

Gene A. Meisner  
Commissioner District One

Rocky L. Samber, Chairman  
Commissioner District Two

David G. Donaldson  
Commissioner District Three



Office Phone  
970-522-0888  
FAX 970-522-4018  
TTY 970-526-5383

Web: [www.logancountyco.gov](http://www.logancountyco.gov)  
E-mail: [commissioners@logancountyco.gov](mailto:commissioners@logancountyco.gov)

## **OFFICE OF THE BOARD LOGAN COUNTY COMMISSIONERS**

315 MAIN STREET SUITE 2  
STERLING, COLORADO 80751

### **AGENDA**

**Logan County Board of Commissioners  
Logan County Courthouse, 315 Main Street, Sterling, Colorado  
Tuesday, June 28, 2016 - 9:00 a.m.**

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

Approval of the Minutes of the June 21, 2016 meeting.

#### **Unfinished Business**

Consideration of the approval of a Logan County Lodging Tax Board Project for the exploresterling.com Website Upgrade in the amount of \$10,480.

The Board will award the proposal for Asphaltic Material and Petroleum Resin chip seal product.

#### **New Business**

Consideration of the approval of Resolution 2016-13 and an application for Subdivision Exemption on behalf of SJS LLC to create a 1.93-acre tract from an 81-acre Agricultural parcel, in an "A" Agricultural District located in the NW1/4 of Section 21, Township 8 North, Range 53 West of the 6<sup>th</sup> PM, Logan County, Colorado, also known as 14040 CR 32, Sterling, Colorado.

Consideration of the approval of Resolution 2016-14 approving the Final Plat for the RPK Minor Subdivision, Tract 26, Revis Addition, City of Sterling, lying Southerly of the Centerline of the Burlington Northern and Santa Fe Railroad, as it now exists, Logan County, Colorado on behalf of Mark E. and Lorraine L. Walters.

Consideration of the approval of Resolution 2016-15 approving the Final Plat for the Breidenbach Minor Subdivision located in the SE1/4 of Section 31, Township 10 North, Range 51 West of the 6<sup>th</sup> PM, Logan County, Colorado on behalf of Terence S. Miller, Jack A. Breidenbach and David T. Breidenbach.

Consideration of the approval of Resolution 2016-16 and an application for Subdivision Exemption on behalf of Sunset Ranch Company, LLC to create a 11.14 acre tract from a 625-acre Agricultural parcel, in an "A" Agricultural District located in the SE1/4 of Section 7, Township 10 North, Range 53 West of the 6<sup>th</sup> PM, Logan County, Colorado.

Consideration of the approval of an agreement between Internet Honey and Logan County to provide website upgrades for the exploresterling.com website.

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

The next regular business meeting will be scheduled for Tuesday, July 5, 2016, at 9:00 a.m. at the Logan County Courthouse.

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

June 21, 2016

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

|                    |              |
|--------------------|--------------|
| Rocky L. Samber    | Chairman     |
| David G. Donaldson | Commissioner |
| Gene A. Meisner    | Commissioner |

Also present:

|                     |                                  |
|---------------------|----------------------------------|
| Alan Samber         | Logan County Attorney            |
| Marie Granillo      | Logan County Deputy Clerk        |
| Dan Wiebers         | Merino Volunteer Fire Department |
| Tina Wiebers        | Merino Volunteer Fire Department |
| Callie Jones        | Journal Advocate                 |
| Forrest Hershberger | South Platte Sentinel            |

Chairman Samber called the meeting to order at 9:00 a.m. The meeting opened with the Pledge of Allegiance.

Chairman Samber asked if there were any revisions for today's agenda. None were indicated.

The Board continued with the Consent Agenda items:

- Approval of the Minutes of the June 14, 2016 meeting.

Chairman Samber made an announcement that on the Consent Agenda it should read minutes of June 14, 2016 not May 31, 2016.

Commissioner Meisner moved to approve the Consent Agenda which has the minutes for the June 14, 2016 Board Meeting. Commissioner Donaldson seconded and the motion carried 3-0.

Chairman Samber continued with New Business:

Chairman Samber opened proposals for Asphaltic Material and Petroleum Resin chip seal product.

- CoBitCo Inc, Denver, CO \$2.05 per gal

Commissioner Donaldson made a motion to accept the bid for the Asphaltic Material and Petroleum Resin for the chip seal product and refer to the Logan County Road and Bridge Department for a review and recommendation. Commissioner Meisner seconded and the motion carried 3-0.

Commissioner Meisner moved to approve the letter of gift and bill of sale of a 2001 Ford Ambulance to the Merino Volunteer Fire Department. Commissioner Donaldson seconded and the motion carried 3-0.

Commissioner Donaldson made a motion to approve an application to Highline Electric Association for electrical service and authorize the chairman to sign. Commissioner Meisner seconded and the motion carried 3-0.

Commissioner Meisner moved to approve amendments to the Logan County Purchasing Policy and Procedures to include: 1) A procedure to solicit minority and women's businesses during the bidding process; 2) Redefine a small asset for inventory purposes; and 3) Removal of a paragraph requiring bids on stationary, printing, lithographing and paper products due to the repeal of CRS 30-11-109 and 30-11-112. Commissioner Donaldson seconded and the motion carried 3-0.

Commissioner Donaldson made a motion to approve the award of the proposal for the Grandstand and Exhibit Center Restroom cleaning for the 2016 Logan County Fair to Walden Company, Albuquerque, NM in the amount of \$3,400.00. Commissioner Meisner seconded and the motion carried 3-0.

The Board moved on to Miscellaneous Business/Announcements:

The next regular business meeting is scheduled for Tuesday, June 28, 2016 at 9:00 a.m. in the hearing chambers at the Logan County Courthouse.

There being no further business to come before the Board the meeting was adjourned at 9:15 a.m.

Submitted by:

  
Deputy Logan County Clerk & Recorder

Approved: June 28, 2016

BOARD OF COUNTY COMMISSIONERS  
LOGAN COUNTY, COLORADO

(seal)

By: \_\_\_\_\_  
Rocky L. Samber, Chairman

Attest:

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

Gene A. Meisner  
Commissioner District One

Rocky L. Samber, Chairman  
Commissioner District Two

David G. Donaldson  
Commissioner District Three



Office Phone  
970-522-0888  
FAX 970-522-4018  
TTY 970-526-5383

Web: [www.logancountyco.gov](http://www.logancountyco.gov)  
E-mail: [commissioners@logancountyco.gov](mailto:commissioners@logancountyco.gov)

**OFFICE OF THE BOARD  
LOGAN COUNTY COMMISSIONERS**

315 MAIN STREET SUITE 2  
STERLING, COLORADO 80751

**REQUEST FOR PROPOSALS  
ASPHALTIC MATERIAL AND PETROLEUM RESIN**

The Board of Logan County Commissioners is requesting proposals from qualified suppliers for asphalt materials for the County Road Chip Seal Project. Asphaltic materials shall conform to Colorado Department of Transportation, A.S.T.M., and A.S.S.H.T.O. requirements. The estimated amount to be used on this project is 180,000 - 200,000 gallons. Sealed proposals must be received by the Logan County Board of Commissioners at 315 Main Street, Sterling, CO 80751 by 5:00 p.m., June 20, 2016. Proposals will be opened at 9:00 a.m. on Tuesday, June 21, 2016 at the Logan County Courthouse, 315 Main Street, Sterling. The Board reserves the right to accept or reject any or all proposals and to accept the proposal which is deemed to be in the best interest of Logan County.

