

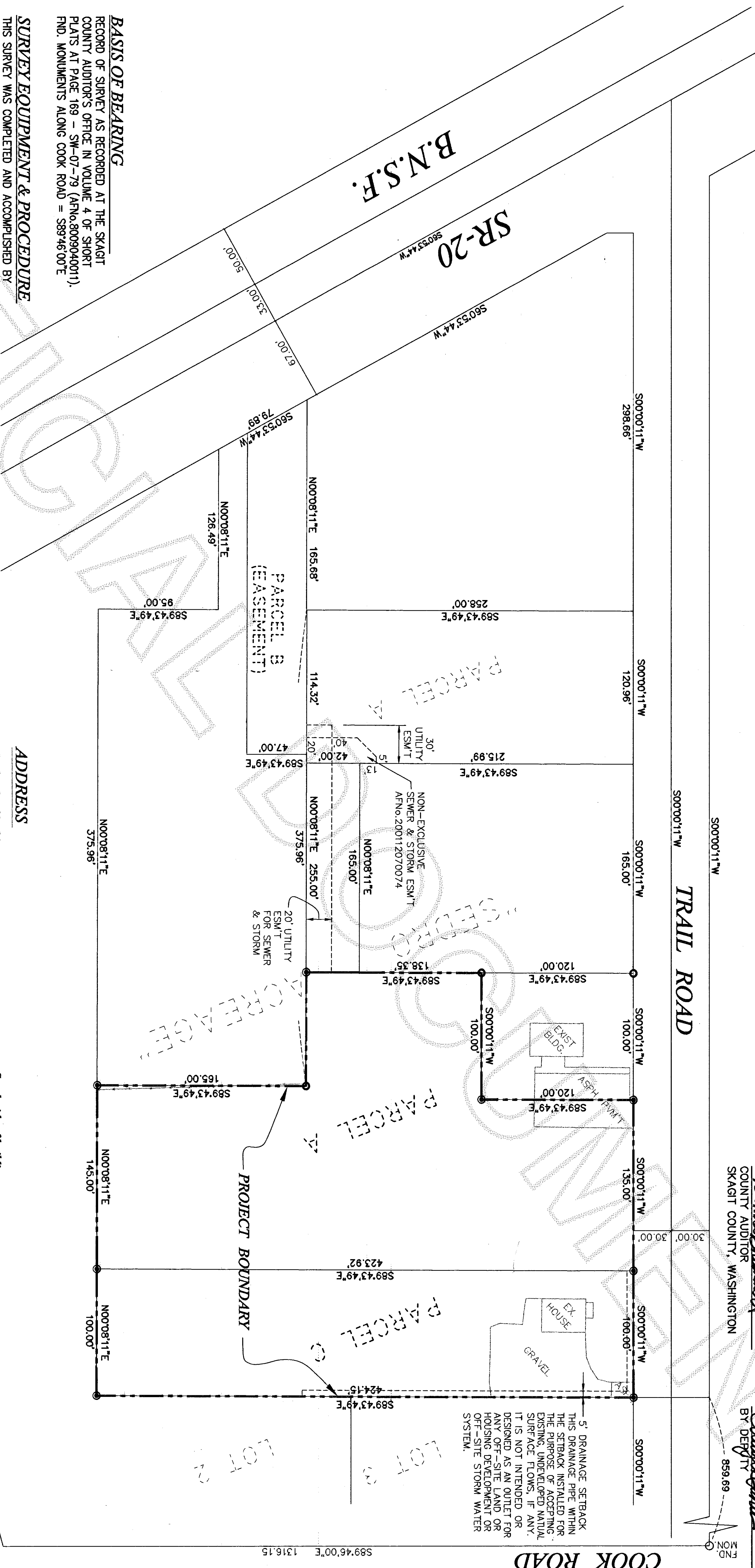
CASCADE PALMS CONDOMINIUM - PHASE 1
SURVEY IN A PORTION OF NE1/4 OF THE SE1/4 OF SEC. 23, TWP. 35 N, RNG. 4 E, W.M.
PORTION OF CASCADE PALMS BINDING SITE PLAN NO. 02-973
SKAGIT COUNTY, WASHINGTON

