

WALLACE RANCH PRELIMINARY CONSERVATION PLAT
 A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14, T. 19 N., R. 16 E., W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTION PER AMERITITLE TITLE COMMITMENT- FILE NO. 200560AM.

TRACT A:

LOT B-1 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 27, 1997, IN BOOK 23 OF SURVEYS, PAGE 12, UNDER AUDITOR'S FILE NO. 19970270033, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT B:

PARCELS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 AND 29 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 27, 1997, IN BOOK 23 OF SURVEYS, PAGE 12, UNDER AUDITOR'S FILE NO. 19970270033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING PORTIONS OF SECTIONS 3, 10, 11 AND 14, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT C:

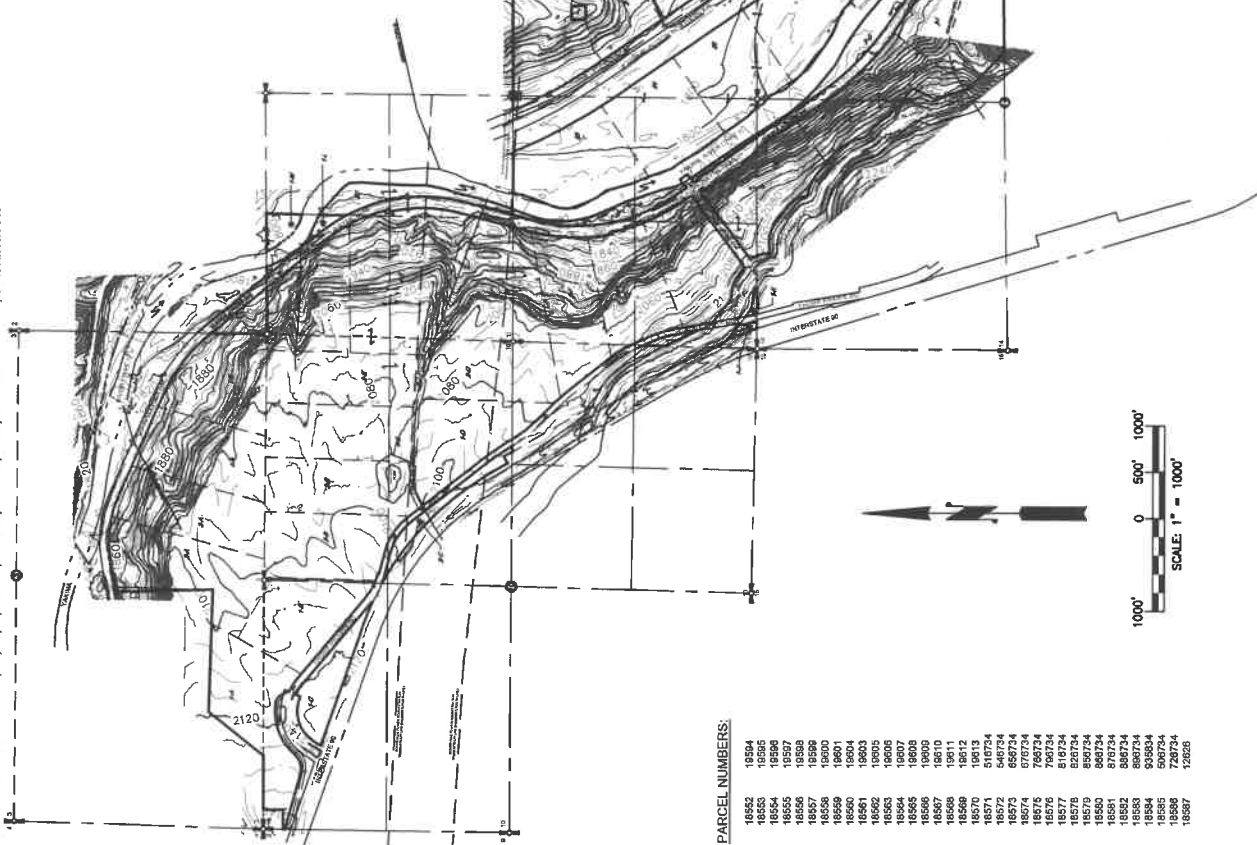
A STRIP OF LAND 60 FEET WIDE, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER, SECTION 10, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, AND SAID STRIP BEING 30 FEET WIDE ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE PEON POINT ROAD WITH A LINE LOCATED 30 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE BONNEVILLE POWER ADMINISTRATION TRANSMISSION LINE RIGHT OF WAY, SAID INTERSECTION BEING LOCATED APPROXIMATELY SOUTH 25° EAST 1,175 FEET ALONG THE CENTERLINE OF THE SAID SECTION; THENCE S 89° 58' 00" E 122 FEET TO THE POINT OF BEGINNING; THENCE S 89° 58' 00" E 122 FEET TO THE POINT OF INTERSECTION WITH THE TRANSMISSION LINE RIGHT OF WAY SOUTH 87° 13' EAST 230 FEET; THENCE SOUTH 60° EAST 240 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 10; SAID POINT OF INTERSECTION BEING 1,615 FEET SOUTHERLY, MORE OR LESS, FROM THE NORTHEAST CORNER OF SAID SECTION 10, KITTITAS COUNTY, STATE OF WASHINGTON.

TRACT D:

ALL OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S RIGHT OF WAY AND EXTRA STRIP OF WAY LOCATED IN THE NORTHWEST QUARTER AND IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, CONVEYED TO SAID RAILROAD COMPANY BY DEEDS RECORDED JULY 14, 1909, JANUARY 28, 1907, FEBRUARY 21, 1911 AND OCTOBER 2, 1947 UNDER AUDITOR'S FILE NO. 3, 19077, 19075, 17516, 20041 AND 197214, EXCLUSIVELY, EXCEPT THAT CERTAIN STRIP OF LAND 165 FEET IN WIDTH COMPREHESED TO KITTITAS RECLAMATION DISTRICT BY DEED RECORDED JUNE 18, 1927 UNDER AUDITOR'S FILE NO. 96487 AS SPILLWAY NO. 1146.

