

Chris Cruse

From: Chris Cruse
Sent: Wednesday, June 05, 2024 4:10 PM
To: 'FILE@cruseandassoc.com'
Subject: FW: Narrative - The Trust for Public Land Boundary Line Adjustment of TPNs 747734 (MBSW 757734), 867734, 228336, 238336, 197734, 017834, 208336, 287834, and 937384

Narrative - 10 parcel boundary line adjustment of TPNs 747734 (MBSW 757734), 867734, 228336, 238336, 197734, 017834, 208336, 287834, and 937384 that are being adjusted to an agreed upon location between KRD and WDFW/Yakama Nation. All parcels are zoned F-R and all proposed adjustments will keep all parcels conforming to zoning code. This property has been used for agriculture and grazing. There are old barns located on TPN 238336 but have fallen in and no longer usable. All parcels will continue use existing access with a joint use agreement to be recorded at a future date. Description of each proposed tax parcel follows:

Section 19/20 – Zoned F-R:

- TPN 747734 - Currently assessed at 208.10 acres that must be sold with TPN 757734 and will end up 133.81 acres north of the KRD canal with no improvements.
- TPN 867734 - Currently assessed at 102.51 acres and will end up 162.16 acres south of the KRD canal with no improvements.

Section 20/21 – Zoned F-R:

- TPN 197334 - Currently assessed at 80.00 acres and will end up 121.82 acres to include the west portion of TPN 238336.
- TPN 228336 - Currently assessed at 60.50 acres in several parcels that also has a portion north of the Palouse to Cascades State Park Trail that is not shown in COMPAS. It will be adjusted to a 39.82 acre parcel both side of the Palouse to Cascades State Park Trail.
- TPN 238336 - Currently assessed at 40.30 acres straddling the Palouse to Cascades State Park Trail and will be adjusted to a single 23.75 acre parcel east of the Palouse to Cascades State Park Trail and west of the river.

Section 28 – Zoned F-R:

- TPN 017834 – Currently assessed at 89.64 acres and will end up 61.66 acres west of the Palouse to Cascades State Park Trail.
- TPN 208336 – Currently assessed at 0.79 acres and will end up 26.52 acres east of the Palouse to Cascades State Park and west of the Yakima River.

Section 32 – Zoned F-R:

- TPN 287834 – Currently assessed at 80.20 acres and will end up 161.56 acres being the north quarter of section 32. COMPAS shows a flag lot to the south on this parcel but no deeds were found containing a description for this flag area. The descriptions in the tax records for TPN 287834 only reference the N1/2 of NW ¼ and would not include this flag area in the S1/2 of NW1/4. I assume this is a mapping error as all adjacent tax parcels also describe the ¼ section lines as the boundary.
- TPN 937834 – Currently assessed at 321.00 acres and will end up 243.10 acres south of TPN 287834.

Note that the existing areas broadcast in COMPAS are not based on an actual survey and are slightly off. The proposed areas listed on this application are based on our initial survey work with factual boundaries and will be certified when the survey is recorded.

Existing Descriptions:

Portions of Sections 19, 20, 21, 28, and 32 in T19N, R 17E, WM. See title report for full description.

Proposed Descriptions:

Parcels 1 through 9 of a survey that will be recorded when authorized by county planner.

See 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