



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 IDP20-113**

**Jose P. Gallegos, Sr. and Baltazar Jose Gallegos**

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. 27.95-acre property located at 639 COUNTY ROAD 975, (Parcel 616119200019), 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 and being in the NW $\frac{1}{4}$  of Section 19, Township 32 North, Range 5 West, N.M.P.M., Archuleta County, Colorado, being more particularly described as follows, to-wit:

Beginning at the Northwest corner of Lot 1 of said Section 19 thence S.00°25'00"E., 402.13 feet along the West boundary line of said Lot 1 to the true point of beginning; thence N.88°45'00"E., 1305.88 feet; thence S.2°10'00"E., 244.01 feet; thence N.88°37'00"E., 333.30 feet to the Northeast corner of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 19; thence S.2°09'00"E., 540.63 feet; thence S.88°45'00"W., 1662.98 feet; thence N.00°25'00"W., 783.84 feet to the true point of beginning.