



Logan County Board of Commissioners
Logan County Courthouse, 315 Main Street, Sterling, Colorado
Tuesday, January 2, 2024 - 9:30 a.m.

Call to Order
Pledge of Allegiance
Revisions to Agenda
Consent Agenda

Approval of the Minutes of the December 26, 2023, meeting.

Re-appointment of Madison Bellendir, Katherine Hradecky, Kent Sager and Stan Kaiser to the Logan County E-911 Authority Board.

Unfinished Business
New Business

Consideration of the approval of Resolution 2024-1 approving the Re-subdivision and Replat of Lots 1, 2, and 3, Block 2, Columbine Acres, First Filing, in the Northeast Quarter of Section 3, Township 8 North, Range 53 West of the 6th P.M., Logan County, Colorado.

Consideration of the approval of Resolution 2024-2 and an application for Subdivision Exemption on behalf of Donna Rae Reker and Twane Alvin Reker to create a 2.07-acre parcel from a 472-acre parcel in an Agricultural (A) zone district located in the Northwest Quarter of Section 29, Township 12 North, Range 50 West of the 6th P. M., Principal Meridian, Logan County, Colorado to expand an existing natural gas compressor station.

Other Business
Miscellaneous Business/Announcements

County Offices will be closed Monday, January 15, 2024 in observance of Martin Luther King Jr. Day.

The next regular meeting will be scheduled for Tuesday, January 16, 2024, at 9:30 a.m. at the Logan County Courthouse.

Executive Session as Needed
Adjournment

December 26, 2023

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

| | |
|---------------------|--------------|
| Jerry A. Sonnenberg | Chairman |
| Joseph A. McBride | Commissioner |
| Mike Brownell | Commissioner |

Also present:

| | |
|-----------------|-------------------------------|
| Alan Samber | Logan County Attorney |
| Pamela M. Bacon | Logan County Clerk & Recorder |
| Debbie Unrein | Logan County Finance |
| Byron Pelton | Senator |

Chairman Sonnenberg called the meeting to order at 9:30 a.m. and opened the meeting with the Pledge of Allegiance.

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

The Board continued with the Consent Agenda items:

- Approval of minutes of the December 19, 2023, meeting.

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

Chairman Sonnenberg continued with New Business:

Chairman Sonnenberg opened a public hearing testimony phase of the meeting for Resolution 2023-40 to adopt the Logan County Budget for 2024. Chairman Sonnenberg seeing no public comment, closed the public hearing testimony phase.

Commissioner Brownell moved to approve Resolution 2023-40 to adopt the Logan County Budget for 2024. Commissioner McBride seconded, and the motion carried 3-0.

Chairman Sonnenberg opened a public hearing testimony phase of the meeting for the approval of Resolution 2023-41 to appropriate sums of money for Logan County for 2024. Chairman Sonnenberg seeing no public comment, closed the public hearing testimony phase.

Commissioner McBride moved to approve Resolution 2023-41 to appropriate sums of money for Logan County for 2024. Commissioner Brownell seconded, and the motion carried 3-0.

Chairman Sonnenberg opened a public hearing testimony phase of the meeting for the approval of Resolution 2023-42 levying general property taxes for the 2023 assessment year payable in 2024 to help defray the costs of government for Logan County, Colorado for the 2024 budget year. Chairman Sonnenberg seeing no public comment, closed the public hearing testimony phase.

Commissioner Brownell moved to approve Resolution 2023-42 levying general property taxes for the 2023 assessment year payable in 2024 to help defray the costs of government for Logan County, Colorado for the 2024 budget year. Commissioner McBride seconded, and the motion carried 3-0.

Chairman Sonnenberg opened a public hearing testimony phase of the meeting for the approval of Resolution 2023-43 to adopt the Logan County Pest Control District Budget for 2024. Chairman Sonnenberg seeing no public comment, closed the public hearing testimony phase.

Commissioner McBride moved to approve approval of Resolution 2023-43 to adopt the Logan County Pest Control District Budget for 2024. Commissioner Brownell seconded, and the motion carried 3-0.

Chairman Sonnenberg opened a public hearing testimony phase of the meeting for the approval of Resolution 2023-45 levying general property taxes for the 2023 assessment year, payable in 2024 to help defray the costs of government for the Logan County Pest Control District for the 2024 budget year. Chairman Sonnenberg seeing no public comment, closed the public hearing testimony phase.

