



**Logan County Board of Commissioners**  
**Logan County Courthouse, 315 Main Street, Sterling, Colorado**  
**Tuesday, October 29, 2024 - 9:30 a.m.**

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

Approval of the Minutes of the October 15, 2024, meeting.

Acknowledgement of the receipt of the Sheriff's Fee report for the month of September, 2024.

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

Consideration of the approval of Resolution 2024-29 amending Special Use Permit (SUP) #240 for the construction, maintenance and operation of a Solar Energy Facility operated by Pivot Energy 54 LLC, to correct the permit term to forty years.

Consideration of the approval of Resolution 2024-30 and an application for vacation of a Subdivision Exemption on behalf of Jason and Tracey Hovey to vacate Subdivision Exemption Plat No. 2015-11, recorded at Reception No. 723974, Book 1012, Page 147, of the records of the Logan County Clerk and Recorder.

Consideration of the approval of Resolution 2024-31 and an application for Subdivision Exemption on behalf of Donald R. and Barbara A. Korrey and Jason and Tracey Hovey to create a 5.89-acre parcel from a 12.21-acre parcel in an Agriculture (A) zone district located in the Northeast Quarter (NE1/4) of Section 8, Township 9 North, Range 51 West, of the 6<sup>th</sup> Principle Meridian, Logan County, Colorado.

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

The next regular meeting will be scheduled for Tuesday, November 5, 2024, at 9:30 a.m. at the Logan County Courthouse.

Notice is hereby given that a proposed budget has been submitted to the Board of Logan County Commissioners for Logan County and also the Logan County Pest Control District for fiscal year 2025. A copy of the proposed budget has been filed in the Office of the County Commissioners where it is open for public inspection. The proposed budget is also available on the Logan County website. That proposed budget will be considered at a regular meeting of the Board of County Commissioners, Tuesday, November 5, 2024 at 9:30 a.m. Any person within Logan County may at any time prior to the final adoption of the budget, file or register his objections thereto at the office of the Logan County Commissioners.

**Executive Session as Needed**  
**Adjournment**

October 15, 2024

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

Mike Brownell	Chairman
Joseph A. McBride	Commissioner
Jerry A. Sonnenberg	Commissioner - Excused Absent

Also present:

Alan Samber	Logan County Attorney
Pamela Bacon	Logan County Clerk & Recorder
Debbie Unrein	Logan County Finance
Marilee Johnson	Logan County Information Officer
Rob Quint	Logan County Planning and Zoning
Dave Conley	Logan County Lodging Board
Lavon Ritter	Fire Chief
Jeff Rice	Journal Advocate

Chairman Brownell called the meeting to order at 9:30 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 October 1, 2024, meeting.
- Acknowledgment of the receipt of the Clerk and Recorder's report for the month of September 2024.
- Acknowledgement of the receipt of the Treasurer's report for the month of September 2024.
- Acknowledgement of the receipt of the Public Trustee's Quarterly Report for the third quarter of 2024.
- Acknowledgement of the receipt of the Landfill Supervisor's report for the month of September 2024.
- Appointment of a member to the Logan County Fair Board Entertainment Coordinator Position.

Commissioner McBride moved to approve the Consent Agenda. Commissioner Brownell seconded, and the motion carried 2-0.

Chairman Brownell continued with New Business:

Commissioner McBride moved to approve Resolution 2024-27 declaring the intent of Logan County to delegate to the Colorado Housing and Finance Authority to issue bonds using 2021 Private Activity Bond volume cap in connection with financing housing facilities for low- and middle-income families and person; and authorizing a delegation agreement in connection therewith. Commissioner Brownell seconded, and the motion carried 2-0.

Commissioner McBride moved to approve a transfer of ownership liquor license on a conditional approval on behalf of Atwood Petroleum, Inc., 4513 Highway 63, Atwood, CO who has applied for a Transfer of Ownership License for the current license held by LMR Oil LLC for Sinclair #3 and conditions are to meet all preapproval requirements including CBI background checks. Commissioner Brownell seconded, and the motion carried 2-0.

Commissioner McBride moved to approve a CDPHE grant application for a 2025 EMTS grant in the amount of \$137,375.21 for the purchase of a new ambulance and equipment on behalf of Logan County Ambulance. Commissioner Brownell seconded, and the motion carried 2-0.

Commissioner McBride moved to approve Logan County Tax Board Project for Northeast Colorado Junk Jaunt in the amount of \$150.00. Commissioner Brownell seconded, and the motion carried 2-0.

Commissioner McBride moved to approve Logan County Tax Board Project for Website Redevelopment/Accessibility Remediation in the amount of \$15,000. Commissioner Brownell seconded, and the motion carried 2-0.

