

13/36



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.,
KITITITAS COUNTY, WASHINGTON

LP-18-00003
LPF-19-00005

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 72156-46709768:

TRACT B OF SUNCADIA - RESORT CORE BINDING SITE PLAN NO. 1, RECORDED FEBRUARY 11, 2009 IN BOOK K OF SHORT PLATS, PAGES 44 THROUGH 48, UNDER AUDITOR'S FILE NO. 200902110022, BEING A PORTION OF TRACT Z-6 OF SUNCADIA - PHASE 1 DIVISION 9, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 78 THROUGH 82, COUNTY OF KITITITAS, STATE OF WASHINGTON.

KITITITAS COUNTY PARCEL INFORMATION:

PARCEL NO.: 956001
MAP NO.: 20-15-19057-0005

APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER
EXAMINED AND APPROVED THIS 15th DAY OF MAY, A.D., 2019.
Matt K. Cook
KITITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL
I HEREBY CERTIFY THAT THE PLAT OF "CASCADE REACH - TRACT B OF SUNCADIA - RESORT CORE BINDING SITE PLAN NO. 1" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITITITAS COUNTY.
DATED THIS 30th DAY OF May, A.D., 2019.
Andrew M. Straub
KITITITAS COUNTY COMMUNITY SERVICES DIRECTOR

CERTIFICATE OF COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
DATED THIS 5th DAY OF June, A.D., 2019.
Kylin Washburn
KITITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN
I HEREBY CERTIFY THAT THE PLAT OF "CASCADE REACH - TRACT B OF SUNCADIA - RESORT CORE BINDING SITE PLAN NO. 1" HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS 31 DAY OF MAY, A.D., 2019.
Morgan M.D.
KITITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE PLAT OF "CASCADE REACH - TRACT B OF SUNCADIA - RESORT CORE BINDING SITE PLAN NO. 1" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.
DATED THIS 15th DAY OF May, A.D., 2019.
Adrian Baker
KITITITAS COUNTY ASSESSOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
EXAMINED AND APPROVED THIS 4th DAY OF JUNE, A.D., 2019.

BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON
ATTEST: *D. M. J. Pierce*
CLERK OF THE BOARD