Commissioner Brownell moved to approve approval of Resolution 2023-45 levying general property taxes for the 2023 assessment year, payable in 2024 to help defray the costs of government for the Logan County Pest Control District for the 2024 budget year. Commissioner McBride seconded, and the motion carried 3-0.

Chairman Sonnenberg opened a public hearing testimony phase of the meeting for the approval of Resolution 2023-44 to appropriate sums of money for the Logan County Pest Control District for 2024. Chairman Sonnenberg seeing no public comment, closed the public hearing testimony phase.

Commissioner McBride moved to approve approval of Resolution 2023-44 to appropriate sums of money for the Logan County Pest Control District for 2024. Commissioner Brownell seconded, and the motion carried 3-0.

Chairman Sonnenberg opened a public hearing testimony phase of the meeting for the approval of Resolution 2023-46 approving modified user fees for the deposit of solid waste in the Logan County Landfill. Chairman Sonnenberg seeing no public comment, closed the public hearing testimony phase.

Commissioner Brownell moved to approve approval of Resolution 2023-46 approving modified user fees for the deposit of solid waste in the Logan County Landfill. Commissioner McBride seconded, and the motion carried 3-0.

Other Business

There will be a business meeting scheduled for Tuesday, January 2, 2024, at 9:30 a.m. at the Logan County Courthouse.

There being no further business to come before the Board, the meeting adjourned at 9:39 a.m.

Submitted by:



Logan County Clerk & Recorder

Approved: January 2, 2024

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

(seal)

By: _____
Jerry A. Sonnenberg, Chairman

Attest:

Logan County Clerk & Recorder

Logan County Advisory Board Application

Name: Madison Bellendir
Mailing Address: 315 Main Street Suite 1
City/State/Zip: Sterling, CO 80751
Telephone: 970-522-2797 Ext. 231
E-Mail Address: BellendirM@logancountyco.gov
Occupation: Logan County Assessor GIS Specialist

I am interested in serving on the:

- Logan County Board of Adjustment
 E911 Authority Board
 Logan County Lodging Tax Board
 Logan County Planning Commission

My qualifications are:

Logan County Assessor GIS Specialist

I am interested in serving because:

Providing information from The Logan County Assessors GIS

Madison Bellendir 12:8:23

Signature

Date

Return completed application to: Logan County Commissioners, 315 Main Street, Sterling, CO 80751
Or by e-mail to: jcrow@logancountyco.gov - The drop box in the Courthouse parking lot is also an option.

**Logan County
Advisory Board Application**

Name: Kathy Hradecky
Mailing Address: 314 Cortez St
City/State/Zip: Sterling, CO 80751
Telephone: 970-520-7423
E-Mail Address: bromka1967@gmail.com
Occupation: Retired education; Assistant Logan County Heritage Center

I am interested in serving on the:

- Logan County Board of Adjustment
 E911 Authority Board
 Logan County Lodging Tax Board
 Logan County Planning Commission

My qualifications are:

Please see attachment for details

I am interested in serving because:

Please see attachment for details

Katherine E Hradecky 12/28/23
Signature Date

Return completed application to: Logan County Commissioners, 315 Main Street, Sterling, CO 80751
Or by e-mail to: jcrow@logancountyco.gov - The drop box in the Courthouse parking lot is also an option.

Logan County Advisory Board Application

Kathy Hradecky

970-520-7423

bromka1967@gmail.com

My qualifications are:

- 3 years as a member of the Logan County E-911 Authority Board serving as the Secretary/Treasurer
- 1 year working with the Sterling Rural Fire Protection District
- 30 years as a high school teacher and director in the RE-1 Valley School District
 - 14 years as a high school alternative ed instructor
 - 8 years in an administrative position (head teacher) at the alternative high school
 - Created online education programs for the school district
 - 15 years as a teacher/director for the online education programs in RE-1
- 20 years as a Colorado certified EMT-B including 5 years as the primary instructor for the EMT-Basic initial course at NJC
- 25 years as a Red Cross Health and Safety instructor and instructor trainer
- Experience with grant writing and management
- Experience with budget development and management
- BA – English
- MA – Educational Technology

I am interest in serving because:

My entire life, beginning as a child, has been about service to my community. I have a long history with EMS in Northeast Colorado having been involved in the training of numerous EMT's and First Responders across the six-county region and working for Logan County Ambulance early in my career. Through my work in EMS and public education, I have developed a network of professional relationships in fire, law enforcement, probation/parole, hospital and Department of Human Services. I am very familiar with and have been trained in the ICS processes.