---

CRS-2R      \$ 2.05 per/gal.

All bids to be F.O.B., Suppliers Yard.

Company Name: COBITCO Inc.  
By: Steve Marshall  
Address: 5301 N. Bannock St.  
City/State/Zip: Denver, CO 80216-1623  
Telephone: 1-800-783-8575  
E-mail: steve.marshall@cobitco.com

# LOGAN COUNTY LODGING TAX BOARD FUNDING REQUEST FORM

**\*\* Please print and review BOTH pages and bring to the meeting \*\***

Date: 6-1-16 Project Title: Website upgrade  
Responsible Party: (Signature) Marilee Johnson, TIC Coordinator  
Funds Payable to: (Organization) Internet Hervey  
Mailing Address: TBD

By completing this form, the responsible party agrees to include the words "Funds provided by www.ExploreSterling.com" in all media announcements and/or printed material about the project. Changes in details for an event, such as location, length of event, etc. that were presented to the LTB at the time the request was submitted and accepted **must be cleared with the board before** any bills will be paid. Failure to do this will also affect funding for future projects.

Fifty percent or more of the advertising funds used to promote the event should be spent to reach outside of Logan County.

Date(s) of Activity: 2016  
Total cost of project: \$10,480  
Amount requested: \$10,480

Describe briefly how funds will be used then attach detailed information to this form as requested in the guidelines on the back.

Funds will be used to upgrade the exploresterling.com website to promote Sterling and Logan County per specs outlined on attached proposal.

The following information is vital if a request for funds is to be considered. **Please include on a separate sheet with the proposal.**

1. Show the complete name of the project to be promoted, advertised or marketed.
2. Identify and provide information about the group or organization making the request, including name and phone number of the person in charge.
3. Describe the project and plans to promote, advertise or market it.
4. Provide an outline of the budget established for the event.
5. Detail what percentage of total amount budgeted is being requested from the Lodging Tax Board. Remember, the funds are for tourism for Logan County.
6. Advertising is to include the words "Funds provided by www.ExploreSterling.com".
7. **Fifty percent or more** of the advertising funds used to promote the event must be spent to reach **outside of Logan County.**
8. Funds are not paid up front. A receipt or invoice for an expense must be presented, showing the actual amount spent before that money is released.
9. Receipts and invoices must be presented for payment **within 90 days of the completion of the event.**
10. The Lodging Tax Board requests a follow-up report after the event. If this is an event that will occur again, it is hoped that help from Lodging Tax funds in early years will help an event eventually become self-supporting.

## Guidelines for Requesting Funds From the Logan County Lodging Tax Board

The Logan County Lodging Tax Board's funding and the use of its funds were established by Colorado House Bill 1476, and concern the promotion of tourism and its funding. This house bill was enacted by the General Assembly of the State of Colorado and later approved by the voters of Logan County. In general, "revenues collected from Logan County Lodging Tax (1.9% bed tax), shall be used only to advertise, market or promote tourism for Logan County"

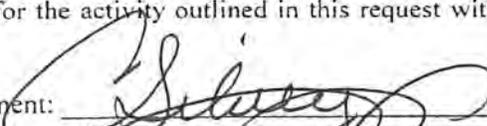
Funding for advertising, marketing or promoting an event intended to bring tourism to Logan County may be requested by completing the other side of this form, attaching additional information as requested below and submitting the entire request before the Lodging Tax Board at their next monthly meeting. Names of Board members, as well as the time and date of each monthly meeting, are available by inquiring at the Logan County Commissioners' Office (970-522-0888). Please provide **TWELVE copies** of the completed proposal (one for each Board member). The presentation of your event request, including time to answer questions from the Board, should be kept to a maximum of 10 minutes.

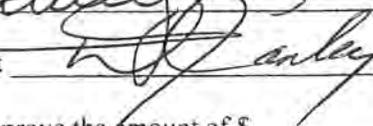
Requests may be submitted to a Board member prior to the next meeting and discussed as new business, without a personal presentation. However, this does not allow the opportunity for the Board to ask questions and it could be tabled for more information. The Board may consider and vote on a proposal at the same meeting. The Board may also review and discuss a new proposal at the meeting when it is submitted, then vote on it at the next meeting.

Requests approved by the Lodging Tax Board will then go to the County Commissioners for their approval at a regular open meeting. **If possible the person submitting the proposal should attend the County Commissioners' meeting.** Check with their office for time and date of the next Commissioners meeting. This will also be announced at the Lodging Tax Board meeting.

\*\*\*\*\*  
THIS PART OF FORM TO BE COMPLETED BY LODGING TAX BOARD

The Logan County Lodging Tax Board Requests approval from the County Commissioners in the amount of \$ 10,420 for the activity outlined in this request with the understanding that the funds will be used as described.

LCLTB Endorsement:  Date: 6/6/2016

LCLTB Treasurer's Endorsement  Date: 6/6/16

Logan County Commissioners approve the amount of \$ \_\_\_\_\_

Commissioners Endorsement \_\_\_\_\_ Date: \_\_\_\_\_

**Reimbursement forms** must be obtained from the finance department at the Logan County Courthouse. For reimbursement, return **completed forms and receipts** within 90 days of completion of the event

**THANK YOU!!**

See Reverse Side

REVISED May 2016

**RESOLUTION**  
**NO. 2016 - 13**  
**SJS LLC Subdivision Exemption**

**WHEREAS**, SJS LLC has petitioned the Board of County Commissioners, Logan County, Colorado, to exempt the following legally described property:

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 53 WEST OF THE SIXTH 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 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 THE 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 NW1/4 OF SECTION 21; THENCE NORTH 1°10'20" EAST ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 21 A DISTANCE OF 284.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.93 ACRES, MORE OF 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

(As represented on official Subdivision Exemption Plat # 2016 - 12)

from the definitions of "Subdivision" or "Subdivision Land" and for a determination that the above premises are not within the purposes of C.R.S. § 30-28-101, and Senate Bill 35, adopted by the Colorado General Assembly in 1972; and

**WHEREAS**, a 1.93 acre tract is subdivided from an 81 acre Agricultural parcel, in an "A" Agricultural District, and,

**WHEREAS**, the Chairman of the Logan County Planning Commission recommended approval of this application after reviewing the application, studying the staff review, and reviewing the plat on June 21, 2016; and

**WHEREAS**, The Board of County Commissioners approved the recommendation on June 28, 2016.

**NOW THEREFORE, BE IT RESOLVED** pursuant to the authority set forth in C.R.S. § 30-28-101(10)(d), the above described property is exempt from the definition of "Subdivision" or "Subdivided Land" as set forth in C.R.S. § 30-28-101, provided that no further subdividing on the above described premises shall be made without the approval of the Board of County Commissioners.

