

**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

**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 KITTITAS, STATE OF WASHINGTON.

**KITTITAS COUNTY PARCEL INFORMATION:**

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

**APPROVALS**

**CERTIFICATE OF COUNTY ROAD ENGINEER**

EXAMINED AND APPROVED THIS 15<sup>TH</sup> DAY OF MAY, A.D., 2019.

*Mark K. Cuba*  
 KITTITAS 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 KITTITAS COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019.

\_\_\_\_\_  
 KITTITAS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019.

\_\_\_\_\_  
 KITTITAS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019.

\_\_\_\_\_  
 KITTITAS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019.

\_\_\_\_\_  
 KITTITAS COUNTY ASSESSOR

**CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019.

BOARD OF COUNTY COMMISSIONERS  
 KITTITAS COUNTY, WASHINGTON

CHAIRMAN \_\_\_\_\_

ATTEST: \_\_\_\_\_  
 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 KITTITAS COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 200902110022 (THE "RESORT CORE BSP") IS BEING REPLATTED 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 THERETO 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 THERETO 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 KITTITAS COUNTY, WASHINGTON AND SUNCADIA LLC RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS SUNCADIA MASTER PLANNED RESORT RECORDED APRIL 18, 2009, UNDER KITTITAS 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 ("CCR'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 A 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 COR'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.

**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.  
 KITTITAS 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