These past three years serving on the E-911 Authority Board have been a real pleasure and a learning experience. As a board, we have made several decisions toward continued growth and improvement of 911 access in the county. As we move into the next 3-5 years, there will be a need to begin major upgrades of critical equipment. I feel that my experience and knowledge of the current systems will allow me to make sound decisions that will be financially viable and in the best interest of our citizens. We are very lucky to have a great emergency services system staffed by amazing professionals. I am excited about the future.

Logan County Advisory Board Application

Name: Kent SAGER
Mailing Address: P.O. Box 134
City/State/Zip: Merino CO 80541
Telephone: 309-631-9176
E-Mail Address: Kent@KCF.net
Occupation: Business Owner

I am interested in serving on the:

- Logan County Board of Adjustment
- E911 Authority Board
- Logan County Lodging Tax Board
- Logan County Planning Commission

My qualifications are:

Been on the Board for 20+ years

I am interested in serving because:

I Have tech Knowledge

JK 12-28-23
Signature Date

Return completed application to: Logan County Commissioners, 315 Main Street, Sterling, CO 80751
Or by e-mail to: jcrow@logancountyco.gov - The drop box in the Courthouse parking lot is also an option.

Logan County Advisory Board Application

Name: Stan Kaiser
 Mailing Address: Box 108
 City/State/Zip: Merino, CO 80441
 Telephone: 970 520-0360
 E-Mail Address: SKaiser@KCI.net
 Occupation: Rancher

I am interested in serving on the:

- Logan County Board of Adjustment
 E911 Authority Board
 Logan County Lodging Tax Board
 Logan County Planning Commission

My qualifications are:

Having served on this board for many years I have seen and helped work through many issues. The knowledge gained from this experience would allow me to serve and help this board meet it's many challenges.

I am interested in serving because:

Emergency services are critical, especially for a rural community. I want to help insure we provide our residents the best possible emergency services.

Stan Kaiser 12-13-23
 Signature Date

Return completed application to: Logan County Commissioners, 315 Main Street, Sterling, CO 80751
 Or by e-mail to: jcrow@logancountyco.gov - The drop box in the Courthouse parking lot is also an option.

**RESOLUTION
NO. 2024-1**

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

A Resolution approving the Re-subdivision and Replat of Lots 1, 2, and 3, Block 2, Columbine Acres, First Filing, in the Northeast Quarter of Section 3, Township 8 North, Range 53 West of the 6th P.M., Logan County, Colorado.

WHEREAS, H & N Peterson Co., owner, has petitioned the Board of County Commissioners of Logan County, Colorado, to re-subdivide and replat the following legally described property:

IN RE: Lot 1A and 2A, Block 2, Columbine Acres Filing 1, being a Replat of Lots 1, 2, and 3, Block 2, Columbine Acres Filing 1, in the East Half of the Northeast Quarter of Section 3, Township 8 North, Range 53 West, of the 6th P.M., Logan County, Colorado.

WHEREAS, the proposed re-subdivision will remove Lot 3, and adjust lot lines between Lot 1, Lot 2, and Lot 3, Columbine Acres, Filing 1, to create Lot 1A and Lot 2A as more fully described on Official Subdivision Plat No. 2024- 1, attached hereto and fully incorporated herein; and

WHEREAS, the Logan County Planning Commission, after reviewing the application and conducting a public hearing on the application, recommended the approval of the proposed re-subdivision and replat of Lots 1, 2, and 3, Columbine Acres Filing 1, at it regular meeting on December 16, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO, THAT:

1. The application of H & N Peterson Co. for re-subdivision and replat of Lot 1, Lot 2, and Lot 3, Columbine Acres, Filing 1, as shown on Official Subdivision Plat No. 2024 - 1, is hereby GRANTED, subject to the following conditions:
 - a. The applicant shall be responsible for complying with all conditions or requirements set forth in the Logan County Zoning Resolution and Subdivision Regulations.
 - b. The applicant shall be responsible for complying with all conditions or requirements of any applicable homeowner's association covenants.

All supporting information submitted by the applicant for consideration of the application forms part of the basis of the approval of the application.

DONE on Tuesday, this 2nd day of January, 2024.

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

(Aye)(Nay)
Jerry A. Sonnenberg, Chairman

(Aye)(Nay)
Joseph A. McBride, Vice-Chairman

(Aye)(Nay)
Mike Brownell, 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 2nd day of January, 2024.

