



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

Call to Order
Pledge of Allegiance
Revisions to Agenda
Consent Agenda

Approval of the Minutes of the September 30, 2025 meeting.

Acknowledge receipt of the Public Trustee's Report for the Third Quarter 2025.

Acknowledge receipt of the Landfill Supervisor's Report for the month of September, 2025.

Unfinished Business
New Business

Consideration of the approval of Resolution 2025-21 for a Subdivision Exemption on behalf of Donald W. and Mary Jane Fritzler to create a 2.85-acre parcel from a 160-acre parcel in an Environmental Protection (EP) Zone district, located in the Northwest Quarter of Section 22, Township 7 North, Range 53 West, of the 6th Principal Meridian, in Logan County, Colorado.

Consideration of the approval of Resolution 2025-22 for a Subdivision Exemption on behalf of John P. and Carol L. Lambrecht to create a 22.53-acre parcel from an 81-acre parcel in an Agriculture (A) Zone district, located in the North Half of the Southeast Quarter of Section 21, Township 7 North, Range 53 West, of the 6th Principal Meridian, in Logan County, Colorado.

Consideration of the approval of Resolution 2025-23 for a Subdivision Exemption on behalf of Kerry Michael Welch to create a 7.313-acre parcel from a 70.663-acre parcel in an Environmental Protection (EP) zone district located in the East Half of the Southeast Quarter (East Half Southeast Quarter) of Section 33, Township 8 North, Range 53 West of the 6th Principal Meridian, Logan County, Colorado.

Consideration of the approval of an agreement between Logan County and Pivot Energy Development, LLC and issuance of Right of Way Permit Number 2025-13 for use of the County Right of Way along Iris Drive for a driveway access.

Other Business
Miscellaneous Business/Announcements

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

Executive Session as Needed
Adjournment

September 30, 2025

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
James T. Yahn	Commissioner
Jim Santomaso	Commissioner

Also present:

Rachelle Stebakken	Logan County Deputy Clerk
Marilee Johnson	Logan County Public Information Coordinator
Debbie Unrein	Logan County Finance
Rick Cullip	Logan County Buildings and Grounds
Rob Quint	Logan County Planning and Zoning
Callie Jones	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 to the agenda. Hearing no revisions, Chairman Brownell continued with consent agenda.

The Board continued with the Consent Agenda items:

- Approval of the Minutes of the September 16, 2025 meeting.
- Acknowledge receipt of the Sheriff's Fee Report for the month of August, 2025.

Commissioner Yahn moved to approve the consent agenda. Commissioner Santomaso seconded, and the motion carried 3-0.

Chairman Brownell continued with New Business:

Commissioner Yahn moved to approve Resolution 2025-19 cancelling certain tax sale certificates issued in error as a result of erroneous severed mineral interest and mobile home assessments. Commissioner Santomaso seconded, and the motion carried 3-0.

Commissioner Santomaso moved to approve an agreement between Logan County Board of County Commissioners and Sun Valley Rides, LLC, for set up and operation of a complete carnival at the Logan County Fairgrounds Tuesday, July 28, 2026 through Sunday, August 2, 2026 for the 2026 Logan County Fair. Commissioner Yahn seconded, and the motion carried 3-0.

Commissioner Yahn moved to approve a contract between Logan County and Front Range Roofing Systems, LLC for repair of the Logan County Fairgrounds Grandstands roof in accordance with specifications. Commissioner Santomaso seconded, and the motion carried 3-0.

Commissioner Santomaso moved to approve an agreement between Logan County and Brandon Mason and issuance of Right of Way Permit Number 2025-11 for use of the County Right of Way across County Road 34 for a water line. Commissioner Yahn seconded, and the motion carried 3-0.

Commissioner Yahn moved to approve Resolution 2025-20 for a Subdivision Exemption on behalf of Byron T. and Chandra N. Nelson to create a 10.12-acre parcel from a 947.12-acre parcel in an Agricultural Zone district, located in the Southwest Quarter of Section 2, Township 11 North, Range 53 West, of the 6th Principal Meridian, in Logan County, Colorado. Commissioner Santomaso seconded, and the motion carried 3-0.

Commissioner Santomaso moved to approve a Participation Agreement between Logan County Department of Human Services and Colorado Retirement Association to adopt the Participating Employer Colorado Retirement Association Retirement Plan and Trust Agreement as amended and restated Effective July 14, 2025. Commissioner Yahn seconded, and the motion carried 3-0.

Other Business

Miscellaneous Business/Announcements

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

There being no further business to come before the Board, the meeting adjourned, at 9:43 a.m.

Submitted by:

Rachelle Stebakken
Logan County Deputy Clerk

Approved: October 7, 2025

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

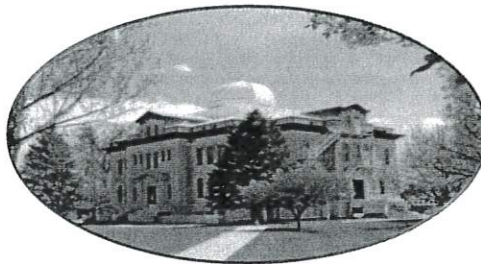
(seal)

By: _____
Mike Brownell, Chairman

Attest:

Logan County Clerk & Recorder

PATRICIA BARTLETT
Logan County
Colorado
Treasurer and
Public Trustee



315 Main St., Ste. 4
Sterling, CO 80751
Phone (970) 522-2462
treasurer@logancountyco.gov
<http://logancounty.colorado.gov/>

October 1, 2025

The Honorable Board of County Commissioners
Courthouse
Sterling, CO 80751

Herewith attached is the Public Trustee's Third Quarter Report showing a total collected of \$8,140.00.

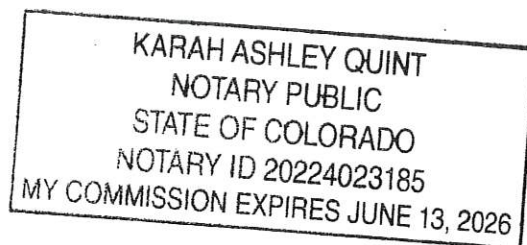
Patricia Bartlett, Logan County Public Trustee



STATE OF COLORADO)
:SS.
COUNTY OF LOGAN)

The foregoing instrument was acknowledged before me this 1st day of October, 2025, by Patricia Bartlett, Logan County Public Trustee. Witness my hand and official seal.

My commission expires: June 13, 2026



Notary Public

JULY 2025 TOTALS									
RELEASE	DEED	CURE	FORECLSR FEE	WITHDRAW	ESCROW	RESTART	RESCISSION	REDEMPTION FEE	TOTAL
61	2	0	4	1	0	0	0	0	68
\$ 1,830.00	\$ 120.00	\$ -	\$ 1,200.00	\$ 70.00	\$ -	\$ -	\$ -	\$ -	\$ 3,220.00

AUGUST 2025 TOTALS									
RELEASE	DEED	CURE	FORECLSR FEE	WITHDRAW	ESCROW	RESTART	RESCISSION	REDEMPTION FEE	TOTAL
55	1	0	5	2	0	0	0	0	63
\$ 1,650.00	\$ 60.00	\$ -	\$ 1,500.00	\$ 140.00	\$ -	\$ -	\$ -	\$ -	\$ 3,350.00

SEPTEMBER 2025 TOTALS									
RELEASE	DEED	CURE	FORECLSR FEE	WITHDRAW	ESCROW	RESTART	RESCISSION	REDEMPTION FEE	TOTAL
38	1	0	1	1	0	0	0	0	41
\$ 1,140.00	\$ 60.00	\$ -	\$ 300.00	\$ 70.00	\$ -	\$ -	\$ -	\$ -	\$ 1,570.00

3RD QUARTER 2025 TOTALS									
RELEASE	DEED	CURE	FORECLSR FEE	WITHDRAW	ESCROW	RESTART	RESCISSION	REDEMPTION FEE	TOTAL
154	4	0	10	4	0	0	0	0	172
\$ 4,620.00	\$ 240.00	\$ -	\$ 3,000.00	\$ 280.00	\$ -	\$ -	\$ -	\$ -	\$ 8,140.00