**DONE** on Tuesday, this 28<sup>th</sup> day of June, 2016.

LOGAN COUNTY BOARD OF COMMISSIONERS  
LOGAN COUNTY, COLORADO

\_\_\_\_\_(Aye)(Nay)  
Rocky L. Samber

\_\_\_\_\_(Aye)(Nay)  
Gene A. Meisner

\_\_\_\_\_(Aye)(Nay)  
David G. Donaldson

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 the this 28<sup>th</sup> day of June, 2016.

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

Applicant: SJS LLC  
Legal: NW4 21-08-53

Date Received in the Office of the Director of Planning or his/her designee to the Planning Commission:  
Application (is) (is not) complete as submitted. Named individual reviewing the submitted application: 5/9/2016 Carol Pwonka

5-20-2016 Application is complete CRP

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

Date 5-9-2016

1. Name of Subdivision Exemption SJS LLC
2. Name of Applicant SJS LLC Phone 970-520-5334  
Address 14040 C.R. 32 Sterling Co 80751  
(Street No. and Name) (Post Office) (State) (Zip Code)
3. Name of Local Agent Kym Schure Phone 970-520-6808  
Address 14040 C.R. 32, Sterling, Co 80751  
(Street No. and Name) (Post Office) (State) (Zip Code)
4. Owner of Record SJS LLC Phone \_\_\_\_\_  
Address Same  
(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 Leibert McAttee Phone 970-522-1960  
Address Stirling  
(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 South side of CR. 32  
\_\_\_\_ Feet of \_\_\_\_\_  
(Direction) (Street)
9. Postal Delivery Area Sterling School District RE 1
10. Total Acreage 81 Zone Ag Number of Lots 2
11. Tax Map Designation: Section/Township/Range NW4 21-8-53 Lot(s) \_\_\_\_\_

SJS LLC Clydette Schure  
Subdiv. Exempt. 1.93 acres  
2016 NW4 Sect 21-08-53  
14040 CR 32, Sterling

Applicant: SJS LLC  
Legal: NW4 21-08-53

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

If so, list Case No. and Name n/a

13. If Deed is recorded in Torrens System: Number \_\_\_\_\_

14. If Deed is recorded in General System: Book 992 Page 669

15. Current Land Use: Agricultural

16. Proposed Use of Each Parcel: Same

17. Proposed Water and Sewer Facilities: existing

18. Proposed Public Access to each new parcel: existing

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

financing

List all contiguous holdings in the same ownership: Section/Township/Range n/a 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

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

(Applicant Signature) \_\_\_\_\_  
Mailing Address 12826 C.R. 37  
Logan Co (Street) 80751  
(County) (State) (Zip Code)

Subscribed and sworn to before me this day of X Kym Schure

SJS LLC Clydette Schure  
Subdiv. Exempt. 1.93 acres  
2016 NW4 Sect 21-08-53  
14040 CR 32, Sterling

Applicant: SJS LLC  
Legal: NW4 21-08-53

MY COMMISSION EXPIRES:

FOR COUNTY USE

Receipt: 123  
pd \$100 5/9/2016  
✓#5132  
\$11-5/9/2016  
✓#5131  
Receipt 123

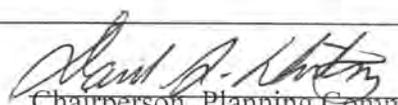
Application Fee: (\$100.00) and Eleven (\$11.00) separate check for recording fee.

Date of Planning Commission: June 21, 2016

Recommendation of Planning Commission:  Approval  Denial

Recommended Conditions of Subdivision Exemption:

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

  
Chairperson, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Exemption:

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

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

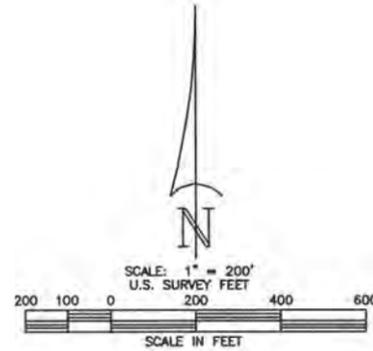
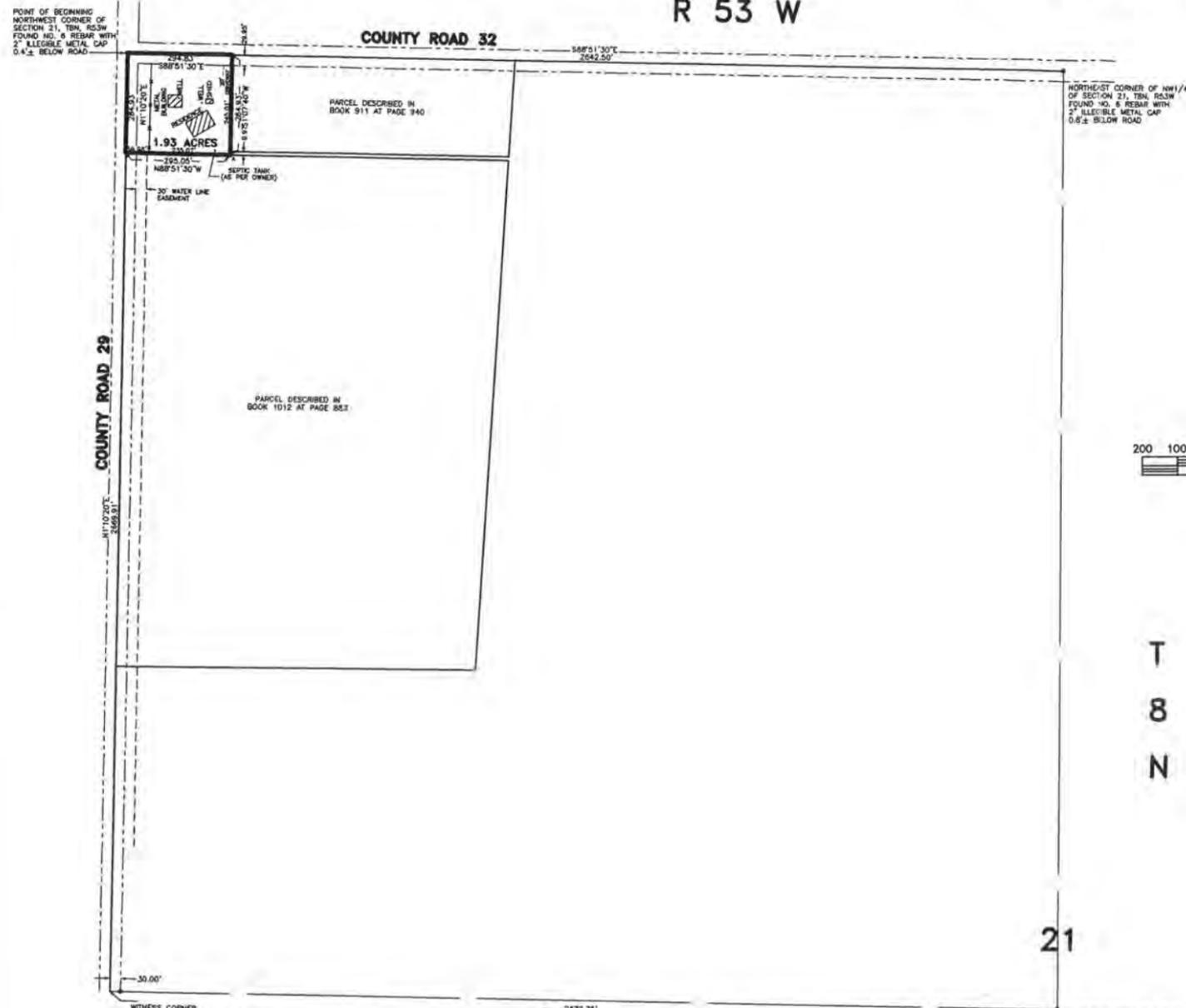
Date Denied: \_\_\_\_\_