County Clerk and Recorder

LOGAN COUNTY RESUBDIVISION APPLICATION
BOARD OF COUNTY COMMISSIONERS
DEPARTMENT OF PLANNING & ZONING
315 MAIN STREET, STERLING, CO 80751

COPY

Applicant: Harry A Peterson Phone: 970 522 5219

Address: 12433 Aspen Way Sterling CO

Landowner: H & N Peterson Co. Phone: 970 522 5219

Address: 12433 Aspen Way Sterling CO

Legal Description of total Parcel: _____

Legal Description of Parcel to be re-subdivided: _____

Total Acreage of parcel to be divided: _____

Number of Parcels that would be created: _____

Acreage of proposed parcels: _____

Date that parcel was acquired by owners: _____

If Deed is recorded in Torrens System: Number 5616

If Deed is recorded in General System: Book _____ Page _____

Existing zoning classification: _____

Proposed use of each parcel: _____

Proposed water and sewer facilities: exists already

Existing water and sewer facilities: exists already

Proposed access to each new lot: N/A

Existing access to each new lot: N/A

Reason for request: Move property line

Date of certificate stating that all property taxes have been paid: _____

INFORMATION ON WATER WELLS

Is there an existing well on the proposed parcel?

Y or N

Existing well on parcel to be created

Well Permit No: 135529 A

Permitted Use: OTHER

Depth: 100 ft

May 21 1984

WATER SUPPLY PLAN

The Division of Water Resources requires the following information. The information will assist the Division of Water Resources in their review and recommendation of this request for a Resubdivision Application.

- 1. Enclose a plat and description of the affected property.
- 2. Has a subdivision exemption on this parcel of land been granted since 1972? _____
- 3. Well Permit numbers on entire parcel: N/A _____
- 4. If well permit numbers are not available, please provide the following for all wells:

Names of previous owners: _____

Dates wells were constructed: _____

Depths of wells: _____

- 5. Indicate existing use of water:
 - a. Number of wells: 1
 - b. Existing Use: -Domestic: _____
 Livestock: _____
 -Garden/Lawn: _____
 Irrigation: _____
 Other Uses: _____
 - c. Location of wells. (Show on Plat.)
 - d. Location of dwellings. (Show on Plat.)

6. Proposed water supply: N/A _____

7. Explain how existing wells will be used after land is divided: N/A _____

8. Intended use of new well(s): N/A _____

9. Will new well be used by the applicant only or shared? N/A _____

10. What aquifer will be used? N/A _____

Depth of well: _____ Estimated cost: _____

11. How much water will you need? N/A
12. Water requirements for each of the proposed lots: N/A
13. Will more than one dwelling be allowed? Y or N
14. Proposed area for lawn and garden for each lot: Square Feet _____
15. Will horses or other livestock be allowed on new parcel? Y or N

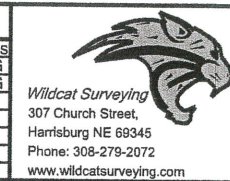
DATED AT STERLING, COLORADO, this 13 day of November, 2023

Danny A Peterson
Signature of Landowner

Danny A Peterson
Signature of Applicant

REPLAT - COLUMBINE ACRES FILING 1
 LOT 1A AND 2A, BLOCK 2, COLUMBINE ACRES FILING 1,
 BEING A REPLAT OF LOTS 1, 2 AND 3, BLOCK 2, COLUMBINE ACRES FILING 1,
 IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3,
 TOWNSHIP 8 NORTH, RANGE 53 WEST, OF THE 6TH P.M., ALSO BEING IN LOGAN COUNTY COLORADO.

| Sheet Revisions | | |
|-----------------|----------------|----------|
| Date | Description | Initials |
| 11-03-23 | FIELD SURVEY | CJG |
| 11-06-23 | DRAFTED SURVEY | CJG |
| | | |
| | | |
| | | |
| | | |



| LAND SURVEY | | | |
|-------------------|---|--------|-----------|
| Title Sheet | | | |
| Project Number: | 510-01-2023 | | |
| Project Location: | WEST OF STERLING COLORADO (LOGAN COUNTY, COLORADO) | | |
| Project Code | Last Mod. Date | Subset | Sheet No. |
| 510 | 11-06-2023 | 1 of 2 | 1 |

SUBJECT PROPERTY TO BE REPLATTED

LOT 1A AND 2A, BLOCK 2, COLUMBINE ACRES FILING 1,
 BEING A REPLAT OF LOTS 1, 2 AND 3, BLOCK 2, COLUMBINE ACRES FILING 1,
 IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3,
 TOWNSHIP 8 NORTH, RANGE 53 WEST, OF THE 6TH P.M., ALSO BEING IN LOGAN COUNTY
 COLORADO.

