

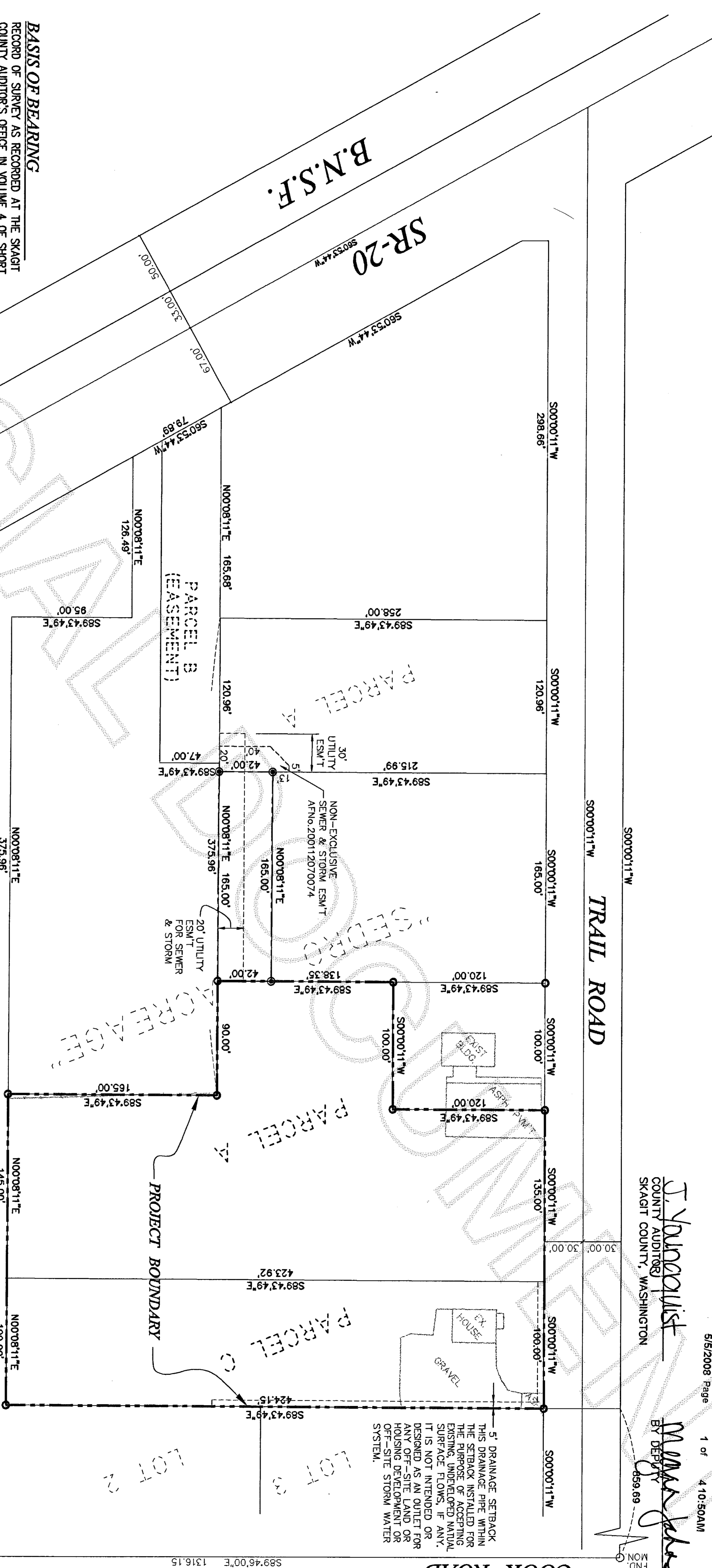
**CASCADE PALMS CONDOMINIUM - WEST 1/2 OF WEST 1/2 OF PHASE 3  
SURVEY IN A PORTION OF NE1/4 OF THE SE1/4 OF SEC. 23, TWP. 35 N, R10G. 4 E, W1.M.  
PORTION OF CASCADE PALMS BINDING SITE PLAN NO. 02-973  
SKAGIT COUNTY, WASHINGTON**

