

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, Nick Jacobs has completed an Improperly Divided Parcel Application (IDP19-137) under §5.01.2.4 of Resolution 2018-54; and

WHEREAS, Nicki Wayne Jacobs and Angela Jean Jacobs is/are the owner(s) of record of the subject property, an approx. 2.34-acre tract of land being a portion of Tract 116 of Townships 33N & 34N Ranges 1W & 1-½W, NMPM, (AS ATTACHED) on 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 located in the South Half (S1/2) of Tract 116, Townships 33 and 34 North, Ranges 1 and 1-1/2 West, N.M.P.M., Archuleta County, Colorado, and being more particularly described as follows:

BEGINNING at the Southwest corner of the tract herein described, from whence the Southwest corner of the South Half (S1/2) of Tract 116 bears South 45 degrees 00' West, 600 feet; thence North, a distance of 402.00 feet; thence North 6 degrees 01' 00" East, a distance of 147.59 feet; thence North 87 degrees 00' 24" East, a distance of 92.90 feet; thence South 21 degrees 34' 00" East, a distance of 387.75 feet; thence South 49 degrees 00' 00" West, a distance of 200.00 feet; thence South 58 degrees 14' 00" West, a distance of 117.44 feet to the Southwest corner of the tract herein described and point of beginning.