

Chris Cruse

From: Chris Cruse
Sent: Tuesday, April 11, 2023 3:25 PM
To: 'FILE@cruseandassoc.com'
Subject: NARRATIVE - Williams Boundary Line Adjustment of TPNs 267236, 540133, 550133, 560133, 570133, 688436, 742236, and 752236

Narrative - 8 parcel boundary line adjustment of TPNs 267236, 540133, 550133, 560133 570133, 688436, 742236, and 752236 that are being adjusted to conserve AG lands by placing the existing homes on smaller tax parcels and adjusting the larger tax parcels to better match existing fields and irrigation systems. All parcels are zoned COM-AG and all proposed adjustments of non-conforming parcels will become larger and more conforming. Existing homes and improvements exist at 2701 Sorenson and 3111 Cleman roads, see attached site maps. Access to the homes and barns at 2701 Sorenson and 3111 Cleman will continue to use the existing driveways. A 60' easement with turnaround will provide access to the larger parcels if and when they are ever developed. Currently there is no plans to develop the larger parcels or build the road within the 60 easement as these properties will continue to be used for farming.

Description of each proposed tax parcel follows:

TPN 267236 - Currently 39.21 acres and will be adjusted to Parcel 5 being 27.77 acres to match a portion of the existing irrigation circle.

TPN 540133 - Currently 39.30 acres and will be adjusted to Parcel 2 being 74.38 acres to match a portion of the existing irrigation circle and south of Town Ditch.

TPN 550133 - Currently 32.40 acres and will be adjusted to Parcel 4 being 28.92 acres to match a portion of the existing irrigation circle.

TPN 560133 - Currently 0.69 acres and will be adjusted to Parcel 7 being 3.76 acres around existing barns at 3111 Cleman Road.

TPN 570133 - Currently 81.30 acres and will be adjusted to Parcel 3 being 27.04 acres to match a portion of the existing irrigation circle and field edge.

TPN 688436 - Currently 5.50 acres and will be adjusted to Parcel 8 being 8.29 acres around existing home at 2701 Sorenson Road.

TPN 742236 - Currently 25.00 acres and will be adjusted to Parcel1 being 45.62 acres all north of Town Ditch.

TPN 752236 - Currently 0.35 acres and will be adjusted to Parcel 6 being 0.97 acres around existing home at 3111 Cleman Road.

Existing Descriptions:

Portions of Section 23, T17N, R19E, WM. See title report for full description.

Proposed Descriptions:

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

Thanks,
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