EASEMENTS AND NOTES

- TRACT B OF SUNCADIA RESORT CORE BINDING SITE PLAN NO. 1, RECORDED IN BOOK K OF SHORT PLATS, PAGES 44 THROUGH 48, RECORDS OF KITITITAS COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 200902110022 (THE "RESORT CORE BSP") IS BEING REPLATED HEREIN. TO THE EXTENT THE SAME AFFECT THIS PROPERTY, THE PLAT NOTES, EASEMENTS (INCLUDING BUT NOT LIMITED TO THE 10' UTILITY EASEMENT ALONG THE ORIGINAL BOUNDARY LINES OF SAID TRACT B) OR OTHERWISE SET FORTH ON THE RESORT CORE BSP, ARE SUPERSEDED BY THIS PLAT.
- ALL ROADS, INCLUDING ALL RIGHTS OF WAY FOR THE SAME, WITHIN THIS PLAT AND THE RESORT AND AS NOW OR SUBSEQUENTLY PLATTED, ARE PRIVATE. TALISMAN DOES HEREBY GRANT TO NEW SUNCADIA NON-EXCLUSIVE EASEMENTS ON, OVER, AND UNDER THE PRIVATE ROADS WITHIN THIS PLAT FOR ACCESS, TRAIL AND GOLF PURPOSES, INCLUDING WITHOUT LIMITATION SIGNS, CART PATHS, IRRIGATION SYSTEMS, THE RIGHT OF INGRESS AND EGRESS FOR THEIR CONSTRUCTION AND MAINTENANCE; AND GOLF COURSE USE AND IMPROVEMENTS; TOGETHER WITH THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER SUCH ROADS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES; AND TOGETHER WITH THE RIGHT TO GRANT SUCH ACCESS AND USE RIGHTS TO PROPERTIES OUTSIDE THE PLAT AND TO PERSONS WHO DO NOT OTHERWISE OWN PROPERTY WITHIN THE RESORT.
- TALISMAN GRANTS TO NEW SUNCADIA A UTILITY EASEMENT (INCLUDING WITHOUT LIMITATION, WATER, SANITARY SEWER, DRAINAGE, POWER, CABLE, FIBER OPTIC, GAS, AND TELECOMMUNICATIONS FACILITIES) ADJOINING EACH PROPERTY LINE OF ALL LOTS AND TRACTS WITHIN THIS PLAT IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES HERETO FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. THE WIDTH OF SUCH EASEMENT SHALL BE TEN FEET (10.00') AS TO THE FRONT AND REAR PROPERTY LINES THE NORTHERLY 10 FEET (10.00') OF TRACT OS-1, AND THE FIVE FEET (5.00') ON THE NORTHWESTERLY BOUNDARY OF LOT 19 ALL AS DEPICTED HEREON, AND THE ENTIRETY OF TRACTS OS-2 AND OS-4. NEW SUNCADIA IS FURTHER GRANTED THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- TALISMAN GRANTS TO NEW SUNCADIA AND TO SUNCADIA WATER COMPANY, LLC, SUNCADIA ENVIRONMENTAL COMPANY, LLC, SUNCADIA COMMUNITY COUNCIL AND EASTON RIDGE COMMUNICATIONS LLC (COLLECTIVELY, THE "UTILITY SERVICE PROVIDERS"), AND THEIR SUCCESSORS AND/OR ASSIGNS, NON-EXCLUSIVE EASEMENTS UNDER AND UPON ALL ROADS WITHIN THIS PLAT, THE NORTHEASTERLY TWENTY-FIVE FEET (25.00') OF LOT 18 AND ALL OF TRACT OS-2 AT SUCH LOCATIONS AND UPON SUCH CONDITIONS AS NEW SUNCADIA SHALL DETERMINE, IN WHICH TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES, TOGETHER WITH ALL REASONABLY NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES HERETO FOR THE PURPOSE OF SERVING THIS PLAT AND SUCH OTHER PROPERTY AS NEW SUNCADIA SHALL APPROVE WITH WATER, SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND SUCH OTHER UTILITY SERVICES AS NEW SUNCADIA SHALL REQUEST. TALISMAN FURTHER GRANTS TO THE UTILITY SERVICE PROVIDERS A NON-EXCLUSIVE EASEMENT TO ENTER UPON TRACT OS-4 AND THOSE PORTIONS OF THE LOTS AND TRACTS WITHIN THIS PLAT BEING TEN FEET (10.00') IN WIDTH AND LYING PARALLEL WITH AND ADJOINING ALL ROADS WITHIN THE RESORT NOW OR HEREAFTER PLATTED AND/OR CONSTRUCTED. PROVIDED, HOWEVER, THE WIDTH OF THE EASEMENT ALONG THE NORTHWESTERLY BOUNDARY OF LOT 19 SHALL BE LIMITED TO FIVE FEET (5.00') IN WIDTH, ALL FOR THE PURPOSE OF PERFORMING WORK IN SUCH ADJACENT ROADS. UPON COMPLETION OF ANY WORK, ALL DISTURBANCES TO THE SURFACE OR IMPROVEMENTS SHALL BE RESTORED BY THE PARTY PERFORMING THE WORK TO AS GOOD OR BETTER CONDITION AS EXISTING IMMEDIATELY PRIOR TO SUCH WORK. NEW SUNCADIA IS FURTHER GRANTED THE RIGHT TO GRANT ADDITIONAL NON-EXCLUSIVE EASEMENTS TO THIRD PARTIES FOR THE SAME OR SIMILAR PURPOSES.
- NOTHING IN THIS PLAT OR ANY COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DECLARATIONS OR OTHERWISE SHALL SUPERSEDE, AMEND OR TAKE PRECEDENCE OVER THE "AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN KITITITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT RECORDED APRIL 16, 2009, UNDER KITITITAS COUNTY AUDITOR'S FILE NO. 200904160090, AS NOW OR HEREAFTER AMENDED (HEREINAFTER THE "DEVELOPMENT AGREEMENT").
- THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("COV'S") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT OF THE RESORT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPARENT OR OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS PLAT. ALL IMPROVEMENTS TO LOTS SHALL BE WITHIN THE IMPROVEMENT ENVELOPES ESTABLISHED BY NEW SUNCADIA. ACCESS TO THE LOTS AND TRACTS HEREIN IS OBTAINED VIA PLATTED ROADS WITHIN THE RESORT.
- NEW SUNCADIA, AS DEFINED HEREINABOVE, SHALL MEAN NEW SUNCADIA, LLC AND ITS SUCCESSORS AND ASSIGNS, IF A RECORDED INSTRUMENT EXECUTED BY NEW SUNCADIA SPECIFICALLY ASSIGNS TO TRANSFEREE ALL OR ANY PORTION OF THE RIGHTS AND INTERESTS RESERVED BY AND/OR GRANTED TO NEW SUNCADIA UNDER THIS PLAT.
- THE EASEMENTS GRANTED HEREINABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY BURDENED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.
- NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THE RESORT, THE BOUNDARIES OF OPEN SPACE (OS) TRACT(S) CREATED BY THIS PLAT MAY BE MODIFIED AND/OR SUCH TRACT(S) MAY BE ALTERED AS TO SIZE, SHAPE AND LOCATION BY THE THEN OWNER(S) OF SUCH TRACT(S) AS OTHERWISE ALLOWED BY NEW SUNCADIA, APPLICABLE LAW, THE DEVELOPMENT AGREEMENT, AND THE COV'S AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
- THIS PLAT DOES NOT SHOW ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS OR OTHER MATTERS APPARENT OR OF RECORD WHICH MAY BE DISCLOSED ON A POLICY OF TITLE INSURANCE.

