

# RIVER'S EDGE

## WALLACE RANCH, PHASE 1, DIVISION 1

### A PORTION OF SECTIONS 11, 12, 13 AND 14,

TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LP-19-00003  
LPF-??

### APPROVALS

CERTIFICATE OF COUNTY ROAD ENGINEER  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

\_\_\_\_\_  
KITTITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING OFFICIAL  
I HEREBY CERTIFY THAT THE PLAT OF "RIVER'S EDGE - WALLACE RANCH, PHASE 1, DIVISION 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., 2025.

\_\_\_\_\_  
KITTITAS COUNTY COMMUNITY SERVICES OFFICIAL

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., 2025.

\_\_\_\_\_  
KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN  
I HEREBY CERTIFY THAT THE PLAT OF "RIVER'S EDGE - WALLACE RANCH, PHASE 1, DIVISION 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., 2025.

\_\_\_\_\_  
KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE PLAT OF "RIVER'S EDGE - WALLACE RANCH, PHASE 1, DIVISION 1" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

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

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON  
CHAIRMAN \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD

### DECLARATION & ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, WALLACE RANCH II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY ("DECLARANT"), 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 WALLACE RANCH HOMEOWNERS' ASSOCIATION, A WASHINGTON NONPROFIT CORPORATION ("HOA"), TO HOLD, SUBJECT TO AND TOGETHER WITH THE CCR'S AND PLAT NOTES HEREINAFTER DESCRIBED AND SET FORTH, FOR THE BENEFIT OF HOA AND ALL OWNERS OF LOTS AND TRACTS IN THIS PLAT AND ALL PRESENT AND FUTURE PLATS AND TRACTS IN WALLACE RANCH, PHASE 1, DIVISION 1 ("WALLACE RANCH"), ALL ROADS SHOWN HEREON WHICH SHALL BE INCLUDED IN THE WALLACE RANCH'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 THE HOA.

DECLARANT HEREBY DECLARES AND GRANTS EASEMENTS TO ANY WATER, SEWER, STORM WATER, ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS OR OTHER UTILITIES AS SHOWN ON THE PLAT PROVIDING SERVICE TO THIS SUBDIVISION OR OTHER PROPERTY, AND A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

DECLARANT, ITS SUCCESSOR'S AND ASSIGNS, SHALL RETAIN OWNERSHIP OF TRACT H FOR OPEN SPACE AND AGRICULTURAL ACTIVITIES AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF SUCH TRACT IN COMPLIANCE WITH COUNTY CODE. TRACT H, BEING DESIGNATED HEREIN AS OPEN SPACE, SHALL NOT BE FURTHER SUBDIVIDED.

TRACT G IS HEREBY CONVEYED TO THE HOA AS OPEN SPACE AND SHALL NOT BE FURTHER SUBDIVIDED.

IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED \_\_\_\_\_, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR \_\_\_\_\_, RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NO. \_\_\_\_\_.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NAME & DATE: \_\_\_\_\_ NAME & DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF WASHINGTON )  
) SS.  
COUNTY OF \_\_\_\_\_ )

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 WALLACE RANCH II LLC, A WASHINGTON LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO WALLACE RANCH LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, 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: \_\_\_\_\_

### PROPERTY OWNER:

WALLACE RANCH II LLC,  
A WASHINGTON LIMITED LIABILITY COMPANY,  
SUCCESSOR BY MERGER TO WALLACE RANCH LIMITED PARTNERSHIP,  
A WASHINGTON LIMITED PARTNERSHIP  
330 112TH AVE NE, SUITE 200  
BELLEVUE, WA 98004-5800

### SURVEYOR/ENGINEER:

ENCOMPASS ENGINEERING AND SURVEYING  
110 SOUTH OAKES AVENUE, SUITE 250  
CLE ELUM, WA 98922

### PROPERTY INFORMATION:

AREA: ±601.64 ACRES  
NUMBER OF LOTS: 9  
NUMBER OF PARCELS: 1  
NUMBER OF TRACTS: 3

ZONE: FOREST & RANGE

WATER SOURCE: CLASS A

SEWER SOURCE: SEPTIC

### KITTITAS COUNTY PARCEL INFORMATION:

PARCEL #:	MAP #:
656734	19-16-11000-0005
676734	19-16-11000-0007
19594	19-16-11000-0031
19595	19-16-11000-0032
19596	19-16-11000-0033
766734	19-16-12000-0004
19603	19-16-12000-0017
19604	19-16-12000-0018
19605	19-16-12000-0019
19606	19-16-12000-0020
19607	19-16-12000-0021
796734	19-16-13000-0002
826734	19-16-13000-0005
19609	19-16-13000-0010
19610	19-16-13000-0011
19611	19-16-13000-0012
19612	19-16-13000-0013
19613	19-16-13000-0014
19608	19-16-12000-0022
856734	19-16-14000-0001
19597	19-16-11000-0034
19598	19-16-11000-0035
19599	19-16-11000-0036
19600	19-16-11000-0037
886734	19-16-14000-0004
19601	19-16-11000-0038
18582	19-16-14000-0007
18583	19-16-14000-0008
18584	19-16-14000-0009

### LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-47739060:

PARCELS 23, 24, 25, 26, 27 AND 28 OF THAT CERTAIN SURVEY RECORDED JANUARY 16, 2004, IN BOOK 29 OF SURVEYS, PAGES 208 THROUGH 210, UNDER AUDITOR'S FILE NO. 200401160041, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING PORTIONS OF SECTIONS 11, 13 AND 14 OF TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

### LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-47739061:

PARCELS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 OF THAT CERTAIN SURVEY RECORDED JANUARY 16, 2004, IN BOOK 29 OF SURVEYS, PAGES 208 THROUGH 210, UNDER AUDITOR'S FILE NO. 200401160041, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING PORTIONS OF SECTIONS 11, 12, 13 AND 14 OF TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

### 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 WALLACE RANCH II LLC IN OCT, 2025.

PRELIMINARY

\_\_\_\_\_  
DUSTIN L. PIERCE DATE  
CERTIFICATE NO. 45503

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
\_\_\_\_\_  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
\_\_\_\_\_  
BRYAN ELLIOTT  
County Auditor Deputy County Auditor

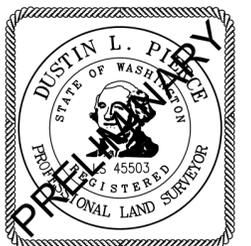
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### RIVER'S EDGE - WALLACE RANCH, PHASE 1, DIVISION 1

PREPARED FOR WALLACE RANCH II, LLC A PORTION OF SECTIONS 11, 12, 13 AND 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY	DATE	JOB NO.
DP/GW	10/2025	19066
CHKD BY	SCALE	SHEET
DLP	N/A	1 OF 8



**RIVER'S EDGE**  
**WALLACE RANCH, PHASE 1, DIVISION 1**  
 A PORTION OF SECTIONS 11, 12, 13 AND 14,

TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LP-19-00003  
 LPF-??

**PLAT NOTES:**

1. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
2. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
3. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
4. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
7. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
8. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT KITTITAS COUNTY ROAD STANDARDS AND FORMALLY ADOPTED BY THE KITTITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
10. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF KITTITAS COUNTY ZONING CODE.
11. THIS PLAT WAS PLATTED AS A CONSERVATION PLAT PURSUANT TO KITTITAS COUNTY CODE 16.09. CONSERVATION PLATTING ALLOWS FOR AN ALTERNATIVE METHOD FOR LAND DIVISION WHILE CONSERVING RESOURCE LAND AND PRESERVING RURAL CHARACTER. FUTURE SUBDIVISION SHALL NOT EXCEED THE MAXIMUM DENSITY ALLOWED IN THE FOREST AND RANGE ZONE OF THIS ENTIRE PLAT. PURSUANT TO KITTITAS COUNTY CODE 16.09.040(6), DEVELOPMENT WITHIN THE PLATTED PARCELS SHALL RESPECT THE UNDERLYING DENSITY OF THE FOREST AND RANGE ZONE.
12. THE WALLACE RANCH CONSERVATION PLAT DEVELOPMENT AREAS ARE CATEGORIZED WITHIN THE D-1 SEISMIC ZONE.
13. THERE SHALL BE A 200' BUFFER FROM THE PROPERTY LINE SHARED BETWEEN THE APPLICANT AND CHIMPANZEE SANCTUARY NORTHWEST. THERE SHALL BE NO DEVELOPMENT OF ANY KIND WITHIN THIS OPEN SPACE BUFFER AREA, INCLUDING ANY TRAILS. ALL RECREATIONAL ACTIVITIES WILL BE REQUIRED TO BE PASSIVE AND NON-MOTORIZED. THIS CONDITION IS SET SO THAT ANY POTENTIAL IMPACTS THE CHIMPANZEES WITHIN THE SANCTUARY MAY HAVE, BASED ON THE APPLICANT'S PROJECT, MAY BE MITIGATED.
14. WALLACE RANCH II LLC, IT'S SUCCESSOR'S AND ASSIGNS, SHALL RETAIN OWNERSHIP OF TRACT H FOR OPEN SPACE AND AGRICULTURAL ACTIVITIES AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF SUCH TRACT IN COMPLIANCE WITH CCR'S. TRACT H, BEING DESIGNATED HEREIN AS OPEN SPACE, SHALL NOT BE FURTHER SUBDIVIDED.
15. TRACT G, BEING DESIGNATED HEREIN AS OPEN SPACE, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA) OR EQUIVALENT AND SHALL NOT BE FURTHER SUBDIVIDED.
16. NOTWITHSTANDING ANY STATUS AS A COMMUNITY ASSET OR ELEMENT BENEFITING ANY OR ALL LOTS WITHIN THIS PLAT, 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 APPLICABLE LAW, THE DEVELOPMENT AGREEMENT, AND THE CCR'S AND WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT.
17. ALL OR CERTAIN LOTS WITHIN THIS PLAT MAY BE SUBJECTED TO EASEMENTS FOR TRAIL OR PATH PURPOSES FOR THE BENEFIT OF OTHER LOTS WITHIN THIS PLAT OR THE RESORT, THE USE, MAINTENANCE AND OTHER MATTERS RELATIVE THERETO OF WHICH SHALL BE MORE FULLY SET FORTH IN A SEPARATE DOCUMENT OF RECORD AND/OR THE CCR'S. REFERENCE TO RECORD TITLE SHOULD BE MADE FOR PROVISIONS RELATIVE THERETO.
18. THIS PLAT IS AND SHALL BE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS ("CCR'S") AND DESIGN GUIDELINES PURSUANT TO THE DEVELOPMENT AND MAY ALSO BE SUBJECT TO OTHER MATTERS APPARENT OR OF RECORD WHICH ARE NOT SPECIFICALLY DISCLOSED ON THIS PLAT.

**SURVEY NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GNSS & A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:  
 •BOOK 29 OF SURVEYS, PAGES 208-210, AFN: 200401160041  
 AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. THE PARCEL BOUNDARIES ALONG THE EASTERLY BANK OF THE YAKIMA RIVER ARE DELINEATED FROM BOOK 29 OF SURVEYS, PAGES 208 THROUGH 210, UNDER AUDITOR'S FILE NO. 200401160041. THESE BOUNDARIES APPEAR TO BE THE UPLAND AREAS THAT ABUT THE YAKIMA RIVER SHORELINE.
6. THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83 (2011) (EPOCH: 2010), SOUTH ZONE. ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.99988017606, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCE.

