

## **Cruse & Associates**

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**From:** "Cruse & Associates" <cruseandassoc@kvalley.com>  
**Date:** Thursday, April 22, 2021 2:41 PM  
**To:** "FILE"  
**Subject:** Narrative - Ricard to Niehoff Boundary Line Adjustment of TPN's 830733 and 956155

Narrative – 2 lot boundary line adjustment of tax parcel numbers 830733 and 956155 that will adjust the boundaries to allow TPN 956155 access to the KR D canal, see attached site plans. Both parcels are currently zoned AG-20 with a residence on TPN 956155 and a well on TPN 830733, see site plan. This boundary adjustment will meet all setback requirements and is making TPN 956155 that is currently non-conforming at 16.35 acres into a conforming lot of 28.30 acre.

Note that the boundary of TPN 830733 was created through court case number CY-94-3093-AAM and the assessed acreage is off 26 acres. This application is proposing to adjust 11.96 acres from TPN 830733 into TPN 956155. Final acreages for both parcels will be certified on the survey to be recorded when authorized by planner.

**Existing Descriptions:**

Parcels 2 in Book 40 of Surveys at Pages 237-238 and a portion of Section 21, T 17 N, R 20 E, W.M., See title report for full descriptions.

**Proposed Descriptions:**

Lots A and B of the survey to be recorded after initial BLA application review and authorization to record has been granted by the planner.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
cruseandassoc@kvalley.com