

CASCADE PALMS CONDOMINIUM - EAST 1/2 OF PHASE 3

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

AUDITOR'S CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

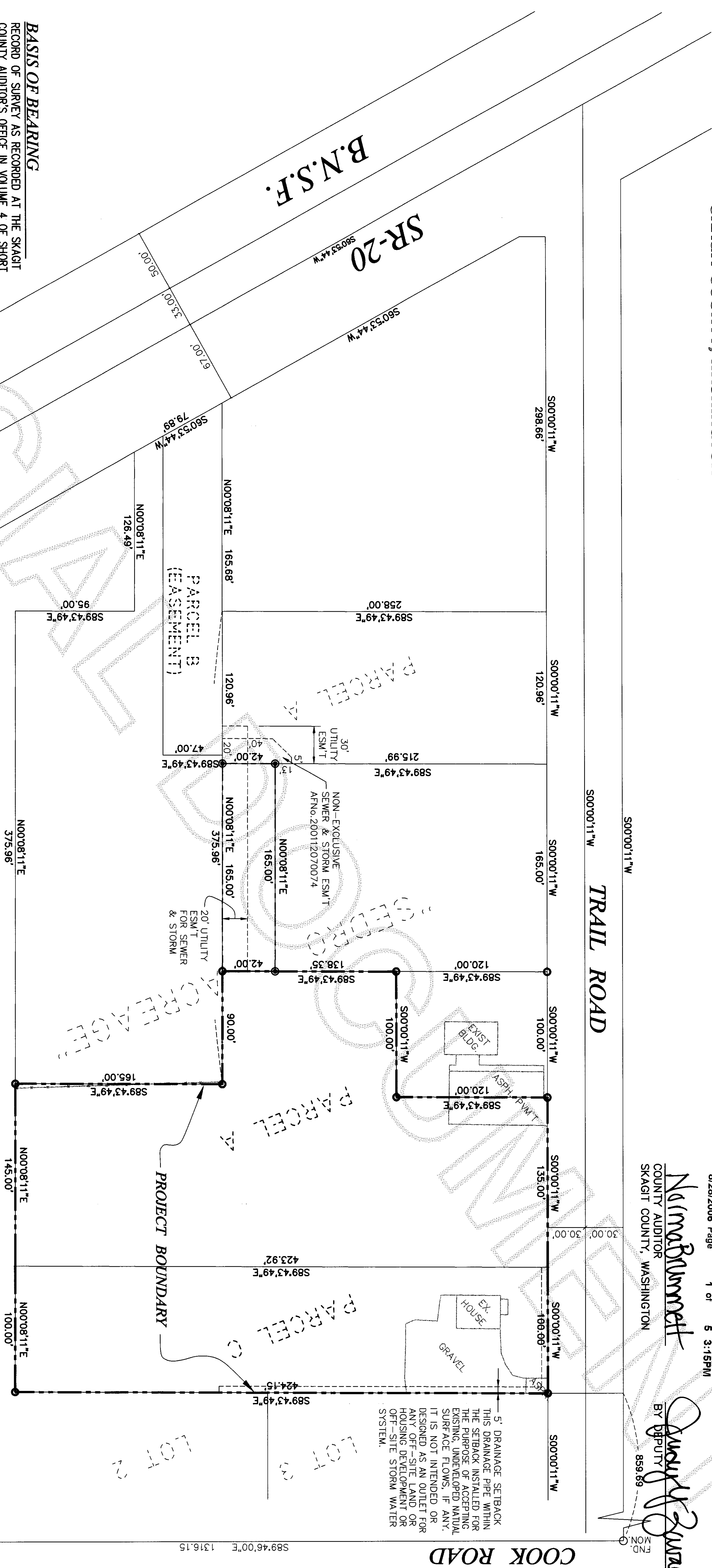
200608280229

Skagit County Auditor

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Nelma Burnett  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

Deputy  
BY DEPUTY  
859.69



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 2nd story unit  
PHASE 1 { BUILDING #1 - 733 Cascade Palms Court 737 Cascade Palms Court  
BUILDING #2 - 723 Cascade Palms Court 727 Cascade Palms Court

*East side of building:*

1st story unit 2nd story unit  
PHASE 2 { BUILDING #3 - 711 Cascade Palms Court 715 Cascade Palms Court  
BUILDING #4 - 701 Cascade Palms Court 705 Cascade Palms Court

