

PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
RESOLUTION No. 2024- 042

A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION OF A 20.01-ACRE
PARCEL INTO THREE LOTS FOR RESIDENTIAL DEVELOPMENT IN THE NW1/4 OF
SECTION 1, TOWNSHIP 07, RANGE 72, TO BE KNOWN AS
THE MOUNT EVANS SUBDIVISION.

WHEREAS, the applicants, Terry and Connie Aumiller, have applied for a Minor Subdivision as described above and more particularly described in the plat attached hereto as Exhibit A; 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 a minor subdivision 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 presented; 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 of approval for 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 application to amend the above-described plat is approved with the following conditions:

1. Before signing of the Mount Evans Subdivision plat by the BOCC, a driveway permit for a driveway into LOT 2 will be required to ensure legal access to the existing residences maintained across one continuous lot.
2. Use of the well and septic system on Lot 2 shall be limited to use on Lot 2 and cannot be utilized by any other lots within the proposed Mount Evans Subdivision. Per the Colorado Department of Water Resources (DWR) referral, the applicant will be required to submit an application to the Colorado Division of Water Resources to re-permit the existing well prior to final approval of the minor subdivision by the BOCC.

Moved, seconded, and passed this 26 day of November, 2024.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS



Amy Mitchell, Chairperson

ATTEST:



County Clerk

Commissioner Wissel	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Commissioner Elsner	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Commissioner Mitchell	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

814282 12/2/2024 10:17 AM
1 of 3 R\$0 D\$0 S\$0 M\$0 Park County

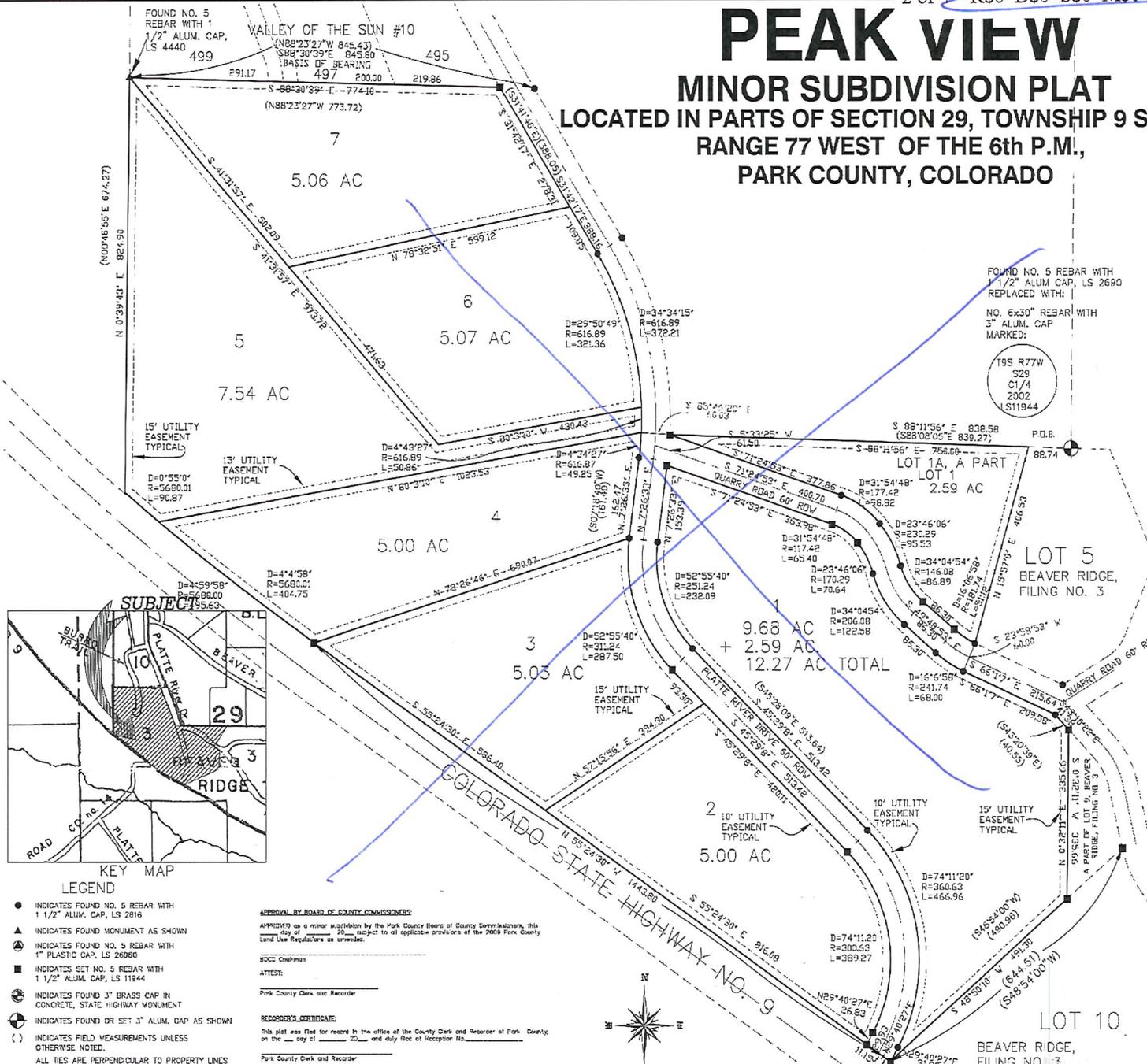
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Milena Kassel