\_\_\_\_\_  
David G Donaldson (Aye) (Nay)  
\_\_\_\_\_  
Gene Meisner (Aye) (Nay)  
\_\_\_\_\_  
Rocky Samber (Aye) (Nay)

SJS LLC Clydette Schure  
Subdiv. Exempt. 1.93 acres  
2016 NW4 Sect 21-08-53  
14040 CR 32, Sterling

# SUBDIVISION EXEMPTION PLAT NO. \_\_\_\_\_ FOR SJS LLC

R 53 W



T  
8  
N

T  
8  
N

21



**NOTES**

EASEMENT INFORMATION AS PER \_\_\_\_\_

BEARINGS FOR THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NW1/4 OF SECTION 21, T8N, R53W BEARS SOUTH 88°51'30" EAST. THE NORTHWEST AND NORTHEAST CORNERS OF SAID NW1/4 ARE MONUMENTED AS SHOWN.

FOUND NO. 5 REBARS WITH YELLOW PLASTIC I.D. CAPS STAMPED "BURR D. LEIBERT RLS 1791" AT GROUND LEVEL - 0.2' BELOW GROUND AT THE POINTS SHOWN THIS \* , UNLESS OTHERWISE NOTED.

FOUND NO. 5 REBAR WITH YELLOW PLASTIC I.D. CAPS STAMPED "ANNE M. KORBE RLS 28964" 0.3' BELOW GROUND AT POINT SHOWN THIS \* , UNLESS OTHERWISE NOTED.

FOUND POINTS SHOWN THIS \*

--- INDICATES AN EXISTING FENCE LINE.

**NOTICE**

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

**SURVEYOR'S STATEMENT**

I, ANNE M. KORBE, A REGISTERED 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 FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLY 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 GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY: ANNE M. KORBE  
FOR AND ON BEHALF OF  
LEIBERT-McATEE & ASSOCIATES, INC.  
R.L.S. NO. 28964

PRELIMINARY

**DESCRIPTION**

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 53 WEST OF THE SIXTH 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 NW1/4 OF SECTION 21 A DISTANCE OF 284.83 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 911 AT PAGE 940 OF THE 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 284.83 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 206.05 FEET TO A POINT ON THE WEST LINE OF SAID NW1/4 OF SECTION 21, THENCE NORTH 1°10'20" EAST ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 21 A DISTANCE OF 284.83 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.

**OWNER'S CERTIFICATE**

SJS LLC BEING THE SOLE OWNER IN FEE OF THE ABOVE DESCRIBED PROPERTY, DOES HEREBY DIVIDE THE SAME AS SHOWN ON THE ATTACHED MAP.

SJS LLC  
KYM A. SCHURE  
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
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.

PLANNING COORDINATOR: \_\_\_\_\_ DATE: \_\_\_\_\_

**CHAIRMAN-LOGAN COUNTY PLANNING COMMISSION CERTIFICATE**

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

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

**BOARD OF COUNTY COMMISSIONER'S CERTIFICATE**

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

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS: \_\_\_\_\_ DATED: \_\_\_\_\_

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

**DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT SJS LLC IS THE OWNER OF LAND INCLUDED WITHIN THE PLAT SHOWN HEREON, THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND I HEREBY DEDICATE TO THE PUBLIC FOR USE AS SUCH, THE PUBLIC ROADWAYS, PUBLIC UTILITY EASEMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

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

SJS LLC  
KYM A. SCHURE  
STATE OF COLORADO )  
COUNTY OF LOGAN ) SS  
THIS DEDICATION WAS ACKNOWLEDGED BEFORE ME, \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL \_\_\_\_\_ (SEAL)  
MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT NOTE**

LOGAN COUNTY HAS ADOPTED A RIGHT TO FARM AND RANCH POLICY. RESOLUTION #89-80 RECORDED SEPTEMBER 21, 1989 IN BOOK 925 AT PAGE 430 OF THE LOGAN COUNTY RECORDS. PLEASE READ IT AND BE AWARE OF ITS PROVISIONS.