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY

DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY

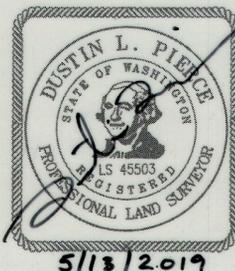
RECORDING ACT AT THE REQUEST OF TALISMAN TOWNHOMES, LLC

IN MAY 2019

*Dustin L. Pierce*  
 DUSTIN L. PIERCE

5/13/2019  
 DATE

CERTIFICATE NO. 45503



5/13/2019

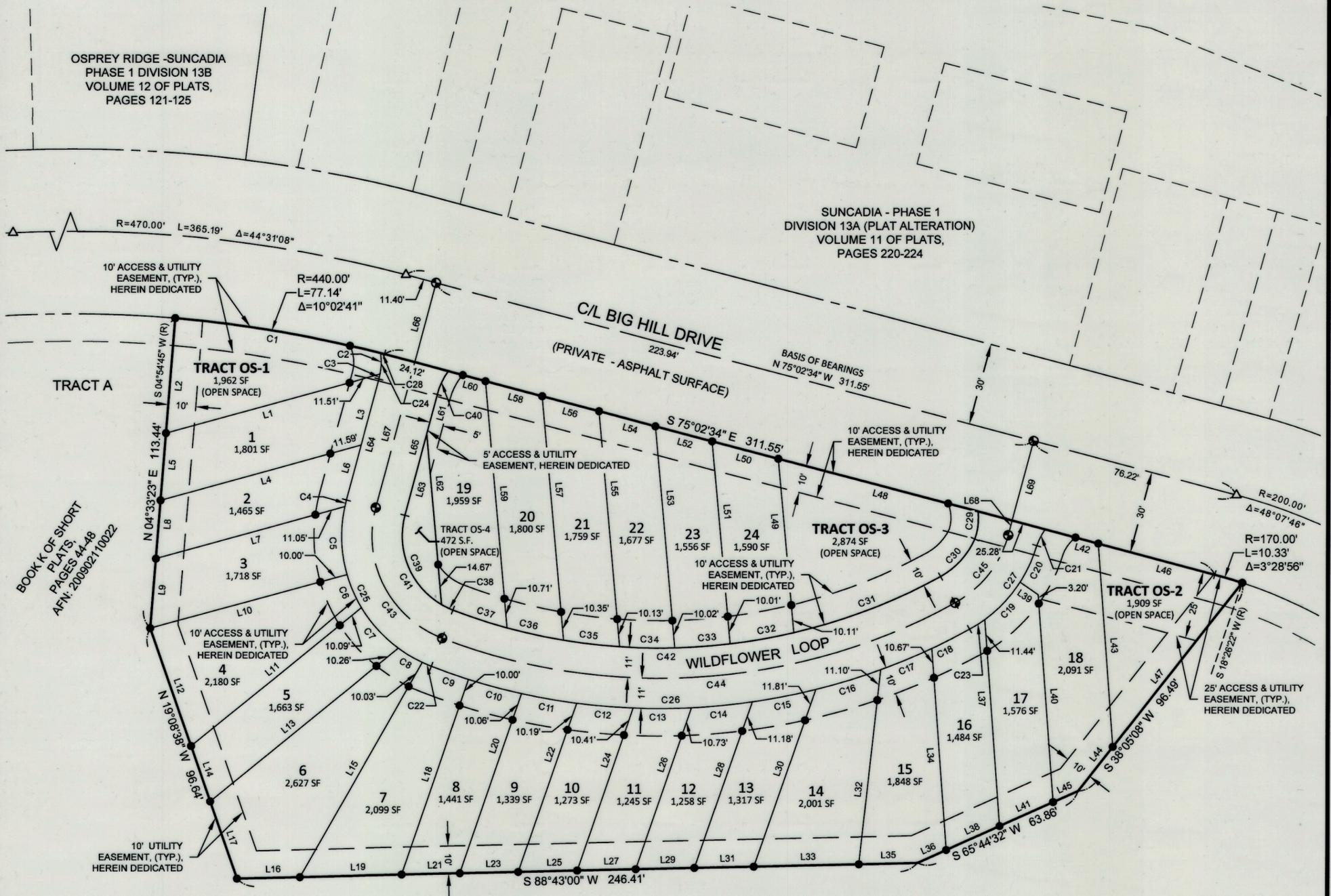
# CASCADE REACH

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

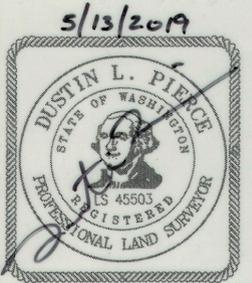
LPF-19-00005



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 AUDITOR'S FILE NUMBER

## 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

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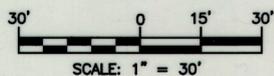
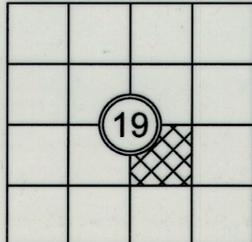
Western Washington Division  
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## CASCADE REACH - SUNCADIA

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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.	1"=30'	2 OF 4

