



Archuleta County
Development Services—Planning Department
1122 HWY 84
P. O. Box 1507
Pagosa Springs, Colorado 81147
970-264-1390
Fax 970-264-3338

Legal Lot Certificate IDP21-060

Laurie MacBean

has successfully completed application for a Certificate of Designation of Legal Lot Status under Archuleta County Land Use Regulations Section 4.10.

The 5.01-acre property is located at:

1375 County Rd 400, (Parcel 569912200042),

with the Legal Description of:

see attached Exhibit "A"

This Certificate of Designation of Legal Lot Status is issued for the purpose of establishing a previously Improperly Divided Parcel as now effectively complying with CRS §30-28-101 *et.seq.*, and the *Archuleta County Land Use Regulations*.

Certificate Approved: Wednesday, June 23, 2021

Planning Commission Chairman
Archuleta County, Colorado

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the Southeast Quarter of the Northwest Quarter of Section 12, Township 35 North, Range 2 West of the New Mexico Principal Meridian, Archuleta County, Colorado, lying East of Fourmile Road (County Road No. 400) being more particularly described as follows:

Beginning at the Southwest corner of said Southeast Quarter of the Northwest Quarter;
Thence S 87° 07' 18" E along the South line of said Southeast Quarter of the Northwest Quarter a distance of 54.88 feet to the East line of said Fourmile Road being the true point of beginning;
Thence S 87° 07' 18" E, a distance of 618.04 feet;
Thence N 2° 52' 42" E, a distance of 218.90 feet;
Thence N 56° 58' 49" W, a distance of 148.54 feet to the point of beginning of a curve concave to the Southwest having a radius of 243.41 feet;
Thence Northwesterly along said curve an arc distance of 81.61 feet through a central angle of 19° 12' 38", Thence N 76° 11' 27" W, a distance of 122.68 feet to the beginning of a curve concave to the Northwest having a radius of 295.50 feet;
Thence Northwesterly along said curve an arc distance of 97.40 feet through a central angle of 18° 53' 04";
Thence N 57° 18' 23" W, a distance of 207.74 feet to the beginning of a curve concave to the the Southwest having a radius of 75.88 feet;
Thence Northwesterly along said curve an arc distance of 27.99 feet through a central angle of 21° 07' 52" to the East Line of said Fourmile Road being a point on a curve concave to the West having a radius of 2670.00 feet and a chord bearing of S 1° 39' 23" W;
Thence Southerly along said East Line an arc distance of 147.31 feet through a central angle of 3° 09' 40";
Thence S 3° 14' 13" W, along said East Line, a distance of 289.42 feet to the beginning of a curve concave to the East having a radius of 450.00 feet;
Thence Southerly along said East Line an arc distance of 54.90 feet through a central angle of 6° 59' 24" to the true point of beginning.

TOGETHER WITH any of that portion of the NE1/4SW1/4 Section 12, Township 35 North, Range 2 West, N.M.P.M., Archuleta County, Colorado, north of an existing east-west fenceline and immediately south of and adjacent to the south boundary of that certain tract of land described under Reception Number 191243 of the records in the office of the Archuleta County Clerk and Recorder.

The intent of this description is to make said existing east-west fenceline the boundary between the property owned by the grantor herein and said tract described under Reception Number 191243.

The hereinabove described portion of land subject to any and all existing easement and/or rights of way of whatsoever nature.

This legal description was prepared by David L. Maley, a duly registered land surveyor in the State of Colorado, Certificate Number 23894.