

**PARK COUNTY BOARD OF COMMISSIONERS
AGENDA
TUESDAY, FEBRUARY 7, 2023
11:00 AM CALL TO ORDER**

Video

To join the meeting, click on the link below or copy and paste into your preferred web browser: <https://zoom.us/j/632627219?pwd=Q2gvUVEwd0JuQ0R3TE9qWE9LTk9kQT09>

Audio

Upon joining the meeting, you will have the option to use either your computer mic and speakers for audio interaction, or participate by phone. If you are not using your computer speakers and mic to interact in the meeting, you may use the dial- option below:

Dial by your location

(669) 900-6833 US (Western US)

(929) 205-6099 US (Eastern US)

Meeting ID: 632 627 219

Password: 04408

For the purpose of an accurate public record, you will need to identify yourself when you enter the meeting and when prompted

11:00 AM CALL TO ORDER

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

CONSENT ITEMS:

.I. APPROVAL OF MINUTES

Documents:

[01.24.2023 BOCC Minutes.pdf](#)

.II. APPROVAL OF VOUCHERS

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:

.I. APPROVE/DENY COLORADO PARKS AND WILDLIFE IMPACT ASSISTANCE GRANT APPLICATION

Documents:

[Impact Assistance Grant Application 2022.pdf](#)

- .II. APPROVE/DENY A RESOLUTION APPROVING THE REZONING OF PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, T11S R78W FROM AGRICULTURAL TO RESIDENTIAL

Documents:

[22ZON-06 BOCC Resolution.pdf](#)

- .III. APPROVE/DENY A RESOLUTION APPROVING THE REZONING FROM CONSERVATION / RECREATION TO RESIDENTIAL OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 9 SOUTH RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN

Documents:

[22ZON-07 BOCC Resolution.pdf](#)

- .IV. APPROVE/DENY A RESOLUTION APPROVING THE REZONING OF PART OF TRACT 87, BAILEY FROM COMMERCIAL TO MIXED USE

Documents:

[22ZON-08 BOCC Resolution.pdf](#)

- .V. APPROVE/DENY APPOINTMENT OF PLANNING COMMISSION AND BOARD OF ADJUSTMENT BOARD MEMBERS

PUBLIC HEARING(S)

PUBLIC COMMENTS

EXECUTIVE SESSION IN REGARD TO LEGAL & PERSONNEL MATTERS (CLOSED SESSION)

ADJOURN

ADMINISTRATIVE SESSION

TIMES ARE APPROXIMATE. ITEMS MAY BE HEARD EARLIER OR LATER THAN SHOWN ABOVE.

NOTE: Items May Be Added To These Agendas Up To 48 Hours Before The Scheduled Time. Items May Be Deleted Or Cancelled At Any Time. Please Check Website "parkco.us" for most Updated Agendas. If You Need Further Information, Please Contact The [BOCC](#) (Board of County Commissioners) Office At: 719-836-4201.

**PARK COUNTY BOARD OF COMMISSIONERS
MINUTES
TUESDAY, JANUARY 24, 2022**

The meeting was called to order by Chairperson Mitchell. The reciting of the Pledge of Allegiance was led by Noah Vaughan. All were present, County Attorney Erin Smith attended via Zoom.

AGENDA APPROVAL

Elsner moved to approve the agenda as presented. Wissel seconded, carried 3-0.

CONSENT ITEMS:

Wissel moved to approve the consent items as presented. Elsner seconded, carried 3-0.

