



**AGENDA**  
**Logan County Board of Commissioners**  
**Logan County Courthouse, 315 Main Street, Sterling, Colorado**  
**Tuesday, October 31, 2023 - 9:30 a.m.**

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

Approval of the Minutes of the October 17, 2023, meeting.

Acknowledge receipt of the Sheriff's Fee report for the month of September, 2023.

**Unfinished Business**

**New Business**

Consideration of the approval of Resolution 2023-32 and an application for Subdivision Exemption on behalf of Wernsman Family Farms LLC to create a 27.01-acre parcel from a 633-acre parcel in an Agricultural (A) zone district in the Northwest Quarter (NW1/4) of Section 16, Township 8 North, Range 53 West of the 6th Principal Meridian, Logan County, Colorado for use as a residence.

Consideration of the approval of Resolution 2023-33 and an application for Subdivision Exemption on behalf of Wernsman Family Farms LLC to create Tract 1 with 13.60 acres and Tract 2 with an 8.37-acre parcel in an Agricultural (A) zone district in the Southwest Quarter (SW1/4) of Section 10, Township 8 North, Range 53 West of the 6th Principal Meridian, Logan County, Colorado.

Consideration of the approval of Resolution 2023-34 approving the application of David Barber and SJS LLC. to vacate Subdivision Exemption Plat No. 2016-13, recorded at Reception No. 729621, Book 1017, Page 794, of the records of the records of the Logan County Clerk and Recorder, to create a 1.93 acre parcel, more or less, from a 6.93 acre tract in the AG Agricultural Zone described as parcel of land in the Northwest Quarter (NW1/4) of Section 21, Township 8 North, Range 53 West of the 6th Principal Meridian, Logan County, Colorado.

Consideration of the approval of Resolution 2023-35 and an application for Subdivision Exemption on behalf of David B. Barber and SJS, LLC to create two parcels, consisting of Tract 1 with 2.18 acres and Tract 2 with 4.75 acres more or less, subdivided from a 6.93 acre parcel in an Agricultural (A) zone district located in the NW1/4 of Section 21, Township 8 North, Range 53 West of the 6th Principal Meridian, Logan County, Colorado.

Consideration of the approval of a Quitclaim Deed for the sale of Tract D, Block 3, Blue Bird Acre Tracts, also known by street address as 1619 South 6<sup>th</sup> Avenue, Sterling, CO 80751 to Northeast Colorado Association of Local Governments for the sum of \$155,000.00.

**Other Business**

**Miscellaneous Business/Announcements**

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

**Executive Session as Needed  
Adjournment**

October 17, 2023

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

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

Also present:

Alan Samber	Logan County Attorney
Pam Bacon	Logan County Clerk
Marilee Johnson	Logan County Public Information Officer
Jerry Casebolt	Logan County EMS
David Conley	Lodging Tax Board
Rob Quint	Logan County Planning and Zoning
Diana Korbe	Logan County Human Resources
Rick Cullip	Logan County Buildings and Grounds
Caitlin Basseggio	Chamber
Marty Gaines	
Tom Kiel	
Jeff Rice	Journal Advocate

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

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

The Board continued with the Consent Agenda items:

- Approval of the Minutes of the October 3, 2023, meeting.
- Acknowledge receipt of the Landfill Supervisor's report for the month of September 2023.
- Acknowledge receipt of the Veteran's Service Officer's monthly report for the month of September 2023.
- Acknowledge receipt of the Public Trustee's Third Quarter report for 2023.
- Acknowledge receipt of the Clerk and Recorder's Report for the month of September 2023.
- Appointment of Dan Bornhoft to the Logan County Fair Board as Bull Riding Event Coordinator.

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

Chairman Sonnenberg continued with New Business:

Chairman Sonnenberg opened a public hearing testimony phase of the meeting for the approval of Logan County Lodging Tax Board project for the I80/I76 Travel Guide in the amount of \$1,990.00. Chairman Sonnenberg seeing no public comment, closed the public hearing testimony phase.

Commissioner McBride moved to approve the Logan County Lodging Tax Board project for the I80/I76 Travel Guide in the amount of \$1,990.00. Commissioner Brownell seconded, and the motion carried 3-0.

Chairman Sonnenberg opened a public hearing testimony phase of the meeting for the approval of an agreement between Logan County and Brightwater Cattle Company and issuance of Right of Way Permit Number 2023-13 for use of the County Right of Way across County Road 95 for a pipeline. Chairman Sonnenberg seeing no public comment, closed the public hearing testimony phase.

Commissioner Brownell moved to approve an agreement between Logan County and Brightwater Cattle Company and issuance of Right of Way Permit Number 2023-13 for use of the County Right of Way across County Road 95 for a pipeline. Commissioner McBride seconded, and the motion carried 3-0.

**Other Business**

The next regular meeting will be scheduled for Tuesday, October 31, at 9:30 a.m. at the Logan County Courthouse.

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

Submitted by:

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

Approved: October 31, 2023

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

(seal)

By: \_\_\_\_\_  
Jerry A. Sonnenberg, Chairman

Attest:

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

CIVIL PAYMENTS						
Sep-23						
Date	Check #	Business Check #	Sheriff #	Amount	Amount of Refund	Amount Owed to County
9/13/2023	1027	CASH	2023-466	\$ 80.00	\$ 45.00	\$ 35.00
9/27/2023	1028	15879	2023-502	\$ 35.00	\$ 15.00	\$ 20.00
10/6/2023	1029	724314	2023-542	\$ 50.88	\$ 15.00	\$ 35.88
Total Owed to County						\$ 90.88

\* Emailed to Jennifer  
 10-16-2023  
 @ 10:30 AM (8)