**RECORDER'S CERTIFICATE**

I, \_\_\_\_\_ CLERK AND RECORDER OF LOGAN COUNTY, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, ACCEPTED ON BEHALF OF THE PUBLIC THE FOREGOING DESCRIBED PARCEL OF REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

CLERK AND RECORDER, LOGAN COUNTY, COLORADO (SEAL)

SJS LLC Clydette Schure  
Subdiv. Exempt. 1.93 Acres  
2016 NW4 Sect. 21-08-53  
14040 CR 32, Sterling

|                  |   |
|------------------|---|
| REVISIONS        | LEIBERT-McATEE & ASSOCIATES, INC.<br>P.O. BOX 442 615 SOUTH TENTH AVENUE<br>STERLING, CO 80751 970-522-1960                             |
| TITLE            | SUBDIVISION EXEMPTION PLAT NO. _____<br>FOR SJS LLC<br>IN THE NW1/4 OF SECTION 21, T8N, R53W<br>OF THE 6TH P.M., LOGAN COUNTY, COLORADO |
| SCALE: 1" = 200' | DR. BY: AK  |
| DATE: 6-20-16    | PROJECT: 560-18   |
|                  | SHEET 1 of 1  |

**RESOLUTION  
NO. 2016 - 14  
RPK MINOR SUBDIVISION  
A PART OF TRACT 26, REVIS ADDITION  
TO THE CITY OF STERLING, LOGAN COUNTY, COLORADO**

A Resolution approving the Final Plat for the RPK Minor Subdivision, Tract 26, Revis Addition, City of Sterling, lying Southerly of the Centerline of the Burlington Northern and Santa Fe Railroad, as it now exists, Logan County, Colorado.

**WHEREAS**, Mark E. and Lorraine L. Walters, have petitioned the Board of County Commissioners, Logan County, Colorado, to create a two (2) tract minor subdivision consisting of Tract 26A, containing 20,255 square feet, and Tract 26B, containing 11,914 square feet, all located within the following legally described property:

TRACT 26, REVIS ADDITION, CITY OF STERLING, LOGAN COUNTY, COLORADO, LYING  
SOUTHERLY OF THE CENTERLINE OF THE BURLINGTON NORTHERN AND SANTA FE  
RAILROAD, AS IT NOW EXISTS;

also known as 508 Gordon St, Unit K, Sterling, Logan County, Colorado; and

**WHEREAS**, Mark E. and Lorraine L. Walters have, as shown on the Final Subdivision Plat attached hereto and fully incorporated herein by reference, laid out, platted and subdivided the same into lots under the name and style of RPK Minor Subdivision a part of Tract 26, Revis Addition to the City of Sterling, Logan County, Colorado, and;

**WHEREAS**, the above-described parcel consists of a 32,469 square foot tract located within the "I" Industrial District, and all notices and posting requirements for hearing on the Preliminary and Final Minor Subdivision Applications were properly given, and the statements of interested persons were received, and

**WHEREAS**, the Logan County Planning Commission recommended approval of the Preliminary and Final Plat application submitted by Mark E. and Lorraine L. Walters, after reviewing the application, studying the staff review, and taking testimony at its regular meeting on June 21, 2016. The Chairman of the Logan County Planning Commission approved and signed the Final Plat on June 21, 2016.

**NOW THEREFORE, BE IT RESOLVED** pursuant to the authority set forth in C.R.S. § 30-28-133 and the Logan County Subdivision Regulations, the application for minor subdivision submitted by Mark E. and Lorraine L. Walters to divide a 32,469 square foot tract into two (2) lots on the above described property, as platted and shown on the Final Plat attached hereto, is hereby approved.

**DONE** on Tuesday, the 28th day of June, 2016.

LOGAN COUNTY BOARD OF COMMISSIONERS  
LOGAN COUNTY, COLORADO

\_\_\_\_\_  
(Aye) (Nay)  
Rocky L. Samber, Chairperson

\_\_\_\_\_  
(Aye) (Nay)  
Gene A. Meisner

\_\_\_\_\_  
(Aye) (Nay)  
David G. Donaldson

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the Logan and State of Colorado, in regular session on the 28<sup>th</sup> day of June, 2016.

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

Name: RPK Minor Subdivision  
Legal: 508 Gordon St, Sterling

Date Received in the Office of the Director of Planning: \_\_\_\_\_  
Application ( is ) ( is not ) complete as submitted.  
Named individual reviewing the submitted application: \_\_\_\_\_

FORM 5. APPLICATION FOR FINAL PLAT APPROVAL  
(To be filed in duplicate)  
(Incomplete Applications will not be accepted)

Date 5-17-2016

Major \_\_\_\_\_

Minor X

1. Name of Subdivision RPK Minor
2. Name of Applicant Robert W. Kircher Phone 970.520.4882  
Address 13900 Sunny Knolls Lane, Sterling, Co 80751  
(Street No. and Name) (Post Office) (State) (Zip Code)
3. Name of Local Agent n/a Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
4. Owner of Record Mark E & Lorraine L Walters Phone 970-522-5478  
Address 448 California St, Sterling, Co 80751  
(Street No. and Name) (Post Office) (State) (Zip Code)
5. Engineer n/a Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
6. Land Surveyor Leibert MacAtee Phone 970.522-1960  
Address \_\_\_\_\_  
(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 Location: on the N side of Elmwood St.  
\_\_\_\_ Feet of \_\_\_\_\_  
(Direction) (Street)
9. Postal Delivery Area 80751 School District RE-1
10. Total <sup>ft</sup> Acreage 32,169 Zone I Number of Lots 2
11. Tax Map Designation: Article \_\_\_\_\_ Lot(s) \_\_\_\_\_

RPK MINOR SUBDIVISION  
Mark & Lorraine Walters  
Tract 26 Revis Addition  
508 Gordon Street



**FOR COUNTY USE**

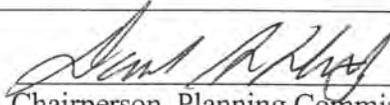
Application Fee: One Hundred Dollars (\$100.00) *pd 5/17/2016* *√#1620* *Ret.#126*

Date of Planning Commission: *June 21, 2016*

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

Recommended Conditions of Resubdivision:

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

  
Chairperson, Planning Commission

**COUNTY COMMISSIONERS ACTION:**

Conditions of Resubdivision: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
Rocky Samber (Aye) (Nay)

\_\_\_\_\_  
Gene Meisner (Aye) (Nay)

\_\_\_\_\_  
Dave G Donaldson (Aye) (Nay)

**RPK MINOR SUBDIVISION**  
Mark & Lorraine Walters  
Tract 26 Revis Additon  
508 Gordon Street



**RESOLUTION**  
**NO. 2016 -15**  
**BREIDENBACH MINOR SUBDIVISION**

A Resolution approving the Final Plat for Breidenbach Minor Subdivision located in the Southeast Quarter (SE1/4) of Section 31, Township 10 North, Range 51 West of the Sixth Principal Meridian, Logan County, Colorado.