.I. APPROVAL OF MINUTES

Documents:

[01.10.2023 BOCC Special Meeting Minutes.pdf](#)
[01.17.2023 BOCC Minutes.pdf](#)

.II. APPROVAL OF VOUCHERS

CONSIDERATION AND/OR DECISION ON THE FOLLOWING ITEMS:

.I. APPROVE/DENY A RESOLUTION APPROVING AND ADOPTING A MEETING SCHEDULE FOR THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PARK

Elsner moved to approve A Resolution Approving And Adopting A Meeting Schedule For The Board Of County Commissioners Of The County Of Park. Wissel seconded, carried 3-0.
Resolution #2023-004

Documents:

[2023 MEETING DAY.pdf](#)
[Resolution BOCC Meeting Schedule.pdf](#)

.II. APPROVE/DENY REVOCABLE LICENSE AGREEMENT BETWEEN BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY AND CORE ELECTRIC

Elsner moved to approve the Revocable License Agreement Between Board Of County Commissioners Of Park County And Core Electric. Wissel seconded, carried 3-0.

Documents:

[Revocable License Agreement for Signature, 01-19-23.pdf](#)

.III. APPROVE/DENY A CONTRACT BETWEEN PARK COUNTY AND THE TELLER-PARK CONSERVATION DISTRICT CONCERNING THE TELLER-PARK WEED MANAGEMENT PROGRAM

Elsner moved to approve A Contract Between Park County And The Teller-Park Conservation District Concerning The Teller-Park Weed Management Program. Wissel seconded, carried 3-0.

Documents:

[Weed Contract TPCD 2023.pdf](#)

PUBLIC HEARING(S)

.I. REZONING, #22ZON-06

Property is part of the North ½ of the Southwest ¼ of Section 14, T11S R78W, addressed as 7750 C.R. 22, Fairplay. The applicant is requesting to rezone from Agricultural to Residential.

APPLICANTS: Steven and Victoria Linemeyer

STAFF REPORT: John Deagan, Senior Planner

PUBLIC COMMENTS: Victoria Linemeyer via Zoom

Elsner moved to close public comments. Wissel seconded. Carried 3-0.

Elsner moved to direct staff to prepare a resolution for a future meeting to approve this application. Wissel seconded, carried 3-0.

Documents:

[22ZON-06 BOCC Staff Report and Atts..pdf](#)
[PC_RESOLUTION_12-2022-02.pdf](#)
[Referral Responses.pdf](#)
[22ZON-06 Application.pdf](#)

.II. REZONING, #22ZON-07

Property is SW ¼ of SW¼ of Section 22, T9 R75, addressed as 828 Gitche Goone Lane, Como. The applicant is requesting to rezone the lot from Conservation/Recreation to Residential.

APPLICANT: Homer Gonzalez

STAFF REPORT: Noah Vaughan, Planner I

PUBLIC COMMENTS: Homer Gonzalez

Elsner moved to close public comments. Wissel seconded. Carried 3-0.

Elsner moved to direct staff to prepare a resolution to approve this application. Wissel seconded, carried 3-0.

Documents:

[22ZON-07 BOCC Staff Report.pdf](#)
[22ZON-07 Referral Responses.pdf](#)
[22ZON-07 Complete Application.pdf](#)
[PC RESOLUTION 11-2022-01.pdf](#)

.III. REZONING, #22ZON-08

Property is part of the Northwest ¼ of the Southeast ¼ of Section 30, T07S R72W, addressed as 60006 Hwy. 285, Bailey. The applicant is requesting to rezone from Commercial to Mixed Use.

APPLICANT: Michael Abbondanza

STAFF REPORT: John Deagan, Senior Planner

PUBLIC COMMENTS: Michael Abbondanza

Elsner moved to close public comments. Wissel seconded. Carried 3-0.

Elsner moved to request that staff prepare a resolution approving this application with two conditions as outlined. Wissel seconded, carried 3-0.

Documents:

[22ZON-08 BOCC Staff Report and Atts..pdf](#)
[PC_RESOLUTION_01-2023-01.pdf](#)
[Referral Responses.pdf](#)
[22ZON-08 Application.pdf](#)

PUBLIC COMMENTS

1. Robb Green via Zoom

Elsner moved to close public comments. Wissel seconded. Carried 3-0.

EXECUTIVE SESSION IN REGARD TO LEGAL & PERSONNEL MATTERS (CLOSED SESSION)

No Executive Session

ADJOURN

Elsner moved to adjourn. Wissel seconded. Carried 3-0.