CIVIL PAYMENTS CREDIT CARDS					
Sep-23					
Date	Check #	Sheriff #	Amount	Amount of Refund	Amount Owed to County
9/11/2023		2023-469	\$ 80.00		\$ 80.00
9/12/2023		2023-473	\$ 25.00		\$ 25.00
9/18/2023		2023-500	\$ 5.00		\$ 5.00
9/19/2023		2023-501	\$ 40.00		\$ 40.00
9/20/2023		2023-505	\$ 40.00		\$ 40.00
9/19/2023		2023-503	\$ 35.00		\$ 35.00
9/21/2023		2023-504	\$ 35.00		\$ 35.00
9/22/2023		2023-509	\$ 35.00		\$ 35.00
9/22/2023		2023-506	\$ 56.00		\$ 56.00
9/26/2023		2023-510	\$ 35.00		\$ 35.00
9/26/2023		2023-508	\$ 40.00		\$ 40.00
9/28/2023		2023-523	\$ 40.00		\$ 40.00
9/28/2023		2023-526	\$ 46.00		\$ 46.00
10/4/2023		2023-527/528	\$ 63.00		\$ 63.00
10/5/2023		2023-517	\$ 56.00		\$ 56.00
10/5/2023		2023-531	\$ 17.50		\$ 17.50
10/6/2023		2023-544	\$ 40.00		\$ 40.00
10/10/2023	1030	2023-529	\$ 45.00	\$ 20.00	\$ 25.00
Total Owed to County					\$ 713.50

TARY/SEX OFFENDERS/RECORDS REQUEST CREDIT CARDS/					
Sep-23					
Date		Sheriff #	Amount	Amount of Refund	Amount Owed to County
9/14/2023			\$ 45.00		\$ 45.00
10/11/2023			\$ 45.00		\$ 45.00
9/7/2023			\$ 12.00		\$ 12.00
9/19/2023			\$ 12.00		\$ 12.00
9/27/2023			\$ 12.00		\$ 12.00
9/18/2023			\$ 100.00		\$ 100.00
10/10/2023			\$ 50.00		\$ 50.00
Total Owed to County					\$ 276.00

CHP CREDIT CARDS			
Sep-23			
Date		Amount	Amount Owed to County
9/12/2023		\$ 152.50	\$ 152.50
9/14/2023		\$ 152.50	\$ 152.50
9/18/2023		\$ 63.00	\$ 63.00
9/19/2023		\$ 63.00	\$ 63.00
9/19/2023		\$ 15.00	\$ 15.00
9/22/2023		\$ 63.00	\$ 63.00
9/27/2023		\$ 63.00	\$ 63.00
9/28/2023		\$ 63.00	\$ 63.00
9/28/2023		\$ 63.00	\$ 63.00
9/29/2023		\$ 63.00	\$ 63.00
10/4/2023		\$ 63.00	\$ 63.00
10/10/2023		\$ 63.00	\$ 63.00
10/10/2023		\$ 63.00	\$ 63.00
10/11/2023		\$ 152.50	\$ 152.50
Total Owed to County			\$ 1,102.50

CIVIL CHECKS \$ 90.88  
 CIVIL CREDIT CARDS \$ 713.50  
 RECORDS/VIN/FINGERPRINTS CREDIT CARDS \$ 276.00  
 CHP CREDIT CARDS \$ 1,102.50  
 TOTAL PAID TO GENERAL FUND \$ 2,182.88 Check#1031  
 DEPOSIT TAKEN TO BANK OF COLORADO \$ 165.88

**RESOLUTION**

**NO. 2023-32**

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

**SUBDIVISION EXEMPTION FOR  
WERNSMAN FAMILY 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**, Wernsman Family 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 TRACT 4A:*

A tract of land located in the Northwest Quarter (NW1/4) of Section 16, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, being more particularly described as follows:

Beginning at the Northwest corner of Section 16, Township 8 North, Range 53 West of the 6<sup>th</sup> Principle Meridian, thence South 89°40'45" East on the north line of the Northwest Quarter (NW1/4) of said Section, 2609.37 feet to the North Quarter (N1/4) corner of said Section; thence South 00°44'09" East on the east line of said Northwest Quarter (NW1/4), 450.77 feet; thence North 89°40'45" West parallel to said north line, 2612.21 feet to a point on the west line of said Northwest Quarter (NW1/4); thence North 00°22'31" East on said west line, 450.73 feet to the Point of Beginning containing 27.01 acres more or less.

(As represented on official Subdivision Exemption Plat 2023-32); and

**WHEREAS**, Wernsman Family Farms LLC, intend to create a parcel, consisting of 27.01 acres, more or less, subdivided from a 633.00 acre parcel in an Agricultural (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 17, 2023; and

**WHEREAS**, a public hearing was held by the Board of County Commissioners on October 31, 2023, 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 the Wernsman Family Farms LLC, for a Subdivision Exemption for the creation of a 27.01 acre parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Plat 2023-32, 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 31st day of October, 2023.

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

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

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

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

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 31st day of October, 2023.

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

FORM 7. APPLICATION FOR SUBDIVISION EXEMPTION PLAT APPROVAL  
(To be filed in duplicate)  
(Incomplete Applications will not be accepted)

Date August 30, 2023

1. Name of Subdivision Exemption \_\_\_\_\_
2. Name of Applicant Wernsman Family Farms, LLC Phone 970-580-3669  
Address 15725 CR 34 Sterling, CO 80751  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
3. Name of Local Agent Reck Agri Realty & Auction Phone 970-522-7770  
Address 535 E Chestnut Sterling, CO 80751  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
4. Owner of Record same as applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
5. Prospective Buyer TBD Phone \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
6. Land Surveyor Dickinson Land Surveyors Inc. Phone 970-854-8440  
Address 218 E Denver St Holyoke, CO 80734  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
7. Attorney n/a Phone \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
8. Subdivision Exemption Location: on the \_\_\_\_\_ side of \_\_\_\_\_  
\_\_\_\_\_ Feet \_\_\_\_\_ of \_\_\_\_\_  
(Direction) (Street)
9. Postal Delivery Area Sterling School District RE-1 Valley
10. Total Acreage 27.01 Zone Ag Number of Lots \_\_\_\_\_
11. Tax Map Designation: Section/Township/Range 16 / 8N / 53W Lot(s) \_\_\_\_\_
12. Has the Board of Zoning Appeals granted variance, exception, or conditional permit concerning this property? no  
If so, list Case No. and Name \_\_\_\_\_
13. Is Deed recorded in Torrens System: Number no
14. Is Deed recorded in General System: Book 1031 Page 546
15. Current Land Use: Pasture
16. Proposed Use of Each Parcel : Rural Residential



