



AGENDA
Logan County Board of Commissioners
Logan County Courthouse, 315 Main Street, Sterling, Colorado
Tuesday, December 21, 2021 - 9:30 a.m.

Call to Order
Pledge of Allegiance
Revisions to Agenda
Consent Agenda

Approval of the Minutes of the December 14, 2021 meeting.

Acknowledge receipt of the Clerk and Recorder's report for the month of November, 2021.

Appointment of Guy McEndaffer to Logan County Fair Board Manager.

Unfinished Business
New Business

Open Bids

The Board will open proposals for the construction of a bridge crossing the South Platte River on Logan County Road 93 between SH 138 and I-76, east of Crook, Colorado. The construction will include the construction of a 250 ft precast concrete (BT45), installation of a precast concrete box culvert, unclassified excavation, embankment, aggregate base course placement, etc. and other required work.

The Board will open proposals for the lease of seven new 2022 tandem drive motorgraders.

The Board will open proposals for the purchase of one new tandem axle, heavy duty diesel conventional truck tractor chassis.

Consideration of the approval of the Certification of Levies for the Lower South Platte Water Conservancy District to the State for 2022.

Consideration of the approval of the remaining Certification of Levies and Revenue for 2022.

Consideration of the approval of an agreement between Logan County and Xcel Energy and the issuance of Right of Way Permit No. 2021-25 for the use of the County Right of Way under County Road Avis Way for an electrical distribution.

Consideration of the approval of Resolution No. 2021-57 for Subdivision Exemption on behalf of Patrick E. and Ashley N. Steward to create a 4.31-acre parcel from a 6.28-acre parcel in an Agricultural (A) zone district in the Northwest Quarter of the Northwest Quarter Northwest Quarter (NW1/4NW1/4NW1/4) of Section 30, Township 8 North, Range 52 West of the Sixth Principal Meridian, Logan County, Colorado.

Other Business**Miscellaneous Business/Announcements**

The next meeting will be scheduled for Tuesday, January 4, 2022.

County Offices will be closed the afternoon of Thursday, December 23, and all day Friday, December 24 in observance of Christmas Day which falls on Saturday. County Offices will also be closed, Friday, December 31 in observance of New Year's Day, which falls on Saturday.

Executive Session as Needed**Adjournment**

December 14, 2021

The Logan County Board of Commissioners met in special session with the following members present constituting a quorum of the members thereof:

Byron H. Pelton	Chairman
Jane E. Bauder	Commissioner
Joseph A. McBride	Commissioner

Also present:

Alan Samber	Logan County Attorney
Pamela Bacon	Logan County Clerk & Recorder
Rob Quint	Logan County Planning and Zoning
Jerry Casebolt	Logan County Emergency Manager
Marilee Johnson	Tourist Information Center Director/County Public Information Officer
Debbie Unrein	Logan County Finance
David Conley	Logan County Lodging Tax Board
Jim Aranci	LSP Mill
Jeff Rice	Journal Advocate

Chairman Pelton called the meeting to order at 9:41 a.m. and opened the meeting with the Pledge of Allegiance.

Chairman Pelton asked if there were any revisions for the agenda. Hearing none, Chairman Pelton continued with consent agenda.

The Board continued with the Consent Agenda items:

- Approval of the Minutes of the December 7, 2021 meeting.
- Acknowledge receipt of the Treasurer's report for the month of November, 2021.
Appointment of Caitlin Baseggio to the Logan County Fair Board in the Marketing and Advertising position.
- Approval of the renewal of a Hotel and Restaurant Liquor License on behalf of Sterling Golf Investments, LLC.

Commissioner Bauder moved to approve the Consent Agenda. Commissioner McBride seconded and the motion carried 3-0.

Chairman Pelton continued with New Business:

Commissioner McBride moved to approve a Logan County Lodging Tax Board Project for the Visitor's Center Budget for 2022 in the amount of \$11,800. Commissioner Bauder seconded and the motion carried 3-0.

Commissioner Bauder moved to approve Resolution 2021-51 to adopt the Logan County Budget for 2022. Commissioner McBride seconded and the motion carried 3-0.

Commissioner McBride moved to approve Resolution 2021-52 to appropriate sums of money for Logan County for 2022. Commissioner Bauder seconded and the motion carried 3-0.

Commissioner Bauder moved to approve Resolution 2021-53 levying general property taxes for the 2021 assessment year payable in 2022 to help defray the costs of government for Logan County, Colorado for the 2022 budget year. Commissioner McBride seconded and the motion carried 3-0.

Commissioner McBride moved to approve Resolution 2021-54 to adopt the Logan County Pest Control District Budget for 2022. Commissioner Bauder seconded and the motion carried 3-0.

Commissioner Bauder moved to approve Resolution 2021-55 to appropriate sums of money for the Logan County Pest Control District for 2022. Commissioner McBride seconded and the motion carried 3-0.

Commissioner McBride moved to approve Resolution 2021-56 levying general property taxes for the 2021 assessment year, payable in 2022 to help defray the costs of government for the Logan County Pest Control District for the 2022 budget year. Commissioner Bauder seconded and the motion carried 3-0.

Commissioner Bauder moved to approve the transfer of the remaining fund balance in the Logan County Justice Center Fund to the Logan County Sales and Use Tax Capital Improvements Fund. Commissioner McBride seconded and the motion carried 3-0.

Commissioner McBride moved to approve the award for mowing operations for the Sunset Memorial Gardens Cemetery to Dave's Mowing & Maintenance in the amount of \$4,000.00 per mowing season. Commissioner Bauder seconded and the motion carried 3-0.

Commissioner Bauder moved to award the bid for production of the Demolition Derby at the 2022 Logan County Fair to Rocky Mountain Derby Promotion in the amount of \$10,800.00. Commissioner McBride seconded and the motion carried 3-0.

Commissioner McBride moved to add a revision to the agenda to add Logan County Ambulance Licensing and Vehicle Permits. Commissioner Bauder seconded and the motion carried 3-0.