ADMINISTRATIVE SESSION

COVER PAGE

**Colorado Parks and Wildlife
Impact Assistance Grant Application
Authorized by C.R.S. §30-25-301 & 302, As Amended**



County _____ Park _____

Tax Year _____ 2022 _____

Date _____ 2/7/2023 _____

	<u>Acres</u>	<u>Amount Requested</u>
State Parks	1036	\$1,124.18
State Wildlife Areas	24377	\$43,029.40
TOTALS	25413	\$44,153.58

County Commissioner:

Signature

Amy Mitchell _____

Printed Name

Name & email address of person responsible for completing application

Monica Jones mjones@parkco.us

Impact Assistance Grant Application Form - PARKS

County _____ Park _____ Tax Year _____ 2022

PARKS Parcel(s)/Schedule#(s) 45090; 18294

Tax Area 5

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Irrigated Meadow	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Dry Farm	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Grazing	60	\$15.93	\$955.80
	40	\$8.57	\$342.80
	220	\$4.46	\$981.20
	27	\$8.57	\$231.39
Forest Ag	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Waste	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Total Acres	347	Combined Total	\$2,511.19

Total Mill Levy for this Taxing Area 63.31500000

**Total PARKS Amount Requested
for this Taxing Area** **\$159.00**

Impact Assistance Grant Application Form - PARKS

County _____ Park _____ Tax Year _____ 2022

PARKS Parcel(s)/Schedule#(s) 45091; 20668

Tax Area 8

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated	30	\$139.62	\$4,188.60
			\$0.00
			\$0.00
			\$0.00
Irrigated Meadow			\$0.00
			\$0.00
			\$0.00
			\$0.00
Dry Farm			\$0.00
			\$0.00
			\$0.00
			\$0.00
Grazing	66	\$8.57	\$565.62
	70	\$4.46	\$312.20
	353	\$8.57	\$3,025.21
			\$0.00
Forest Ag			\$0.00
			\$0.00
			\$0.00
			\$0.00
Waste	10	\$2.41	\$24.10
			\$0.00
			\$0.00
			\$0.00
Total Acres	529	Combined Total	\$8,115.73

Total Mill Levy for this Taxing Area 61.12770000

**Total PARKS Amount Requested
for this Taxing Area \$496.10**

Impact Assistance Grant Application Form - PARKS

County _____ Park _____ Tax Year 2022

PARKS Parcel(s)/Schedule#(s) 22792

Tax Area 14

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated	50	\$139.62	\$6,981.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Irrigated Meadow	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Dry Farm	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Grazing	110	\$8.57	\$942.70
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Forest Ag	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Waste	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Total Acres	160	Combined Total	\$7,923.70

Total Mill Levy for this Taxing Area 59.19930000

**Total PARKS Amount Requested
for this Taxing Area \$469.08**

Impact Assistance Grant Application Form - WILDLIFE

County Park Tax Year 2022

WILDLIFE Parcel(s)/Schedule#(s) 21015; 21280; 45408; 42450

Tax Area 3

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated			\$0.00
			\$0.00
			\$0.00
Irrigated Meadow	90	\$139.62	\$12,565.80
	90	\$139.62	\$12,565.80
	1035	\$139.62	\$144,506.70
			\$0.00
			\$0.00
Dry Farm			\$0.00
			\$0.00
			\$0.00
Grazing	114	\$8.57	\$976.98
	74	\$8.57	\$634.18
	8279	\$8.57	\$70,951.03
	1000	\$4.46	\$4,460.00
	60	\$15.93	\$955.80
			\$0.00
Forest Ag			\$0.00
			\$0.00
			\$0.00
Waste	175		\$0.00
			\$0.00
			\$0.00
			\$0.00
Total Acres	10917		Combined Total \$247,616.29

