

**RESOLUTION 2019-\_\_\_\_\_**

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

**WHEREAS**, James D. Smith & Nancy L. Smith have completed an Improperly Divided Parcel Application (IDP19-091) under §5.01.2.3 of Resolution 2018-54; and

**WHEREAS**, James D. Smith & Nancy L. Smith are the owner(s) of record of the subject property, an approx. 9-acre tract of land in the NW¼ of S36 T36N R3W, NMPM, (AS ATTACHED) at 8891 County Rd 600, Pagosa Springs, CO; and

**WHEREAS**, the Archuleta County Planning Manager 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019, in Pagosa Springs, Archuleta County, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF ARCHULETA COUNTY, COLORADO

\_\_\_\_\_  
Ronnie Maez, Chairman

ATTEST:

\_\_\_\_\_  
Clerk and Recorder

*Attached full legal description; Return Copy to Planning*

## Legal Description

Located in the County of Archuleta, State of Colorado and described as follows:

A tract of land lying and being in the NW1/4 of Section 36, Township 36 North, Range 3 West, N.M.P.M., being more particularly described as follows, to-wit:

Assuming the North line of said Section 36 to bear North 87° 56' West and all bearings contained herein relative thereto:

BEGINNING at the Northeast Corner of said Section 36;

Thence North 87° 56' West along the North line of Section 36 a distance of 2840.98 feet to the true point of beginning;  
" North 87° 56' West along the North line of Section 36 a distance of 400.00 feet;  
" South 02° 04' West, 825.00 feet along a line adjacent to the Whitefield property as recorded in Book 87 at Page 7, and to the NE right of way of a County Road;  
" South 46° 34' East along the NE right of way of a County Road a distance of 532.98 feet;  
" North 02° 04' East a distance of 1177.23 feet to the True Point of Beginning.