

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, Justin Tyner has completed an Improperly Divided Parcel Application (IDP19-222) under §5.01.2.3 of Resolution 2018-54; and

WHEREAS, Justin Tyner is/are the owner(s) of record of the subject property, an approx. 0.3-acre tract of land being a portion of Lots 155 and 166, San Juan River Resort Unit No. 1 Subdivision, (AS ATTACHED) at 34 Harman Ave., 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 portion of Lots 155 and 166, San Juan River Resort Unit No. 1, according to the plat thereof filed for record October 4, 1972 as Reception No. 76530, being more particularly described as follows:

COMMENCING at a found 1/2" iron rod, no cap, being the Northwest corner of Lot 148 in said San Juan River Resort Unit No. 1;

THENCE South 15° 49' 00" East for a distance of 120.26 feet to a found 1/2" iron rod, no cap, being the common West corner of said Lot 148 and Lot 155;

" South 15° 49' 00" East for a distance of 140.30 feet to a calculated point, being the Southwest corner of said Lot 155;

" North 63° 33' 49" East for a distance of 54.87 feet to a set 5/8" iron rod with 2" aluminum cap bearing the inscription "LLOYD P. SHORT P.L.S. 33675" being the Northwest corner of this tract and the Point of Beginning, said point also being the Northernmost corner of that tract of land described in Deed recorded November 12, 1991 in Book 350 at Page 241;

" North 44° 34' 24" East for a distance of 74.82 feet to a set 5/8" iron rod with 2" aluminum cap bearing the inscription "LLOYD P. SHORT P.L.S. 33675", being the Northernmost corner of this tract;

" North 87° 13' 18" East for a distance of 60.67 feet to a found 1/2" iron rod, no cap, being the common East corner of said Lots 155 and 166;

" along a curve to the left with a radius of 1,118.68 feet, a central angle of 3° 49' 27", a chord of South 22° 04' 28" East 75.65 feet for an arc length of 74.57 feet to a set 5/8" iron rod with 2" aluminum cap bearing the inscription "LLOYD P. SHORT P.L.S. 33675", being a point of curvature in the East line of this tract;

" South 23° 21' 59" East for a distance of 27.46 feet to a found 3/8" iron rod, no cap, being the Southeast corner of this tract;

" South 67° 35' 55" West for a distance of 100.35 feet to a found 5/8" iron rod with 1-1/2 aluminum cap inscribed "JB MORTON LS 5840", being the Southwest corner of this tract;

" North 37° 48' 07" West for a distance of 96.73 feet to a set 5/8" iron rod with 2" aluminum cap bearing the inscription "LLOYD P. SHORT P.L.S. 33675", being the Northwest corner of this tract and the Point of Beginning.

LESS AND EXCEPT therefrom, that portion if any, of the above tract of land which is contained within that tract of land described in Warranty Deed recorded November 12, 1991 in Book 350 at Page 242.

ALSO LESS AND EXCEPT therefrom, any portion of the above tract of land lying and being within Lot 166 of said San Juan River Resort No. 1 which is not contained within the legal description in that Warranty Deed recorded August 17, 1981 in Book 182 at Page 195.