Commissioner Bauder moved to renew the applications for Logan County Colorado Ambulance Licensing and Vehicle Permits Unit # Med 6 Chevy 4500 2014 last five of the vin is 71382 in service date 4-1-2015, Unit # Med 7 Chevy 4500 2015 last five of the vin 69666 in service date 6-6-2016, Unit # Med 8 Dodge Ram 5500 4X4 last five of the vin 73384 in service date 10-9-2018. Commissioner McBride seconded and the motion carried 3-0.

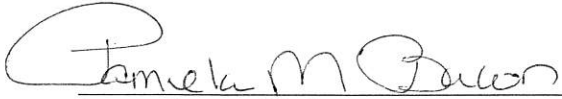
Other Business

The next meeting will be scheduled for Tuesday, December 21, 2021, at 9:30 a.m. at the Logan County Courthouse.

County Offices will be closed the afternoon of Thursday, December 23, and all-day Friday, December 24 in observance of Christmas Day which falls on Saturday. County Offices will also be closed, Friday, December 31 in observance of New Year's Day, which falls on Saturday.

There being no further business to come before the Board, the meeting adjourned at 9:57 a.m.

Submitted by:



Logan County Clerk

Approved: December 21, 2021

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

(seal)

By: _____
Byron Pelton, Chairman

Attest:

Logan County Clerk & Recorder

Clerk Fees Collected 2021

November

	2020	2021	
<u>Recording Fees Retained</u>	14,706.34	15,146.15	
<u>Motor Vehicle Fees Retained</u>	299,661.36	274,814.50	
Total \$	314,367.70	\$ 289,960.65	\$24,407.05

<u>Fees & Taxes Distributed</u>			
State of Colorado	210,882.96	230,792.99	
City of Sterling	32,342.90	28,486.80	
Town of Fleming	1,205.44	939.76	
Total \$	244,431.30	\$ 260,219.55	\$15,788.25

Fees Retained Year to Date \$3,676,760.25

BUDGET YEAR 2 0 2 2
CERTIFICATION OF LEVIES AND REVENUE

BY

LOGAN
COUNTY COMMISSIONERS

STATE OF COLORADO
Division of Property Taxation
Department of Local Affairs
1313 Sherman Street, #419
Denver, Colorado 80203

Distribution:	
Property Tax Administrator	- 1 COPY
Division of Local Government	- 1 COPY
School Finance Office	- 1 COPY
Assessor	- 1 COPY
Board of County Commissioners	- 1 COPY

Prepared by Debbie Unrein
Phone No. 970-522-0880 ext. 256

CERTIFICATION OF LEVIES AND REVENUE

CLERK-01

Rev 8/02

Logan County

S U M M A R I E S						
		NET GEN OPERATING OR NET TOTAL PROGRAM & CAT BUYOUT	CONTRACTUAL OBLIGATIONS BOND REDEMPTION OVERRIDES	REFUND/ABATEMENT TRANSPORTATION	CAPITAL EXPENDITURES OTHER	TOTAL ALL FUNDS
TYPE OF LEVY	ASSESSED VALUATION Nearest Ten Dollars	Revenue Dollars	Revenue Dollars	Revenue Dollars	Revenue Dollars	Revenue Dollars
SCHOOLS						
Districts	\$ 379,347,380	\$ 9,723,596	\$ 3,248,069	\$ 8,199		\$ 12,979,864
Junior Colleges	481,110	3,031		21		3,052
Sub-Total Schools	379,828,490	9,726,627	3,248,069	8,220		12,982,916
LOCAL GOVERNMENT						
Counties	379,347,380	9,812,957		4,932		9,817,889
Cities and Towns	109,529,160	1,592,948		1,772		1,594,720
Title 32						0
Local Improvement & Service						
All Other						
Local Improvement & Service	1,294,031,810	1,503,877	533,062	28,880	0	2,065,819
Sub-Total Local Government	1,782,908,350	12,909,782	533,062	35,584	0	13,478,428
TOTAL VALUATION & REVENUE:	\$ 2,162,736,840	\$ 22,636,409	\$ 3,781,131	\$ 43,804	\$ -	\$ 26,461,344

CERTIFICATION:
STATE OF COLORADO)
COUNTY OF LOGAN) SS:

I, _____Byron H. Pelton_____, Chairman, Board of County Commissioners of _____LOGAN_____ County, State of Colorado, do hereby certify that the above and fore-going are true copies of valuations as certified to County Commissioners by the County Assessor, and levies and revenue are certified to the Assessor and Property Tax Administrator by the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand at _____STERLING_____, Colorado, the _____21st_____ day of _____DECEMBER_____, 2021.

Chairman, Board of County Commissioners

SCHOOL DISTRICTS

Rev 8/02												
		(1)TOTAL PROGRAM										
		AND CATEGORICAL BUYOUT										
		(3)BOND REDEMPTION										
		(5) ABATEMENTS										
		(7)SPECIAL BUILDING/TECHNOLOGY										
		(8)OTHER										
		TOTAL ALL FUNDS										
</												

COUNTY PURPOSES									
		(A)		(B)		(C)			
		GENERAL		TAXPAYER APPROVED		REFUNDS/ABATEMENTS			
		REVENUE		EXEMPT FUNDS		OTHER*		TOTAL ALL FUNDS	
(DPT use)	TYPE OF FUND	Nearest Ten Dollars	Levy (Mills)	Revenue (Dollars)	Levy (Mills)	Revenue (Dollars)	Levy (Mills)	Revenue (Dollars)	Levy (Mills)
						(C.1)			
						0.013	4,932	0.013	4,932
						(C.2)			
								23.418	8,883,557
800	General	379,347,380	23.418	8,883,557					
	Temporary Tax Credit (-)		(4.000)	(1,517,390)				(4.000)	(1,517,390)
801	Road and Bridge	379,347,380	3.000	1,138,042				3.000	1,138,042
802	Public Welfare	379,347,380	2.300	872,499				2.300	872,499
804	Contingent Fund	379,347,380							
	Per 29-1-301(1)				(B.1)				
843	Contractual Obligations . . .								
	Per 29-1-301(1)				(B.2)				
805	Bond Redemption & Interest								
	Per 29-1-301(1.2)				(B.3)				
806	Capital Expenditures.	379,347,380	1.000	379,347				1.000	379,347
808	Library								
809	Retirement								
810	Self-Insurance.								
811	Ambulance.								
812	Solid Waste Disposal	379,347,380	0.000	0				0.000	0
813	Airport								
814	Public Hospital.								
	TV Translator	379,347,380	0.150	56,902				0.150	56,902
TOTAL: \$		379,347,380	(A)	\$ 9,812,957	(B)	\$ -	(C)	\$ 4,932	XXX \$ 9,817,889