Commissioner McBride moved to approve Logan County Tax Board Project for Mission2Market 2025 Marketing Services in the amount of \$19,200. Commissioner Brownell seconded, and the motion carried 2-0.

Commissioner McBride moved to approve Logan County Tax Board Project 2025 Media Buy in the amount of \$27,000. Commissioner Brownell seconded and the motion carried 2-0.

Commissioner McBride moved to approve Resolution 2024-28 and an application for Subdivision Exemption on behalf of Marcella P. Breidenbach Trust to create a 11.9535-acre parcel and a 57.100-acre parcel from a 69.035-acre parcel located in the Southeast Quarter (SE1/4) of Section Thirty-one (31), and the Southwest Quarter (SW1/4) of Section Thirty-two (32), Township Ten North (T10N), Range Fifty-one West (R51W) of the sixth Principal Meridian (6<sup>th</sup> P.M.), County of Logan, State of Colorado. Commissioner Brownell seconded and the motion carried 2-0.

**Other Business**

The next regular meeting will be scheduled for Tuesday, October 29, 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 9:50 a.m.

Submitted by:

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

Approved: October 29, 2024

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

(seal)

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

Attest:

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

CIVIL PAYMENTS						
Sep-24						
Date	Check #	Business Check #	Sheriff #	Amount	Amount of Refund	Amount Owed to County
9/19/2024	1129	CASH	2024-674	\$ 40.00	\$ 15.00	\$ 25.00
10/9/2024	1132	778429	2024-702	\$ 40.00	\$ 15.00	\$ 25.00
10/14/2024	1133	873166	2024-721	\$ 40.00	\$ 15.00	\$ 25.00
10/14/2024	1134	779849	2024-740	\$ 40.00	\$ 15.00	\$ 25.00
10/16/2024	1135	312725	2024-746	\$ 40.00	\$ 15.00	\$ 25.00
10/17/2024	1136	312724	2024-745	\$ 45.00	\$ 15.00	\$ 30.00
Total Owed to County					\$ 155.00	

\* Emailed to Jennifer  
10.22.2024 @ 7:49 AM  
②

CIVIL PAYMENTS CREDIT CARDS						
Sep-24						
Date	Check #	Sheriff #	Amount	Amount of Refund	Amount Owed to County	
9/18/2024		2024-658	\$ 40.00		\$ 40.00	
9/23/2024	1130	2024-675	\$ 40.00	\$ 15.00	\$ 25.00	
9/23/2024		2024-673	\$ 85.00		\$ 85.00	
9/23/2024		2024-677/678	\$ 50.00		\$ 50.00	
9/23/2024		2024-688	\$ 40.00		\$ 40.00	
9/25/2024		2024-687	\$ 45.00		\$ 45.00	
9/30/2024		2024-695	\$ 40.00		\$ 40.00	
9/30/2024		2024-699	\$ 25.00		\$ 25.00	
10/7/2024	1131	2024-691	\$ 85.00	\$ 45.00	\$ 40.00	
10/7/2024		2024-709	\$ 40.00		\$ 40.00	
10/7/2024		2024-706-707/708	\$ 60.00		\$ 60.00	
10/7/2024		2024-710	\$ 35.00		\$ 35.00	
10/8/2024		2024-711	\$ 40.00		\$ 40.00	
10/10/2024		2024-714/715	\$ 50.00		\$ 50.00	
10/10/2024		2024-726/727	\$ 50.00		\$ 50.00	
10/11/2024		2024-718/719	\$ 50.00		\$ 50.00	
10/14/2024		2024-735	\$ 40.00		\$ 40.00	
10/14/2024		2024-730	\$ 5.00		\$ 5.00	
10/14/2024		2024-716/717	\$ 50.00		\$ 50.00	
10/14/2024		2024-736	\$ 40.00		\$ 40.00	
10/14/2024		2024-720	\$ 40.00		\$ 40.00	
10/14/2024		2024-737/738	\$ 40.00		\$ 40.00	
10/14/2024		2024-739	\$ 40.00		\$ 40.00	
10/14/2024		2024-731	\$ 40.00		\$ 40.00	
Total Owed to County					\$ 1,010.00	

TARY/SEX OFFENDERS/RECORDS REQUEST CREDIT CARDS/					
Sep-24					
Date		Sheriff #	Amount	Amount of Refund	Amount Owed to County
10/16/2024			\$ 53.00		\$ 53.00
10/2/2024			\$ 45.00		\$ 45.00
9/24/2024			\$ 15.00		\$ 15.00
9/30/2024			\$ 15.00		\$ 15.00
10/1/2024			\$ 30.00		\$ 30.00
10/2/2024			\$ 30.00		\$ 30.00
10/2/2024			\$ 15.00		\$ 15.00
10/11/2024			\$ 15.00		\$ 15.00
10/15/2024			\$ 15.00		\$ 15.00
10/17/2024			\$ 4.00		\$ 4.00
Total Owed to County					\$ 237.00

