

CITY OF TONASKET
March 23, 2022
Notice of Application for Short Plat

NOTICE IS HEREBY GIVEN that the City of Tonasket, Washington has submitted an application for the Cemetery Short Plat No. SP22-02 to the City of Tonasket. The proposal entails division of Parcel No. 8811350100 into two lots, Lot 1 being 17.5 acres and Lot 2 being 1.1 acres. The proposed short plat is located at 685 Highway 7 within the City of Tonasket Cemetery, within the SE1/4 of the NW1/4 of Section 16, Township 37 N., Range 27 E.W.M.

Persons wishing to view project information may contact Tonasket City Hall, 209 S. Whitcomb Avenue, between the hours of 8:00 AM and 4:30 PM Monday through Friday. Written comments must be submitted to the Tonasket, P.O. Box 487, Tonasket, WA 98855, no later than 4:30 PM, Friday April 29, 2022. For further information contact Kurt Danison at (509) 322-4037.

CITY OF TONASKET
LAND USE PERMIT APPLICATION COVER SHEET QUESTIONNAIRE

PROJECT TITLE: Cemetery Short Plat

FILE ID #: SP22-02

This application is for (check all that are relevant):

- | | |
|---|--|
| <input type="checkbox"/> Long Plat | <input type="checkbox"/> Zoning Conditional Use Permit |
| <input type="checkbox"/> Long Plat Alteration | <input type="checkbox"/> Zoning Variance |
| <input checked="" type="checkbox"/> Short Plat | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Planned Development | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Other; _____ |

ALSO USE JARPA APPLICATION FOR FLOODPLAIN AND SHORELINE PROPOSALS

For proposals/projects with multiple permit/approvals, do you want your entire project processed under a consolidated review process? Yes No

(City Use Only)	
APPLICATION FEES: \$ _____	RECEIPT #: _____
DATE OF APPLICATION: _____	BY: _____

APPLICANT:

Mailing Address: PO Box 487 Tonasket, WA
Contact Person: Kurt Danison Phone: 322.4037

ENGINEER / SURVEYOR OF RECORD:

Firm Name: NCW Land Surveying, LLC Phone: 826.1763
Mailing Address: 1151 2nd Ave N. Okanogan, WA 98840

OWNER OF PROPERTY: City of Tonasket

Mailing Address: PO Box 487 Tonasket, WA
Contact Person: _____ Phone: _____

GENERAL PROJECT INFORMATION:

This application is made pursuant to the following Municipal Code Sections or relevant State Laws:

Description of the proposal: 2 lot short plat of 18.6 Ac's to create a 1 + Ac. parcel around the crematorium

Description of the existing use(s) of the property: Cemetery + Crematorium

Description of the proposed use(s) of the property: same

Street address of the site: 685 Highway 7 (Approx.)

Legal description of the subject property: Lot 1 of the Connie Verbeck short plat alteration No. 2000-01.

*CITY OF TONASKET
LAND USE PERMIT APPLICATION COVER SHEET QUESTIONNAIRE
PAGE 2*

Current land use designation for the subject property:

Zoning District: PU
Comprehensive Plan: PU
Flood Plain Zone: N/A
Shoreline Environment: N/A
Critical Areas: N/A

Are there existing relevant permits or approvals held to the subject property? If yes, state the permit number and issuing agency:

Will the proposal affect the access to the property? If yes, please describe:

No

Will the proposal require work within an existing public right-of-way? If yes, please describe:

No

Will the proposal require additions or changes to the water and/or sewer services? If yes, please describe:

No

Water service is provided by: N/A

(If water service is not provided by the City, please attach evidence of adequate water supply as required by RCW 19.27.097)

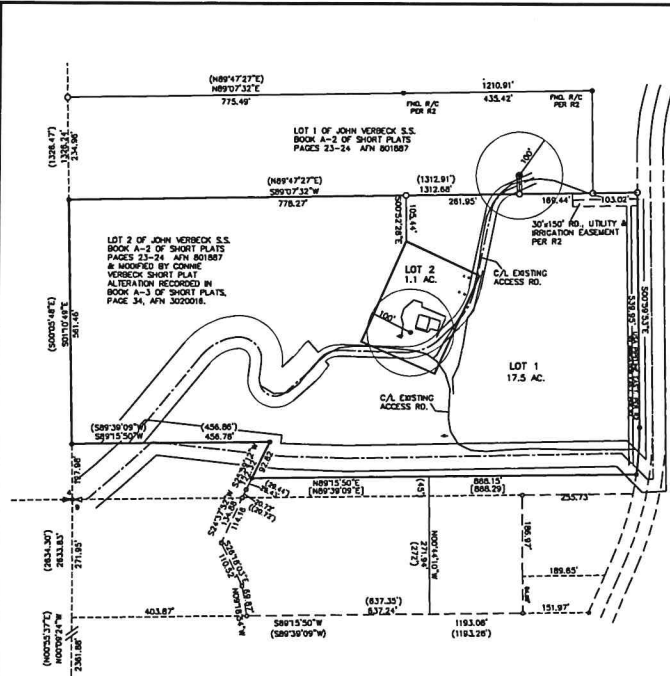
Sanitary sewer service is provided by: N/A