*Other levies (EXEMPT FROM THE 5.5% LIMITATION), such as reimbursement of excess State Aid to Schools and Reappraisal Costs. (NAME MUST BE FOOTNOTED)

CITIES AND TOWNS

		(3) CONTRACTUAL OBLIGATIONS*			(4) BOND REDEMPTION*		(5)REFUNDS/ABATEMENTS		(7)CAPITAL			
		(2)TEMPORARY TAX CREDIT~			(Levies approved at election)		(6)OTHER***		(EXPENDITURE**		TOTAL ALL FUNDS	
		ASSESSED VALUATION	Levy	Revenue	Levy	Revenue	Levy	Revenue	Levy	Revenue	Levy	Revenue
(DPT use)		Nearest Ten	(Mills)	(Dollars)	(Mills)	(Dollars)	(Mills)	(Dollars)	(Mills)	(Dollars)	(Mills)	(Dollars)
ONLY	CITY/TOWN NAME	Dollars										
			(1)	14.027	1,441,666	(3)		(5)	0.017	1,747	(7)	
	STERLING	102,777,960	(2)			(4)		(6)			14.044	1,443,413
			(1)	29.285	63,513	(3)		(5)			(7)	
	FLEMING	2,168,790	(2)	-2.611	(5,663)	(4)		(6)			26.674	57,850
			(1)	16.470	26,336	(3)		(5)		0	(7)	
	MERINO	1,599,050	(2)	(1.219)	(1,949)	(4)		(6)			15.251	24,387
			(1)	36.899	39,672	(3)		(5)	0.015	16	(7)	
	PEETZ	1,075,160	(2)	(1.496)	(1,608)	(4)		(6)			35.418	38,080
			(1)	31.811	21,960	(3)		(5)		0	(7)	
	CROOK	690,330	(2)	(3.496)	(2,413)	(4)		(6)			28.315	19,547
			(1)	11.137	13,563	(3)		(5)	0.007	9	(7)	
	ILIFF	1,217,870	(2)	(1.748)	(2,129)	(4)		(6)			9.396	11,443
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ALL OTHER LOCAL IMPROVEMENT & SERVICE DISTRICTS
(All Non-Title 32 districts and Title 32 districts with no bond levy. See instructions for list of Title 32 districts.)

		(3) CONTRACTUAL OBLIGATIONS*		(4) BOND REDEMPTION*		(5) REFUNDS/ABATEMENTS		(6) OTHER***		(7) CAPITAL EXPENDITURE**		TOTAL ALL FUNDS	
(DPT use)	ASSESSSED VALUATION	(1) GENERAL OPERATING	(2) TEMPORARY TAX CREDIT~	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
ONLY	Nearest Ten Dollars	Levy (Mills)	Revenue (Dollars)	Levy (Mills)	Revenue (Dollars)	Levy (Mills)	Revenue (Dollars)	Levy (Mills)	Revenue (Dollars)	Levy (Mills)	Revenue (Dollars)	Levy (Mills)	Revenue (Dollars)
	DISTRICT NAME												
	FRENCHMAN	(1)	0.153	4,285	(3)	(5)							
	GROUNDWATER MANAGEMENT	(2)	(0.033)	(924)	(4)	(6)		(7)				0.120	3,361
		(1)			(3)	(5)							
	HIGHLAND PARK SANITATION	(2)			(4)	(6)		(7)				0.000	0
		(1)		0	(3)	(5)							
		(2)			(4)	(6)		(7)				0.000	0
	HAXTUN SOIL	(1)	0.500	5,097	(3)	(5)							
	CONSERVATION DISTRICT	(2)			(4)	(6)		(7)				0.500	5,097
	NORTHERN COLO WATER	(1)			(3)	1.000	215,683	(5)					
	CONSERVANCY DISTRICT	(2)			(4)	(6)		(7)				1.000	215,683
	LOGAN COUNTY	(1)	1.160	145,477	(3)	(5)							
	PEST CONTROL DISTRICT	(2)			(4)	(6)		(7)				1.160	145,477
	STERLING FIRE	(1)	3.500	523,234	(3)	2.123	317,379	(5)	0				
	PROTECTION DISTRICT	(2)			(4)	(6)		(7)				5.623	840,613
		(1)	8.000	309,493	(3)	(5)							
	CROOK FIRE DISTRICT	(2)	(1.000)	(38,687)	(4)	(6)		(7)				7.000	270,806
		(1)	3.204	45,934	(3)	(5)							
	HAXTUN FIRE PROTECTION	(2)			(4)	(6)	0.200	2,867	(7)			3.404	48,801
		(1)	2.946	152,962	(3)	(5)	0.001	52					
	PEETZ FIRE PROTECTION	(2)			(4)	(6)	0.500	25,961	(7)			3.447	178,975
		(1)	5.996	110,810	(3)	(5)							
	FLEMING FIRE PROTECTION	(2)			(4)	(6)		(7)				5.996	110,810
		(1)	\$		(3)	\$		(5)	\$				
	TOTAL:	(2)	\$()		(4)	\$		(6)	\$	(7)	\$	xxx	\$

~Negative levy & dollar (Temporary tax credit must go here. If the entity applied it to a component levy other than General Operating, please footnote.)

29-1-301(1.2), CRS

*All entries in the column MUST be approved at election .

