

Cruse & Associates

From: "Cruse & Associates" <cruseandassoc@kvalley.com>
Date: Thursday, September 01, 2022 12:12 PM
To: "FILE"
Subject: Narrative- Valley Land BLA

Narrative - 8 parcel boundary line adjustment of TPNs 668733, 258936, 020233, 908733, 16877, 010233, 290233, and 630233 that are being adjusted to better match the existing improvements and terrain. All proposed parcels will become larger and more conforming. No proposed parcels will end up with split zoning. Description of each proposed tax parcel follows:

TPN 668733 - Currently 96.84 acres zoned U-R used for agricultural purposes with 2 barns. Proposed as Parcel 1 to be 16.38 acres north of Wilson Creek with no structures. To be annexed into City of Ellensburg.

TPN 908733 - Currently 3.00 acres with home at 440 Tjossem Road. Proposed as Parcel 2 to be 80.69 acres with 2 barns. To be annexed into City of Ellensburg.

TPN 258936 - Currently 185.48 acres used for agricultural purposes. Proposed as Parcel 3 to be 185.36 acres and will not change configuration but is included to provide contiguous ownership for proposed adjustments.

TPN 020233 - Currently 278.55 acres with a home and ag buildings at 1585 Tjossem Road used for agricultural purposes. Proposed as Parcel 4 to be 205.03 acres that adjusts the south boundary to match Tjossem Road.

TPN 010233 – Currently 0.60 acre strip south of Tjossem Road. Proposed as Parcel 5 to be 1.73 acres that is being adjusted around the existing home 440 Tjossem Road that better fits the existing field edges to preserve farm ground.

TPN 16877 - Currently 36.79 acres used for agricultural purposes. Proposed as Parcel 6 to be 37.59 acres that is being adjusted with TPN 010233 to better fits the existing field edges to preserve farm ground.

TPN 290233 - Currently 136.75 acres with 2 homes and ag buildings at 1310 Tjossem Road used for agricultural purposes. Proposed as Parcel 7 to be 188.78 acres that adjusts the north boundary to match Tjossem Road and south boundary to match Wilson Creek.

TPN 630233 - Currently 5.99 acres used for agricultural purposes. Proposed as Parcel 8 to be 29.77 acres that is being adjusted to Wilson Creek to have access to Woodhouse Loop and to better fits the existing field edges to preserve farm ground.

Proposed parcels 1 and 2 are being setup for different zones when annexed into the City of Ellensburg. Several of these parcels were adjusted under BL-21-00031 and have not been updated in COMPAS, see BL-21-00031 for information.

Existing Descriptions:

Portions of Sections 13, 18 and 19, T17N, R19E, WM, see title report for full description.

Proposed Descriptions:

Parcels 1-8 of a survey that will be recorded when authorized by county planner.

See map for additional information.

Thanks,
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