*West side of building:*

1st story unit 2nd story unit  
PHASE 3 { BUILDING #5 - 700 Cascade Palms Court 702 Cascade Palms Court  
BUILDING #6 - 710 Cascade Palms Court 712 Cascade Palms Court

*South side of building:*

1st story unit 2nd story unit  
735 Cascade Palms Court 739 Cascade Palms Court  
721 Cascade Palms Court 725 Cascade Palms Court

*West side of building:*

1st story unit 2nd story unit  
713 Cascade Palms Court 717 Cascade Palms Court  
703 Cascade Palms Court 707 Cascade Palms Court

*West side of building:*

1st story unit 2nd story unit  
702 Cascade Palms Court 706 Cascade Palms Court  
712 Cascade Palms Court 716 Cascade Palms Court

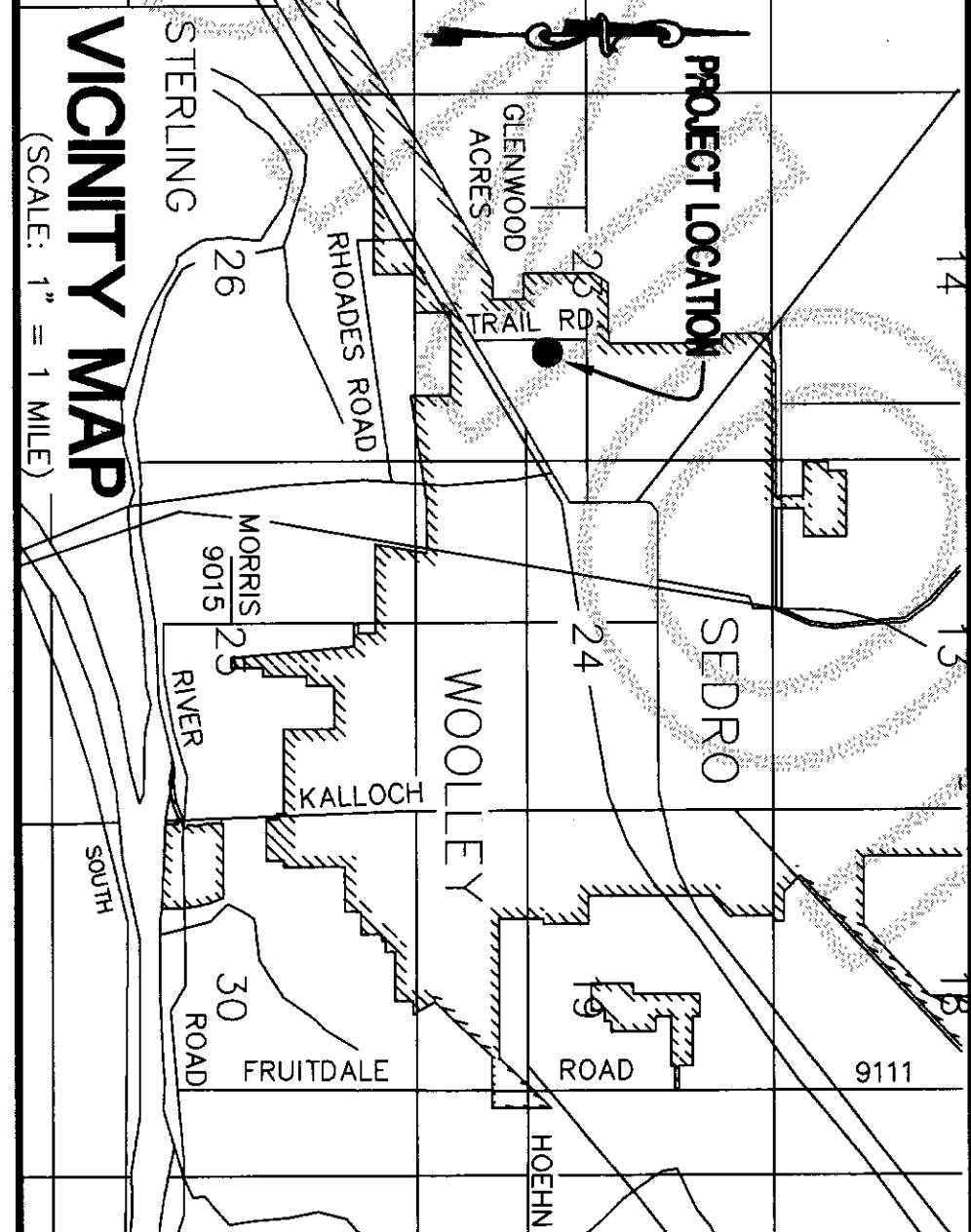
SURVEYOR'S CERTIFICATE

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

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

LEGEND  
○ COMPUTED POINT  
● SET REBAR & CAP #32169  
○ FND CONC. MON.  
○ FND IP



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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COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON  
BY DEPUTY

LEGAL DESCRIPTION

CASCADE PALMS CONDOMINIUM, EAST 1/2 - PHASE 3

MULTI-FAMILY SUB LOTS 9, 10, 11 AND 12, PHASE 3, 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 AN UNDIVIDED 1/39TH UNDIVIDED INTEREST IN AND TO: 1) ACTIVE RECREATIONAL 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 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 AFNO. 20031030251