- 17. Proposed Water and Sewer Facilities: Domestic well & septic
- 18. Proposed Public Access to each new parcel: County Road #34 & #29
- 19. Reason for request of this exemption (may use additional pages): Selling property

List all contiguous holdings in the same ownership:

Section/Township/Range W1/2 16 / 8N / 53 Lot(s) \_\_\_\_\_

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

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

STATE OF COLORADO

) SS:

COUNTY OF LOGAN

Bret Wernsman, Manager and Nichole Wernsman, Member of Wernsman Family Farms, LLC hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true.

Wernsman Family Farms, LLC

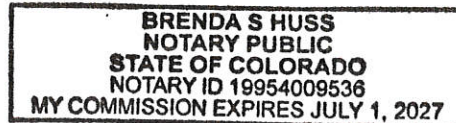
By: *Bret Wernsman*  
Bret Wernsman, Manager

By: *Nichole Wernsman*  
Nichole Wernsman, Member

15725 CR 34  
Sterling, CO 80751

*Brenda S. Huss*

MY COMMISSION EXPIRES: 7-1-2027



FOR COUNTY USE

Application Fee: One Hundred (\$100.00) and Thirteen (\$13.00) separate check for recording fee. Date of Planning Commission: \_\_\_\_\_

Recommendation of Planning Commission: \_\_\_\_\_ Approval \_\_\_\_\_ Denial

Recommended Conditions of Subdivision Exemption:

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

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

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Exemption:

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

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

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

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

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

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

# SUBDIVISION EXEMPTION PLAT No. \_\_\_\_\_

## WERNSMAN FAMILY FARMS LLC,

### LOCATED IN THE NW 1/4 OF SECTION 16, T.8 N., R.53 W. OF THE 6th P.M., LOGAN COUNTY, COLORADO

NORTHWEST CORNER  
OF SECTION 16-36-53W  
FOUND A 1/2" IRON NAIL  
A 2" ALUMINUM CAP  
STAMPED "PLS 1791"

N 1/4 CORNER  
OF SECTION 16-36-53W  
SET BY WERNSMAN  
1/4" ALUMINUM CAP  
STAMPED "PLS 3651"

NORTH EAST CORNER  
OF SECTION 16-36-53W  
FOUND A 1/2" IRON NAIL  
A 2" ALUMINUM CAP  
STAMPED "PLS 1791"

1/4" IRON NAIL  
1791  
1791

1/4" IRON NAIL  
3651  
3651

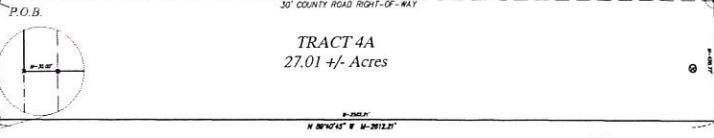
1/4" IRON NAIL  
1791  
1791

1/4" IRON NAIL  
1791  
1791

1/4" IRON NAIL  
3651  
3651

1/4" IRON NAIL  
1791  
1791

COUNTY ROAD #34



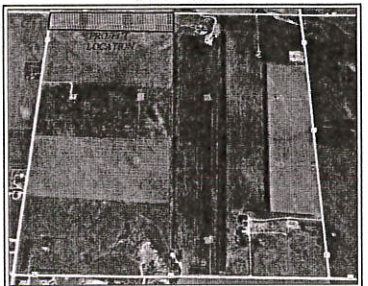
**TRACT 4A**  
27.01 +/- Acres

**LEGAL DESCRIPTION FOR TRACT 4A**

A tract of land located in the NW 1/4 of Section 16, T.8 N., R.53 W. of the 6th P.M., 6th E. of the 6th P.M., Logan County, Colorado, being more particularly described as follows:

Beginning at the Northwest corner of Section 16, T.8 N., R.53 W. of the 6th P.M., there S 89°42'45" E on the north line of the NW 1/4 of said Section, 2609.11 feet to the N 1/4 corner of said Section, thence S 0°44'19" E on the East line of said NW 1/4, 150.77 feet, thence N 89°42'45" W parallel to said North line, 211.22 feet to a point on the West line of said NW 1/4, thence N 0°12'31" E on said West line, 451.73 feet to the Point of Beginning containing 27.01 acres more or less.

**VICINITY MAP**  
(NOT TO SCALE)



SCALE 1" = 200'  
0 200 400 600

- LEGEND**
- ✱ FOUND SECTION AND QUARTER CORNER MONUMENTS
  - SET SECTION AND QUARTER CORNER MONUMENTS
  - MONUMENT SET BY SURVEYOR
  - WELL
  - DLS - FRANK E. JOHNSON  
P.L.S. BEST DISTANCE
  - M - MEASURED DISTANCE
  - - - - - TEMPORARY POINT

N 1/4 CORNER  
OF SECTION 16-36-53W  
FOUND A 1/2" IRON NAIL  
A 2" ALUMINUM CAP  
STAMPED "PLS 1791"

N 1/4 CORNER  
OF SECTION 16-36-53W  
FOUND A 1/2" IRON NAIL  
A 2" ALUMINUM CAP  
STAMPED "PLS 1791"

N 1/4 CORNER  
OF SECTION 16-36-53W  
FOUND A 1/2" IRON NAIL  
A 2" ALUMINUM CAP  
STAMPED "PLS 1791"

N 1/4 CORNER  
OF SECTION 16-36-53W  
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A 2" ALUMINUM CAP  
STAMPED "PLS 1791"

N 1/4 CORNER  
OF SECTION 16-36-53W  
FOUND A 1/2" IRON NAIL  
A 2" ALUMINUM CAP  
STAMPED "PLS 1791"