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TALISMAN TOWNHOMES, LLC IN MAY 2019 *[Signature]* 5/13/2019
DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503



AUDITOR'S CERTIFICATE 201906050002
FILED FOR RECORD THIS 5th DAY OF JUNE, A.D., AT 9:53 AM IN BOOK 13 OF Plats AT PAGE 36 AT THE REQUEST OF
[Signature]
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.
KITITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	05/2019	180882
CHKD BY	SCALE	SHEET
D.L.P.	N/A	1 OF 4

13/37

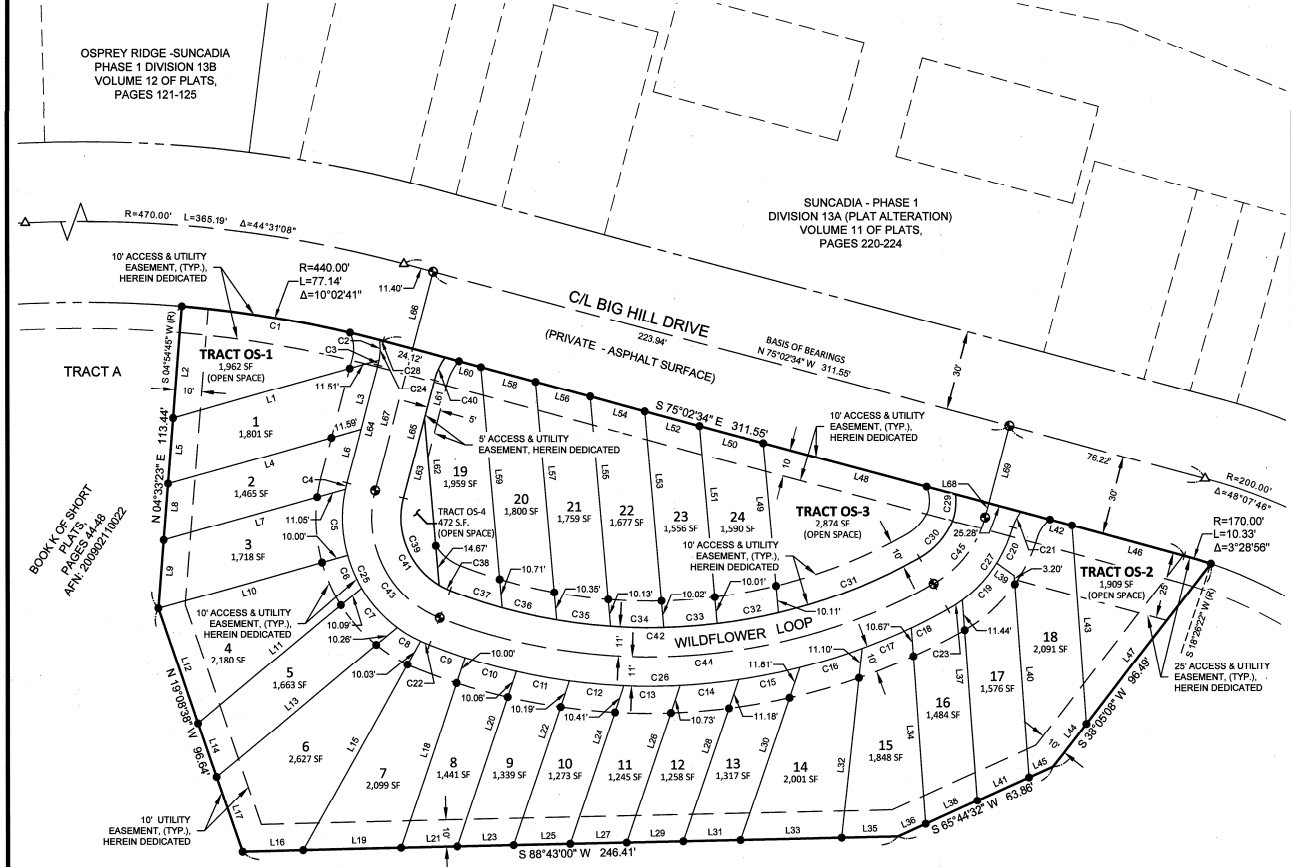


CASCADE REACH

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., KITITITAS COUNTY, WASHINGTON

LP-18-00003
LPF-19-00005



OSPREY RIDGE - SUNCADIA
PHASE 1 DIVISION 13B
VOLUME 12 OF PLATS,
PAGES 121-125

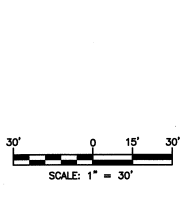
SUNCADIA - PHASE 1
DIVISION 13A (PLAT ALTERATION)
VOLUME 11 OF PLATS,
PAGES 220-224

BOOK K OF SHORT
PLATS
PAGES 44-48
AFN: 200902110022

LOT 3
BOOK K OF SHORT
PLATS
PAGES 44-48
AFN: 200902110022



- LEGEND**
- △ FOUND MAG NAIL
 - SET 5/8" IRON ROD & PLASTIC CAP, LS 45503
 - ⊙ 2" BRASS MONUMENT AT SURFACE TO BE SET UPON COMPLETION OF CONSTRUCTION
 - (R) RADIAL BEARING
 - AFN AUDITORS' FILE NUMBER



AUDITOR'S CERTIFICATE 201906050002
 FILED FOR RECORD THIS 5th DAY OF JUNE 2019 AT 9:53 AM
 IN BOOK 13 OF Plats AT PAGE 37 AT THE REQUEST OF