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

200805050115  
Skagit County Auditor  
5/5/2008 Page 1 of 4 10:50AM

*I. Youngquist*  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

*M. J. Johnson*  
BY DEPUTY  
459.69

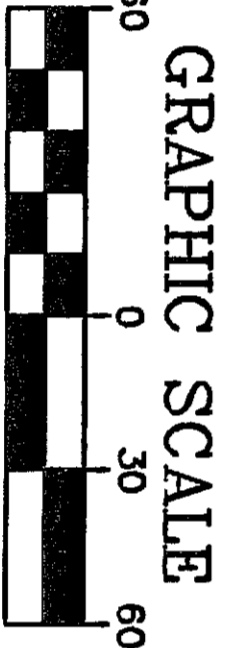


**BASIS OF BEARING**  
RECORD OF SURVEY AS RECORDED AT THE SKAGIT COUNTY AUDITOR'S OFFICE IN VOLUME 4 OF SHORT PLATS AT PAGE 189 - SM-07-79 (AFNO:8009040011). FND. MONUMENTS ALONG COOK ROAD = S89°46'00"E

**SURVEY EQUIPMENT & PROCEDURE**  
THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION NOVEMBER, 2002.

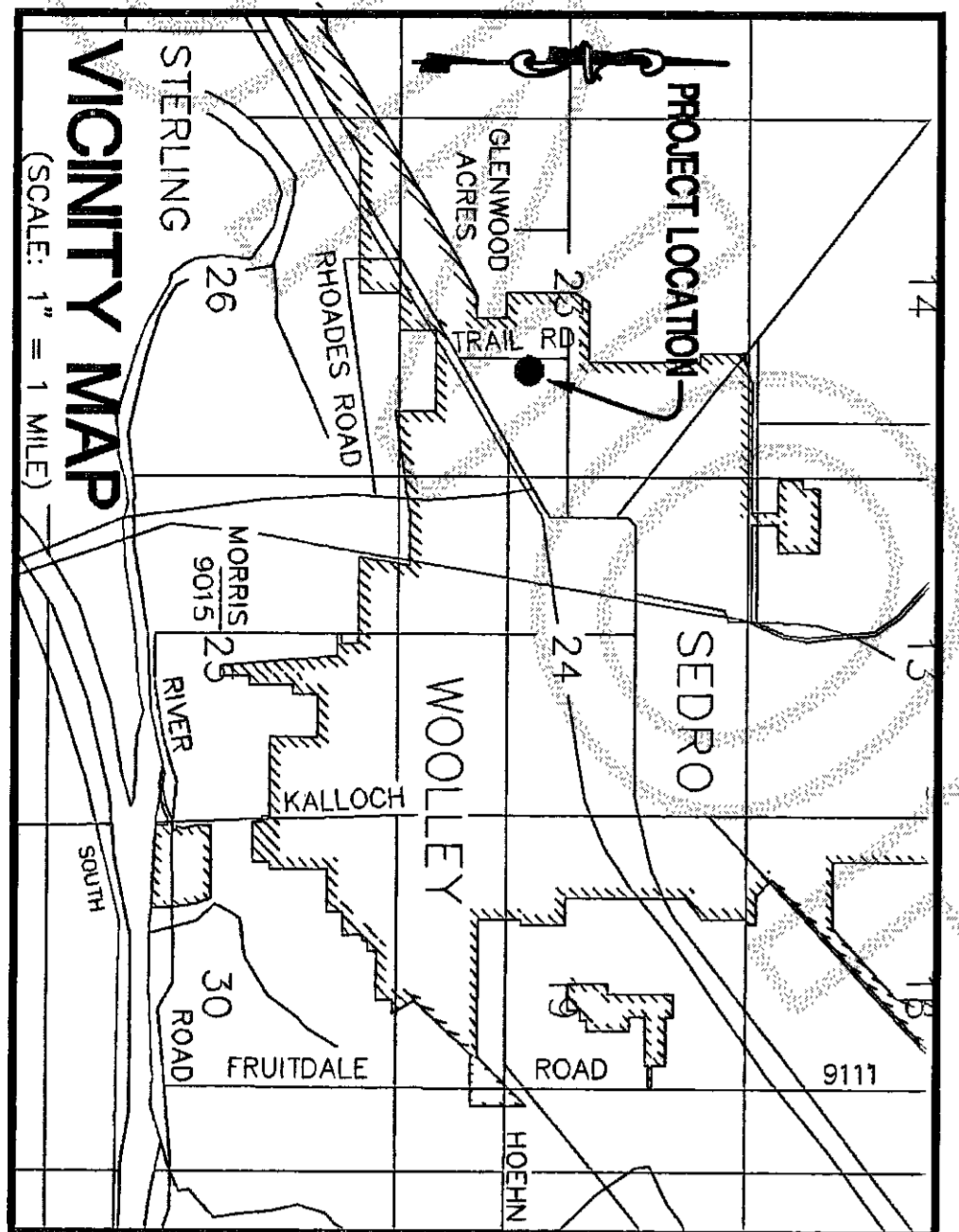
**ADDRESS**

Address	North side of building:	East side of building:	West side of building:
733 Cascade Palms Court	1st story unit	735 Cascade Palms Court	1st story unit
723 Cascade Palms Court	2nd story unit	721 Cascade Palms Court	2nd story unit
711 Cascade Palms Court	1st story unit	713 Cascade Palms Court	1st story unit
701 Cascade Palms Court	2nd story unit	703 Cascade Palms Court	2nd story unit
718 Cascade Palms Court	1st story unit	717 Cascade Palms Court	1st story unit
708 Cascade Palms Court	2nd story unit	707 Cascade Palms Court	2nd story unit
710 Cascade Palms Court	1st story unit	712 Cascade Palms Court	1st story unit
722 Cascade Palms Court	2nd story unit	720 Cascade Palms Court	2nd story unit
728 Cascade Palms Court	1st story unit	730 Cascade Palms Court	1st story unit
