

CASCADE PALMS CONDOMINIUM - PHASE 2
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.

200508080175
 Skagit County Auditor
 8/9/2005 Page 2 of 5 2:35PM
 N. GAWMANN
 COUNTY AUDITOR
 SKAGIT COUNTY, WASHINGTON
 BY DEPUTY
 XIMM FRANK

LEGAL DESCRIPTION

CASCADE PALMS CONDOMINIUM PHASE 1
 MULTI-FAMILY SUB LOTS 5, 6, 7 AND 8, PHASE 2, 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 INDIVIDUAL 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, EXTURES 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 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, 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.

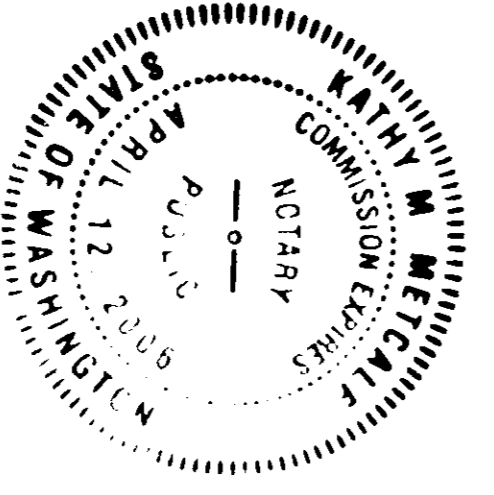
Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property 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.

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 APNO. 20031030251

ACKNOWLEDGEMENT

STATE OF Washington
 COUNTY OF Skagit
 THIS IS TO CERTIFY THAT ON THE 8 DAY OF August 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED William A. Stiles, Jr. and Betty M. Stiles, a husband and wife, both of legal age and sound mind, who are the representatives of said corporation and 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.

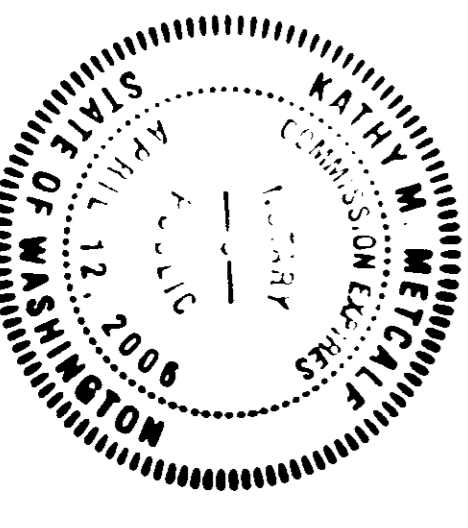


Betty M. Stiles
 NOTARY PUBLIC IN AND FOR THE STATE OF
WA RESIDING AT Sedro-Woolley

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.

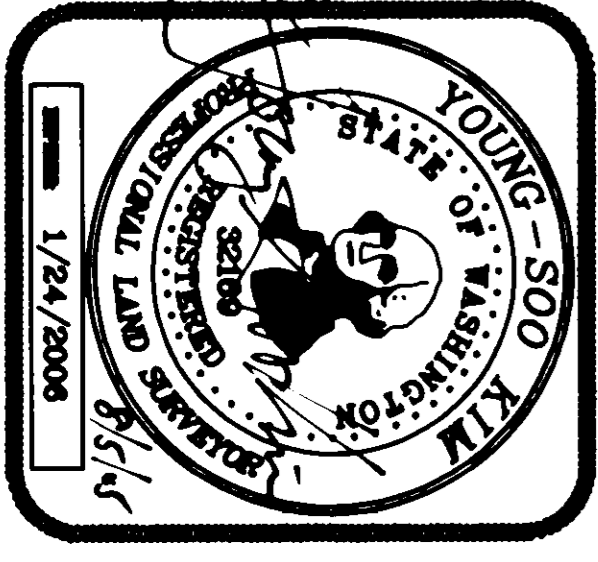
William A. Stiles, Jr.
 WILLIAM A. STILES, JR.
Betty M. Stiles
 BETTY M. STILES



ACKNOWLEDGEMENT

STATE OF Washington
 COUNTY OF Skagit
 ON THIS 8 DAY OF August 2005, 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

Betty M. Stiles
 NOTARY PUBLIC IN AND FOR THE STATE OF
WA RESIDING AT Sedro-Woolley



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 2005.

