

CASCADE REACH

TRACT B OF SUNCADIA RESORT CORE BINDING SITE PLAN NO. 1

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITITAS COUNTY, WASHINGTON

LP-18-00003
LPF-19-00005

DEDICATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, TALISMAN TOWNHOMES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY ("TALISMAN"), OWNER IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND, IN LIEU OF DEDICATION OF ROADS, DOES HEREBY CONVEY TO THE SUNCADIA COMMUNITY COUNCIL, A WASHINGTON NONPROFIT CORPORATION, TO HOLD, SUBJECT TO AND TOGETHER WITH THE CCR'S AND PLAT NOTES HEREINAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF NEW SUNCADIA LLC ("NEW SUNCADIA") AND ALL OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS AND TRACTS IN THE SUNCADIA MASTER PLANNED RESORT (THE "RESORT") AS DESCRIBED IN THE DEVELOPMENT AGREEMENT (HEREINAFTER DEFINED), ALL ROADS SHOWN HEREON WHICH SHALL BE INCLUDED IN THE RESORT'S PRIVATE ROAD SYSTEM.

FOLLOWING THE INITIAL CONSTRUCTION OF SUCH ROAD BY THE UNDERSIGNED, ALL FURTHER COSTS AND OBLIGATIONS FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SAFETY MEASURES, SNOW REMOVAL AND OTHERWISE OF ALL ROADS WITHIN THIS PLAT SHALL THEN AND THEREAFTER BE THE OBLIGATION OF SUCH COUNCIL.

IN THE EVENT THAT NEW SUNCADIA, OR ANY ASSOCIATION OR COUNCIL HOLDING TITLE TO THE ROADS WITHIN THE RESORT, SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE RECONSTRUCTED TO THE THEN APPLICABLE COUNTY STANDARDS.

TALISMAN TOWNHOMES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

NAME & DATE: _____ NAME & DATE: _____
TITLE: _____ TITLE: _____

STATE OF WASHINGTON)
COUNTY OF _____) SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF TALISMAN TOWNHOMES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: _____

Encompass
ENGINEERING & SURVEYING
THIS MYLAR OUT
FOR LEIN HOLDEN
SIGNATURE.
www.EncompassES.net

LINE #	DIRECTION	DISTANCE
L1	N 74°33'22" E	80.53'
L2	N 4°33'23" E	42.12'
L3	S 14°57'26" W	24.86'
L4	N 74°33'22" E	75.47'
L5	N 4°33'23" E	24.56'
L6	S 14°57'25" W	20.71'
L7	N 74°33'22" E	71.08'
L8	N 4°33'23" E	21.28'
L9	N 4°33'23" E	25.47'
L10	N 74°42'59" E	73.97'
L11	N 50°43'11" E	79.65'
L12	N 19°08'38" W	45.53'
L13	N 50°43'11" E	87.97'
L14	S 19°08'38" E	21.30'
L15	N 29°32'11" E	89.80'
L16	S 88°43'00" W	22.79'
L17	N 19°08'38" W	29.81'
L18	N 18°50'55" E	75.17'
L19	S 88°43'00" W	36.93'
L20	N 18°50'55" E	69.19'
L21	S 88°43'00" W	21.30'
L22	N 18°50'55" E	64.98'
L23	S 88°43'00" W	21.30'

LINE #	DIRECTION	DISTANCE
L24	N 18°50'55" E	62.61'
L25	S 88°43'00" W	21.30'
L26	N 18°50'55" E	62.21'
L27	S 88°43'00" W	21.30'
L28	N 18°50'55" E	63.98'
L29	S 88°43'00" W	21.30'
L30	N 18°50'55" E	68.22'
L31	S 88°43'00" W	21.30'
L32	N 6°11'49" E	71.31'
L33	S 88°43'00" W	37.68'
L34	N 4°12'45" W	73.64'
L35	S 88°43'00" W	21.20'
L36	S 65°44'32" W	11.46'
L37	N 4°12'45" W	75.45'
L38	S 65°44'32" W	21.29'
L39	N 55°11'55" W	8.02'
L40	N 4°12'45" W	75.78'
L41	S 65°44'32" W	21.29'
L42	S 75°02'34" E	19.84'
L43	S 4°12'45" E	74.34'
L44	S 38°05'08" W	20.47'
L45	S 65°44'32" W	9.82'
L46	S 75°02'34" E	43.94'