**WHEREAS**, Terence S. Miller, Jack A. Breidenbach and David T. Breidenbach, have petitioned the Board of County Commissioners, Logan County, Colorado, to create a two (2) lot minor subdivision consisting of Lot 1, containing 21.54 acres, and Lot 2, containing 3.91 acres, all located within the following legally described property:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 51 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE1/4 OF SECTION 31; THENCE NORTH 2°57'10" WEST ALONG THE WEST LINE OF SAID SE1/4 A DISTANCE OF 955.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 2°57'10" WEST ALONG THE WEST LINE OF SAID SE1/4 A DISTANCE OF 1687.72 FEET TO THE NORTHWEST CORNER OF SAID SE1/4 OF SECTION 31; THENCE SOUTH 89°42'15" EAST ALONG THE NORTH LINE OF SAID SE1/4 A DISTANCE OF 613.63 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 OF THE LOGAN COUNTY RECORDS; THENCE SOUTH 1°52'20" EAST ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 A DISTANCE OF 943.19 FEET; THENCE SOUTH 13°32'25" EAST ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 A DISTANCE OF 193.47 FEET; THENCE SOUTH 83°37'10" EAST ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 A DISTANCE OF 140.67 FEET; THENCE SOUTH 2°56'50" EAST ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 A DISTANCE OF 533.92 FEET; THENCE SOUTH 89°48'00" WEST ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 A DISTANCE OF 223.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 961 AT PAGE 930 OF THE LOGAN COUNTY RECORDS; THENCE SOUTH 89°48'00" WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 961 AT PAGE 930 A DISTANCE OF 547.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.45 ACRES, MORE OR LESS.

also known as 24557 County Road 50, Iliff, Logan County, Colorado; and

**WHEREAS**, Terence S. Miller, Jack A. Breidenbach and David T. Breidenbach have, as shown on the Final Subdivision Plat attached hereto and fully incorporated herein by reference, laid out, platted and subdivided the same into lots under the name and style of Breidenbach

Minor Subdivision in the West Half of the Southeast Quarter (W1/2SE1/4) of Section 31, Township 10 North, Range 51 West of the Sixth Principal Meridian, Logan County, Colorado, and;

**WHEREAS**, the above-described parcel consists of a 25.45 acre tract located within the "A" Agricultural District, and all notices and posting requirements for hearing on the Preliminary and Final Minor Subdivision Applications were properly given, and the statements of interested persons were received, and

**WHEREAS**, the Logan County Planning Commission recommended approval of the Preliminary and Final Plat application submitted by Terence S. Miller, Jack A. Breidenbach and David T. Breidenbach, after reviewing the application, studying the staff review, and taking testimony at its regular meeting on June 21, 2016. The Chairman of the Logan County Planning Commission approved and signed the Final Plat on June 21, 2016.

**NOW THEREFORE, BE IT RESOLVED** pursuant to the authority set forth in C.R.S. § 30-28-133 and the Logan County Subdivision Regulations, the application for minor subdivision submitted by Terence S. Miller, Jack A. Breidenbach and David T. Breidenbach to divide a 25.45 acre parcel into two (2) lots on the above described property, as platted and shown on the Final Plat attached hereto, is hereby approved.

**DONE** on Tuesday, the 28th day of June, 2016.

LOGAN COUNTY BOARD OF COMMISSIONERS  
LOGAN COUNTY, COLORADO

\_\_\_\_\_  
(Aye) (Nay)  
Rocky L. Samber, Chairperson

\_\_\_\_\_  
(Aye) (Nay)  
Gene A. Meisner

\_\_\_\_\_  
(Aye) (Nay)  
David G. Donaldson

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the Logan and State of Colorado, in regular session on the 28<sup>th</sup> day of June, 2016.

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

Date Received in the Office of the Director of Planning: 5-17-2016  
 Application ( is ) ( is not ) complete as submitted.  
 Named individual reviewing the submitted application: Rob Quint

**FORM 3. APPLICATION FOR  
 PRELIMINARY PLAT APPROVAL**  
 (To be filed in duplicate)  
 (Incomplete Applications will not be accepted)

Date 5-17-16  
 Major \_\_\_\_\_  
 Minor X

1. Name of Subdivision Breidenbach
2. Name of Applicant David Breidenbach Phone 970-520-1690  
 Address 26222 Hwy 113 Iliff Co 80736  
(Street No. and Name) (Post Office) (State) (Zip Code)
3. Name of Local Agent N/A Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
4. Owner of Record David & Jack Breidenbach Phone \_\_\_\_\_  
Terry Miller  
 Address 26222 Hwy 113 Iliff Co 80736  
(Street No. and Name) (Post Office) (State) (Zip Code)
5. Engineer N/A Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
(Street No. and Name) (Post Office) (State) (Zip Code)
6. Land Surveyor Liebert Macatee Phone 970-522-1466  
 Address \_\_\_\_\_  
(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 Location: on the City Side side of N side  
 \_\_\_\_\_ feet \_\_\_\_\_ of \_\_\_\_\_  
(Direction) (Street)
9. Postal Delivery Area 80736 School District RE-1
10. Total Acreage 25.46 Zone Ag Number of Lots 2
11. Tax Map Designation: Article \_\_\_\_\_ Lot(s) \_\_\_\_\_
12. Has the Board of Adjustment granted a variance, exception, or conditional permit concerning this property? No

**BREIDENBACH, DAVE**  
**2016 MINOR SUBDIVISION**  
**24557 CR 50, Iliff 25.45 Acres**  
**SE4 Section 31-10-51**

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

13. Date of sketch plat approval W/A

14. Have any changes been made since this plat was last before the Board? No

If so, describe \_\_\_\_\_

15. List all land proposed to be subdivided \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

16. Park reservation approval has been granted by the Logan County Board of County Commissioners prior to Preliminary Plat hearing if subdivision is determined to be a major subdivision.

17. Owners of land 100 feet adjacent or opposite (apply to County Planning for listing).

18. Attach ten (10) copies of proposed preliminary plat.

19. Attach three (3) copies of construction plans.

20. List all contiguous holdings in the same ownership:

Section/Township/Range W 1/2 SE 1/4 31-10-51 Lot(s)

The applicant hereby consents to the provisions of §30-28-133, 30-28-133.1 or 30-28-137. Any applicable time periods may be extended by the county to receive a recommendation from any agency to which a plat has been referred or providing that the decision of the Planning Commission shall be made within sixty (60) days after the first meeting of the Planning Commission where the plan or plat was referred pursuant to § 30-28-136, but such extension shall not exceed thirty (30) days unless the agency has notified the county that it will require additional time to complete its recommendation.

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 Register of Deeds. This affidavit shall indicate the legal ownership 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)].

