

**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**, Phil McClure, Green Forest Investments, LLC, has completed an Improperly Divided Parcel Application (IDP19-094) under §5.01.2.2 of Resolution 2018-54; and

**WHEREAS**, Green Forest Investments LLC, Phil McClure and Jackie McClure, are the owner(s) of record of the subject property, an approx. 3.0-acre tract of land, being a portion of Lot 4, Section 14, T35N, R2W, NMPM, (AS ATTACHED) at X W US HWY 160, 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 and Certificate; Return Copy to Planning*

Legal Description

**Tract I:** A tract of land, a portion of Lot 4, Section 14, Township 35 North, Range 2 West, N.M.P.M., Archuleta County, Colorado, being more particularly described as follows:

**Beginning at the Northeast corner of Lot 4, Section 14, Township 35 North, Range 2 West, N.M.P.M., Thence South 74°26'42" West, 991.74 feet;**

**Thence South 38°54' East, 271.90 feet to the true point of beginning;**

**Thence South 38°54' East, 135.95 feet to a point;**

**Thence South 51°06' West, 320.41 feet to a point on the Northeasterly right of way of U. S. Highway No. 160 as it now exists;**

**Thence along said right of way North 38°54' West, 135.95 feet to a point;**

**Thence leaving said right of way North 51°06' East, 320.41 feet to the point of beginning.**

**Tract II:** A tract of land, a portion of Lot 4, Section 14, Township 35 North, Range 2 West, N.M.P.M., Archuleta County, Colorado, being more particularly described as follows:

**Beginning at a point whence the Northeast corner of said Lot 4 bears North 74°26'42" East, 991.74 feet;**

**Thence South 38°54' East, 271.90 feet to a point;**

**Thence South 51°06' West, 320.41 feet to a point on the Northeasterly right of way of U. S. Highway No. 160 as it now exists;**

**Thence North 38°54' West, 271.90 feet to a point;**

**Thence North 51°06' East, 320.41 feet to the point of beginning.**

**TOGETHER WITH a non-exclusive easement for ingress and egress 40 feet in width immediately adjacent to the Northeasterly right of way of U. S. Highway No. 160, as it now exists, traversing that part of Lots 4 and 5 in Section 14, Township 35 North, Range 2 West, N.M.P.M., and connecting with all legal access roads to said Highway 160.**