OWNER-DEVELOPER:
 WALLACE RANCH LLC
 WALLACE PROPERTIES INC
 339 112TH AVE NE STE 200
 BELLEVUE WA 98004-5800

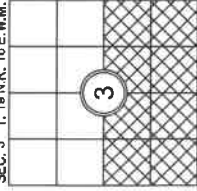
GENERAL NOTES:
 TOTAL ACREAGE 1,193.7 ADRES
 PHASES: 10 - 3 PHASES
 APPROXIMATE DEVELOPMENT AREA - 240 AC ± 30%
 APPROXIMATE OPEN SPACE AREA - 953.7 AC ± 70%
 WATER CLASS A, GROUP B, INDIVIDUAL WELLS
 POWER, PUCET SOUND ENERGY
 SEWER: SEPTIC
 TELEPHONE: CENTURY LINK



PARCEL NUMBERS:

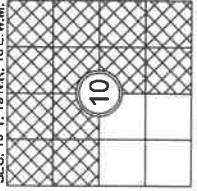
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INDEX LOCATION
 SEC. 3 T. 19 N.R. 16 E.W.M.

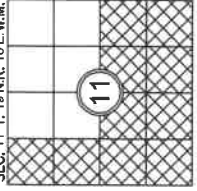


THIS LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY PORTRAYING A LIKELY LAYOUT FOR THE WALLACE RANCH CONSERVATION PLAT

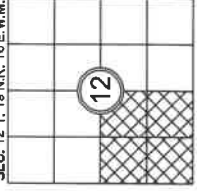
INDEX LOCATION
 SEC. 10 T. 19 N.R. 16 E.W.M.



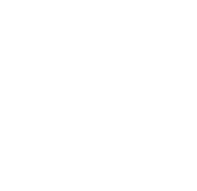
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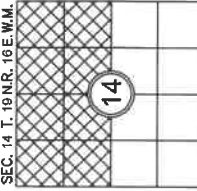
INDEX LOCATION
 SEC. 12 T. 18 N.R. 16 E.W.M.



INDEX LOCATION
 SEC. 13 T. 19 N.R. 16 E.W.M.



INDEX LOCATION
 SEC. 14 T. 19 N.R. 16 E.W.M.



Encompass
 ENGINEERING & SURVEYING

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 Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

WALLACE RANCH PRELIMINARY CONSERVATION PLAT
 PREPARED FOR
 WALLACE RANCH LLC
 A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.

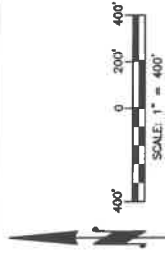
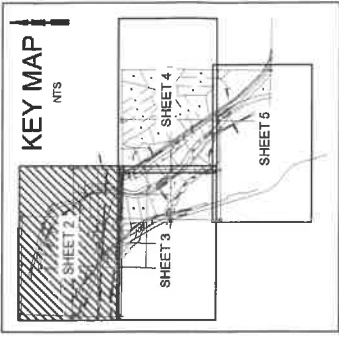
KITTITAS COUNTY WASHINGTON

DWN BY: G.W. DATE: 12/2019 JOB NO. 19066
 CHKD BY: M.K.K. SCALE: 1" = 1000' SHEET 1 OF 10

WALLACE RANCH PRELIMINARY CONSERVATION PLAT

EXISTING CONDITIONS

A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14, T. 19 N., R. 16 E., W.M., KITTITAS COUNTY, WASHINGTON



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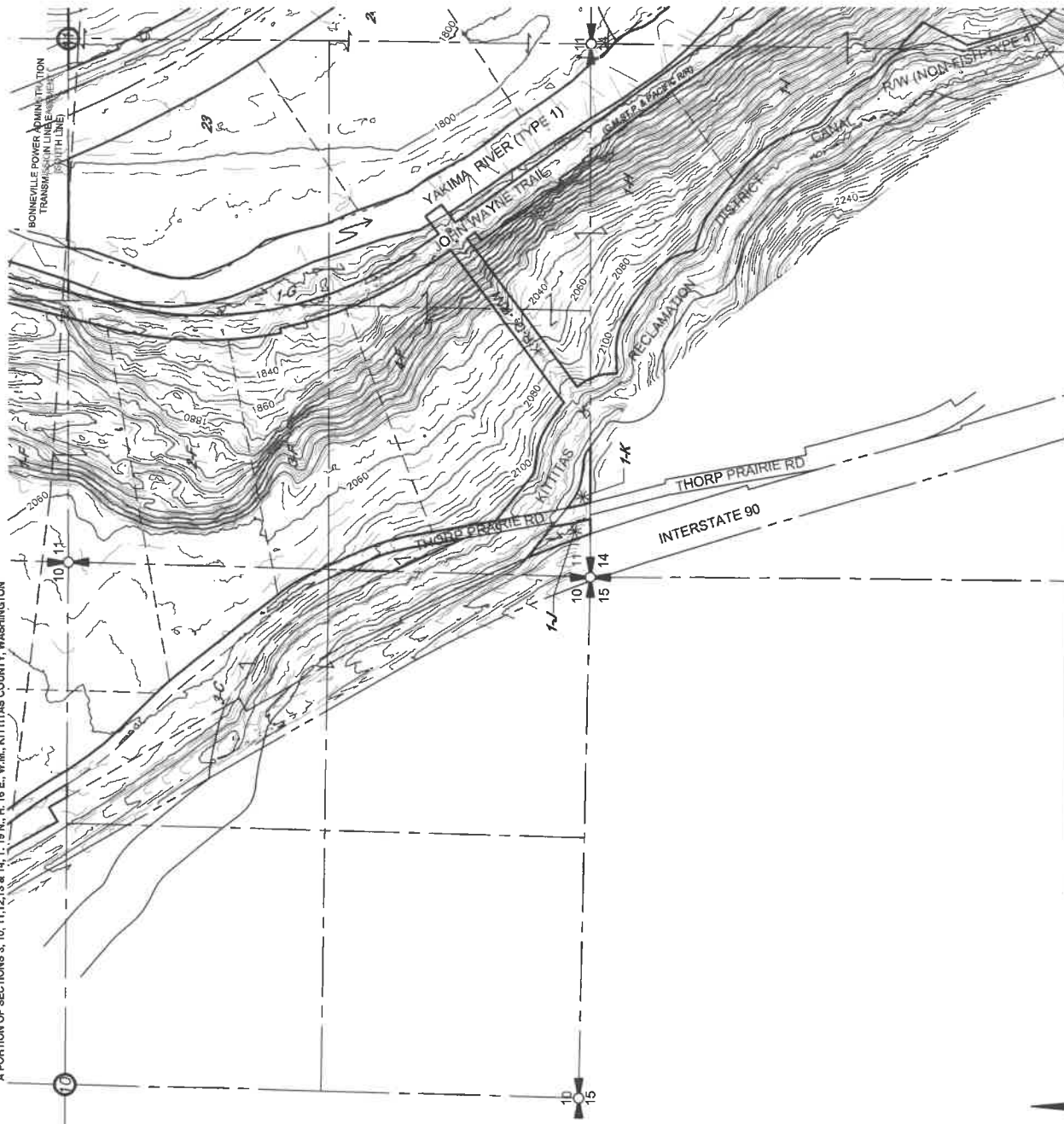
WALLACE RANCH PRELIMINARY CONSERVATION PLAT
 PREPARED FOR
 WALLACE RANCH II LLC
 A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G.W.	12/2019	19066
CHKD BY	SCALE	SHEET
M.K.K.	1" = 400'	2 OF 10

