



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 IDP23-057

### Krumpe Property LLC

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

The 20.51-acre property is located at:

**1427 County Rd 400, Parcel 569912200094**

with the Legal Description of:

**See 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, May 24, 2023**

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Planning Commission Chairman  
Archuleta County, Colorado

EXHIBIT "A"

A tract of land being and comprising a portion of the SE1/4NW1/4 of Section 12, Township 35 North, Range 2 West, N.M.P.M., and being more particularly described as follows:

BEGINNING at the Southeast Corner of the herein described tract of land, said Corner being also the Southeast Corner of the above said SE1/4NW1/4, and running thence from said point of beginning: South 89° 52' West, 1,260.00 feet along the South boundary of said SE1/4NW1/4 to the Southwest Corner of the herein described tract of land;

Thence Running North 0° 23' West, 608.60 feet to a point;

" " North 10° 52' West, 273.37 feet to the Northwest Corner of the herein described tract of land;

" " South 89° 55' 39" East, 1,317.03 feet to the Northeast Corner of the herein described tract of land;

" " South 0° 05' 24" West, 872.47 feet to the Southeast Corner of the herein described tract of land and the point of beginning.

LESS AND EXCEPT that portion described in Deed to J.R. Ford and Connie Ford recorded November 19, 1985 as Reception No. 135283.

ALSO LESS AND EXCEPT that portion, if any, described in Deed to John C. Nossaman and Iona Nossaman recorded September 13, 1972 in Book 129 at Page 279.

TOGETHER WITH any of that portion of the NE1/4SW1/4 of Section 12, Township 35 North, Range 2 West, N.M.P.M., North of an existing east-west fence line and immediately South of and adjacent to the South boundary of that certain tract of land described under Reception No. 1994004072.

TOGETHER WITH but without warranty of title, any and all water, water rights, ditch and ditch rights appurtenant to the above described property, including but not limited to 0.11 Shares and 0.2053 CFS in the Snook Group of the Four Mile Ditch Association.