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

200311030250
Skagit County Auditor
11/3/2003 Page 1 of 5 5:11:17AM

County Auditor
SKAGIT COUNTY, WASHINGTON

BY DEPUTY
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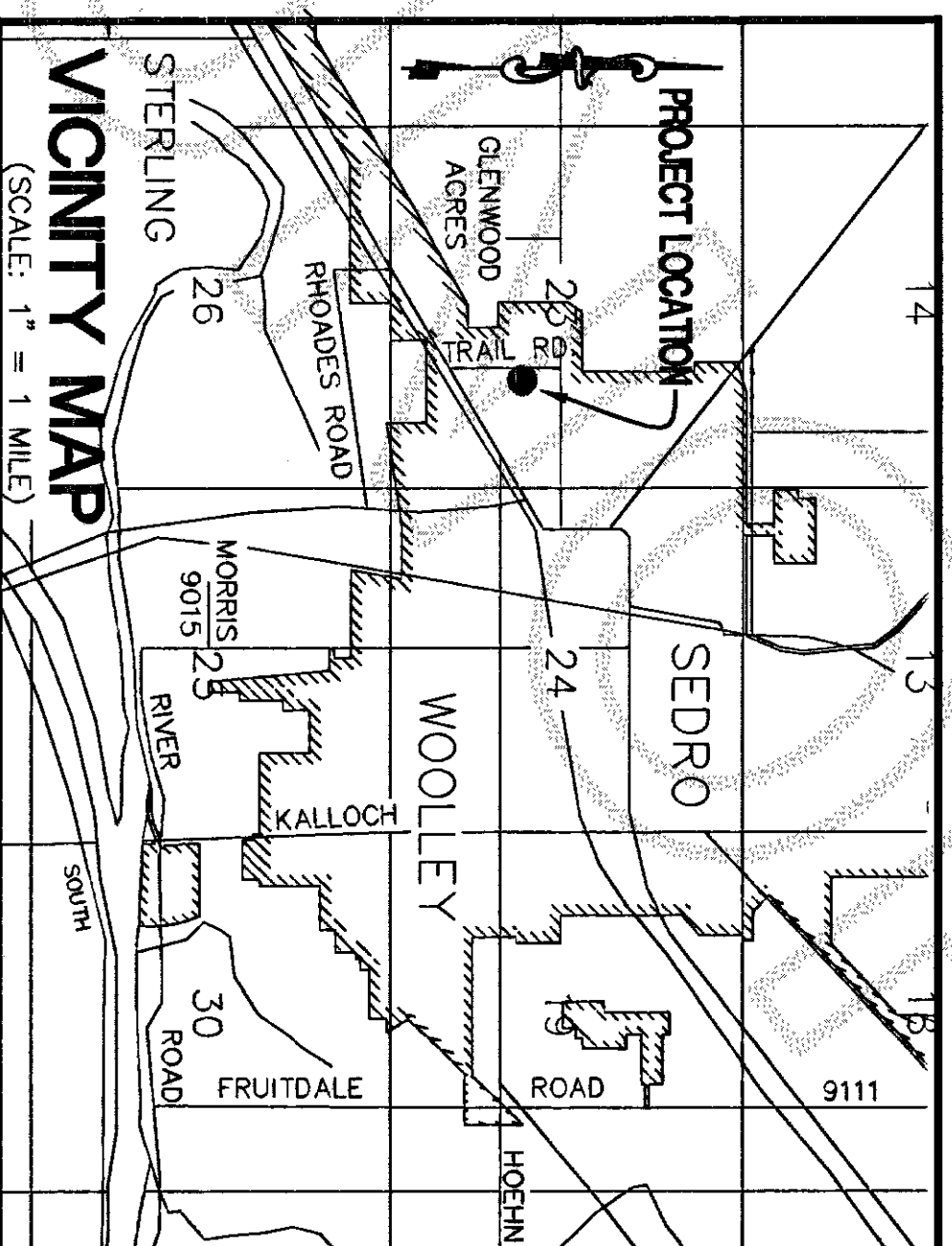


BASIS OF BEARING

RECORD OF SURVEY AS RECORDED AT THE SKAGIT
COUNTY AUDITOR'S OFFICE IN VOLUME 4 OF SHORT
PLATS AT PAGE 169 - SW-07-79 (AFNo.8009040011).
FND. MONUMENTS ALONG COOK ROAD = S89°46'00"E

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY
FIELD TRAVERSE USING A NIKON DTM-520 TOTALSTATION
NOVEMBER, 2002.



ADDRESS	
North side of building:	
1st story unit	737 Cascade Palms Court
2nd story unit	739 Cascade Palms Court
South side of building:	
1st story unit	721 Cascade Palms Court
2nd story unit	723 Cascade Palms Court

