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Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS**

Resolution No. 2021- 03

**A RESOLUTION APPROVING THE APPLICATION FOR A MINOR
SUBDIVISION OF A 40.69-ACRE PARCEL IN PART OF THE
SOUTH 1/2 OF THE NORTH 1/2 AND PART OF THE NORTH 1/2
OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 6S RANGE
73W, ADDRESSED AS 407 OLD SAWMILL ROAD, BAILEY.**

WHEREAS, the Applicants, James B. and Patricia A. Mastroianni, have applied for a minor subdivision of the real property described in **Exhibit A** hereto dividing a 40.69-acre lot into two lots as described on plat attached as **Exhibit B**; and

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

WHEREAS, based on the evidence and testimony presented at the public hearing the BOCC finds and determines that compliance with the standards for approval of a minor subdivision set forth in Section 6-303 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence;

NOW THEREFORE, BE IT RESOLVED THAT:

The Park County Board of County Commissioners hereby approves the application for a minor subdivision for the property described above, subject to the following condition:

1. Prior to the Board of County Commissioners' signature of the resolution approving the subdivision and of the subdivision plat, the applicant shall have obtained an augmentation certificate from the Headwater Authority of the South Platte for a well on Lot 2.

Moved, seconded, and passed this 16th day of February, 2021

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



Richard Elsner, Chairperson

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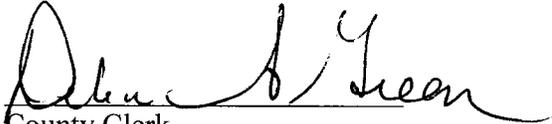
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Debra A Green
Park County Clerk

ATTEST:


County Clerk

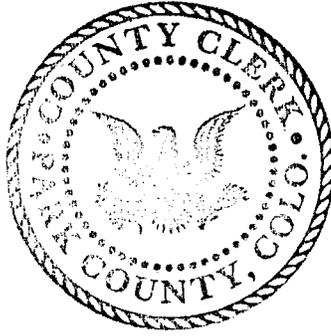


Exhibit A

All that certain portion of the S½N½ and the N½SW¼ of Section 25, Township 6 South, Range 73 West of the 6th P.M., Park County, Colorado, described as follows:

Beginning at the West one-quarter corner of said Section 25; thence North 2°41'46" East, along the West line of said Section, 697.71 feet, thence South 85°00'38" East, 2654.16 feet, more or less, to a point on the Westerly Right of Way line of Valley View Road as shown and dedicated by the plat of ELK-HORN ACRES, UNIT 2; thence along said Right of Way line and along the continuation of said line as it becomes the boundary of Old Sawmill Road, the following courses and distances;

Southwesterly along a curve to the right having a radius of 133.7 feet and a central angle of 59°18'17" (the long chord of which bears South 47°53'28" West, 132.292 feet) an arc distance of 138.39 feet;
South 77°32'37" West, 163.03 feet;
along a curve to the left having a radius of 193.7 feet and a central angle of 12°51'15", an arc distance of 43.46 feet;
South 64°41'22" West, 310.49 feet;
along a curve to the right having a radius of 133.7 feet and a central angle of 23°47'08", an arc distance of 55.5 feet;
South 88°28'30" West, 394.04 feet;
along a curve to the left having a radius of 193.7 feet and a central angle of 45°44'41", an arc distance of 154.65 feet;
South 42°43'49" West, 75.82 feet;
along a curve to the right having a radius of 81.74 feet and a central angle of 39°13'09", an arc distance of 55.95 feet;
South 81°56'58" West, 128.02 feet;
along a curve to the left having a radius of 146.07 feet and a central angle of 28°45'10", an arc distance of 73.3 feet;
along a curve to the left having a radius of 96.46 feet and a central angle of 47°14'12", an arc distance of 79.52 feet;
thence South 89°50'00" West, 80.00 feet;
thence South 37°33'41" West, 565.36 feet;
thence South 89°50'00" West, 763.23 feet to a point on the West line of said Section 25;
thence North 1°03'30" East, along said West line, 535.00 feet to the Point of Beginning,

County of Park,
State of Colorado