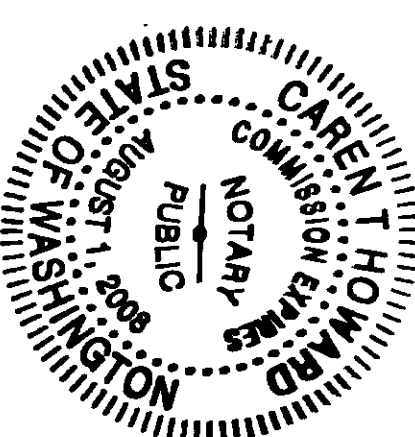
ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 28th DAY OF August, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED

William A. Stiles Jr. A Washington Resident  
OF Skagit County TO BE THE REPRESENTATIVES 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.

NOTARY PUBLIC IN AND FOR THE STATE OF  
WA RESIDING AT Bellingham, WA



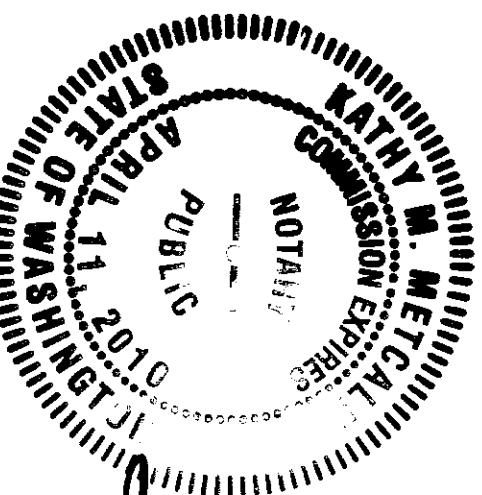
ACKNOWLEDGEMENT

STATE OF Washington  
COUNTY OF Skagit

ON THIS 28 DAY OF August, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED William A Stiles Jr.

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

William A. Stiles Jr. NOTARY PUBLIC IN AND FOR THE STATE OF  
WA RESIDING AT Bellingham, WA



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 AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2006.

SKAGIT COUNTY TREASURER DATE

S01034

SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
PHONE: (360) 416-4099 FAX: (360) 416-4049  
E-MAIL: YSR@SUMMITES.COM



Business Office of Skagit County



CASCADE PALMS CONDOMINIUM - EAST 1/2 OF PHASE 3

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: MF2  
THEO MEAMER  
820 TRAIL RD.