LOGAN COUNTY SOLID WASTE DEPARTMENT--JOSH KLEIN, SUPERVISOR

315 Main Street Sterling, CO 80751

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

FOR SEPTEMBER 2025		TONS	PRICE	CHARGES
Area Town Clean-ups	CPC		@ \$1.30	\$0.00
City of Sterling Clean-up	SFCC		@ \$1.30	\$0.00
City of Sterling Packers	SF	573.60	@ \$26.30	\$15,085.68
City of Sterling Dump Trucks	CL	187.56	@ \$26.30	\$4,932.83
General Public	A,CDBD,G,Y	34.09	@ \$26.30	\$896.57
Commercial (Packers & Roll Offs)	C	880.97	@ \$26.30	\$23,169.51
>5 Tons on Free Certificates	XTON		@ \$26.30	\$0.00
Indust. Waste>5 Tons on Free Cert.	IDXTON		@ \$39.30	\$0.00
Industrial Waste	All other ID	504.66	@ \$39.30	\$19,833.14
Industrial Petroleum Contaminated Soil	IDPCS		@ \$39.30	\$0.00
Out of County	OC	63.87	@ \$49.47	\$3,159.65
Industrial Waste Out of County	IDOC	7.22	@ \$75.47	\$544.89
Rural Free Certificates	NC	73.42	NC	
All County Vehicles	NCC	6.10	NC	
No Charge Tire Weight	NCTW		NC	
TOTAL TONS		2331.49		
\$15.00 MINIMUM DIFFERENTIAL				\$1,191.51
\$30.00 MINIMUM DIFFERENTIAL				\$24.27
E-Waste Recycling		13 ITEMS		\$83.00
E-Waste Recycling	NCEW		NC	
Recycled E-Waste (Landfill)	REW		NC	
Outgoing Recycled Tires/Metal	RT/RM	2.25	NC	
R & B Illegally Disposed Tires & Matts	RBT		NC	
Car Tires (CHG)		59	@ \$5.00	\$295.00
Truck Tires (CHG)		7	@ \$8.00	\$56.00
Tractor Tires (CHG)			@ \$12.00	\$0.00
Earth Moving Tires (CHG)			@ \$20.00	\$0.00
Appliances (CHG)		9	@ \$5.00	\$45.00
Analytical Reviews	ARV		@ \$180.00	\$0.00
Unsecured/Unauthorized LDS	UNSEC/AUTH		@ \$15.00	\$0.00
Pulloff Loads	PULLOFF		@ \$15.00	\$0.00
Total # of Vehicles		782		
TOTAL OC & IDOC				\$3,728.81
TOTAL IN COUNTY				\$65,588.23
GRAND TOTAL				\$69,317.04

SIGNED BY:

DATE:

Pam Jordis
Oct. 1, 2025

LOGAN COUNTY SOLID WASTE SUR-CHARGE REPORT

Sep-25	TONS	CPC (CLOSURE)	GRAND TOTAL
CASH	231.36	795.42	\$7,022.58
CHARGE	1338.97	2708.12	\$42,150.85
CITY OF STERLING	761.16	1522.82	\$20,143.61
TOTALS	2331.49	\$5,026.36	\$69,317.04

TONS THAT ARE SHIPPED OFF:	
RECYCLED METAL (SWAN)	2.25
RECYCLED METAL (BOHM)	
RECYCLED TIRES (RM)	
SHIPPED OFF TOTALS	2.25

EWASTE TONS SHIPPED OFF:	
GEW	
RECYCLED EWASTE (LF)	
SHIPPED OFF EW TOTAL	0.00

SIGNED BY: *Pam Jerdig*
 DATE: *10-1-2025*

RESOLUTION

NO. 2025-21

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

**SUBDIVISION EXEMPTION FOR
DONALD W. AND MARY JANE FRITZLER**

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 W. and Mary Jane Fritzler, 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:

PROPERTY DESCRIPTION PARCEL 1:

A parcel of land known as Parcel 1, containing 2.85 acres, more or less, in the Northwest Quarter of Section 22, Township 7 North, Range 53 West, of the 6th Principal Meridian, in Logan County, Colorado, said parcel being more particularly described as follows:

Commencing at the Northeast Corner of Section 22, Township 7 North, Range 53 West, of the 6th Principal Meridian, thence on the North line of said Section 22, South 86°46'20" West, a distance of 4713.68 feet, to the Point of Beginning;

Thence departing said North Line, South 01°33'36" East, a distance of 172.95 feet;

Thence South 80°37'38" West, A distance of 608.18 feet, to the West Line of the Northwest Quarter of said Section 22;

Thence on said west line, North 02°51'39" West, a distance of 237.98 feet, to the Northwest Corner of said Section 22;

Thence on the North Line of said Section 22, North 86°46'20" East, a distance of 608.20 feet, more or less, to the Point of Beginning.

(As represented on official Subdivision Exemption Plat 2025-21); and

WHEREAS, Donald W. and Mary Jane Fritzler, intend to create a parcel, consisting of 2.85 acres more or less, subdivided from a 160.00 acre parcel in an Environmental Protection (EP) zone district, for use as a residence; and

WHEREAS, the Logan County Planning Commission Chairman recommended approval of the application after reviewing the application, studying the staff review, and reviewing the proposed plat on October 3, 2025; and

WHEREAS, a public hearing was held by the Board of County Commissioners on October 7, 2025, at which time the Board reviewed the application and any exhibits, and heard the comments of the staff and any interested parties; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Logan County, Colorado, that the application by Donald W. and Mary Jane Fritzler for a Subdivision Exemption for the creation of a 2.85 acre parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Exemption Plat 2025-21, is hereby approved, provided that no further subdividing of the above described parcel shall occur without the prior approval of the Board of County Commissioners.

DONE on Tuesday, this 7th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
OF LOGAN COUNTY, COLORADO

(Aye) (Nay)
Mike Brownell, Chairman

(Aye) (Nay)
James T. Yahn

(Aye) (Nay)
Jim C. Santomaso

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 7th day of October, 2025.

County Clerk and Recorder

**SUBDIVISION EXEMPTION APPLICATION
PLAT APPROVAL**

Date: 8-19-25

Name of Subdivision Exemption (as listed on plat): _____
Replat _____

Applicant:

Name: Donald W Fritzler & Mary Jane Fritzler Phone: 970 571-3657

Address: 15848 C.R. 16.5 Atwood Co 80722

Email: mjfritzler88@hotmail.com

Local Agent:

Name: _____ Phone: _____

Address: _____

Owner of Record:

Name: Donald W Fritzler & Mary Jane Fritzler Phone: 970 571 3657

Address: 15848 C.R. 16.5 Atwood Co. 80722

Prospective Buyer:

Name: Richelle Lesh Phone: 970 571 2811

Address: 8968 C.R. 31 Atwood Co. 80722

Land Surveyor:

Name: Wildcat Surveying Phone: 308 279 2072

Address: 307 Church St. HARRISBURG NE 68345

Attorney:

Name: None Phone: _____

Address: _____

Description of Property:

Subdivision Exemption Location: On the _____ side of _____

_____ Feet _____ of _____
Direction Street

Legal: 1/4 Section _____ Section _____ Township _____ Range _____

Total Acres _____ Number of Lots _____

Current Zoning: _____ Current Land Use: _____

Postal Delivery Area: _____ School District: _____

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: _____

Proposed Water and Sewer Facilities: _____

Proposed Public Access to Each New Parcel: _____

Reason for Request of this Exemption (May use additional pages): _____

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: *Don Fritz* Date: 8-19-25
Margaret Fritz

**SUBDIVISION EXEMPTION APPLICATION
COUNTY USE ONLY**

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

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

Date of Planning Commission: _____

Recommendation of Planning Commission: _____ Approval _____ Denial

Recommended Conditions of the Subdivision Exemption:

Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Exemption Approval:

Date Granted: _____

Date Denied: _____

Mike Brownell (Aye) (Nay)

James T. Yahn (Aye) (Nay)

Jim C. Santomaso (Aye) (Nay)

SUBDIVISION EXEMPTION PLAT NUMBER _____
A PARCEL 1, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH P.M.
ALSO BEING IN LOGAN COUNTY COLORADO

Sheet Revisions		
Date	Description	Initials
08-14-25	FIELD SURVEY	CJG
08-15-25	DRAFTED SURVEY	CJG
08-15-25	DRAFTED SURVEY	CJG



SUBDIVISION EXEMPTION PLAT			
Title Sheet			
Project Number:		676-01-2025	
Project Location: WEST OF ATWOOD COLORADO (LOGAN COUNTY, COLORADO)			
Project Code	Last Mod. Date	Subset	Sheet No.
676	08-14-2025	1 of 2	1

PROPERTY DESCRIPTION PARCEL 1

A PARCEL OF LAND KNOWN AS PARCEL 1, CONTAINING 2.85 ACRES, MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, THENCE ON THE NORTH LINE OF SAID SECTION 22, SOUTH 86°46'20" WEST, A DISTANCE OF 4713.68 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, SOUTH 01°33'36" EAST, A DISTANCE OF 172.95 FEET;

THENCE SOUTH 80°37'38" WEST, A DISTANCE OF 608.18 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECITON 22;

THENCE ON SAID WEST LINE, NORTH 02°51'39" WEST, A DISTANCE OF 237.98 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE ON THE NORTH LINE OF SAID SECTION 22, NORTH 86°46'20" EAST, A DISTANCE OF 608.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION 30' IRRIGATION EASEMENT

A 30 FEET WIDE IRRIGATION EASEMENT, CONTAINING 0.41 ACRES, MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTH 30.00 FEET OF PARCEL 1, AS SHOWN HEREON.