SKAGIT COUNTY TREASURER _____ DATE _____

501034

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 2

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: MF-2
THEO TRAIL RD.
820

JEFF HODGIN
2381 W. BLAINE

KIRK & TAMMY CANNON
ERNEST AND WARD LANE
18062 PERGERSON
MOUNT VERNON

ZONING: MF-2
NORTH GRANDVIEW LLC
P.O. BOX 1591 ARLINGTON

FRED O'NEILL
712 TRAIL RD.

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

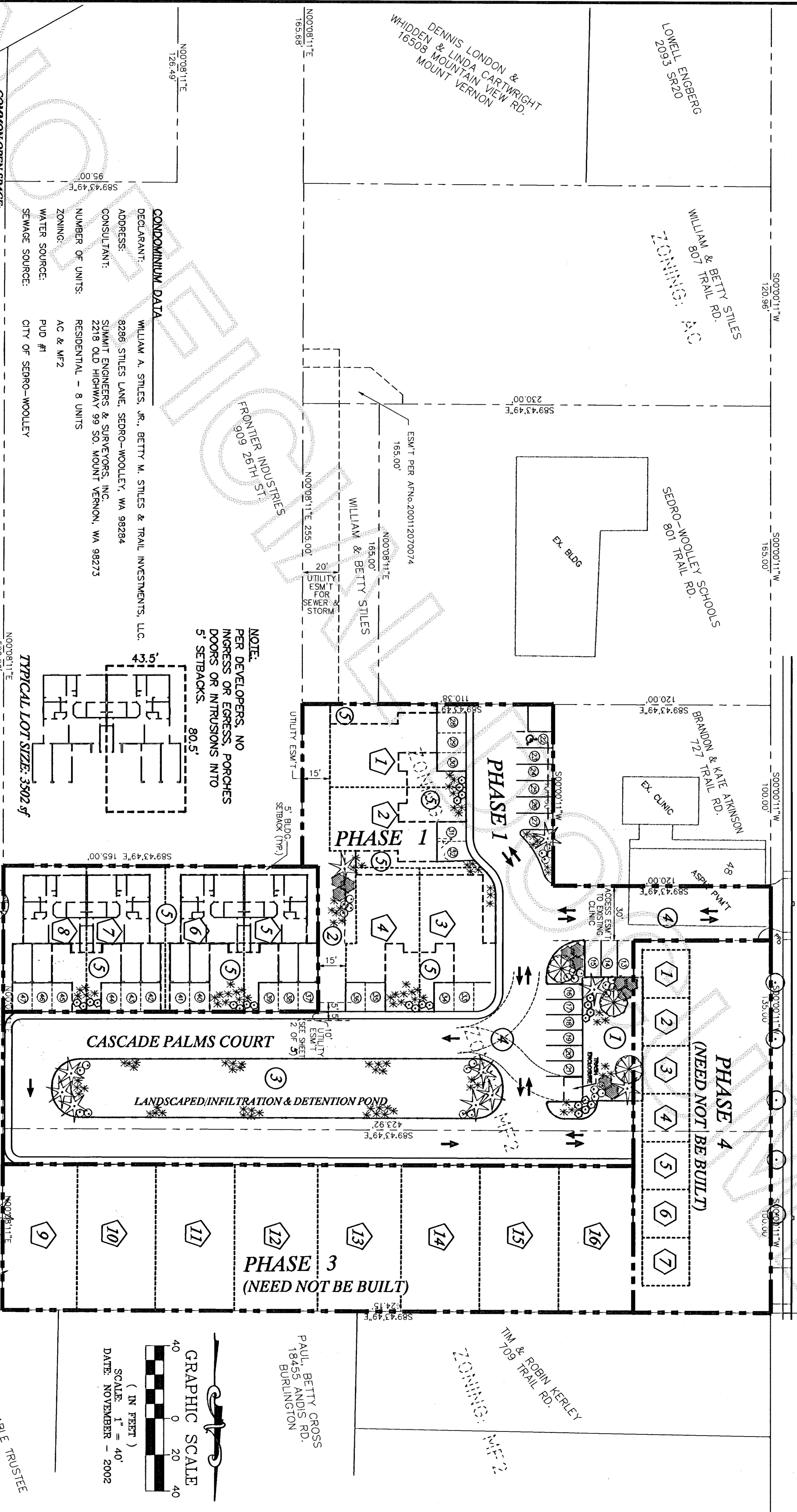
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Skagit County Auditor
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PATTI & CHRIS STURMONT
P.O. BOX 158
LYMAN

