

Narrative - Rocking R Ranch LLC and Rosenberry BLA

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To: Cruse and Associates Office <office@cruseandassoc.com>

Narrative - 5 parcel boundary line adjustment of TPNs 959264, 144835, 634835, 081936 (mbsw 071936), and 154835 that are being adjusted to better match the existing improvements and terrain. All non-conforming parcels will become larger and more conforming. Description of each proposed tax parcel follows:

TPN 959264 - Currently 12.42 acres with existing home at 4603 Teanaway Road. Proposed as Parcel 1 to be 41.52 acres to include the existing home and one cabin at 4601 Teanaway Road with a kitchen and bathroom that is allowed by KCC 17.29.040(1)(b) being twice the minimum lot size to allow for the 2 residences. A second non-residential cabin exists within this proposed parcel that does not have a kitchen or bathroom.

TPN 144835 - Currently 6.31 acres with cabin at 4601 Teanaway Road. Proposed as Parcel 2 to be 15.21 acres with no improvements.

TPN 081936 (mbsw 071936) - Currently 57.97 acres with 2 existing homes and multiple non-residential cabins without kitchens or bathrooms at 3431 Teanaway Road. Proposed as Parcel 3 to be 21.36 acres to include only the secondary home at 3431 Teanaway Road.

TPN 634835 - Currently 8.04 acres used as agricultural field with barn. Proposed as Parcel 4 to be 15.94 acres that is adjusted around the primary home at 3431 Teanaway Road.

TPN 154835 - Currently 31.79 acres along the Teanaway river with no improvements. Proposed as Parcel 5 to be 22.21 acres that is being adjusted around the existing cabins. All existing cabins are non-residential without kitchens or bathrooms which are housed in separate facilities. This parcel contains split zoning with forest and range south of the river and will all remain in this one tax parcel to meet the conditions of KCC 16.10.010(4). The drain field for the bathhouse on this proposed parcel will be in an easement on proposed parcel 4

Proposed parcel 1 will continue to use the current access established for the Downs Short Plat for the home at 4603 Teanaway Road and the existing access from the county road for the cabin at 4601 Teanaway Road. Proposed parcel 2 will apply for an access permit to the county road when future development is planned. Proposed parcels 3, 4, and 5 will access from a proposed 60' easement to be established on the existing driveway at 3403 Teanaway Rd. The 20' easements shown on proposed mapping are for equestrian/pedestrian paths, utilities, and service vehicles, they are not intended for access to residential structures. See map for additional information.

Existing Descriptions:

Portions of Sections 13 and 14, T20N, R16E, WM, see title report for full description.

Proposed Descriptions:

Parcels 1-5 of a survey that will be recorded when authorized by county planner.

Thanks,

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