 DUSTIN L. PIERCE

 JERALD V. PETTIT
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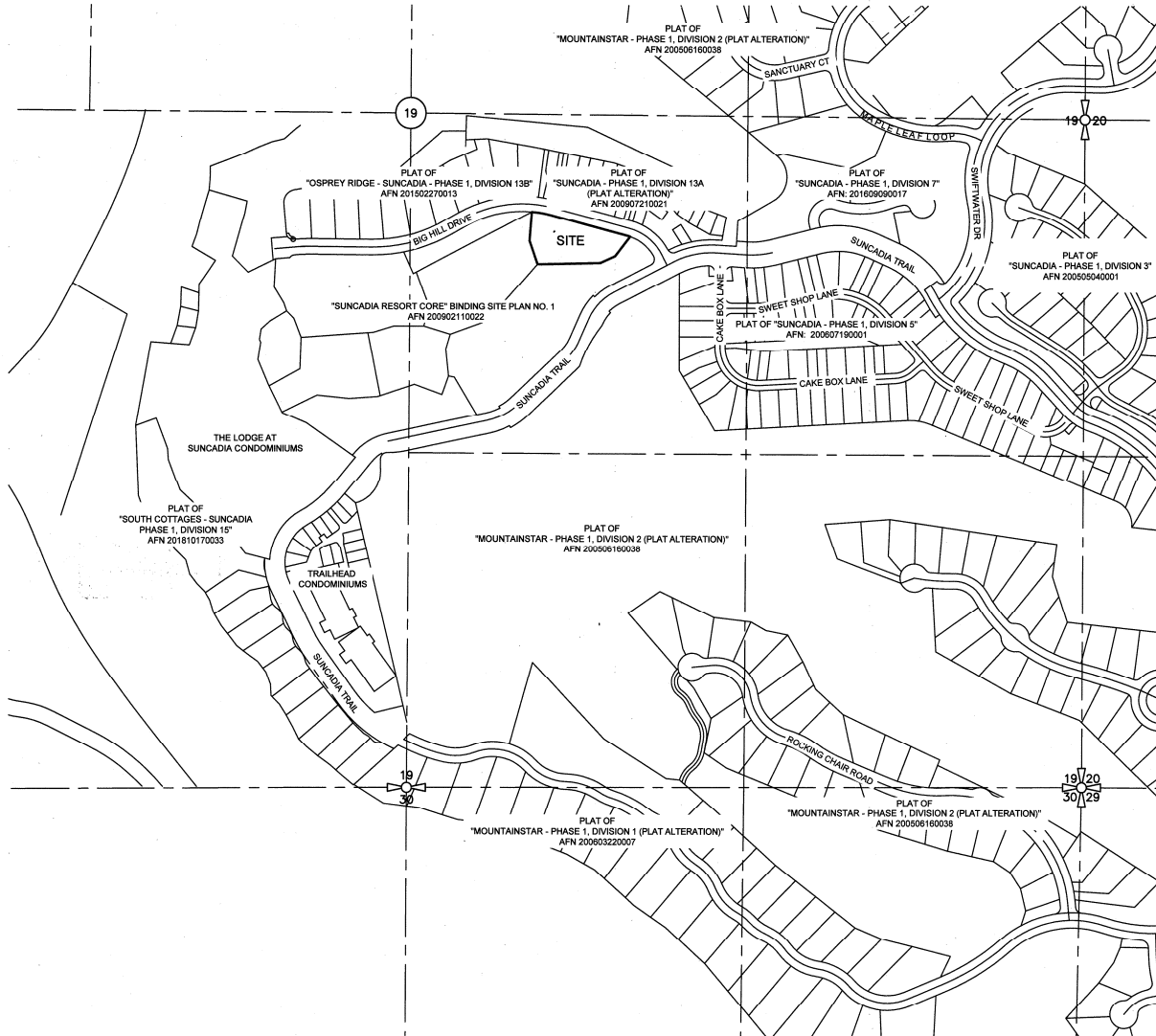
CASCADE REACH - SUNCADIA
 PREPARED FOR
 TALISMAN TOWNHOMES LLC
 A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,
 TOWNSHIP 20 NORTH, RANGE 15 E., W.M.,
 KITITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	05/2019	180882
CHKD BY	SCALE	SHEET
D.L.P.	1"=30'	2 OF 4



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.,
KITTITAS COUNTY, WASHINGTON

LP-18-00003
 LPF-19-00005



BASIS HORIZONTAL DATUM:

HORIZONTAL DATUM: A MODIFIED WASHINGTON STATE PLANE COORDINATE SYSTEM AS PROVIDED BY OTHERS. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999970387 TO OBTAIN GRID DISTANCES.

FOR ADDITIONAL SURVEY INFORMATION SEE THE FOLLOWING:

- SUNCADIA - RESORT CORE BINDING SITE PLAN NO. 1 RECORDED IN BOOK K OF SHORT PLATS, PAGES 44-48, UNDER AUDITOR'S FILE NO. 200902110022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- SUNCADIA - PHASE 1 DIVISION 9 RECORDED IN BOOK 11 OF PLATS, PAGES 78-82, UNDER AUDITOR'S FILE NO. 200712190001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

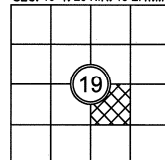
SURVEY INSTRUMENTATION

THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION. PROCEDURE USED - FIELD TRAVERSE WITH ACCURACY THAT MEETS OR EXCEEDS REQUIREMENTS PER WAC-332-130-090.



5/13/2019

INDEX LOCATION
SEC. 19 T. 20 N.R. 15 E. W.M.