Storm sewer service is provided by: N/A

If the water and/or sewer service is new or the use is expanding or changing,
please request a copy of the water and sewer system development fee / E.R.U. schedule.
(Resolution # 2002-5).

Is the property served by an irrigation district? If yes, note the name of the servicing district and describe any effect the proposal will have on the service:

CITY OF TONASKET
SHORT PLAT



- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND REBAR AS NOTED
 - CALCULATED POINT, NOTHING FOUND OR SET
 - ⊙ SET 5/8" X 24" REBAR & CAP, L.S. 30431
 - () RECORD DATA PER R2
 - [] RECORD DATA PER R3

NOTICE
THIS SHORT PLAT MAY NOT BE FURTHER DIVIDED IN ANY MANNER WITHIN A PERIOD OF FIVE YEARS WITHOUT THE FILING OF A LONG PLAT. COPIES THAT EXCEED THE ORIGINAL SHORT PLAT CONTAINING FEWER THAN FOUR PARCELS THE OWNER WHO FILED THE SHORT PLAT MAY FILE FOR AN ALTERATION WITHIN FIVE-YEAR PERIOD TO CREATE UP TO A TOTAL OF FOUR LOTS WITHIN THE ORIGINAL SHORT PLAT BOUNDARIES.

LEGAL DESCRIPTION PER S.W.D. APN 3020027

LOT 2 JOHN VERBECK SHORT PLAT NO. 92-17 AS RECORDED IN VOLUME A-2 OF SHORT PLATS, PAGES 23 AND 24, RECORDS OF THE AUDITOR OF OKANOGAN COUNTY, BEING A PART OF SECTIONS 4 AND 9, TOWNSHIP 37 NORTH, RANGE 27 EAST, W.M., LESS THAT PORTION OF SAID LOT 2 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE INTERSECTION OF THE NORTH BOUNDARY LINE OF SAID SECTION 9 WITH THE WEST BOUNDARY LINE OF SAID LOT 2, THENCE N23°42'57.2" ON THE WEST BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 20.72 FEET; THENCE N27°04'13.1" ON THE SAID WEST BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 28.44 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE SAID LINE RUNNING S28°30'0" E, A DISTANCE OF 808.29 FEET TO THE WEST RIGHT OF WAY LINE OF OKANOGAN COUNTY ROAD NO. 9437.
(NOTE) THIS DESCRIPTION IS IDENTICAL TO THE CONNIE VERBECK SHORT PLAT ALTERATION NO. 2000-01 OF LOT 2 OF THE JOHN VERBECK SHORT PLAT, AS RECORDED IN BOOK A-3 OF SHORT PLATS AT PAGE 34, ON MARCH 14, 2000.

SURVEY HISTORY NOTES

- R1 ORIGINAL CORNERS OF SECTIONS 4 AND 9 ESTABLISHED BY U.S. DEPUTY SURVEYOR JOSEPH M. SNOW FOR THE GENERAL LAND OFFICE, SURVEY COMPLETED AUGUST 14, 1903, AND APPROVED FEBRUARY 20, 1907.
- R2 JOHN VERBECK SHORT PLAT BY GUY D. FISHER, PLS 14472 AS RECORDED IN BOOK "A2" OF SHORT PLATS, PAGES 23 & 24, ON APRIL 15, 1993.
- R3 CONNIE VERBECK SHORT PLAT ALTERATION BY GUY D. FISHER, PLS 14472 AS RECORDED IN BOOK "A3" OF SHORT PLATS, PAGE 34, ON MARCH 14, 2000.

GRID DISTANCES STATEMENT

THE DISTANCES AND AREAS SHOWN HEREIN ARE GRID VALUES PER NAD 83/2007 ADJUSTMENT, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE AND VERTICAL DATUM BASED ON HANO 1985 WITH A COMBINED GRID FACTOR OF 0.9999225. OBTAIN GRID DISTANCES AND AREAS, MULTIPLY MAP VALUES BY 1.0000775.

BASIS OF BEARINGS

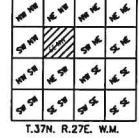
WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/2007 ADJUSTMENT; DERIVED FROM GPS OBSERVATIONS.