**ADJACENT PROPERTY OWNERS:**  
 APN (ASSESSOR'S PARCEL NO.)

- APN 12626
- APN 18578
- APN 18580
- APN 18581
- APN 18586
- APN 19602
- WALLACE RANCH II LLC  
 330 112TH AVE NE, SUITE 200  
 BELLEVUE WA 98004-5800
- APN 576734
- APN 586734
- APN 666734
- APN 959766
- CHIMPANZEE SANCTUARY NORTHWEST  
 PO BOX 952  
 CLE ELUM WA 98922-0952
- APN 566734
- 3651 HART RD LLC  
 PO BOX 3092  
 BELLEVUE WA 98009-3092
- APN 12614
- LYNNETTE M ELLERTSON  
 CURTIS H FOWLER JR  
 3650 HARD RD  
 CLE ELUM WA 98922-8332
- APN 806734
- STATE OF WASH (PARKS & REC)  
 PO BOX 42650  
 OLYMPIA WA 98504-2650
- APN 736734
- JAMES ROBINSON  
 DENISE MEHLENBACHER  
 277 OLD STAGE DR  
 BRISTOL TN 37620
- APN 12618
- APN 12619
- APN 786734
- APN 836734
- SWAUK VALLEY RANCH LLC  
 C/O ALEX CORDAS  
 PO BOX 24567  
 SEATTLE WA 98124
- APN 441836
- APN 341836
- APN 431836
- BNSF RAILWAY CO  
 PO BOX 961089  
 FORT WORTH TX 76161-0089



**AUDITOR'S CERTIFICATE** \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.

IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF

\_\_\_\_\_  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME

\_\_\_\_\_  
 BRYAN ELLIOTT  
 County Auditor

\_\_\_\_\_  
 Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

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KITTITAS COUNTY	WASHINGTON	
DWN BY	DATE	JOB NO.
DP/GW	10/2025	19066
CHKD BY	SCALE	SHEET
DLP	N/A	2 OF 8

# RIVER'S EDGE

## WALLACE RANCH, PHASE 1, DIVISION 1

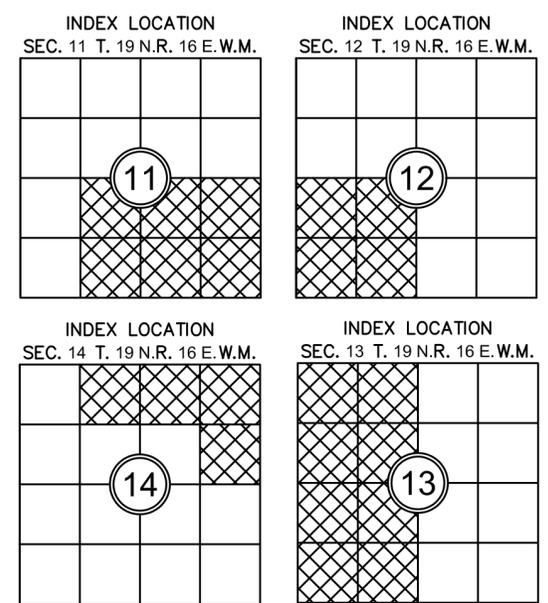
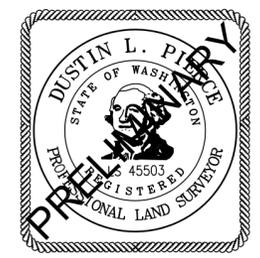
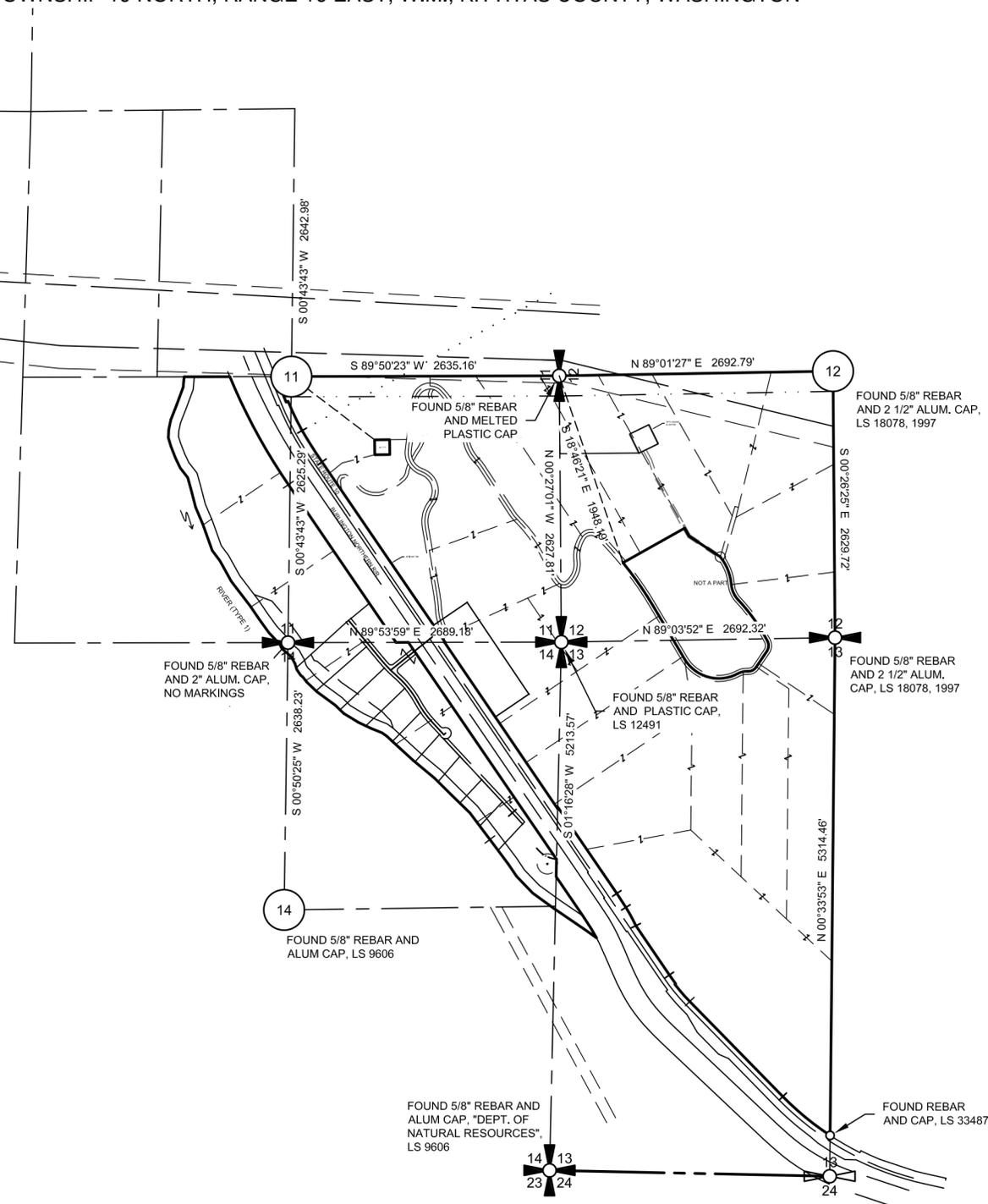
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TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LP-19-00003  
LPF-??