CHP CREDIT CARDS			
Sep-24			
Date		Amount	Amount Owed to County
9/20/2024		\$ 152.50	\$ 152.50
9/20/2024		\$ 63.00	\$ 63.00
9/20/2024		\$ 63.00	\$ 63.00
9/23/2024		\$ 152.50	\$ 152.50
9/24/2024		\$ 152.50	\$ 152.50
9/30/2024		\$ 152.50	\$ 152.50
9/30/2024		\$ 52.50	\$ 52.50
10/8/2024		\$ 63.00	\$ 63.00
10/9/2024		\$ 152.50	\$ 152.50
10/11/2024		\$ 63.00	\$ 63.00
10/15/2024		\$ 63.00	\$ 63.00
10/15/2024		\$ 152.50	\$ 152.50
10/17/2024		\$ 152.50	\$ 152.50
10/18/2024		\$ 63.00	\$ 63.00
Total Owed to County			\$ 1,498.00

CIVIL CHECKS \$ 155.00  
 CIVIL CREDIT CARDS \$ 1,010.00  
 RECORDS/VIN/FINGERPRINTS CREDIT CARDS \$ 237.00  
 CHP CREDIT CARDS \$ 1,498.00  
 TOTAL PAID TO GENERAL FUND \$ 2,900.00 Check#1138  
 DEPOSIT TAKEN TO BANK OF COLORADO \$ 245.00

Amended to correct permit term under Conditions on October 29, 2024

**RESOLUTION**

**NO. 2024-29**

**(Special Use Permit #240)**

A resolution granting a Special Use Permit (SUP) #240 for the construction, maintenance and operation of a Solar Energy Facility operated by Pivot Energy 54 LLC, consisting of solar modules mounted to single-axis tracking racks, associated electrical equipment including inverters, transformers, combiners, and other equipment, with total production not to exceed 4.0 megawatt (ac), located on a 23-acre parcel, more or less, leased from Robert Lingreen and Sterling Rural Fire Protection District, in the Northeast Quarter (NE1/4) of Section 31, Township 8 North, Range 52 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado.

**WHEREAS**, Pivot Energy 54 LLC, has applied for a Special Use Permit for the construction, maintenance and operation of a Solar Energy Facility on a 23-acre parcel in the Northeast Quarter (NE1/4) of Section 31, Township 8 North, Range 52 West of the 6<sup>th</sup> P.M.; and

**WHEREAS**, The project located on approximately 23 acres will consist of approximately 9,178 solar modules with total production not to exceed 4.0 megawatts (ac), including inverters, transformers, combiners, and a ground-mounted racking system using single-axis tracker system; and

**WHEREAS**, the property is currently zoned Agricultural; and

**WHEREAS**, the Logan County Planning Commission, after reviewing all materials, taking testimony of the applicant and surrounding property owners, and finding no issues that would limit or deny this application, recommended an approval of this application for the requested Special Use Permit at its regular meeting on July 16, 2024; and

**WHEREAS**, the applicant is requesting approval of Special Use Permit #240, to construct, maintain and operate the Solar Energy Facility. The permit will commence on the date of the approval of the requested Special Use Permit.

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

**I. APPROVAL:**

The application of Pivot Energy 54 LLC, for a Special Use Permit for the construction, maintenance and operation of a Solar Energy Facility by Pivot Energy 54 LLC, located on a 23 acre parcel in Northeast Quarter (NE1/4) of Section 31, Township 8 North, Range 52 West of the 6<sup>th</sup> P.M., is GRANTED, subject to the conditions set forth below.

**II. FINDINGS OF FACT:**

The use is compatible with existing land uses in the area, which is zoned Agricultural.

**III. CONDITIONS:**

1. The permit term shall be for forty (40) years for the identified and approved SUP #240.
2. The Solar Energy Facility shall remain in compliance with the Logan County Solar Regulations, adopted effective July 30, 2024, for the duration of the term of the Special Use Permit.
3. Equipment shall be flat, photovoltaic solar panels, mounted on single-axis tracking racks along with associated electrical and utility equipment; and allows for equipment heights up to ten (10) feet above the existing or conditioned grade. If any changes or alterations from the above equipment or parameters occur in future phases, the Applicant or any successor in interest shall be responsible for seeking and obtaining separate approval of a permit and term of approval for those changes.

4. The applicant shall provide decommissioning and restoration security, in a form and manner acceptable to the County, and obtain the County's written approval of the security prior to commencing construction of the project as written in the decommissioning plan provided with application.

