



**Logan County Board of Commissioners**  
**Logan County Courthouse, 315 Main Street, Sterling, Colorado**  
**Tuesday, January 7, 2025 - 9:30 a.m.**

**Call to Order**  
**Pledge of Allegiance**  
**Revisions to Agenda**  
**Consent Agenda**

Approval of the Minutes of the December 20, 2024, meeting.

Acknowledgement of the receipt of the Landfill Supervisor's report for:

- the month of December, 2024.
- Cumulative for the period January - June, 2024.
- Cumulative for the period July - December, 2024.

**Unfinished Business**  
**New Business**

Consideration of the approval of Resolution 2025-1 directing the allocation of Federal Mineral Leasing Funds received and held by the Logan County Treasurer.

Consideration of the approval of Resolution 2025-2 for Subdivision Exemption on behalf of Timothy J. Pivonka to create two parcels, Tract 1 consisting of 8.17- acres more or less, and Tract 2 consisting of 27.47-acres more or less, subdivided from a 35.64-acre parcel in an Agriculture (A) zone district located in the West Half of Section 29, Township 8 North, Range 54 West of the 6th Principal Meridian, Logan County, Colorado.

Consideration of the approval of Resolution 2025-3 to vacate Subdivision Exemption Plat No. 2000-20, recorded at Reception No. 642955, Book 931, Page 11, of the records of the Logan County Clerk and Recorder.

Consideration of the approval of Resolution 2025-4 for Subdivision Exemption on behalf of Old Hofmann Farms, LLC to create a 5.518-acre parcel from a 245.658-acre parcel in an Agriculture (A) zone district located in the Southeast Quarter (SE1/4) of Section Twenty-five (25), Township Ten North (T.10N.), Range Fifty-two West (R.52W.) of the Sixth Principal Meridian (6th P.M.), Logan County, Colorado.

Consideration of the approval of an agreement between Logan County and Cody Nichols and issuance of Right of Way Permit Number 2025-1 for use of the County Right of Way across County Road 20.5 for a water line.

**Other Business**  
**Miscellaneous Business/Announcements**

Commissioner-Elect Jim Yahn and Commissioner Brownell will take their Oaths of Office on Tuesday, January 14, 2025 at 8:30 a.m. at the Logan County District Court Courtroom.

The next regular meeting will be held Tuesday, January 21, 2025 at 9:30 a.m. at the Logan County Courthouse.

County Offices will be closed Monday, January 20, 2025 in observance of Martin Luther King Junior Day.

**Executive Session as Needed  
Adjournment**

December 20, 2024

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

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

Also present:

Alan Samber	Logan County Attorney
Rachelle Stebakken	Logan County Deputy Clerk
Debbie Unrein	Logan County Finance
Marilee Johnson	Logan County Public Information Coordinator
Patricia Bartlett	Logan County Treasurer
Josilyn Lutze	Logan County EMS
Jim Yahn	

Chairman Brownell called the meeting to order at 9:37 a.m. and opened the meeting with the Pledge of Allegiance.

Chairman Brownell asked if there were any revisions for the agenda. Hearing none, Chairman Brownell continued with the Consent Agenda.

The Board continued with the Consent Agenda items:

- Approval of the Minutes of December 17, 2024, meeting.

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

Chairman Brownell continued with New Business:

Commissioner Sonnenberg moved to adopt Resolution 2024-42 supplementing the budgets for the following departments in the General Fund: Sheriff Department, Clerk and Recorder/Elections, Office of Emergency Manager, Fairgrounds; the Road and Bridge Fund; TV Translator Fund; Solid Waste Fund; Capital Expenditure Fund; and Ambulance Fund totaling \$1,314,610 from unanticipated revenues or fund balance. Commissioner McBride seconded, and the motion carried 3-0.

Commissioner McBride moved to approve Resolution 2024-43 supplementing the budget for the Logan County Pest District in the amount of \$16,027 from unanticipated revenue from State of Colorado Property Tax Backfill. Commissioner Sonnenberg seconded, and the motion carried 3-0.

Commissioner Sonnenberg moved to approve Resolution 2024-44 adopting modified ambulance service fees for the Logan County Ambulance Service effective January 1, 2025. Commissioner McBride seconded, and the motion carried 3-0.

Commissioner Sonnenberg moved to approve the Certification of Levies and Revenue for 2024. Commissioner McBride seconded, and the motion carried 3-0.

**Announcements**

The next regular meeting will be scheduled for Tuesday, January 7, 2025, at 9:30 a.m. at the Logan County Courthouse.

County Offices will be closed Tuesday, December 24 and Wednesday, December 25 in observance of Christmas Eve and Christmas Day. County Offices will also be closed on Wednesday, January 1, 2025, in observance of New Year's Day.

There being no further business to come before the Board, the meeting adjourned, at 9:42 a.m.

Submitted by:

  
Logan County Deputy Clerk

Approved: January 7, 2025

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

(seal)

By: \_\_\_\_\_  
Mike Brownell, Chairman

Attest:

\_\_\_\_\_  
Logan County Clerk & Recorder

LOGAN COUNTY SOLID WASTE DEPARTMENT--JOSH KLEIN, SUPERVISOR

315 Main Street Sterling, CO 80751

(970)522-8657 Fax---(970)522-1995

FOR DECEMBER 2024		TONS	PRICE	CHARGES
Area Town Clean-ups	CPC		@ \$1.30	\$0.00
City of Sterling Clean-up	SFCC		@ \$1.30	\$0.00
City of Sterling Packers	SF	423.18	@ \$26.30	\$11,129.63
City of Sterling Dump Trucks	CL	92.85	@ \$26.30	\$2,441.96
General Public	A,CDBD,G,Y	16.32	@ \$26.30	\$429.22
Commerial (Packers & Roll Offs)	C	710.50	@ \$26.30	\$18,686.15
>5 Tons on Free Certificates	XTON		@ \$26.30	\$0.00
Indust. Waste>5 Tons on Free Cert.	IDXTON	16.47	@ \$39.30	\$647.27
Industrial Waste	All other ID	805.64	@ \$39.30	\$31,661.65
Industrial Petroleum Contaminated Soil	IDPCS	1065.64	@ \$39.30	\$41,879.65
Out of County	OC	51.73	@ \$49.47	\$2,559.08
Industrial Waste Out of County	IDOC	6.93	@ \$75.47	\$523.01
Rural Free Certificates	NC	151.37	NC	
All County Vehicles	NCC	15.00	NC	
No Charge Tire Weight	NCTW	1.77	NC	
<b>TOTAL TONS</b>		<b>3357.40</b>		
<b>\$15.00 MINIMUM DIFFERENTIAL</b>				<b>\$568.77</b>
<b>\$30.00 MINIMUM DIFFERENTIAL</b>				<b>\$23.39</b>
E-Waste Recycling		14 items		\$103.00
E-Waste Recycling	NCEW		NC	
Recycled E-Waste (Landfill)	REW		NC	
Outgoing Recycled Tires/Metal	RT/RM	6.91	NC	
R & B Illegally Disposed Tires & Matts	RBT	43	NC	
Car Tires (CHG)		91	@ \$5.00	\$455.00
Truck Tires (CHG)		19	@ \$8.00	\$152.00
Tractor Tires (CHG)		4	@ \$12.00	\$48.00
Earth Moving Tires (CHG)			@ \$20.00	\$0.00
Appliances (CHG)		4	@ \$5.00	\$20.00
Analytical Reviews	ARV		@ \$180.00	\$0.00
Unsecured/Unauthorized LDS	UNSEC/AUTH		@ \$15.00	\$0.00
Pulloff Loads	PULLOFF		@ \$15.00	\$0.00
Total # of Vehicles		859		
<b>TOTAL OC &amp; IDOC</b>				<b>\$3,105.48</b>
<b>TOTAL IN COUNTY</b>				<b>\$108,222.30</b>
<b>GRAND TOTAL</b>				<b>\$111,327.78</b>