WALLACE RANCH PRELIMINARY CONSERVATION PLAT

EXISTING CONDITIONS

A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14, T. 19 N., R. 16 E., W.M., KITTITAS COUNTY, WASHINGTON

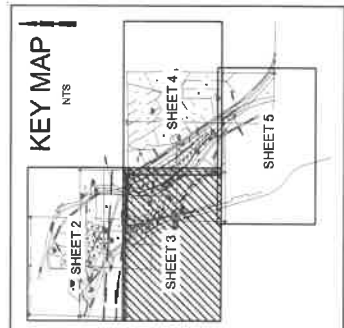


WALLACE RANCH PRELIMINARY CONSERVATION PLAT
 PREPARED FOR
 WALLACE RANCH, LLC
 A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G.W.	12/2019	19066
CHKD BY	SCALE	SHEET
M.K.K.	1" = 400'	3 of 10



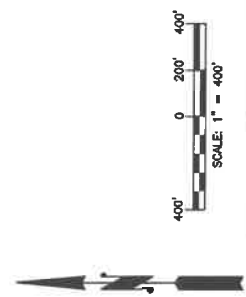
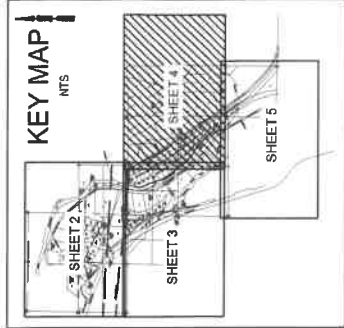
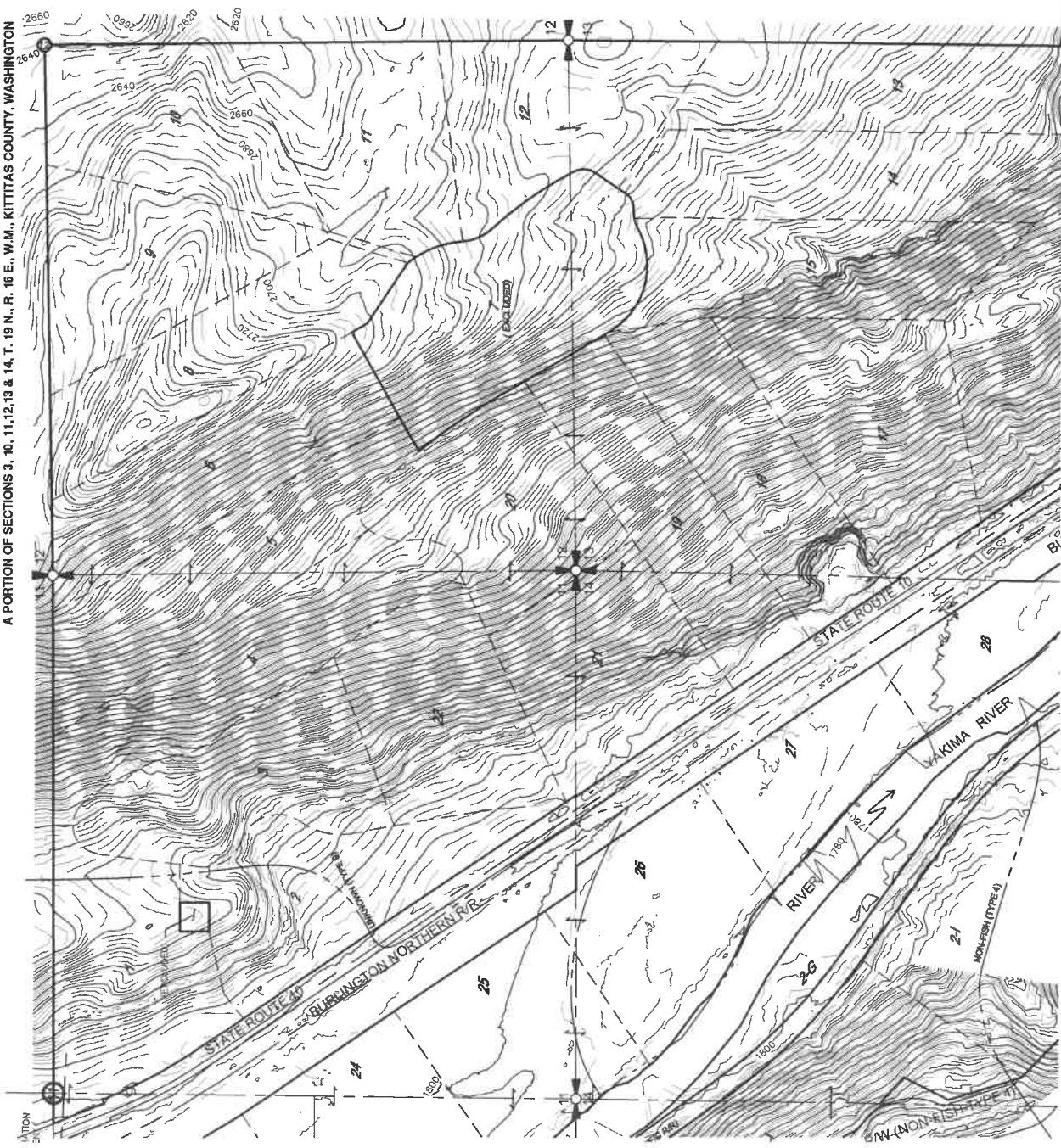
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EXISTING CONDITIONS