PEAK VIEW

MINOR SUBDIVISION PLAT

LOCATED IN PARTS OF SECTION 29, TOWNSHIP 9 SOUTH,
RANGE 77 WEST OF THE 6th P.M.,
PARK COUNTY, COLORADO



LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP
LEGAL DESCRIPTION
THEOREDOR ZOGAN ("Owner") being the owner(s) of the real property of 42.40 acres located in Park County, Colorado, described as follows:
PROPERTY DESCRIPTION
A TRACT OF LAND BEING A PART OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 77 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 29, THENCE NORTH 1/2° ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 29 FOR A DISTANCE OF 84.74', THE POINT OF BEGINNING, THENCE S15°57'00" W ALONG THE WESTERN LINE OF LOT 2, BEAVER RIDGE, PLING NO. 3 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF QUARRY ROAD, THENCE S28°03'00" W CROSSING SAID ROAD FOR A DISTANCE OF 60.42' TO A POINT ON THE SOUTHWEST CORNER OF SAID QUARRY ROAD, THENCE S88°01'00" E FOR A DISTANCE OF 60.42' TO A POINT ON THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 29 AND THE WEST LINE OF LOT 10, BEAVER RIDGE, PLING NO. 3, THENCE S00°27'00" W ALONG SAID CENTER OF SECTION LINE AND WEST LINE OF LOT 10, FOR A DISTANCE OF 335.66' TO A POINT ON THE NORTHWESTERLY LINE OF LOT 10, BEAVER RIDGE, PLING NO. 3, THENCE S48°01'00" W ALONG SAID LOT 10 LINE FOR A DISTANCE OF 407.06' TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 9, THENCE NORTH 1/2° W ALONG SAID ROAD FOR A DISTANCE OF 13.92', THENCE N20°24'30" W ALONG SAID ROAD FOR A DISTANCE OF 144.32', THENCE ALONG THE ARC OF A CURVE HAVING DELTA $\Delta = 64°58'00"$ AND RADIUS IS 580.00' FOR A DISTANCE OF 499.67' TO A POINT ON THE WEST LINE OF THE S1/2°/29°/29' E OF SAID SECTION 29, THENCE N00°24'30" E ALONG THE SAID WEST LINE OF THE S1/2°/29°/29' E FOR A DISTANCE 82.00' TO THE NW COR. OF THE S1/2°/29°/29' E OF SAID SECTION 29, THENCE S88°01'00" E ALONG THE NORTH LINE OF THE SAID S1/2°/29°/29' E OF SAID SECTION 29 FOR A DISTANCE OF 77.41' TO A POINT ON THE WESTERN ALIAS OF SAID PLATE RIVER DRIVE, THENCE S00°00'00" W ALONG SAID ROAD FOR THE FOLLOWING COURSE, S14°42'37" E FOR A DISTANCE OF 288.17' THENCE TO THE RIGHT ALONG THE ARC OF A CURVE HAVING DELTA $\Delta = 34°34'15"$ AND RADIUS IS 616.89' FOR A DISTANCE OF 372.21', THENCE S84°07'00" E ALONG SAID PLATE RIVER DRIVE FOR A DISTANCE OF 60.03' TO A POINT ON THE EAST-RECT CENTER OF LINE OF SAID SECTION 29, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF QUARRY ROAD, THENCE S88°01'00" E ALONG SAID EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 29 FOR A DISTANCE OF 200.00' TO THE POINT OF BEGINNING.
CONTAINING 48.57 ACRES, LESS 4.57 ACRES FOR PLATE RIVER DRIVE, RIGHT-OF-WAY AND QUARRY ROAD, RIGHT-OF-WAY FOR A NET ACRES OF 44.00 ACRES, MORE OR FEWER.

