

CASCADE PALMS BINDING SITE PLAN  
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

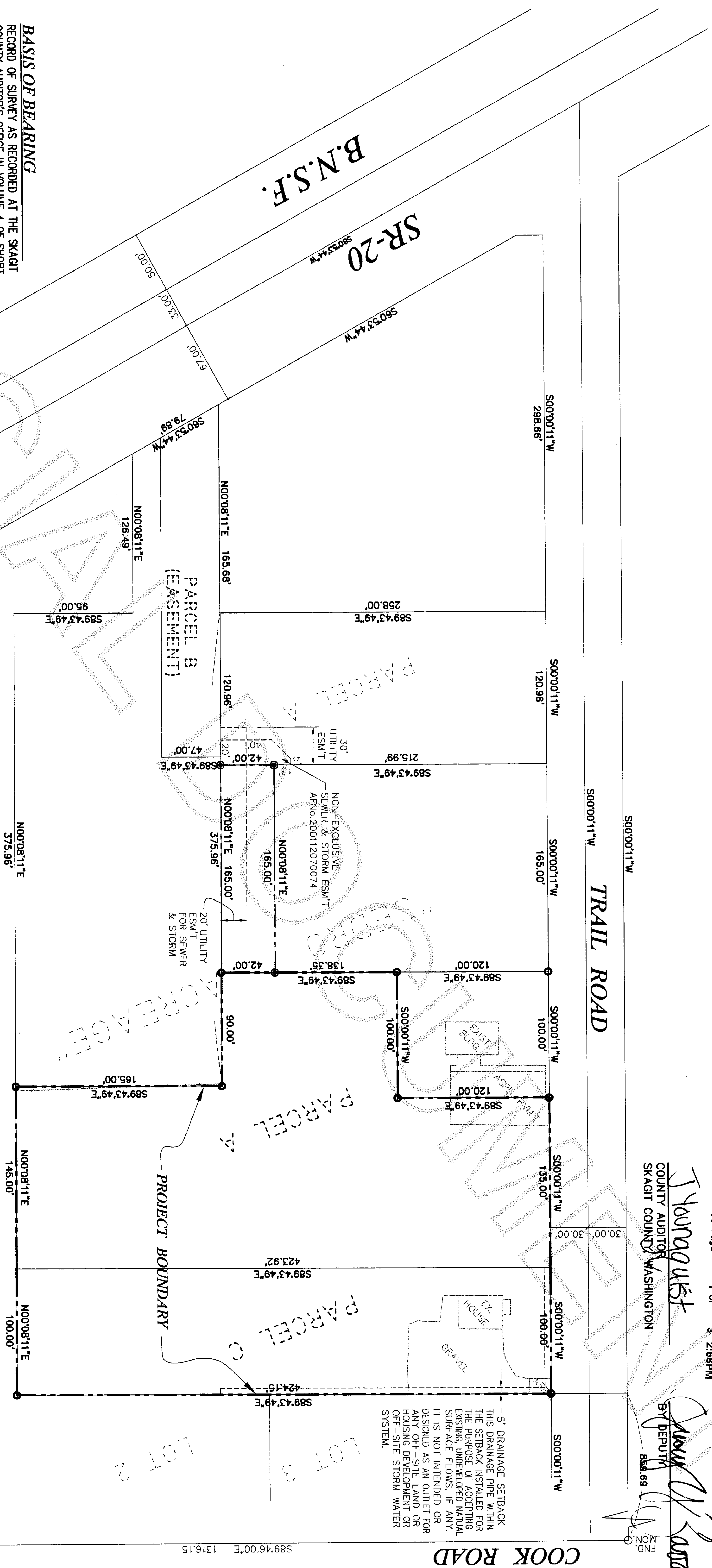
AMENDMENT TO BINDING SITE PLAN No. 02-973  
REVISED BINDING SITE PLAN No. BSP-1-10

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

201008100048  
Skagit County Auditor  
8/10/2010 Page 1 of 3 2:56PM

Yonaguit  
COUNTY AUDITOR  
SKAGIT COUNTY WASHINGTON

BY DEPUTY  
858.69  
MON



**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 (APN0.8009040011). 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.