**BE IT THEREFORE RESOLVED**, that Special Use Permit #240, is granted for construction, maintenance and operation of a Solar Garden operated by Pivot Energy 54 LLC, on property legally described above, subject to the conditions set forth above and subject to application for renewal for continued permitted use after July 30, 2064. The Board of County Commissioners of Logan County retains continuing jurisdiction over the permit to address future issues concerning the site and to insure compliance with the conditions of the permit. The applicant is responsible for complying with all of the foregoing conditions and all other county zoning or other land use regulations. Noncompliance with any of the conditions may be cause for revocation of the permit.

Done the 29th day of October, 2024.

**LOGAN COUNTY BOARD OF 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 Logan and State of Colorado, in regular session on the 29th day of October, 2024.

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

**RESOLUTION**

**NO. 2024-30**

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

**A Resolution approving the application of Jason and Tracey Hovey to vacate Subdivision Exemption Plat No. 2015-11, recorded at Reception No. 723974, Book 1012, Page 147, of the records of the Logan County Clerk and Recorder.**

**WHEREAS**, Jason and Tracey Hovey, current property owners, request to vacate Subdivision Exemption Plat No. 2015-11 which was originally approved by Resolution No. 2015-11, recorded at Book 1012 and Page 147 of the records of the Logan County Clerk and Recorder; and

**WHEREAS**, Subdivision Exemption Plat No. 2015-11 involves a 4.01 acre parcel that is located in a portion of the Northeast Quarter NE1/4 of Section 8, Township 9 North, Range 51 West of the 6<sup>th</sup> P.M., Logan County, Colorado; and

**WHEREAS**, the vacation of Subdivision Exemption Plat No. 2015-11 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, 2015-11 at its meeting on October 15, 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. 2015-11, which is recorded at Reception No. 723974, Book 1012, Page 147, of the records of the Logan County Clerk and Recorder, is hereby vacated.

Adopted and signed this 29th day of October, 2024.

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 29<sup>th</sup> day of October, 2024.

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

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

**Date:** 8/13/2024

**Applicant:**

**Name:** Jason and Tracey Hovey **Phone:** 970-520-2901 / 970-580-5405

**Address:** 25544 County Road 48, Illiff, CO 80736

**E-Mail:** traceyhovey@hotmail.com

**Type of Vacation:**

- Alley
- Subdivision Exemption
- Platted Street
- Subdivision
- County Road

**Location of Vacation:**

**Legal:** Quarter NE Section 8 Township 9N Range 51W

**Lot** \_\_\_\_\_ **Block** \_\_\_\_\_ **Address** \_\_\_\_\_

**Description of Vacation:**

Make lot line straight and make parcel larger.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Reason for Vacation:**