BREIDENBACH, DAVE  
2016 MINOR SUBDIVISION  
24557 CR 50, Iliff 25.45 Acres  
SE4 Section 31-10-51



Name: Miller, Breidenbach & Breidenbach  
Legal: SE4 Section 31-10-51

**FOR COUNTY USE**

Application Fee: One Hundred Dollars (\$100.00) pd 5-17-2016 ✓ #1020 Ret. #127

Date of Planning Commission: June 21, 2016

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

Recommended Conditions of Subdivision Exemption:

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

David Whitrey  
Chairperson, Planning Commission

**COUNTY COMMISSIONERS ACTION:**

Conditions of Subdivision Exemption:

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

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

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

\_\_\_\_\_  
David G Donaldson (Aye) (Nay)

\_\_\_\_\_  
Gene Meisner (Aye) (Nay)

\_\_\_\_\_  
Rocky Samber (Aye) (Nay)

**BREIDENBACH, DAVE**  
**2016 MINOR SUBDIVISION**  
**24557 CR 50, Iliff 25.45 Acres**  
**SE4 Section 31-10-51**

# BREIDENBACH MINOR SUBDIVISION

## IN THE SE1/4 OF SECTION 31, T10N, R51W OF THE 6TH P.M., LOGAN COUNTY, COLORADO

**SURVEYOR'S STATEMENT**

I, ANNE M. KORBE, A REGISTERED 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 FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLY 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 GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY: ANNE M. KORBE  
FOR AND ON BEHALF OF  
LEIBERT-McATEE & ASSOCIATES, INC.  
R.L.S. NO. 25984

PRELIMINARY

**CERTIFICATE OF DEDICATION, OWNERSHIP, AND MAINTENANCE**

KNOW ALL MEN BY THESE PRESENTS THAT TERENCE S. MILLER, JACK A. BREIDENBACH, AND DAVID T. BREIDENBACH BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 51 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SE1/4 OF SECTION 31; THENCE NORTH 2°57'10" WEST ALONG THE WEST LINE OF SAID SE1/4 A DISTANCE OF 955.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 25°37'10" WEST ALONG THE WEST LINE OF SAID SE1/4 A DISTANCE OF 1687.72 FEET TO THE NORTHWEST CORNER OF SAID SE1/4 OF SECTION 31; THENCE SOUTH 39°42'15" EAST ALONG THE NORTH LINE OF SAID SE1/4 A DISTANCE OF 613.63 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 OF THE LOGAN COUNTY RECORDS; THENCE SOUTH 1°52'20" EAST ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 A DISTANCE OF 943.19 FEET; THENCE SOUTH 13°32'25" EAST ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 A DISTANCE OF 193.47 FEET; THENCE SOUTH 83°37'10" EAST ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 A DISTANCE OF 140.87 FEET; THENCE SOUTH 2°56'50" EAST ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 A DISTANCE OF 633.92 FEET; THENCE SOUTH 89°48'00" WEST ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 921 AT PAGE 578 A DISTANCE OF 223.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 961 AT PAGE 930 OF THE LOGAN COUNTY RECORDS; THENCE SOUTH 89°48'00" WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 961 AT PAGE 930 A DISTANCE OF 547.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.45 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, UNDER THE NAME AND STYLE OF BREIDENBACH MINOR SUBDIVISION IN THE SE1/4 OF SECTION 31, T10N, R51W OF THE 6TH P.M., LOGAN COUNTY, COLORADO, AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND EASEMENTS FOR THE PURPOSES SHOWN HEREON. IT IS UNDERSTOOD AND AGREED TO BY THE OWNERS THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE OWNER OR HIS ASSIGNS CONSTRUCTS THE STREETS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TERENCE S. MILLER \_\_\_\_\_ JACK A. BREIDENBACH \_\_\_\_\_  
DAVID T. BREIDENBACH \_\_\_\_\_

STATE OF \_\_\_\_\_ ss  
COUNTY OF \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**CHAIRMAN-LOGAN COUNTY PLANNING COMMISSION CERTIFICATE**

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

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

**BOARD OF COUNTY COMMISSIONERS' CERTIFICATE**

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

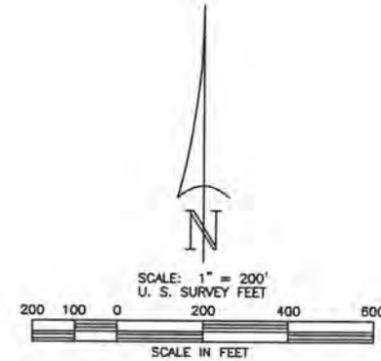
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATED \_\_\_\_\_

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

**RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF LOGAN COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, IN BOOK \_\_\_\_\_ PAGE NO. \_\_\_\_\_ MAP \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER \_\_\_\_\_  
BY \_\_\_\_\_ DEPUTY



**LINE TABLE**

|    |              |         |
|----|--------------|---------|
| L1 | N 7°31'35"W  | 312.81' |
| L2 | N1°31'35"W   | 431.68' |
| L3 | N18°30'50"W  | 199.22' |
| L4 | N14°20'25"E  | 31.74'  |
| L5 | N14°20'25"E  | 140.79' |
| L6 | N0°49'50"E   | 112.87' |
| L7 | N 81°11'05"E | 43.38'  |
| L8 | N0°22'40"W   | 12.60'  |



**PLAT NOTE**

LOGAN COUNTY HAS ADOPTED A RIGHT TO FARM AND RANCH POLICY. RESOLUTION #98-59 RECORDED SEPTEMBER 22, 1999, IN BOOK 925 AT PAGE 430 OF THE LOGAN COUNTY RECORDS. PLEASE READ IT AND BE AWARE OF ITS PROVISIONS.