Total Mill Levy for this Taxing Area 65.02730000

Total WILDLIFE Amount Requested for this Taxing Area **\$16,101.82**

Impact Assistance Grant Application Form - WILDLIFE

County _____ Park _____ Tax Year _____ 2022

WILDLIFE Parcel(s)/Schedule#(s) R0046008

Tax Area 5

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Irrigated Meadow	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Dry Farm	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Grazing	160	\$4.46	\$713.60
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Forest Ag	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Waste	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Total Acres	160	Combined Total	\$713.60

Total Mill Levy for this Taxing Area 63.31500000

**Total WILDLIFE Amount Requested
for this Taxing Area** **\$45.18**

Impact Assistance Grant Application Form - **WILDLIFE**

County Park Tax Year 2022

WILDLIFE Parcel(s)/Schedule#(s) 35363; 14726; 45670; 45671; 10411; 35321; 16268

Tax Area 14

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated	<u> </u>	<u> </u>	\$0.00
	<u> </u>	<u> </u>	\$0.00
Irrigated Meadow	254	\$139.62	\$35,463.48
	555	\$113.81	\$63,164.55
	800	\$139.62	\$111,696.00
	350	\$139.62	\$48,867.00
	365	\$113.81	\$41,540.65
	240	\$139.62	\$33,508.80
	120	\$139.62	\$16,754.40
Dry Farm	<u> </u>	<u> </u>	\$0.00
	<u> </u>	<u> </u>	\$0.00
	<u> </u>	<u> </u>	\$0.00
Grazing	398	\$8.57	\$3,410.86
	876	\$8.57	\$7,507.32
	4756	\$8.57	\$40,758.92
	1000	\$4.46	\$4,460.00
	2444	\$8.57	\$20,945.08
	100	\$4.46	\$446.00
	300	\$4.46	\$1,338.00
	462	\$4.46	\$2,060.52
Forest Ag	<u> </u>	<u> </u>	\$0.00
Waste	<u> </u>	<u> </u>	\$0.00
	<u> </u>	<u> </u>	\$0.00
	<u> </u>	<u> </u>	\$0.00
Total Acres	13020		Combined Total \$431,921.58

Total Mill Levy for this Taxing Area 59.19930000

**Total WILDLIFE Amount Requested
for this Taxing Area \$25,569.46**

Impact Assistance Grant Application Form - WILDLIFE

County _____ Park _____ Tax Year _____ 2022

PARKS Parcel(s)/Schedule#(s) 45805; 36941

Tax Area 15

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated			\$0.00
			\$0.00
			\$0.00
			\$0.00
Irrigated Meadow	140	\$139.62	\$19,546.80
			\$0.00
			\$0.00
			\$0.00
Dry Farm			\$0.00
			\$0.00
			\$0.00
			\$0.00
Grazing	30	\$15.93	\$477.90
	10	\$4.46	\$44.60
			\$0.00
			\$0.00
Forest Ag			\$0.00
			\$0.00
			\$0.00
			\$0.00
Waste	100	\$4.46	\$446.00
			\$0.00
			\$0.00
			\$0.00
Total Acres	280		Combined Total \$20,515.30

Total Mill Levy for this Taxing Area 63.99830000

**Total PARKS Amount Requested
for this Taxing Area \$1,312.94**

PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2023-_____

A RESOLUTION APPROVING THE REZONING FROM AGRICULTURAL TO RESIDENTIAL OF PART OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 11 SOUTH RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN

WHEREAS, the Applicants, Victoria and Stephen Linemeyer, have applied to rezone the property mentioned above and more particularly described in the attached Exhibit A from Agricultural to Residential; 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 Applicants; 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 Residential is approved with no conditions.