FND. MON.

TRAIL ROAD

COOK ROAD



CONDOMINIUM DATA
DECLARANT: WILLIAM A. STILES, JR., BETTY M. STILES & TRAIL INVESTMENTS, LLC.
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 - 8 UNITS
ZONING: AC & MF2
WATER SOURCE: PUD #1
SEWAGE SOURCE: CITY OF SEDRO-WOOLLEY

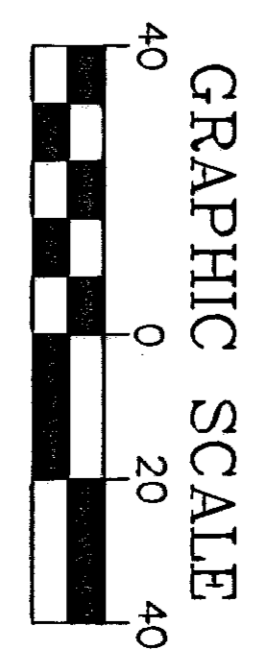
NOTE:
PER DEVELOPERS, NO
INGRESS OR EGRESS, PORCHES
DOORS OR INTRUSIONS INTO
5' SETBACKS.

TYPICAL LOT SIZE: 3502 sf

LEGEND

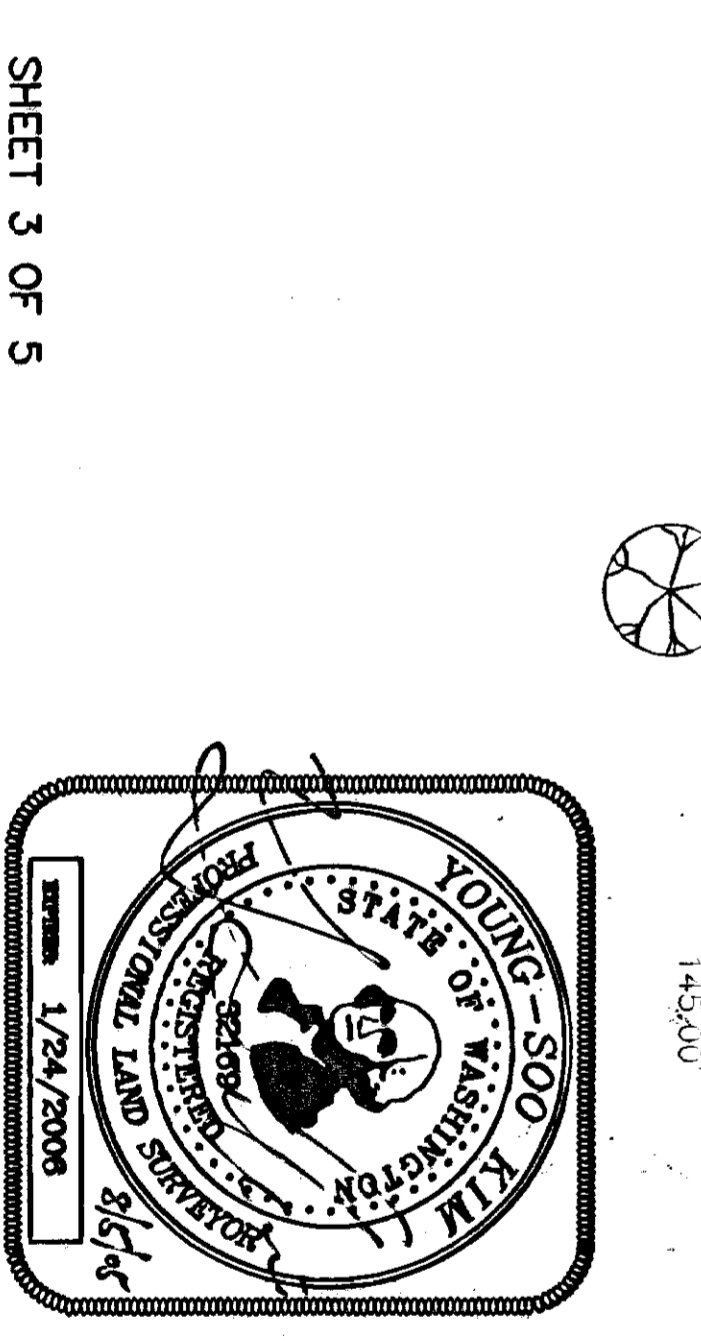
PHASE BOUNDARY