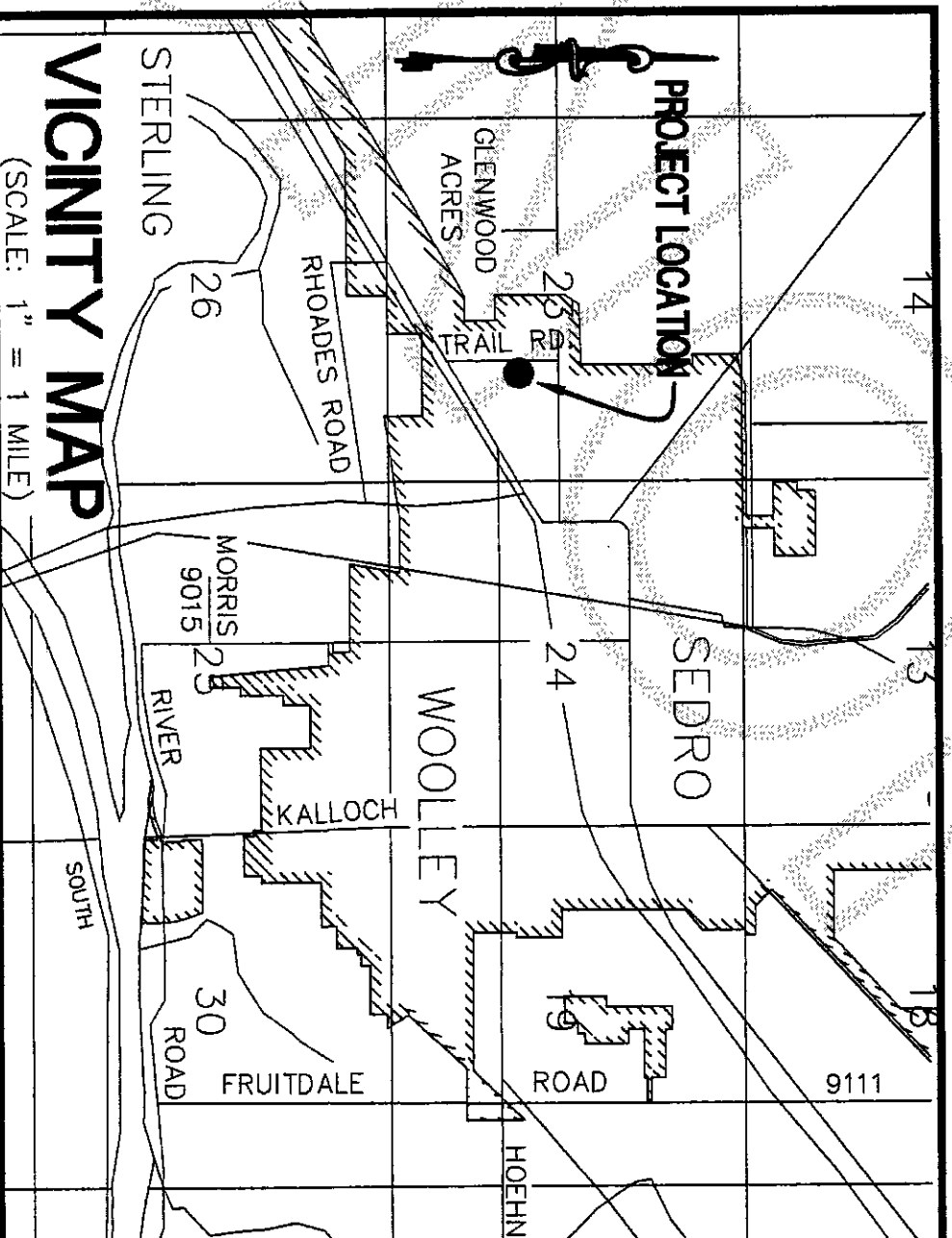
**ADDRESS**

*West side of building:*

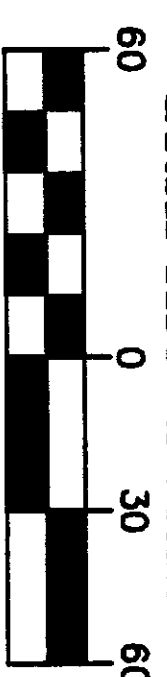
- |                         |                         |
|-------------------------|-------------------------|
| 1st story unit          | 2nd story unit          |
| 733 Cascade Palms Court | 737 Cascade Palms Court |
| 723 Cascade Palms Court | 727 Cascade Palms Court |
| 713 Cascade Palms Court | 717 Cascade Palms Court |
| 703 Cascade Palms Court | 707 Cascade Palms Court |
| 702 Cascade Palms Court | 706 Cascade Palms Court |
| 712 Cascade Palms Court | 716 Cascade Palms Court |
| 720 Cascade Palms Court | 724 Cascade Palms Court |
| 730 Cascade Palms Court | 734 Cascade Palms Court |

*East 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 |
| 711 Cascade Palms Court | 715 Cascade Palms Court |
| 701 Cascade Palms Court | 705 Cascade Palms Court |
| 700 Cascade Palms Court | 704 Cascade Palms Court |
| 710 Cascade Palms Court | 714 Cascade Palms Court |
| 718 Cascade Palms Court | 722 Cascade Palms Court |
| 728 Cascade Palms Court | 732 Cascade Palms Court |



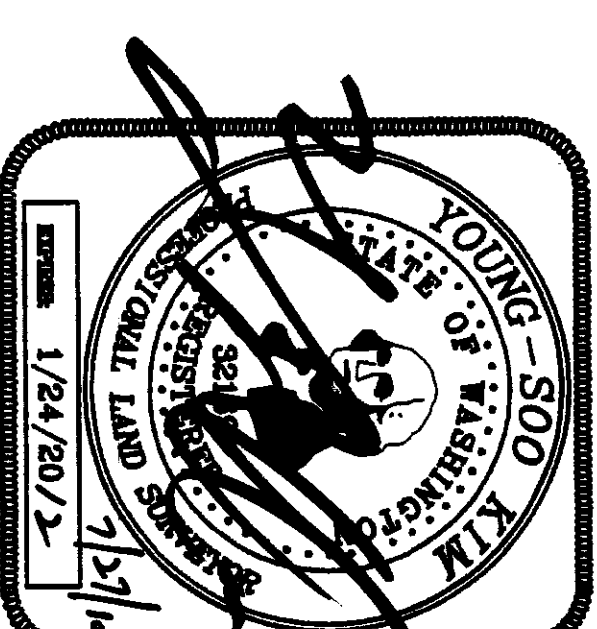
**GRAPHIC SCALE**



( IN FEET )  
SCALE: 1" = 60'  
DATE: JUNE - 2010

**LEGEND**

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