**Election generally not required (some entity-specific exceptions); includes capital expenditures approved under 29-1-301(1.2), C.R.S.

***Other special fund levies exempt from the 5.5% statutory revenue limitation. (NAME MUST BE FOOTNOTED).

ALL OTHER LOCAL IMPROVEMENT & SERVICE DISTRICTS
(All Non-Title 32 districts and Title 32 districts with no bond levy. See instructions for list of Title 32 districts.)

(DPT use) ONLY	DISTRICT NAME	ASSESSED	(1)GENERAL OPERATING		(3) CONTRACTUAL OBLIGATIONS*	(4) BOND REDEMPTION*		(5)REFUNDS/ABATEMENTS		(7)CAPITAL		TOTAL ALL FUNDS	
		VALUATION	(2)TEMPORARY TAX CREDIT~			(Levies approved at election)		(6)OTHER***		EXPENDITURE**			
		Nearest Ten Dollars	Levy (Mills)	Revenue (Dollars)	Levy (Mills)	Revenue (Dollars)	Levy (Mills)	Revenue (Dollars)	Levy (Mills)	Revenue (Dollars)	Levy (Mills)	Revenue (Dollars)	Levy (Mills)
			(1)	1.000	379,347	(3)			(5)				
	Logan County Water Conservancy	379,347,380	(2)	(0.351)	(133,151)	(4)			(6)		(7)	0.649	246,196
			(1)	0.000	0	(3)			(5)				
	Centennial Soil Conservation	258,504,040	(2)			(4)			(6)		(7)	0	0
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TAX INCREMENT FINANCE BREAKDOWN *

District TIF
Base Value
(PLEASE FILL IN BLANK)

Full name of Tax Increment Finance area					
1.	RE1 VALLEY	SCHOOL DISTRICT	includes	\$8,066,570	Assessed Valuation and
	\$ 302,295	Revenue attributable to	STERLING URBAN RENEWAL AUTHORITY.		5,680,160
2.	COUNTY PURPOSES		includes	\$8,066,570	Assessed Valuation and
	\$ 208,771	Revenue attributable to	STERLING URBAN RENEWAL AUTHORITY.		5,680,160
3.	CITY OF STERLING		includes	\$8,066,570	Assessed Valuation and
	\$ 113,287	Revenue attributable to	STERLING URBAN RENEWAL AUTHORITY.		5,680,160
4.		FIRE PROTECTON DISTRICT	includes		Assessed Valuation and
		Revenue attributable to	STERLING URBAN RENEWAL AUTHORITY.		5,680,160
5.		(special district)	includes	\$8,066,570	Assessed Valuation and
		Revenue attributable to	STERLING URBAN RENEWAL AUTHORITY.		5,680,160
6.	NORTHERN COLORADO WATER CONSERVANCY DISTRICT	(special district)	includes	\$8,066,570	Assessed Valuation and
	\$ 8,067	Revenue attributable to	STERLING URBAN RENEWAL AUTHORITY.		5,680,160
7.	LOGAN COUNTY WATER CONSERVANCY DISTRICT	(special district)	includes	\$8,066,570	Assessed Valuation and
	\$ 5,235	Revenue attributable to	STERLING URBAN RENEWAL AUTHORITY.		5,680,160
8.		(special district)	includes		Assessed Valuation and
		Revenue attributable to	STERLING URBAN RENEWAL AUTHORITY.		5,680,160
9.		(special district)	includes		Assessed Valuation and
		Revenue attributable to	STERLING URBAN RENEWAL AUTHORITY.		5,680,160
10.	TOTAL VALUATION AND REVENUE		includes	\$8,066,570	Assessed Valuation and
	\$ 637,655	Revenue attributable to	STERLING URBAN RENEWAL AUTHORITY.		5,680,160

* NOTE: ON THE FRONT 6 PAGES OF THIS CERTIFICATION, SHOW THE GROSS ASSESSED VALUATION OF ALL PROPERTY WITHIN THE DISTRICT NOT THE NET. (Total assessed valuation as if the TIF did not exist.)



REQUEST FOR PROPOSALS

The Logan County Board of Commissioners is accepting proposals for the Lease of seven (7) new 2022 Tandem Drive Motor Graders

Specifications follow.

Proposals must be submitted to the Commissioners Office, 315 Main Street, Sterling, CO 80751 in a sealed envelope appropriately labeled by 5:00 p.m., December 20, 2021. Said proposals will be opened at 9:30 a.m., December 21, 2021 at the Logan County Courthouse, 315 Main Street.

The Board of County Commissioners reserves the right to reject any proposal and to accept the proposal deemed to be in the best interest of Logan County.

**BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO**



REQUEST FOR PROPOSALS

The Logan County Board of Commissioners is accepting proposals for the purchase of One (1) new tandem axle, heavy duty diesel conventional truck tractor chassis for use with a belly dump trailer.

Specifications follow.

Proposals must be submitted to the Commissioners Office, 315 Main Street, Sterling, CO 80751 in a sealed envelope appropriately labeled by 5:00 p.m., December 20, 2021. Said proposals will be opened at 9:30 a.m. December 21, 2021 at the Logan County Courthouse.

The Board of County Commissioners reserves the right to reject any proposal and to accept the proposal deemed to be in the best interest of Logan County.

**BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO**

AGREEMENT TO USE LOGAN COUNTY RIGHT OF WAY
INDIVIDUAL PERMIT

THIS AGREEMENT made this (County fills in) _____ day of _____, _____, by and between the County of Logan, State of Colorado, hereinafter called "County", and Xcel Energy the undersigned easement holder or landowner, hereinafter called "Applicant".

WHEREAS, Applicant owns the following described premises, or has an easement on, over or through said premises, to-wit (legal description): 16455 Avis Way
T:8N R:52W S:35; and

WHEREAS, Applicant desires to install and construct a Electrical Distribution, which will be located (Circle One): along, bore under, or trench across Avis Way, to benefit the above described premises; and

WHEREAS, the County is willing to allow such installation and construction by Applicant, but only upon the terms and covenants contained herein.

