



Archuleta County
Development Services –Planning Department
1122 HWY 84
P. O. Box 1507
Pagosa Springs , Colorado 81147
970-264-1390
Fax 970- 264-3338

Legal Lot Certificate IDP20-111

Kenneth W. and Jane M. Seibel

have 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. 3.473-acre property located at X MILTON LANE, (Parcel 616108400009), with the Legal Description of:

see attached Exhibit "A"

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: Tuesday, June 2, 2020

EXHIBIT "A"

A tract of land lying in Section Seventeen (17) and Eight (8), Township Thirty-two (32) North, Range Five (5) West, N.M.P.M., Archuleta County, Colorado, described as follows, to-wit:

BEGINNING at a point on the common boundary line between Sections Seventeen (17) and Eight (8), Township Thirty-two (32) North, Range Five (5) West, N.M.P.M., which beginning point is South $88^{\circ} 27' 00''$ West 660 feet from the common corner of Sections Eight (8), Nine (9), Sixteen (16) and Seventeen (17), Township Thirty-two (32) North Range Five (5) West, N.M.P.M.

Thence from said point of beginning and in a Northerly direction and parallel to the Navajo Reservoir Take Line in Section Eight (8) aforesaid a distance of 330 feet to a point;

Thence in an Easterly direction and parallel to the common boundary line between Section Eight (8) and Seventeen (17), Township Thirty-two (32) North, Range Five (5), West, N.M.P.M., a distance of 330 feet to a point on said Navajo Reservoir Take Line in Section Eight (8) aforesaid;

Thence in a Southerly direction along said Navajo Reservoir Take Line a distance of 330 feet to a point on the common boundary line between said Sections Eight (8) and Seventeen (17) aforesaid which said point is South $88^{\circ} 27' 00''$ West 330 feet from the common corner of Sections Eight (8), Nine (9), Sixteen (16) and Seventeen (17), Township Thirty-two (32) North, Range Five (5) West, N.M.P.M.;

Thence continuing from said point in a Southerly direction along said Navajo Reservoir Take Line in Section Seventeen (17) a distance of 330 feet to a point;

Thence in a Westerly direction and parallel to the common boundary line between Sections Eight (8) and Seventeen (17) aforesaid a distance of seventy-five (75) feet, more or less to a point in the fence line on the Westerly line of the old railroad right of way;

Thence following said fence line North $19^{\circ} 52' 45''$ West to a point on the common boundary between Sections Eight (8) and Seventeen (17) aforesaid which said point is South $88^{\circ} 27' 00''$ West a distance of 512.43 feet more or less, from the common corner of Sections Eight (8), Nine (9), Sixteen (16) and Seventeen (17) in Township Thirty-two (32) North, Range Five (5) West, N.M.P.M.;

Thence South $88^{\circ} 17' 00''$ West along said common boundary line between Section Eight (8) and Seventeen (17) aforesaid a distance of 147.57 feet more or less to the point of beginning.