GRAPHIC SCALE



(IN FEET)
SCALE: 1" = 60'
DATE: NOVEMBER - 2002

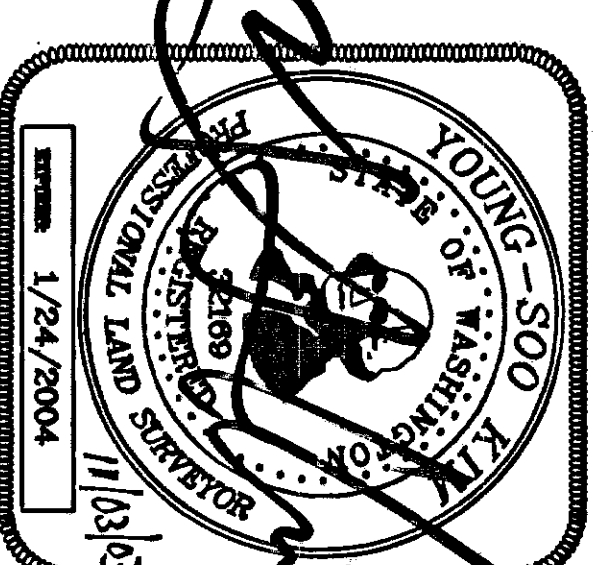
LEGEND

- COMPUTED POINT
- SET REBAR & CAP #32169
- ⬢ FND CONC. MON.
- ⬢ FND IP

SURVEYORS CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAN TITLED " CASCADE
PALMS CONDOMINIUM " IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE
WITH THE REQUIREMENTS OF STATE LAW; THAT ALL DISTANCES, COURSES AND
ANGLES ARE CORRECTLY SHOWN HEREON; THAT ALL MONUMENTS AND PROPERTY
CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND.

YOUNG-SOO KIM P.L.S. #32169



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



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Skagit County Auditor
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COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

CASCADE PALMS CONDOMINIUM - PHASE 1

SURVEY IN A PORTION OF NE1/4 OF THE SE1/4 OF SEC. 23, TWP. 35 N, RING. 4 E, W.M.

PORTION OF CASCADE PALMS BINDING SITE PLAN NO. 02-973

SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

CASCADE PALMS CONDOMINIUM, PHASE 1

MULTI-FAMILY SUB LOTS 1, 2, 3 AND 4, PHASE 1, CASCADE PALMS BINDING SITE PLAN NO. 02-973, RECORDED NOVEMBER 12, 2002, AS AUDITOR'S FILE NO. 200211120149, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AND INDIVIDED INTEREST IN AND TO: 1) ACTIVE RECREATION AREA; 2) PASSIVE RECREATIONAL AREA; 3) LANDSCAPED POND AREA; AND 4) COMMON INGRESS AND EGRESS AREA, ALL AS SHOWN ON THE FACE OF SAID BINDING SITE PLAN, SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 THERETO, 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 THE 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.

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, 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.

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 ARNO. 200311030251

ACKNOWLEDGEMENT

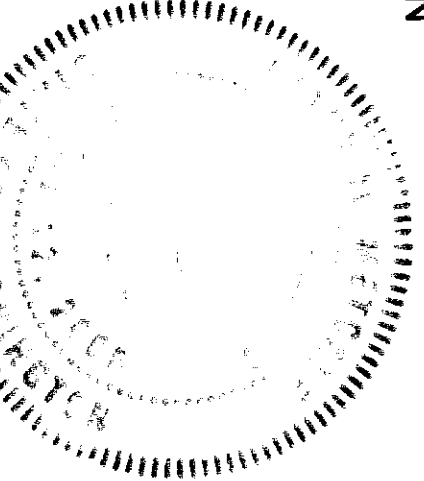
STATE OF Washington

COUNTY OF Skagit

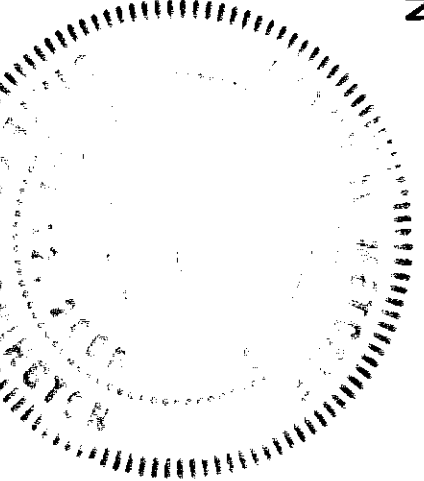
THIS IS TO CERTIFY THAT ON THE 30th DAY OF November, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED William A. Stiles, Jr.

OF TRAIL MANAGEMENT, LLC, A LIMITED LIABILITY COMPANY, THE CORPORATION TO BE KNOWN TO BE THE REPRESENTATIVE OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING 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.

