

BOARD OF COUNTY COMMISSIONERS  
HINSDALE COUNTY, COLORADO

RESOLUTION 15  
Series 2023

**A RESOLUTION APPROVING A BOUNDARY LINE ADJUSTMENT BETWEEN THE  
PROPERTIES OF MOUNTAIN RIVER RANCH, LLC AND ROBERT STRZELCZYK  
AND LAURIE A. STRZELCZYK**

**WHEREAS**, the Board of County Commissioners of Hinsdale County, Colorado (“Board”) has adopted rules pertaining to boundary adjustments for real property pursuant to § 30-28-101, *et seq.*, Colorado Revised Statutes, as part of the Hinsdale County Zoning and Development Regulations; and

**WHEREAS**, Section 8.9-17 of the Zoning and Development Regulations addresses the procedures for boundary line adjustments; and

**WHEREAS**, the final boundary line adjustment between the properties owned by Mountain River Ranch, LLC and Robert Strzelczyk and Laurie A. Strzelczyk was submitted for consideration to the Hinsdale County Planning Commission at its meeting on August 24, 2023, and the Planning Commission has forwarded its recommendation to approve the boundary line to the Board; and

**WHEREAS**, the Mountain River Ranch, LLC and Robert Strzelczyk and Laurie A. Strzelczyk boundary line adjustment pertains to real property owned by said parties and legally described as follows in the County of Hinsdale, State of Colorado:

SW1/4 of the NE 1/4, Section 13, Township 42 North, Range 5 West, N.M.P.M.; now known as the East ¼ of Government Tract 37, Dependent Resurvey and Tract Segregation Township 42 North, Range 5 West, New Mexico Principal Meridian, dated June 14, 1983, and

The Bachelor Mill Site, US Mineral Survey No. 14105B, Carson Mining District, according to the United States Patent thereof; and

The Wedge Mill Site, US Mineral Survey No. 14104B, Carson Mining District, according to the United States Patent thereof;

(Mountain River Ranch, LLC property); and

That portion of the Wager Mill Site, Mineral Survey No. 13221-B, LAKE MINING DISTRICT, lying South of the centerline of the County Road traversing the said Wager Mill Site; AND

A parcel of land situated in the NE1/4 of Section 13, Township 42 North, Range 5 West, N.M.P.M. also being a portion of Tracts 40 and 41 as per the Dependent Resurvey

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completed October 12, 1983, more particularly described as follows: Commencing at the E 1/4 corner of said Section 13, a U.S.G.L.O.S. brass cap in place; thence N 00°20'00" West 405.90 feet to the SE corner of said Tract 41 the point of beginning; thence N 81°47'00" West 272.58 feet along the South line of said Tract 41 to the NE corner of said Tract 40; thence S 08°15'00" West 93.18 feet to a point on the center line of the existing Carson access road; thence S 61°56'39" West 57.15 feet along said center line to a point; thence N 79°00'06" West 174.73 feet along said center line to a point; thence S 36°35'24" West 120.10 feet along said center line to a point; thence S 69°12'54" West 101.01 feet along said center line to a point on the South line of said Tract 40; thence N 81°53'00" West 434.90 feet to the SW corner of said Tract 40; thence N 08°03'00" East 273.90 feet to the NW corner of said Tract 40; thence S 81°47'00" East 281.82 feet along the North line of said Tract 40 to the West corner of said Tract 41; thence S 85°59'00" East 786.06 feet along the North line of said Tract 41 to the NE corner of said Tract 41; thence S 00°20'00" East 58.08 feet to the point of beginning; AND

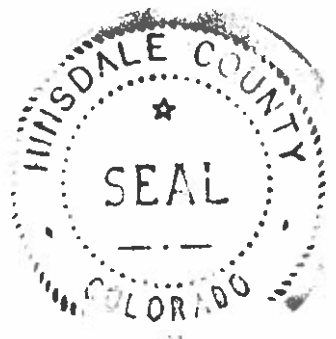
A parcel of land situated in the NE1/4 of Section 13, Township 42 North, Range 5 West, N.M.P.M., also being a portion of Tracts 40 and 41 as per the Dependent Resurvey completed October 12, 1983, more particularly described as follows: Commencing at the E1/4 corner of said Section 13, a U.S.G.L.O.S. brass cap in place; thence N 60°38'28" West 357.12 feet to the SE corner of said Tract 40, the point of beginning; thence N 81°53'00" West 365.68 feet along the South line of said Tract 40 to a point on the center line of the existing Carson access road; thence N 69°12'54" East 101.01 feet along said center line to a point; thence N 36°35'24" East 120.10 feet along said center line to a point; thence S 79°00'06" East 174.73 feet along said center line to a point; thence N 61°56'39" East 57.15 feet along said center line to a point on the East line of said Tract 40; thence S 08°15'00" West 179.40 feet along the East line of said Tract 40 to the point of beginning, County of Hinsdale, State of Colorado.

(Robert Strzelczyk and Laurie A. Strzelczyk property).

**NOW THEREFORE, BE IT RESOLVED**, by the Hinsdale County Board of Commissioners that the final boundary line adjustment of Mountain River Ranch and Strzelczyk complies with the applicable requirements of the Hinsdale County Zoning and Development Regulations and is hereby approved.

INTRODUCED by Commissioner Kristie Borchers, seconded by Commissioner Robert Hund and passed this 4th day of October 2023.

**\*106158\***



**BOARD OF COUNTY COMMISSIONERS  
OF HINSDALE COUNTY, COLORADO**

By:   
Greg Levine, Chair

ATTEST:

  
Joan Roberts, County Clerk & Recorder