

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, Michael Halverson has completed an Improperly Divided Parcel Application (IDP19-089) under §5.01.2.3 of Resolution 2018-54; and

WHEREAS, Michael Halverson and Cynthia G. Halverson are the owner(s) of record of the subject property, an approx. 4.95-acre tract of land in the N½ NW¼ of S16 T34N R1W, NMPM, (AS ATTACHED) at 151 Lupine Dr., 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 NORTH HALF OF THE NORTHWEST QUARTER (N1/2 NW1/4) OF SECTION 16 OF TOWNSHIP 34 NORTH, RANGE 1 WEST, NEW MEXICO PRINCIPAL MERIDIAN, ARCHULETA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING ON THE SOUTH LINE OF THE N1/2 NW1/4 OF SECTION 16, ALSO BEING ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 1996009209, WHENCE THE SOUTHWEST CORNER OF THE N1/2 NW1/4 OF SECTION 16, BEARS S.89°36'00"W., 1009.46 FEET DISTANT;

THENCE N.10°03'02"E., 307.94 FEET TO THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 1996009209 ALSO BEING THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 1996006223;

THENCE N.26°04'48"E., 149.64 FEET ALONG THE SAID WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 1996009209;

THENCE N.03°57'39"E., 276.90 FEET TO THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 1996006223;

THENCE S.74°42'50"E., 106.14 FEET ALONG THE NORTHERLY LINE AND TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 1996006223, BEING IDENTICAL WITH THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 1996009209;

THENCE S.43°19'50"E., 152.67 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 1996009209;

THENCE S.26°09'44"E., 308.82 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 1996009209;

THENCE S.00°23'10"E., 294.27 FEET ALONG THE EASTERLY LINE AND TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 1996009209 AND TO THE SOUTH LINE OF THE N1/2 NW1/4 OF SECTION 16;

THENCE S.89°36'00"W., 483.96 FEET ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 1996009209 AND THE SOUTH LINE OF THE N1/2 NW1/4 OF SECTION 16 TO THE PLACE OF BEGINNING.