



Archuleta County
Development Services—Planning Department
1122 HWY 84
P. O. Box 1507
Pagosa Springs, Colorado 81147
970-264-1390
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Legal Lot Certificate IDP21-082

Sara and Frederick Kaufman IV

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

The 2-acre property is located at:

255 Owens Ct, (Parcel 570101200013),

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"

Tract I:

A tract of land comprising a portion of the W1/2NW1/4 of Section 1, Township 35 North, Range 1 West, N.M.P.M., Archuleta County, Colorado, being more particularly described as follows:

BEGINNING at a point from whence the NW corner of said W1/2NW1/4 of Section 1 bears North 03° 35' 24" West, 1537.06 feet distant;

Thence North 89° 43' East, 260.98 feet to the True Point of Beginning;
" North 03° 16' 36" West, 330.00 feet to the NW corner of the herein described tract of land;
" North 89° 42' East, 262.78 feet to the NE corner of the herein described tract of land;
" South 02° 57' 47" East, 330.00 feet to the SE corner of the herein described tract of land;
" South 89° 03' West, 260.98 feet to the SW corner of the herein described tract of land and the True Point of Beginning.

The above legal description being intended to describe that certain tract of land as set forth in Warranty Deed recorded October 18, 2004 as Reception No. 20409595.

Tract II:

A tract of land located in the NW1/4 of Section 1, Township 35 North, Range 1 West, N.M.P.M., Archuleta County, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 1 and considering the West line of the NW1/4 to bear South 02° 59' 25" East with all bearings contained herein relative thereto;

Thence South 02° 59' 25" East, a distance of 1279.52 feet along the Westerly line of the NW1/4 of said Section 1 to the true point of beginning;
" South 89° 55' 30" East, a distance of 4.80 feet;
" South 03° 09' 50" East, a distance of 329.96 feet;
" North 89° 57' 10" West, a distance of 5.80 feet, to the Westerly line of the NW1/4 of said Section 1;
" North 02° 59' 25" West, a distance of 329.91 feet, more or less, along said Westerly line to the point of beginning;

AND

A tract of land located in the NW1/4 of Section 1, Township 35 North, Range 1 West, N.M.P.M., Archuleta County, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 1 and considering the West line of the NW1/4 to bear South 02° 59' 25" East with all bearings contained herein relative thereto;

Thence South 02° 59' 25" East, a distance of 1279.52 feet along the Westerly line of the NW1/4 of said Section 1;
" South 89° 55' 30" East, a distance of 4.80 feet to the true point of beginning;
" South 89° 55' 30" East, a distance of 263.08 feet;
" South 02° 49' 23" East, a distance of 329.73 feet;
" North 89° 57' 10" West, a distance of 261.11 feet;
" North 03° 09' 50" West, a distance of 329.96 feet, more or less, to the point of beginning

LESS AND EXCEPT, that portion, if any, of the above described two tracts which is not contained within the W1/5N1/2N1/2SW1/4NW1/4 of said Section 1.

Tract III:

A non-exclusive access and utility easement, 30 feet in width, 15 feet on either side of a described centerline located in the NW1/4 of Section 1, Township 35 North, Range 1 West, N.M.P.M., Archuleta County, Colorado more particularly described as follows:

COMMENCING at the Northwest corner of said Section 1 and considering the West line of the NW1/4 to bear South 02° 59' 25" East, with all bearings contained herein relative thereto:

Thence South 12° 18' 47" East, a distance of 1645.30 feet to the true point of beginning;
" South 89° 40' 04" East, a distance of 130.55 feet;
" North 89° 30' 37" East, a distance of 131.34 feet;
" South 89° 22' 42" East, a distance of 384.74 feet to the beginning of a curve tangent to said line;
" easterly a distance of 145.88 feet along the curve concave to the south, having a radius of 1588.10 feet and a central angle of 5° 15' 47", the long chord of which bears South 86° 44' 48" East, 145.83 feet;
" South 84° 06' 55" East tangent to said curve, a distance of 103.80 feet to the beginning of a curve tangent to said line;
" easterly a distance of 59.97 feet along the curve concave to the north, having a radius of 244.63 feet and a central angle of 14° 02' 49", the long chord of which bears North 88° 51' 41" East, 59.82 feet, to a point of cusp;
" easterly and northerly a distance of 81.16 feet along a tangent curve concave to the Northwest having a radius of 98.06 feet and a central angle of 47° 25' 28", the long chord of which bears North 58° 07' 33" East, 78.87 feet;
" North 34° 24' 49" East tangent to said curve, a distance of 7.84 feet to a point of terminus, being a point in the centerline of an existing road.

It is the intent of the foregoing to describe a continuous strip of land, the sidelines of which strip are lengthened or shortened to close on easterly line of the existing road at the terminus of said easement.