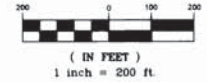


SP-93-12



## BEACONSFIELD II SHORT PLAT

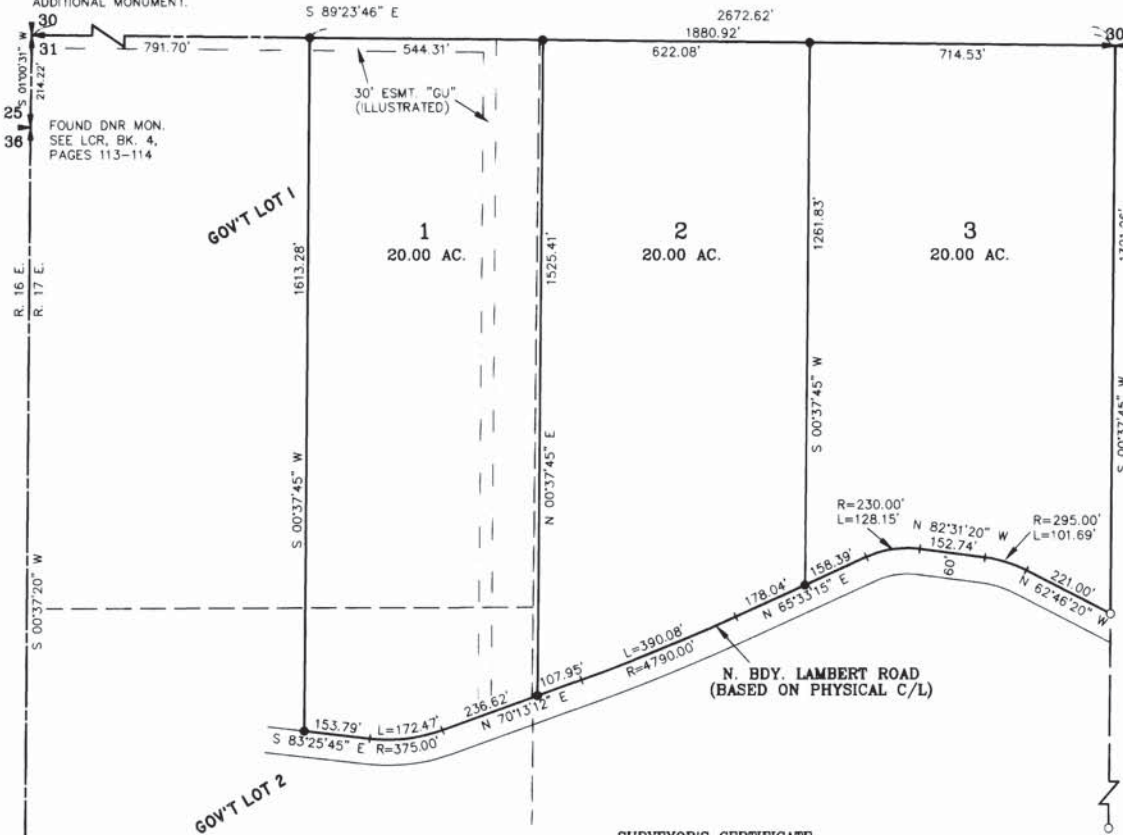
PART OF THE NW 1/4 OF SECTION 31, T. 20 N., R. 17 E., W.M.  
KITITAS COUNTY, WASHINGTON



**LEGEND**

- SET PIN & CAP
- FOUND PIN & CAP
- FENCE

FOUND MARKED STONE - MARKED STONE IS CC FOR SECS. 30 & 31, 0.5' EASTERLY OF TRUE RANGE LINE ON SENIOR EAST LINE OF SEC. 25. DID NOT SET AN ADDITIONAL MONUMENT.



**APPROVALS**

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 9th DAY OF September A.D., 1993.  
*[Signature]*  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.  
DATED THIS 9th DAY OF September A.D., 1993.  
*[Signature]*  
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE BEACONSFIELD II SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS 9 DAY OF SEPT. A.D., 1993.  
*[Signature]*  
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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. PARCEL NO. 20-17-3100-0004  
DATED THIS 10 DAY OF Sept. A.D., 1993.  
*[Signature]*  
KITITAS COUNTY TREASURER *[Admin. Assist.]*

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
NAME: BEACONSFIELD ASSOCIATES  
ADDRESS: 1112 APPLELAND DRIVE  
WENATCHEE, WA 98801  
PHONE: (509) 662-7235  
EXISTING ZONE: FOREST & RANGE  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANKS  
WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD  
NO. OF SHORT PLATTED LOTS: THREE (3)  
SCALE: 1" = 200'

SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

**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 BEACONSFIELD ASSOCIATES in MARCH of 1993.

*[Signature]*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
License No. 18078  
9-9-93  
DATE

X	X	
X	X	

**AUDITOR'S CERTIFICATE**

Filed for record this 14th day of September 1993, at 9:30 A.M., in Book D of Short Plats at page(s) 64 at the request of Cruse & Nelson.  
BEVERLY M. ALLENBAUGH by *[Signature]*  
KITITAS COUNTY AUDITOR



**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 925-4747  
**BEACONSFIELD II SHORT PLAT**

SP-93-12

BEACONSFIELD II SHORT PLAT  
PART OF THE NW 1/4 OF SECTION 31, T. 20 N., R. 17 E., W.M.  
KITITAS COUNTY, WASHINGTON

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BEACONSFIELD ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP, DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

THE COSTS OF CONSTRUCTION, MAINTAINING AND SNOW REMOVAL OF ALL ROADS, STREETS AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF A NONPROFIT CORPORATION COMPOSED OF ALL OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

IN THE EVENT THAT THE OWNERS OF ANY OF THE LOTS OF THIS PLAT OR ANY ADDITIONAL PLATS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE BUILT UP TO MINIMUM COUNTY STANDARDS BY SAID NON-PROFIT CORPORATION.

IN WITNESS WHEREOF I HAVE SET MY HAND THIS 7th DAY OF September A.D., 1993.

BEACONSFIELD ASSOCIATES

Barton H. Clennon  
BARTON H. CLENNON, MANAGING PARTNER

## ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF Chelan ) S.S.

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF September A.D., 1993, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARTON H. CLENNON, TO ME KNOWN TO BE THE MANAGING PARTNER OF BEACONSFIELD ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Rebecca Doney  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Wenatchee

## TOTAL PARCEL DESCRIPTION

THE EASTERLY 1880.92 FEET, WHEN MEASURED AT RIGHT ANGLES THEREOF, OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH LIES NORTH OF THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE LAMBERT (COUNTY) ROAD.

## NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. FOR SECTION SUBDIVISION INFORMATION AND CORNER DOCUMENTATION, SEE THE SURVEY RECORDED IN BOOK 18 OF SURVEYS AT PAGES 186-188. BASIS OF BEARINGS AND CORNER VISITATION DATES ARE AS STATED ON THAT SURVEY, EXCEPT AS NOTED HEREON.
3. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR SHORT PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.



## AUDITOR'S CERTIFICATE

Filed for record this 14th day of September 1993, at 9:28 A.M., in Book D of Short Plats at page(s) 65 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by: B. Williams  
KITITAS COUNTY AUDITOR



**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
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BEACONSFIELD II SHORT PLAT