**SURVEYOR'S CERTIFICATE**

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS BINDING SITE PLAN AMENDMENT TITLED "CASCADE PALMS" 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 BINDING SITE PLAN  
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

LEGAL DESCRIPTION

PARCEL "A"

Tract 3 of SEDRO-WOOLLEY SHORT PLAT NO. SW-07-79, approved September 4, 1980, and recorded September 4, 1980, under Auditor's File No. 8009040011, in Volume 4 of Short Plats, page 169, records of Skagit County, Washington, being a portion of Lots 8, 9, 10 and 11, of "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington;

EXCEPT that portion of Tract 3 lying South of a line that is parallel with and 245 feet South of the North line of Lot 8 of said "SEDRO ACREAGE", and East of a line that is 165 feet West of the East line of the West 1/2 of Lots 8, 9 and 10 of said "SEDRO ACREAGE", which portion was conveyed to Frontier Industries, Inc., a Washington Corporation by deed dated October 20, 1993 and recorded November 4, 1993 under Auditor's File No. 9311040118, records of Skagit County;

ALSO EXCEPT that portion of said Tract 3, described as follows:

A strip of land 10 feet wide, lying adjacent to, and contiguous with the North line of Lot 2, Short Plat No. SW-07-79, filed in Volume 4 of Short Plats, page 169, under Auditor's File No. 8009040011, and lying West of the Northerly projection of the East line of said Lot 2.