PRIOR TRANSFER OR CONVEYANCE REQUIRED

PROPERTY DESCRIPTION OF LAND TO BE TRANSFERRED OR CONVEYED BY SEPERATE DOCUMENT FROM H & N PETERSON CO., A PARTNERSHIP, TO JAMES D. STANSBURY AND RAERA A. STANSBURY, PRIOR TO THE RECORDING OF THIS SURVEY:

THE NORTH 112.00 FEET OF LOT 2, BLOCK 2, COLUMBINE ACRES FILING 1,
 IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3,
 TOWNSHIP 8 NORTH, RANGE 53 WEST, OF THE 6TH P.M., ALSO BEING IN LOGAN COUNTY
 COLORADO.

SURVEYOR'S STATEMENT

I, CARL JOHN GILBERT, A 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 ALSO STATE THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS 6TH DAY OF NOVEMBER 2023.

Carl John Gilbert

CARL JOHN GILBERT
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 38287
 FOR AND ON BEHALF OF WILDCAT SURVEYING
 307 CHURCH STREET
 HARRISBURG, NE 69345
 PHONE : 308-279-2072



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 _____, 2023, 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.

 CLERK AND RECORDER, LOGAN COUNTY, COLORADO (SEAL)

PLAT NOTE

LOGAN COUNTY HAS ADOPTED A RIGHT TO FARM AND RANCH POLICY, RESOLUTION #99-50 RECORDED SEPTEMBER 21, 1999, IN BOOK 925, PAGE 430 OF THE LOGAN COUNTY RECORDS. PLEASE READ IT AND BE AWARE OF ITS PROVISIONS.

SURVEY NOTES

- ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY WILDCAT SURVEYING. NO ABSTRACT, CURRENT TITLE COMMITMENT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO WILDCAT SURVEYING IN THE CREATION OF THIS SURVEY.
- THIS SURVEY DOES NOT REFLECT A SEARCH OF UNDERGROUND UTILITIES AND IT DOES NOT DEPICT ANY UNDERGROUND UTILITIES OR SUBSURFACE CONFLICTS THAT MAY ARISE.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH ARE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1, , BLOCK 2, COLUMBINE ACRES FILING 1, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 53 WEST, OF THE 6TH P.M., ALSO BEING IN LOGAN COUNTY COLORADO, BEING A GRID BEARING OF SOUTH 89°44'06" EAST, A DISTANCE OF 183.59 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN). SAID GRID BEARING IS NAD 83 (2011) COLORADO STATE PLANE ZONE 501.
- ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
- 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 THE CERTIFICATION SHOWN HEREON.
- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X AREAS. FLOOD ZONE X IS (AREAS MINIMAL FLOODING AREA) BASED ON ONLINE FEMA FIRM MAP DATE VIEWED 11-6-2023.

OWNER'S CERTIFICATE - LOT 1A

JAMES D. STANSBURY AND RAERA A. STANSBURY, BEING THE OWNERS IN FEE OF THE ABOVE DESCRIBED PROPERTY (LOT 1, BLOCK 2, COLUMBINE ACRES, FIRST FILING), DO HEREBY DIVIDE THE SAME AS LOT 1A, BLOCK 2, COLUMBINE ACRES, FIRST FILING SHOWN ON THE ATTACHED MAP.

 JAMES D. STANSBURY

 RAERA A. STANSBURY

STATE OF COLORADO)
)SS
 COUNTY OF LOGAN)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2023

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

WITNESS MY HAND & SEAL _____

OWNER'S CERTIFICATE - LOT 2A

HARRY ARCHIE PETERSON, A REPRESENTATIVE OF H & N PETERSON CO., A PARTNERSHIP, BEING THE OWNER IN FEE OF THE ABOVE DESCRIBED PROPERTY (LOTS 2 AND 3, BLOCK 2, COLUMBINE ACRES, FIRST FILING), DO HEREBY DIVIDE THE SAME AS LOT 2A, BLOCK 2, COLUMBINE ACRES, FIRST FILING SHOWN ON THE ATTACHED MAP.

 HARRY ARCHIE PETERSON, A REPRESENTATIVE OF H & N PETERSON CO., A PARTNERSHIP,

STATE OF COLORADO)
)SS
 COUNTY OF LOGAN)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2023

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.

LOGAN COUNTY PLANNING COORDINATOR _____ DATED _____

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.