SIGNED BY: Pam Jendig  
 DATE: Dec. 31, 2024

## LOGAN COUNTY SOLID WASTE SUR-CHARGE REPORT

Dec-24	TONS	CPC (CLOSURE)	GRAND TOTAL
CASH	1397.21	3050.2	\$49,870.88
CHARGE	1444.16	2903.14	\$47,850.25
CITY OF STERLING	516.03	1034.1	\$13,606.65
<b>TOTALS</b>	<b>3357.40</b>	<b>\$6,987.44</b>	<b>\$111,327.78</b>

TONS THAT ARE SHIPPED OFF:	
RECYCLED METAL (SWAN)	
RECYCLED METAL (BOHM)	
RECYCLED TIRES (RM)	6.91
<b>SHIPPED OFF TOTALS</b>	<b>6.91</b>

EWASTE TONS SHIPPED OFF:	
GEW	
RECYCLED EWASTE (LF)	
<b>SHIPPED OFF EW TOTAL</b>	<b>0.00</b>

SIGNED BY: *Pam Jerdig*  
 DATE: *12-31-24*

## *Logan County Landfill*

**There are 2 end of the year reports for 2024 due to the increase of the state user fee on July 1, 2024.**

**January 1 – June 30, 2024, state user fee was \$1.17 per ton.**

**July 1 – December 31, 2024, state user fee is \$1.30 per ton.**

**All fees were increased by \$0.13 per ton to cover this cost increase by the Colorado Department of Public Health and Environment (CDPHE).**

LOGAN COUNTY SOLID WASTE DEPARTMENT--JOSH KLEIN, SUPERVISOR

315 Main Street Sterling, CO 80751

(970)522-8657 Fax---(970)522-1995

FOR JANUARY-JUNE 2024		TONS	PRICE	CHARGES
Area Town Clean-ups	CPC	60.17	@ \$1.17	\$70.40
City of Sterling Clean-up	SFCC	230.35	@ \$1.17	\$269.51
City of Sterling Packers	SF	2807.72	@ \$26.17	\$73,478.03
City of Sterling Dump Trucks	CL	907.39	@ \$26.17	\$23,746.40
General Public	A,CDBD,G,Y	181.63	@ \$26.17	\$4,753.26
Commerial (Packers & Roll Offs)	C	4523.40	@ \$26.17	\$118,377.38
>5 Tons on Free Certificates	XTON	0.88	@ \$26.17	\$23.03
Indust. Waste>5 Tons on Free Cert.	IDXTON	8.63	@ \$39.17	\$338.04
Industrial Waste	All other ID	3475.65	@ \$39.17	\$136,141.21
Industrial Petroleum Contaminated Soil	IDPCS		@ \$39.17	\$0.00
Out of County	OC	286.76	@ \$49.34	\$14,148.74
Industrial Waste Out of County	IDOC	72.16	@ \$75.34	\$5,436.53
Rural Free Certificates	NC	510.18	NC	
All County Vehicles	NCC	57.66	NC	
No Charge Tire Weight	NCTW	1.52	NC	
<b>TOTAL TONS</b>		<b>13124.10</b>		
<i>\$15.00 MINIMUM DIFFERENTIAL</i>				<b>\$6,117.18</b>
<i>\$30.00 MINIMUM DIFFERENTIAL</i>				<b>\$151.23</b>
E-Waste Recycling		292 ITEMS		\$1,608.00
E-Waste Recycling	NCEW	53 ITEMS	NC	
Recycled E-Waste (Landfill)	REW		NC	
Outgoing Recycled Tires/Metal	RT/RM	25.1	NC	
R & B Illegally Disposed Tires & Matts	RBT	9	NC	
Car Tires (CHG)		773	@ \$5.00	\$3,865.00
Truck Tires (CHG)		150	@ \$8.00	\$1,200.00
Tractor Tires (CHG)		10	@ \$12.00	\$120.00
Earth Moving Tires (CHG)			@ \$20.00	\$0.00
Appliances (CHG)		42	@ \$5.00	\$210.00
Analytical Reviews	ARV		@ \$180.00	\$0.00
Unsecured/Unauthorized LDS	UNSEC/AUTH		@ \$15.00	\$0.00
Pulloff Loads	PULLOFF		@ \$15.00	\$0.00
Total # of Vehicles		4858		
<b>TOTAL OC &amp; IDOC</b>				<b>\$19,736.50</b>
<b>TOTAL IN COUNTY</b>				<b>\$370,317.43</b>
<b>GRAND TOTAL</b>				<b>\$390,053.93</b>

SIGNED BY: Pam Jerdig  
 DATE: Dec. 26, 2024



## LOGAN COUNTY SOLID WASTE SUR-CHARGE REPORT

January - June 2024	TONS	CPC (CLOSURE)	GRAND TOTAL
CASH	1900.67	5613.49	\$62,800.01
CHARGE	7277.96	14576.3	\$229,382.89
CITY OF STERLING	3945.46	7937.53	\$97,871.03
<b>TOTALS</b>	<b>13124.09</b>	<b>\$28,127.32</b>	<b>\$390,053.93</b>

TONS THAT ARE SHIPPED OFF:	
RECYCLED METAL (SWAN)	13.53
RECYCLED METAL (BOHM)	
RECYCLED TIRES (RM)	11.57
<b>SHIPPED OFF TOTALS</b>	<b>25.10</b>

EWASTE TONS SHIPPED OFF:	
GEW	
RECYCLED EWASTE (LF)	
<b>SHIPPED OFF EW TOTAL</b>	<b>0.00</b>

SIGNED BY: *Pam Jerdig*  
 DATE: *12-26-24*

**LOGAN COUNTY SOLID WASTE DEPARTMENT--JOSH KLEIN, SUPERVISOR**

315 Main Street Sterling, CO 80751

(970)522-8657 Fax---(970)522-1995

<b>FOR JULY-DECEMBER 2024</b>		<b>TONS</b>	<b>PRICE</b>	<b>CHARGES</b>
Area Town Clean-ups	CPC	36.44	@ \$1.30	\$47.37
City of Sterling Clean-up	SFCC	250.59	@ \$1.30	\$325.77
City of Sterling Packers	SF	2895.66	@ \$26.30	\$76,155.86
City of Sterling Dump Trucks	CL	969.39	@ \$26.30	\$25,494.96
General Public	A,CDBD,G,Y	176.09	@ \$26.30	\$4,631.17
Commerial (Packers & Roll Offs)	C	4817.82	@ \$26.30	\$126,708.67
>5 Tons on Free Certificates	XTON		@ \$26.30	\$0.00
Indust. Waste>5 Tons on Free Cert.	IDXTON	44.32	@ \$39.30	\$1,741.78
Industrial Waste	All other ID	5024.92	@ \$39.30	\$197,479.36
Industrial Petroleum Contaminated Soil	IDPCS	1122.04	@ \$39.30	\$44,096.17
Out of County	OC	350.81	@ \$49.47	\$17,354.57
Industrial Waste Out of County	IDOC	50.90	@ \$75.47	\$3,841.42
Rural Free Certificates	NC	533.10	NC	
All County Vehicles	NCC	135.06	NC	
No Charge Tire Weight	NCTW	23.80	NC	
<b>TOTAL TONS</b>		<b>16430.94</b>		
<b>\$15.00 MINIMUM DIFFERENTIAL</b>				<b>\$5,919.07</b>
<b>\$30.00 MINIMUM DIFFERENTIAL</b>				<b>\$84.80</b>
E-Waste Recycling		90 ITEMS		\$546.00
E-Waste Recycling	NCEW	43 ITEMS	NC	
Recycled E-Waste (Landfill)	REW	6.51	NC	
Outgoing Recycled Tires/Metal	RT/RM	37.49	NC	
R & B Illegally Disposed Tires & Matts	RBT	110	NC	
Car Tires (CHG)		380	@ \$5.00	\$1,900.00
Truck Tires (CHG)		200	@ \$8.00	\$1,600.00
Tractor Tires (CHG)		90	@ \$12.00	\$1,080.00
Earth Moving Tires (CHG)			@ \$20.00	\$0.00
Appliances (CHG)		49	@ \$5.00	\$245.00
Analytical Reviews	ARV		@ \$180.00	\$0.00
Unsecured/Unauthorized LDS	UNSEC/AUTH	1	@ \$40.00	\$40.00
Pulloff Loads	PULLOFF		@ \$15.00	\$0.00
Total # of Vehicles		5437		
<b>TOTAL OC &amp; IDOC</b>				<b>\$21,280.79</b>
<b>TOTAL IN COUNTY</b>				<b>\$488,011.16</b>
<b>GRAND TOTAL</b>				<b>\$509,291.95</b>

