONS INTO  
5' SETBACKS.

**TYPICAL LOT SIZE:** 3502 sf

**LEGEND**

- PROPOSED LOT LINE
- COMMON AREA
- PROPOSED LOT DESIGNATION
- NEW MULTI-FAMILY SUB-LOT NUMBER 8
- NEW PROFESSIONAL OFFICE SUB-LOT NUMBER 6
- PARKING STALL NUMBER



**SUMMIT ENGINEERS & SURVEYORS, INC.**  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
E-MAIL: YSK@SUMMITES.COM

**GRAPHIC SCALE**  
( IN FEET )  
SCALE: 1" = 40'  
DATE: NOVEMBER - 2002

**23**  
2501034