PROPERTY DESCRIPTION 60' IRRIGATION EASEMENT

A 60 FEET WIDE IRRIGATION EASEMENT, CONTAINING 0.32 ACRES, MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE WEST 60.00 FEET OF PARCEL 1, AS SHOWN HEREON.

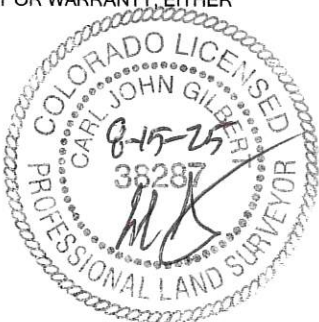
SURVEYOR'S STATEMENT

I, CARL JOHN GILBERT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF. I ALSO STATE THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS 15TH DAY OF AUGUST 2025.

Carl John Gilbert

CARL JOHN GILBERT
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38287
FOR AND ON BEHALF OF WILDCAT SURVEYING
307 CHURCH STREET
HARRISBURG, NE 68345
PHONE : 308-279-2072



RECORDER'S CERTIFICATE

I, _____, CLERK AND RECORDER OF LOGAN COUNTY, COLORADO, HEREBY CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY COLORADO ON THE _____ DAY OF _____, 2025, ACCEPTED ON BEHALF OF THE PUBLIC THE FOREGOING DESCRIBED PARCEL OF REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

CLERK AND RECORDER, LOGAN COUNTY, COLORADO (SEAL)

PROPERTY DESCRIPTION 50' ACCESS EASEMENT

A 50 FEET WIDE IRRIGATION EASEMENT, CONTAINING 0.21 ACRES, MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE WEST 50 FEET OF THE EAST 175 FEET OF PARCEL 1, AS SHOWN HEREON.

SURVEY NOTES

1. ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY WILDCAT SURVEYING. NO ABSTRACT, CURRENT TITLE COMMITMENT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO WILDCAT SURVEYING IN THE CREATION OF THIS SURVEY.

2. THIS SURVEY DOES NOT REFLECT A SEARCH OF UNDERGROUND UTILITIES AND IT DOES NOT DEPICT ANY UNDERGROUND UTILITIES OR SUBSURFACE CONFLICTS THAT MAY ARISE.

3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH ARE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF NORTH 86°46'20" EAST, A DISTANCE OF 5321.87 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN). SAID GRID BEARING IS NAD 83 (2011) COLORADO STATE PLANE ZONE 501.

5. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

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

7. SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD PLAIN. IT IS CLASSIFIED IN FLOOD ZONE "A" AREA. BASED ON FEMA FIRM PANEL NUMBER 08075C0870E EFFECTIVE DATE MAY 4, 2021.

OWNER'S CERTIFICATE

DONALD W FRITZLER AND MARY JANE FRITZLER, BEING THE OWNER IN FEE OF THE ABOVE DESCRIBED PROPERTY (PARCEL 1), DO HEREBY DIVIDE THE SAME AS SHOWN ON THE ATTACHED MAP.

DONALD W FRITZLER

MARY JANE FRITZLER

STATE OF COLORADO)
COUNTY OF LOGAN)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

WITNESS MY HAND & SEAL

PLANNING COORDINATOR CERTIFICATE

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

LOGAN COUNTY PLANNING COORDINATOR DATED _____

CHAIRMAN - LOGAN COUNTY PLANNING COMMISSION CERTIFICATE

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

CHARIMAN -LOGAN COUNTY PLANNING COMMISSION DATED _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT IS ACCEPTED AND APPROVED FOR FILING THIS _____ DAY OF _____, 2025.

CHARIMAN OF THE BOARD OF COMMISSIONERS DATED _____

ATTEST:
COUNTY CLERK AND RECORDER

BY _____

DATE _____

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS: DONALD W FRITZLER AND MARY JANE FRITZLER, BEING THE OWNER OF THE LAND INCLUDED WITH IN THIS SUBDIVISION EXEMPTION SHOWN HEREON AS PARCEL 1, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND I HEREBY SUBDIVIDE SAID THE DESCRIBED PROPERTY AS, SHOWN ON THE SAID SUBDIVISION EXEMPTION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES:

IN WITNESS WHEREOF THIS DEDICATION IS EXECUTED THIS _____ DAY OF _____, 2025.

DONALD W FRITZLER

MARY JANE FRITZLER

STATE OF COLORADO)
COUNTY OF LOGAN)

THIS DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICAL SEAL

MY COMMISSION EXPIRES _____

PLAT NOTE

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

SUBDIVISION EXEMPTION PLAT NUMBER _____

A PARCEL 1, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH P.M.
ALSO BEING IN LOGAN COUNTY COLORADO

Sheet Revisions

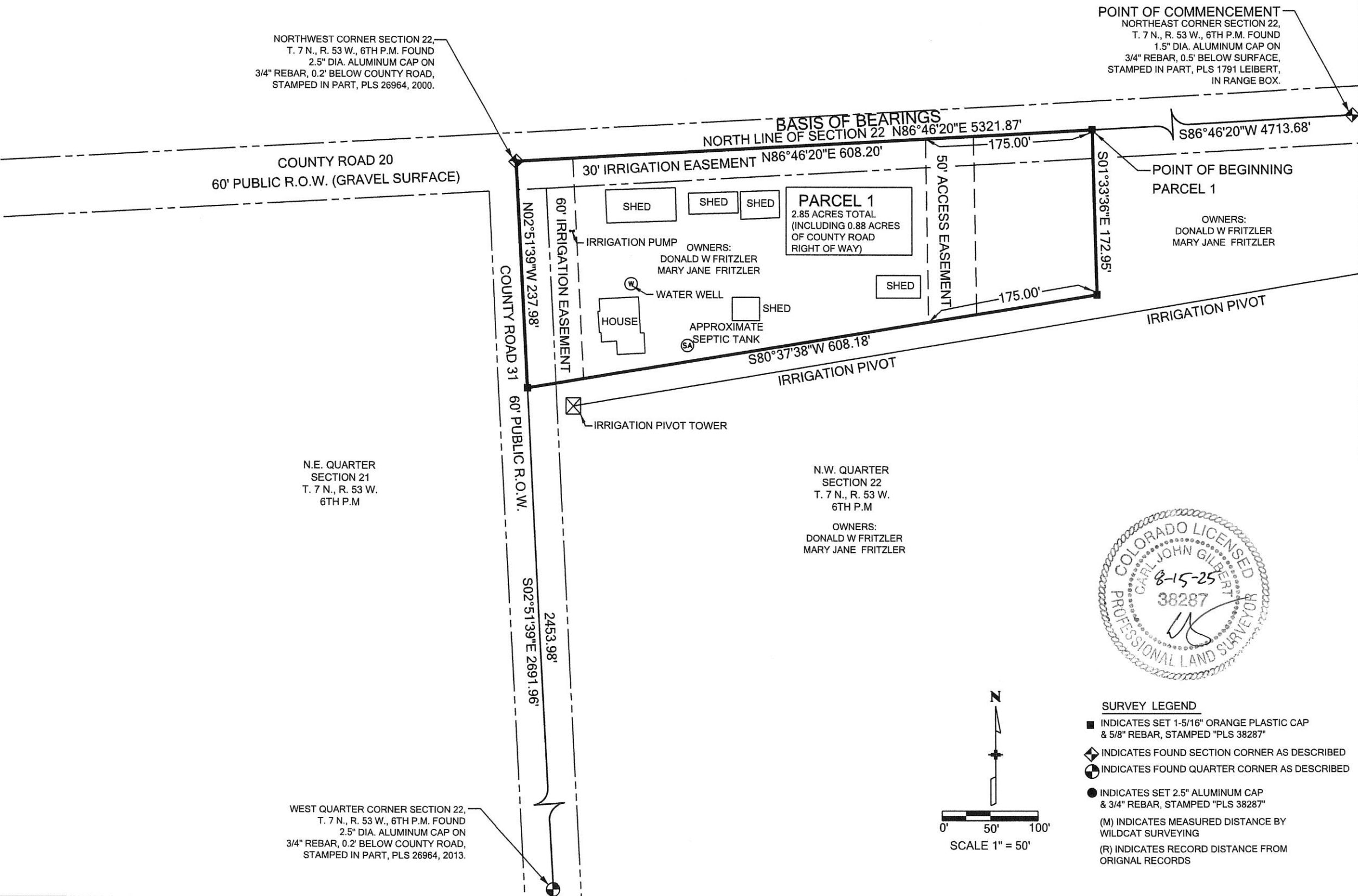
Date	Description	Initials
08-14-25	FIELD SURVEY	CJG
08-15-25	DRAFTED SURVEY	CJG
08-15-25	DRAFTED SURVEY	CJG

Wildcat Surveying
307 Church Street,
Harrisburg NE 69345
Phone: 308-279-2072
www.wildcatsurveying.com

SUBDIVISION EXEMPTION PLAT

Plan Sheet

Project Number: 676-01-2025			
Project Location: WEST OF ATWOOD COLORADO (LOGAN COUNTY, COLORADO)			
Project Code	Last Mod. Date	Subst	Sheet No.
676	08-14-2025	2 of 2	2



POINT OF COMMENCEMENT
NORTHEAST CORNER SECTION 22,
T. 7 N., R. 53 W., 6TH P.M. FOUND
1.5" DIA. ALUMINUM CAP ON
3/4" REBAR, 0.5' BELOW SURFACE,
STAMPED IN PART, PLS 1791 LEIBERT,
IN RANGE BOX.