SIGNED BY: Pam Jerdig  
 DATE: Dec. 31, 2024

## LOGAN COUNTY SOLID WASTE SUR-CHARGE REPORT

<i>July-Dec. 2024</i>	TONS	CPC (CLOSURE)	GRAND TOTAL
CASH	3275.20	8389.28	\$114,635.61
CHARGE	9040.10	18048.04	\$292,239.44
CITY OF STERLING	4115.64	8279.26	\$102,416.90
<b>TOTALS</b>	<b>16430.94</b>	<b>\$34,716.58</b>	<b>\$509,291.95</b>

TONS THAT ARE SHIPPED OFF:	
RECYCLED METAL (SWAN)	5.22
RECYCLED METAL (BOHM)	
RECYCLED TIRES (RM)	32.27
<b>SHIPPED OFF TOTALS</b>	<b>37.49</b>

EWASTE TONS SHIPPED OFF:	
GEW	
RECYCLED EWASTE (LF)	6.51
<b>SHIPPED OFF EW TOTAL</b>	<b>6.51</b>

SIGNED BY: *Pam Terchig*  
 DATE: *12-31-2024*

**RESOLUTION**

No. 2025 - 1

**A RESOLUTION DIRECTING THE ALLOCATION OF FEDERAL MINERAL LEASING FUNDS RECEIVED AND HELD BY THE LOGAN COUNTY TREASURER.**

**WHEREAS**, C.R.S. §34-63-101, as amended, provides for distribution of Federal Mineral Leasing Funds to political subdivisions; and

**WHEREAS**, the Logan County Treasurer received and holds a distribution for the account of U.S. Mineral Leases in the amount of \$17,671.85; and

**WHEREAS**, said monies are to be allocated by the political subdivisions in such manner as the Board of County Commissioners deems appropriate; and

**WHEREAS**, the Board of County Commissioners has determined that the funds received should be allocated to and invested in the Logan County General Fund by the Logan County Treasurer.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Logan County, Colorado, that the Logan County Treasurer is directed to deposit into the Logan County General Fund the sum of \$17,671.85.

Adopted this 7<sup>th</sup> day of January, 2025.

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

\_\_\_\_\_  
Mike Brownell, Chairman (Aye) (Nay)

\_\_\_\_\_  
Joseph A. McBride (Aye) (Nay)

\_\_\_\_\_  
Jerry A. Sonnenberg (Aye) (Nay)

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 duly adopted by the Board of County Commissioners of the County of Logan, State of Colorado, in its regular session assembled this 7<sup>th</sup> day of January, 2025.

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

**RESOLUTION**

**NO. 2025-2**

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

**SUBDIVISION EXEMPTION FOR  
Timothy J. Pivonka**

**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**, Timothy J. Pivonka, 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:

LEGAL DESCRIPTION FOR TRACT 1:

A survey of a tract of land located in the West Half of Section 29, Township 8 North, Range 54 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, being more particularly described as follow:

Beginning at the West Quarter corner of Section 29, Township 8 North, Range 54 West, of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado; thence North 00°19'27" West on the west line of the West half of said Section, 30.05 feet to the Northwest corner of a 35.64 acre tract of land Surveyed by Anne M. Korbe, P.L.S. 26964; thence North 48°00'20" East on the northwesterly line of said surveyed tract 557.65; thence North 88°46'58" East on north surveyed line 557.02 feet; thence leaving said north line South 00°07'41" West 425.88 feet; thence South 80°22'29" West 330.48 feet to an angle point on the westerly line of said surveyed tract; thence North 84°12'08" West on said surveyed line 352.87 feet; thence North 89°53'03" West on said surveyed line 293.16 feet to a point on the west line of the Southwest Quarter; thence North 00°19'19" West on said west line 29.91 feet to the Point of Beginning, containing 8.17 acres more or less.

LEGAL DESCRIPTION FOR TRACT 2:

A survey of a tract of land located in the West Half of Section 29, Township 8 North, Range 54 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, being more particularly described as follow:

Commencing at the West Quarter corner of Section 29, Township 8 North, Range 54 West, of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado; thence North 00°19'27" West on the west line of the West Half of said Section, 30.05 feet to the Northwest corner of a 35.64 acre tract of land Surveyed by Anne M. Korbe P.L.S. 26964; thence North 48°00'20" East on the northwesterly line of said surveyed tract 557.65 feet; thence North 88°46'58" East on northerly line of said surveyed line 557.02 feet to the Point of Beginning; thence continuing North 88°46'58" East said surveyed line 281.07 feet to the Northeasterly corner of said surveyed tract; thence on the easterly line of said surveyed tract South 00°21'11" East 969.01 feet; thence South 88°56'31" West 128.16 feet; thence South 52°27'40" West 136.14 feet; thence South 00°02'20" West 821.54 feet; thence South 01°12'35" East 1096.88 feet to the southeasterly corner of said surveyed tract; thence South 88°49'59" West on the south line of said surveyed tract also being northerly line of Highway #14, 384.86 feet to the southwesterly corner of said surveyed tract; thence North 00°21'21" West on the westerly line of said surveyed tract 2493.27 feet to an angle point on said surveyed tract; thence North 80°22'29" East 330.48 feet; thence North 00°07'41" East 425.88 feet to the Point of Beginning, containing 27.47 acres more or less.

(As represented on official Subdivision Exemption Plat 2025-2); and

**WHEREAS**, Timothy J. Pivonka, intends to create two parcels, Tract 1 consisting of 8.17 acres more or less, and Tract 2 consisting of 27.47 acres more or less, subdivided from a 35.64 acre parcel in an Agriculture (A) zone district, for use as a residence; and

**WHEREAS**, the Logan County Planning Chairman recommended approval of the application after reviewing the application, studying the staff review, and reviewing the proposed plat on December 30, 2024; and

**WHEREAS**, a public hearing was held by the Board of County Commissioners on January 7th, 2025, 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 Timothy J. Pivonka for a Subdivision Exemption for the creation of a 8.17 acre parcel and a 27.47 acre parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Exemption Plat 2025-2, 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 7th day of January, 2025.

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

\_\_\_\_\_  
(Aye)(Nay)  
Mike Brownell, Chairman

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

\_\_\_\_\_  
(Aye)(Nay)  
Jerry A. Sonnenberg, 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 7th day of January, 2025.

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



Current Zoning: Ag - Res Current Land Use: Ag Res

Postal Delivery Area: 80751 School District: RE-1

If Deed is recorded in General System: Book 977 Page 663

Has the Board of Zoning Appeals granted Variance, Exception, or a Conditional Use Permit Concerning this property? Y or N

If yes, list Case No., and Name \_\_\_\_\_

Proposed use of each Parcel: Tract 1 - Res Tract 2 - Ag

Proposed Water and Sewer Facilities: No New Facilities

Proposed Public Access to Each New Parcel: Tract 1 - CR 15 + 28.5 Tract 2 - part of

Reason for Request of this Exemption (May use additional pages): surrounds owner parcel

See additional page

List all Contiguous Parcels in the same Ownership: Prospective Buyer

Section/ Township/ Range 29 - 8N - 54W Lot(s) \_\_\_\_\_

Attach an affidavit of ownership indicating the dates the respective parcels of land were acquired, together with the book and page of each conveyance to the present owner as recorded with the Logan County Clerk and Recorder. This affidavit shall indicate the current legal owner of the property; the contract owner of the property, and the date the deed was executed and delivered.