Kathy M. Notary
NOTARY PUBLIC IN AND FOR THE STATE OF
Washington, RESIDING AT Sedro-Woolley



DO NOT WRITE IN THESE SPACES

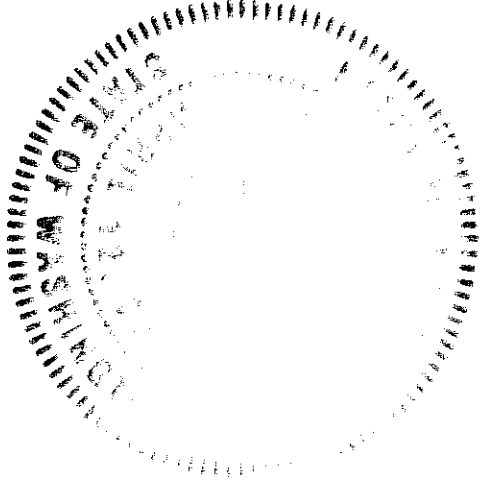


DEDICATION AND DECLARATION

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.
WILLIAM A. STILES, JR.

Betty M. Stiles
BETTY M. STILES



ACKNOWLEDGEMENT

STATE OF Washington

COUNTY OF Skagit

ON THIS 30th 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

Kathy M. Notary
NOTARY PUBLIC IN AND FOR THE STATE OF
Washington, RESIDING AT Sedro-Woolley



COUNTY TREASURERS 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 INCLUDING THE YEAR 2002.

SKAGIT COUNTY TREASURER

DATE

S01034

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



CASCADE PALMS CONDOMINIUM - PHASE 1

SURVEY IN A PORTION OF NE1/4 OF THE SE1/4 OF SEC. 23, TWP. 35 N, RNG. 4 E, W.M.

PORTION OF CASCADE PALMS BINDING SITE PLAN NO. 02-973

SKAGIT COUNTY, WASHINGTON

ZONING: MFE-2
THEO NEAMBER
820 TRAIL RD.

JEFF HODGIN
TERRACE
2361 W. 95TH
BLANE

KIRK & TAMMY CANNON
ERNEST & WARD LANE
AND PEGGIE
18082 MOUNT VERNON

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

FRED O'NEILL
712 TRAIL RD.

PATTI & CHRIS STORMONT
P.O. BOX 158
LYMAN

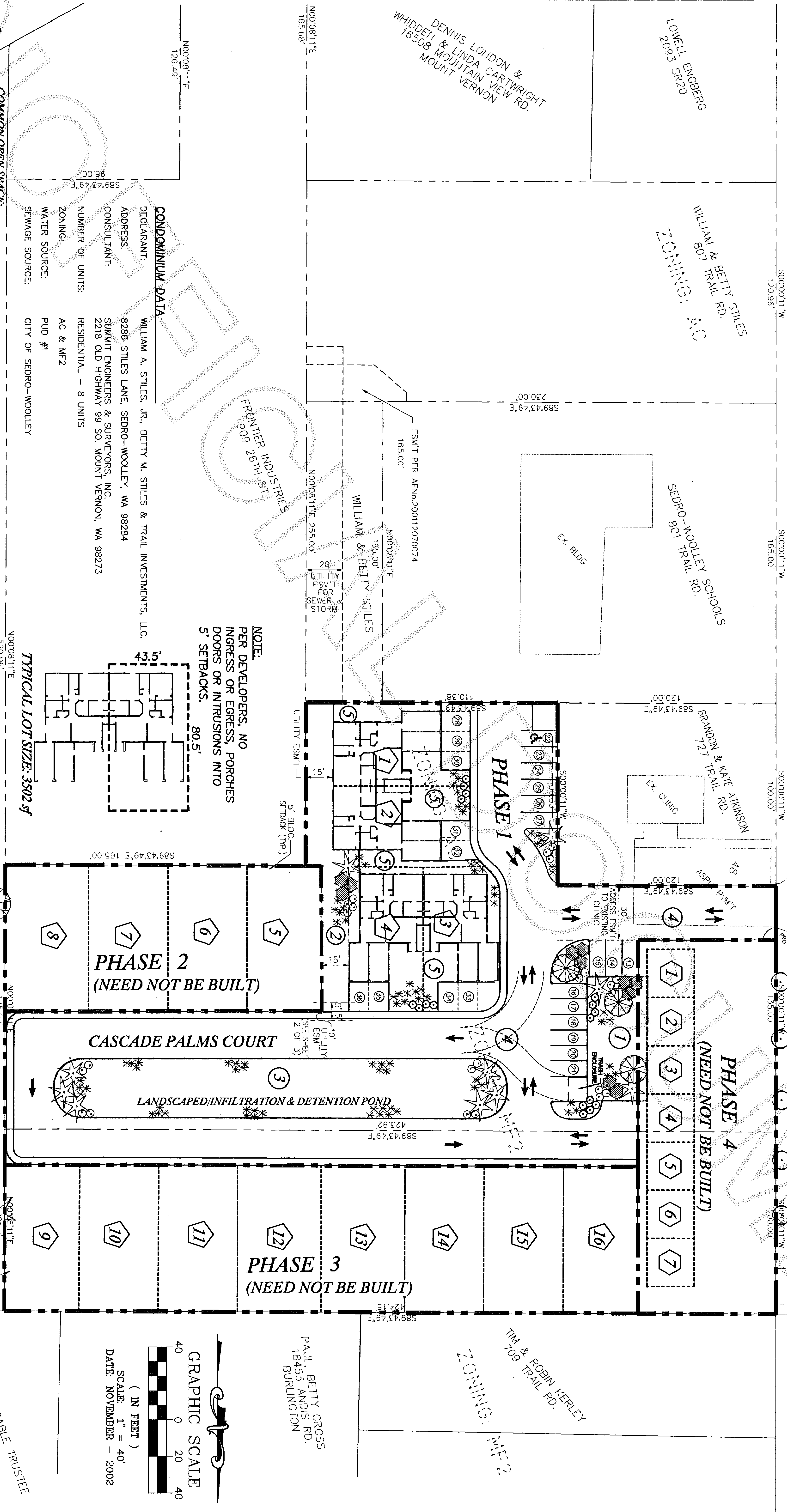
AUDITORS CERTIFICATE
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Skagit County Auditor