ALSO EXCEPT that portion of said Tract 3 lying Southerly of the Northerly line of Tract 1 of said Sedro-Woolley Short Plat No. SW-7-79, extended Easterly to the Westerly line of the above first excepted parcel.

ALSO EXCEPT that portion of Tract 1 of Sedro-Woolley Short Plat No. SW-7-79 conveyed to the Sedro-Woolley School District #101 by Quit Claim Deed recorded June 22, 2006 under Af No. 200606220129

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

PARCEL "B"

A non-exclusive easement for an existing sewer line, and for drainage and utilities over, under and across the West 47 feet of the South 280 feet, as measured along the West line of the following described tract:

That portion of Tracts 1 and 3 of Sedro-Woolley Short Plat No. SW-7-79 as approved September 4, 1980, and recorded September 4, 1980, in Volume 4 of Short Plats, page 169, under Auditor's File No. 8009040011, records of Skagit County, Washington; being a portion of Lots 8, 9, 10 and 11 of "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington; lying South of a line that is parallel with and 245 feet south of the North line of Lot 8 of said "SEDRO ACREAGE", and East of a line that is 165 feet West of the East line of the West 1/2 of Lots 8, 9 and 10 of said "SEDRO ACREAGE".

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

PARCEL "C"

The North 100 feet of the West 1/2 of lot 8, "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington.

EXCEPT the West 10 feet conveyed to the City of Sedro-Woolley by deed recorded January 6, 1999, under Auditor's File No. 9901060067.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

NOTES

1. BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS & UTILITIES SHALL BE THE RESPONSIBILITY OF THE USERS IN ACCORDANCE WITH MAINTENANCE AGREEMENT RECORDED IN AF No. 200211120151 AS AMENDED UNDER AF No. 201005100047

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 W. Stiles*  
BETTY W. STILES

AMENDMENT TO BINDING SITE PLAN No. 02-973  
REVISED BINDING SITE PLAN No. BSP-1-10

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.

NOTES

1. THE BOUNDARY LINE BETWEEN TRACT A AND TRACT B OF THE ORIGINAL BINDING SITE PLAN #02-973 IS RECONFIGURED AS SHOWN ON THIS AMENDED BINDING SITE PLAN. TRACT B REMAINS IN THE BINDING SITE PLAN AND FUTURE DEVELOPMENT THEREON IS SUBJECT TO THE SAME BUILDING SETBACK, OPEN SPACE, LANDSCAPING AND PARKING ALLOWED AND APPROVED UNDER THE ORIGINAL BINDING SITE PLAN #02-973.
2. USES ALLOWED ON THE RECONFIGURED TRACT B SHALL BE IN ACCORDANCE WITH THE ZONING DESIGNATION FOR THE PROPERTY UNDER THE CITY OF SEDRO-WOOLLEY ZONING CODE AND MAP.
3. LOTS ON TRACT B OF THE ORIGINAL BINDING SITE PLAN #02-973 DESIGNATED AS "LIVE/WORK" UNITS OR "NEW PROFESSIONAL OFFICE SUB-LOTS" ARE ELIMINATED.
4. ALL DESIGNATED PARKING AND LANDSCAPING AREAS AS SHOWN ON TRACT B OF THE ORIGINAL BINDING SITE PLAN #02-973 ARE ELIMINATED, EXCEPT THE AREA DESIGNATED AS THE ACTIVE RECREATION AREA (1). THE COMMON INGRESS AND EGRESS AREA ADJACENT TO TRACT B, AND DESIGNATED PARKING SPACES 13, 14 & 15, WHICH REMAIN UNCHANGED, AND ARE INCORPORATED INTO THE RECONFIGURED TRACT A.
5. THE STORM WATER PLAN APPROVED FOR THE ORIGINAL BINDING SITE PLAN #02-973 WAS DESIGNED TO ACCOMMODATE A FULLY DEVELOPED TRACT B AND NO ALTERATION, CHANGE OR UPGRADE IS NECESSARY TO THAT SYSTEM FOR THE FUTURE DEVELOPMENT OF TRACT B IF THE AMOUNT OF IMPERVIOUS SURFACE IS NO GREATER THAN THAT WHICH WAS SHOWN ON THE ORIGINAL BINDING SITE PLAN.
6. LANDSCAPING REQUIREMENTS FOR FUTURE DEVELOPMENT OF TRACT B WILL NOT BE MORE THAN THAT SHOWN ON THE ORIGINAL BINDING SITE PLAN #02-973. LANDSCAPING AND OPEN SPACE REQUIREMENTS SHALL CONFORM TO THE PERCENTAGES APPROVED FOR THE ORIGINAL BINDING SITE PLAN.
7. ALTERNATE VEHICULAR ACCESS FROM TRAIL ROAD AND FROM TRACT B WILL BE CONSIDERED BY THE CITY OF SEDRO-WOOLLEY AS PART OF ANY FUTURE DEVELOPMENT PROPOSAL SUBMITTED FOR SAID TRACT B.
8. TRACT B IS A SEPARATE LOT OF RECORD AND MAY BE DEVELOPED, SOLD, LEASED OR OTHERWISE TRANSFERRED WITHOUT EFFECTING TRACT A AND THE REMAINDER OF THE AMENDED BINDING SITE PLAN.