JEFF HODGIN  
2381 W. BLAINE

TAMMY CANNON  
KIRK & PATTI WARD  
ERNEST ANDY WARD LANE  
18082 PEREGRINE  
MOUNT VERNON

ZONING: MF2  
NORTH GRANVIEW LLC  
P.O. BOX 159, ARLINGTON

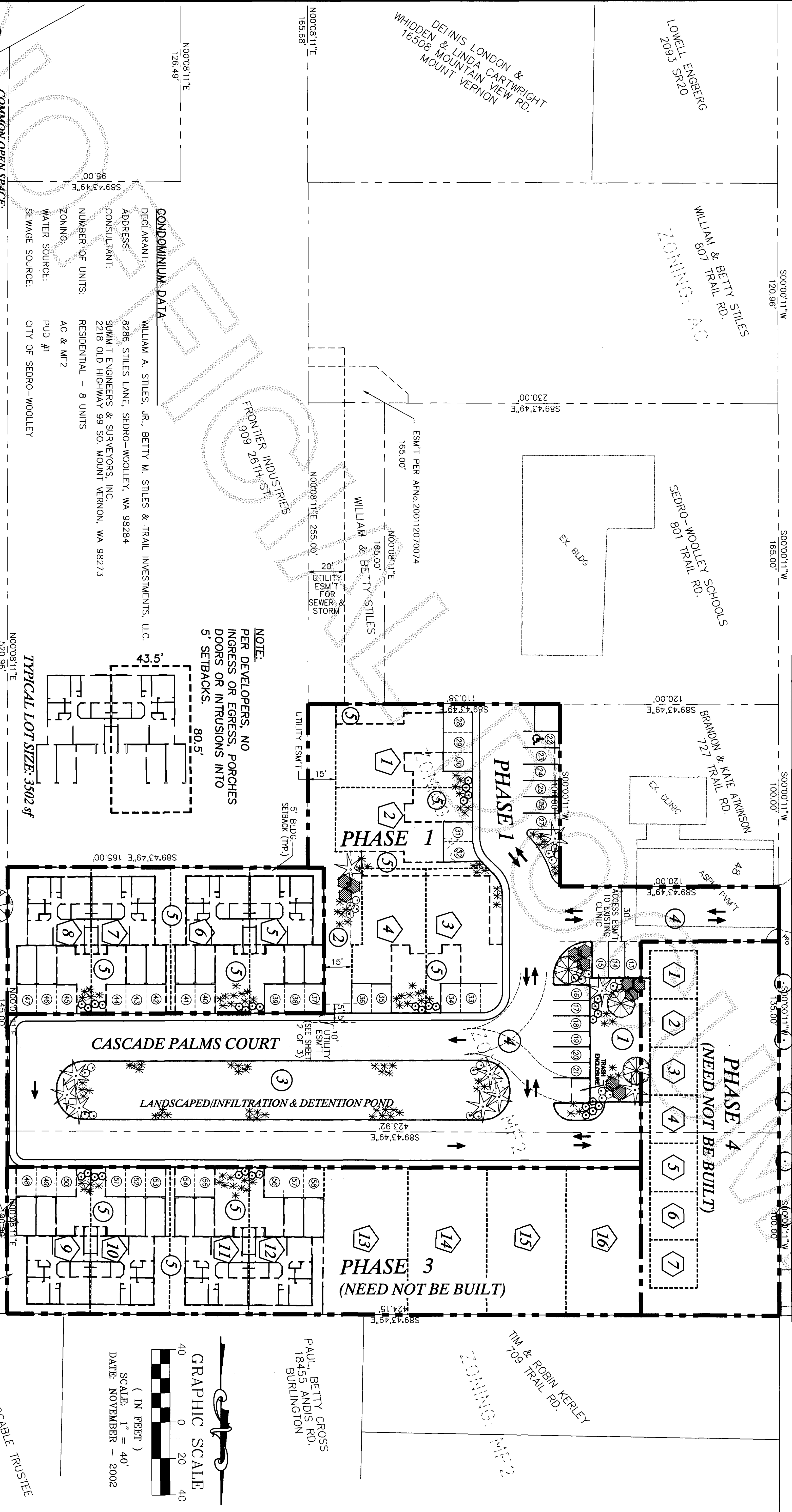
FRED OWENELL  
712 TRAIL RD.

AUDITORS CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.  
200603280229  
Skagit County Auditor  
8/28/2006 Page 3 of 5 3:15PM