EQUIPMENT & PROCEDURES

EQUIPMENT: LEICA TOR 830 TOTAL STATION W/EDM
LEICA RX1250 GPS CONTROLLERS
LEICA ATR1250 GPS ANTENNAE

PROCEDURES: INITIAL CONTROL ESTABLISHED BY RAPID-STATIC GPS OBSERVATIONS, WITH A PRECISION OF +/- 2 CENTIMETERS. CONVENTIONAL TRAVESSES WERE RUN BETWEEN INITIAL CONTROL FOR SITE SPECIFIC DATA. PROCEDURES MEET OR EXCEED W.A.C. 332-130-090.

AUDITOR'S INDEX SKETCH
SECTION 4



CITY OF TONASKET
SHORT PLAT

IN THE SE 1/4 OF THE NW 1/4
SECTION 16, T. 37 N., R. 27 E., W.M.

ASSESSOR'S PARCEL NO(s), (original tract): 0811350100

ORIGINAL TRACT OWNERS
TOWN OF TONASKET
PO BOX 487
TONASKET, WASHINGTON 98655

STATEMENT OF CONSENT AND WAIVER OF CLAIMS

THE OWNERS OF PROPERTY DESCRIBED HEREIN DO ACKNOWLEDGE AND HEREBY AGREE TO HOLD THE TOWN OF TONASKET HARMLESS IN ANY ACTION ARISING AS A RESULT OF THIS PLANNED DEVELOPMENT MODIFICATION.

WE, THE OWNERS OF ALL THE PROPERTY DESCRIBED HEREIN DO HEREBY ACKNOWLEDGE AND AGREE TO HOLD THE TOWN OF TONASKET HARMLESS IN ANY CAUSE OF ACTION ARISING OUT OF THE PLANNED DEVELOPMENT OR RECORDED IN THIS APPLICATION, FURTHERMORE, WE, THE OWNERS OF ALL THE PROPERTY INVOLVED IN THIS PLANNED DEVELOPMENT, HEREBY CONSENT TO THE PLANNED DEVELOPMENT AS PROPOSED IN THIS APPLICATION, INDICATING TO THE USE OF THE PUBLIC FOR ALL PUBLIC PROPERTY THAT IS SHOWN HEREON, AND WE HEREBY GRANT A WAIVER BY OURSELVES OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF PUBLIC ROADS.

IN WITNESS WHEREOF, WE HAVE SET OUR SIGNATURES THIS ____ DAY OF _____, 20__

OWNER _____ OWNER _____

ACKNOWLEDGEMENT

THIS IS TO CERTIFY ON THE ____ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TO ME [NAME] TO BE THE PERSON WHO EXECUTED THE FOREGOING STATEMENT OF CONSENT AND WAIVER OF CLAIMS AND ACKNOWLEDGED TO ME THAT THEY SHOW THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

OKANOGAN COUNTY TREASURER'S OFFICE

ALL CURRENT TAXES DUE AS A RESULT OF THIS PLANNED DEVELOPMENT HAVE BEEN PAID IN FULL OR DISCHARGED.

AUTHORIZED ADMINISTRATOR _____ DATE _____

PUBLIC WORKS DEPARTMENT

DIRECTOR _____ DATE _____

CITY ADMINISTRATOR

BUILDING OFFICIAL/PERMIT ADMINISTRATOR _____ DATE _____

COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20__
IN BOOK ____ OF ____ PAGE ____ AT THE
REQUEST OF _____ GARY W. FRISCHON

COUNTY AUDITOR _____ RECORD NUMBER _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF _____ CITY OF TONASKET

IN _____ JANUARY, 2022 _____ DATE SIGNED



NW Land Surveying, LLC
SURVEYING • PLANNING • ENGINEERING

SHEET
1 OF 1

DRAWN BY: BEB
DATE: 3-08-2022
1151 2ND AVE N
GRANDMA, WA
(509) 828-1743
DWG NAME: DANLOUST SHORT PLAT.DWG

SCALE: 1"=150'
DATE: 3-08-2022
21257

NW Land Surveying, LLC
Land Use Planning

March 17, 2022

City of Tonasket
P.O.B. 487
Tonasket, WA 98855

RE: Title for the Short Plat Project for the Cemetery

To Whom It May Concern:

When creating a title for the Cemetery/Crematorium Project it should take several factors into consideration as this parcel has been previously Platted more than once.
This project will have to have a title similar to:

City of Tonasket Short Plat Alteration No. 2002-01 of the Connie Verbeck Short Plat Alteration No.2001-01.

1151 2nd Ave. N
Okanogan, WA. 98840
509.826.1763 / Fax: 509.826.1827