NOW, THEREFORE, in consideration of paying the County the sum of \$100.00 or \$200.00 and keeping of the terms and covenants contained herein, the parties agree as follows:

- ☒ Applicant agrees to furnish the County in writing in advance of installation the exact location and dimensions of said installation and construction.
- ☒ Buried installations must be at no less than 48 inches below the lowest level of any borrow ditch paralleling the County Road and an "Individual permit" must be submitted for each instance.
- ☒ Applicant shall have the right to install and construct Electrical Distribution, described above, in the right of way of Avis Way, but such installation and construction shall be done only in the following manner. All work within the county ROW shall be performed only during regular business hours of the Logan County Road & Bridge Department to enable supervision and inspection of the work.
- ☒ All work authorized by this Agreement shall be completed no later than 1/28/22.
- ☒ It is understood that no paved or oil-surfaced road shall be cut and will be crossed by boring only. For other roads and crossings of County property after installation. Applicant shall restore the surface to the same condition as existed prior to such construction.
- ☒ All cost and expense of installation, construction, maintenance, removal, or replacement is to be paid by the Applicant.
- ☒ The traveling public must be protected during this installation with proper warning signs or signals both day and night. Warning signs and signals shall be installed by and at the expense of Applicant.

Xcel Energy
Right of Way December 2021
ROW2021-25
Avis Way, Sterling

☒ Applicant hereby releases the County from any liability for damages caused by said Electrical Distribution, whether caused by employees or equipment of the County, or others, at any time. Further, Applicant agrees to protect, save and hold harmless, and indemnify the County from and against all liability, loss, damages, personal injuries or expenses suffered by or imposed against the County by reason of the construction, installation or maintenance of the above described improvement.

☒ No perpetual easement or right of way is granted by this instrument and should Applicant's use of said right-of-way interfere with the County's use, or intended use of said right-of-way, Applicant will remove or relocate the same upon demand of the County. Applicant shall pay all costs of such removal or relocation.

☒ This Agreement shall be a covenant running with the above-described real property and shall be binding upon the parties hereto, their heirs, successors, personal representatives, and assigns.

☒ Other Provisions: N/A

Note: Applicants in the process of acquiring a Conditional Use Permit or a Special Use Permit - If easements containing signatures have been obtained and are in hand for the appropriate permit, then the landowner signatures required below can be waived.

Owner #1 Xcel Energy Printed name Brian Dillon

Signature

Owner #2

Printed Name _____

Signature

Individual Right-of-Way Permit Applicant:

Brian Dillon
Printed name

Signature

Address: 502 S. 8th Ave
Sterling, CO 80751

Application Fee Paid _____

Date _____

Signed at Sterling, Colorado the day and year first above written.

THE BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

Byron H. Pelton (Aye) (Nay)

Joseph A. McBride (Aye) (Nay)

Jane E. Bauder (Aye) (Nay)

Xcel Energy
Right of Way December 2021
ROW2021-25
Avis Way, Sterling



Xcel Energy
Right of Way December 2021
ROW2021-25
Avis Way Sterlina

Right of Way December 2021
ROW2021-25
Avis Way, Sterling
Xcel Energy

50C
960
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REMOVE:
1 - 35' CL 5 POLE

INSTALL:
1 - 40' CL 3 POLE
470' - #2 XLPE
350' - TRENCH
60' - 2" D-BORE
60' - 2" PE CONDUIT
1 - 50 KVA PDMNT XFMR (120/240)
1 - CUTOUT
1 - 15A K-LINK FUSE
1 - 2" U-GUARD

INSTALL SVC:
20' - 4/0 AL TPLX

79
07

STER1325H

STER1325H

CTY RD 35

AVIS WAY

STER1325H

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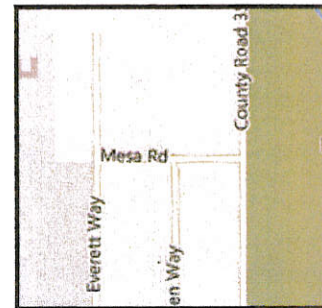
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THOMAS BROWN
858-454-3046

Work Order Information

Service Request # :
Design Number : 000001051085
Designer/Planner ID: Imbt05
Designer/Planner Name: Lambert, Tyson
Designer/Planner Ph # : 970-521-1835
Manager Approval :

Joint Utility

E: G:
T: C:

Design Location

Division: HIGH PLAINS REGION
County: Logan
City: STERLING
Address: 16455 AVIS WAY
T: 8N R: 53W S: 35
Map #: 2622476 03 Permit COUNTY

Electric

Feeder: STER1325H Voltage: 120/240
Phase: C BkupDevID:

Gas

System: Pressure:
Size: Material:
Dead End:

Work Order #:

Date: 10/20/2021
Sketch: 1 OF 1
Scale: 1" equals 100'



CONSTRUCTION USE ONLY
☐ NO CHANGES (BUILT AS DESIGNED)
☐ CHANGES MADE AS INDICATED
(ALL URD MUST HAVE ACTUAL
MEASUREMENTS FROM THE FIELD SITE)

RFO: _____
FOREMAN: _____ DATE: _____
TEAM LEADER: _____

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RESOLUTION

NO. 2021-57

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF LOGAN, STATE OF COLORADO**

SUBDIVISION EXEMPTION FOR PATRICK E. AND ASHLEY N. STEWARD

WHEREAS, Section 30-28-101 (10)(d), C.R.S., as amended, authorizes the Board of County Commissioners pursuant to resolution to exempt from the detailed requirements of the Logan County Subdivision Regulations any division of land if the Board of County Commissioners determines that such division is not within the purposes of the statutory provisions governing land division; and

WHEREAS, Patrick E. and Ashley N. Steward has applied for an exemption from the Logan County Subdivision Regulations with reference to a proposed parcel to be created which is legally described as follows:

