

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

**RESOLUTION NO. 23  
SERIES 2023**

**A RESOLUTION PROVIDING CONDITIONAL APPROVAL OF THE  
SHANNON SHAW AND CARL SHULER LOT CONSOLIDATION PLAT FOR  
LOTS 4 & 5, BLOCK 1, VICKERS ENTERPRISES RANCH ESTATES, COUNTY  
OF HINSDALE, STATE OF COLORADO**

WHEREAS, the Board of County Commissioners of Hinsdale County, Colorado (“Board”) has adopted rules pertaining to boundary adjustments, which includes the consolidation of lots, pursuant to § 30-28-133, Colorado Revised Statutes, as part of the Hinsdale County Zoning and Development Regulations; and

WHEREAS, Section 8.9-5 of the Zoning and Development Regulations addresses procedures for submission, review and recording of a final plat; and

WHEREAS, Section 8.9-17.A of the Zoning and Development Regulations addresses the procedures for boundary adjustment plats, which includes lot consolidations; and

WHEREAS, Shannon Shaw and Carl Shuler (the “property owners”) submitted a boundary line adjustment application dated May 11, 2023 to Hinsdale County requesting to consolidate the property owners’ two lots, as described in the following paragraph, into one lot, which is known as a lot consolidation; and

WHEREAS, the property owners’ lot consolidation pertains to the following real property located in Hinsdale County, Colorado and legally described as follows:

**Lots 4 & 5, Block 1, VICKERS ENTERPRISES RANCH ESTATES,  
according to the official plat thereof on file and of record in the office  
of the Hinsdale County Clerk and Recorder filed October 1, 1974 and  
bearing Reception No. 64220,**

**County of Hinsdale,  
State of Colorado,**

(the “Property”); and

WHEREAS, the property owners’ final lot consolidation plat, which seeks to consolidate Lots 4 & 5 (as described above) into a new Lot 4-A, and which is titled the “Shuler Lot Consolidation Plat,” a letter-sized copy of which is attached hereto as Exhibit A and is incorporated herein by this reference, was submitted for consideration to the Hinsdale County Planning Commission at its meeting on November 16, 2023; and

WHEREAS, the Planning Commission has forwarded its recommendation to approve the Shuler Lot Consolidation Plat to the Board, but subject to the condition that the property owners first obtain viable legal access to the Property from the Bureau of Land Management ("BLM"), as there is currently no viable legal access to the Property; and

WHEREAS, the BLM owns a private right of way through the Property, as shown on Exhibit A, and the Planning Commission is recommending that the BLM provide the property owners, and their successors and assigns, with viable legal access to the Property, by and through an easement or similar legal document, prior to the Board authorizing, signing, and recording the Shuler Lot Consolidation Plat.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of Hinsdale County, Colorado that the attached Shuler Lot Consolidation Plat for the Property (as defined above) owned by Shannon Shaw and Carl Shuler is hereby approved, but shall not be signed and recorded by the Board until said property owners comply with the following condition:

1. The property owners shall obtain viable legal access to the Property, by and through a viable easement, or similar legal document, issued by the Bureau of Land Management ("BLM") that will provide access for ingress and egress to the Property for the property owners, and their successors and assigns in perpetuity.
2. Once an easement, or similar legal document, as confirmed by Hinsdale County, is provided to the Property by the BLM, and which provides access to said Property in perpetuity to the property owners and their successors and assigns, the Board shall authorize said plat by signing a mylar depicting the same, authorize the property owners to obtain all other required signatures on said mylar, and record said mylar in the Hinsdale County real property records.

INTRODUCED, by Commissioner Robert Hard  
Seconded by Commissioner Grey Levine, and passed this 27<sup>th</sup>  
day of December, 2023.