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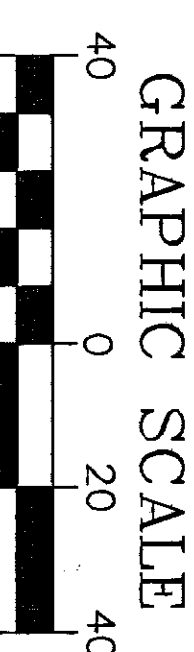
TRAIL ROAD

COOK ROAD



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

TYPICAL LOT SIZE: 3502 sq'



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

SR-20

- COMMON OPEN SPACE:
- 1 ACTIVE RECREATIONAL AREA
 - 2 PASSIVE RECREATIONAL AREA
 - 3 LANDSCAPED POND AREA
 - 4 COMMON INGRESS & EGRESS AREA
 - 5 LIMITED COMMON OPEN SPACE

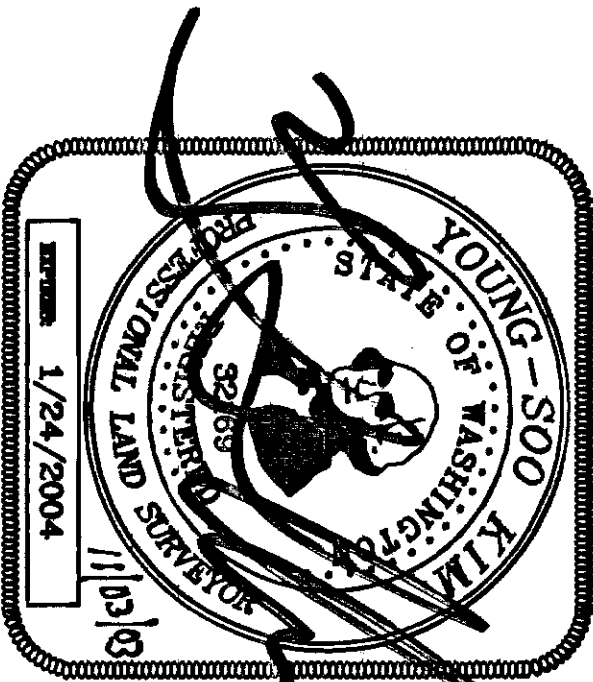
- LEGEND
- PHASE BOUNDARY
 - COMMON AREA
 - LOT LINES
 - NEW MULTIFAMILY SUB-LOT NUMBER 8
 - PARKING STALL NUMBER