700 Cascade Palms Court	2nd story unit	706 Cascade Palms Court	2nd story unit
714 Cascade Palms Court	1st story unit	716 Cascade Palms Court	1st story unit
724 Cascade Palms Court	2nd story unit	724 Cascade Palms Court	2nd story unit
732 Cascade Palms Court	1st story unit	734 Cascade Palms Court	1st story unit



SCALE: 1" = 60'  
DATE: NOVEMBER - 2002

- LEGEND**
- COMPUTED POINT
  - SET REBAR & CAP #32169
  - ⊙ FND CONC. MON.
  - ⊙ FND IP



**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

**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 - WEST 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, R10G. 4 E, W.M.  
PORTION OF CASCADE PALMS BINDING SITE PLAN NO. 02-973  
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200805050115  
Skagit County Auditor  
5/5/2008 Page 2 of 4 4:10:50AM

COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

**LEGAL DESCRIPTION**

CASCADE PALMS CONDOMINIUM, EAST 1/2 OF THE WEST 1/2 - PHASE 3  
MULTI-FAMILY SUB LOTS 15 AND 16, 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 1/320TH 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-WOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.  
*See original plat under Aviation file No. 200311030250.*

**UTILITY EASEMENT PROVISIONS**

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO  
THE CITY OF SEDRO-WOLLEY, 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 to cut  
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.

