

**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**, Peter Adams Heist has completed an Improperly Divided Parcel Application (IDP19-087) under §5.01.2.2 of Resolution 2018-54; and

**WHEREAS**, Peter Adams Heist is the owner(s) of record of the subject property, an approx. 3.6-acre tract of land being and comprising portions of the South ½ of Tract 116, S36 T34N R1-½W, NMPM, (AS ATTACHED) at X County Rd 335, 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 being and comprising portions of the South one-half of Tract 116, Township 34 North, Range 1-1/2 West, N.M.P.M., within Archuleta County, Colorado, being more particularly described as follows:**

**BEGINNING at the Northwest Corner of the herein described tract of land from whence the Northwest Corner of the above said half of Tract 116 bears North 128.40 feet distant, running thence from said point of beginning South 81° 54' 26" East 103.08 feet to a point of curvature and**

- " " Southeasterly to Northeasterly along a curve to the left having a radius of 146.24 feet and an arc length of 61.97 feet to a point of tangency;**
- " " North 73° 49' East, 83.45 feet to a point of curvature in the Northeast Corner of the herein described tract of land;**
- " " Northeasterly to Southeasterly along a curve to the right having a radius of 6.86 feet and an arc length of 9.37 feet to a point of tangency and**
- " " South 27° 54' East 186.70 feet to a point of curvature and**
- " " Southeasterly to Northeasterly along a curve to the left having a radius of 108.33 feet and an arc length of 123.09 feet to a point of tangency and**
- " " South 6° 1' West 147.59 feet to the Southeast Corner of the herein described tract of land and**
- " " West 424.81 feet to the Southwest corner of the herein described tract of land and**
- " " North 359.26 feet to the Northwest Corner of the herein described tract of land and the point of beginning.**