

Chris Cruse

From: Chris Cruse
Sent: Friday, October 13, 2023 11:16 AM
To: FILE@cruseandassoc.com
Subject: Narrative - MTA Ranch - Siltman BLA of TPNs 458933 and 918733 (mbsw 12289)

Narrative - 2 parcel boundary line adjustment of TPNs 458933 and 918733 that must be sold with 12289 that are being adjusted to correct the boundary through the existing home/barnyard at 4090 Riverbottom Road. All parcels are zoned AG-20 and all proposed adjustments will make parcels more conforming to zoning code setbacks. A home and barnyard exist at 4090 Riverbottom Road in TPNs 458933/918733 and the remainder of the property is used for Agriculture. The home at 4090 Riverbottom Road will continue use existing residential access. No development is planned for other parcels but future access will be along the west boundary in 30' easement, see site plans. Description of each proposed tax parcel follows:

TPN 458933 - Currently 3.44 acres per book 44 of survey at page 142 with portion of home/barnyard to be adjusted around entire home/barnyard at 4090 Riverbottom Road and will remain the same size.

TPN 918733 (mbsw 12289) - Currently 46.06 acres with portion of home/barnyard and will end up 45.61 acres with no improvements.

Existing Descriptions:

Portions of Sections 14 and 23, T17N, R18E, WM. See title report for full description.

Proposed Descriptions:

Parcels 1 and 2 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