



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 IDP22-013

James Michael Garrick

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

The 25.66-acre property is located at:

301 County Rd 175, (Parcels 568917200022, 568917200028, 568917200027),

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, February 23, 2022

Planning Commission Chairman
Archuleta County, Colorado

EXHIBIT "A"

TRACT I:

A tract of land lying and being in the NW1/4NW1/4 of Section 17, Township 34 North, Range 4 West, N.M.P.M., and being more particularly described as follows, to-wit:

BEGINNING at the NE Corner of said tract, being identical with the NE Corner of the said NW1/4NW1/4 of Section 17, Township 34 North, Range 4 West, N.M.P.M.

Thence running from said point of beginning:

- West, 140 feet
- " " South 17° 20' West, 108 feet;
- " " South 14° 20' West, 338 feet;
- " " South 44° 40' West, 445 feet;
- " " South 72° 50' West, 320 feet;
- " " South 44° 20' West, 182.45 feet;
- " " South 81° 06' East, 1014.16 feet to a point on the East boundary line of said NW1/4NW1/4;
- " " along said East boundary line of the NW1/4NW1/4, North 1128.92 feet, to the point of beginning.

TRACT II:

All that certain tract of land lying West of and between the following described line and the center of the Piedra River as it now flows:

BEGINNING at the NE Corner of the NW1/4NW1/4 of Section 17, Township 34 North, Range 4 West, N.M.P.M.,

Thence running from said point of beginning,

- West, 140 feet to the true point of beginning of the line above referred to:
- " " South 17° 20' West, 108 feet;
- " " South 14° 20' West, 338 feet;
- " " South 44° 40' West, 445 feet

TRACT III:

A tract of land lying and being in the W1/2NW1/4 of Section 17 and the E1/2NE1/4 of Section 18, Township 34 North, Range 4 West, N.M.P.M., Archuleta County, Colorado, and being more particularly described as follows, to-wit:

BEGINNING at a point whence the SE Corner of the W1/2NW1/4 of said Section 17 bears South 1143.9 feet;

Thence North 381.3 feet to the Southeast Corner of tract described in Deed from T. P. Fenelon, Jr. and Mae K. Fenelon to Robert D. Montgomery and Mary D. Montgomery, recorded on August 26, 1961, in Book 97 at Page 745;

- " North 81° 06' West, 1014.16 feet along the Southerly boundary line of said tract described in Book 97 at Page 745;
- " South 44° 20' West 209.53 feet;
- " South 39° 00' West, 264.0 feet;
- " South 33° 00' West, 243.0 feet;
- " South 89° 11' East, 1447.0 feet to the point of beginning.

LESS AND EXCEPT that tract of land conveyed to the County of Archuleta by Warranty Deed recorded July 31, 1981 in Book 181 at Page 612.