

RESOLUTION 2020-_____

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 COMPLIANCE WITH C.R.S. §30-28-101(10)(A), *et. seq.*; and

WHEREAS, Mark Wardell has completed an Improperly Divided Parcel Application (IDP20-115) under §5.01.2.2 of Resolution 2018-54; and

WHEREAS, Mark Wardell is the owner of record of the subject property, an approx. 2.5-acre tract of land located at ECHO LAKE ACCESS ESMT, (Parcel 588901100041), see attached Exhibit “A”; and

WHEREAS, the Archuleta County Development Director 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 2nd day of June, 2020, in Pagosa Springs, Archuleta County, Colorado.

COLORADO

BOARD OF COUNTY COMMISSIONERS
OF ARCHULETA COUNTY,

Ronnie Maez, Chairman

ATTEST:

Clerk and Recorder

Attached Certificate; Return Copy to Planning

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.