POINT OF BEGINNING
PARCEL 1

OWNERS:
DONALD W FRITZLER
MARY JANE FRITZLER

N.W. QUARTER
SECTION 22
T. 7 N., R. 53 W.
6TH P.M.
OWNERS:
DONALD W FRITZLER
MARY JANE FRITZLER

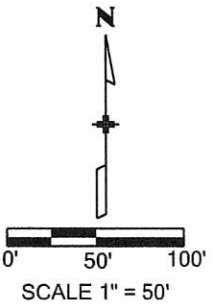
N.E. QUARTER
SECTION 21
T. 7 N., R. 53 W.
6TH P.M.

WEST QUARTER CORNER SECTION 22,
T. 7 N., R. 53 W., 6TH P.M. FOUND
2.5" DIA. ALUMINUM CAP ON
3/4" REBAR, 0.2' BELOW COUNTY ROAD,
STAMPED IN PART, PLS 26964, 2013.



SURVEY LEGEND

- INDICATES SET 1-5/16" ORANGE PLASTIC CAP & 5/8" REBAR, STAMPED "PLS 38287"
- ◆ INDICATES FOUND SECTION CORNER AS DESCRIBED
- INDICATES FOUND QUARTER CORNER AS DESCRIBED
- INDICATES SET 2.5" ALUMINUM CAP & 3/4" REBAR, STAMPED "PLS 38287"
- (M) INDICATES MEASURED DISTANCE BY WILDCAT SURVEYING
- (R) INDICATES RECORD DISTANCE FROM ORIGINAL RECORDS



RESOLUTION

NO. 2025-22

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

**SUBDIVISION EXEMPTION FOR
JOHN P. AND CAROL L. LAMBRECHT**

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, John P. and Carol L. Lambrecht, 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:

PROPERTY DESCRIPTION PARCEL 1:

A parcel of land known as Parcel 1, containing 22.53 acres, more or less, in the North Half of the Southeast Quarter of Section 21, Township 7 North, Range 53 West, of the 6th Principal Meridian, in Logan County, Colorado, said parcel being more particularly described as follows;

Commencing at the Southeast Corner of Section 21, Township 7 North, Range 53 West, of the 6th Principal Meridian, thence along the East Line of the Southeast Quarter said Section 21, North 02°51'35" East, a distance of 1290.99 feet, to the Point of Beginning.

Thence on the South Line of the North Half of the Southeast Quarter of said Section 21, North 89°36'38" West, a distance of 473.19 feet;

Thence departing said South Line, North 15°43'04" East, a distance of 51.89 feet;

Thence North 48°55'45" West, a distance of 277.04 feet;

Thence North 33°07'06" West, a distance of 216.35 feet;

Thence North 24°59'58" West, a distance of 131.67 feet;

Thence North 05°19'34" West, a distance of 772.45 feet, to a point of the North Line of the Southeast Quarter of said Section 21;

Thence on said North Line, South 88°57'28" East, a distance of 849.27 feet, to the East Quarter Corner of said Section 21;

Thence on the East Line of the Southeast Quarter of said Section 21, South 02°51'35" East, a distance of 1,280.99 feet, more or less, to the Point of Beginning.

The above described parcel contains 22.53 acres, more or less.

(As represented on official Subdivision Exemption Plat 2025-22); and

WHEREAS, John P. and Carol L. Lambrecht, intend to create a parcel, consisting of 22.53 acres more or less, subdivided from a 81.00 acre parcel in an Agriculture (A) zone district, for use as a residence; and

WHEREAS, the Logan County Planning Commission Chairman recommended approval of the application after reviewing the application, studying the staff review, and reviewing the proposed plat on October 3, 2025; and

WHEREAS, a public hearing was held by the Board of County Commissioners on October 7, 2025, at which time the Board reviewed the application and any exhibits, and heard the comments of the staff and any interested parties; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Logan County, Colorado, that the application by John P. and Carol L. Lambrecht for a Subdivision Exemption for the creation of a 22.53 acre parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Exemption Plat 2025-22, is hereby approved, provided that no further subdividing of the above described parcel shall occur without the prior approval of the Board of County Commissioners.

DONE on Tuesday, this 7th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
OF LOGAN COUNTY, COLORADO

(Aye) (Nay)
Mike Brownell, Chairman

(Aye) (Nay)
James T. Yahn

(Aye) (Nay)
Jim C. Santomaso

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 7th day of October, 2025.

County Clerk and Recorder

**SUBDIVISION EXEMPTION APPLICATION
PLAT APPROVAL**

Date: 8-18-25

Name of Subdivision Exemption (as listed on plat): _____
Replat _____

Applicant:

Name: John P. & Carol L. Lambrecht Phone: 970-522-3162

Address: 8433 Co. Rd. 31 Atwood, CO 80722

Email: joyheadley@bresnan.net

Local Agent:

Name: _____ Phone: _____

Address: _____

Owner of Record:

Name: John P. & Carol L. Lambrecht Phone: 970-522-3162

Address: 8433 Co. Rd. 31 Atwood, CO 80722

Prospective Buyer:

Name: Estate Settlement Phone: _____

Address: _____

Land Surveyor:

Name: Wildcat Survey Phone: _____

Address: _____

Attorney:

Name: Mark Earnhart Phone: _____

Address: Poplar St. Sterling, CO 80751

Description of Property:

Subdivision Exemption Location: On the _____ side of _____

_____ Feet _____ of _____
Direction Street

Legal: 1/4 Section _____ Section _____ Township _____ Range _____

Total Acres _____ Number of Lots _____

Current Zoning: _____ Current Land Use: _____

Postal Delivery Area: _____ School District: _____

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: _____

Proposed Water and Sewer Facilities: _____

Proposed Public Access to Each New Parcel: _____

Reason for Request of this Exemption (May use additional pages): _____

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 John P. & Carol L. Lambrecht, hereby consent to the provisions of Article 8.2 A & B of the Logan County Subdivision Regulations.

I John P. & Carol L. Lambrecht, hereby depose that all statements contained in this application submitted herewith are true.

Applicant Signature: John Lambrecht 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:

Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Exemption Approval:

Date Granted: _____

Date Denied: _____

Mike Brownell (Aye) (Nay)

James T. Yahn (Aye) (Nay)

Jim C. Santomaso (Aye) (Nay)

SUBDIVISION EXEMPTION PLAT NUMBER _____
A PARCEL 1, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 21
TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH P.M.
ALSO BEING IN LOGAN COUNTY COLORADO

Sheet Revisions		
Date	Description	Initials
08-14-25	FIELD SURVEY	CJG
08-15-25	DRAFTED SURVEY	CJG
08-15-25	DRAFTED SURVEY	CJG



Wildcat Surveying
307 Church Street,
Harrisburg NE 69345
Phone: 308-279-2072
www.wildcatsurveying.com

SUBDIVISION EXEMPTION PLAT			
Title Sheet			
Project Number:		675-01-2025	
Project Location: WEST OF ATWOOD COLORADO (LOGAN COUNTY, COLORADO)			
Project Code	Last Mod. Date	Subset	Sheet No.
675	08-14-2025	1 of 2	1

PROPERTY DESCRIPTION PARCEL 1

A PARCEL OF LAND KNOWN AS PARCEL 1, CONTAINING 22.53 ACRES, MORE OR LESS, IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER SAID SECTION 21, NORTH 02°51'35" EAST, A DISTANCE OF 1290.99 FEET, TO THE POINT OF BEGINNING;

THENCE ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 21, NORTH 89°36'38" WEST, A DISTANCE OF 473.19 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 15°43'04" EAST, A DISTANCE OF 51.89 FEET;
THENCE NORTH 48°55'45" WEST, A DISTANCE OF 277.04 FEET;
THENCE NORTH 33°07'06" WEST, A DISTANCE OF 216.35 FEET;
THENCE NORTH 24°59'58" WEST, A DISTANCE OF 131.67 FEET;
THENCE NORTH 05°19'34" WEST, A DISTANCE OF 772.45 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE ON SAID NORTH LINE, SOUTH 88°57'28" EAST, A DISTANCE OF 849.27 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 21;

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SOUTH 02°51'35" EAST, A DISTANCE OF 1,290.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 22.53 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION 80' ACCESS EASEMENT

A 80 FEET WIDE ACCESS EASEMENT, CONTAINING 0.86 ACRES, MORE OR LESS, IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SOUTH 80.00 FEET OF PARCEL 1, AS SHOWN HEREON.