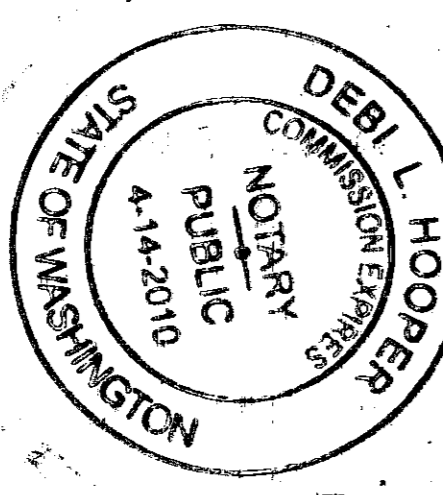
**NOTES**

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 APN. 200311030251

**ACKNOWLEDGEMENT**

STATE OF Washington  
COUNTY OF Skagit  
THIS IS TO CERTIFY THAT ON THE 5th DAY OF May  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED  
Joseph L. Lisness  
OF Summit Engineers & Surveyors, Inc.  
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 Seattle, WA



**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.

Joseph L. Lisness  
JOSEPH LISNESS

Summit Bank  
SUMMIT BANK

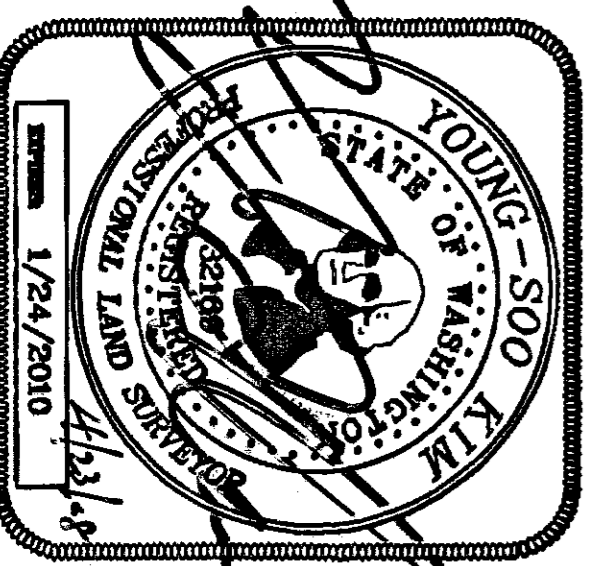
**COUNTY TREASURERS CERTIFICATE**

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 2008.

