





CASCADE PALMS CONDOMINIUM - EAST 1/2 OF WEST 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

LEGAL DESCRIPTION

CASCADE PALMS CONDOMINIUM, EAST 1/2 OF THE WEST 1/2 - PHASE 3  
MULTI-FAMILY SUB LOTS 13 AND 14, PHASE 3, CASCADE PALMS BINDING SITE PLAN  
NO. 02-973, RECORDED NOVEMBER 12, 2002, AS AUDITOR'S FILE NO. 20021120149,  
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  
THERE TO, 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 AFN# 200311050251

ACKNOWLEDGEMENT

STATE OF Washington )  
COUNTY OF Skagit )  
THIS IS TO CERTIFY THAT ON THE 22nd DAY OF June, 2007,  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED  
Don Zimmelman

OF Business Bank A Washington  
CORPORATION, TO ME KNOWN TO BE A 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.

Youn M. Yehoud  
NOTARY PUBLIC IN AND FOR THE STATE OF  
Washington, RESIDING AT Bellevue

ACKNOWLEDGEMENT

STATE OF Washington )  
COUNTY OF Skagit )  
ON THIS 22nd DAY OF June, 2007, BEFORE ME, THE UNDERSIGNED,  
A NOTARY PUBLIC, PERSONALLY APPEARED William A. Stiles, Jr.  
Beth 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

Richard M. Vanhook  
NOTARY PUBLIC IN AND FOR THE STATE OF  
Washington, RESIDING AT Mount Vernon

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Skagit County Auditor  
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COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

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 2008-7

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





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

JEFF HODGIN  
95TH TERRACE  
2381 W. BLAINE

TONING: 44-2  
NORTH GRANDVIEW LLC  
P.O. BOX 159, ARLINGTON

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD AT THE REQUEST OF

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FILED FOR RECORD AT THE REQUEST OF

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FILED FOR RECORD AT THE REQUEST OF

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FND. MON

COOK ROAD

## COMMON OPEN SPACE

## ① ACTIVE RECREATIONAL AREA

## 2 PASSIVE RECREATIONAL AREA

### ③ LANDSCAPED POND AREA

#### 4 COMMON INGRESS & EGRESS AREA

LIMITED COMMON OPEN SPACE: (5)

**PROJECT TOTAL SITE AREA: 2.64 ACRES**

**TOTAL DEVELOPMENT AREA: 2.64 ACRES**

**PROJECT DENSITY: 14.8 UNITS/ACRE**

PROVIDED COMMON OPEN SPACE AREA:

PROVIDED LIMITED COMMON OPEN SPACE AREA: 0.43 ACRES

### LEGEND

**————** **- - - -** **———** PHASE BOUNDARY

COMMON AREA

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LOT LINES

NEW MILL T-EAMIL Y SIB-LOT NUMBER 8

NEW MOULT 1 APRIL 1962

PARKING STALL NUMBER 17


①7 PARKING STALL NUMBER

SHEET 3 OF 4

SHEET 3 OF 4



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2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
E-MAIL: [YSK@SUMMITTES.COM](mailto:YSK@SUMMITTES.COM)