### LEGEND

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  CENTER OF SECTION, AS NOTED
-  FOUND
-  SET 5/8" REBAR & CAP, LS 45503
-  FD-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NO.
-  OS-1 OPEN SPACE TRACT - DESIGNATION NO.
-  HS HOMESITE PARCEL



AUDITOR'S CERTIFICATE \_\_\_\_\_  
 FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
 IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
 \_\_\_\_\_  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
 \_\_\_\_\_  
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 County Auditor Deputy County Auditor

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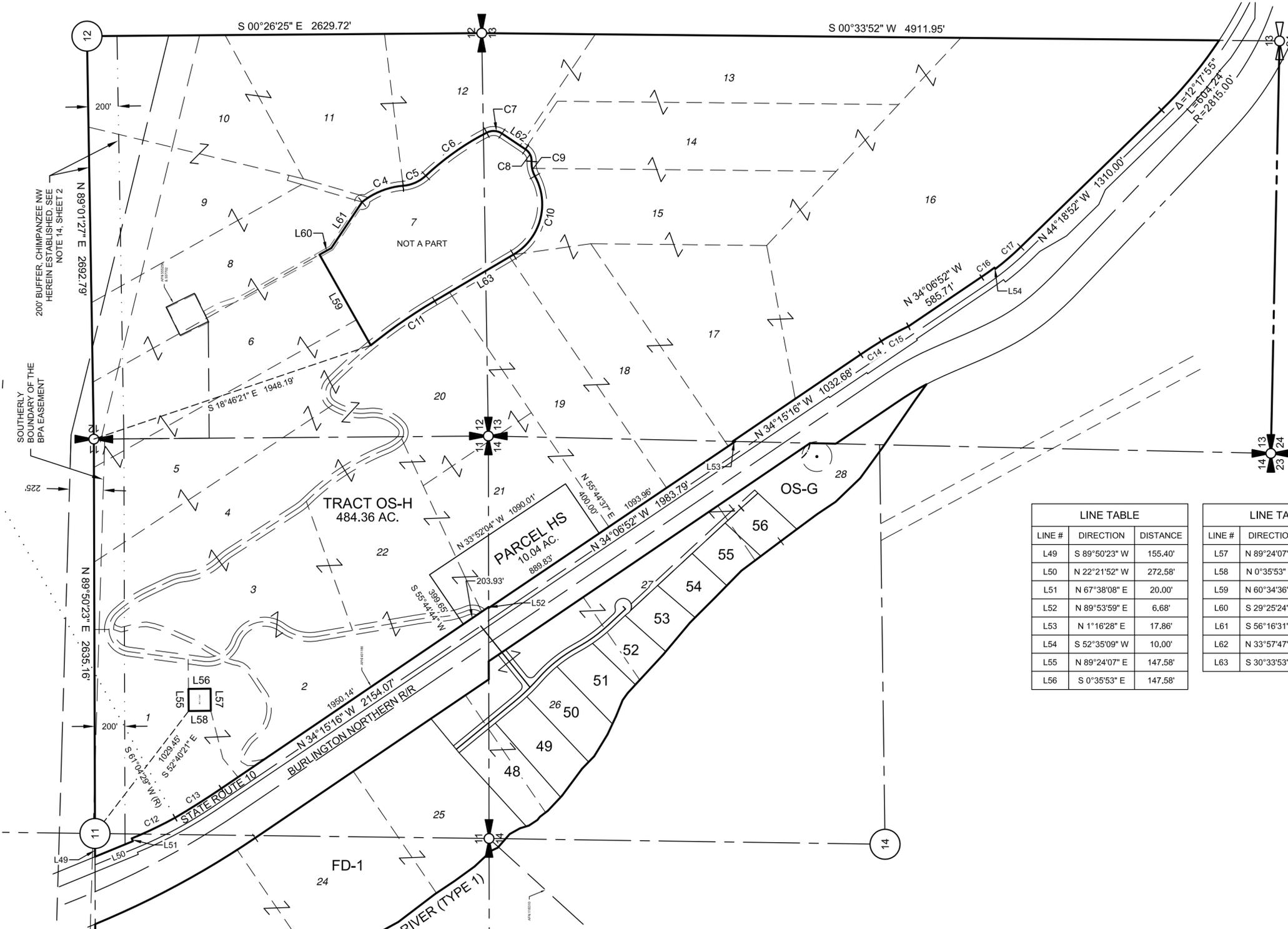
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KITTITAS COUNTY	WASHINGTON	
DWN BY DP/GW	DATE 10/2025	JOB NO. 19066
CHKD BY DLP	SCALE 1" = 1000'	SHEET 3 OF 8