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: JSK@SUMMITES.COM



**CASCADE PALMS CONDOMINIUM - WEST 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**

**ZONING: MF2**  
 THEO TRAIL RD.  
 820

**ZONING: MF2**  
 JEFF HODGIN TERRACE  
 2381 W. 95TH BLAINE

**ZONING: MF2**  
 KIRK & TAMM CANARD  
 FINEST ANDY REGENCY LANE  
 18082 MOUNT VERNON

**ZONING: MF2**  
 NORTH GRANDVIEW LLC  
 P.O. BOX 156, ARLINGTON

**ZONING: MF2**  
 FEED OVENELL  
 712 TRAIL RD.

**ZONING: MF2**  
 PATTI & CHRIS STORMONT  
 P.O. BOX 158  
 LYMAN

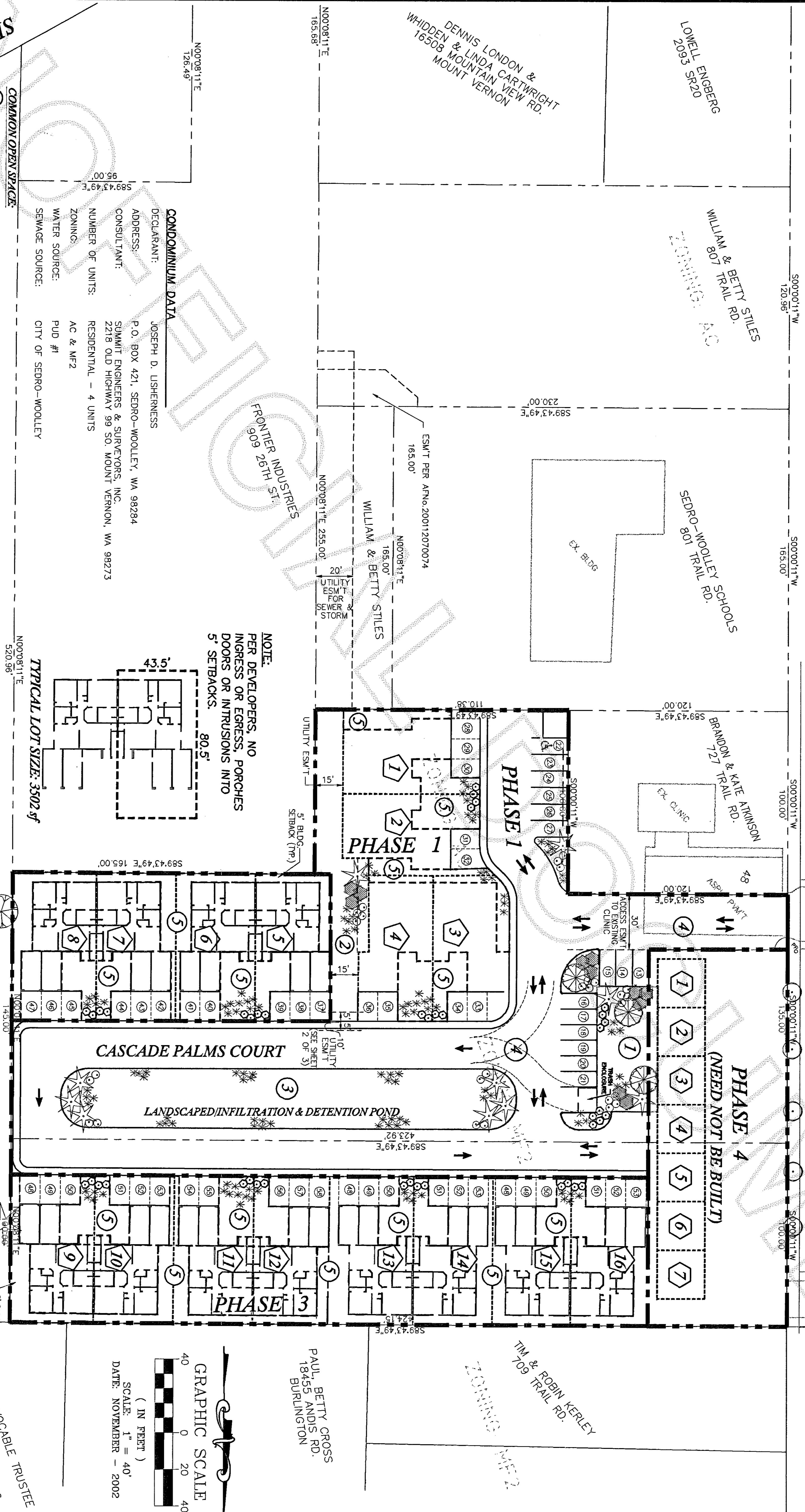
**ZONING: MF2**  
 FND. MON.

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

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 Skagit County Auditor  
 5/5/2008 Page 3 of 4 10:50AM