COMMON AREA
LOT LINES

NEW MULTI-FAMILY SUB-LOT NUMBER 8
PARKING STALL NUMBER

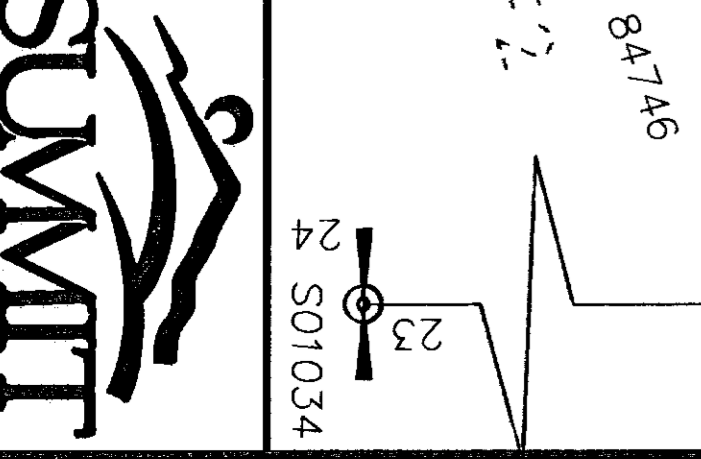


SR-20
COMMON OPEN SPACE:
1 ACTIVE RECREATIONAL AREA
2 PASSIVE RECREATIONAL AREA
3 LANDSCAPED POND AREA
4 COMMON INGRESS & EGRESS AREA
5 LIMITED COMMON OPEN SPACE

PROJECT TOTAL SITE AREA: 2.64 ACRES
TOTAL DEVELOPMENT AREA: 2.64 ACRES
PROJECT DENSITY: 148 UNITS/ACRE
PROVIDED COMMON OPEN SPACE AREA: 1.21 ACRES
PROVIDED LIMITED COMMON OPEN SPACE AREA: 0.43 ACRES