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).

I Tim Pivonka, hereby consent to the provisions of Article 8.2 A & B of the Logan County Subdivision Regulations.

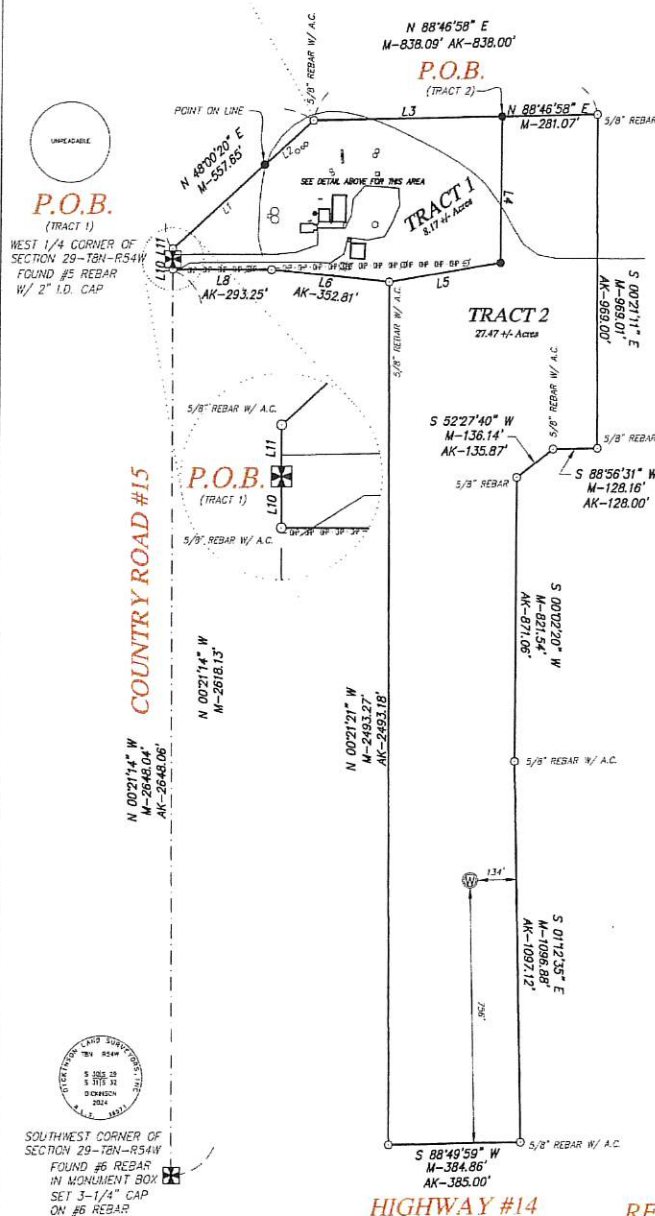
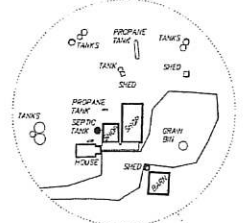
I Tim Pivonka, hereby depose that all statements contained in this application submitted herewith are true.

Applicant Signature: Tim Pivonka Date: 10-24-24



# A SUBDIVISION EXEMPTION PLAT OF 2 TRACTS OF LAND LOCATED IN THE W 1/2 OF SECTION 29, T.8 N., R.54 W., OF THE 6TH P.M., LOGAN COUNTY, COLORADO

### DETAIL (NOT TO SCALE)



### LEGAL DESCRIPTION FOR TRACT 1:

A survey of a tract of land located in the W 1/2 of Section 29, T.8 N., R.54 W. of the 6th P.M., Logan County, Colorado, being more particularly described as follows:  
Beginning at the West 1/4 corner of Section 29, T.8 N., R.54 W., of the 6th P.M., Logan County, Colorado; thence N 00°19'27" W on the west line of the West 1/2 of said Section, 30.05 feet to the NW corner of a 35.64 acre tract of land Surveyed by Anne M. Korbe, P.L.S. 26964; thence N 48°00'20" E on the northwesterly line of said surveyed tract 557.65 feet; thence N 88°46'58" E on north surveyed line 557.02 feet; thence leaving said north line S 00°07'41" W 425.88 feet; thence S 80°22'29" W 330.48 feet to an angle point on the westerly line of said surveyed tract; thence N 84°12'08" W on said surveyed line 352.87 feet; thence N 89°53'03" W on said surveyed line 293.16 feet to a point on the west line of the SW 1/4; thence N 00°19'19" W on said west line 29.91 feet to the Point of Beginning, containing 8.17 acres more or less.

### SURVEYOR'S NOTES:

This survey was set forth by Brandon McEndaffer to survey 3 Tracts of land located in the W 1/2 of Section 29, T.8 N., R.54 W., Logan County, Colorado.

In the initial research I found a survey by Michael E. Anderson R.L.S. 14796 in January 2009. I found 2 tie sheets from June 2006 and September 2011 that was conducted by Anne M. Korbe R.L.S. 26964 as well as a survey that she did in October 2011. I found a Trustee's Deed from July 2008 and an Alta Commitment for the Title Insurance with a File No. 244165.

In the commencement of the field work I found the Southwest corner and the West 1/4 corner of Section 29. I followed the survey that was conducted by Anne M. Korbe R.L.S. 26964, finding monuments as I went. I set 5 monuments, showing Tract 2 as well as showing the access easement to Tract 2, per client's request.

Details: Set 1/2" rebar with yellow plastic I.D. caps stamped "Dickinson P.L.S. 36571" at the points shown thus ●, unless noted otherwise.

The basis of bearing for this plat was arrived by GPS solutions.

Only the record documents noted herein were provided to or discovered by Surveyor. No abstract, current title commitment nor other record title documentation was provided to Surveyor.

There may be structures and improvements located on this tract which are not shown hereon.

Underground utilities may or may not exist within the limits of this tract. The location of these facilities was not within the scope of work to be accomplished by the Surveyor.

There may be buried utilities located on this tract.

There may be easements which affect the land shown hereon.

### 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.

### EASEMENT NOTES:

Easements found by Alta Commitment for Title Insurance Office File No. 244165

- 11. Right of Way Deed granted to The Board of County Commissioners of the County of Logan and State of Colorado recorded January 13, 1916 in Book 24 at Page 123 of the Logan County, Colorado records, together with any and all assignments thereof or interest therein.
- 12. Right-Of-Way-Deed between John DuBois and The Board of County Commissioners of the County of Logan and State of Colorado recorded February 3, 1950 in Book 382 at Page 128, Reception No. 343479 of the Logan County, Colorado records, together with any and all assignments thereof or interests therein.
- 20. Right to Farm and Ranch Resolution No. 99-50 adopted by the Board of County Commissioners, County of Logan, State of Colorado recorded September 22, 1999 in Book 925 at Page 430 of the Logan County, Colorado records together with any and all assignments thereof or interests therein.
- 24. Easements, right of way and/or encroachments as shown on Survey Plat for Timothy J. Pivonka recorded October 28, 2011 in Book 993 at Page 806, Reception No. 705369.