A parcel of land in the Northwest Quarter of the Northwest Quarter Northwest Quarter (NW1/4NW1/4NW1/4) of Section 30, Township 8 North, Range 52 West of the Sixth Principal Meridian, Logan County, Colorado, said parcel being more particularly described as follows:

Beginning at the Northeast corner of said NW1/4NNW1/4NW1/4; thence South 87°55'40" West along the North line of said NW1/4NW1/4NW1/4 a distance of 267.61 feet; thence South 0°36'45" East along the East line of Lot 3 of Schlenz replat of Lots 9-19 and vacated Sunrise Lane and vacated Sunrise Circle of Sunrise Knoll, Phase II and replat of lots 1,3, and 4, Sunrise Knoll, phase 1, Logan County, Colorado and the Northerly extension thereof a distance of 516.71 feet to the point of curvature of a horizontal circular curve concave Easterly whose delta angle is 66°08'15" and whose radius is 20.00 feet; thence along the arc of said curve and continuing along the East line of said Lot 3 a distance of 23.09 feet (the chord of said arc bears South 33°40'55" East a distance of 21.83 feet); thence South 23°15'00" West along the East line of said Lot 3 a distance of 167.91 feet to the Southeast corner of said Lot 3, said point being on the South line of said NW1/4NNW1/4NW1/4; thence North 87°58'05" East along the South line of said NW1/4NNW1/4NW1/4 a distance of 325.63 feet to the Southeast corner of said NW1/4NNW1/4NW1/4; thence North 0°46'40" West along the East line of said NW1/4NNW1/4NW1/4 a distance of 687.36 feet to the point of beginning and containing 4.31 acres, more or less, subject to a county road right-of-way along the North line of said Section 30.

(As represented on official Subdivision Exemption Plat 2021-57); and

WHEREAS, Patrick E. and Ashley N. Steward intend to create a parcel, consisting of 4.31 acres, more or less, subdivided from a 6.28 acre parcel in an Agricultural (A) zone district, for use as a residence; and

WHEREAS, the Chairman of the Logan County Planning Commission recommended approval of the application after reviewing the application, studying the staff review, and reviewing the proposed plat on December 17, 2021; and

WHEREAS, a public hearing was held by the Board of County Commissioners on December 21, 2021, at which time the Board reviewed the application and any exhibits, and heard the comments of the staff and any interested parties; and

WHEREAS, based on the application, supporting information, comments of staff and testimony of any interested persons, the Board finds as follows:

1. That the exemption is consistent with, and conforms to the Logan County Zoning Resolution and Subdivision Regulations.

2. That the exemption relates to a division of land that is determined not to be within the purpose of C.R.S. 30-28-101, et. seq.

3. That legal and physical access is provided to the parcel by enforceable public rights-of-way or recorded easements, and the size, location and availability of essential services to the proposed parcel are reasonable, appropriate and customary for the intended use.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Logan County, Colorado, that the application by Patrick E. And Ashley N. Steward, for a Subdivision Exemption for the creation of a 4.31 acre parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Plat 2021-57, is hereby approved, provided that no further subdividing of the above described parcel shall occur without the prior approval of the Board of County Commissioners.

DONE on Tuesday, this 21st day of December, 2021.

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

(Aye)(Nay)
Byron H. Pelton, Chairman

(Aye)(Nay)
Jane E. Bauder, Vice Chairman

(Aye)(Nay)
Joseph A. McBride, Commissioner

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 21st day of December, 2021.

County Clerk and Recorder

FORM 7. APPLICATION FOR SUBDIVISION EXEMPTION PLAT APPROVAL

(To be filed in duplicate)

(Incomplete Applications will not be accepted)

Date 11-10-21

1. Name of Subdivision Exemption _____
2. Name of Applicant PATRICK STEWARD Phone 970-520-0030
Address 805 FAIRHURST ST STERLING, CO 80751
(Street No. and Name) (Post Office) (State) (Zip Code)
3. Name of Local Agent _____ Phone _____
Address _____
(Street No. and Name) (Post Office) (State) (Zip Code)
4. Owner of Record PATRICK STEWARD Phone 970-520-0030
Address 805 FAIRHURST ST. STERLING, CO 80751
(Street No. and Name) (Post Office) (State) (Zip Code)
5. Prospective Buyer _____ Phone _____
Address _____
(Street No. and Name) (Post Office) (State) (Zip Code)
6. Land Surveyor LEIBERT McATEE Phone 970-522-1960
Address 615 SOUTH 10TH AVE STERLING CO 80751
(Street No. and Name) (Post Office) (State) (Zip Code)
7. Attorney _____ Phone _____
Address _____
(Street No. and Name) (Post Office) (State) (Zip Code)
8. Subdivision Exemption Location: on the SOUTH side of CR 30
_____ Feet _____ of _____
(Direction) (Street)
9. Postal Delivery Area _____ School District _____
10. Total Acreage 6.28 Zone _____ Number of Lots _____
11. Tax Map Designation: Section/Township/Range _____ Lot(s) _____
12. Has the Board of Zoning Appeals granted variance, exception, or conditional permit concerning this property?
If so, list Case No. and Name _____
13. Is Deed recorded in Torrens System: Number _____
14. Is Deed recorded in General System: Book _____ Page _____
15. Current Land Use: AG
16. Proposed Use of Each Parcel : SINGLE LOT FOR SINGLE FAMILY HOME

Steward, Patrick & Ashley

Subdivision Exemption December 2021

ROW2021-15 30-8-52

4.31 Acres

17. Proposed Water and Sewer Facilities: WELL AND CITY SEWER
18. Proposed Public Access to each new parcel: ENTRY OFF OF CR 30
19. Reason for request of this exemption (may use additional pages): TITLE COMPANY
REQUEST BOTH LOTS TO BE COMBINED

List all contiguous holdings in the same ownership:

Section/Township/Range _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded with the Logan County Clerk and Recorder. This affidavit shall indicate the legal owner of the property; the contract owner of the property, and the date the Contract of Sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached [this need only be provided if Developer is requesting special assessment financing, the formation of improvement district(s) or benefit district(s)].