Same as above.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

**COUNTY COMMISSIONERS ACTION:**

**Conditions of Vacation:**

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

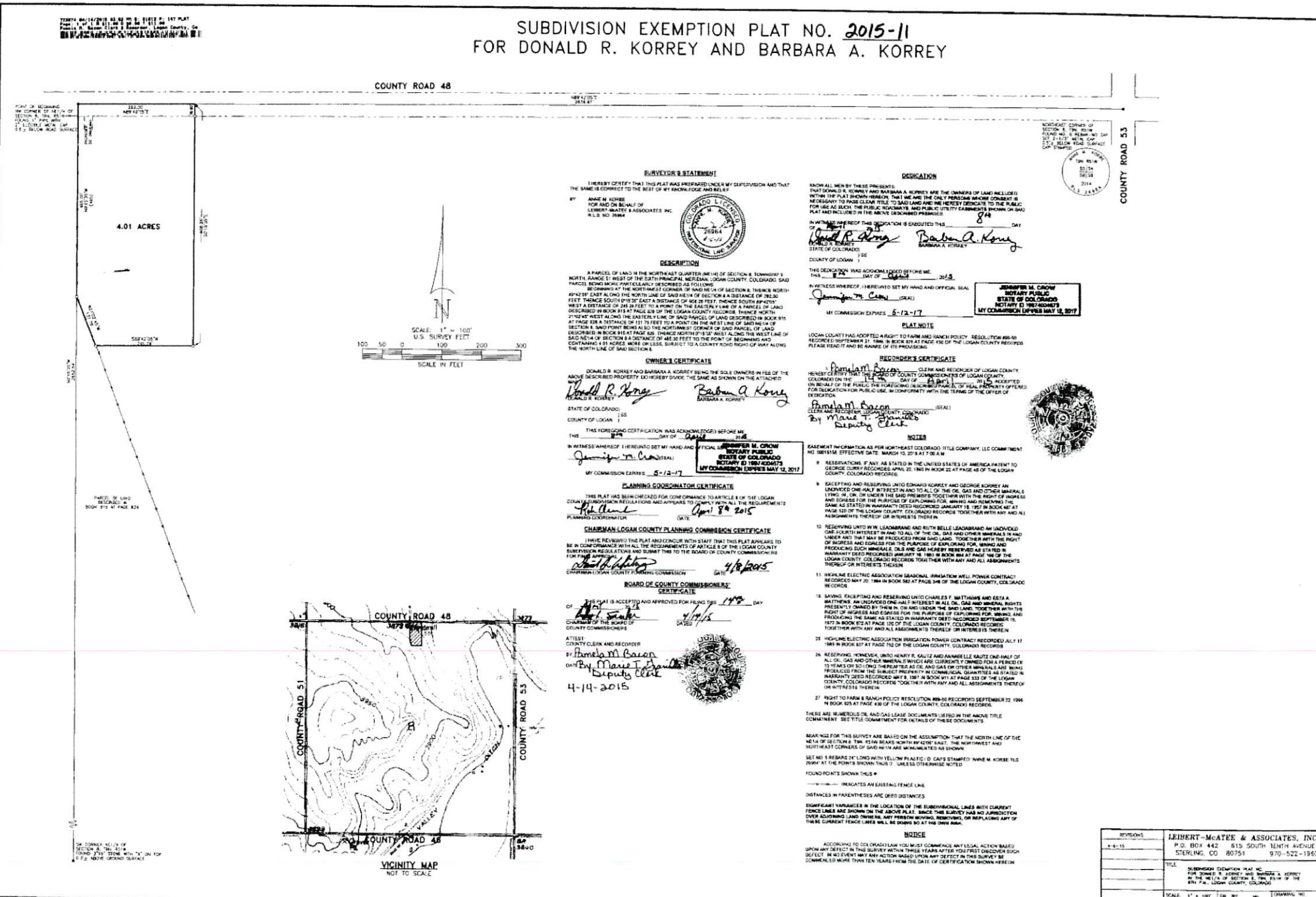
Date Denied: \_\_\_\_\_

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

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

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

SUBDIVISION EXEMPTION PLAT NO. 2015-11 FOR DONALD R. KORREY AND BARBARA A. KORREY



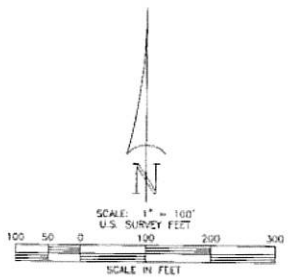
SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE SAME IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF...



DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 51 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS...



OWNER'S CERTIFICATE

DONALD R. KORREY AND BARBARA A. KORREY BEING THE SOLE OWNERS IN FEE OF THE ABOVE DESCRIBED PROPERTY DO HEREBY GIVE THE SAME AS SHOWN ON THE ATTACHED MAP...

Signature of Donald R. Korrey and Barbara A. Korrey, dated 4/14/2015.

PLANNING COORDINATION 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...

Signature of James M. Crow, dated 4/14/2015.

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT IS ACCEPTED AND APPROVED FOR FILING THIS 4/14/2015 DAY OF APRIL...

Signature of James M. Crow, dated 4/14/2015.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONALD R. KORREY AND BARBARA A. KORREY ARE THE OWNERS OF LAND HEREIN...

Signature of Donald R. Korrey and Barbara A. Korrey, dated 4/14/2015.

PLAT NOTE

LOGAN COUNTY HAS ADOPTED A RIGHT TO FARM AND RANCH POLICY RESOLUTION NO. 10...

RECORDER'S CERTIFICATE

I, James M. Crow, Clerk and Recorder of Logan County, Colorado, on this 14th day of April, 2015, have accepted for recording the foregoing plat...



NOTES

- 1. RESERVATIONS, IF ANY, AS STATED IN THE UNITED STATES OF AMERICA PATENT TO GEORGE CURRY RECORDED APRIL 22, 1963 IN BOOK 22 AT PAGE 45 OF THE LOGAN COUNTY, COLORADO RECORDS.
2. EXCEPTING AND RESERVING UNTO EDWARD KORREY AND GEORGE KORREY AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS...

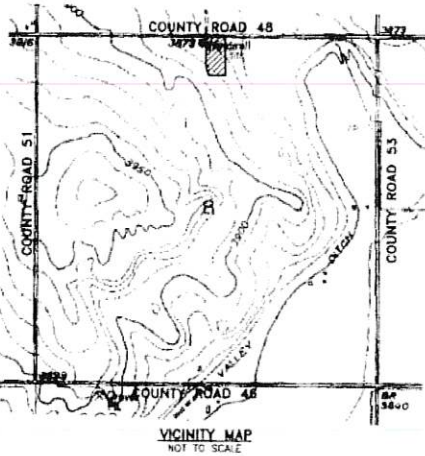


Table with 2 columns: REFERENCE and DESCRIPTION. Includes information about Leibert-McAttee & Associates, Inc. and the subdivision plat.