 **SUMMIT**

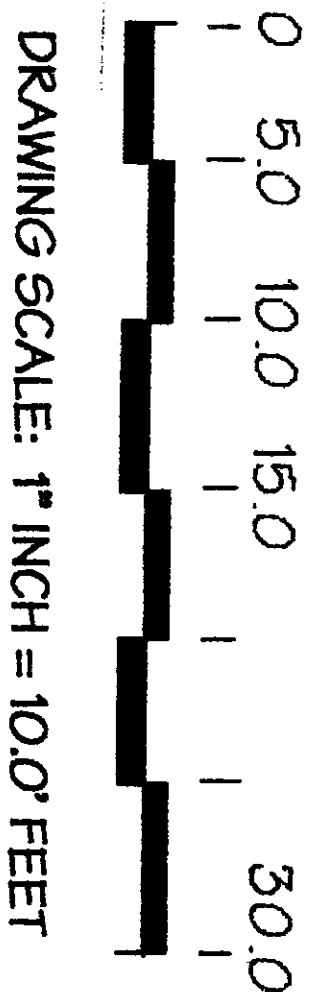
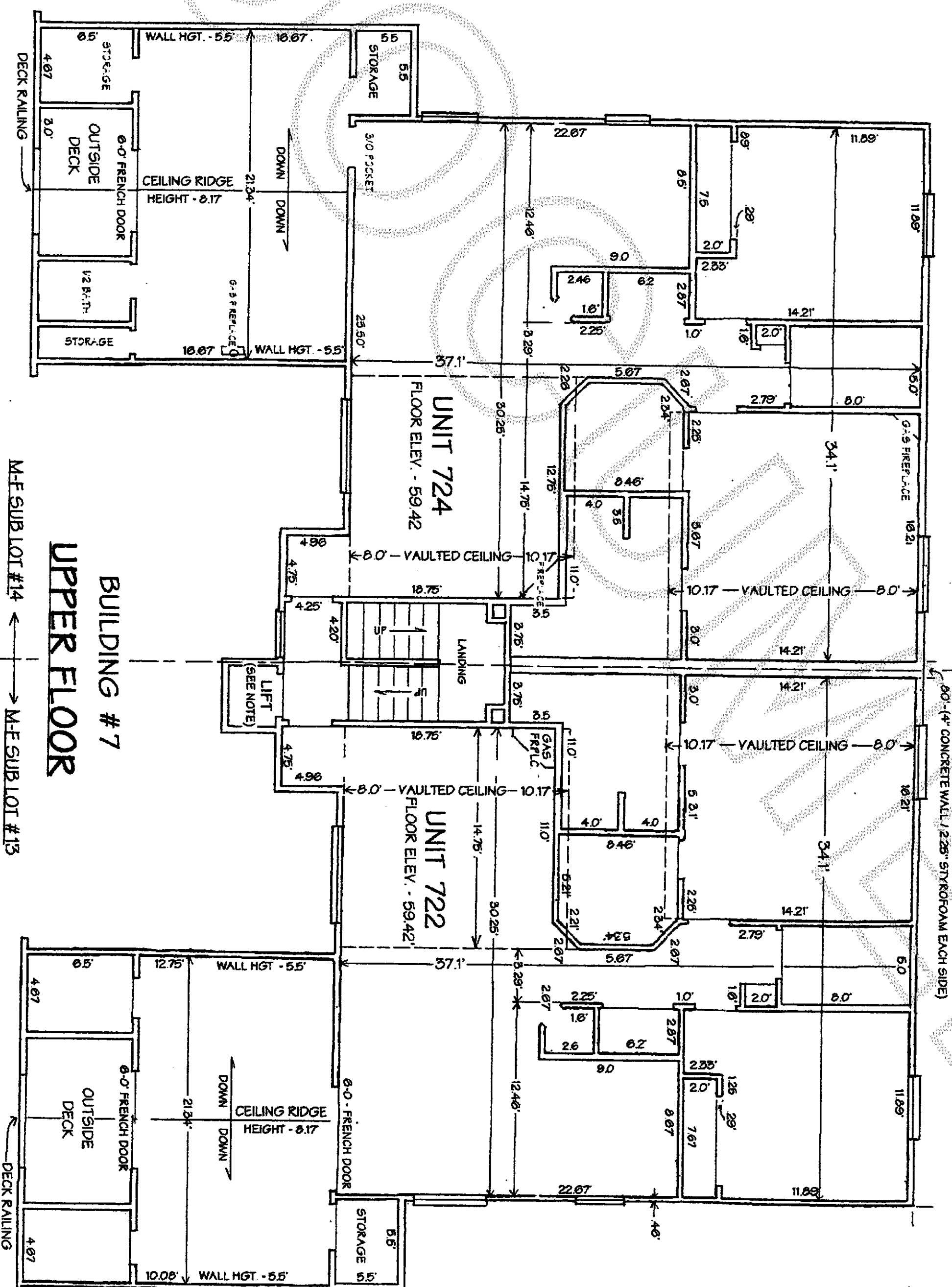
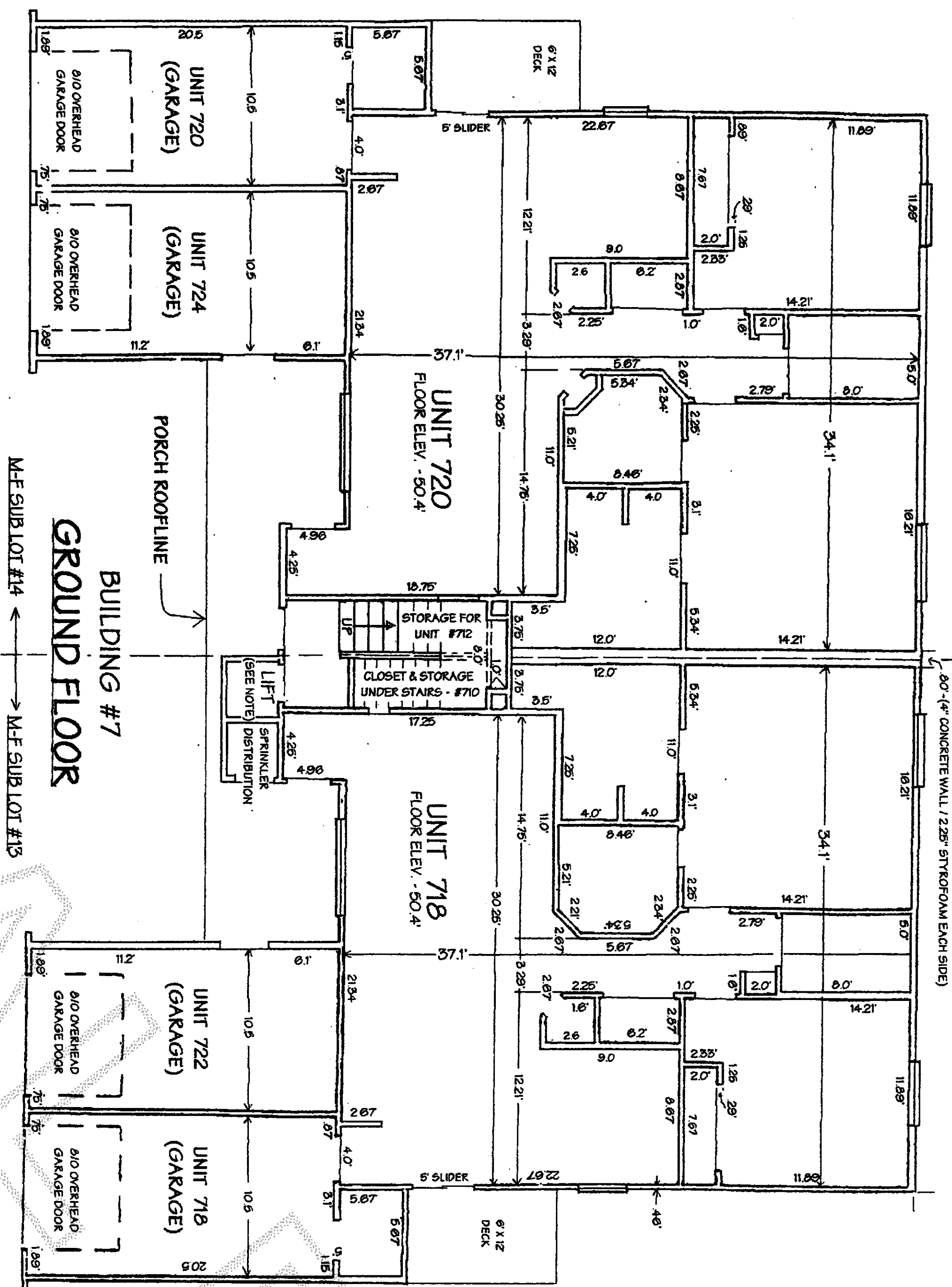


