

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 N. Drescher has completed an Improperly Divided Parcel Application (IDP19-223) under §5.01.2.2 of Resolution 2018-54; and

WHEREAS, Michael Drescher is/are the owner(s) of record of the subject property, an approx. 8.5-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 and comprising a portion of Tract 116, Townships 33 and 34 North, ranges 1 and 1½ West, NMPM, Archuleta County, Colorado, being more particularly described by metes and bounds field survey as follows:

Beginning at the Northwest corner of the herein described tract of land, from whence a United States Government Land Office Brass Cap marked 1908 CC T.34N on N.8 Tr. 116 on S½ R1½W, Sec. 36 in N.W. R.1W, Sec.31 in N.E. quadrant

bears West a distance of 442.20 feet distant, said point also being the Northeast corner of that tract of land described in

Warranty Deed recorded May 13, 2005, as Reception No. 20504633:

thence East 280.50 feet to the Northeast corner of the herin described tract of land;

thence South 1,320.00 feet to the Southeast corner of the herin described tract of land;

thence West 280.50 feet to the Southwest corner of the herin described tract of land and the Southeast corner of that certain

tract of land described in Warranty Deed recorded May 13, 2005, as Reception No. 20504633;

thence North 1,320.00 feet along the Easterly boundary of said tract of land described at said Reception No. 20504633 to the Northwest corner of the herin described tract of land and the Point of Beginning.