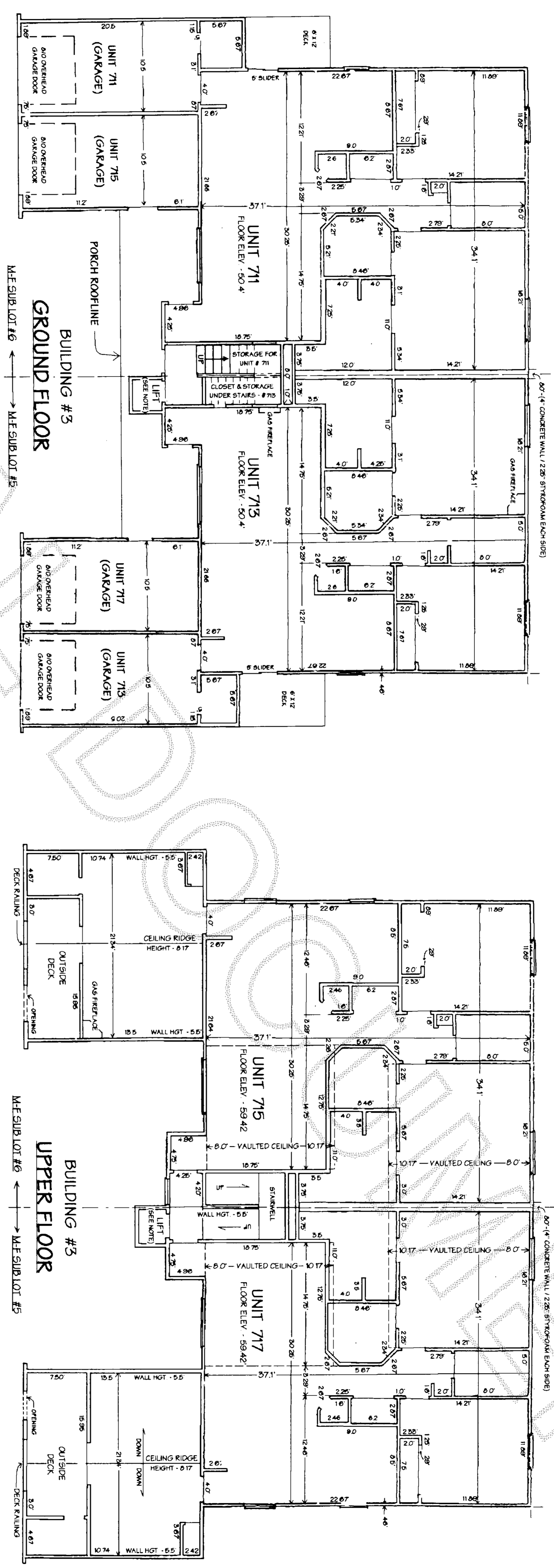
SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
PHONE: (360) 416-9999 FAX: (360) 416-9949
E-MAIL: YSK@SUMMITES.COM



PHASE 2 - 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.

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PHASE 2 - BUILDING 3 (711, 713, 715, 717 CASCADE PALMS COURT)

NOTES:

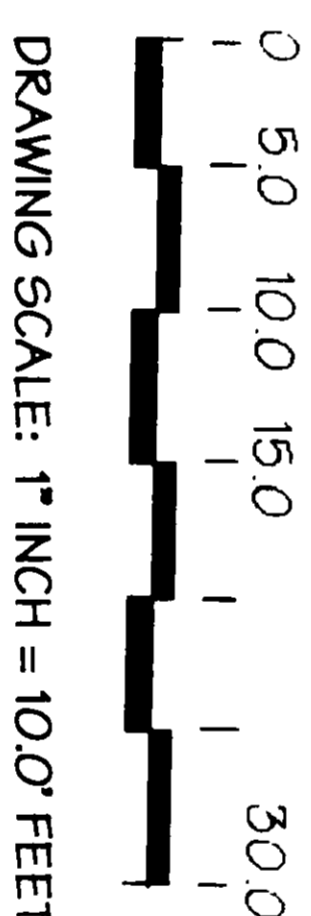
ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS, MEASURED AS SHOWN TO THE NEAREST 0.1 FOOT.

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 DECLARANT'S 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. 20021120149.



