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Debra A Green  
Park County Clerk

**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 2019-42**

**A RESOLUTION APPROVING THE REZONING FROM AGRICULTURAL TO AGRICULTURAL SMALL LOT OF TWO TRACTS OF LAND IN A PORTION OF THE N1/2 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 72 WEST, KNOWN AS TRACTS 1 AND 2 SIX SHOOTER JUNCTION SUBDIVISION (UNPLATTED), AND COMMONLY KNOWN AND NUMBERED AS 1410 AND 1400 COUNTY ROAD 90, LAKE GEORGE, COLORADO**

WHEREAS, the Applicant, Eric Simonson, PLS dba Rampart Surveys, LLC, has applied to rezone the property, described in the attached Exhibits A and B, from Agricultural to Agricultural Small Lot; and

WHEREAS, at a regularly scheduled public meeting of the Park County Board of County Commissioners, preceded by the required public notice, the Board of County Commissioners conducted a public hearing on the application for rezoning at which it reviewed the application and supporting documentation, the recommendations of the Planning Department and the Park County Planning Commission, and considered the testimony of the Applicant and patrons; and

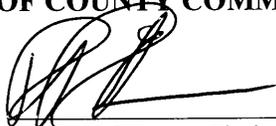
WHEREAS, based on the testimony and evidence presented at the public hearing the Board of County Commissioners determines and finds that compliance with the standards for approval of a rezoning set forth in Section 5-203 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

NOW, THEREFORE, BE IT RESOLVED THAT:

The application to rezone the above-described real property from Agricultural to Agricultural Small Lot is approved.

Moved, seconded, and passed this 5<sup>th</sup> day of August, 2019.

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

  
Richard Elsner, Chairperson

ATTEST:

  
County Clerk



**EXHIBIT A**

**LEGAL DESCRIPTION:**

TRACT 1, SIX SHOOTER JUNCTION SUBDIVISION (UNPLATTED), AS RECORDED UNDER RECEPTION NO. 749839 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER, BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 692856 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER, BEING THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (N1/2 NE1/4 NW1/4) AND A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 NE1/4) OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID W1/2 NE1/4, SAID POINT BEING THE CENTER ONE-QUARTER CORNER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" U.S. DEPT. OF THE INTERIOR BUR. OF LAND MANAGEMENT ALUMINUM CAP STAMPED "1989", FROM WHICH THE SOUTHEAST CORNER OF SAID W1/2 NE1/4, SAID POINT BEING THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" U.S. DEPT. OF THE INTERIOR BUR. OF LAND MANAGEMENT ALUMINUM CAP STAMPED "1989" BEARS N89°37'22"E (S89°38'W PER DEPENDENT RESURVEY BY THE BLM), A DISTANCE OF 1466.32 FEET (1465.86 FEET OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N01°56'15"E ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SW1/4 NE1/4) OF SAID SECTION 18, A DISTANCE OF 1281.10 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NE1/4) OF SAID SECTION 18;  
THENCE N01°54'49"E ALONG THE WEST LINE OF SAID NW1/4 NE1/4, A DISTANCE OF 640.47 FEET TO THE C-N-N 1/64 CORNER OF SAID SECTION 18, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID N1/2 NE1/4 NW1/4;  
THENCE N89°52'33"W ALONG THE SOUTH LINE OF SAID N1/2 NE1/4 NW1/4, A DISTANCE OF 1297.18 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE C-N-NW 1/64 CORNER OF SAID SECTION 18;  
THENCE N00°30'57"W ALONG THE WEST LINE OF SAID N1/2 NE1/4 NW1/4, A DISTANCE OF 650.77 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE W1/16 CORNER COMMON TO SAID SECTION 18 AND SECTION 7 OF SAID TOWNSHIP 12 SOUTH, RANGE 72 WEST;  
THENCE N89°44'20"E ALONG THE NORTH LINE OF SAID N1/2 NE1/4 NW1/4, A DISTANCE OF 1316.52 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID W1/2 NE1/4;  
THENCE N88°35'08"E ALONG THE NORTH LINE OF SAID W1/2 NE1/4, A DISTANCE OF 930.43 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 121016 OF SAID COUNTY RECORDS;  
THENCE S48°36'00"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.14 FEET;  
THENCE S88°35'08"W, A DISTANCE OF 227.62 FEET;  
THENCE S01°10'16"E, A DISTANCE OF 1280.65 FEET;  
THENCE N89°27'54"E, A DISTANCE OF 219.98 FEET;  
THENCE S01°10'16"E, A DISTANCE OF 1282.98 FEET TO A POINT ON THE SOUTH LINE OF SAID W1/2 NE1/4;  
THENCE S89°37'22"W ALONG SAID SOUTH LINE, A DISTANCE OF 1086.28 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 73.62 ACRES OF LAND, MORE OR LESS.