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

17

PARKING STALL NUMBER

SHEET 3 OF 5



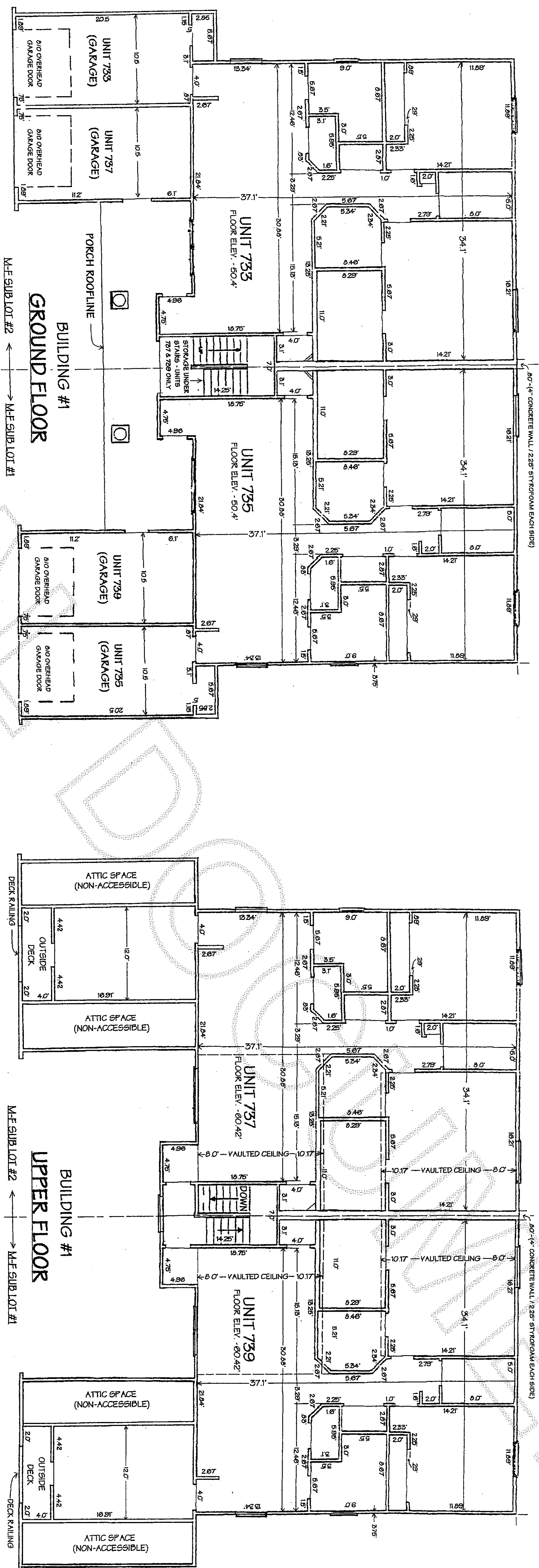
SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM



PHASE 1 - BUILDING PLANS
CASCADE PALMS CONDOMINIUM

A portion of the survey of Cascade Palms Binding Site Plan No. 02-973, in the SE 1/4, Sec. 23,
T. 35 N., R. 4 E., W. M., and recorded 11-12-2002, Skagit County Auditor's File No. 200211120149.

200311030250
Skagit County Auditor
11/3/2003 Page 4 of 5 5:11:17AM



PHASE 1 - BUILDING 1
(733, 735, 737, 739 CASCADE PALMS COURT)

NOTES:

ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS,
MEASURED AS SHOWN TO THE NEAREST 0.1 FOOT.

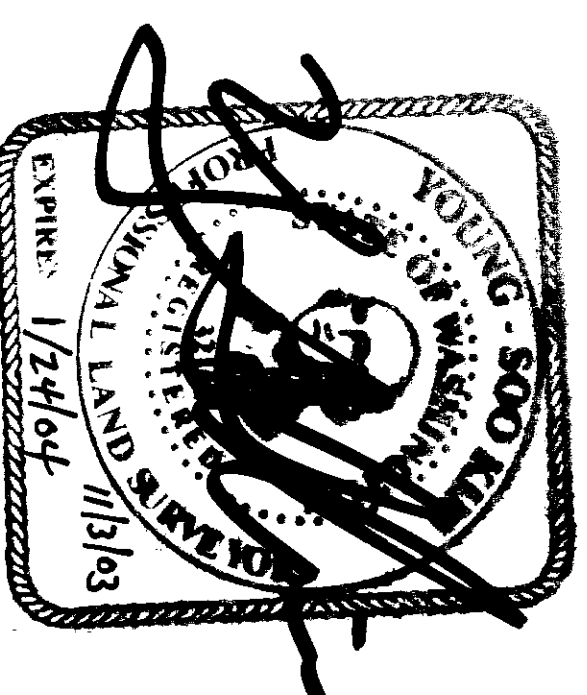
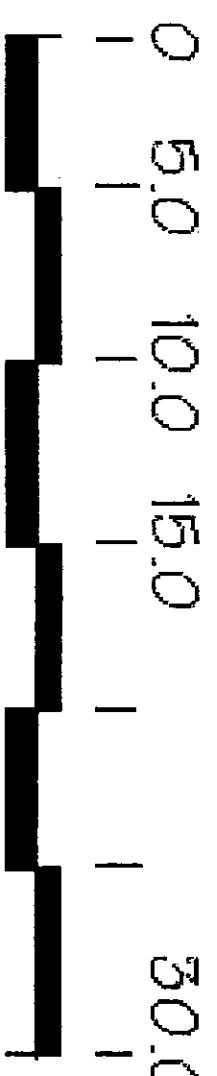
GROUND FLOOR ELEVATIONS ARE TO THE TOP SURFACE OF THE SUB-
FLOOR SHEATHING. UPPER FLOOR ELEVATIONS ARE TO THE TOP
SURFACE OF THE FINISHED CONCRETE. CEILING ELEVATIONS ARE TO
THE UNDERSIDE OF THE CEILING JOISTS. ELEVATIONS ARE
MEASURED TO THE NEAREST 0.1 FOOT.