SURVEYOR'S STATEMENT

I, CARL JOHN GILBERT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF. I ALSO STATE THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS 15TH DAY OF AUGUST 2025.



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



RECORDER'S CERTIFICATE

I, _____, CLERK AND RECORDER OF LOGAN COUNTY, COLORADO, HEREBY CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY COLORADO ON THE _____ DAY OF _____, 2025, ACCEPTED ON BEHALF OF THE PUBLIC THE FOREGOING DESCRIBED PARCEL OF REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

CLERK AND RECORDER, LOGAN COUNTY, COLORADO (SEAL)

SURVEY NOTES

1. ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY WILDCAT SURVEYING. NO ABSTRACT, CURRENT TITLE COMMITMENT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO WILDCAT SURVEYING IN THE CREATION OF THIS SURVEY.

2. THIS SURVEY DOES NOT REFLECT A SEARCH OF UNDERGROUND UTILITIES AND IT DOES NOT DEPICT ANY UNDERGROUND UTILITIES OR SUBSURFACE CONFLICTS THAT MAY ARISE.

3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH ARE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST SECTION 21, TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF SOUTH 88°57'28" EAST, A DISTANCE OF 2671.31 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN). SAID GRID BEARING IS NAD 83 (2011) COLORADO STATE PLANE ZONE 501.

5. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

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

7. SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD PLAIN. IT IS CLASSIFIED IN FLOOD ZONE "A" AREA. BASED ON FEMA FIRM PANEL NUMBER 08075C0870E EFFECTIVE DATE MAY 4, 2021.

OWNER'S CERTIFICATE

JOHN P. LAMBRECHT AND CAROL L. LAMBRECHT, BEING THE OWNER IN FEE OF THE ABOVE DESCRIBED PROPERTY (PARCEL 1), DO HEREBY DIVIDE THE SAME AS SHOWN ON THE ATTACHED MAP.

JOHN P. LAMBRECHT

CAROL L. LAMBRECHT

STATE OF COLORADO)
)SS
COUNTY OF LOGAN)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

WITNESS MY HAND & SEAL

PLANNING COORDINATOR CERTIFICATE

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

LOGAN COUNTY PLANNING COORDINATOR _____ DATED _____

CHAIRMAN - LOGAN COUNTY PLANNING COMMISSION CERTIFICATE

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

CHARIMAN -LOGAN COUNTY PLANNING COMMISSION _____ DATED _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT IS ACCEPTED AND APPROVED FOR FILING THIS _____ DAY OF _____, 2025.

CHARIMAN OF THE BOARD OF COMMISSIONERS _____ DATED _____

ATTEST:
COUNTY CLERK AND RECORDER

BY _____

DATE _____

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS: JOHN P. LAMBRECHT AND CAROL L. LAMBRECHT, BEING THE OWNER OF THE LAND INCLUDED WITH IN THIS SUBDIVISION EXEMPTION SHOWN HEREON AS PARCEL 1, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND I HEREBY SUBDIVIDE SAID THE DESCRIBED PROPERTY AS, SHOWN ON THE SAID SUBDIVISION EXEMPTION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES:

IN WITNESS WHEREOF THIS DEDICATION IS EXECUTED THIS _____ DAY OF _____, 2025.

JOHN P. LAMBRECHT

CAROL L. LAMBRECHT

STATE OF COLORADO)
)SS
COUNTY OF LOGAN)

THIS DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2025
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICAL SEAL

MY COMMISSION EXPIRES _____

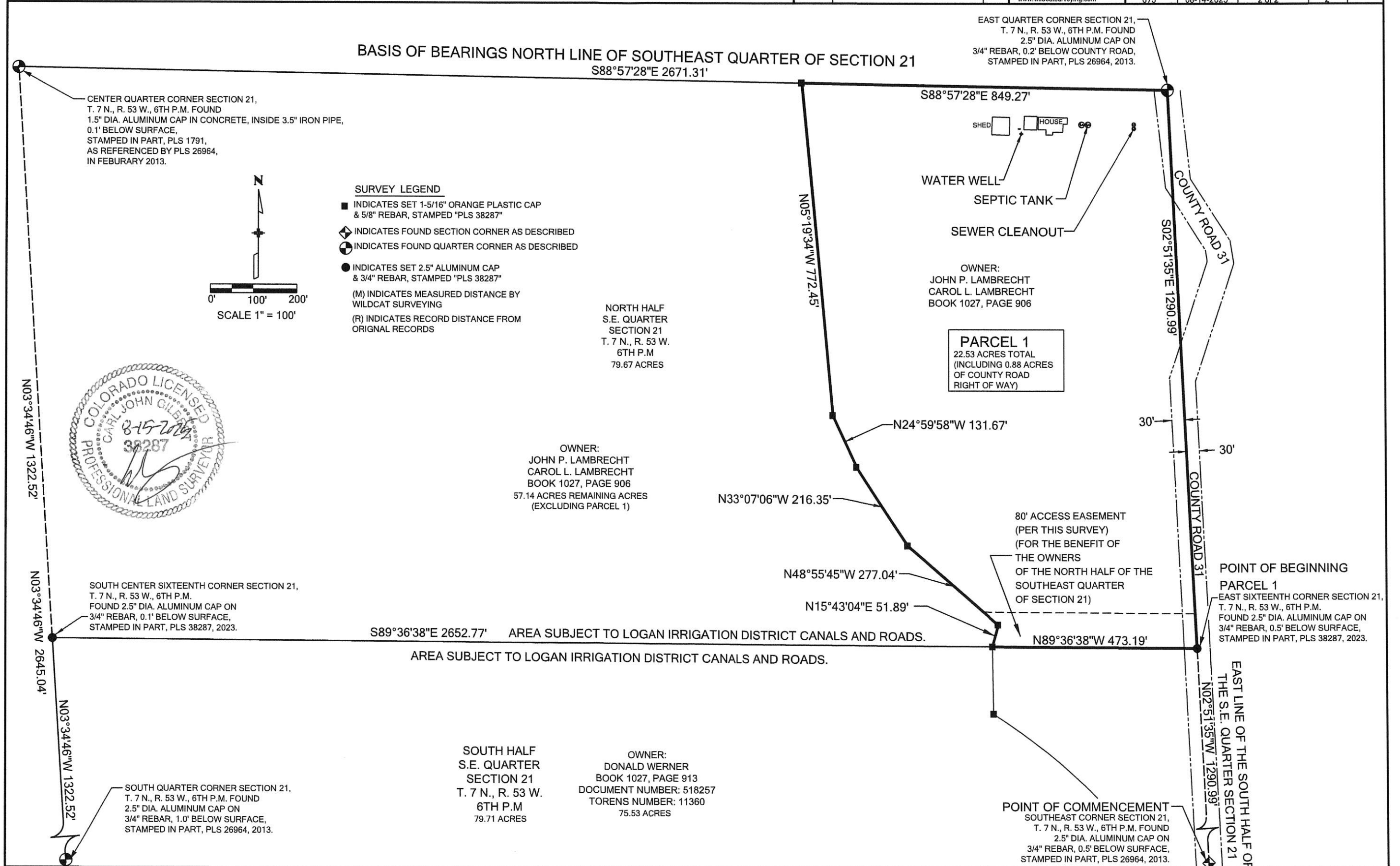
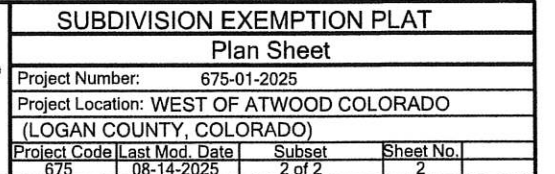
PLAT NOTE

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

A PARCEL 1, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 21
TOWNSHIP 7 NORTH, RANGE 53 WEST, OF THE 6TH P.M.
ALSO BEING IN LOGAN COUNTY COLORADO



Wildcat Surveying
307 Church Street,
Harrisburg NE 69345
Phone: 308-279-2072
www.wildcatsurveying.com