PATTI & CHRIS STORMONT  
P.O. BOX 158  
LYMAN

TRAIL ROAD

COOK ROAD



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

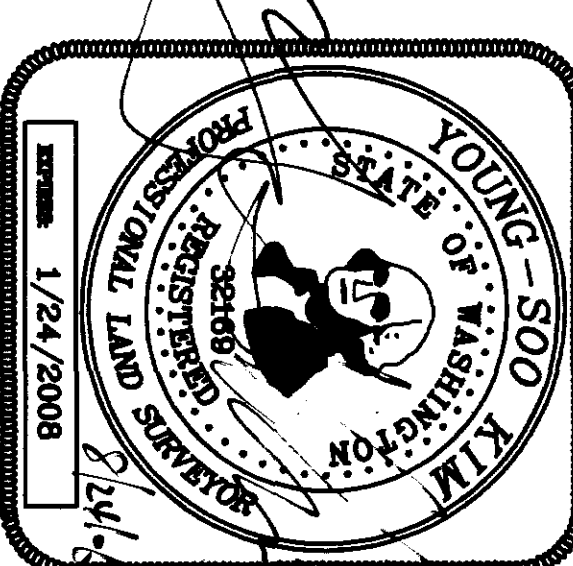
LEGEND

- PHASE BOUNDARY
- COMMON AREA
- LOT LINES
- NEW MULTI-FAMILY SUB-LOT NUMBER 8
- PARKING STALL NUMBER

3

NEW MULTI-FAMILY SUB-LOT NUMBER 8

SHEET 3 OF 5



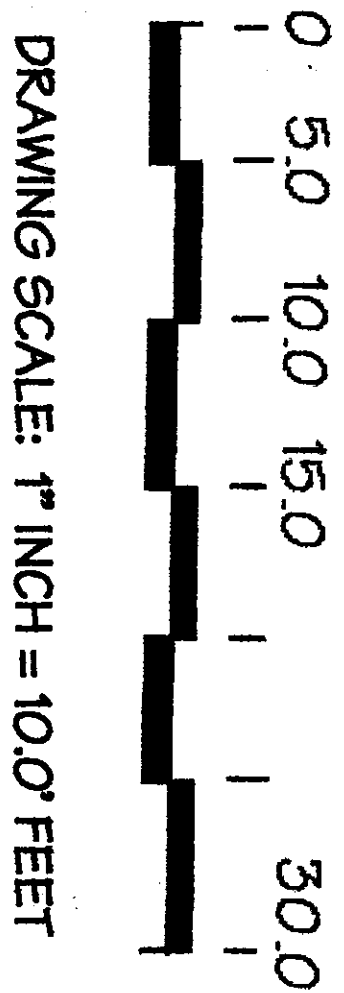
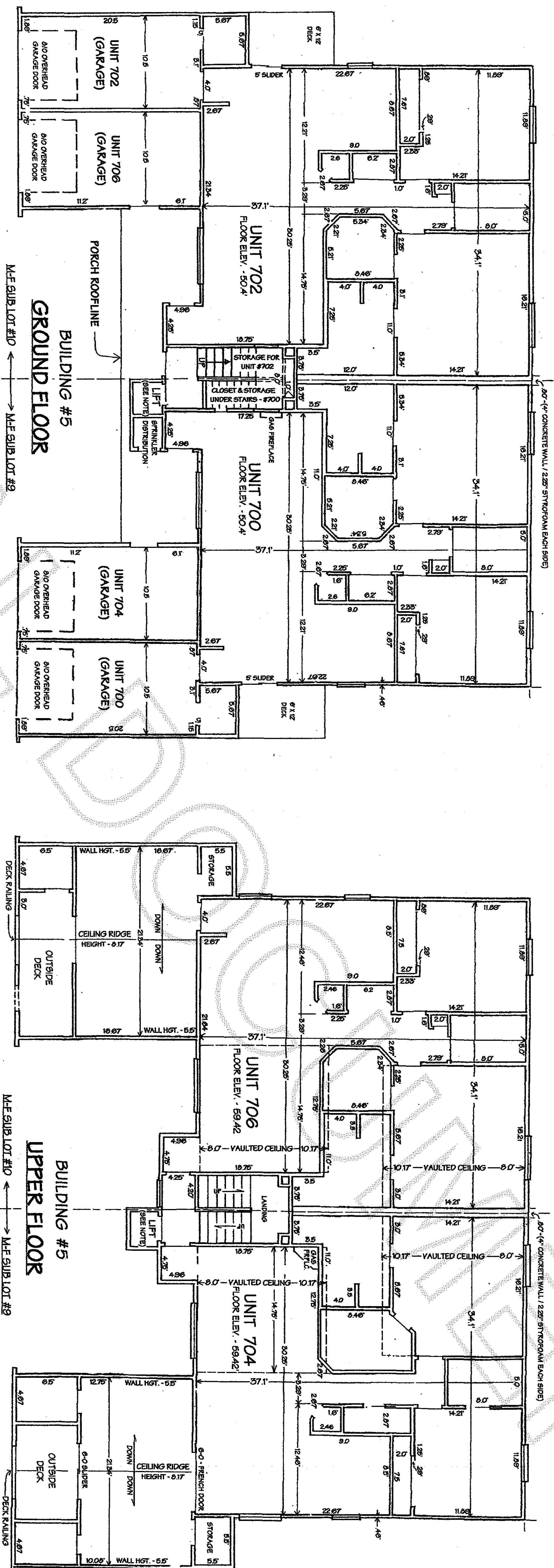
SUMMIT ENGINEERS & SURVEYORS, INC.  
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PHONE: (360) 416-4999 FAX: (360) 416-4949  
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EAST 1/2 - PHASE 3 - BUILDING PLANS  
CASCADE PALMS CONDOMINIUM