# RIVER'S EDGE

## WALLACE RANCH, PHASE 1, DIVISION 1

A PORTION OF SECTIONS 11, 12, 13 AND 14,  
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LP-19-00003  
LPF-??



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	5929.65'	1213.18'	11°43'21"
C2	3352.34'	146.27'	2°30'00"
C3	1535.78'	104.65'	3°54'15"
C4	500.00'	297.96'	34°08'37"
C5	250.00'	168.54'	38°37'37"
C6	1800.00'	499.02'	15°53'03"
C7	100.00'	107.09'	61°21'39"
C8	90.00'	93.54'	59°33'03"
C9	180.00'	101.95'	32°27'01"
C10	390.00'	601.53'	88°22'18"
C11	3500.00'	519.08'	8°29'51"
C12	2795.00'	320.05'	6°33'39"
C13	5529.65'	365.47'	3°47'13"
C14	3752.34'	163.73'	2°30'00"
C15	1935.78'	206.09'	6°06'00"
C16	1850.00'	106.54'	3°17'59"
C17	1860.00'	224.00'	6°54'01"
C18	55.00'	245.13'	255°21'27"
C19	1400.00'	145.67'	5°57'42"
C20	1400.00'	84.08'	3°26'27"

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L49	S 89°50'23" W	155.40'
L50	N 22°21'52" W	272.58'
L51	N 67°38'08" E	20.00'
L52	N 89°53'59" E	6.68'
L53	N 1°16'28" E	17.86'
L54	S 52°35'09" W	10.00'
L55	N 89°24'07" E	147.58'
L56	S 0°35'53" E	147.58'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L57	N 89°24'07" E	147.58'
L58	N 0°35'53" W	147.58'
L59	N 60°34'36" E	695.02'
L60	S 29°25'24" E	90.58'
L61	S 56°16'31" E	369.44'
L62	N 33°57'47" E	190.06'
L63	S 30°33'53" E	609.25'



AUDITOR'S CERTIFICATE \_\_\_\_\_  
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 \_\_\_\_\_  
 DUSTIN L. PIERCE  
 SURVEYOR'S NAME  
 \_\_\_\_\_  
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**Encompass**  
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RIVER'S EDGE - WALLACE RANCH, PHASE 1, DIVISION 1		
PREPARED FOR WALLACE RANCH II, LLC A PORTION OF SECTIONS 11, 12, 13 AND 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.		
KITTITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
DP/GW	10/2025	19066
CHKD BY	SCALE	SHEET
DLP	1" = 500'	4 OF 8

# RIVER'S EDGE

## WALLACE RANCH, PHASE 1, DIVISION 1

A PORTION OF SECTIONS 11, 12, 13 AND 14,

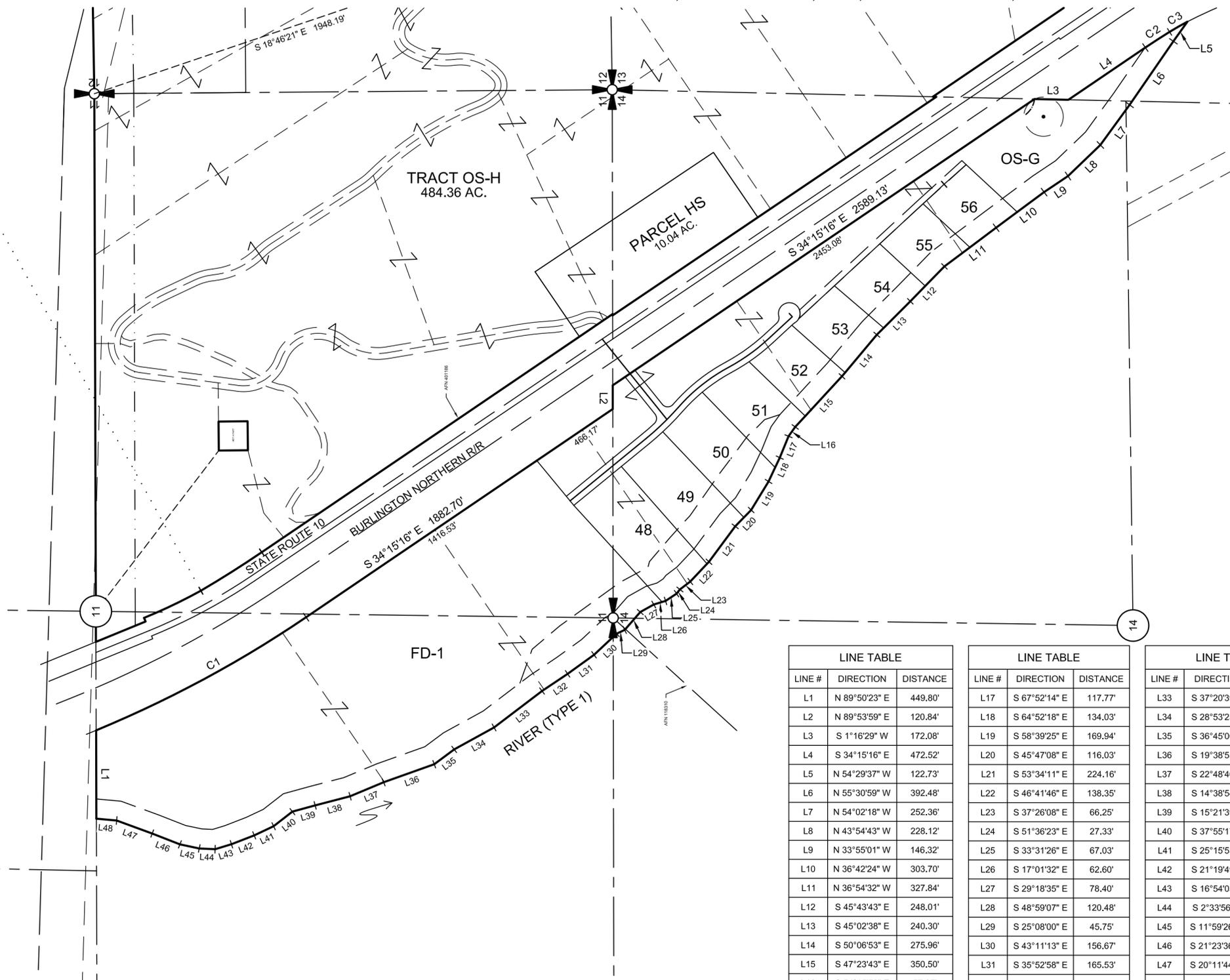
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LP-19-00003  
LPF-??