**TRAIL ROAD**

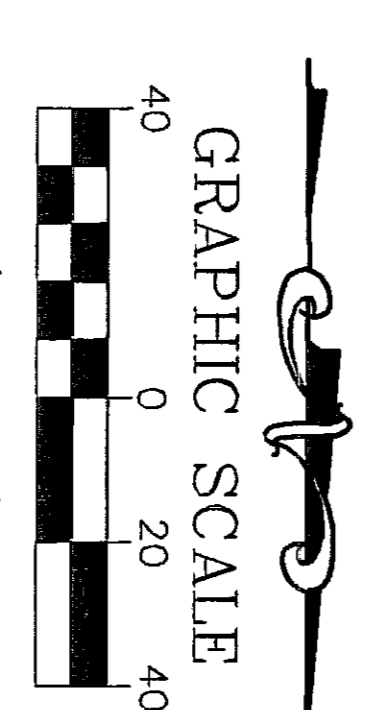
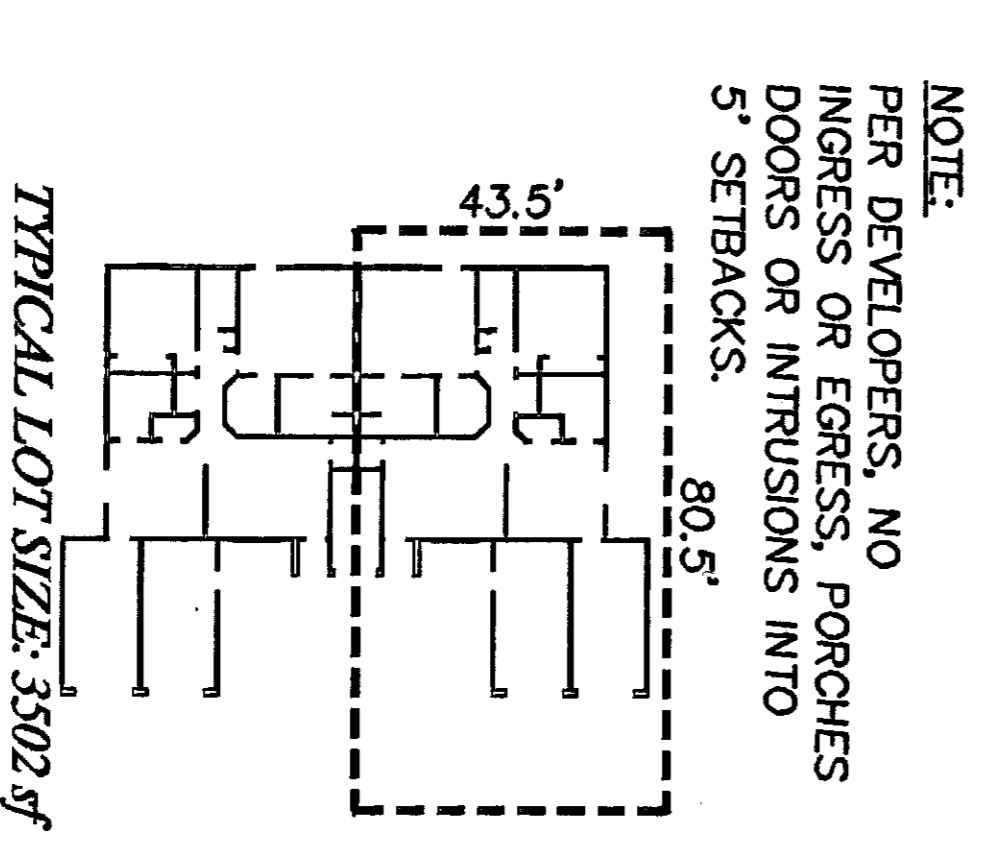
**COOK ROAD**