CHARIMAN -LOGAN COUNTY PLANNING COMMISSION _____ DATED _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT IS ACCEPTED AND APPROVED FOR FILING THIS _____ DAY OF _____, 2023.

CHARIMAN OF THE BOARD OF COMMISSIONERS _____ DATED _____

ATTEST:
 COUNTY CLERK AND RECORDER

BY _____

DATE _____

DEDICATION STATEMENT- LOT 1A

KNOW ALL MEN BY THESE PRESENTS: JAMES D. STANSBURY AND RAERA A. STANSBURY, BEING THE OWNERS OF THE LAND INCLUDED WITH IN THIS REPLAT SHOWN HEREON AS (LOT 1, BLOCK 2, COLUMBINE ACRES, FIRST FILING), DO HEREBY DIVIDE THE SAME AS LOT 1A, BLOCK 2, COLUMBINE ACRES, FIRST FILING SHOWN ON THE ATTACHED MAP., AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND I HEREBY SUBDIVIDE SAID THE DESCRIBED PROPERTY AS, SHOWN ON THE SAID SURVEY AND INCLUDED IN THE ABOVE DESCRIBED PREMISES:

IN WITNESS WHEREOF THIS DEDICATION IS EXECUTED THIS _____ DAY OF _____, 2023.

 JAMES D. STANSBURY

 RAERA A. STANSBURY

STATE OF COLORADO)
)SS
 COUNTY OF LOGAN)

THIS DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2023
 IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICAL SEAL

MY COMMISSION EXPIRES _____

DEDICATION STATEMENT - LOT 2A

KNOW ALL MEN BY THESE PRESENTS: HARRY ARCHIE PETERSON, A REPRESENTATIVE OF H & N PETERSON CO., A PARTNERSHIP, BEING THE OWNER OF THE LAND INCLUDED WITH IN THIS REPLAT (LOTS 2 AND 3, BLOCK 2, COLUMBINE ACRES, FIRST FILING), DO HEREBY DIVIDE THE SAME AS LOT 2A, BLOCK 2, COLUMBINE ACRES, FIRST FILING SHOWN ON THE ATTACHED MAP. AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND I HEREBY SUBDIVIDE SAID THE DESCRIBED PROPERTY AS, SHOWN ON THE SAID SURVEY AND INCLUDED IN THE ABOVE DESCRIBED PREMISES:

IN WITNESS WHEREOF THIS DEDICATION IS EXECUTED THIS _____ DAY OF _____, 2023.

 HARRY ARCHIE PETERSON, A REPRESENTATIVE OF H & N PETERSON CO., A PARTNERSHIP

STATE OF COLORADO)
)SS
 COUNTY OF LOGAN)

THIS DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2023
 IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICAL SEAL

MY COMMISSION EXPIRES _____

REPLAT - COLUMBINE ACRES FILING 1
 LOT 1A AND 2A, BLOCK 2, COLUMBINE ACRES FILING 1,
 BEING A REPLAT OF LOTS 1, 2 AND 3, BLOCK 2, COLUMBINE ACRES FILING 1,
 IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3,
 TOWNSHIP 8 NORTH, RANGE 53 WEST, OF THE 6TH P.M., ALSO BEING IN LOGAN COUNTY COLORADO.

| Sheet Revisions | | |
|-----------------|----------------|----------|
| Date | Description | Initials |
| 11-03-23 | FIELD SURVEY | C.J.G |
| 11-06-23 | DRAFTED SURVEY | C.J.G |
| | | |
| | | |
| | | |