AUDITOR'S CERTIFICATE 201906050002

FILED FOR RECORD THIS 5th DAY OF JUNE 2019 AT 9:53 AM.
IN BOOK 13 OF Plats AT PAGE 38 AT THE REQUEST OF

DUSTIN L. PIERCE

JERALD V. PETTIT
County Auditor

Deputy County Auditor

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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.
KITTITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
D.L.P./G.W.	05/2019	180882
CHKD BY	SCALE	SHEET
D.L.P.	1"=300'	3 OF 4

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 COR'S AND PLAT NOTES HERINAFTER 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.

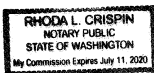
TALISMAN TOWNHOMES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

NAME & DATE: Davis Gantz 6/5/19 NAME & DATE: _____
TITLE: member/manager TITLE: _____

STATE OF WASHINGTON }
COUNTY OF Kittitas } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Davis Gantz TO ME KNOWN TO BE THE Member/Manager 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 5th DAY OF June, 2019



PRINTED NAME: Rhoda L. Crispin
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 7-11-2020

DEDICATION & ACKNOWLEDGEMENT

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

MACWOOD CAPITAL, LLC, A Arizona LIMITED LIABILITY COMPANY

NAME & DATE: Justin Wood 5/9/19 NAME & DATE: _____
TITLE: Member TITLE: _____

STATE OF Arizona }
COUNTY OF Maricopa } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Arizona, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Justin Wood TO ME KNOWN TO BE THE Member OF MACWOOD CAPITAL LLC, A Arizona 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 He IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 9th DAY OF May, 2019



PRINTED NAME: Laurie D. Monteleone
NOTARY PUBLIC IN AND FOR THE STATE OF Arizona
MY COMMISSION EXPIRES: 6/19/2020

LINE #	DIRECTION	DISTANCE
L1	N 74°33'22" E	80.53
L2	N 4°33'23" E	42.12
L3	S 14°57'28" W	24.86
L4	N 74°33'22" E	75.47
L5	N 4°33'23" E	24.66
L6	S 14°57'28" 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	36.92
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 6°02'38" E	74.16
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°57'28" W	14.78
L62	S 5°02'35" E	62.54
L63	S 14°57'28" W	30.78
L64	S 14°57'28" W	45.56
L65	S 14°57'28" W	44.66
L66	S 14°57'28" W	30.00
L67	S 14°57'28" W	54.85
L68	N 14°57'28" E	5.53
L69	N 14°57'28" E	30.00

CURVE #	RADIUS	LENGTH	DELTA
C1	440.00'	75.66'	9°51'08"
C2	24.00'	7.86'	18°17'45"
C3	24.00'	1.87'	4°27'22"
C4	51.00'	2.45'	2°45'01"
C5	51.00'	25.08'	28°10'42"
C6	51.00'	13.20'	14°49'48"
C7	51.00'	20.16'	22°38'37"
C8	51.00'	10.19'	11°27'08"
C9	231.00'	14.42'	3°34'37"
C10	231.00'	29.05'	4°58'25"
C11	231.00'	20.25'	5°01'20"
C12	231.00'	20.61'	5°06'46"
C13	231.00'	21.17'	5°15'07"
C14	231.00'	21.88'	5°27'08"
C15	231.00'	23.12'	5°44'02"
C16	231.00'	24.42'	6°03'23"
C17	231.00'	20.09'	4°58'59"
C18	231.00'	15.48'	3°50'26"
C19	50.99'	18.82'	21°09'03"
C20	50.99'	14.69'	16°30'28"
C21	24.00'	6.69'	15°58'10"
C22	51.00'	3.81'	4°03'32"
C23	50.99'	6.52'	7°19'36"

CURVE #	RADIUS	LENGTH	DELTA
C24	24.00'	9.53'	22°45'07"
C25	51.00'	74.69'	63°54'47"
C26	231.00'	201.60'	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°38'24"
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°46'06"
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 201906050002

FILED FOR RECORD THIS 5th DAY OF JUNE 2019 AT 9:33AM
IN BOOK 13 OF Plats AT PAGE 39 AT THE REQUEST OF

DUSTIN L. PIERCE

JERALD V. PETTIT
County Auditor

Deputy County Auditor



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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