### LEGAL DESCRIPTION FOR TRACT 2:

A survey of a tract of land located in the W 1/2 of Section 29, T.8 N., R.54 W. of the 6th P.M., Logan County, Colorado, being more particularly described as follows:  
Commencing at the West 1/4 corner of Section 29, T.8 N., R.54 W., of the 6th P.M., Logan County, Colorado; thence N 00°19'27" W on the west line of the West 1/2 of said Section, 30.05 feet to the NW corner of a 35.64 acre tract of land Surveyed by Anne M. Korbe, P.L.S. 26964; thence N 48°00'20" E on the northwesterly line of said surveyed tract 557.65 feet; thence N 88°46'58" E on northerly line of said surveyed line 557.02 feet to the Point of Beginning; thence continuing N 88°46'58" E on said surveyed line 281.07 feet to the Northeastly corner of said surveyed tract; thence on the easterly line of said surveyed tract S 00°21'11" E 969.01 feet; thence S 88°56'31" W 128.16 feet; thence S 52°27'40" W 136.14 feet; thence S 00°02'20" W 821.54 feet; thence S 01°12'35" E 1096.88 feet to the southeasterly corner of said surveyed tract; thence S 88°49'59" W on the south line of said surveyed tract also being the northerly line of Highway #14, 384.86 feet to the southwesterly corner of said surveyed tract; thence N 00°21'21" W on the westerly line of said surveyed tract 2493.27 feet to an angle point on said surveyed tract; thence N 80°22'29" E 330.48 feet; thence N 00°07'41" E 425.88 feet to the Point of Beginning, containing 27.47 acres more or less.

### OWNER'S CERTIFICATE:

TIMOTHY J. PIVONKA IS THE SOLE OWNER IN FEE OF THE ABOVE DESCRIBED PROPERTY, DOES HEREBY DIVIDE THE SAME AS SHOWN ON THIS MAP.

TIMOTHY J. PIVONKA

(STATE OF COLORADO)  
(COUNTY OF LOGAN)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL

\_\_\_\_\_  
(SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_

### DEDICATION:

KNOWN ALL PERSONS BY THESE PRESENTS: THAT TIMOTHY J. PIVONKA IS THE OWNER OF LAND INCLUDED WITHIN THE PLAT SHOWN HEREON, THAT HE IS THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND HE 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:

IN WITNESS THIS DEDICATION IS EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TIMOTHY J. PIVONKA

(STATE OF COLORADO)  
(COUNTY OF LOGAN)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL

\_\_\_\_\_  
(SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_

### 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 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 COMMISSIONER'S CERTIFICATE:

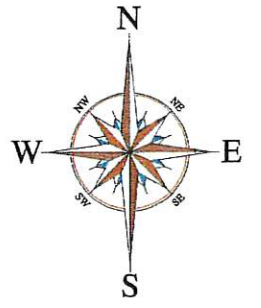
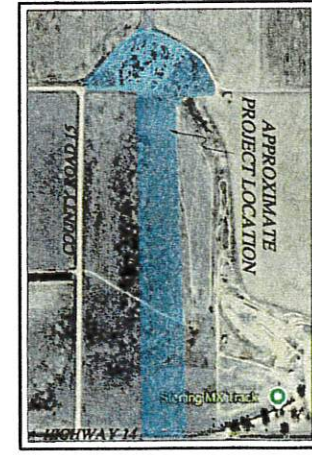
THIS PLAT IS ACCEPTED AND APPROVED FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:  
COUNTY CLERK AND RECORDER

BY \_\_\_\_\_  
DATE \_\_\_\_\_

### VICINITY MAP (NOT TO SCALE)



SCALE 1" = 300'

- FOUND SECTION AND QUARTER CORNER MONUMENTS
- FOUND MONUMENT FOUND BY P.L.S. ANNE M. KORBE P.L.S. 26964 (UNLESS NOTED OTHERWISE)
- MONUMENT SET SET 1/2" REBAR W/ P.L.S. STAMPED P.L.S. 36571
- AK- ANNE M. KORBE, R.L.S. 26964, DISTANCE
- M- MEASURED DISTANCE
- PP- POWER POLE
- TP- TELEPHONE PEDESTAL
- W- WELL
- HP- OVERHEAD POWER LINE

### RECORDER'S CERTIFICATE:

I, \_\_\_\_\_ CLERK AND RECORDER OF LOGAN COUNTY, 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.

\_\_\_\_\_  
CLERK AND RECORDER, LOGAN COUNTY, COLORADO (SEAL)



### SURVEYOR'S STATEMENT

I, Ryan E. Dickinson, a registered professional land surveyor in the state of Colorado, do hereby state that the survey represented by this plat was made under my supervision, and the monuments shown thereon actually exist, and this plat accurately represents said survey to the best of my knowledge and belief.

by: Ryan E. Dickinson  
Colorado Professional Surveyor  
Registration No. 36571

**Dickinson Land Surveyors, Inc.**  
Nebraska and Colorado Certified  
302 Diamond Springs Trail, Ogallala, Nebraska 69153  
Office: 308-284-8440 www.dickinsonlandsurveyors.com

CLIENT: BRANDON MCENDAFFER  
DATE OF SURVEY: 10 SEPT. 2024  
PAGE 1 OF 1 PROJECT #: H24-043



**RESOLUTION**

**NO. 2025-3**

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

**A Resolution approving the application of Old Hofmann Farms LLC to vacate Subdivision Exemption Plat No. 2000-20, recorded at Reception No. 642955, Book 931, Page 11, of the records of the Logan County Clerk and Recorder.**

**WHEREAS**, Old Hofmann Farms LLC, current property owners, request to vacate Subdivision Exemption Plat No. 2000-20 which was originally approved by Resolution No. 2000-43, recorded at Book 931 and Page 10 of the records of the Logan County Clerk and Recorder; and

**WHEREAS**, Subdivision Exemption Plat No. 2000-20 involves a 6.7 acre parcel that is located in a portion of the Southeast Quarter Southeast Quarter of Section 25, Township 10 North, Range 52 West of the 6<sup>th</sup> P.M., Logan County, Colorado; and

**WHEREAS**, the vacation of Subdivision Exemption Plat No. 2000-20 is requested so that the applicants may adjust boundary lines of contiguous land and create an alternative subdivision exemption parcel; and

**WHEREAS**, Section 6.2.1 of the Logan County Subdivision Regulations provides that the owners of lots in any approved subdivision may petition the Planning Commission to vacate the plat with respect to their properties; and

**WHEREAS**, the Logan County Planning Commission approved the application to vacate Subdivision Exemption Plat No. 2000-20 at its meeting on December 17, 2024.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Logan County, Colorado, that the application is hereby GRANTED. Subdivision Exemption Plat No. 2000-20, which is recorded at Reception No. 642955, Book 931, Page 11, of the records of the Logan County Clerk and Recorder, is hereby vacated.

Adopted and signed this 7th day of January, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF LOGAN COUNTY, COLORADO

\_\_\_\_\_  
(Aye)(Nay)  
Mike Brownell, Chairman

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

\_\_\_\_\_  
(Aye)(Nay)  
Jerry A. Sonnenberg, 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 duly adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on the 7th day of January, 2025.

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

**LOGAN COUNTY VACATION APPLICATION**  
BOARD OF COUNTY COMMISSIONERS

**Date:** October 15, 2024

**Applicant:**

Name: Old Hofmann Farm, LLC Phone: 970-539-2302

Address: 25490 WCR 58, Greeley, CO 80631 c/o Terry Miller

E-Mail: terry@mmexcavation.com

**Type of Vacation:**

- |   |   |
|---|---|
| <input type="checkbox"/> Alley          | <input checked="" type="checkbox"/> Subdivision Exemption |
| <input type="checkbox"/> Platted Street | <input type="checkbox"/> Subdivision                      |
| <input type="checkbox"/> County Road    |   |

**Location of Vacation:**

Legal: Quarter SE4 Section 25 Township 10N Range 52W Lot \_\_\_\_\_  
Block \_\_\_\_\_ Address 25003 Highway 113, Iliff, CO 80736

**Description of Vacation:**

Applicant seeks to vacate the Subdivision Exemption No. 2000-43  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

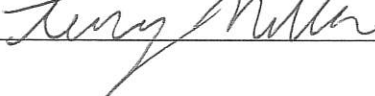
**Reason for Vacation:**

Applicant seeks to adjust the boundaries of the Lot created by the Subdivision Exemption, which requires the vacation of the current Subdivision Exemption and approval of a new Subdivision Exemption.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PETITION FOR VACATION**  
**BOARD OF COUNTY COMMISSIONERS**