**RESOLUTION**

**NO. 2024-31**

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

**SUBDIVISION EXEMPTION FOR  
DONALD R. AND BARBARA A. KORREY AND JASON AND TRACEY HOVEY**

**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**, Donald R. and Barbara A. Korrey and Jason and Tracey Hovey, 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 COMBINED PARCEL

A parcel of land located in the Northeast Quarter (NE1/4) of Section 8, Township 9 North, Range 51 West, of the 6<sup>th</sup> Principle Meridian, Logan County, Colorado, being more particularly described as follows:

Beginning at the North Quarter (N1/4) corner of Section 8, Township 9 North, Range 51 West of the 6<sup>th</sup> Principle Meridian, Logan County, Colorado; thence North 89°42'05" East on the North line of the Northeast Quarter (NE1/4) of said Section 291.98 feet; thence South 00°15'41" East 608.29 feet, to the Southeasterly corner of a 4.01 acre parcel previously surveyed by Anne M. Korbe, P.L.S. 26964, in April of 2015; thence South 00°56'08" West 666.98 feet to an Easterly property corner of a 8.2 acre parcel, described in Book 911 on Page 578 of the Logan County Records: thence North 21°02'32" West on the Easterly line of said 8.2 acre parcel 713.25 feet, to the Southwesterly corner of said 4.01 acre parcel; thence North 21°01'19" West on the Westerly line of said 4.01 acre parcel 131.77 feet, to a point on the West line of said Northeast Quarter (NE1/4), also being the North property corner of said 8.2 acre parcel; thence North 00°16'09" West on said West line 484.97 feet to the Point of Beginning, containing 5.89 acres, more or less.

(As represented on official Subdivision Exemption Plat 2024-31); and

**WHEREAS**, Donald R. and Barbara A. Korrey and Jason and Tracey Hovey, intend to create a parcel, consisting of 5.89 acres more or less, subdivided from a 12.21 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 October 15, 2024; and

**WHEREAS**, a public hearing was held by the Board of County Commissioners on October 29, 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 Donald R. and Barbara A. Korrey and Jason and Tracey Hovey for a Subdivision Exemption for the creation of a 5.89 acre parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Exemption Plat 2024-31, 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 29th day of October, 2024.

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 29th day of October, 2024.

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

**SUBDIVISION EXEMPTION APPLICATION  
PLAT APPROVAL**

Date: 6/19/2024

Name of Subdivision Exemption (as listed on plat): NE 1/4 of section 8, T. 9N., R. 51 W.  
of the 6<sup>th</sup> P.M., Logan County, Colorado

**Applicant:**  
Name: Jason & Tracey Hovey Phone: 970-520-2901  
970-580-5405

Address: 25544 CR 48 Iliff, CO. 80736

Email: traceyhovey@hotmail.com

**Local Agent:**

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

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

**Owner of Record:**

Name: Donald & Barbara Korrey Phone: 970-520-4572

Address: 24470 CR 53 Iliff, CO 80736

**Prospective Buyer:**

Name: Jason & Tracey Hovey Phone: 970-520-2901  
970-580-5405

Address: 25544 CR 48 Iliff, CO 80736

**Land Surveyor:**

Name: Dickinson Land Survey Phone: 308-284-8440

Address: 302 Diamond Springs Trail. Ogalla, NE 69153

**Attorney:**

Name: N/A Phone: N/A

Address: N/A

**Description of Property:**

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

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

Legal: 1/4 Section NE Section 8 Township 9N Range 51 W

Total Acres 5.89 Number of Lots 1

Current Zoning: \_\_\_\_\_ Current Land Use: \_\_\_\_\_

**PETITION FOR VACATION**  
BOARD OF COUNTY COMMISSIONERS

**Applicant:** Jason & Tracey Hovey Phone: 990-520-2901

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

Applicant's Signature: Tracey Hovey Date: 8/13/2024  
Jason

**Landowner:** Donald Korrey Phone: 990-520-4572

Address: 24470 CR 53 IITF CO 80736

Landowner's Signature: Donald R. Korrey Date: 8-13-24

**Landowner:** Barbara Korrey Phone: \_\_\_\_\_

Address: 24470 CR 53 IITF CO 80736

Landowner's Signature: Barbara A. Korrey Date: 8-13-24

**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: \_\_\_\_\_

**Hovey, Jason & Tracey**  
**SE2024-6 October 2024**  
**10-8N-48W**

Postal Delivery Area: Eliff, Colorado 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: Residential

Proposed Water and Sewer Facilities: well and septic (already established)

Proposed Public Access to Each New Parcel: \_\_\_\_\_

Reason for Request of this Exemption (May use additional pages): purchase of additional acres.