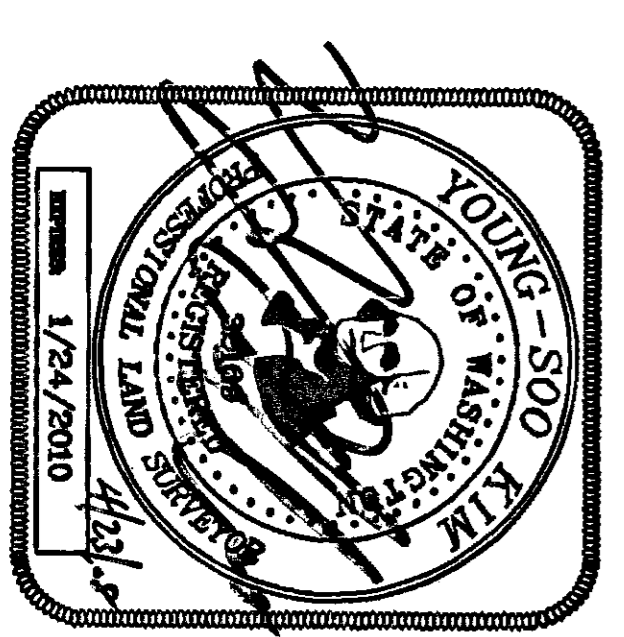
**CONDOMINIUM DATA**  
 DECLARANT: JOSEPH D. USHERNESS  
 ADDRESS: P.O. BOX 421, SEDRO-WOOLLEY, WA 98284  
 CONSULTANT: SUMMIT ENGINEERS & SURVEYORS, INC., 2218 OLD HIGHWAY 99 SO. MOUNT VERNON, WA 98273  
 NUMBER OF UNITS: RESIDENTIAL - 4 UNITS  
 ZONING: AC & MF2  
 WATER SOURCE: PUD #1  
 SEWAGE SOURCE: CITY OF SEDRO-WOOLLEY

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



**SR-20**  
 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



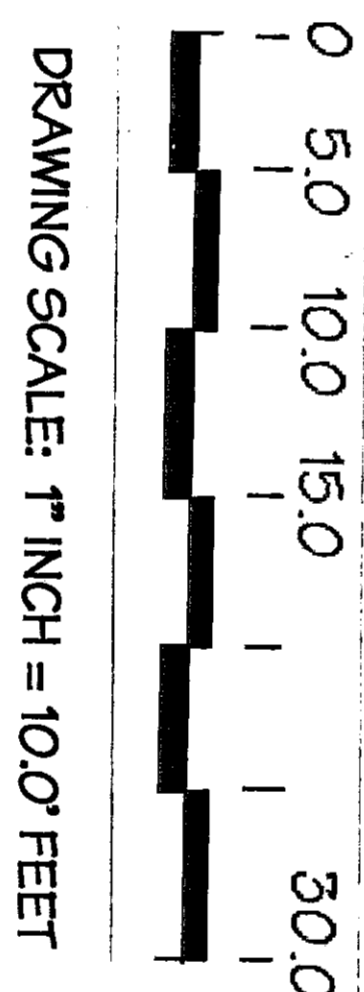
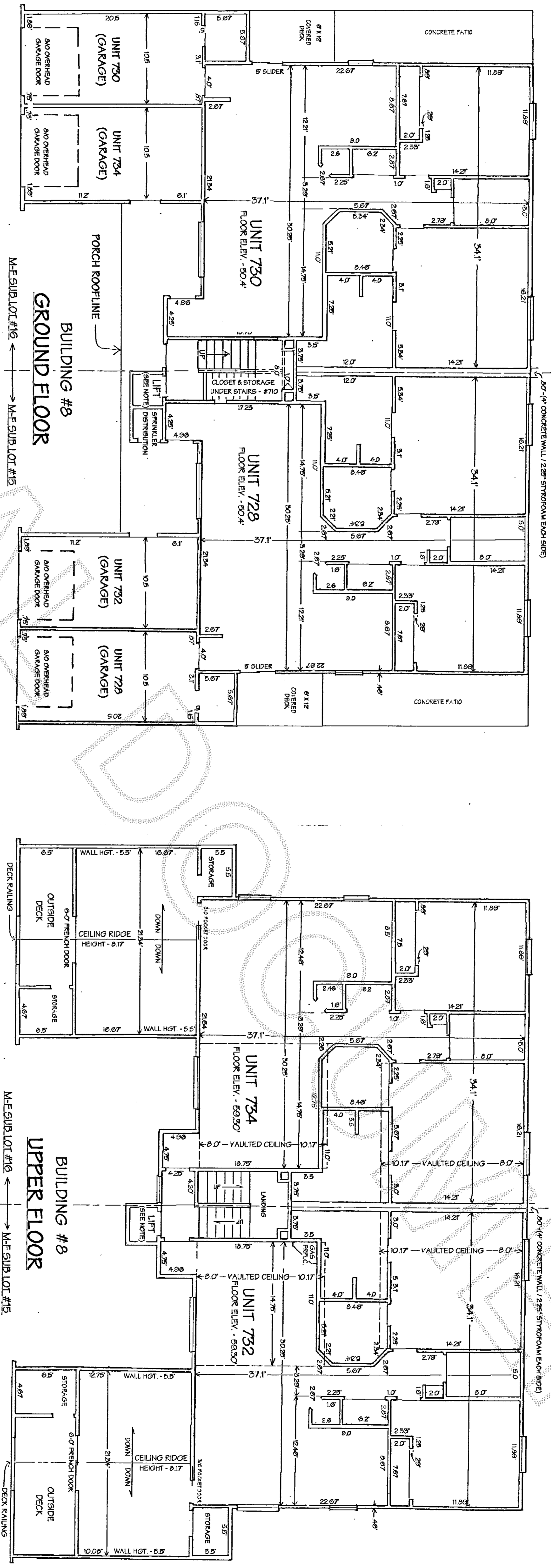
**SUMMIT ENGINEERS & SURVEYORS, INC.**  
 2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273  
 PHONE: (360) 416-4999 FAX: (360) 416-4949  
 E-MAIL: YSK@SUMMITES.COM