[Signature]
8/6/06

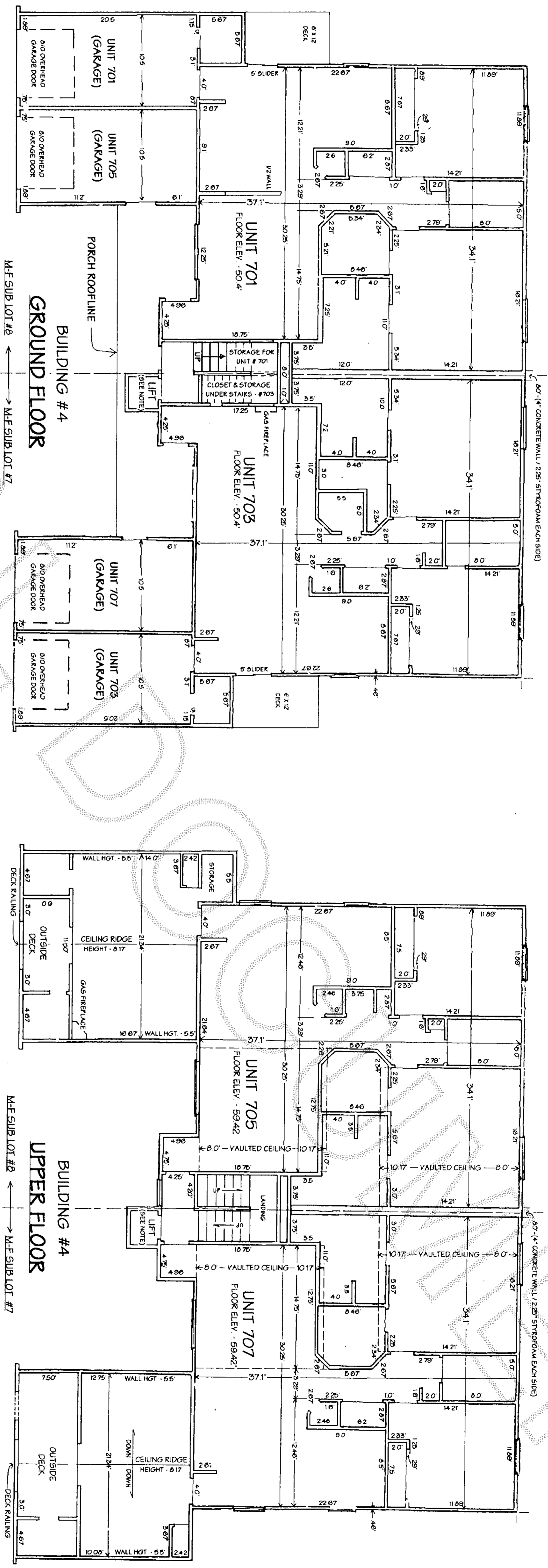
Declarant:
William A. Stiles, Jr., Betty M. Stiles and Trail Investments, LLC
8286 Stiles Lane, Sedro-Woolley, WA 98284

CASCADE PALMS CONDOMINIUM	
SCALE: 1" = 10.0'	APPROVED BY:
DATE: 8/01/2005	DRAWN BY: WAS/III
BUILDING PLANS - BLDG. #3	
Certified by: Trail Investments, LLC, Owner	
DRAWING NUMBER 4 of 5	

PHASE 2 - 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.

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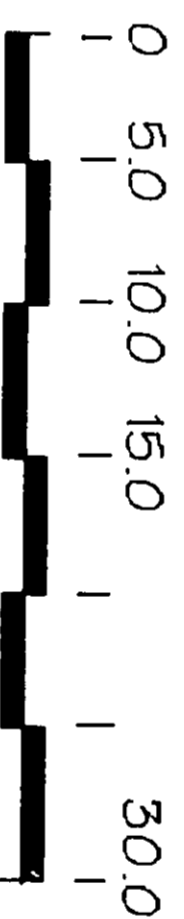
PHASE 2 - BUILDING 4 (701, 703, 705, 707 CASCADE PALMS COURT)

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.
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DRAWING SCALE: 1" INCH = 10.0' FEET



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

CASCADE PALMS CONDOMINIUM

BUILDING PLANS - BLDG. #4

SCALE: 1" = 10.0'	APPROVED BY:	DRAWN BY: WAS111
DATE: 8/01/2005		REVISED
Certified by: Trail Investments, LLC, Owner		DRAWING NUMBER
		5 of 5