N 1/4 CORNER  
OF SECTION 16-36-53W  
FOUND A 1/2" IRON NAIL  
A 2" ALUMINUM CAP  
STAMPED "PLS 1791"

N 1/4 CORNER  
OF SECTION 16-36-53W  
FOUND A 1/2" IRON NAIL  
A 2" ALUMINUM CAP  
STAMPED "PLS 1791"

N 1/4 CORNER  
OF SECTION 16-36-53W  
FOUND A 1/2" IRON NAIL  
A 2" ALUMINUM CAP  
STAMPED "PLS 1791"

N 1/4 CORNER  
OF SECTION 16-36-53W  
FOUND A 1/2" IRON NAIL  
A 2" ALUMINUM CAP  
STAMPED "PLS 1791"

**SURVEYOR'S NOTES**

This survey was set forth by Book Agents a survey of a tract of land located in the NW 1/4 of Section 16, T.8 N., R.53 W. of the 6th P.M., Logan County, Colorado.

All bearings used herein are based upon the South line of the SW 1/4 of Section 16, T.8 N., R.53 W. of the 6th P.M., Logan County, Colorado. The South line of the SW 1/4 of Section 16, T.8 N., R.53 W. of the 6th P.M., Logan County, Colorado, is defined as the South Quarter corner by a 1/4" iron nail with 2" Aluminum cap stamped 1957 and at the Southwest corner by a 1/4" iron nail with 2" Aluminum cap stamped 1791, and West line bears S 79°44' E.

See 84 cubic ft bag with yellow plastic ID tags stamped "KAPAS PLS 3651" at the point above line & note observation point.

I, the undersigned, I found a survey by Daniel J. Connel, P.L.S. 10665, dated 04/05/2002.

A title search was not requested or conducted by me for this plat. Therefore, all recorded and unrecorded Rights of Ways or Easements may not be shown.

**NOTICE**  
According to Colorado law, you must examine any legal claim based upon any defect in this survey within three years after your first discovery thereof. It is no real estate law which binds you, any defect in this survey be discovered more than two years from the date of registration shown herein.

Due to any site excavation, contact the utility companies for location of their lines. Contact Colorado 811 at 866-311-5666 prior to excavation.

**OWNER'S CERTIFICATE**

WERNSMAN FAMILY FARMS, LLC, BRIT WERNSMAN, MANAGER, NICHOLE WERNSMAN, MEMBER, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY, DO HEREBY DIVIDE THE SAME AS SHOWN ON THIS MAP.

WERNSMAN FAMILY FARMS, LLC, BRIT WERNSMAN, MANAGER  
WERNSMAN FAMILY FARMS, LLC, NICHOLE WERNSMAN, MEMBER

(STATE OF COLORADO)  
(COUNTY OF LOGAN)

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

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL (SEAL)

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

**PLANNING COORDINATOR CERTIFICATE**

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ARTICLE 4 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 SUBORDINATE ARTICLES OF THE LOGAN COUNTY SUBDIVISION REGULATIONS AND SUBMIT THIS TO THE BOARD OF COUNTY COMMISSIONERS FOR FINAL APPROVAL.

CHAIRMAN LOGAN COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

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

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

ATTEST:  
COUNTY CLERK AND RECORDER  
BY \_\_\_\_\_  
DATE \_\_\_\_\_

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WERNSMAN FAMILY FARMS, LLC, BRIT WERNSMAN, MANAGER, NICHOLE WERNSMAN, MEMBER, AND THE OWNERS OF LAND INTERESTED WITHIN THE PLAT ABOVE DESCRIBED, DO HEREBY DEDICATE TO THE PUBLIC FOR USE AS LOCAL TRAIL, SIDEWAYS, AND PUBLIC UTILITY EASEMENT SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED FRINGERS.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WERNSMAN FAMILY FARMS, LLC, BRIT WERNSMAN, MANAGER  
WERNSMAN FAMILY FARMS, LLC, NICHOLE WERNSMAN, MEMBER

(STATE OF COLORADO)  
(COUNTY OF LOGAN)

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

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL (SEAL)

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

**RECORDER'S CERTIFICATE**

I CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, HEREBY ACCEPTED AND APPROVED FOR PLUMBING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL IN OFFICE IN LOGAN COUNTY, COLORADO.

CLERK AND RECORDER, LOGAN COUNTY, COLORADO

**SURVEYOR'S STATEMENT**

I, Dan E. Erickson, a registered professional land surveyor in the State of Colorado, do hereby state that the survey represented on this plat was conducted in accordance with the professional standards of the Surveying and Mapping Board of the State of Colorado, and that the information represented and shown on the plat is true and correct.

LOGAN COUNTY HAS ADJUSTED A RIGHT TO FARM AND RANCH POLICY RESOLUTION PASSED SEPTEMBER 22, 1989 IN BOOK 235 AT PAGE 419 OF THE LOGAN COUNTY RECORDS. PLEASE READ IT AND BE AWARE OF ITS PROVISIONS.

Dan E. Erickson  
Colorado Professional Surveyor  
Registration No. 40371

**Dickinson Land Surveyors, Inc.**  
Nebraska and Colorado Certified  
218 East Denver Street, Holyoke, Colorado 80734  
Office: 970-854-3440 www.dickinsonlandsurveyors.com

CLIENT: RECK AGRI, WERNSMAN FAMILY FARMS LLC  
DATE OF SURVEY: 24 AUG 2023  
PAGE 1 OF 1 PROJECT #H23-064

LOGAN COUNTY PLANNING COMMISSION CERTIFICATE  
THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ARTICLE 4 OF THE LOGAN COUNTY SUBDIVISION REGULATIONS AND APPEARS TO COMPLY WITH ALL REQUIREMENTS.

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 SUBORDINATE ARTICLES OF THE LOGAN COUNTY SUBDIVISION REGULATIONS AND SUBMIT THIS TO THE BOARD OF COUNTY COMMISSIONERS FOR FINAL APPROVAL.