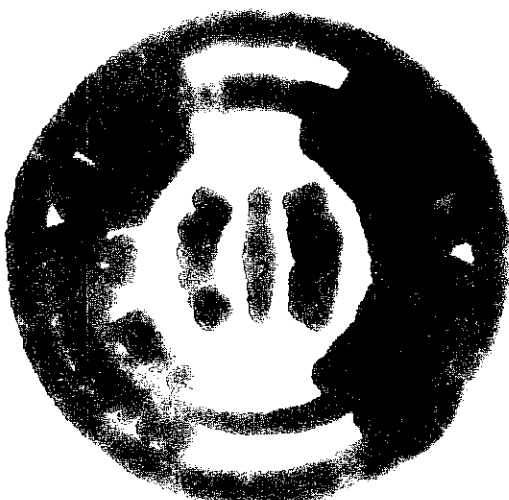
ACKNOWLEDGEMENT

STATE OF Washington  
COUNTY OF Skagit  
ON THIS 2 DAY OF August, 2010, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM A. STILES, JR. AND BETTY W. 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

*John H. Hestey*  
NOTARY PUBLIC IN AND FOR THE STATE OF  
Washington RESIDING AT Sedro-Woolley



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.

APPROVALS

I HEREBY CERTIFY THAT THIS AMENDED BINDING SITE PLAN HAS BEEN EXAMINED AND THAT ALL OF THE REQUIREMENTS AND CONDITIONS OF THE TECHNICAL REVIEW COMMITTEE HAVE BEEN PROVIDED FOR AND ARE HEREBY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS THIS 10<sup>th</sup> DAY OF August, 2010.

*Shonda A. Rasmussen*  
PUBLIC WORKS(CITY ENGINEER), SEDRO-WOOLLEY

DATE 8/6/2010

APPROVALS

I HEREBY CERTIFY THAT THIS AMENDED BINDING SITE PLAN HAS BEEN EXAMINED FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY ORDINANCES TOGETHER WITH A REVIEW OF THE TECHNICAL INFORMATION SHOWN THEREON AND HEREBY APPROVED BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT THIS 8<sup>th</sup> DAY OF August, 2010.