**SUMMIT**

MF SUB LOTS 13 & 14 - 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. 20021120149.

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Skagit County Auditor  
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DRAWING SCALE: 1" INCH = 10.0' FEET

MF SUB LOTS 13 & 14 - PHASE 3 - BUILDING 7  
(718, 720, 722, 724 CASCADE PALMS COURT)

NOTES:

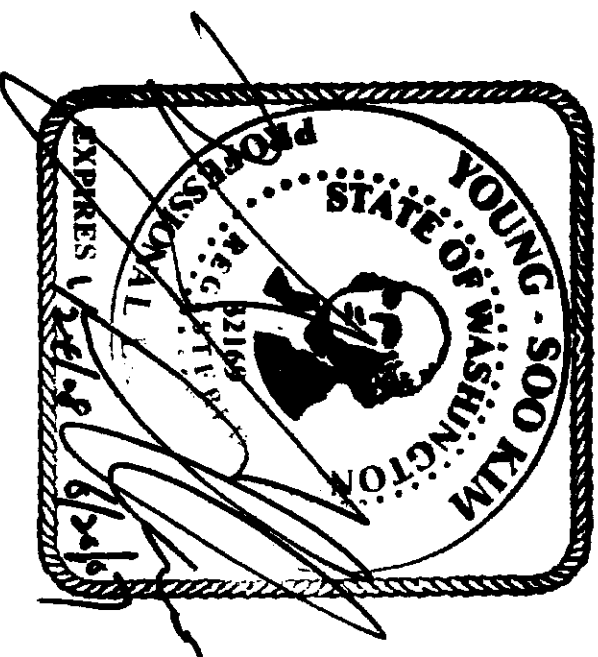
ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS,  
MEASURED AS SHOWN TO THE NEAREST 0.1 FOOT.

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.



CASCADE PALMS CONDOMINIUM

SCALE: 1" = 10.0'

APPROVED BY:

DRAWN BY WASII

DATE: 4/10/2007

REVISED

BUILDING PLANS - BLDG. #7

Certified by: Stiles Properties, LLC, Owner

DRAWING NUMBER