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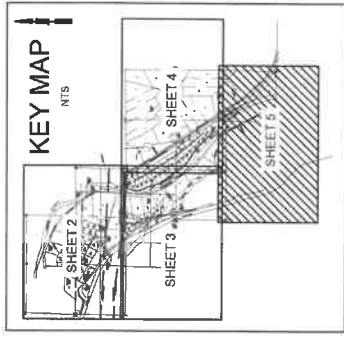
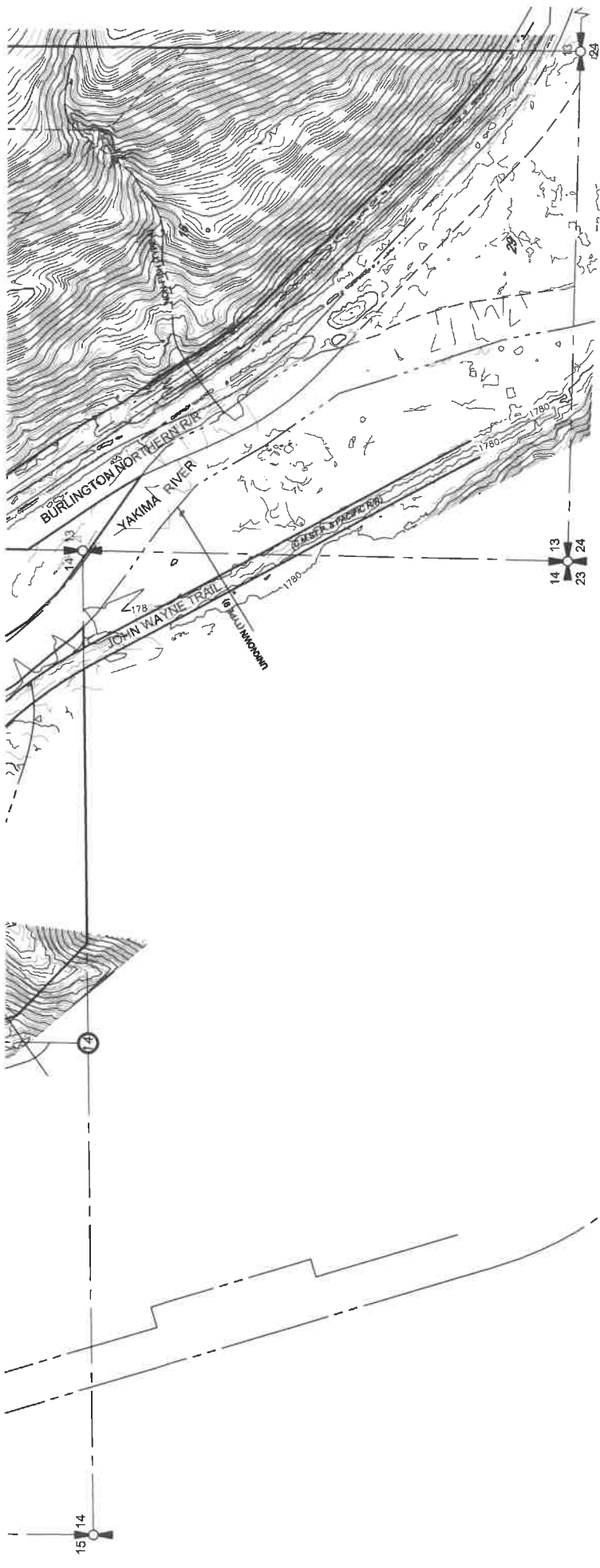


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PREPARED FOR WALLACE RANCH II LLC	
A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.	
KITTITAS COUNTY WASHINGTON	
DWN BY G.W.	JOB NO. 19066
DATE 12/2019	SHEET 4 OF 10
CHKD BY M.K.K.	SCALE 1" = 400'

WALLACE RANCH PRELIMINARY CONSERVATION PLAT
EXISTING CONDITIONS
 A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14, T. 19 N., R. 16 E., W.M., KITTITAS COUNTY, WASHINGTON