**Applicant:** Old Hofmann Farm, LLC Phone: 970-539-2302

Address: 25490 WCR 58, Greeley, CO 80631, c/o Terry Miller

Applicant's Signature:  Date: 10/15/24

**Landowner:** \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Landowner:** \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Landowner:** \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Landowner:** \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Landowner:** \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Landowner:** \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**LOGAN COUNTY VACATION APPLICATION  
COUNTY USE ONLY**

Application Fee: (\$100.00) Date: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Recording Fee: \$13.00 (1 Page) **OR** \$23.00 (2 Pages) - (Separate Check) Date / Receipt #: \_\_\_\_\_

Date of Planning Commission: \_\_\_\_\_

Recommendation of Planning Commission:  Approval  Denial

**Recommended Conditions of the Vacation:**

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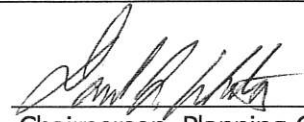
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\_\_\_\_\_  
Chairperson, Planning Commission

**COUNTY COMMISSIONERS ACTION:**

**Conditions of Vacation:**

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Date Granted: \_\_\_\_\_

Date Denied: \_\_\_\_\_

\_\_\_\_\_  
Mike Brownell (Aye) (Nay)

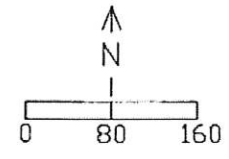
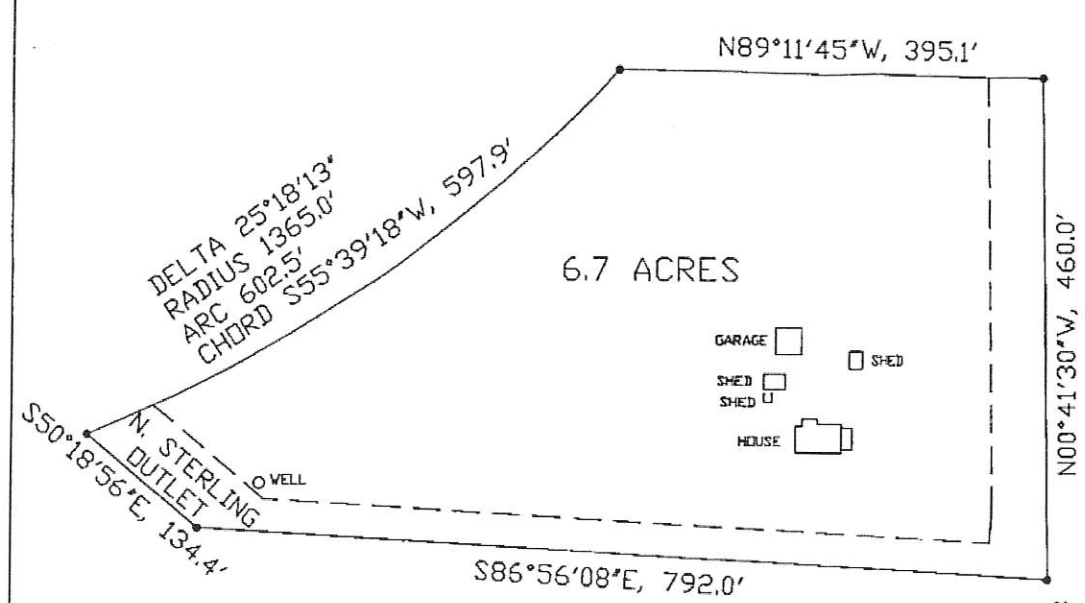
\_\_\_\_\_  
Joseph A. McBride (Aye) (Nay)

\_\_\_\_\_  
Jerry A. Sonnenberg (Aye) (Nay)

Doc# 642955  
 Book 931  
 Page 11  
 Original Plat

642955 10/23/2000 09:05A B031 P11 PLAT SUBEX  
 1 of 1 R 18.00 D 0.00 N 0.00 Logan County CO

SUBDIVISION EXEMPTION NUMBER 2000-20



1" PIPES WITH 2" METAL CAPS MARKED PLS 18371 WERE SET AT THE SE, E1/4 AND S1/4 CORNERS.  
 #5 REBARS WITH 1-1/2" METAL CAPS MARKED PLS 18371 WERE SET AT TRACT CORNERS.  
 BEARINGS ARE BASED ON THE EAST LINE OF THE SE1/4 BEARING N00°41'30\"/>

LCR 52

STATE HIGHWAY 113

LEGAL DESCRIPTION

TOWNSHIP 10 NORTH, RANGE 52 WEST OF THE 6TH P.M., LOGAN COUNTY, COLORADO

SECTION 25: A TRACT IN THE SE1/4 DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID SE1/4;  
 THENCE ALONG THE EAST LINE OF SAID SE1/4, N00°41'30"W 460.0 FEET;  
 THENCE N89°11'45"W 395.1 FEET;  
 THENCE ALONG A CURVE, SOUTHWESTERLY 602.5 FEET (DELTA 25°18'13", RADIUS 1365.0 FEET, CONCAVE NORTHWESTERLY AND CHORD S55°39'18"W 597.9 FEET);  
 THENCE ALONG THE CENTERLINE OF THE NORTH STERLING OUTLET CANAL, S50°18'56"E 134.4 FEET;  
 THENCE ALONG THE SOUTH LINE OF SAID SE1/4, S86°56'08"E 792.0 FEET TO THE POINT OF BEGINNING.  
 SUBJECT TO A STATE HIGHWAY RIGHT OF WAY ALONG THE EAST SIDE AND SUBJECT TO A COUNTY ROAD RIGHT OF WAY ALONG THE SOUTH SIDE AND SUBJECT TO A NORTH STERLING OUTLET CANAL RIGHT OF WAY ALONG THE WEST SIDE.

NOTE: Logan County has adopted a Right to Farm and Ranch Policy, Resolution # 99-50 recorded September 21, 1999, in Book 923 at Page 430 of the Logan County records. Please read it and be aware of its provisions.

OWNER'S CERTIFICATE

I, Edward L. Breidenbach being the sole owner in fee of the above described property, do hereby divide the same as shown on this plat.

By Edward L. Breidenbach  
 The foregoing certification was acknowledged before me this 19 day of October, 2000

My commission expires 9/19/2004  
Julius J. Furey  
 Notary Public



BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

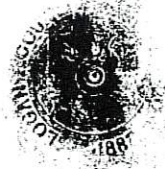
This plat is accepted and approved for filing this 17 day of Oct, 2000

James H. Hester  
 Chairman of the Board of County Commissioners

Attest  
Robert J. Perry  
 County Clerk and Recorder

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE  
 I hereby certify that this plat was prepared by me and that the same is correct to the best of my knowledge and belief.