**RESOLUTION**

**NO. 2023-33**

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

**SUBDIVISION EXEMPTION FOR  
WERNSMAN FAMILY 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**, Wernsman Family 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 TRACT 1:*

A tract of land located in the Southwest Quarter (SW1/4) of Section 10, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, being more particularly described as follows:

Commencing at the South Quarter corner of Section 10, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado; thence North 89°44'49" West on the south line of the Southwest Quarter (SW1/4) of said Section 571.82 feet to the Point of Beginning; thence North 89°44'49" West continuing on said south line, 319.02 feet; thence North 18°41'21" West 1000.62 feet; thence North 89°10'09" East 836.51 feet; thence South 00°00'00" East 123.64 feet; thence North 86°53'58" East 356.85 feet; thence South 01°14'50" East on the east line of said Southwest Quarter (SW1/4), 224.95 feet; thence South 87°39'23" West 600.22 feet; thence South 03°55'41" East 608.97 feet to the Point of Beginning containing 13.60 acres more or less.

*LEGAL DESCRIPTION FOR TRACT 2:*

A tract of land located in the Southwest Quarter (SW1/4) of Section 10, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, being more particularly described as follows:

Beginning at the South Quarter (S1/4) corner of Section 10, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, thence North 89°44'49" West on the south line of the Southwest Quarter (SW1/4) of said Section, 571.82 feet; thence North 03°55'41" West 608.97 feet; thence North 87°39'23" East 600.22 feet to a point on the East line of said Southwest Quarter (SW1/4); thence South 01°14'50" East on said East line, 634.84 feet to the Point of Beginning containing 8.37 acres more or less.

*LEGAL DESCRIPTION FOR EASEMENT 1:*

A 40 foot Ingress and Egress easement located in the Southwest Quarter (SW1/4) of Section 10, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, the East line being more particularly described as follows:

Commencing at the South Quarter (S1/4) corner of Section 10, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, thence North 89°44'49" West on the south line of the Southwest Quarter (SW1/4) of said Section, 571.82 feet to the Point of Beginning of the East line of a 40 foot Ingress and Egress easement; thence North 03°55'41" West 347.49 feet to the Point of Termination containing 0.32 acres more or less. Sideline is to be prolonged or shortened to remain parallel with described East line.

*LEGAL DESCRIPTION FOR EASEMENT 2:*

A 40 foot Ingress and Egress easement located in the Southeast Quarter (SE1/4) of Section 10, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, the West line being more particularly described as follows:

Beginning at the South Quarter (S1/4) corner of Section 10, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, thence North 01°14'50" West on the west line of the Southeast Quarter (SE1/4) of said Section, 684.84 feet to the Point of Termination containing 0.63 acres more or less. Sideline is to be prolonged or shortened to remain parallel with described West line.

(As represented on official Subdivision Exemption Plat 2023-33); and

**WHEREAS**, Wernsman Family Farms LLC, intend to create two parcels, consisting of Tract 1 with 13.60 acres and Tract 2 with 8.37 acres more or less, subdivided from a 21.97 acre parcel in an Agricultural (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 17, 2023; and

**WHEREAS**, a public hearing was held by the Board of County Commissioners on October 31, 2023, 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 the Wernsman Family Farms LLC, for a Subdivision Exemption for the creation of Tract 1 with 13.60 acres and Tract 2 with 8.37 acre parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Plat 2023-33, 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 31st day of October, 2023.

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

(Aye)(Nay)

Jerry A. Sonnenberg, Chairman

(Aye)(Nay)

Joseph A. McBride, Vice-Chairman

(Aye)(Nay)

Mike Brownell, Commissioner

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 31st day of October, 2023.

County Clerk and Recorder

FORM 7. APPLICATION FOR SUBDIVISION EXEMPTION PLAT APPROVAL  
(To be filed in duplicate)  
(Incomplete Applications will not be accepted)

Date August 30, 2023

1. Name of Subdivision Exemption \_\_\_\_\_
2. Name of Applicant Wernsman Family Farms, LLC Phone 970-580-3669  
Address 15725 CR 34 Sterling, CO 80751  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
3. Name of Local Agent Reck Agri Realty & Auction Phone 970-522-7770  
Address 535 E Chestnut Sterling, CO 80751  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
4. Owner of Record same as applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
5. Prospective Buyer TBD Phone \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
6. Land Surveyor Dickinson Land Surveyors Inc. Phone 970-854-8440  
Address 218 E Denver St Holyoke, CO 80734  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
7. Attorney n/a Phone \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
8. Subdivision Exemption Location: on the \_\_\_\_\_ side of \_\_\_\_\_  
\_\_\_\_\_ Feet \_\_\_\_\_ of \_\_\_\_\_  
(Direction) (Street)
9. Postal Delivery Area Sterling School District RE-1 Valley
10. Total Acreage 8.37 Zone Ag Number of Lots \_\_\_\_\_
11. Tax Map Designation: Section/Township/Range 10 / 8N / 53W Lot(s) \_\_\_\_\_
12. Has the Board of Zoning Appeals granted variance, exception, or conditional permit concerning this property? no  
If so, list Case No. and Name \_\_\_\_\_
13. Is Deed recorded in Torrens System: Number no
14. Is Deed recorded in General System: Book 1031 Page 546
15. Current Land Use: Rural Residential
16. Proposed Use of Each Parcel : Rural Residential

- 17. Proposed Water and Sewer Facilities: Domestic well & septic
- 18. Proposed Public Access to each new parcel: County Road #34
- 19. Reason for request of this exemption (may use additional pages): Selling the balance of property and keeping improvements

List all contiguous holdings in the same ownership:

Section/Township/Range 10 / 8N / 53W Lot(s) \_\_\_\_\_

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

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

STATE OF COLORADO

) SS:

COUNTY OF LOGAN

Bret Wernsman, Manager and Nichole Wernsman, Member of Wernsman Family Farms, LLC hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true.