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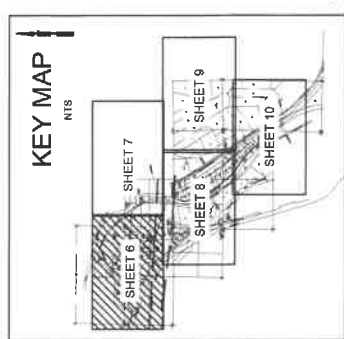
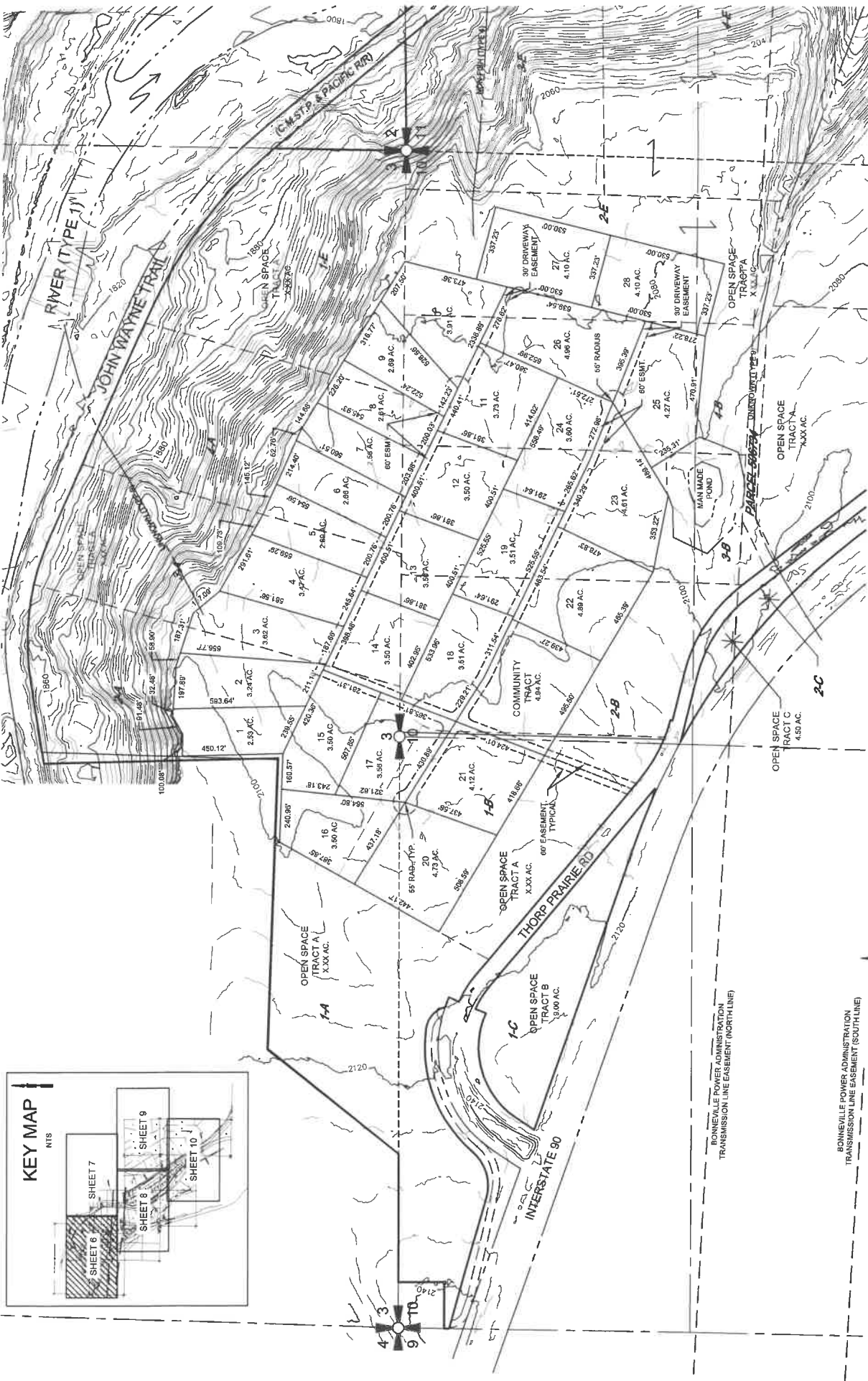
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 A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.
 KITTITAS COUNTY

DWN BY	DATE	JOB NO.
G.W.	12/2019	19066
CHKD BY	SCALE	SHEET
M.K.K.	1" = 400'	5 OF 10

WALLACE RANCH PRELIMINARY CONSERVATION PLAT
 A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14, T. 19 N., R. 16 E., W.M., KITTITAS COUNTY, WASHINGTON



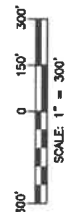
WALLACE RANCH PRELIMINARY CONSERVATION PLAT
 PREPARED FOR WALLACE RANCH HILLIC
 A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14
 TOWNSHIP 19 NORTH, RANGE 16 EAST, 11M.
 KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
G.W.	12/2019	19066
CHKD BY	SCALE	SHEET
M.K.K.	1" = 300'	6 OF 10