LINE #	DIRECTION	DISTANCE
L47	S 38°05'08" W	76.02'
L48	S 75°02'34" E	74.67'
L49	S 5°02'35" E	63.71'
L50	S 75°02'34" E	24.48'
L51	S 5°02'35" E	74.15'
L52	S 75°02'34" E	21.28'
L53	N 5°02'35" W	81.16'
L54	S 75°02'34" E	21.28'
L55	S 5°02'35" E	86.24'
L56	S 75°02'34" E	21.28'
L57	N 5°02'35" W	89.33'
L58	S 75°02'34" E	21.28'
L59	S 5°02'35" E	90.30'
L60	S 75°02'34" E	14.09'
L61	S 14°57'26" W	14.78'
L62	S 5°02'35" E	62.54'
L63	S 14°57'26" W	30.78'
L64	S 14°57'26" W	45.56'
L65	S 14°57'26" W	45.56'
L66	S 14°57'26" W	30.00'
L67	S 14°57'26" W	54.85'
L68	N 14°57'26" E	5.53'
L69	N 14°57'26" E	30.00'

DEDICATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, MACWOOD CAPITAL, LLC, A _____ LIMITED LIABILITY COMPANY, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST, DOES HEREBY DECLARE THIS PLAT.

MACWOOD CAPITAL, LLC, A _____ LIMITED LIABILITY COMPANY

NAME & DATE: _____ NAME & DATE: _____
TITLE: _____ TITLE: _____

STATE OF _____)
COUNTY OF _____) SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF MACWOOD CAPITAL LLC, A _____ LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES: _____

CURVE #	RADIUS	LENGTH	DELTA
C2	440.00'	75.66'	9°51'08"
C3	24.00'	7.66'	18°17'45"
C4	24.00'	1.87'	4°27'22"
C5	51.00'	2.45'	2°45'01"
C6	51.00'	25.08'	28°10'42"
C7	51.00'	13.20'	14°49'48"
C8	51.00'	20.16'	22°38'37"
C9	51.00'	10.19'	11°27'06"
C10	231.00'	14.42'	3°34'37"
C11	231.00'	20.05'	4°58'25"
C12	231.00'	20.25'	5°01'20"
C13	231.00'	20.61'	5°06'46"
C14	231.00'	21.17'	5°15'07"
C15	231.00'	21.98'	5°27'08"
C16	231.00'	23.12'	5°44'02"
C17	231.00'	24.42'	6°03'23"
C18	231.00'	20.09'	4°58'59"
C19	231.00'	15.48'	3°50'26"
C20	50.99'	18.82'	21°09'03"
C21	50.99'	14.69'	16°30'28"
C22	24.00'	6.69'	15°58'10"
C23	51.00'	3.61'	4°03'32"
C24	50.99'	6.52'	7°19'36"

CURVE #	RADIUS	LENGTH	DELTA
C24	24.00'	9.53'	22°45'07"
C25	51.00'	74.69'	83°54'47"
C26	231.00'	201.80'	50°00'15"
C27	50.99'	40.03'	44°59'07"
C28	440.00'	1.47'	0°11'30"
C29	24.00'	10.21'	24°22'38"
C30	28.99'	18.81'	37°10'13"
C31	209.00'	56.93'	15°36'24"
C32	209.00'	23.10'	6°20'02"
C33	209.00'	20.01'	5°29'08"
C34	209.00'	20.13'	5°31'05"
C35	209.00'	20.44'	5°36'15"
C36	209.00'	20.98'	5°45'06"
C37	209.00'	20.81'	5°42'16"
C38	29.00'	4.62'	9°07'40"
C39	29.00'	37.85'	74°47'07"
C40	24.00'	9.50'	22°41'18"
C41	29.00'	42.47'	83°54'47"
C42	209.00'	182.40'	50°00'15"
C43	40.00'	58.58'	83°54'47"
C44	220.00'	192.00'	50°00'15"
C45	40.00'	32.17'	46°04'59"

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.

IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

DUSTIN L. PIERCE

JERALD V. PETTIT

County Auditor

Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

CASCADE REACH - SUNCADIA

PREPARED FOR
TALISMAN TOWNHOMES LLC
A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 20 NORTH, RANGE 15 E., W.M.
KITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	05/2019	180882
CHKD BY	SCALE	SHEET
D.L.P.	N/A	4 OF 4