ALL DIMENSIONS ARE BASED ON AS-BUILT MEASUREMENTS AS OF
THE DATE OF THE DECLARANTS RECORDING OF THESE PLANS.
THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE PRIOR TO
SALE AND DO NOT CONSTITUTE COVENANTS, CONDITIONS,
RESTRICTIONS, WARRANTIES OR GUARANTEES CONCERNING THE
USE, DESIGN, VALUE OR MARKETABILITY THEREOF.

COMPLETE, APPROVED BUILDING PLANS ARE AVAILABLE FROM THE
DECLARANT, AND FROM THE CITY OF SEDRO-WOOLLEY BUILDING
DEPARTMENT.

CASCADE PALMS BINDING SITE PLAN NO. 02-973 (SURVEY MAP)
WAS PREVIOUSLY RECORDED ON NOVEMBER 12, 2002 UNDER SKAGIT
COUNTY AUDITOR'S FILE NO. 200211120149.

DRAWING SCALE: 1" INCH = 10.0' FEET



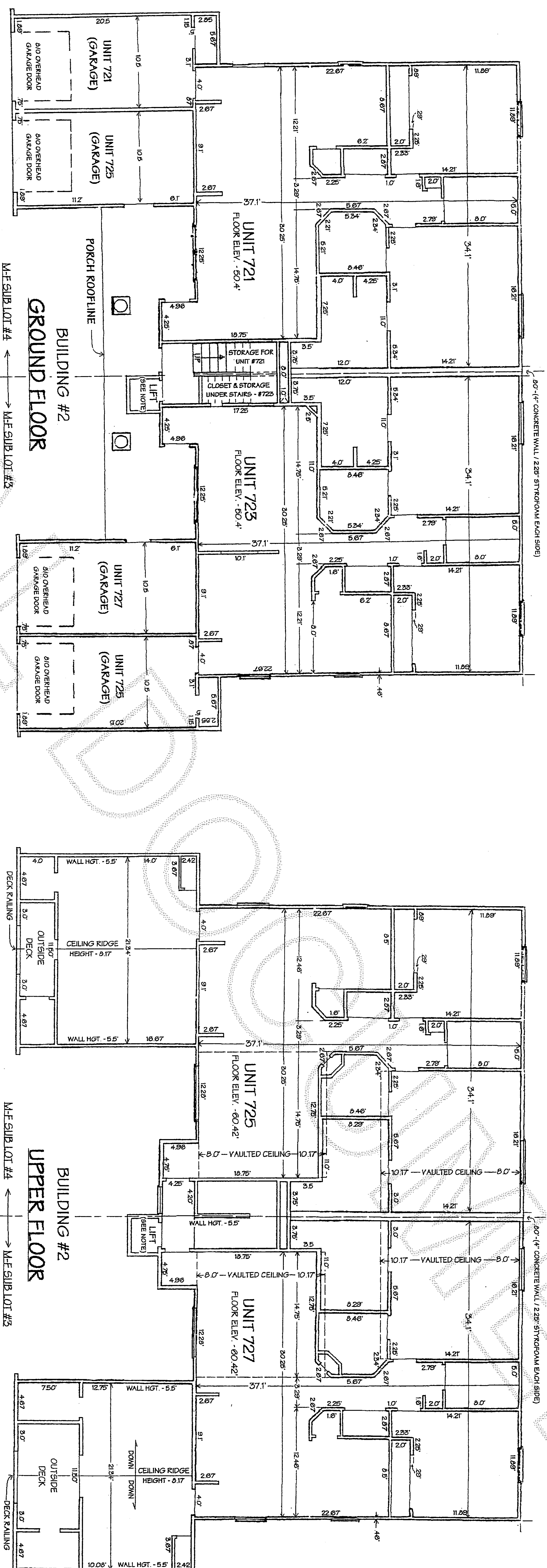
Declarants:
William A. Stiles, Jr., Betty M. Stiles and Trail Investments, LLC
8286 Stiles Lane, Sedro-Woolley, WA 98284 360-856-1411

CASCADE PALMS CONDOMINIUM	
SCALE: 1" = 10.0'	APPROVED BY:
DATE: 10/14/2003	DRAWN BY:
BUILDING PLANS - BLDG. #1	
H & P Investments, LLC, General Contractor	DRAWING NUMBER 4 of 5

PHASE 1 - BUILDING PLANS
CASCADE PALMS CONDOMINIUM

A portion of the survey of Cascade Palms Binding Site Plan No. 02-973, in the SE 1/4, Sec. 23,
T. 35 N., R. 4 E., W. 4 M., and recorded 11-12-2002, Skagit County Auditor's File No. 200211120149.