Lyle D. Stafford  
 Lyle D. Stafford PLS 18371



LYLE D STAFFORD PLS  
 R.R. 2, BOX 83A  
 MERINO, CO 80741  
 970-228-4561  
 SURVEY FOR EDWARD LEE BREIDENBACH  
 IN SECTION 25, T10N, R52W OF THE 6TH P.M.  
 LOGAN COUNTY, COLORADO # 2000-20

**RESOLUTION**

**NO. 2025-4**

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

**SUBDIVISION EXEMPTION FOR  
OLD HOFMANN FARMS, LLC**

**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**, Old Hofmann Farms, LLC, 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:

LEGAL DESCRIPTION FOR NEW PARCEL

A parcel of land, located in the Southeast Quarter (SE1/4) of Section Twenty-five (25), Township Ten North (T.10N.), Range Fifty-two West (R.52W.) of the Sixth Principal Meridian (6<sup>th</sup> P.M.), County of Logan, State of Colorado and being more particularly described as follows:

Commencing at the Southeast corner of said Section 25 and assuming the East line of said Section 25 as bearing North 03°49'26" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 5303.32 feet and with all other bearings contained herein relative thereto;

Thence North 89°42'51" West along the South line of said Southeast Quarter a distance of 55.88 feet to the Southwest corner of the Westerly Right of Way of Highway 113 as dedicated by that Warranty Deed recorded April 12, 1951 as Book 403 at Page 348 of the Records of Logan County and to the Point of Beginning;

Thence North 89°42'51" West continuing along the South line of said Southeast Quarter a distance of 595.94 feet;  
Thence North 52°24'37" West a distance of 290.36 feet;  
Thence North 18°34'36" East a distance of 157.14 feet;  
Thence South 89°14'19" East a distance of 760.44 feet to the Westerly Right of Way of said Highway 113;

Thence along the Westerly line of said Highway 113 the following Two (2) courses:

Thence South 03°49'26" East a distance of 256.27 feet;  
Thence South 01°22'04" West a distance of 63.26 feet to the Point of Beginning.

Said described parcel of land contains 240,369 Square Feet or 5.518 Acres, more or less, and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

(As represented on official Subdivision Exemption Plat 2025-4); and

**WHEREAS**, Old Hofmann Farms, LLC, intend to create a parcel, consisting of 5.518 acres more or less, subdivided from a 245.658 acre parcel in an Agriculture (A) zone district, for use as a residence; 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 17th, 2024; and

**WHEREAS**, a public hearing was held by the Board of County Commissioners on January 7th, 2025, 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 Old Hofmann Farms, LLC for a Subdivision Exemption for the creation of a 5.518 acre parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Exemption Plat 2025-4, 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 7th day of January, 2025.

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

\_\_\_\_\_  
(Aye)(Nay)  
Mike Brownell, Chairman

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

\_\_\_\_\_  
(Aye)(Nay)  
Jerry A. Sonnenberg, 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 7th day of January, 2025.

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



**SUBDIVISION EXEMPTION APPLICATION  
PLAT APPROVAL**

Date: \_\_\_\_\_

Name of Subdivision Exemption (as listed on plat): Subdivision Exemption No. \_\_\_\_\_

**Applicant:**

Name: Old Hofmann Farm, LLC Phone: 970 - 539 - 2302

Address: 25490 WCR 58, Greeley, CO 80631

Email: terry@mmexcavation.com

**Local Agent:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

**Owner of Record:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

**Prospective Buyer:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

**Land Surveyor:**

Name: Roy Moesser, PLS Phone: (970) 686 - 5011

Address: 650 East Garden Dr., Windsor

**Attorney:**

Name: Patrick M. Groom Phone: 970 - 313 - 4776

Address: 822 7th St., Ste. 760, Greeley, CO 80631

**Description of Property:**

Subdivision Exemption Location: On the \_\_\_\_\_ side of \_\_\_\_\_

\_\_\_\_\_ Feet \_\_\_\_\_ of \_\_\_\_\_  
Direction Street

Legal:  $\frac{1}{4}$  Section SE4 Section 25 Township 10N Range 52W Total Acres 5.518

Number of Lots 1

Current Zoning: Agriculture Current Land Use: Ag- Residential

Postal Delivery Area: Iliff 80736 School District: RE-1 Valley

If Deed is recorded in General System: Book \_\_\_\_\_ Page \_\_\_\_\_

Has the Board of Zoning Appeals granted Variance, Exception, or a Conditional Use Permit Concerning this property? Y or N

If yes, list Case No., and Name \_\_\_\_\_

Proposed use of each Parcel: Ag (same as current zoning)

Proposed Water and Sewer Facilities: Well and septic currently serving property.

Proposed Public Access to Each New Parcel: No change to existing access is proposed with this Application (current access is off of County Road 52 and State Highway 113)

Reason for Request of this Exemption (May use additional pages): Applicant is seeking to modify the boundaries of Parcel No. 38027325400108, and a separate Application to Vacate the current Subdivision Exemption has been submitted to the County.

List all Contiguous Parcels in the same Ownership: Parcel No. 38027325100107

Section/ Township/ Range \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attach an affidavit of ownership indicating the dates the respective parcels of land were acquired, together with the book and page of each conveyance to the present owner as recorded with the Logan County Clerk and Recorder. This affidavit shall indicate the current legal owner of the property; the contract owner of the property, and the date the deed was executed and delivered.

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).

I, Terry Miller on behalf of Old Hofmann Farm, LLC hereby consent to the provisions of Article 8.2 A & B of the Logan County Subdivision Regulations.

I, Terry Miller hereby depose that all statements contained in this application submitted herewith are true.

Applicant Signature: Terry Miller Date: 10/15/24

**SUBDIVISION EXEMPTION APPLICATION  
COUNTY USE ONLY**

Application Fee: (\$100.00) Date: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Recording Fee: \$13.00 (1 Page) **OR** \$23.00 (2 Pages) - (Separate Check) Date / Receipt #: \_\_\_\_\_

Date of Planning Commission: \_\_\_\_\_

Recommendation of Planning Commission:  Approval  Denial

**Recommended Conditions of the Subdivision Exemption:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Chairperson, Planning Commission

**COUNTY COMMISSIONERS ACTION:**

**Conditions of Subdivision Exemption Approval:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Granted: \_\_\_\_\_

Date Denied: \_\_\_\_\_

\_\_\_\_\_  
Mike Brownell (Aye) (Nay)

\_\_\_\_\_  
Joseph A. McBride (Aye) (Nay)

\_\_\_\_\_  
Jerry A. Sonnenberg (Aye) (Nay)

# SUBDIVISION EXEMPTION NUMBER

A Subdivision Exemption of a Parcel of land,  
Situate in the Southeast Quarter of Section 25, Township 10 North, Range 52 West of the 6th P.M.,  
County of Logan, State of Colorado

DATE: 8/19/2024  
FILE NAME: 20240248SE  
SCALE: 1"=100'  
DRAWN BY: CSK  
CHECKED BY: RM

**PROPERTY DESCRIPTION**

A parcel of land, located in the Southeast Quarter (SE1/4) of Section Twenty-five (25), Township Ten North (T.10N.), Range Fifty-two West (R.52W.) of the Sixth Principal Meridian (6th P.M.), County of Logan, State of Colorado and being more particularly described as follows:

**COMMENCING** at the Southeast corner of said Section 25 and assuming the East line of said Section 25 as bearing North 03°49'28" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 5303.32 feet and with all other bearings contained herein relative thereto;

**THENCE** North 89°42'51" West along the South line of said SE1/4 a distance of 55.86 feet to the Southwest corner of the Westerly Right of Way of Highway 113 as indicated by that Warranty Deed recorded April 12, 1951 as Book 403 of Page 348 of the Records of Logan County and to the POINT OF BEGINNING;

**THENCE** North 89°42'51" West continuing along the South line of said SE1/4 a distance of 595.94 feet;

**THENCE** North 52°24'37" West a distance of 290.36 feet;

**THENCE** North 18°34'36" East a distance of 157.14 feet;

**THENCE** South 89°42'51" East a distance of 760.44 feet to the Westerly Right of Way of said Highway 113;

**THENCE** along the Westerly line of said Highway 113 the following two (2) courses:

**THENCE** South 03°49'28" East a distance of 256.27 feet;

**THENCE** South 01°22'04" West a distance of 63.26 feet to the POINT OF BEGINNING.

Said described parcel of land contains 240,369 Square Feet or 5.518 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

**OWNER'S CERTIFICATE**

Did Halmann Farm, LLC being the sole owner in fee of the above described property, do hereby divide the same as shown on the attached map.