Wernsman Family Farms, LLC

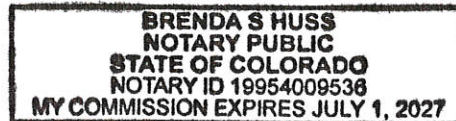
By: *Bret Wernsman*  
Bret Wernsman, Manager

By: *Nichole Wernsman*  
Nichole Wernsman, Member

15725 CR 34  
Sterling, CO 80751

*Brenda S. Huss*

MY COMMISSION EXPIRES: 7-1-2027



FOR COUNTY USE

Application Fee: One Hundred (\$100.00) and Thirteen (\$13.00) separate check for recording fee. Date of Planning Commission: 10-17-23

Recommendation of Planning Commission:  Approval  Denial

Recommended Conditions of Subdivision Exemption:

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*Wesley Williams*  
Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Exemption:

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

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

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

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

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



**RESOLUTION**

**NO. 2023-34**

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

**A Resolution approving the application of David Barber and SJS LLC. to vacate Subdivision Exemption Plat No. 2016-13, recorded at Reception No. 729621, Book 1017, Page 794, of the records of the Logan County Clerk and Recorder.**

**WHEREAS**, David Barber and SJS, LLC, current property owners, have submitted an application to vacate a subdivision exemption previously approved to create a 1.93 acre parcel, more or less, from a 6.93 acre tract in the AG Agricultural Zone, which parcel is described as follows:

A parcel of land in the Northwest Quarter (NW1/4) of Section 21, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, said parcel being more particularly described as follows:

Beginning at the Northwest corner of said Section 21, thence South 88°51'30" East along the North line of said Northwest Quarter (NW1/4) of Section 21 a distance of 294.83 feet to the Northwest corner of a parcel of land described in book 911 at page 940 of Logan County Records; thence South 1°07'40" West along the West line of said parcel of land described in Book 911 at Page 940 and the Southerly extension thereof a distance of 284.93 feet to a point on the North line of a parcel of land described in Book 1012 at Page 883 of the Logan County Records; thence North 88°51'30" West along the North line of said parcel of land described in Book 1012 at Page 883 a distance of 295.05 feet to a point on the West line of said Northwest Quarter (NW1/4) of Section 21; thence North 1°10'20" East along the West line of said Northwest Quarter (NW1/4) of Section 21 a distance of 284.93 feet to the Point of Beginning and containing 1.93 acres, more or less, subject to County Road Rights-of-Way along the North and West lines of said Section 21.

Also known as 14040 County Road 32, Sterling, Colorado, Logan County

**WHEREAS**, Subdivision Exemption Plat No. 2016-13 involves a 1.93 acre parcel that is located in a portion of the Northwest Quarter of Section 21, Township 8 North, Range 53 West of the 6<sup>th</sup> P.M., Logan County, Colorado; and

**WHEREAS**, the vacation of Subdivision Exemption Plat No. 2016-13 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, 2016-13 at its meeting on October 17, 2023.

**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. 2016-13, which is recorded at Reception No. 729621, Book 1017, Page 794, of the records of the Logan County Clerk and Recorder, is hereby vacated.

Adopted and signed this 31st day of October, 2023.

BOARD OF COUNTY COMMISSIONERS  
OF LOGAN COUNTY, COLORADO

\_\_\_\_\_  
Jerry A. Sonnenberg, Chairman

\_\_\_\_\_  
Joseph A. McBride, Commissioner

\_\_\_\_\_  
Mike Brownell, Commissioner

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was duly adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on the 31st day of October, 2023.

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

LOGAN COUNTY VACATION APPLICATION  
BOARD OF COUNTY COMMISSIONERS  
DEPARTMENT OF PLANNING & ZONING  
315 MAIN STREET, STERLING, CO 80751  
(970) 522-7879

Type of Vacation:

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

Location of Vacation:

Legal: Quarter NWNW Section 21 Township 8N Range 53W  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Address 14040 Ct. Rd. 32

Description of Vacation:

Moving property line (40') ft. to the west across the  
existing width of the Barber property. Increasing the S.J.S llc. property  
by approx. 0.25 acres

Reason for Vacation:

Mutual property owner Agreement to increase the  
east side of 14040 Ct. Rd. 32 - S.J.S llc. property.

**PETITION FOR VACATION**

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

Applicant: Clydette Schure Phone: 970-520-5334

Address: 12826 Ct. Rd. 37, Sterling, CO, 80751

Applicant's Signature: Clydette Schure Date: 10-4-2023

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: \_\_\_\_\_

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

**FOR COUNTY USE**

Application Fee: One Hundred Dollars (\$100.00)

Recording Fee: Thirteen Dollars (\$13.00)

Date of Planning Commission: 10-17-23

Recommendation of Planning Commission:  Approval  Denial

Recommended Conditions of Vacation: \_\_\_\_\_

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

  
Chairperson, Planning Commission

**COUNTY COMMISSIONERS ACTION:**

Conditions of Vacation: \_\_\_\_\_

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

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

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

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

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

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

**APPENDIX D**

**SIGN REGULATIONS**

A sign must be posted when applying for any Land Use Application which involves a public hearing. The purpose of this requirement is to notify the Public of the date, time and place of the Public Hearing and to inform the Public of the Type of Land Use Application.

The sign regulations are as follows:

- The sign must be posted at least **14 days** before the Public Hearing date.
- The sign must be posted on a board such as plywood. The board must be **at least 3'x4'** and must be sturdy.
- The sign must be **4 feet above the natural grade** of the ground.
- The lettering must be at least **2 inches** in size.
- The sign must be posted in a conspicuous location on the property in question. **The sign must be visible from the public road.**
- The Applicant must provide the Planning Department with a **photograph of the sign** at the location where it is displayed.

