

RESOLUTION NO. 2020- 16
BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF RIO BLANCO
STATE OF COLORADO

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF RIO
BLANCO COUNTY, COLORADO A RESOLUTION APPROVING AN
APPLICATION FOR A SUBDIVISION EXEMPTION SUBMITTED BY TAMMIE
LEE CROSSEN AND CHARLES R. ARNOLD (APPLICANT), FOR THE CREATION
OF A NEW PARCEL LESS THAN 35 ACRES

WHEREAS, Applicant, has submitted an application for a subdivision exemption to the Board of County Commissioners; and

WHEREAS, Applicant is the record owner of a parcel of real property consisting of less than 35 acres; and

WHEREAS, on September 4, 2014, Applicant was the grantee of 25 acres of land which is the subject of the exemption; and

WHEREAS, the created parcel is fully described on the legal description, EXHIBIT "A", recorded herewith and referenced in this Resolution; and

WHEREAS, the BOCC, upon examination of the submitted documents, makes the following findings:

1. *That the proposed exemption meets the standards as set forth in the Rio Blanco County Land Use Regulations on Subdivision Exemptions as Amended July 1, 2016;*
2. *Applicant has not been previously granted a subdivision exemption during at least the last five years;*
3. *That the created parcel shall be subject to the restrictions and requirements as set forth in the Rio Blanco County Land Use Regulations on Subdivision Exemptions as Amended July 1, 2016;*
4. *The BOCC acknowledges that certain provisions of the Rio Blanco County Land Use Regulations on Subdivision Exemptions as Amended July 1, 2016 may apply which provide for provisional approval until such time as construction on the newly created parcel is anticipated and certain permits are obtained. The BOCC herein grants final approval and waives said further requirements pursuant to Article 5, Division 3.*

THEREFORE, upon motion made and seconded, and unanimous vote taken, the Board hereby approves the application and grants the exemption. A certified copy of this Resolution, along with the attached documentation shall be recorded and a copy of the Resolution delivered to the Applicants and the Assessor.

DULY MOVED, SECONDED, AND PASSED ON A VOTE OF 3 FOR AND 0 AGAINST, THIS 23rd DAY OF June, 2020.

ATTEST:


Clerk & Recorder



The Board of County Commissioners of
Rio Blanco County, Colorado


Jeff Rector, Chairman


Si Woodruff


Gary Moyer



EXHIBIT "A"

Parcel #1:

A tract of land described as Parcel #3 in Book 488 at Page 619 of the records of Rio Blanco County, lying in Section 7, Township 2 North, Range 100 West of the 6th P.M. and being more particularly described as follows:

Beginning at a point on the Northerly right-of-way of Colorado State Highway #64 from which Corner #3 of C.E. 1614 lies South $75^{\circ}52'34''$ West 2710.15 feet;
thence North $0^{\circ}00'00''$ East 649.68 feet to the North line of said C.E. 1614;
thence along said Northerly line North $89^{\circ}59'00''$ East 852.50 feet to an existing fence;
thence along said fence South $10^{\circ}33'32''$ East 682.77 feet to the Northerly right-of-way of said Highway 64;
thence along said right-of-way North $88^{\circ}45'09''$ West 977.85 feet to the point of beginning.

Parcel #2:

A tract of land described as Parcels #2 and #3 in Book 488 at Page 619, EXCEPTING EXHIBIT "B" in Book 488 at Page 620 of the records of Rio Blanco County, lying in Section 7, Township 2 North, Range 100 West of the 6th P.M. and being more particularly described as follows:

Beginning at a point on the Southerly line of C.E. 1614 from which Corner #3 of said C.E. 1614 lies North $89^{\circ}52'47''$ West 2535.39 feet;
thence North $0^{\circ}02'47''$ West 568.61 feet to the Southerly right-of-way of Colorado State Highway #64;
thence along said right-of-way South $88^{\circ}45'09''$ East 719.88 feet to the centerline of an existing access road;
thence along said centerline the following courses:

thence 31.43 feet along the arc of a non-tangent curve to the left with a radius of 21.00 feet, a central angle of $85^{\circ}45'14''$, and a long chord which bears South $41^{\circ}37'30''$ East 28.58 feet;
thence South $84^{\circ}29'50''$ East 47.02 feet;
thence 65.23 feet along the arc of a curve to the right having a radius of 50.00 feet, a central angle of $74^{\circ}45'00''$, and a long chord which bears South $47^{\circ}07'20''$ East 60.70 feet;
thence South $9^{\circ}44'50''$ East 153.85 feet;
thence 110.61 feet along the arc of a curve to the left having a radius of 150.00 feet, a central angle of $42^{\circ}15'00''$, and a long chord bearing South $30^{\circ}52'20''$ East 108.12 feet;
thence South $51^{\circ}59'50''$ East 26.52 feet;
thence 150.53 feet long the arc of a curve to the left having a radius of 750.00 feet, a central angle of $11^{\circ}30'00''$, and a long chord bearing South $57^{\circ}44'50''$ East 150.28 feet;
thence 35.00 feet along the arc of a compound curve to the right having a radius of 19.47 feet, a central angle of $103^{\circ}00'00''$ and a long chord which bears South $11^{\circ}59'50''$ East 30.47 feet;
thence South $39^{\circ}30'10''$ West 30.32 feet;
thence 46.69 feet along the arc of a curve to the right having a radius of 50.00 feet, a central angle of $53^{\circ}30'00''$, and a long chord bearing South $66^{\circ}15'10''$ West 45.01 feet;
thence North $86^{\circ}59'50''$ West 182.92 feet;
thence 192.68 feet along the arc of a curve to the left having a radius of 240.00 feet, a central angle of $46^{\circ}00'00''$ and a long chord bearing South $70^{\circ}00'10''$ West thence 187.55 feet ;
thence South $47^{\circ}00'10''$ West 29.66 feet to the Southerly line of said C.E. 1614;
thence along said Southerly line North $89^{\circ}52'47''$ West 624.27 feet to the point of beginning.