The applicant hereby consents to the provisions of Article 8.2 A&B of the Logan County Subdivision Regulations.

STATE OF COLORADO

) SS:

COUNTY OF LOGAN

_____ hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true.

Paula Steward
(Applicant Signature)

Mailing Address:

805 FAIRHURST ST

STERLING, CO 80751

MY COMMISSION EXPIRES:

Steward, Patrick & Ashley
Subdivision Exemption December 2021
ROW2021-15 30-8-52
4.31 Acres

FOR COUNTY USE

Application Fee: One Hundred (\$100.00) and Thirteen (\$13.00) one page OR Twenty-Three (\$23.00) two pages - separate check for recording fee.

Date of Planning Commission: _____

Recommendation of Planning Commission: _____ Approval _____ Denial

Recommended Conditions of Subdivision Exemption:

Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Exemption:

Date Granted: _____

Date Denied: _____

Byron H. Pelton (Aye) (Nay)

Joseph A. McBride (Aye) (Nay)

Jane E. Bauder (Aye) (Nay)

SUBDIVISION EXEMPTION PLAT NUMBER _____ FOR PATRICK E. STEWARD AND ASHLEY N. STEWARD

SURVEYOR'S STATEMENT

I, NICOLE F. HAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF. I FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS EXPRESSED OR IMPLIED.

BY: NICOLE F. HAY
FOR AND ON BEHALF OF
LEIBERT-McATEE & ASSOCIATES, INC.
P.L.S. NO. 38044

PRELIMINARY
NOT TO BE RECORDED
SEE LEIBERT-McATEE FOR
FINAL MYLAR TO RECORD

DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE WEST OF THE SIXTH PRINCIPAL MERIDIAN, LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NW1/4NW1/4NW1/4; THENCE SOUTH 87°55'40"E WEST ALONG THE NORTH LINE OF SAID NW1/4NW1/4NW1/4 A DISTANCE OF 267.61 FEET; THENCE SOUTH 2°36'45"E EAST ALONG THE EAST LINE OF LOT 3 OF SCHLENZ REPLAT OF LOTS 9-19, AND VACATED SUNRISE LANE AND VACATED SUNRISE CIRCLE OF SUNRISE KNOLL, PHASE II AND REPLAT OF LOTS 1, 3, 4, 5, SUNRISE KNOLL, PHASE I, LOGAN COUNTY, COLORADO AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 516.71 FEET TO THE POINT OF CURVATURE OF A HORIZONTAL CIRCULAR CURVE CONCAVE EASTERLY WHOSE DELTA ANGLE IS 66°08'15" AND WHOSE RADIUS IS 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 23.09 FEET (THE CHORD OF SAID ARC BEARS SOUTH 33°40'55"E EAST A DISTANCE OF 21.83 FEET); THENCE SOUTH 23°15'00" WEST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 167.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID POINT BEING ON THE SOUTH LINE OF SAID NW1/4NW1/4NW1/4; THENCE NORTH 87°58'05"E EAST ALONG THE SOUTH LINE OF SAID NW1/4NW1/4NW1/4 A DISTANCE OF 325.63 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4NW1/4NW1/4; THENCE NORTH 0°36'45" WEST ALONG THE EAST LINE OF SAID NW1/4NW1/4NW1/4 A DISTANCE OF 687.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.31 ACRES, MORE OR LESS, SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE NORTH LINE OF SAID SECTION 30.

OWNER'S CERTIFICATE

PATRICK E. STEWARD AND ASHLEY N. STEWARD BEING THE SOLE OWNERS IN FEE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY DIVIDE THE SAME AS SHOWN ON THE ATTACHED MAP.

PATRICK E. STEWARD ASHLEY N. STEWARD
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC WITNESS MY HAND & SEAL

PLANNING COORDINATOR CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ARTICLE 8 OF THE LOGAN COUNTY SUBDIVISION REGULATIONS AND APPEARS TO COMPLY WITH ALL THE REQUIREMENTS.

PLANNING COORDINATOR DATE

CHAIRMAN LOGAN COUNTY PLANNING COMMISSION CERTIFICATE

I HAVE REVIEWED THIS PLAT AND CONCUR WITH STAFF THAT THIS PLAT APPEARS TO BE IN CONFORMANCE WITH ALL THE REQUIREMENTS OF ARTICLE 8 OF THE LOGAN COUNTY SUBDIVISION REGULATIONS AND SUBMIT THIS TO THE BOARD OF COUNTY COMMISSIONERS FOR FINAL APPROVAL.

CHAIRMAN-LOGAN COUNTY PLANNING COMMISSION DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT IS ACCEPTED AND APPROVED FOR FILING THIS _____ DAY
OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS DATED

ATTEST:
COUNTY CLERK AND RECORDER

BY _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT PATRICK E. STEWARD AND ASHLEY N. STEWARD ARE THE OWNERS OF LAND INCLUDED WITHIN THE PLAT SHOWN HEREON, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND WE HEREBY DEDICATE TO THE PUBLIC FOR USE AS SUCH, THE PUBLIC ROADWAYS AND PUBLIC UTILITY EASEMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES:

PATRICK E. STEWARD ASHLEY N. STEWARD
IN WITNESS WHEREOF THIS DEDICATION IS EXECUTED THIS _____ DAY
OF _____, 20____.