By: \_\_\_\_\_ As: \_\_\_\_\_

The foregoing certification was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness my hand and official seal. (SEAL)

My commission expires \_\_\_\_\_

Notary Public

**DEDICATION**

Know all men by these presents:

That Old Halmann Farm, LLC are the owner(s) of land included within the plot shown hereon, that we 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 plot and included in the above described premises:

By: \_\_\_\_\_ As: \_\_\_\_\_

In witness whereof this dedication is executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

This dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness my hand and official seal. (SEAL)

My commission expires \_\_\_\_\_

Notary Public

**PLANNING COORDINATOR CERTIFICATE**

This plot 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 plot and concur with staff that this plot 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 plot is accepted and approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman of the Board of County Commissioners: \_\_\_\_\_ Dated: \_\_\_\_\_

Attest:  
County Clerk and Recorder  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

**RECORDER'S CERTIFICATE**

I, \_\_\_\_\_, Clerk and Recorder of Logan County, Colorado, hereby certify that the Board of County Commissioners of Logan County, Colorado on \_\_\_\_\_ 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.

Clerk and Recorder, Logan County, Colorado

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the East line of Section 25, T.10N., R.52W., as bearing North 03°49'28" West, as monumented as shown on this plot, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 5303.32 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

**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 the certification shown hereon. (13-60-105 C.R.S. 2012)

**TITLE COMMITMENT NOTE**

At the request of our client, recorded rights-of-way and easements were not researched and recorded and apparent rights-of-way and easements are not shown hereon. (38-51-106 C.R.S. 1994)

**SURVEYOR CERTIFICATE**

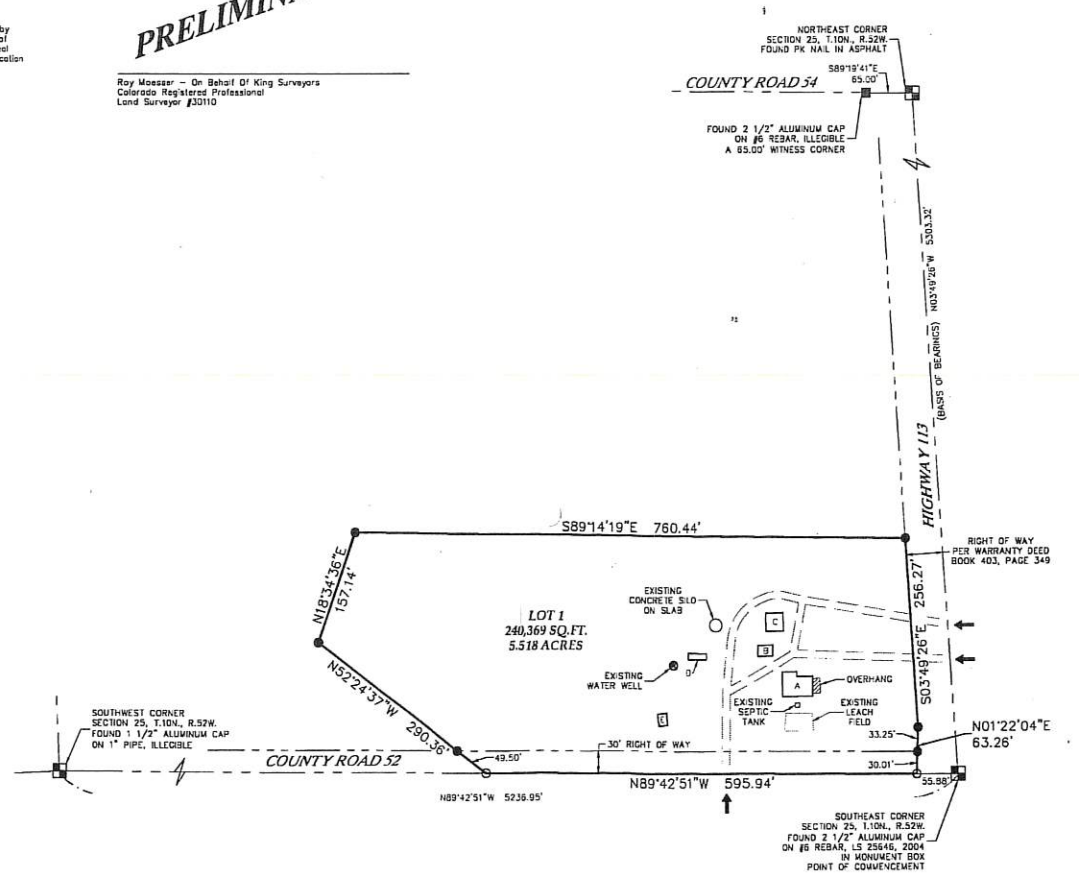
I, Roy Moesser, a duly licensed land surveyor in the State of Colorado, do hereby certify that this is to certify that the survey and monumentation of the above described land division was made under my direction and supervision and is accurately represented on this plot, to the best of knowledge and belief.

PRELIMINARY

Roy Moesser - On Behalf Of King Surveyors  
Colorado Registered Professional  
Land Surveyor #30110

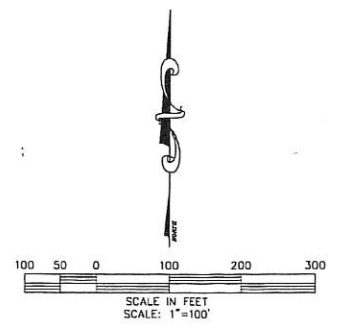


VICINITY MAP  
SCALE: 1"=2000'



**LEGEND**

- GRAVEL ROAD
- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KS, LS 30110
- CALCULATED POSITION
- ➔ EXISTING ACCESS POINT



**BUILDING TABLE**

- A EXISTING ONE STORY WOOD HOUSE WITH LOFT & CRANK SPACE
- B EXISTING STONE BUILDING ON CONCRETE
- C EXISTING WOOD GARAGE ON GROUND
- D EXISTING WOOD SHED
- E EXISTING WOOD STABLE

**KING SURVEYORS**  
 650 E. Garden Drive | Windsor, Colorado 80550  
 phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE:	REVISIONS:

SUBDIVISION EXEMPTION NUMBER \_\_\_\_\_  
 FOR  
 OLD HOFMANN FARM LLC  
 25490 WCR 58  
 GREELEY, CO 80631

PROJECT #  
20240248

**AGREEMENT TO USE LOGAN COUNTY RIGHT OF WAY**  
**INDIVIDUAL PERMIT**

THIS AGREEMENT made this (County fills in) 7<sup>th</sup> day of January, 2025, by and between the County of Logan, State of Colorado, hereinafter called "County", and Cody Nichols 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):  
Section 17 Township 7N Range 54W; and

WHEREAS, Applicant desires to install and construct a \_\_\_\_\_, which will be located (Circle One) along, bore under, or trench across County Road 20.5, 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 consult with any irrigation ditch company whose ditch will be crossed by the installation and confer about best practices in performing the installation in a manner that will not damage or weaken any ditch structures.
- 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 2" Water Line, described above, in the right of way of County Road 20.5, 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 April 30<sup>th</sup> 2025.
- 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.

Applicant hereby releases the County from any liability for damages caused by said Trenching, 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:

**Land Owner #1**

Darrel W. Mertens Printed

Name Darrel W. Mertens

Signature

**Land Owner #2**

\_\_\_\_\_ Printed

Name \_\_\_\_\_

Signature

**Individual Right-of-Way Permit Applicant:**

Cody Nichols

Printed name

[Signature]

Signature

Address: 570 California St  
Sterling, CO, 80751

Application Fee Paid \_\_\_\_\_

Date \_\_\_\_\_

Email: Cody.Nichols.15@outlook.com

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

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

\_\_\_\_\_  
Mike Brownell (Aye) (Nay)

\_\_\_\_\_  
Joseph A. McBride (Aye) (Nay)

\_\_\_\_\_  
Jerry A. Sonnenberg (Aye) (Nay)

Trench to  
install  
2" water  
line



730'



CR 20.5

CR 15

N

Nichols, Cody  
ROW-1 January 2025  
17-7N-54W