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

By: Kristie Borchers  
Kristie Borchers, Vice Chair

ATTEST:

  
Joan Roberts, County Clerk & Recorder



# SHULER LOT CONSOLIDATION PLAT

TRANSFER OF PROPERTY FROM SHANNON SHAW AND CARL SHULER, AS OWNERS OF LOT 4, BLOCK 1, VICKERS ENTERPRISES RANCH ESTATES, TO SHANNON SHAW AND CARL SHULER, AS OWNERS OF LOT 5, BLOCK 1, VICKERS ENTERPRISES RANCH ESTATES PURSUANT TO SUB-SECTION (1) OF SECTION 8.9-17.4, OF HINSDALE COUNTY SUBDIVISION REGULATIONS (CONSOLIDATION OF LOTS 4 AND 5, BLOCK 1) LOCATED WITHIN

**PRELIMINARY**  
**LOTS 4 & 5, BLOCK 1, VICKERS ENTERPRISES RANCH ESTATE**  
 WITHIN THE NORTHEAST QUARTER, QUARTER 9 AND THE NORTHWEST QUARTER, QUARTER 10, TOWNSHIP 43 NORTH, RANGE 4 WEST, NEW MEXICO PRINCIPAL MERIDIAN, HINSDALE COUNTY, COLORADO

### CONSENT OF LANDOWNERS

Shannon Shaw and Carl Shuler, as owners of the following property (the "Property") located at 1 and 5, Block 1, Vickers Enterprises Ranch Estates, according to the official plat thereof on file and recorded in the office of the Hinsdale County Clerk, and I, Carl Shuler, County Clerk, County of Hinsdale, State of Colorado, do hereby certify that the undersigned have read the foregoing plat and are in full agreement to the same and consent to the same.

THAT the undersigned owners have caused said plat to be created by consolidating the lots formerly known as Lots 4 and 5, Block 1, Vickers Enterprises Ranch Estate into one lot to be known as Lot 4-A.

THAT there is no common interest, association or other public body, do hereby consent, in writing, to the above plat and that the same has been recorded in the office of the Hinsdale County Clerk and Recorder.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2012.

SIGNED: Shannon Shaw, Carl Shuler  
 1818 Kingston Lane  
 Flower Mound, TX 75029

STATE OF COLORADO, County of Hinsdale, do hereby certify that the foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by Shannon Shaw and Carl Shuler.

SIGNED: \_\_\_\_\_, County Clerk  
 \_\_\_\_\_, County Recorder

### TREASURER'S CERTIFICATE

All ad valorem taxes applicable to the lands shown on this plat for the year prior to the current year, have been paid.

SIGNED: Hinsdale County Treasurer

DATE: \_\_\_\_\_

### HINSDALE COUNTY PLANNING COMMISSION'S RECOMMENDATION

Approval of Lot Consolidation is recommended, On \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2012.

SIGNED: \_\_\_\_\_, Chairman, Hinsdale County Planning Commission

### BOARD OF COUNTY COMMISSIONERS' APPROVAL

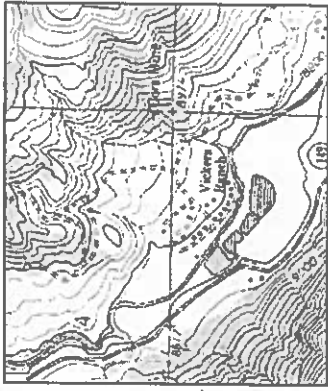
This Plat is approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2012, pursuant to the provisions provided by Subsection 1, 11, of Section 8.9-17 of the Hinsdale County Subdivision Regulations.

SIGNED: \_\_\_\_\_, Chairman, Hinsdale County Board of Commissioners

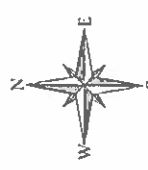
### CLERK AND RECORDER CERTIFICATE

This Plat was accepted for recording, On \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2012, in accordance with the provisions of the Colorado Revised Statutes.

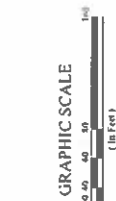
SIGNED: \_\_\_\_\_, Clerk and Recorder



Location Map  
 Not to Scale



**BEARING BASIS**  
 Bearings shown herein were obtained from the "VICKERS ENTERPRISES RANCH ESTATES", as filed in the records of the Hinsdale County Clerk and Recorder under Reception No. 44220.