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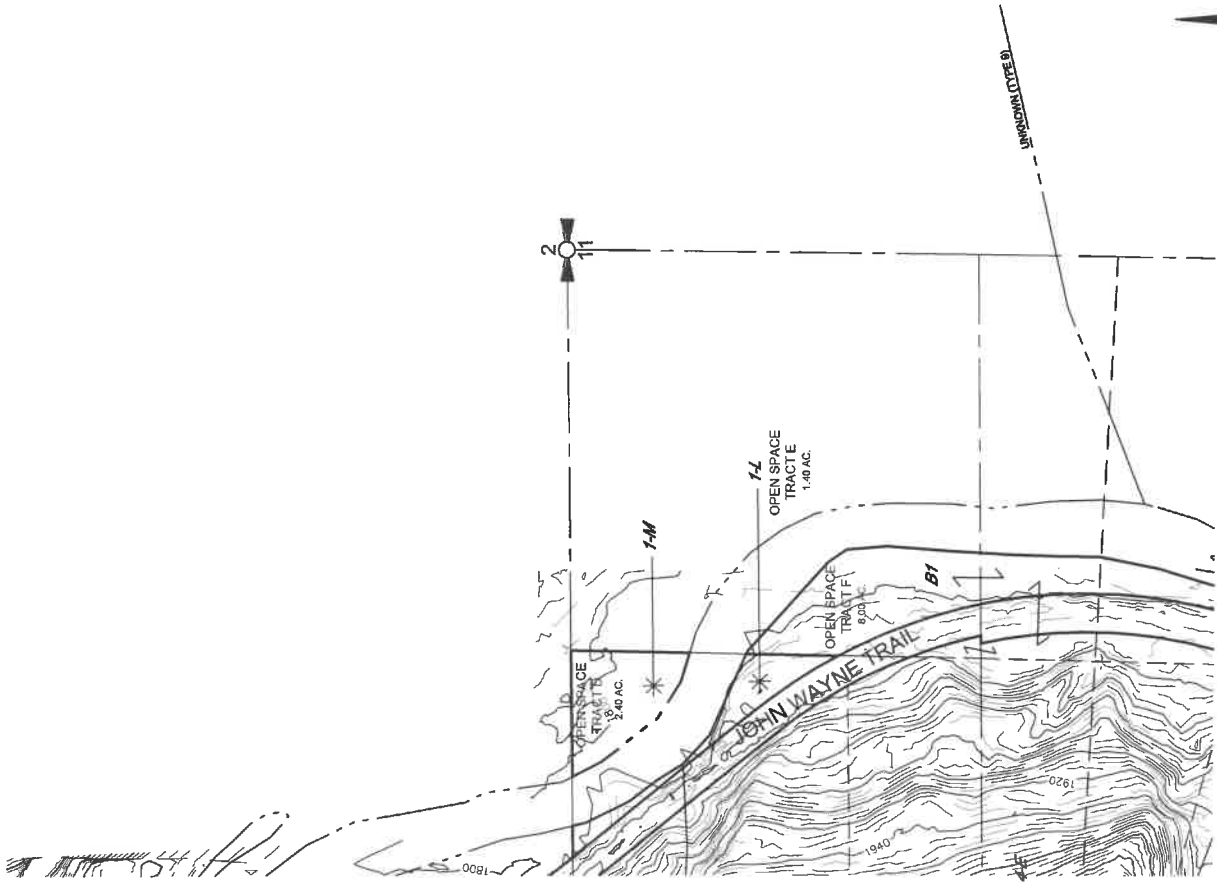
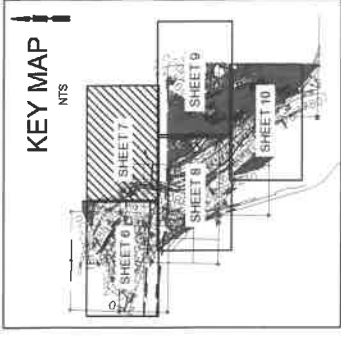
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BONNEVILLE POWER ADMINISTRATION
 TRANSMISSION LINE EASEMENT (NORTH LINE)

BONNEVILLE POWER ADMINISTRATION
 TRANSMISSION LINE EASEMENT (SOUTH LINE)

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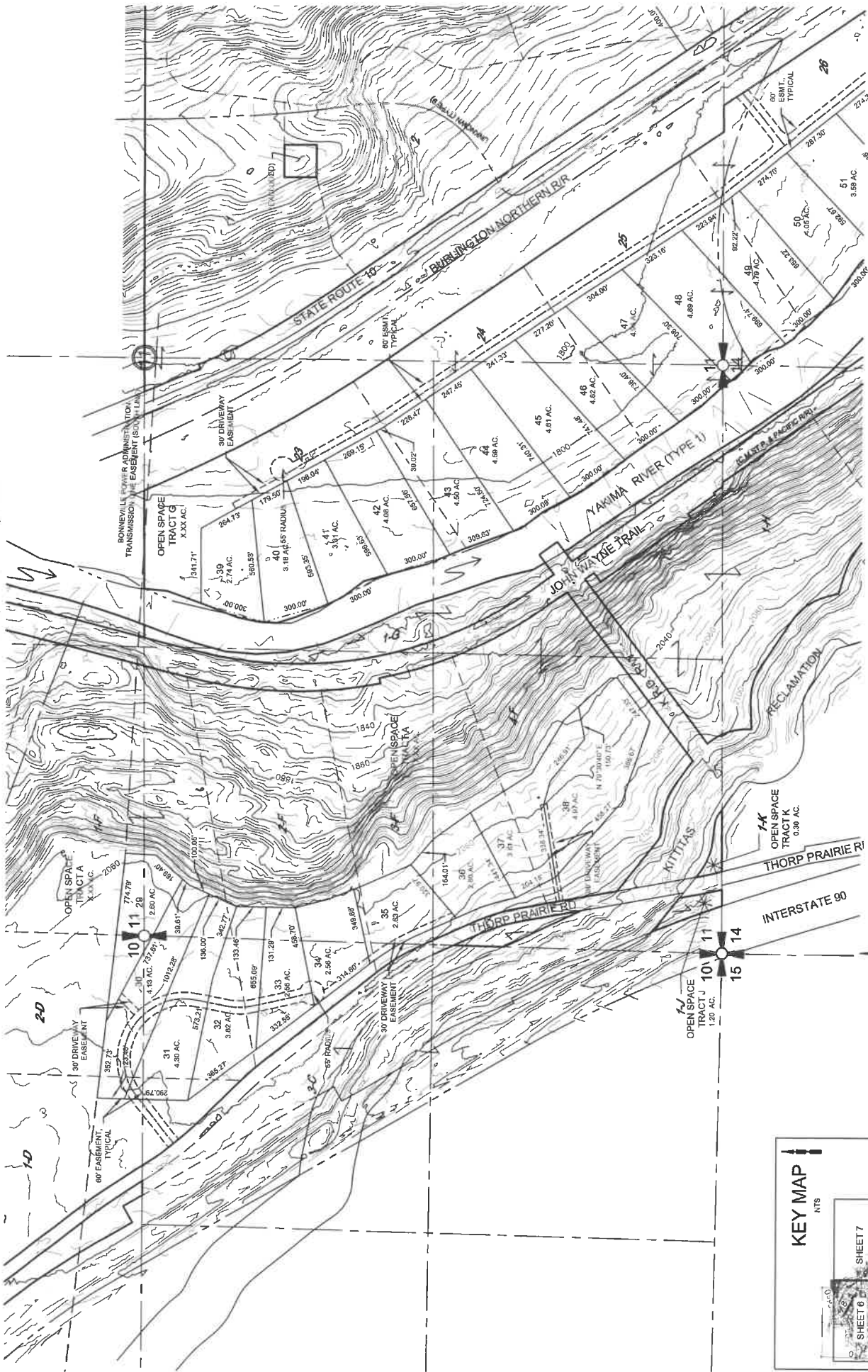
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PREPARED FOR WALLACE RANCH II LLC	
A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.	
KITITITAS COUNTY	WASHINGTON
DWN BY G.W.	DATE 12/2019
CHKD BY M.K.K.	SCALE 1" = 300'
JOB NO. 19066	SHEET 7 OF 10