### LEGEND

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  CENTER OF SECTION, AS NOTED
-  FOUND
-  SET 5/8" REBAR & CAP, LS 45503
-  FD-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NO.
-  OS-1 OPEN SPACE TRACT - DESIGNATION NO.
-  HS HOMESITE PARCEL



LINE #	DIRECTION	DISTANCE
L1	N 89°50'23" E	449.80'
L2	N 89°53'59" E	120.84'
L3	S 1°16'29" W	172.08'
L4	S 34°15'16" E	472.52'
L5	N 54°29'37" W	122.73'
L6	N 55°30'59" W	392.48'
L7	N 54°02'18" W	252.36'
L8	N 43°54'43" W	228.12'
L9	N 33°55'01" W	146.32'
L10	N 36°42'24" W	303.70'
L11	N 36°54'32" W	327.84'
L12	S 45°43'43" E	248.01'
L13	S 45°02'38" E	240.30'
L14	S 50°06'53" E	275.96'
L15	S 47°23'43" E	350.50'
L16	S 54°15'58" E	57.97'

LINE #	DIRECTION	DISTANCE
L17	S 67°52'14" E	117.77'
L18	S 64°52'18" E	134.03'
L19	S 58°39'25" E	169.94'
L20	S 45°47'08" E	116.03'
L21	S 53°34'11" E	224.16'
L22	S 46°41'46" E	138.35'
L23	S 37°26'08" E	66.25'
L24	S 51°36'23" E	27.33'
L25	S 33°31'26" E	67.03'
L26	S 17°01'32" E	62.60'
L27	S 29°18'35" E	78.40'
L28	S 48°59'07" E	120.48'
L29	S 25°08'00" E	45.75'
L30	S 43°11'13" E	156.67'
L31	S 35°52'58" E	165.53'
L32	S 33°54'04" E	156.37'

LINE #	DIRECTION	DISTANCE
L33	S 37°20'39" E	305.92'
L34	S 28°53'25" E	231.28'
L35	S 36°45'00" E	126.22'
L36	S 19°38'55" E	272.92'
L37	S 22°48'40" E	184.46'
L38	S 14°38'54" E	183.20'
L39	S 15°21'39" E	119.71'
L40	S 37°55'17" E	120.91'
L41	S 25°15'53" E	108.70'
L42	S 21°19'49" E	124.19'
L43	S 16°54'03" E	86.55'
L44	S 2°33'56" W	80.50'
L45	S 11°59'26" W	100.36'
L46	S 21°23'36" W	151.05'
L47	S 20°11'44" W	192.19'
L48	S 5°08'51" W	103.23'



