



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 IDP20-115

Mark Wardell

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 located at ECHO LAKE ACCESS ESMT, (Parcel 588901100041), 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, being and comprising a portion of Section 1, Township 34 North, Range 1 1/2 West, N.M.P.M., within Archuleta County, Colorado, and being more particularly described as follows: Beginning at the Northeast Corner of the herein described tract of land, from whence the Northeast Corner of the above said Section 1, Bears - N 00° 22' 00" E - 1646.67 feet distant, and running thence from said Point of Beginning:

S 00° 22' 00" W - 326.62 feet to the Southeast Corner of the herein described tract of land, and running thence:

S 68° 41' 00" W - 288.91 feet to the Southwest Corner of the herein described tract of land, and running thence:

N 05° 19' 19" W - 426.00 feet to the Northwest Corner of the herein described tract of land, and running thence:

N 89° 14' 32" E - 310.76 feet to the Northeast Corner of the herein described tract of land, and the Point of Beginning.

CONTAINING 2.50 Acres, more or less.