WALLACE RANCH PRELIMINARY CONSERVATION PLAT
 A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14, T. 19 N., R. 16 E., W.M., KITTITAS COUNTY, WASHINGTON

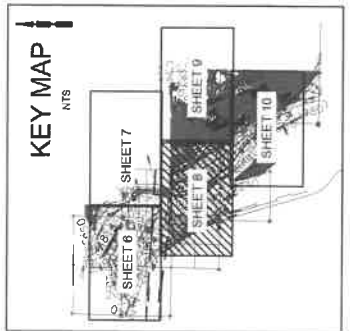


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 KITTITAS COUNTY WASHINGTON

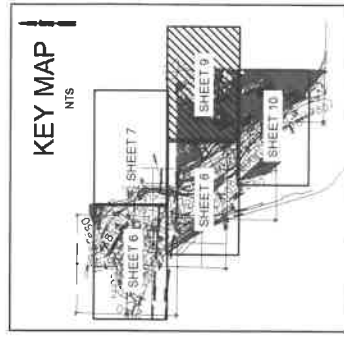
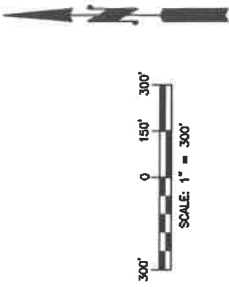
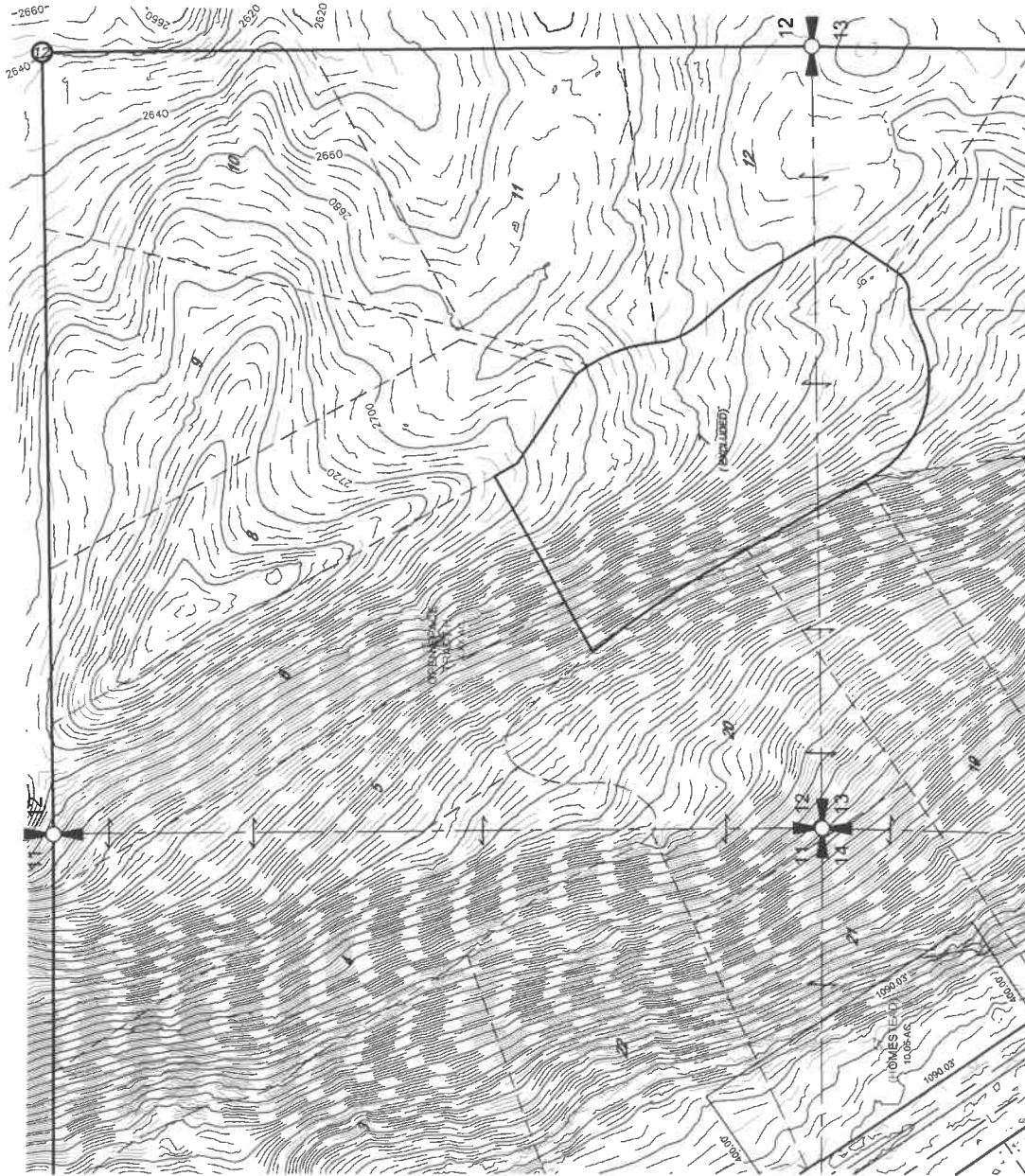
DWN BY	DATE	JOB NO.
G.W.	12/2019	19066
CHKD BY	SCALE	SHEET
M.K.K.	1" = 300'	8 OF 10