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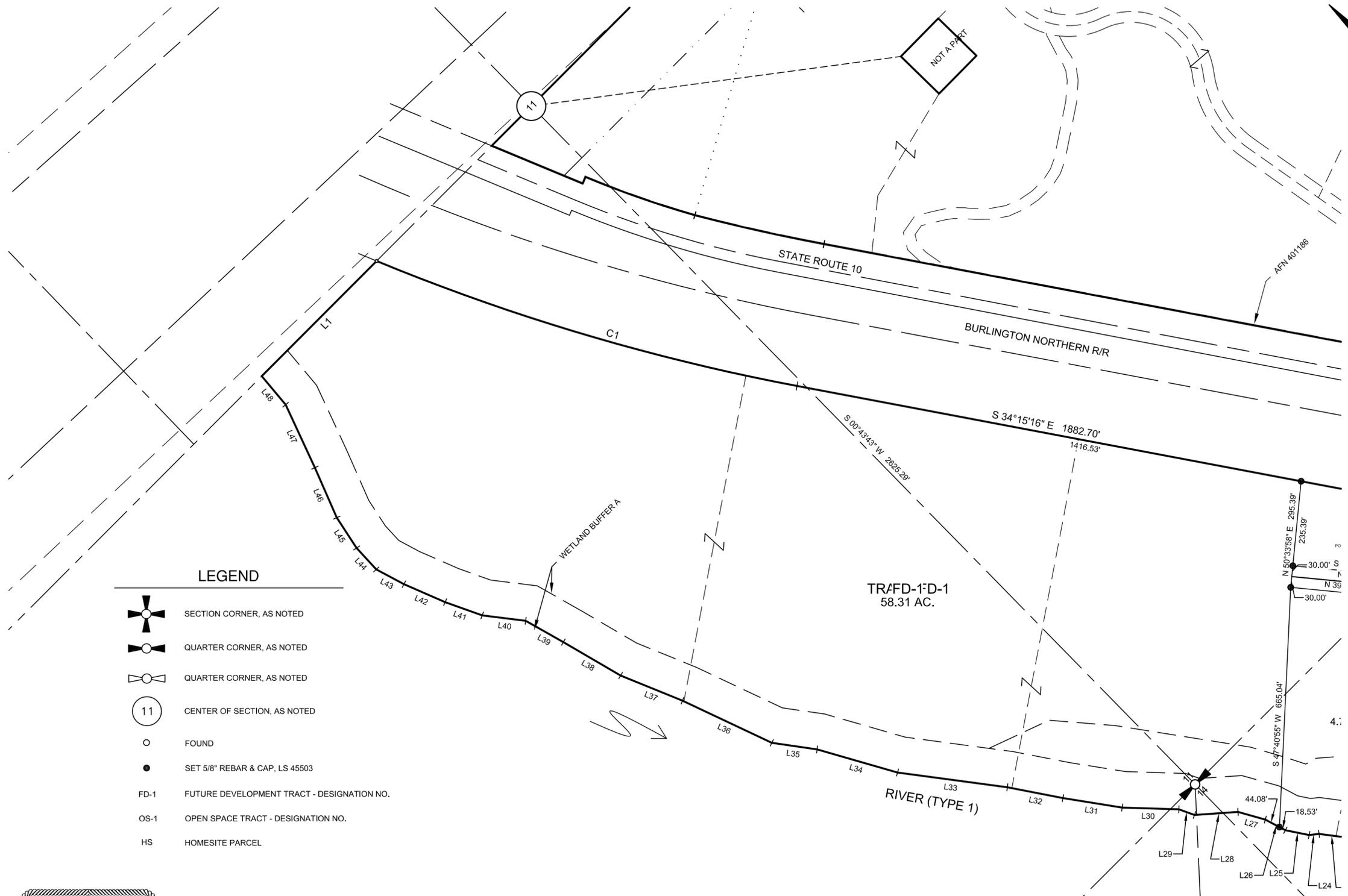
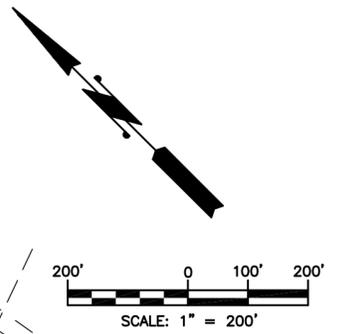
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KITTITAS COUNTY	WASHINGTON	
DWN BY	DATE	JOB NO.
DP/GW	10/2025	19066
CHKD BY	SCALE	SHEET
DLP	1" = 400'	5 OF 8

# RIVER'S EDGE

## WALLACE RANCH, PHASE 1, DIVISION 1

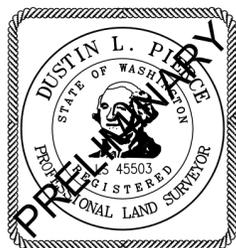
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LP-19-00003  
LPF-??



### LEGEND

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-  QUARTER CORNER, AS NOTED
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-  CENTER OF SECTION, AS NOTED
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-  SET 5/8" REBAR & CAP, LS 45503
- FD-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NO.
- OS-1 OPEN SPACE TRACT - DESIGNATION NO.
- HS HOMESITE PARCEL



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KITTITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
DP/GW	10/2025	19066
CHKD BY	SCALE	SHEET
DLP	1" = 200'	6 OF 8