**SAMPLE OF THE SIGN**

<p><u>PUBLIC HEARING</u> <u>LOGAN COUNTY PLANNING COMMISSION</u></p>	
DATE:	
TIME:	
PLACE:	LOGAN COUNTY COURT HOUSE 315 MAIN STREET STERLING, CO 80751
REQUEST:	(IE. CONDITIONAL USE PERMIT or a SPECIAL USE PERMIT or a SUBDIVISION EXEMPTION or a PRELIMINARY SUBDIVISION APPLICATION FOR A.....)
	Your Name

FORM 7. APPLICATION FOR SUBDIVISION EXEMPTION PLAT APPROVAL

(To be filed in duplicate)

(Incomplete Applications will not be accepted)

Date 10-4-2023

1. Name of Subdivision Exemption SJS IIc.

2. Name of Applicant Clydette Schure Phone 970-520-5334

Address 12826 Ct. Rd. 37 Sterling CO 80751  
(Street No. and Name) (Post Office) (State) (Zip Code)

3. Name of Local Agent \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)

4. Owner of Record SJS IIc. Phone 970-520-5334

Address 12826 Ct. Rd. 37 Sterling CO 80751  
(Street No. and Name) (Post Office) (State) (Zip Code)

5. Prospective Buyer \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)

6. Land Surveyor Dickens Land Surveyor Phone 970-854-8440

Address 218 East Denver St., Holyoke CO 80734  
(Street No. and Name) (Post Office) (State) (Zip Code)

7. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)

8. Subdivision Exemption Location: on the \_\_\_\_\_ side of \_\_\_\_\_

\_\_\_\_\_ Feet \_\_\_\_\_ of \_\_\_\_\_  
(Direction) (Street)

9. Postal Delivery Area \_\_\_\_\_ School District \_\_\_\_\_

10. Total Acreage .25 Zone \_\_\_\_\_ Number of Lots 1

11. Tax Map Designation: Section/Township/Range 21-8N-53W-6th Lot(s) 1

12. Has the Board of Zoning Appeals granted variance, exception, or conditional permit concerning this property?

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

13. Is Deed recorded in Torrens System: Number \_\_\_\_\_

14. Is Deed recorded in General System: Book \_\_\_\_\_ Page \_\_\_\_\_

15. Current Land Use: Residence

16. Proposed Use of Each Parcel: Moving Fence/Property line

17. Proposed Water and Sewer Facilities: No change - established 2011

18. Proposed Public Access to each new parcel: No change

19. Reason for request of this exemption (may use additional pages): Moving property line on behalf of SJS LLC. Enlarging existing lot

List all contiguous holdings in the same ownership:

Section/Township/Range 21 8N 53W Lot(s) approx 80 ac.

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

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

STATE OF COLORADO

) SS:

COUNTY OF LOGAN

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

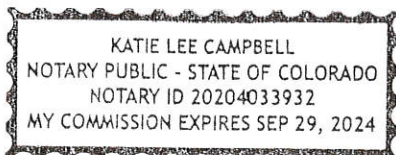
Clydette Schure  
(Applicant Signature)

Mailing Address:

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

MY COMMISSION EXPIRES: 9-29-2024

Katie Campbell





FOR COUNTY USE

Application Fee: One Hundred (\$100.00) and Thirteen (\$13.00) separate check for recording fee. Date of Planning Commission: 10-17-23

Recommendation of Planning Commission:  Approval  Denial

Recommended Conditions of Subdivision Exemption:

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

*Jerry W. Sonnenberg*  
Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Exemption:

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

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

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

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

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

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

**RESOLUTION**

**NO. 2023-35**

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

**SUBDIVISION EXEMPTION FOR  
DAVID B. BARBER & SJS, 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**, David G. Barber and SJS, LLC have applied for an exemption from the Logan County Subdivision Regulations with reference to proposed parcels to be created which is legally described as follows:

*LEGAL DESCRIPTION FOR TRACT 1:*

A tract of land located in the Northwest Quarter (NW1/4) of Section 21, Township 8 North, Range 53 West of the 6<sup>th</sup> Principal Meridian, Logan County, Colorado, being more particularly described as follows:

Beginning at the Northwest corner of Section 21, Township 8 North, Range 53 West of the 6<sup>th</sup> Principle Meridian, Logan County, Colorado; thence South 89°32'05" East on the north line of the Northwest Quarter (NW1/4) of said Section, 334.73 feet; thence South 00°26'13" West 274.98 feet; thence North 89°31'59" West 40.00 feet; thence South 00°26'35" West 9.96 feet; thence North 89°31'59" West 295.02 feet; thence North 00°29'48" East on the west line of the Northwest Quarter (NW1/4) of the said Section, 284.93 feet to the Point of Beginning containing 2.18 acres, more or less subject to county road Right-of-Way.

*LEGAL DESCRIPTION FOR TRACT 2:*

A tract of land located in the Northwest Quarter (NW1/4) of Section 21, Township 8 North, Range 53 West of the 6<sup>th</sup> Principle Meridian, Logan County, Colorado, being more particularly described as follows:

Commencing at the Northwest corner of Section 21, Township 8 North, Range 53 West of the 6<sup>th</sup> Principle Meridian, Logan County, Colorado; thence South 89°32'05" East on the north line of the Northwest Quarter (NW1/4) of Section, 334.73 feet to the Point of Beginning; thence South 89°32'05" continuing on said north line, 758.56 feet; thence South 03°06'11" West 275.30 feet; thence North 89°31'58" West 745.76 feet; thence North 00°26'13" East 274.98 feet to the Point of Beginning containing 4.75 acres, more or less subject to county road Right-of-Way.

(As represented on official Subdivision Exemption Plat 2023-35); and

**WHEREAS**, David G. Barber and SJS, LLC, intend to create two parcels, consisting of Tract 1 with 2.18 acres and Tract 2 with 4.75 acres more or less, subdivided from a 6.93 acre parcel in an Agricultural (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 17, 2023; and

**WHEREAS**, a public hearing was held by the Board of County Commissioners on October 31, 2023, 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 the David G. Barber and SJS, LLC, for a Subdivision Exemption for the creation of Tract 1 with 2.18 acres and Tract 2 with 4.75 acres parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Plat 2023-35, 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 31st day of October, 2023.