In Witness Whereof, we do hereunto set our hands and seals this _____ day of _____ 20____.

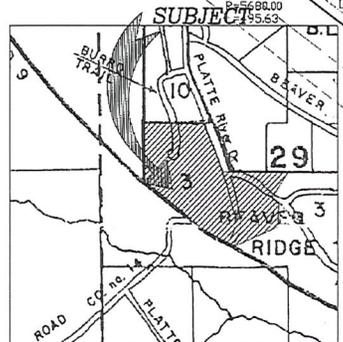
[Printed Name of Owner] [Printed Name of Owner] (if of corporation, a president, etc., necessary attempts and corporate seal be affixed)
STATE OF _____
COUNTY OF _____

Acknowledged before me this _____ day of _____ 20____ by _____
Notary Public Within my hand and official seal

My Commission Expires: _____

SUBDIVISION CERTIFICATE
I hereby certify that the above and plat of the real property above and described herein were made by me or under my direct responsibility, supervision, and checking, in strict compliance with Colorado statutes, and that this survey and plat are true, accurate and complete.
Colorado License No. _____
Registered Land Surveyor Date: _____

NOTES:
1) THE BASIS OF BEARING IS THE PLATTED BEARING OF THE SOUTH LINE VALLEY OF THE SUN, PLING NO. 10, AS BEING S00°00'00" W, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
2) CLAIM TO THE RIGHT WAY BEING MADE AND EXEMPTED FROM TAXES AND SHOWN.
3) THE PURPOSE OF THIS SURVEY IS TO CREATE THE FINAL PLAT OF PEAK VIEW AND TO "IN OR SET" THE PROPERTY CORNERS.
4) MEASUREMENTS SHOWN IN PARENTHESES ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
5) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE USE OF THE COUNTY AND DOES NOT EXTEND TO ANY UNPAID PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMED SAID PERSON OR ENTITY.
6) ANY PERSON WHO UNLAWFULLY REMOVES, ALTERS, OR DAMAGES ANY PUBLIC LAND SURVEY MONUMENT OR NECESSARY MONUMENT OR ACCESSORY, COMETS A CLASS TWO (2) MISDEMEANOR PUNISHMENT TO STATE STATUTE 18-6-202.
7) Fences-foot (15') wide any utility easements are hereby dedicated on private property adjacent to each tract in the amount of 15' from the boundary line ("S") on each tract for use of each tract for the subdivision. In addition, fifteen-foot (15') wide any utility easements are hereby dedicated around the perimeter of tracts, ponds and/or open space areas. These easements are dedicated to Park County for the benefit of all the appropriate utility providers for the installation, maintenance, and replacement of electric, gas, telephone, cable, and telecommunication facilities. Utility easements will also be granted with any easement easements on private lands in the subdivision. Easements for structures, improvements, access, outflows, wells, water meters and other objects that may interfere with the utility facilities or use thereof (hereinafter "objects") shall not be permitted within said utility easements and the utility providers, as grantees, may remove any interfering objects at no cost to each grantee, including, without limitation, vegetation. Public Service Company of Colorado (PSC) and its successors reserve the right to receive additional easements and to require the property owner to grant PSC an easement on its standard form.
8) DOMESTIC WATER SHALL BE SUPPLIED BY INDIVIDUAL WATER WELLS.
9) SEWAGE TREATMENT SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
10) OTHER UTILITIES (ELECTRIC, GAS, TELEPHONE) SHALL BE PROVIDED AT THE INDIVIDUAL LOT OWNERS DISCRETION.
N.O.T.I.C.E.
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT, IF NO DEFECT, MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SIGNATURE HEREON.
LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS
ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECT IN THIS SURVEY MUST BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGS THE ACTION EITHER BY DEFENDING OR IN THE ABSENCE OF REASONABLE DILIGENCE AND CAREFUL SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WITHIN THREE YEARS AFTER THE DATE OF THE SURVEY, BUT IN NO CASE SHALL AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.