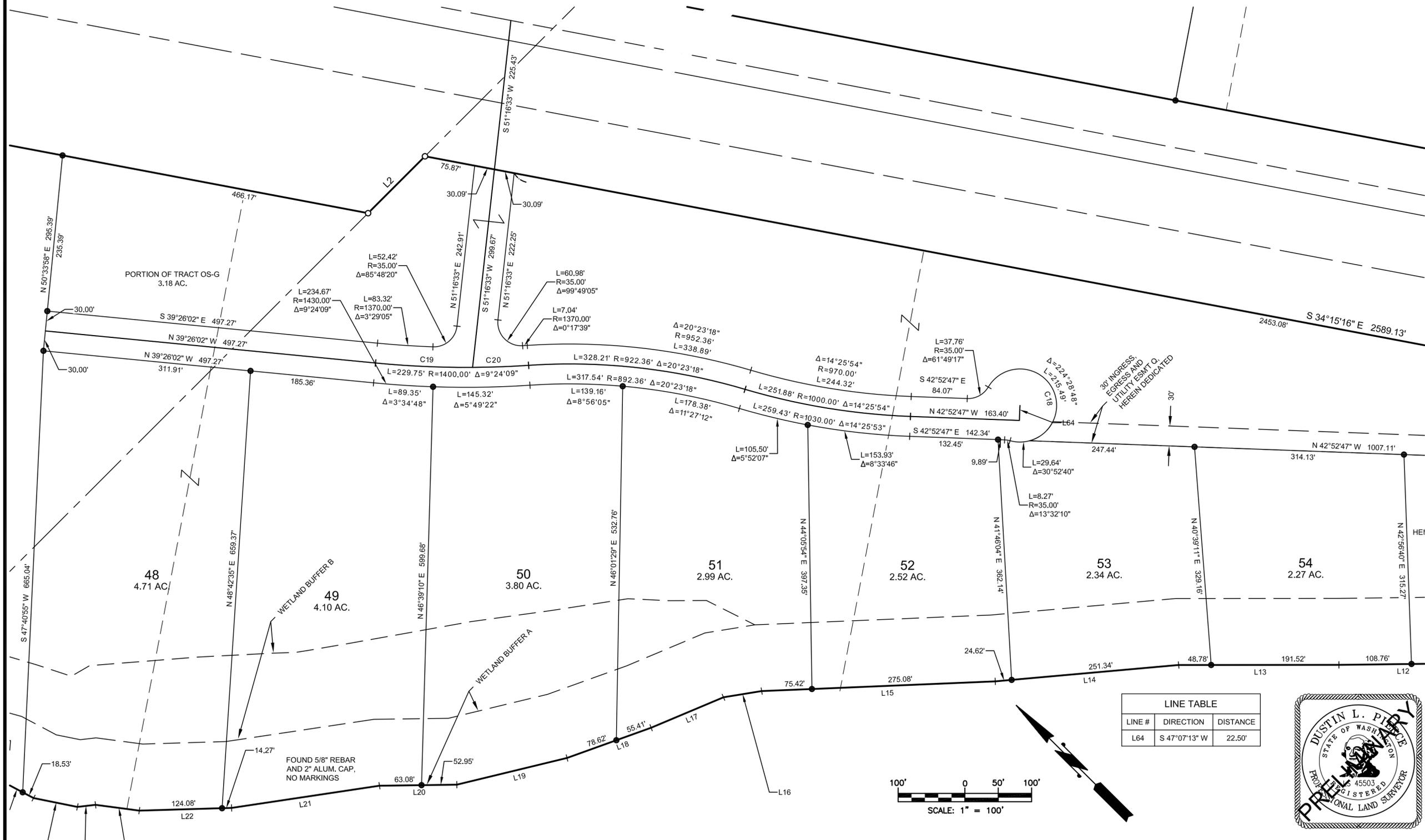
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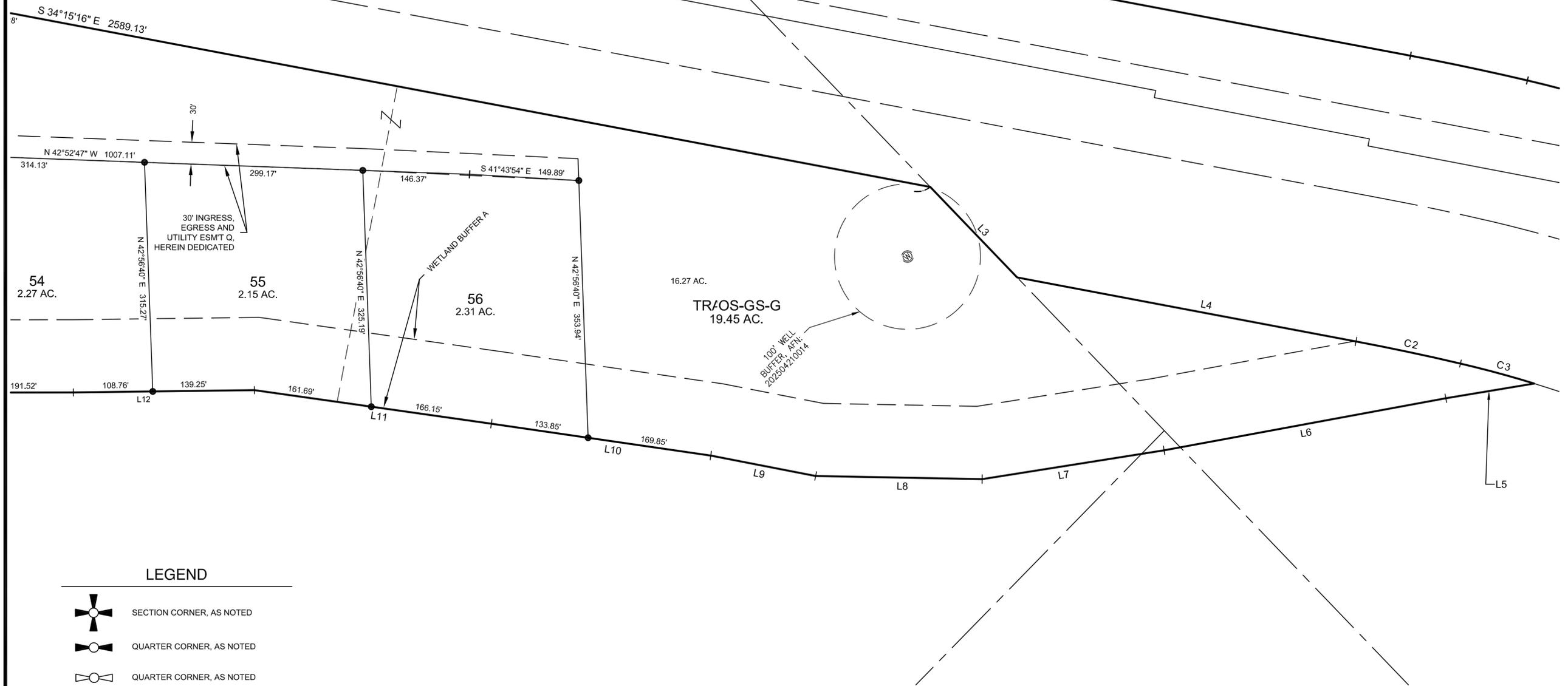
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CHKD BY	SCALE	SHEET
DLP	1" = 100'	7 OF 8



# RIVER'S EDGE

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