Moved, seconded, and passed this 7th day of February, 2023.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS

Amy Mitchell, Chairperson

ATTEST:

County Clerk

Commissioner Mitchell: Yea___ Nay___

Commissioner Elsner: Yea___ Nay___

Commissioner Wissel: Yea___ Nay___

Exhibit A

THAT PORTION OF THE N1/2SW1/4 OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 78 WEST OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO, EXCEPT THOSE PORTIONS DESCRIBED IN BOOK 375 AT PAGE 860 AND BOOK 376 AT PAGE 205 AND BOOK 475 AT PAGE 35, FURTHER DESCRIBED AS FOLLOWS:
TRACT A

A TRACT OF LAND BEING A PART OF THE N1/2SW1/4 OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 78 WEST OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER OF SECTION 14, THENCE N89°54'13"E ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 14 FOR A DISTANCE OF 1048.85', THENCE S01°08'57"E FOR A DISTANCE OF 1339.24' TO A POINT ON THE SOUTH LINE OF THE N1/2SW1/4 OF SEC. 14, THENCE N89°22'43"W ALONG THE SAID SOUTH LINE OF THE N1/2SW1/4 OF SEC. 14 FOR A DISTANCE OF 1075.28 TO THE S.W. CORNER OF THE N1/2SW1/4 OF SAID SECTION 14, THENCE N00°01'17"W ALONG THE WEST LINE OF SAID SECTION 14 FOR A DISTANCE OF 1325.54 TO THE WEST 1/4 CORNER OF SAID SECTION 14, THE POINT OF BEGINNING.

PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2023-_____

**A RESOLUTION APPROVING THE REZONING FROM CONSERVATION / RECREATION
TO RESIDENTIAL OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 9 SOUTH RANGE
75 WEST OF THE 6th PRINCIPAL MERIDIAN**

WHEREAS, the Applicant, Homer Gonzalez, has applied to rezone the property mentioned above from Conservation / Recreation to Residential; 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 Applicants; 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 Conservation / Recreation to Residential is approved with no conditions.

Moved, seconded, and passed this 7th day of February, 2023.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS

Amy Mitchell, Chairperson

ATTEST:

County Clerk

Commissioner Mitchell: Aye___ Nay___

Commissioner Elsner: Aye___ Nay___

Commissioner Wissel: Aye___ Nay___

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2023-_____**

**A RESOLUTION APPROVING THE REZONING FROM COMMERCIAL TO MIXED USE OF
PART OF TRACT 87, BAILEY**

WHEREAS, the Applicant, Michael Abbondanza, has applied to rezone the property mentioned above and more particularly described in the attached Exhibit A from Commercial to Mixed Use; 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

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 Residential is approved with the following conditions.

1. Prior to issuance of certificates of occupancy for the existing dwelling units, all necessary access to the lot is permitted by the Park County Environmental Health Department, and existing access from Highway 285 is closed; and
2. Prior to issuance of permits for future new construction, the Colorado Department of Transportation reviews a drainage, erosion, and sedimentation control plan.

Moved, seconded, and passed this 7th day of February, 2023.

PARK COUNTY BOARD OF COUNTY COMMISSIONERS

Amy Mitchell, Chairperson

ATTEST:

County Clerk

Commissioner Mitchell: Yea___ Nay___
Commissioner Elsner: Yea___ Nay___
Commissioner Wissel: Yea___ Nay___

Exhibit A

A Part of tract 87, as shown on the map of Bailey and Environs filed for record.
Also being a part of the NW ¼ SE ¼ of Section 30,
Township 7 South, Range 72 West of the 6th P.M., described as follows:

Beginning at a point whence the East one-quarter corner of said Section 30, bears North 74°52' East, 2163.25 feet;
thence South 80°59' East, 149.69 feet;
thence South 73°42' East, 75.92 feet;
thence South 40°08' East, 105.84 feet;
thence South 86°50' East, 23.68 feet to a point on the Westerly right-of-way line of a county road;
thence Northerly, along said right-of-way line 138.29 feet to a point on the Southerly right-of-way line of U.S. Highway No. 285;
thence North 86°47' West, along the right-of-way line of U.S. Highway 285, a distance of 278.5 feet;
thence South 20°39' West, 25.39 feet; to the Point of Beginning,

EXCEPT that portion conveyed to Bailey Water and Sanitation District by Deed recorded in Book 202 at Page 737,

County of Park, State of Colorado.