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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Skagit County Auditor  
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NOTES:

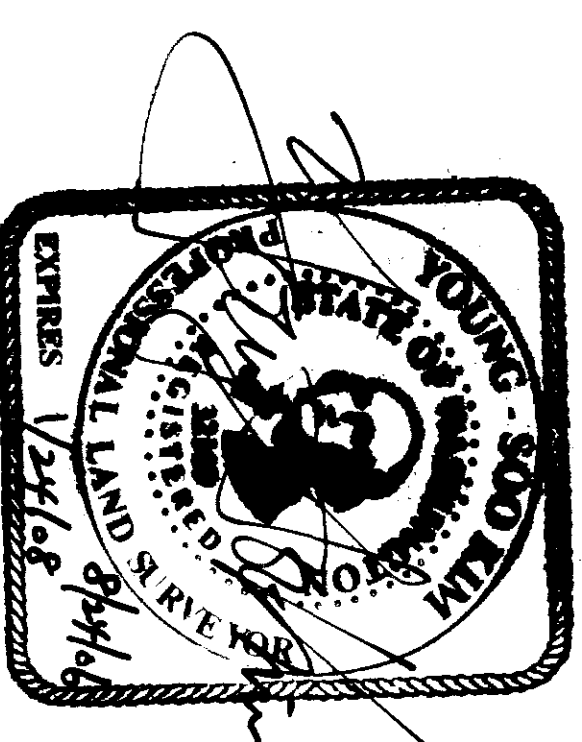
ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS,  
MEASURED AS SHOWN TO THE NEAREST 0.1 FOOT.

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.