LEGEND
● INDICATES FOUND NO. 5 REBAR WITH 1 1/2" ALUM. CAP, LS 2816
▲ INDICATES FOUND MONUMENT AS SHOWN
▲ INDICATES FOUND NO. 5 REBAR WITH 1" PLASTIC CAP, LS 28960
■ INDICATES SET NO. 5 REBAR WITH 1 1/2" ALUM. CAP, LS 11944
● INDICATES FOUND 3" BRASS CAP IN CONCRETE, STATE HIGHWAY MONUMENT
● INDICATES FOUND OR SET 3" ALUM. CAP AS SHOWN
() INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
ALL TIES ARE PERPENDICULAR TO PROPERTY LINES

APPROVAL BY BOARD OF COUNTY COMMISSIONERS
APPROVED as a minor subdivision by the Park County Board of County Commissioners, this _____ day of _____ 20____, subject to all applicable provisions of the 2006 Park County Land Use Regulations as amended.
BOCC Chairman _____
ATTEST:
Park County Clerk and Recorder _____
RECORDERS CERTIFICATE
This plat was filed for record in the office of the County Clerk and Recorder of Park County, on the _____ day of _____ 20____ and duly filed at Reception No. _____
Park County Clerk and Recorder _____
TITLE CERTIFICATE
Title Insurance Company hereby certifies that title to the above-described property is vested in the Owner(s).
Date: _____
(Signature of Authorized Agent)

TITLE COMMENTARY NOTES
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE RECORD INFORMATION, WITH THE EXCEPTION HEREON, IS THE RESULT OF RESEARCH PERFORMED BY BURNETT LAND SURVEYING, INC. AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.

NOTE: LEGAL DESCRIPTION AND RECORD EASEMENTS FOR THE RECORDED PLAT OF BEAVER RIDGE, PLING NO. 3, AS RECORDED JUNE 1, 1970, RECEPTION NO. 18100.

PEAK VIEW MINOR SUBDIVISION PLAT	
PART OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 77 WEST OF THE 6TH P.M., PARK COUNTY, COLORADO	
ADDRESS: TRID PLATE RIVER DRIVE	DATE: NOV. 15, 2023
BURNETT LAND SURVEYING, INC.	SCALE: 1" = 100'
P.O. BOX 1862, 281 HWY 26S, STE 104	OWNER: THEODORE ZOGAN
BEAVER RIDGE, CO	CREATED BY: ELLI
REVISION: FEB. 1, 2024	PLAT NO.: 814282
(719) 832-1422	JOB NO. 2023-132