*Shonda A. Rasmussen*  
PLANNING DIRECTOR, SEDRO-WOOLLEY

DATE 8-10-10

*Shonda A. Rasmussen*  
BUILDING OFFICIAL, SEDRO-WOOLLEY

DATE 8-10-10

APPROVALS

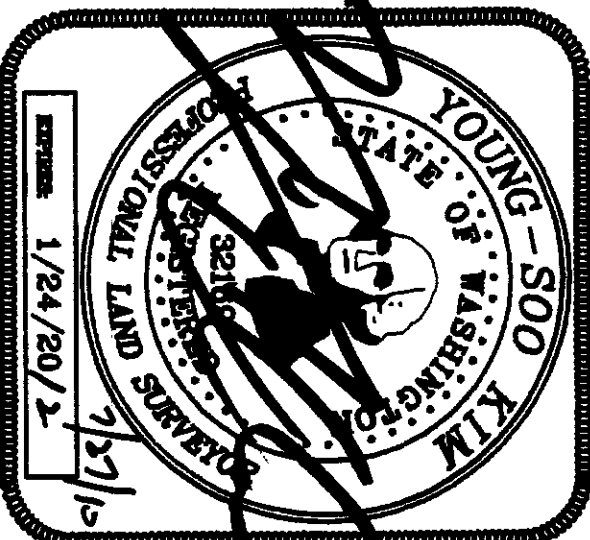
*William A. Stiles, Jr.*  
N/A Per SWMC. 2.30  
~~WILLIAM A. STILES, JR.~~

DATE 8/10/10

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 2010.

*Debra Patterson*  
SKAGIT COUNTY TREASURER  
DATE 8/11/2010



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



S01034



CASCADE PALMS BINDING SITE PLAN  
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SKAGIT COUNTY, WASHINGTON

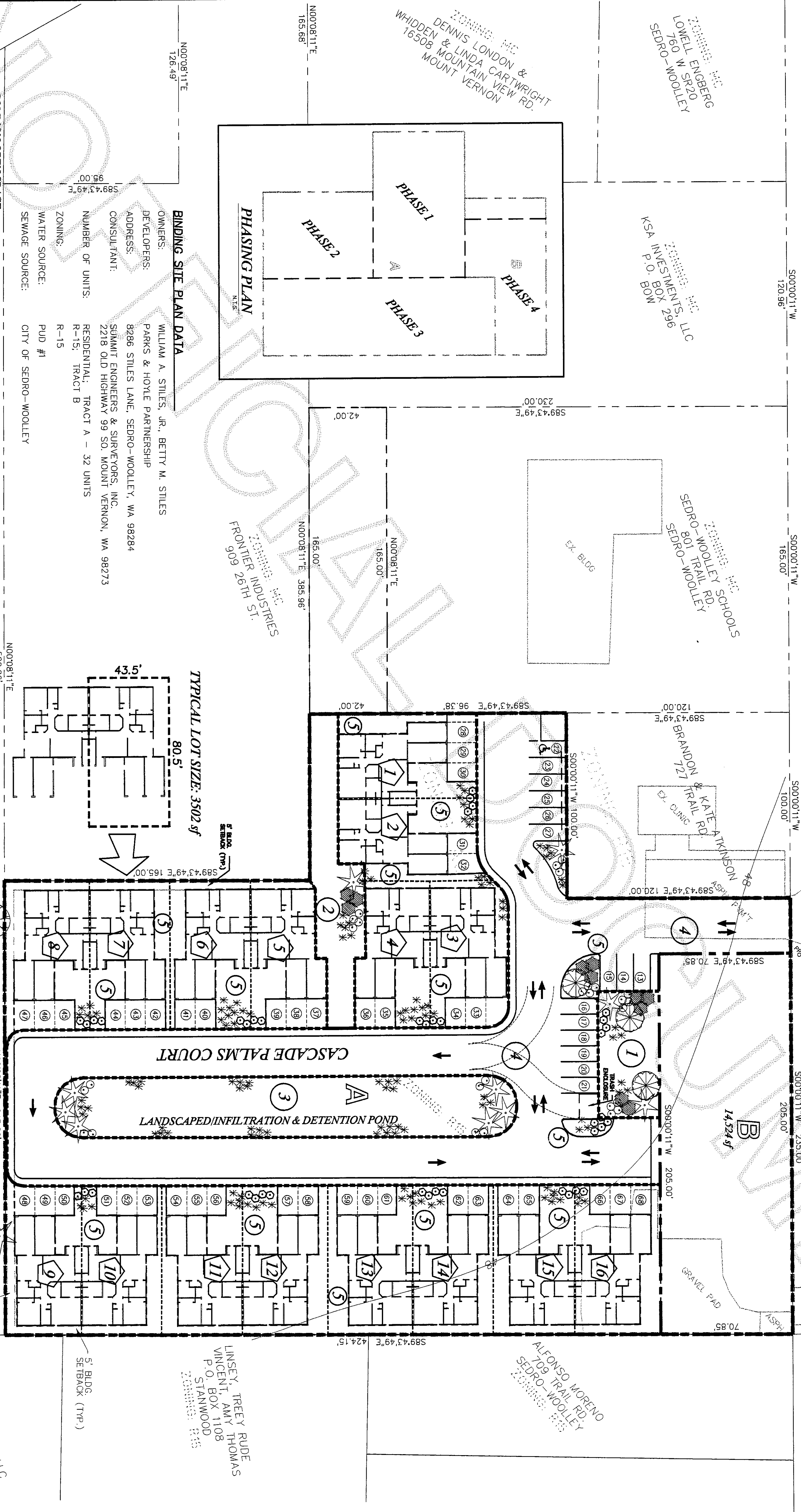
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8/10/2010 Page 3 of 3 2:56PM  
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Skagit County Auditor

