

RESOLUTION NO. 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 COMPLAINT WITH C.R.S. §30-28-101(10)(A), *et. seq.*; and

**WHEREAS**, Peter G. Prina and Mina R. Prina and The Knudsen Revocable Living Trust UTA Dated January 19, 1996 And Trust A (Marital Deduction Trust) Under The Knudsen Revocable Living Trust UTA Dated January 16, 1996 has completed an Improperly Divided Parcel Application (IDP19-251) under §5.01.2.2 of Resolution 2018-54; and

**WHEREAS**, Peter G. Prina and Mina R. Prina and The Knudsen Revocable Living Trust UTA Dated January 19, 1996 And Trust A (Marital Deduction Trust) Under The Knudsen Revocable Living Trust UTA Dated January 16, 1996, are the owner(s) of record of the subject property, an approximately 7.72 acre tract of land located in Section 28, Township 36 North, Range 1 West, N.M.P.M., (AS ATTACHED) at X Alamosa Place, 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 10<sup>th</sup> of December, 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*



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 IDP19-255

PETER G. PRINA AND MINA R. PRINA AND THE KNUDSEN REVOCABLE LIVING TRUST UTA DATES JANUARY 19, 1996 AND TRUST A (MARITAL DEDUCTION TRUST) UNDER THE KNUDSEN REVOCABLE LIVING TRUST UTA DATED JANUARY 16, 1996

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. 7.72 acre property in Section 28, Township 34 North, Range 1 West, NMPM, with the Legal Description of:

**SEE ATTACHED**

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: December 10, 2019**



SEPTEMBER 19, 2006  
LEGAL DESCRIPTION

A Tract of land located in the Northeast Quarter (NE1/4) of Section 28, Township 34 North, Range 1 West, New Mexico Principal Meridian, Archuleta County, Colorado, being more particularly described as follows, to-wit:

BEGINNING at the intersection of the northeasterly line of that Parcel of land described under Reception No. 96001058 ACR with the center of the Rio Blanco, whence the northeast corner of Section 28, as shown on Survey Deposit Map S914, bears N.12°47'26"E., 1338.77 feet distant;

Thence S.56°59'48"E., 155.28 feet along the northeasterly line of that Parcel of land described under Reception No. 96001058 to the southerly edge of that access easement described in Book 297 on Page 344 ACR;

Thence 59.58 feet along the southerly edge of that access easement described in Book 297 on Page 344 on the arc of a curve to the left having a radius of 510.00 feet and a chord which bears S.69°17'44"W., 59.55 feet distant;

Thence S.65°56'55"W., 25.80 feet along the southerly edge of that access easement described in Book 297 on Page 344 to the center of the Rio Blanco; Thence N.23°41'17"W., 126.83 feet along the center of the Rio Blanco to the Place of Beginning.

Containing 0.12 acres more or less.

Prepared by Dean P. Schultz  
Colorado Certificate No. 26973