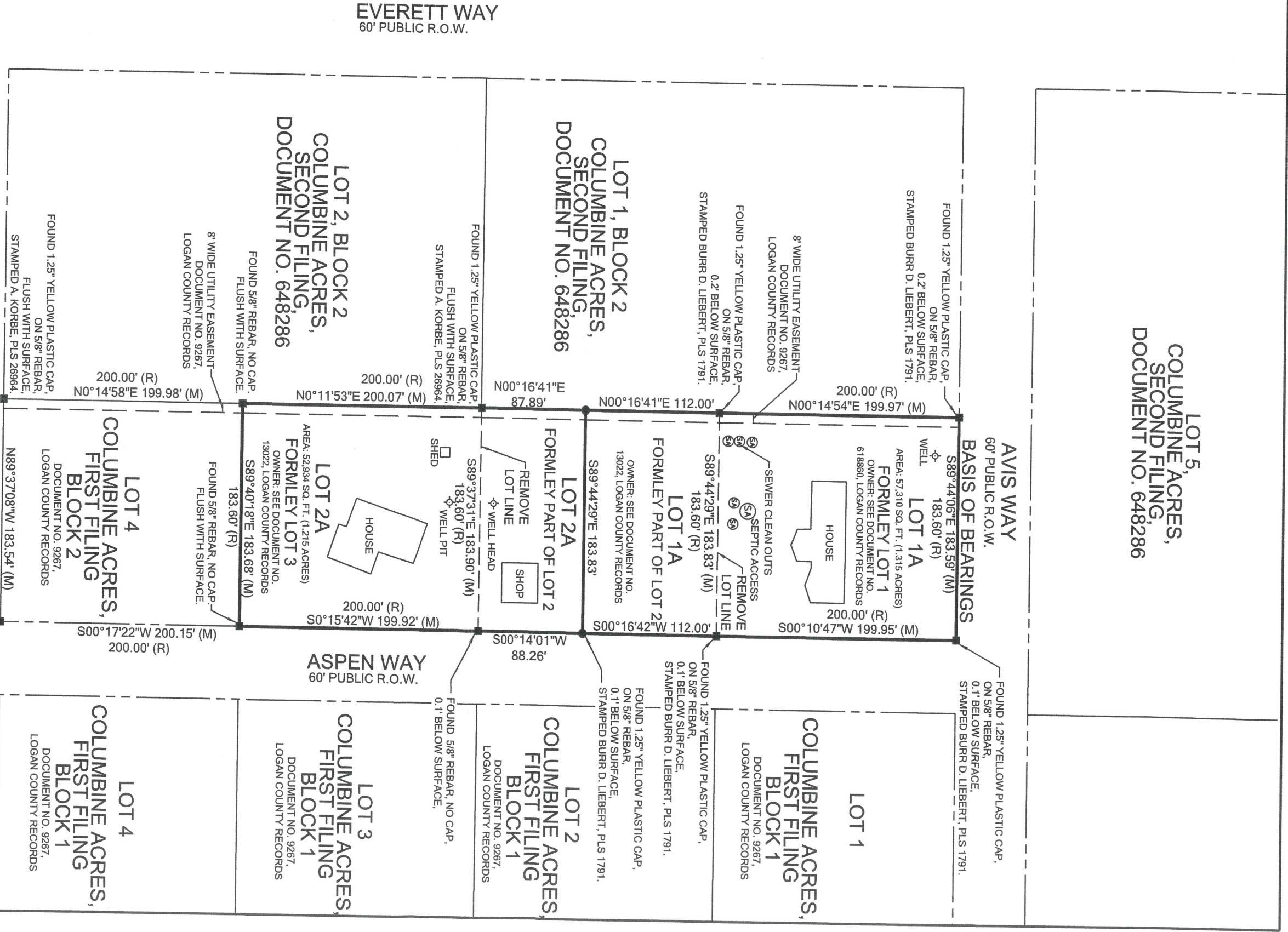


| LAND SURVEY | | | |
|--|----------------|--------|-----------|
| Plan Sheet | | | |
| Project Number: | 510-01-2023 | | |
| Project Location: WEST OF STERLING COLORADO (LOGAN COUNTY, COLORADO) | | | |
| Project Code | Last Mod. Date | Subset | Sheet No. |
| 510 | 11-06-2023 | 2 of 2 | 2 |

SURVEY LEGEND

- INDICATES SET 1-5/16" ORANGE PLASTIC CAP & 5/8" REBAR, STAMPED "PLS 38287"
- INDICATES FOUND PROPERTY EVIDENCE AS DESCRIBED.
- ◆ INDICATES FOUND SECTION CORNER AS DESCRIBED
- ◌ INDICATES FOUND QUARTER CORNER AS DESCRIBED
- (M) INDICATES MEASURED DISTANCE BY WILDCAT SURVEYING
- (R) INDICATES RECORD DISTANCE FROM ORIGINAL RECORDS

SCALE 1" = 40'



**RESOLUTION
NO. 2024-2**

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

**SUBDIVISION EXEMPTION FOR DONNA RAE REKER AND TWANE ALVIN
REKER**

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, Rockies Express Pipeline, LLC, on behalf of Twane Alvin Reker and Donna Rae Reker, have 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:

Parcel 1 (Fee Simple)

A part of the Northwest of Section 29, Township 12 North, Range 50 West of the 6th P. M., being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 29; thence North 01°01'04" West, a distance of 1699.82 feet to the point of beginning; thence North 87°51'11" East, a distance of 300.00 feet; thence North 02°02'17" West, a distance of 300.00 feet; thence South 87°51'11" West, a distance of 300.00 feet; thence South 02°02'17" East, a distance of 300.00 feet to the point of beginning.