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Skagit County Auditor
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PHASE 1 - BUILDING 2
(721, 723, 725, 727 CASCADE PALMS COURT)

NOTES:

ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS,
MEASURED AS SHOWN TO THE NEAREST 0.1 FOOT.

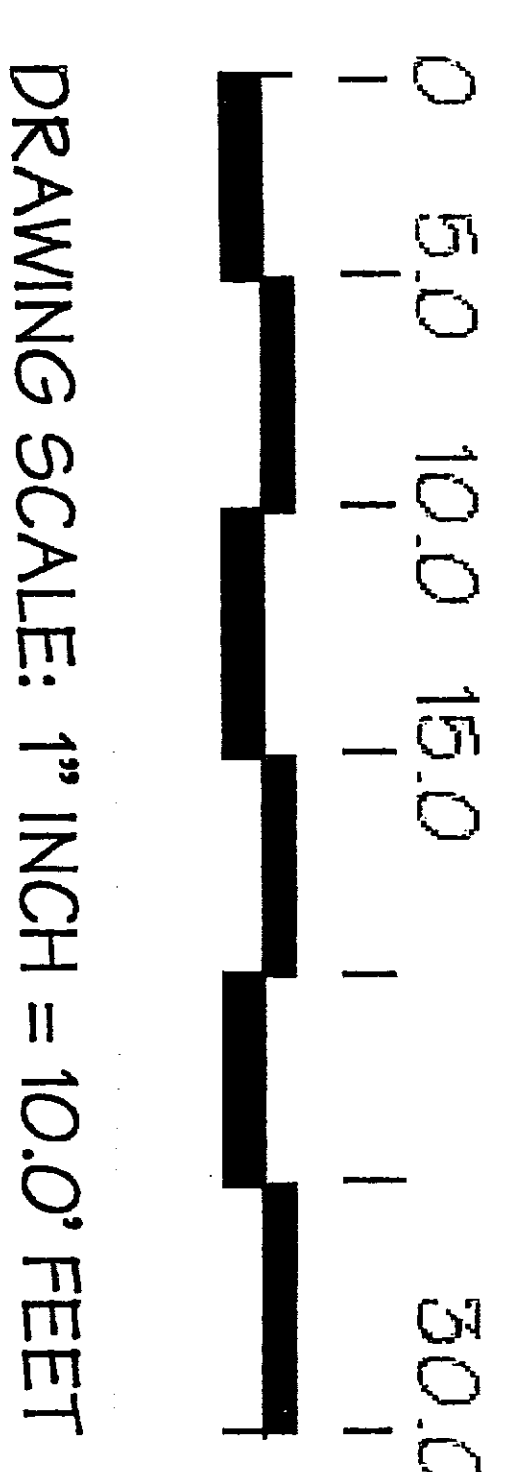
GROUND FLOOR ELEVATIONS ARE TO THE TOP SURFACE OF THE SUB-
FLOOR SHEATHING. UPPER FLOOR ELEVATIONS ARE TO THE TOP
SURFACE OF THE FINISHED CONCRETE. CEILING ELEVATIONS ARE TO
THE UNDERSIDE OF THE CEILING JOISTS. ELEVATIONS ARE
MEASURED TO THE NEAREST 0.1 FOOT.

ALL DIMENSIONS ARE BASED ON AS-BUILT MEASUREMENTS AS OF
THE DATE OF THE DECLARANTS RECORDING OF THESE PLANS.
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USE, DESIGN, VALUE OR MARKETABILITY THEREOF.

COMPLETE, APPROVED BUILDING PLANS ARE AVAILABLE FROM THE
DECLARANT, AND FROM THE CITY OF SEDRO-WOOLLEY BUILDING
DEPARTMENT.

CASCADE PALMS BINDING SITE PLAN NO. 02-973 (SURVEY MAP)
WAS PREVIOUSLY RECORDED ON NOVEMBER 12, 2002 UNDER SKAGIT
COUNTY AUDITOR'S FILE NO. 200211120149.

ELEVATOR (LIFT) IS FOR THE EXCLUSIVE USE OF THE UPPER FLOOR
UNITS AND IS CONSIDERED A LIMITED COMMON AREA AND FACILITY
OF, AND SHARED EQUALLY, BY THE UPPER FLOOR UNITS.



Declarants:
William A. Stiles, Jr., Betty M. Stiles and Trail Investments, LLC
8286 Stiles Lane, Sedro-Woolley, WA 98284 360-856-1411

CASCADE PALMS CONDOMINIUM	
SCALE: 1" = 10.0'	APPROVED BY:
DATE: 10/14/2003	DRAWN BY:
BUILDING PLANS - BLDG. #2	
H & P Investments, LLC, General Contractor	DRAWING NUMBER 8 of 5