STATE OF COLORADO) SS

COUNTY OF LOGAN)

THIS DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC WITNESS MY HAND & SEAL

PLAT NOTE

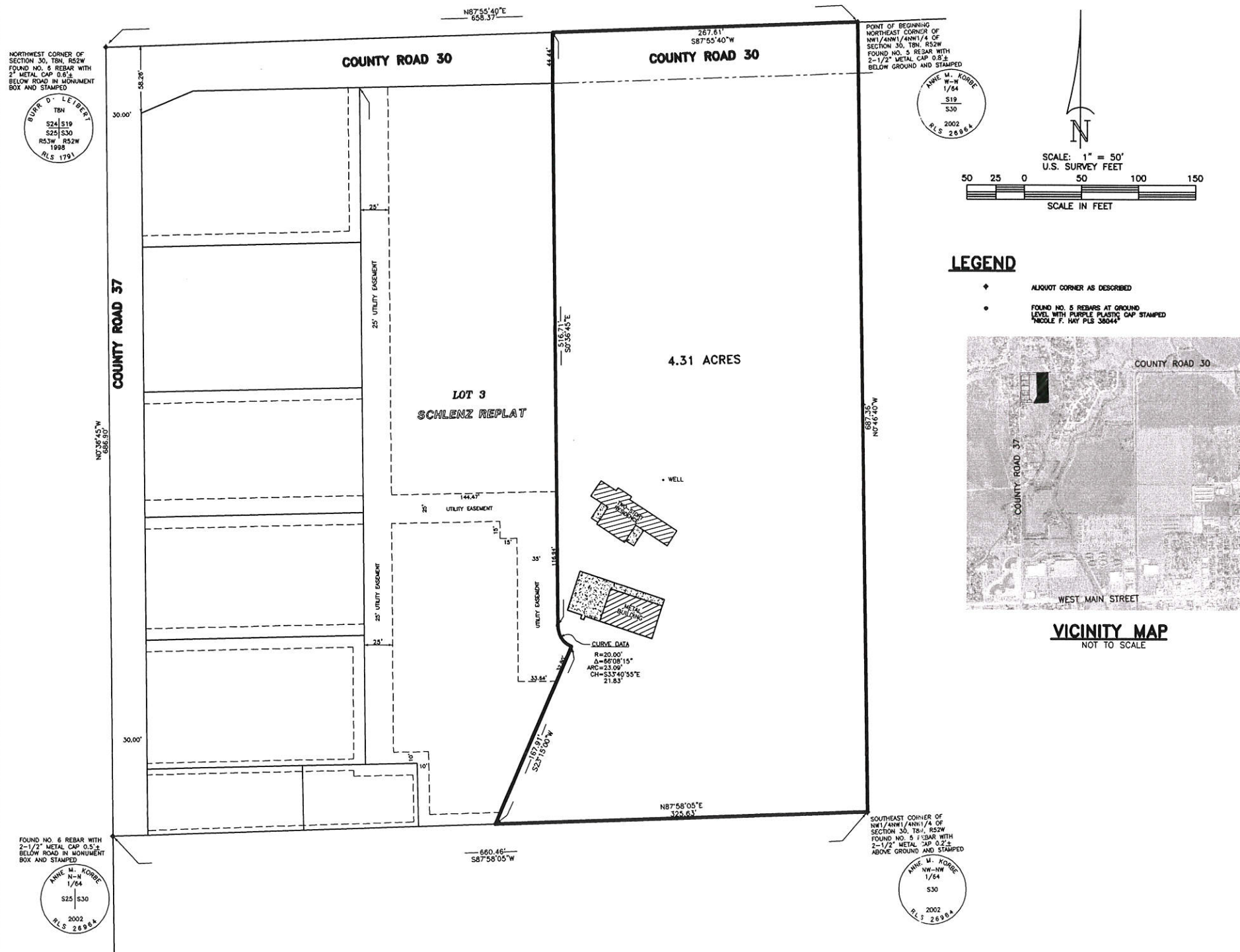
LOGAN COUNTY HAS ADOPTED A RIGHT TO FARM AND RANCH POLICY. RESOLUTION #89-50 RECORDED SEPTEMBER 21, 1999, IN BOOK 925 AT PAGE 430 OF THE LOGAN COUNTY RECORDS. PLEASE READ IT AND BE AWARE OF ITS PROVISIONS.

RECORDER'S CERTIFICATE

I, _____, CLERK AND RECORDER OF LOGAN COUNTY, COLORADO, HEREBY CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO ON THE _____ DAY OF _____, 20____, ACCEPTED ON BEHALF OF THE PUBLIC THE FOREGOING DESCRIBED PARCEL OF REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

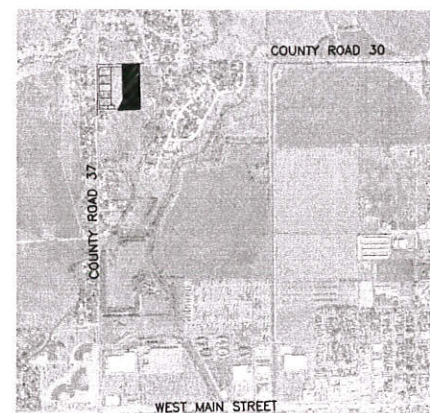
(SEAL)
CLERK AND RECORDER, LOGAN COUNTY, COLORADO

REVISIONS	LEIBERT-McATEE & ASSOCIATES, INC. P.O. BOX 442 615 SOUTH TENTH AVENUE STERLING, CO 80751 970-522-1980
TITLE SUBDIVISION EXEMPTION PLAT NUMBER FOR PATRICK E. STEWARD AND ASHLEY N. STEWARD IN THE NW1/4NW1/4NW1/4 OF SECTION 30, T8N, R52W OF THE 6TH P.M., LOGAN COUNTY, COLORADO	
SCALE: 1" = 50'	DR. BY: AK
DATE: 11-8-21	PROJECT: 1150-20R SHEET 1 of 1



LEGEND

- ALQUOT CORNER AS DESCRIBED
- FOUND NO. 5 REBARS AT GROUND LEVEL WITH PURPLE PLASTIC CAP STAMPED NICOLE F. HAY PLS 38044



VICINITY MAP NOT TO SCALE

NOTES

EASEMENT INFORMATION AS PER _____

BEARINGS FOR THIS SURVEY ARE BASED ON THE ASSUMPTION THAT WEST LINE OF THE NW1/4NW1/4NW1/4 OF SECTION 30, T8N, R52W BEARS NORTH 0°36'45" WEST. THE SOUTHWEST AND NORTHWEST CORNERS OF SAID NW1/4NW1/4NW1/4 ARE MONUMENTED AS SHOWN.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.