County of Logan
State of Colorado

Parcel 2 (Easement)

The beneficial easement for access created by easement agreement, recorded June 30, 2023, at Reception Number 766800, in Book 1054 Page 998, the centerline of which described as:

A part of the Northwest Quarter of Section 29, Township 12 North, Range 50 West of the 6th Principle Meridian, being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 29, thence North 01°36'02" West, a distance of 1,945.52 feet to the Point of Beginning, thence North 87°46'26" East, a distance of 18.03 feet to the Point of Termination.

County of Logan
State of Colorado

(As represented on official Subdivision Exemption Plat 2024-2); and

WHEREAS, Twane Alvin Reker and Donna Rae Reker, intend to create a parcel, consisting of 2.07 acres more or less, subdivided from a 472.00 acre parcel in an Agricultural (A) zone district, to expand an existing natural gas compressor station; and

WHEREAS, 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 16, 2023; and

WHEREAS, a public hearing was held by the Board of County Commissioners on

January 2, 2024, 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 Rockies Express Pipeline, LLC, on behalf of Twane Alvin Reker and Donna Rae Reker, for a Subdivision Exemption for the creation of a 2.07 acre parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Plat 2024-2, 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 2nd day of January, 2024.

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

(Aye)(Nay)
Jerry A. Sonnenberg, Chairman

(Aye)(Nay)
Joseph A. McBride, Vice-Chairman

(Aye)(Nay)
Mike Brownell, 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 2nd day of January, 2024.

County Clerk and Recorder

NOV 20 2023

FORM 7. APPLICATION FOR SUBDIVISION EXEMPTION PLAT APPROVAL
(To be filed in duplicate)

BY: _____

(Incomplete Applications will not be accepted)

Date 11/16/23

COPY

- 1. Name of Subdivision Exemption Subdivision Exemption Plat No. _____
- 2. Name of Applicant Rockies Express Pipeline LLC Phone 303-763-3327
Address 370 Van Gordon Street, Lakewood, CO 80228
(Street No. and Name) (Post Office) (State) (Zip Code)
- 3. Name of Local Agent Scott Prestige Phone 720-951-1216
Address 370 Van Gordon Street, Lakewood, CO 80228
(Street No. and Name) (Post Office) (State) (Zip Code)
- 4. Owner of Record Alvin & Donna Reker Phone 970-466-2677
Address 2243 Trail Rd, Sidney NE 69162
(Street No. and Name) (Post Office) (State) (Zip Code)
- 5. Prospective Buyer Rockies Express Pipeline LLC Phone 303-763-3327
Address 370 Van Gordon Street, Lakewood, CO 80228
(Street No. and Name) (Post Office) (State) (Zip Code)
- 6. Land Surveyor Universal Surveying & Mapping Phone 405-372-0000
Address 216 W 6th Avenue, Stillwater, OK 74074
(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 East side of County Road 63
800 Feet South of County Road 78
(Direction) (Street)
- 9. Postal Delivery Area _____ School District RE-5 - PFD
- 10. Total Acreage 2.07 Zone PFD Number of Lots _____
- 11. Tax Map Designation: Section/Township/Range 29/12N/50W 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 Reker's - 743321
- 14. Is Deed recorded in General System: Book 01031 Page 498
- 15. Current Land Use: Agriculture
- 16. Proposed Use of Each Parcel : Applicant seeks a subdivision exemption for 2.07 acres of agricultural land applicant acquired from Alvin & Donna Reker ("Acquired Property") for purposes of expanding an existing natural gas compressor station

Rockies Express Pipeline

Subdivision Exemption

SE2023-12 December 2023

29.12.50

17. Proposed Water and Sewer Facilities: N/A

18. Proposed Public Access to each new parcel: N/A

19. Reason for request of this exemption (may use additional pages): _____

Acquisition of adjacent land for expansion of existing natural gas compressor station.

List all contiguous holdings in the same ownership:

The adjacent property located in
Section/Township/Range Section 29, Township 12 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.

(Applicant Signature)

Mailing Address:

MY COMMISSION EXPIRES:

Rockies Express Pipeline
Subdivision Exemption
SE2023-12 December 2023
29-12-50