# MF SUB LOTS 15 & 16 - PHASE 3 - BUILDING PLANS CASCAD 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. 11., and recorded 11-12-2002, Skagit County Auditor's File No. 200211120149.

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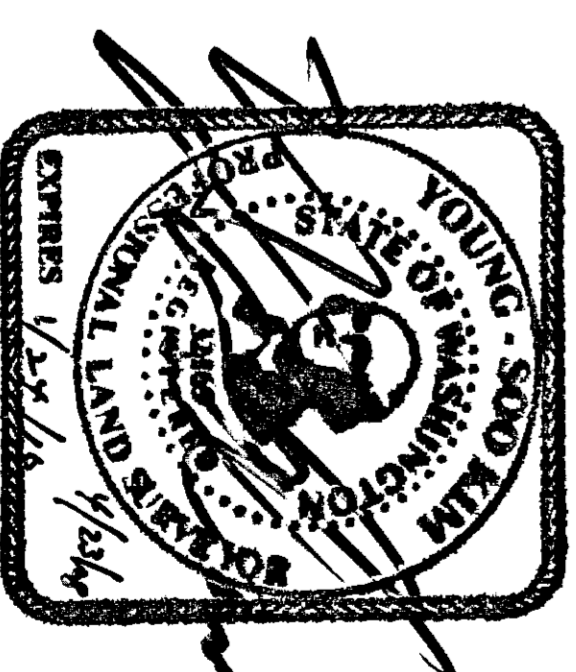


## MF SUB LOTS 15 & 16 - PHASE 3 - BUILDING 8 (728, 730, 732, 734 CASCADE PALMS COURT)

### 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.  
CASCAD PALMS BINDING SITE PLAN NO. 02-973 (SURVEY MAP) WAS PREVIOUSLY RECORDED ON NOVEMBER 12, 2002 UNDER SKAGIT COUNTY AUDITORS FILE NO. 200211120149.



CASCAD PALMS CONDOMINIUM

SCALE: 1" = 10.0' APPROVED BY: [Signature]

DATE: 4/15/2008

BUILDING PLANS - BLDG. #8

Certified by: Joseph Lisherness, Owner

DRAWING NUMBER  
4 OF 4

Declarant:  
Joseph D. Lisherness  
P.O. Box 421, Sedro-Woolley, WA 98284