RESOLUTION

NO. 2025-23

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

**SUBDIVISION EXEMPTION FOR
K. MICHAEL WELCH**

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, K. Michael Welch, has applied for an exemption from the Logan County Subdivision Regulations with reference to a proposed parcel to be created which is legally described as follows:

PROPERTY DESCRIPTION PARCEL 1:

A tract of land in the East Half of the Southeast Quarter (E1/2SE1/4) of Section Thirty-Three (33), Township Eight (8) North, Range Fifty-Two (52) West of the 6th Principal Meridian., Logan County, Colorado, described as:

Beginning at the Northeast Corner of the South Half of the Northeast Quarter of the Southeast Quarter (S1/2NE1/4SE1/4) of Section Thirty-Three (33), Township Eight (8) North, Range Fifty-Two (52) West of the 6th Principal Meridian. Being South on a bearing of S01°54'17"E, a distance of 659.71 feet from the of the Northeast Corner of the Southeast One-Quarter (SE1/4) of said Section Thirty-Three (33); thence S87°34'12"W, a distance of 22.24 feet; thence S01°48'57"E, a distance of 136.05 feet to the true point of beginning; thence S86°50'05"W, a distance of 885.95 feet; thence S01°56'04"E, a distance of 359.50 feet; thence N86°54'17"E, a distance of 884.01 feet; thence N01°37'51"W, a distance of 360.02 feet to the true point of beginning. Containing 318,557 square feet. 7.313 acres, more or less

(As represented on official Subdivision Exemption Plat 2025-23); and

WHEREAS, K. Michael Welch, intends to create a parcel, consisting of 7.313 acres more or less, subdivided from a 70.663 acre parcel in an Environmental Protection (EP) zone district, for use as a residence; and

WHEREAS, the Logan County Planning Commission Chairman recommended approval of the application after reviewing the application, studying the staff review, and reviewing the proposed plat on October 3, 2025; and

WHEREAS, a public hearing was held by the Board of County Commissioners on October 7, 2025, at which time the Board reviewed the application and any exhibits, and heard the comments of the staff and any interested parties; and

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

1. That the exemption is consistent with, and conforms to the Logan County Zoning Resolution and Subdivision Regulations.
2. That the exemption relates to a division of land that is determined not to be within the purpose of C.R.S. 30-28-101, et. seq.

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

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Logan County, Colorado, that the application by K. Michael Welch for a Subdivision Exemption for the creation of a 7.313 acre parcel, more or less, in the unincorporated area of Logan County, as described above and as represented on official Subdivision Exemption Plat 2025-23, is hereby approved, provided that no further subdividing of the above described parcel shall occur without the prior approval of the Board of County Commissioners.

DONE on Tuesday, this 7th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
OF LOGAN COUNTY, COLORADO

(Aye) (Nay)
Mike Brownell, Chairman

(Aye) (Nay)
James T. Yahn

(Aye) (Nay)
Jim C. Santomaso

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado, in regular session on this 7th day of October, 2025.

County Clerk and Recorder

**SUBDIVISION EXEMPTION APPLICATION
PLAT APPROVAL**

Date: 7/8/2024

Name of Subdivision Exemption (as listed on plat): ~~Sonnenberg~~

~~Replat~~ AS per plat

Applicant:

Name: Kerry Michael Welch Phone: 970-520-1994

Address: 12271 CORD 370, Sterling, CO 80751

Email: shf@bresnan.net

Local Agent:

Name: Dale Schnee / Willow Realty Phone: 970-520-5513

Address: 3349 Liverpool St, Ft Collins, CO 80566

Owner of Record:

Name: Kerry Michael Welch Phone: 970-520-1994

Address: 12271 CORD 370, Sterling, CO 80751

Prospective Buyer:

Name: to Be Determine Phone: _____

Address: _____

Land Surveyor:

Name: R.W. Bayer & Associates Phone: 303-452-4433

Address: 12170 Teton Street, Unit 700, Westminster, CO 80234

Attorney:

Name: Janet Zimmerman Phone: 970-998-3874

Address: 430 Jackson St, Sterling, CO 80751

Description of Property:

Subdivision Exemption Location: On the _____ side of _____

_____ Feet _____ of _____
Direction Street

Legal: 1/4 Section S1/2 NE 1/4 SE 1/4 Section 33 Township 8 North Range 52 West

Total Acres 7 Number of Lots 1

Current Zoning: _____ Current Land Use: _____

Postal Delivery Area: _____ School District: _____

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: _____

Proposed Water and Sewer Facilities: existing well and septic

Proposed Public Access to Each New Parcel: _____

Reason for Request of this Exemption (May use additional pages): _____

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).

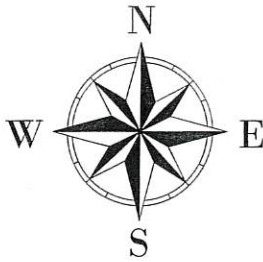
I Kerry Michael Welch, hereby consent to the provisions of Article 8.2 A & B of the Logan County Subdivision Regulations.

I Kerry Michael Welch, hereby depose that all statements contained in this application submitted herewith are true.

Applicant Signature: K Michael Welch Date: 07-09-25

SUBDIVISION EXEMPTION NUMBER

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 52 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LOGAN, STATE OF COLORADO
SHEET 1 OF 1

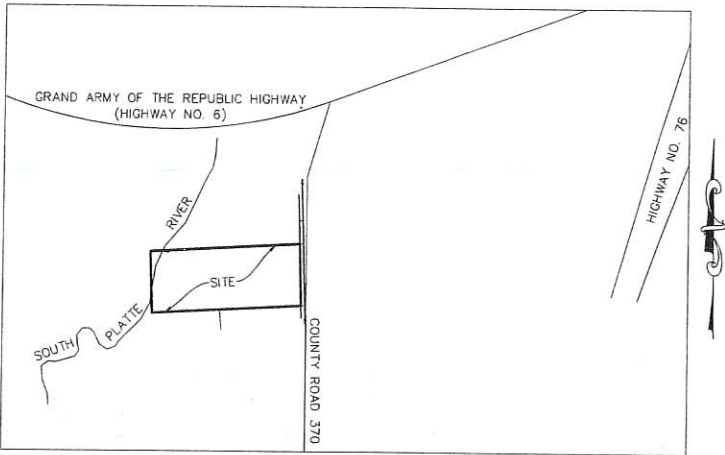


0 40 80
FEET

SCALE 1" = 40'

LEGEND

- EXISTING ALIQUOT MONUMENT AS DESCRIBED
- FOUND NO. 5 REBAR
- FOUND 1.5 INCH ALUMINUM CAP PLS 13643
- FOUND 1.5 INCH ALUMINUM CAP PLS ILLEGIBLE
- FOUND NO. 5 REBAR AND CAP PLS 1791
- SET NO. 5 REBAR WITH YELLOW CAP PLS 6973
- SET 1.5 INCH ALUMINUM CAP PLS 6973 - 15.0' W.C.
- (M) DIMENSION AS MEASURED
- (D) DIMENSION AS DESCRIBED
- UTILITY POLE
- TELECOM ENCLOSURE
- GAS METER
- FENCE LINE
- OVERHEAD UTILITY LINE



VICINITY MAP

SCALE 1" = 500'

OWNER: COLORADO RETAIL VENTURES SERVICES LLC

PARCEL #38052533404003

GENERAL NOTES:

- THE BASIS OF BEARINGS DEPICTED ON THE GRAPHIC PORTION OF THIS PLAT IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 52 WEST IS ASSUMED TO BEAR S01°37'51"E MONUMENTED AS SHOWN HEREON.
- R.W. BAYER & ASSOCIATES INC., WAS NOT PROVIDED A CURRENT TITLE COMMITMENT FOR THE SUBJECT PROPERTY AND THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OF PUBLIC OR PRIVATE RECORDS FOR DETERMINATION OF TITLE, OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT PROPERTY.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN (X)(a)HEREON C.R.S. 13-80-105(3)(a).
- LOGAN COUNTY HAS ADOPTED A RIGHT TO FARM AND RANCH POLICY. RESOLUTION NO. 99-50 RECORDED SEPTEMBER 21, 1999, IN BOOK 925 AT PAGE 430 OF THE LOGAN COUNTY RECORDS. PLEASE READ IT AND BE AWARE OF THE ITS PROVISIONS.