List all Contiguous Parcels in the same Ownership:

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 \_\_\_\_\_, hereby consent to the provisions of Article 8.2 A & B of the Logan County Subdivision Regulations.

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

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**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:**

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Chairperson, Planning Commission

**COUNTY COMMISSIONERS ACTION:**

**Conditions of Subdivision Exemption Approval:**

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

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

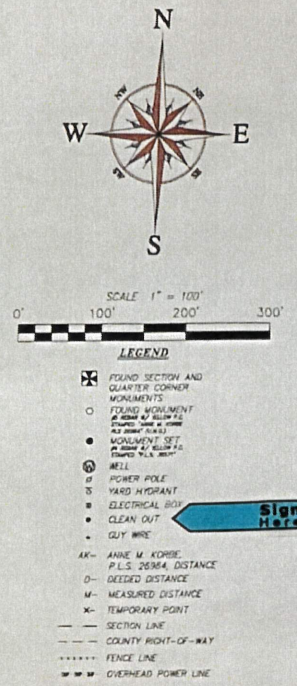
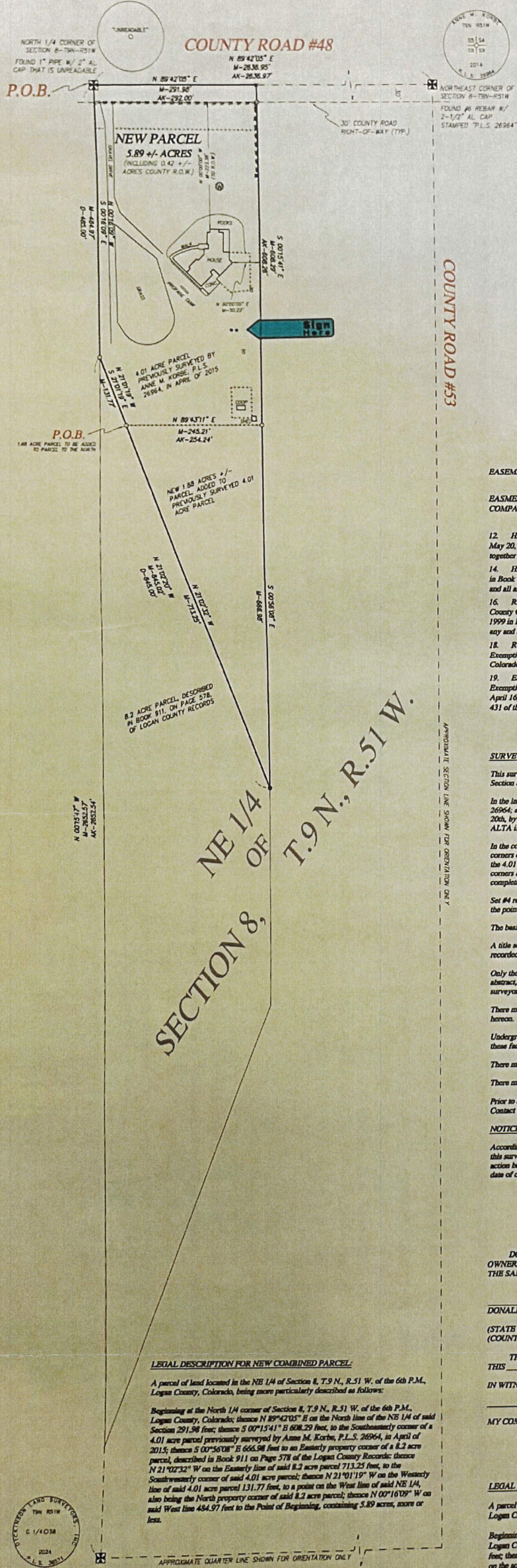
\_\_\_\_\_  
Mike Brownell (Aye) (Nay)

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

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



# A SUBDIVISION EXEMPTION PLAT OF A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 8, T.9 N., R.51 W. OF THE 6th P.M., LOGAN COUNTY, COLORADO



**EASEMENT NOTES:**

EASEMENTS AND EXCEPTIONS FOUND BY NORTHEAST COLORADO TITLE COMPANY, LLC, FILE NO. 243950, AS LISTED IN SCHEDULE B PART II:

- 12. Highline Electric Association Seasonal Irrigation Well Power Contract recorded May 20, 1964 in Book 582 at Page 349 of the Logan County, Colorado records together with any and all assignments thereof or interests therein.
- 14. Highline Electric Association Irrigation Power Contract recorded July 17, 1989 in Book 837 at Page 752 of the Logan County, Colorado records together with any and all assignments thereof or interests therein.
- 16. 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.
- 18. Resolution No. 2015-11 Donald R. and Barbara S. Korrey Subdivision Exemption recorded May 6, 2015 in Book 1012 at Page 430 of the Logan County, Colorado records.
- 19. Easements, Right-of-Ways and Encroachments as shown on Subdivision Exemption Plat No. 2015-11 for Donald R. Korrey and Barbara A. Korrey recorded April 16, 2015 in Book 1012 at Page 147 and May 6, 2015 in Book 1012 at Page 431 of the Logan County, Colorado records.