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## EXHIBIT B

### LEGAL DESCRIPTION:

TRACT 2, SIX SHOOTER JUNCTION SUBDIVISION (UNPLATTED), AS RECORDED UNDER RECEPTION NO. 749839 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER, BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 692856 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER, BEING THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SW1/4 NE1/4 NE1/4) AND A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 NE1/4) OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID W1/2 NE1/4, SAID POINT BEING THE CENTER ONE-QUARTER CORNER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" U.S. DEPT. OF THE INTERIOR BUR. OF LAND MANAGEMENT ALUMINUM CAP STAMPED "1989", FROM WHICH THE SOUTHEAST CORNER OF SAID W1/2 NE1/4, SAID POINT BEING THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" U.S. DEPT. OF THE INTERIOR BUR. OF LAND MANAGEMENT ALUMINUM CAP STAMPED "1989" BEARS N89°37'22"E (S89°38'W PER DEPENDENT RESURVEY BY THE BLM), A DISTANCE OF 1466.32 FEET (1465.86 FEET OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N89°37'22"E ALONG THE SOUTH LINE OF SAID W1/2 NE1/4, A DISTANCE OF 1086.28 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N01°10'16"W, A DISTANCE OF 1282.98 FEET;  
THENCE S89°27'54"W, A DISTANCE OF 219.98 FEET;  
THENCE N01°10'16"W, A DISTANCE OF 1280.65 FEET;  
THENCE N88°35'08"E, A DISTANCE OF 227.62 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 121016 OF SAID COUNTY RECORDS;  
THENCE N48°36'00"W ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.14 FEET TO A POINT ON THE NORTH LINE OF SAID W1/2 NE1/4;  
THENCE N88°35'08"E ALONG SAID NORTH LINE, A DISTANCE OF 392.89 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE E1/16 CORNER COMMON TO SAID SECTION 18 AND SECTION 7 OF SAID TOWNSHIP 12 SOUTH, RANGE 72 WEST;  
THENCE S01°45'57"E ALONG THE EAST LINE OF SAID W1/2 NE1/4, A DISTANCE OF 659.36 FEET TO THE C-N-NE 1/64 CORNER OF SAID SECTION 18, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SW1/4 NE1/4 NE1/4;  
THENCE ALONG THE NORTH, EAST AND SOUTH LINES OF SAID SW1/4 NE1/4 NE1/4 THE FOLLOWING THREE (3) COURSES;  
1.) THENCE N88°36'40"E, A DISTANCE OF 641.81 FEET;  
2.) THENCE S00°07'42"E, A DISTANCE OF 662.98 FEET;  
3.) THENCE S88°49'22"W, A DISTANCE OF 624.61 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SW1/4 NE1/4) OF SAID SECTION 18;  
THENCE S01°10'16"E ALONG THE EAST LINE OF SAID SW1/4 NE1/4, A DISTANCE OF 1284.03 FEET TO THE SOUTHEAST CORNER THEREOF;  
THENCE S89°37'22"W ALONG THE SOUTH LINE OF SAID W1/2 NE1/4, A DISTANCE OF 380.04 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM TRACT 1 AND TRACT 2 OF THAT RIGHT-OF-WAY AS DESCRIBED UNDER SAID RECEPTION NO. 121016.

SAID TRACT CONTAINS 36.81 ACRES OF LAND, MORE OR LESS.

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