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

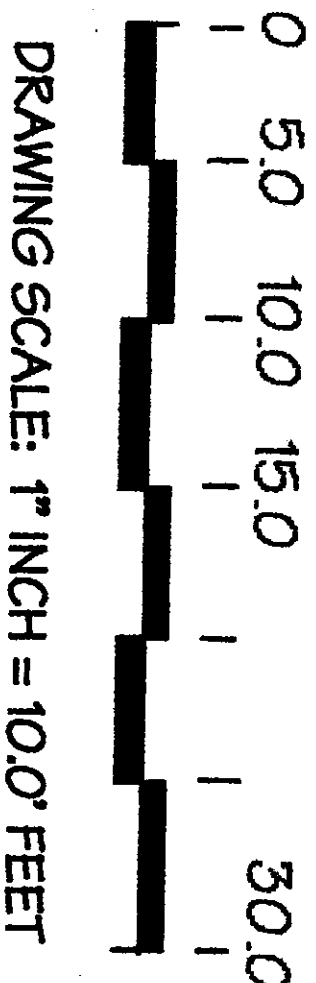
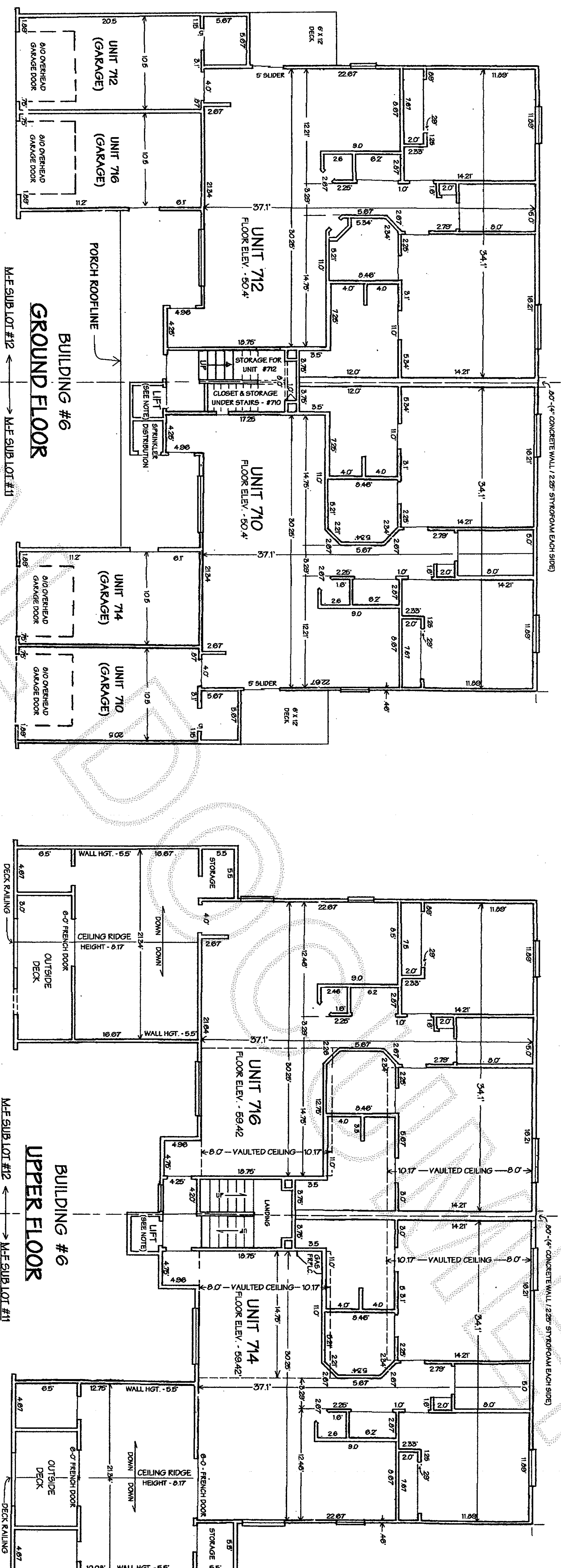
CASCADE PALMS CONDOMINIUM	
SCALE: 1" = 10.0'	APPROVED BY: WASIII
DATE: 8/01/2006	REVISED
BUILDING PLANS - BLDG. #5	
Certified by: Stiles Properties, LLC, Owner	DRAWING NUMBER 4 of 5



EAST 1/2 - PHASE 3 - BUILDING PLANS  
CASCADE PALMS CONDOMINIUM

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200608280229  
Skagit County Auditor



EAST 1/2 - PHASE 3 - BUILDING 6  
(710, 712, 714, 716 CASCADE PALMS COURT)

NOTES:

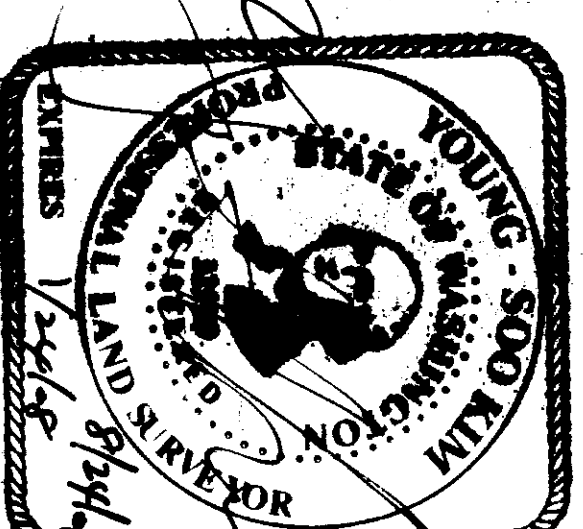
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8286 Stiles Lane, Sedro-Woolley, WA 98284

CASCADE PALMS CONDOMINIUM	
SCALE: 1" = 10.0'	APPROVED BY: WASIII
DATE: 8/01/2006	REVIEWED
BUILDING PLANS - BLDG. #6	
Certified by: Stiles Properties, LLC, Owner	DRAWING NUMBER 5 of 5