N.E. CORNER S.E. 1/4
SEC. 33, T.8N., R.52W.
(FOUND MONUMENT
IN RANGE BOX)

N.E. CORNER S.1/2 N.E.1/4 S.E.1/4
SEC. 33, T.8N., R.52W.
(NOT RECOVERED)
POINT OF BEGINNING

TRUE POINT
OF BEGINNING

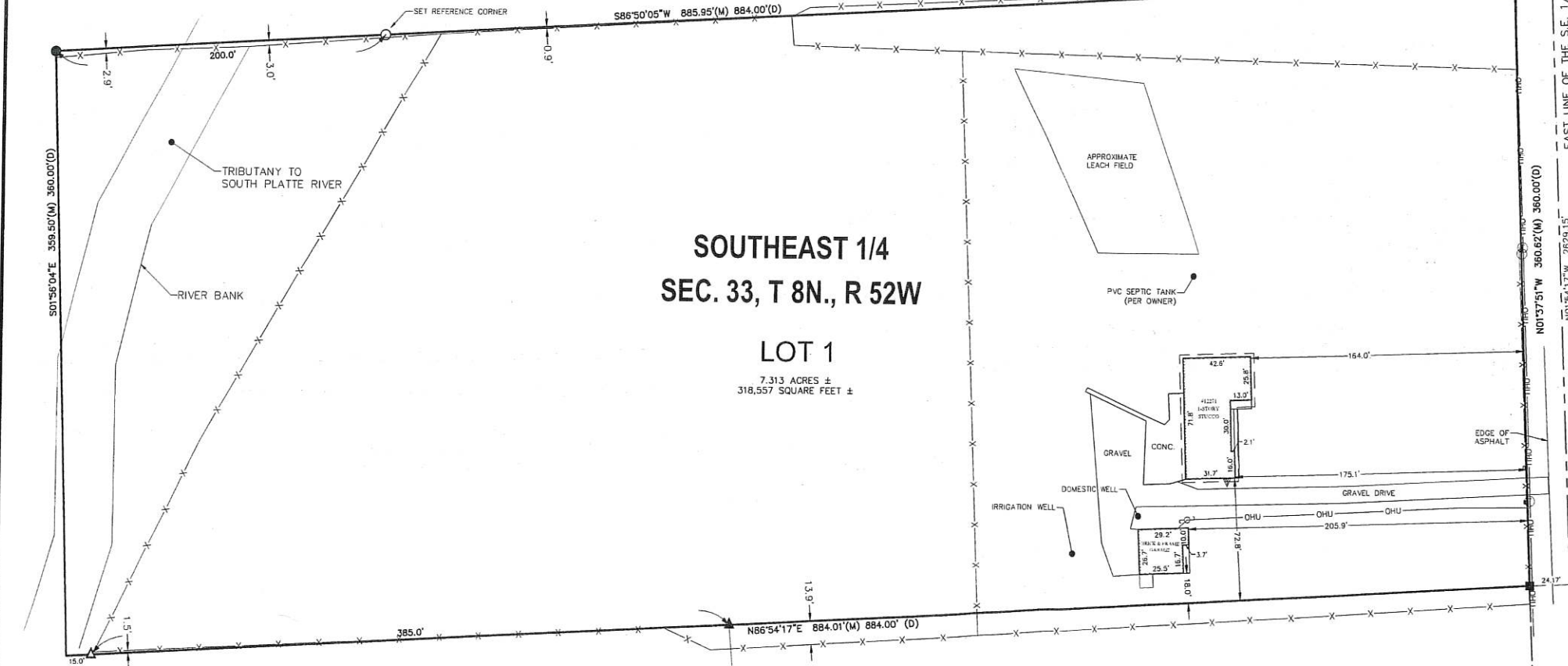
EAST LINE OF THE S.E. 1/4 SEC. 33, T.8N., R.52W.

COUNTY ROAD 370
(60' R.O.W.)

SOUTHEAST 1/4
SEC. 33, T 8N., R 52W

LOT 1

7.313 ACRES ±
318,557 SQUARE FEET ±



THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.

COLORADO BOHLER
PARCEL

FAMILY FARMS LLC
#2098102

ELLEN RESLER SUBDIVISION EXEMPTION

S.E. CORNER S.E.1/4
SEC. 33, T.8N., R.52W.
(FOUND 2 INCH ALUMINUM
CAP PLS 1791 IN RANGE BOX)

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER (E 1/2 SE 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTY-TWO (52) WEST OF THE 6TH P.M., LOGAN COUNTY, COLORADO, DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (S 1/2 NE 1/4 SE 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHT (8) NORTH, RANGE FIFTY-TWO (52) WEST OF THE 6TH P.M. BEING SOUTH ON A BEARING OF S01°54'17"E, A DISTANCE OF 659.71 FEET FROM THE OF THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION THIRTY-THREE (33); THENCE S87°34'12"W, A DISTANCE OF 22.24 FEET; THENCE S01°48'57"E, A DISTANCE OF 136.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE S86°50'05"W, A DISTANCE OF 885.95 FEET; THENCE S01°56'04"E, A DISTANCE OF 359.50 FEET; THENCE N86°54'17"E, A DISTANCE OF 884.01 FEET; THENCE N01°37'51"W, A DISTANCE OF 360.02 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 318,557 SQUARE FEET. 7.313 ACRES, MORE OR LESS

OWNER'S CERTIFICATE:

I, K. MICHAEL WELCH, BEING THE SOLE OWNER IN FEE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY DIVIDE THE SAME AS SHOWN ON THIS MAP.

K. MICHAEL WELCH

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR OF THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SURVEY REPRESENTED BY THIS SURVEY PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RAYMOND W. BAYER PLS
COLORADO REG. NO. 6973
FOR, AND ON BEHALF OF:
R.W. BAYER & ASSOCIATES INC.

LOGAN COUNTY PLANNING COORDINATOR CERTIFICATE:

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

PLANNING COORDINATOR OF LOGAN COUNTY DATE

LOGAN COUNTY PLANNING COMMISSIONER 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 OF LOGAN COUNTY PLANNING COMMISSION DATE

BOARD AND 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 _____

PREPARED BY:
R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303)452-4433
RWB@SURVEYINGINC@HOTMAIL.COM
CAD FILE: 25087/25087-PLAT.DWG
SHEET 1 OF 1
DATE PREPARED: OCTOBER 1, 2025

AGREEMENT TO USE LOGAN COUNTY RIGHT OF WAY
INDIVIDUAL PERMIT

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

WHEREAS, Applicant owns the following described premises, or has an easement on, over or through said premises, _____ to-wit _____ (legal _____ description):
See Exhibit A attached hereto _____

_____ ; and

WHEREAS, Applicant desires to install and construct a _____ driveway access _____, which will be located (Circle One) along bore under, or trench across _____ Iris Drive _____, to benefit the above described premises; and

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

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

- ☐ Applicant agrees to consult with any irrigation ditch company whose ditch will be crossed by the installation and confer about best practices in performing the installation in a manner that will not damage or weaken any ditch structures.
- ☐ Applicant agrees to furnish the County in writing in advance of installation the exact location and dimensions of said installation and construction.
- ☐ Buried installations must be at no less than 48 inches below the lowest level of any borrow ditch paralleling the County Road and an "Individual permit" must be submitted for each instance.
- ☐ Applicant shall have the right to install and construct _____ a driveway access _____, described above, in the right of way of _____ Iris Drive _____, but such installation and construction shall be done only in the following manner. All work within the county ROW shall be performed only during regular business hours of the Logan County Road & Bridge Department to enable supervision and inspection of the work.
- ☐ All work authorized by this Agreement shall be completed no later than _____
March 31, 2026 _____.
- ☐ It is understood that no paved or oil-surfaced road shall be cut and will be crossed by boring only. For other roads and crossings of County property after installation. Applicant shall restore the surface to the same condition as existed prior to such construction.
- ☐ All cost and expense of installation, construction, maintenance, removal, or replacement is to be paid by the Applicant.
- ☐ The traveling public must be protected during this installation with proper warning signs or signals both day and night. Warning signs and signals shall be installed by and at the expense of Applicant.