**SURVEYOR'S NOTES:**

This survey was set forth by Jason Hovey to survey a parcel of land in the NE 1/4 of Section 8, T.9 N., R.51 W. of the 6th P.M., Logan County, Colorado.

In the initial research I found a survey dated April 6th, 2015 by Anne M. Korbe, P.L.S. 26964; and an ALTA Commitment for Title Insurance with a Commitment Date of March 20th, by the Northeast Colorado Title Company, LLC, File No. 243950. Included in said ALTA is a Warranty Deed found in Book 911, on Page 578, of Logan County Records.

In the commencement of the field work I began by finding the N 1/4, C 1/4, and NE corners of said Section 8. I then found the existing property corners as shown hereon for the 4.01 acre parcel previously surveyed by Korbe in 2015. I then set new property corners as shown hereon, based on said Warranty Deed, and per the client's wishes to complete the survey.

Set #4 rebar 24" long with yellow plastic ID caps stamped "Dickinson P.L.S. 36571" at the points shown thus  $\oplus$ , unless otherwise noted.

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

A title search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown.

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

Prior to any site excavations, contact the utility companies for location of their lines. Contact Colorado 811 at 800-922-1987 prior to excavation.

**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.

**OWNER'S CERTIFICATE**

DONALD R. KORREY AND BARBARA A. KORREY, BEING THE SOLE OWNERS IN FEE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY DIVIDE THE SAME AS SHOWN ON THIS MAP.

DONALD R. KORREY  
BARBARA A. KORREY  
(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 \_\_\_\_\_

**LEGAL DESCRIPTION FOR 1.88 ACRE TRANSFER OF SOUTH PARCEL**

A parcel of land located in the NE 1/4 of Section 8, T.9 N., R.51 W. of the 6th P.M., Logan County, Colorado, being more particularly described as follows:

Beginning at the North 1/4 corner of Section 8, T.9 N., R.51 W. of the 6th P.M., Logan County, Colorado; thence S 00°16'09" E on the west line of the NE 1/4, 484.97 feet; thence S 21°01'19" E 131.77 feet to the Point of Beginning; thence N 89°43'11" E on the south line of a 4.01 acre parcel previously surveyed by Anne M. Korbe, P.L.S. 26964, in April of 2015, 245.21 feet to the southeast corner of said Parcel; thence S 00°56'08" E 666.98 feet to a single point in a 8.2 acre Parcel described in Book 911, Page 578; thence N 21°02'32" W on the easterly line of said Parcel, 713.25 feet; to the Point of Beginning, containing 1.88 acres, more or less.

**OWNER'S CERTIFICATE**

JASON HOVEY AND TRACY HOVEY, BEING THE SOLE OWNERS IN FEE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY DIVIDE THE SAME AS SHOWN ON THIS MAP.

JASON HOVEY  
TRACY HOVEY  
(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 \_\_\_\_\_

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT DONALD R. KORREY, BARBARA A. KORREY, JASON HOVEY, AND TRACY HOVEY, ARE THE OWNERS OF LAND INCLUDED WITHIN THE PLAT 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 PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES:

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

DONALD R. KORREY  
BARBARA A. KORREY

JASON HOVEY  
TRACY HOVEY  
(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 \_\_\_\_\_

**RECORDER'S CERTIFICATE**

I, \_\_\_\_\_ CLERK AND RECORDER OF LOGAN COUNTY, HEREBY CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ ACCEPTED ON BEHALF OF THE PUBLIC THE FOREGOING DESCRIBED PARCEL OF REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE, IN CONFORMANCE 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 measurements shown thereon actually exist, and the plat accurately represents said survey to the best of my knowledge and belief.

By: Ryan E. Dickinson  
Colorado Professional Land Surveyor  
Registration No. 36571

**Dickinson Land Surveyors, Inc.**  
Nebraska and Colorado Certified  
302 Diamond Springs Trail, Ogallala, Nebraska 69123

CLIENT: JASON HOVEY

DATE OF SURVEY: 10 MAY 2024

PAGE 1 OF 1 PROJECT # H24-017