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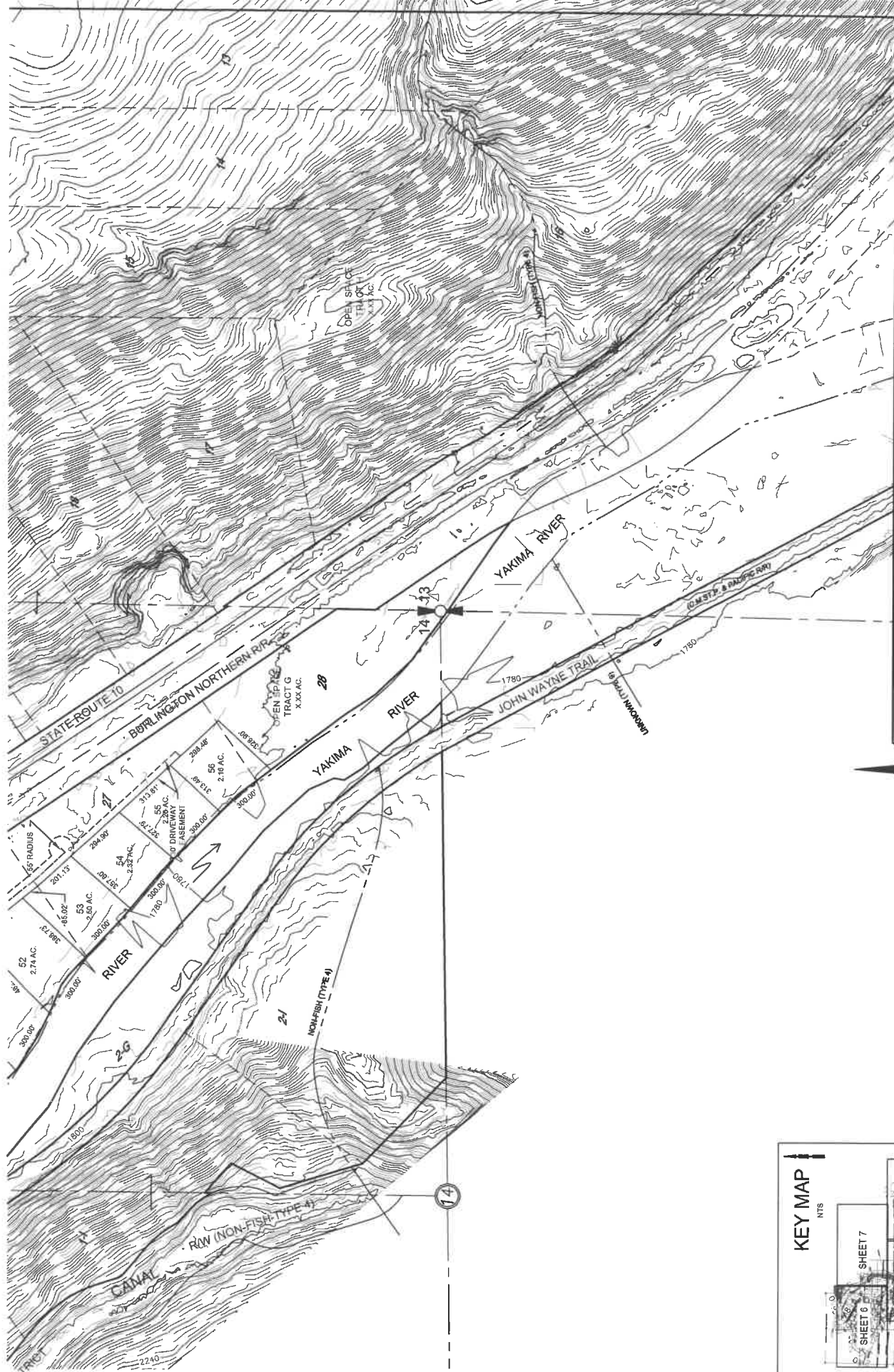
WALLACE RANCH PRELIMINARY CONSERVATION PLAT	
PREPARED FOR WALLACE RANCH III LLC	
A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14	
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.	
KITTITAS COUNTY WASHINGTON	
DWN BY	DATE
G.W.	12/2019
CHKD BY	SCALE
M.K.K.	1" = 300'
JOB NO.	SHEET
19066	9 OF 10

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 A PORTION OF SECTIONS 3, 10, 11, 12, 13 & 14
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G.W.	12/2019	19066
CHKD BY	SCALE	SHEET
M.K.K.	1" = 300'	10 OF 10

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