- ☐ Applicant hereby releases the County from any liability for damages caused by said driveway access, whether caused by employees or equipment of the County, or others, at any time. Further, Applicant agrees to protect, save and hold harmless, and indemnify the County from and against all liability, loss, damages, personal injuries or expenses suffered by or imposed against the County by reason of the construction, installation or maintenance of the above described improvement.
- ☐ No perpetual easement or right of way is granted by this instrument and should Applicant's use of said right-of-way interfere with the County's use, or intended use of said right-of-way, Applicant will remove or relocate the same upon demand of the County. Applicant shall pay all costs of such removal or relocation.
- ☐ This Agreement shall be a covenant running with the above-described real property and shall be binding upon the parties hereto, their heirs, successors, personal representatives, and assigns.
- ☐ Other _____ Provisions:

Land Owner #1

Kyle Sundman Printed
 Name Kyle Sundman, Authorized Representative, Pivot Energy Development LLC
 Signature _____

Land Owner #2

 Printed
 Name _____
 Signature _____

Individual Right-of-Way Permit Applicant:

Kyle Sundman, Authorized Representative, Pivot Energy Development LLC

Printed name _____

Kyle Sundman Signature

Signature _____

Address: Attn: Project Development
1601 Wewatta St #700
Denver, CO 80202

Application Fee Paid 5000
 Date 9/30

Email: bradley.thomas@pivotenergy.net

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

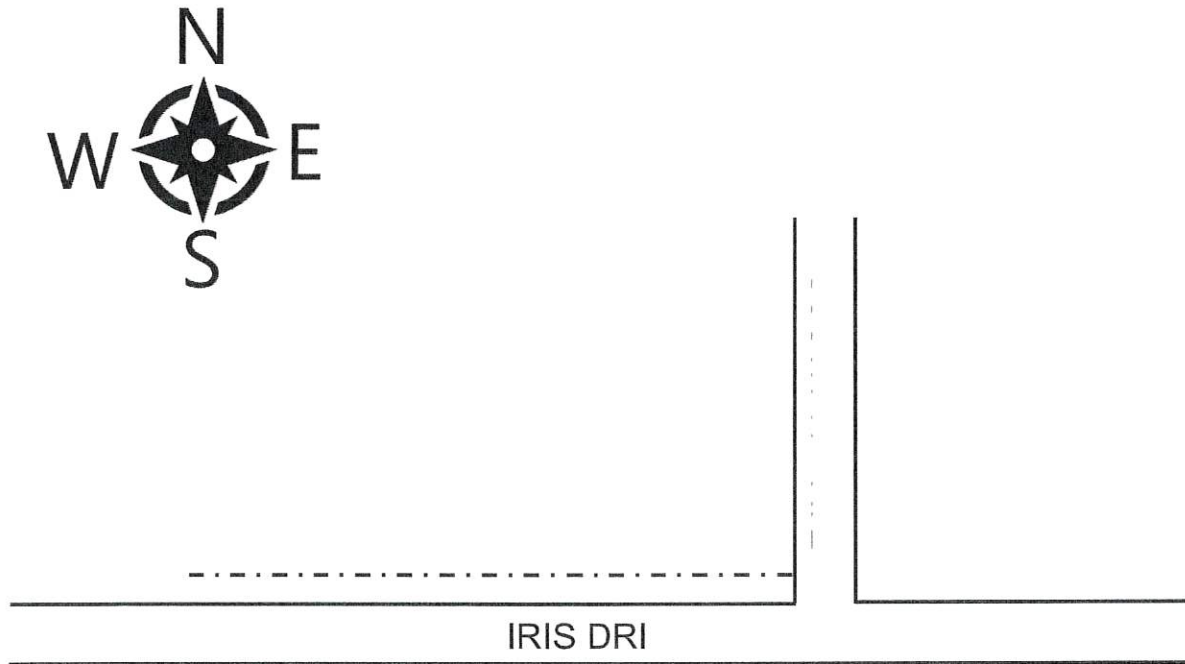
THE BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

Mike Brownell (Aye) (Nay)

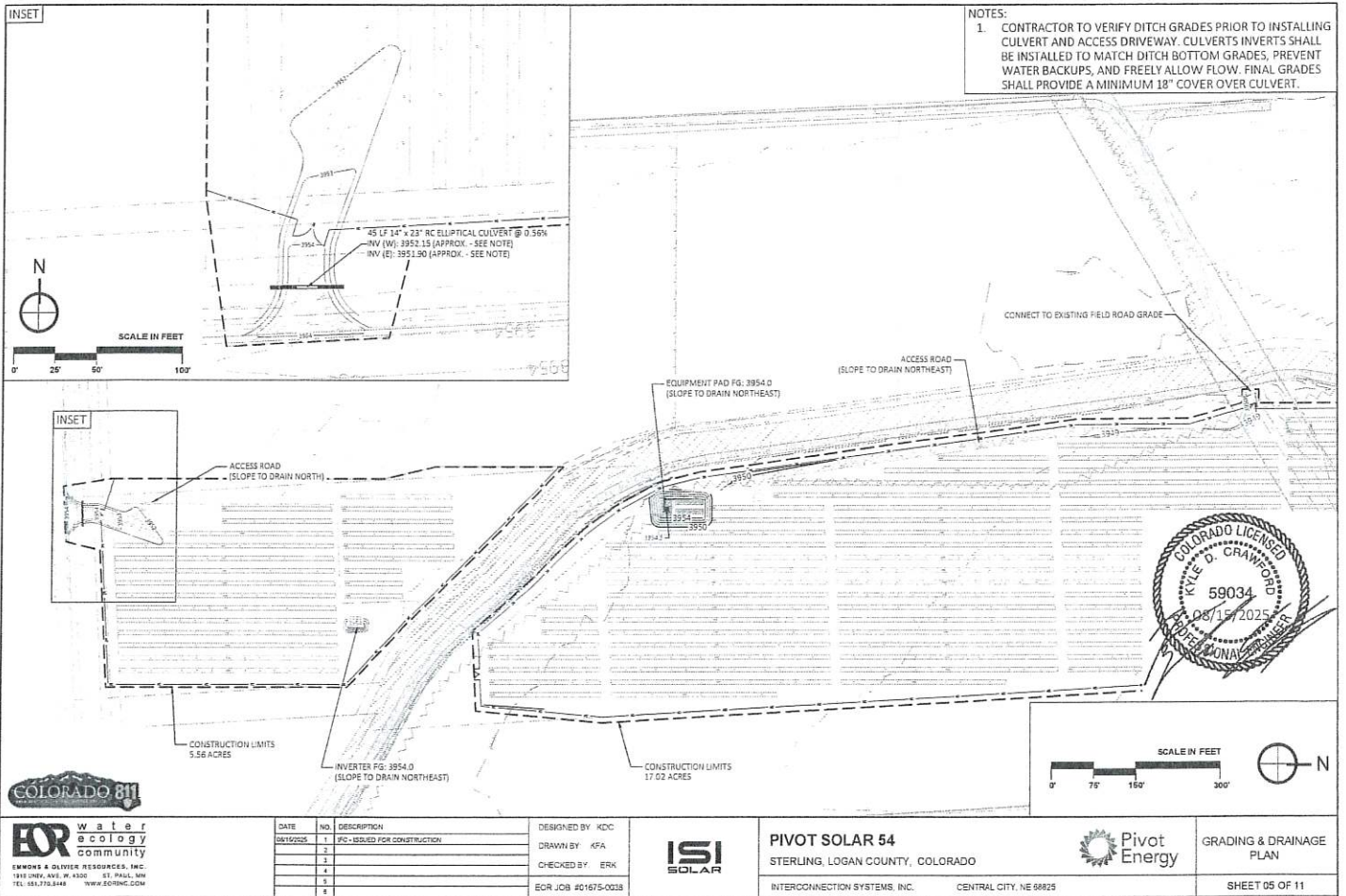
James T. Yahn (Aye) (Nay)

Jim C. Santomaso (Aye) (Nay)

DRIVEWAY MAP



Driveway construction will occur at point (X), along the north side of Iris Drive, approximately 1,480 feet west of the intersection with South 11th Avenue.



Pivot Energy
Right of Way
ROW2025-13 October 2025
Iris Drive (31-8-52)



ALTA COMMITMENT FOR TITLE INSURANCE
(ALTA Adopted 07-01-2021)

File No.: 243998

EXHIBIT A

The Land is described as follows:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 52 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SE1/4SW1/4 OF SECTION 31; THENCE SOUTH 88°45'30" WEST ALONG THE SOUTH LINE OF SAID SE1/4SW1/4 A DISTANCE OF 329.10 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 1012 AT PAGE 892 OF THE LOGAN COUNTY RECORDS; THENCE SOUTH 88°45'30" WEST ALONG THE SOUTH LINE OF SAID SE1/4SW1/4 A DISTANCE OF 411.43 FEET; THENCE NORTH 1°46'20" WEST A DISTANCE OF 1022.63 FEET TO A POINT IN THE CENTERLINE OF STERLING IRRIGATION COMPANY'S NO. 1 DITCH, THENCE ALONG THE CENTERLINE OF SAID STERLING IRRIGATION COMPANY'S NO. 1 DITCH THE FOLLOWING COURSES AND DISTANCES:

BEARING	DISTANCE (FEET)
SOUTH 22°52'45" EAST	105.56
SOUTH 44°25'20" EAST	218.99
SOUTH 37°25'30" EAST	94.76
SOUTH 40°30'55" EAST	83.43
SOUTH 50°49'50" EAST	58.64
SOUTH 60°54'30" EAST	37.89
SOUTH 66°39'25" EAST	45.05 FEET; THENCE SOUTH 1°46'20" EAST ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 1012 AT PAGE 892 A DISTANCE OF 547.84 FEET TO THE POINT OF BEGINNING

Pivot Energy
Right of Way
ROW2025-13 October 2025
Iris Drive (31-8-52)

This page is only a part of a 2021 ALTA Short Form Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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