OWNER: THEO TRAIL, INC. 1820 TRAIL RD. SEDR0-WOOLLEY	OWNER: SEDRO-WOOLLEY SCHOOLS #101 SDRO-WOOLLEY SCHOOLS 801 TRAIL ROAD SEDR0-WOOLLEY	OWNER: E.B.S. THEO TRAIL, INC. DISH. CO. ROAD 13308 MOUNT VERNON SEDR0-WOOLLEY	OWNER: E.B.S. ARTIME & MEGAN 800-802 TRAIL RD. SEDR0-WOOLLEY	OWNER: E.B.S. P.O. BOX 1153 GRANDVIEW ARLINGTON SEDR0-WOOLLEY	OWNER: E.B.S. TAYLOR LANE OVENELL FAMILY PARTNERSHIP, LLC 91514 QUINCEY SEDR0-WOOLLEY	OWNER: E.B.S. GRANDVIEW NORTH, LLC P.O. BOX 189 ARLINGTON SEDR0-WOOLLEY
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TRAIL ROAD

COOK ROAD



BINDING SITE PLAN DATA

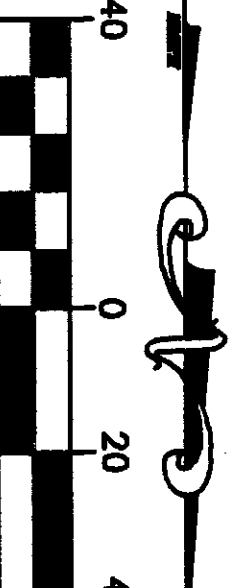
OWNERS: WILLIAM A. STILES, JR., BETTY M. STILES  
DEVELOPERS: PARKS & HOYLE PARTNERSHIP  
ADDRESS: 8286 STILES LANE, SEDRO-WOOLLEY, WA 98284  
CONSULTANT: SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SO. MOUNT VERNON, WA 98273  
NUMBER OF UNITS: RESIDENTIAL: TRACT A - 32 UNITS  
R-15; TRACT B  
ZONING: R-15  
WATER SOURCE: PUD #1  
SEWAGE SOURCE: CITY OF SEDRO-WOOLLEY

COMMON OPEN SPACE:

- 1 ACTIVE RECREATIONAL AREA: 2,237 sf
- 2 PASSIVE RECREATIONAL AREA: 3,198 sf
- 3 LANDSCAPED POND AREA: 7,908 sf
- 4 COMMON INGRESS & EGRESS AREA: 31,802 sf
- 5 LIMITED COMMON OPEN SPACE: 19,461 sf

LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- COMMON AREA
- PROPOSED LOT DESIGNATION
- NEW MULTI-FAMILY SUB-LOT NUMBER 8
- PARKING STALL NUMBER



SCALE: 1" = 40'  
DATE: JUNE - 2010



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