

RESOLUTION 2019-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO AFFIRMING LEGAL LOT CERTIFICATION

WHEREAS, the Board of County Commissioners has adopted Resolution 2018-54 ARCHULETA COUNTY IMPROPERLY DIVIDED PARCELS EXEMPTION INTERIM RESOLUTION – A RESOLUTION ADDRESSING PARCELS UNDER THE SIZE OF 35 ACRES AND OUT OF COMPLAINEE WITH C.R.S. §30-28-101(10)(A), *et. seq.*; and

WHEREAS, John F. Mares, with Power of Attorney for Mary Ann Blackwell, has completed an Improperly Divided Parcel Application (IDP19-138) under §5.01.2.3 of Resolution 2018-54; and

WHEREAS, Mary Ann Blackwell is/are the owner(s) of record of the subject property, an approx. 18.83-acre tract of land being a portion of the SE¼ SW¼ Section 29 T35N R2E, NMPM, (AS ATTACHED) at 12645 County Rd 326., Pagosa Springs, CO; and

WHEREAS, the Archuleta County Planning Manager has considered and acted on the application as provided in Resolution 2018-54, and has granted a Certificate of Designation of Legal Lot Status.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, AS FOLLOWS:

The Board of County Commissioners hereby affirms the subject tract of land shall be considered a legal lot, under the Board’s authority in C.R.S. §30-28-101, *et. seq.*

APPROVED AND ADOPTED this _____ day of _____, 2019, in Pagosa Springs, Archuleta County, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF ARCHULETA COUNTY, COLORADO

Ronnie Maez, Chairman

ATTEST:

Clerk and Recorder

Attached full legal description; Return Copy to Planning

Legal Description

A tract of land located in the SE1/4 SW1/4 Section 29, T. 35 N., R. 2 E., N.M.P.M., Archuleta County, Colorado, containing 7.21 acres, more or less, which tract is more particularly described by metes and bounds as follows, to-wit: Beginning at the northeast corner of the tract herein described, a point on the north line of said SE1/4 SW1/4 Section 29, whence the northeast corner of said SE1/4 SW1/4 Section 29 bears N. 85° 28' 31" E., 507.77 feet; thence S. 4° 31' 29" E., 483.18 feet to the southeast corner of said tract; thence S. 85° 28' 31" W., 650.00 feet to the southwest corner of said tract; thence N. 4° 31' 29" W., 483.18 feet to the northwest corner of said tract, a point on the north line of said SE1/4 SW1/4 Section 29; thence N. 85° 28' 31" E., along the north line of said SE1/4 SW1/4 Section 29 to the point of beginning.

AND

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 29, Township 35 North, Range 2 East, New Mexico Principal Meridian, Archuleta County, Colorado, being more particularly described as follows, to wit:

BEGINNING at the Northeast corner of the Tract herein described, being identical with the Northeast corner of said Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 29; thence South 00 degrees 32' 24" East, 417.52 feet along the East line of said Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 29; thence South 76 degrees 00' 00" West, 68.20 feet; thence South 44 degrees 20' 52" West, 839.31 feet; thence South 61 degrees 58' 22" West, 86.25 feet; thence North 37 degrees 55' 44" West, 636.07 feet; thence North 85 degrees 28' 31" East, 650.00 feet; thence North 04 degrees 31' 29" West, 483.18 feet to the point on the North line of said Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 29; thence North 85 degrees 28' 31" East, 507.77 feet along the said North line of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 29 to the POINT OF BEGINNING.