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

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

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

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

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 31st day of October, 2023.

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

LOGAN COUNTY VACATION APPLICATION  
BOARD OF COUNTY COMMISSIONERS  
DEPARTMENT OF PLANNING & ZONING  
315 MAIN STREET, STERLING, CO 80751  
(970) 522-7879

**Type of Vacation:**

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

**Location of Vacation:**

Legal: Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

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

**Description of Vacation:**

Moving property line 40 feet to the East

**Reason for Vacation:**

Giving neighbor 40 feet

**David Barber**  
Vacation  
V2023-4 October 2023  
14240 County Road 32

PETITION FOR VACATION

TO: THE BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

Applicant: David G Barber Phone: 970-466-1776

Address: 14240 Co Rd 32, Sterling, CO 80751

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landowner: SSS LLC 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: \_\_\_\_\_

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

**David Barber**  
Vacation  
V2023-4 October 2023  
14240 County Road 32

**FOR COUNTY USE**

Application Fee: One Hundred Dollars (\$100.00)

Recording Fee: Thirteen Dollars (\$13.00)

Date of Planning Commission: 10-17-23

Recommendation of Planning Commission:  Approval  Denial

Recommended Conditions of Vacation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Jerry Weisner*  
Chairperson, Planning Commission

**COUNTY COMMISSIONERS ACTION:**

Conditions of Vacation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

**David Barber**  
Vacation  
V2023-4 October 2023  
14240 County Road 32

FORM 7. APPLICATION FOR SUBDIVISION EXEMPTION PLAT APPROVAL

(To be filed in duplicate)

(Incomplete Applications will not be accepted)

Date \_\_\_\_\_

1. Name of Subdivision Exemption \_\_\_\_\_

2. Name of Applicant David G Barber Phone 970-466-1776

Address 14240 County Road 32, Sterling, CO 80751  
(Street No. and Name) (Post Office) (State) (Zip Code)

3. Name of Local Agent \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)

4. Owner of Record David G. Barber Phone \_\_\_\_\_

Address 14240 County Rd 32, Sterling CO 80751  
(Street No. and Name) (Post Office) (State) (Zip Code)

5. Prospective Buyer SJS LLC Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)

6. Land Surveyor Dickinson Land Surveyors Phone 970-854-8440

Address 302 Diamond Springs Trail, Ogallala, NE 69153  
(Street No. and Name) (Post Office) (State) (Zip Code)

7. Attorney NA Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)

8. Subdivision Exemption Location: on the \_\_\_\_\_ side of \_\_\_\_\_  
\_\_\_\_\_ Feet \_\_\_\_\_ of \_\_\_\_\_  
(Direction) (Street)

9. Postal Delivery Area \_\_\_\_\_ School District \_\_\_\_\_

10. Total Acreage \_\_\_\_\_ Zone \_\_\_\_\_ Number of Lots \_\_\_\_\_

11. Tax Map Designation: Section/Township/Range \_\_\_\_\_ Lot(s) \_\_\_\_\_

12. Has the Board of Zoning Appeals granted variance, exception, or conditional permit concerning this property?

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

13. Is Deed recorded in Torrens System: Number \_\_\_\_\_

14. Is Deed recorded in General System: Book \_\_\_\_\_ Page \_\_\_\_\_

15. Current Land Use: Residential

16. Proposed Use of Each Parcel : \_\_\_\_\_

**David Barber**  
Subdivision Exemption  
SE2023-10 October 2023  
14240 County Road 32

17. Proposed Water and Sewer Facilities: water & sewer

18. Proposed Public Access to each new parcel: \_\_\_\_\_

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

Giving neighbor 40 feet

List all contiguous holdings in the same ownership:

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

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

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

STATE OF COLORADO

) SS:

COUNTY OF LOGAN

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

David Barber  
(Applicant Signature)

Mailing Address:

14240 Co Rd 32

Sterling, CO 80751

MY COMMISSION EXPIRES:

**David Barber**  
Subdivision Exemption  
SE2023-10 October 2023  
14240 County Road 32



FOR COUNTY USE

Application Fee: One Hundred (\$100.00) and Thirteen (\$13.00) separate check for recording fee. Date of Planning Commission: 10-17-23

Recommendation of Planning Commission:   ✓   Approval        Denial

Recommended Conditions of Subdivision Exemption:

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

Jerry Wernema  
Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Exemption:

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

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

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

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

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

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

**David Barber**  
Subdivision Exemption  
SE2023-10 October 2023  
14240 County Road 32

**QUITCLAIM DEED**

**THIS DEED** is dated October 31, 2023, and is made between the BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO, Grantor, whose legal address is Logan County Courthouse, 315 Main Street, Sterling, CO 80751, County of Logan, State of Colorado, and the NORTHEAST COLORADO ASSOCIATION OF LOCAL GOVERNMENTS, whose address is 231 Main Street, Suite 211, Fort Morgan, CO 80701, County of Morgan, State of Colorado.

**WITNESS**, that the Grantor, for and in consideration of the sum of One Hundred Fifty Five Thousand Dollars and 00/100th (\$155,000.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee’s heirs and assigns forever, all of the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Logan and State of Colorado, described as follows:

Parcel Number: 999914500  
Tract D, Block 3, Blue Bird Acre Tracts

also known by street address as 1619 South 6<sup>th</sup> Avenue, Sterling, CO 80751  
and Assessor schedule or parcel number: 999914500

Subject to any and all easements of record and to any and all utilities as constructed and for their maintenance as necessary.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee’s heirs and assigns, forever.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

Signed this 31st day of October, 2023.

LOGAN COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

ATTEST:

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

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF LOGAN     )

The foregoing instrument was acknowledged before me this 31st day of October, 2023, by Jerry A. Sonnenberg, Joseph A. McBride, and Mike Brownell, Logan County Commissioners, and Pamela M. Bacon, Logan County Clerk and Recorder.

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

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public