



Archuleta
County
Development Services—Planning
Department 1122 HWY 84
P. O. Box 1507
Pagosa Springs, Colorado
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3338

Legal Lot Certificate IDP19-432

PETER G. PRINA and MINA R. PRINA

has successfully completed application for a Certificate of Designation of Legal Lot Status under the Archuleta County, Colorado, Board of County Commissioners Resolution 2018-54 for the approx. 2.5 acre property in Section 1, Township 34 North, Range 1-1/2 West, NMPM, with the Legal Description of:

S1/2N1/2SE1/4NE1/4 Section 10, Township 34 North, Range 1 West, N.M.P.M., containing 10 acres, more or less. Reserved herein by party of the first part is an easement or 10 feet along the south, west and north boundary lines for utility use, and subject to a road easement of 30 feet along the easterly boundary contained in a recorded easement. Together with any and all mineral rights on, in, to, under, and upon the described property, without warrant S1/2N1/2SE1/4NE1/4 Section 10, Township 34 North, Range 1 West, N.M.P.M., containing 10 acres, more or less. Reserved herein by party of the first part is an easement or 10 feet along the south, west and north boundary lines for utility use, and subject to a road easement of 30 feet along the easterly boundary contained in a recorded easement. Together with any and all mineral rights on, in, to, under, and upon the described property, without warrant, also known as X Highway 84, Pagosa Springs, Colorado

This Certificate of Designation of Legal Lot Status is issued for the purpose of establishing a previously Improperly Divided Parcel as now effectively complying with CRS §30-28-101 *et.seq.*, and the *Archuleta County Land Use Regulations*.

Certificate Approved: January 7, 2020