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



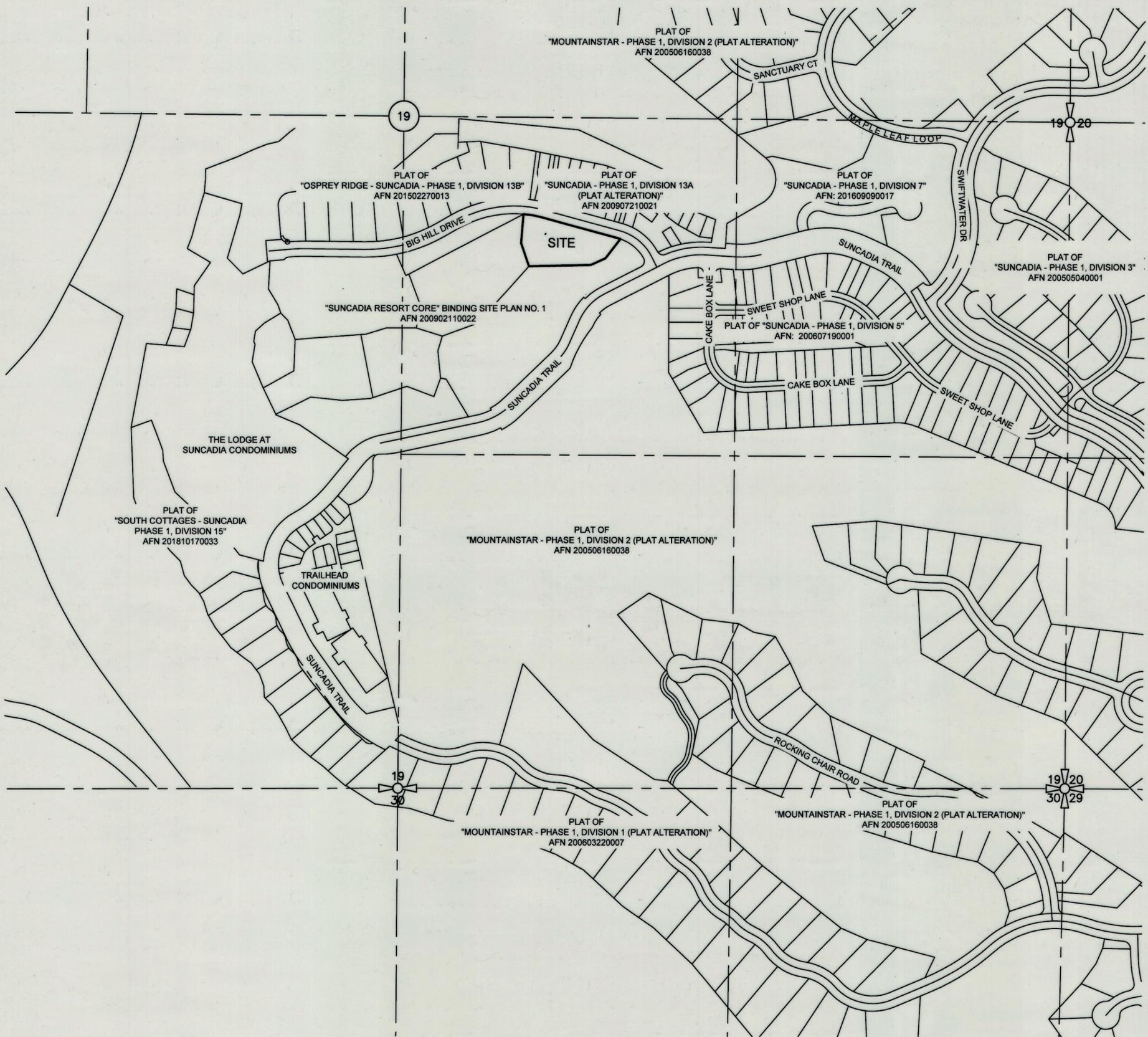
# CASCADE REACH

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



**BASIS HORIZONTAL DATUM:**

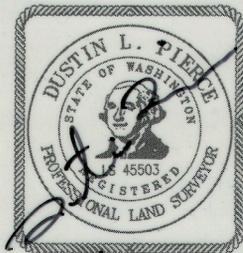
HORIZONTAL DATUM: A MODIFIED WASHINGTON STATE PLANE COORDINATE SYSTEM AS PROVIDED BY OTHERS. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999870387 TO OBTAIN GRID DISTANCES.

FOR ADDITIONAL SURVEY INFORMATION SEE THE FOLLOWING:

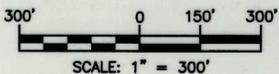
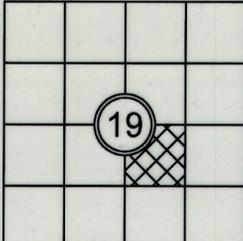
- SUNCADIA - RESORT CORE BINDING SITE PLAN NO. 1 RECORDED IN BOOK K OF SHORT PLATS, PAGES 44-48, UNDER AUDITOR'S FILE NO. 200902110022, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- SUNCADIA - PHASE 1 DIVISION 9 RECORDED IN BOOK 11 OF PLATS, PAGES 78-82, UNDER AUDITOR'S FILE NO. 200712190001, RECORDS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



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



**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

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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.  
KITITAS 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 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.  
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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

