

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, Zachariah & Denise Kohorst have completed an Improperly Divided Parcel Application (IDP19-425) under §5.01.2.4 of Resolution 2018-54; and

WHEREAS, Zachariah Kohorst is/are the owner(s) of record of the subject property, an approx. 7.36-acre tract of land being a portion of the NE¹/₄ SW¹/₄ Section 32 T33N R2W, NMPM, (AS ATTACHED) at 17787 County Rd 500, 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 a portion of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section 32, Township 33 North, Range 2 West, N.M.P.M., within Archuleta County, Colorado, and being more particularly described by metes and bounds field survey as follows:

Beginning at the Northwest corner of the herein described tract of land, said corner being also the Northwest corner of the above said Northeast Quarter of the Southwest Quarter (NE1/4SW 1/4) of said Section 32, and running thence from said point of beginning South 87 degrees 51' East 635.42 feet to the Northeast corner of the herein described tract of land, and running thence South 11 degrees 02' 26" East 519 .20 feet to the Southeast corner of the herein described tract of land and running thence South 51 degrees 10'30" West 164.26 feet to a point of a curvature, and running thence Southwesterly along a curve to the right, having a radius of 117.30 feet, an arc length of 97.06 feet to a point of tangency, and running thence South 55 degrees 30' West 103.93 feet to the Southwest corner of the herein described tract of land, and running thence North 30 degrees 25' West 873.88 feet to the Northwest corner of the herein described tract of land, and to the point of beginning.