
Narrative for Boundary Line Adjustment of TPNs 084734, 774734, and 806736

From Chris Cruse <chris@cruseandassoc.com>

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To file@cruseandassoc.com <file@cruseandassoc.com>

Narrative - No separate descriptions can be found in title or tax records for these 3 tax parcels and have always been described together. We are processing a boundary line adjustment (BLA) of TPNs 084734 and 774734 to match the existing improvements and provide separate descriptions. While we are not intending to revise any boundaries TPN 806736 is also included in this application to create a separate description for this parcel.

- TPN 084734 appears to be illustrated incorrectly in tax records as it contains the home at 1802 Judge Ronald Road and is being adjusted to clearly include the home and the well.
- TPN 774734 contains the home at 1410 N Pfenning Road and is being adjusted with TPN 084734.
- TPN 806736 contains the home at 1804 Judge Ronald Road and not intended to be adjusted but no description of record to verify.

1802 and 1804 Judge Ronald Road share a septic system. Easements will be established to allow for future utility hook ups out to Pfenning Road. This proposed adjustment will not change or affect any current uses, setbacks, or access on any of the parcels. All future development will be reviewed and permitted by the city to ensure all meets current code.

Existing Descriptions:

Portion of the SW 1/4 of Section 31, T18N, R19E, WM. See title report for full description.

Proposed Descriptions:

Parcels 1, 2 and 3 of a survey that will be recorded when authorized by planner.

See site map for additional information.

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