- LEGEND**
- Property Boundary
  - Wetland Lot Line
  - Adjoining Property Boundary
  - 4-A Consolidated Lot/Tract Number
  - Adjoining and/or Vicinal Lot Numbers
  - Block Number
  - Existing Road Limits, Not Enclosed
  - Existing Right of Way Limits, As Described

### SURVEYOR'S STATEMENT

I, Anthony J. Martin, a duly registered land surveyor in the State of Colorado, do hereby state that this plat was prepared by me or under my immediate supervision and that I am a duly registered land surveyor in the State of Colorado under License No. 44220. To the best of my knowledge and belief, this plat conforms to the provisions of the Colorado Surveying Act, Chapter 25, Title 10, C.R.S., and the provisions of the Hinsdale County Zoning & Development Regulations and all applicable state laws.

I am and am acting on behalf of the undersigned herein.

Anthony J. Martin  
 Registered Professional Land Surveyor No. 44220  
 Hinsdale County, Colorado

Date of this plat: \_\_\_\_\_ A.D. 2012.

SIGNED: \_\_\_\_\_, Clerk and Recorder

### SURVEYOR'S NOTES

1. This plat shows the consolidation of lots 4 and 5, Block 1, Vickers Enterprises Ranch Estates, as shown on the official plat of the Vickers Enterprises Ranch Estates, as recorded in the records of the Hinsdale County Clerk and Recorder under Reception No. 44220. The consolidation of these lots is in accordance with the provisions of the Colorado Surveying Act, Chapter 25, Title 10, C.R.S., and the provisions of the Hinsdale County Zoning & Development Regulations and all applicable state laws. The consolidation of these lots is in accordance with the provisions of the Colorado Surveying Act, Chapter 25, Title 10, C.R.S., and the provisions of the Hinsdale County Zoning & Development Regulations and all applicable state laws.
2. As required by the Colorado Surveying Act, Chapter 25, Title 10, C.R.S., and the provisions of the Hinsdale County Zoning & Development Regulations and all applicable state laws, the consolidation of these lots is in accordance with the provisions of the Colorado Surveying Act, Chapter 25, Title 10, C.R.S., and the provisions of the Hinsdale County Zoning & Development Regulations and all applicable state laws.
3. This plat shows the consolidation of lots 4 and 5, Block 1, Vickers Enterprises Ranch Estates, as shown on the official plat of the Vickers Enterprises Ranch Estates, as recorded in the records of the Hinsdale County Clerk and Recorder under Reception No. 44220. The consolidation of these lots is in accordance with the provisions of the Colorado Surveying Act, Chapter 25, Title 10, C.R.S., and the provisions of the Hinsdale County Zoning & Development Regulations and all applicable state laws. The consolidation of these lots is in accordance with the provisions of the Colorado Surveying Act, Chapter 25, Title 10, C.R.S., and the provisions of the Hinsdale County Zoning & Development Regulations and all applicable state laws.

**PRELIMINARY**

**SHULER LOT CONSOLIDATION PLAT**  
 WITHIN THE NORTHEAST QUARTER, QUARTER 9 AND THE NORTHWEST QUARTER, QUARTER 10, TOWNSHIP 43 NORTH, RANGE 4 WEST, NEW MEXICO PRINCIPAL MERIDIAN, HINSDALE COUNTY, COLORADO

RUSSELL SURVEYORS & ASSOCIATES, INC.  
 6820 S HWY 17, WYANDOMO, COLORADO 81091  
 (317) 957-7610 www.russellsurveyors.com

PROJECT NUMBER:	1 of 1
DRAWN BY:	JKC
CHECKED BY:	AVL
DATE:	12/12/12
DRAWING NAME:	SHULER LOT CONSOLIDATION
CLIENT:	CARL SHULER
REVISIONS:	R11/2/12