



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 IDP21-080

Kyle and Toni Davis

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

The 18.65-acre property is located at:

X County Rd 600, (Parcel 569909300142),

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, July 28, 2021

Planning Commission Chairman
Archuleta County, Colorado

EXHIBIT "A"

A tract of land located in the S1/2SW1/4 of Section 9 and the SE1/4SE1/4 of Section 8, Township 35 North, Range 2 West, N.M.P.M., Archuleta County, Colorado, being more particularly described as follows, to wit:

BEGINNING at the northwest corner of said S1/2SW1/4 of Section 9;

Thence North 89° 58' 09" East, 1305.76 feet along the north line of the SW1/4SW1/4 of said Section 9 to the northeast corner of said SW1/4SW1/4;

- " North 89° 58' 09" East, 95.02 feet along the north line of the SE1/4SW1/4 of said Section 9 to the center of a 60 foot wide access easement (aka Cloman Boulevard);
- " 140.49 feet along the center of said access easement on the arc of a curve to the right having a radius of 274.85 feet, the long chord of which bears South 46° 39' 31" West, 138.97 feet;
- " South 61° 18' 10" West, 180.98 feet along said center of access easement;
- " 176.25 feet along said center of access easement on the arc of a curve to the left having a radius of 353.29 feet, the long chord of which bears South 47° 00' 38" West, 174.43 feet;
- " South 32° 42' 46" West, 63.41 feet along said center of access easement;
- " 99.08 feet along said center of access easement on the arc of a curve to the left having a radius of 299.21 feet, the long chord of which bears South 23° 13' 54" West, 98.63 feet;
- " South 13° 44' 42" West, 75.45 feet along said center of access easement;
- " 151.54 feet along the center of said access easement on the arc of a curve to the right having a radius of 274.99 feet, the long chord of which bears South 29° 31' 54" West, 149.63 feet;
- " South 45° 19' 05" West, 84.21 feet along said center of access easement;
- " 81.64 feet along the center of said access easement on the arc of a curve to the right having a radius of 211.55 feet, the long chord of which bears South 56° 22' 27" West, 81.13 feet;
- " South 67° 25' 49" West, 225.77 feet along said center of access easement to the northeasterly right of way limits of County Road No. 600 (aka Piedra Road);
- " North 49° 56' 02" West, 969.79 feet along said northeasterly right of way;
- " North 52° 51' 53" West, 347.28 feet along said northeasterly right of way to the north line of said SE1/4SE1/4 of Section 8;
- " North 89° 27' 04" East, 506.46 feet along the said north line of the SE1/4SE1/4 to the point of beginning.