**NOTES**

EASEMENT INFORMATION AS PER \_\_\_\_\_

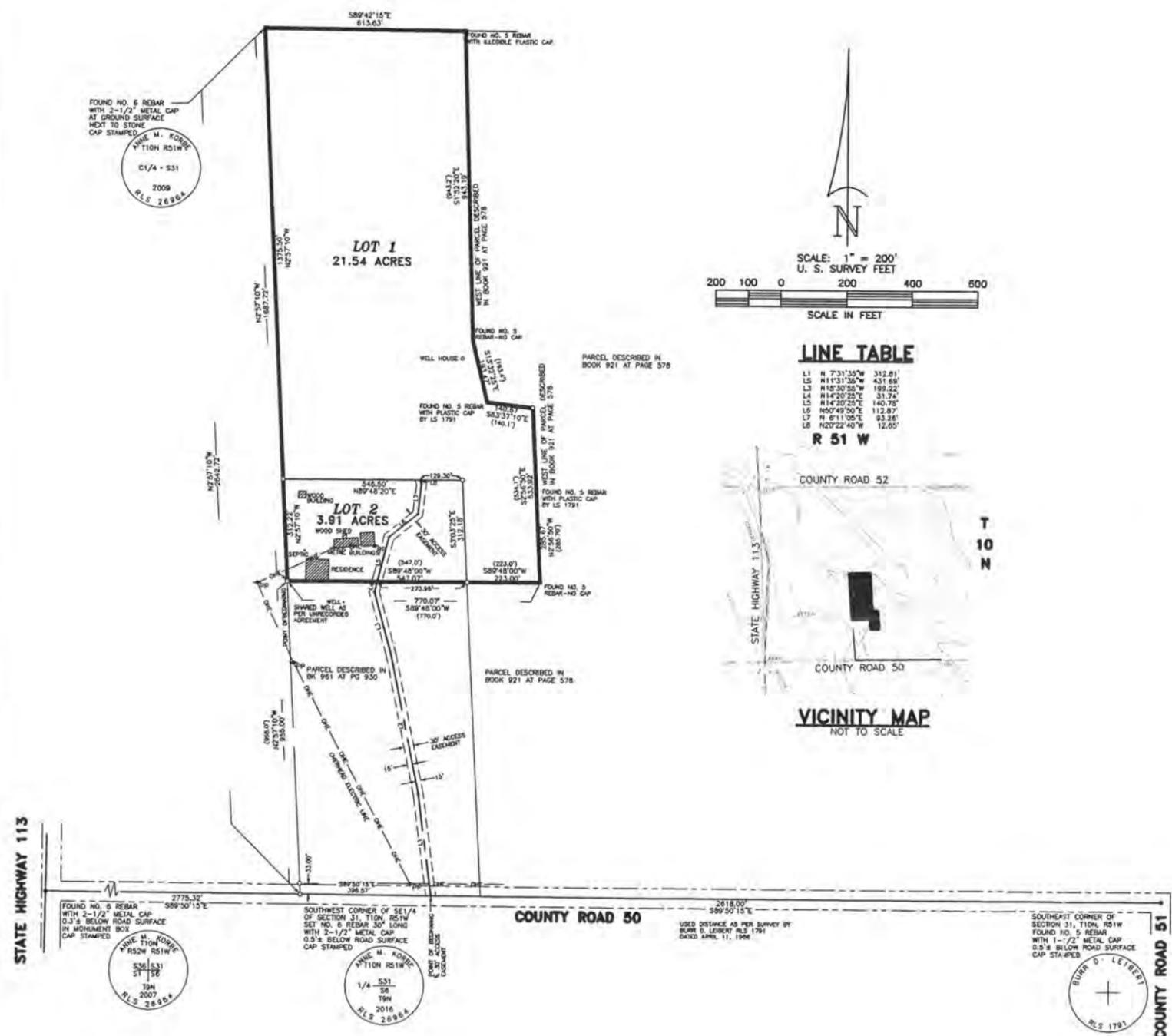
BEARINGS FOR THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SE1/4 OF SECTION 31, T10N, R51W BEARS SOUTH 89°50'15" EAST. THE SOUTHWEST AND SOUTHEAST CORNERS OF SAID SE1/4 OF SECTION 31 ARE MONUMENTED AS SHOWN.

FOUND POINTS SHOWN THUS: ●

SET NO. 5 REBARS 24" LONG WITH YELLOW PLASTIC I.D. CAPS STAMPED "ANNE M. KORBE RLS 25984" AT GROUND LEVEL AT THE POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.

**NOTICE**

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



**BREIDENBACH, DAVE**  
2016 MINOR SUBDIVISION  
24557 CR 50, Iliff 25.45 Acres  
SE4 Section 31-10-51

|                  |  |              |
|------------------|--|--------------|
| REVISIONS        | LEIBERT-McATEE & ASSOCIATES, INC.<br>P.O. BOX 442 615 SOUTH TENTH AVENUE<br>STERLING, CO 80751 970-522-1980        |              |
| TITLE            | BREIDENBACH MINOR SUBDIVISION<br>IN THE SE1/4 OF SECTION 31, T10N, R51W OF THE 6TH P.M.,<br>LOGAN COUNTY, COLORADO |              |
| SCALE: 1" = 200' | DR. BY: SLR  | DRAWING NO.  |
| DATE: 5-15-18    | PROJ. NO.: 740-18  | SHEET 1 of 1 |

**RESOLUTION**  
**NO. 2016 - 16**  
**SUNSET RANCH COMPANY LLC**  
**Subdivision Exemption**

**WHEREAS**, Sunset Ranch Company, LLC has petitioned the Board of County Commissioners, Logan County, Colorado, to exempt the following legally described property:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 53 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 7, THENCE SOUTH 89°37'50" WEST ALONG THE SOUTH LINE OF SAID SECTION 7 A DISTANCE OF 565.39 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 962 AT PAGE 443 OF THE LOGAN COUNTY RECORDS; THENCE NORTH 4°10'30" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 962 AT PAGE 443 A DISTANCE OF 819.32 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 962 AT PAGE 443; THENCE NORTH 89°49'35" EAST A DISTANCE OF 622.56 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 0°10'25" EAST ALONG THE EAST LINE OF SAID SECTION 7 A DISTANCE OF 815.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.14 ACRES, MORE OR LESS, SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH LINE OF SAID SECTION 7.

(As represented on official Subdivision Exemption Plat # 2016 -16)

from the definitions of "Subdivision" or "Subdivision Land" and for a determination that the above premises are not within the purposes of C.R.S. § 30-28-101, and Senate Bill 35, adopted by the Colorado General Assembly in 1972; and

**WHEREAS**, 11.14 acre tract is subdivided from an 625 acre Agricultural parcel, in an "A" Agricultural District, and,

**WHEREAS**, the Chairman of the Logan County Planning Commission recommended approval of this application after reviewing the application, studying the staff review, and reviewing the plat on June 21, 2016; and

**WHEREAS**, The Board of County Commissioners approved the recommendation on June 28, 2016.

**NOW THEREFORE, BE IT RESOLVED** pursuant to the authority set forth in C.R.S. § 30-28-101(10)(d), the above described property is exempt from the definition of "Subdivision" or "Subdivided Land" as set forth in C.R.S. § 30-28-101, provided that no further subdividing on the above described premises shall be made without the approval of the Board of County Commissioners.

**DONE** on Tuesday, this 28<sup>th</sup> day of June, 2016.

LOGAN COUNTY BOARD OF COMMISSIONERS  
LOGAN COUNTY, COLORADO

\_\_\_\_\_(Aye)(Nay)  
Rocky L. Samber, Chairman

\_\_\_\_\_(Aye)(Nay)  
Gene A. Meisner

\_\_\_\_\_(Aye)(Nay)  
David G. Donaldson

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 the this 28<sup>th</sup> day of June, 2016.

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

Applicant: William H. Austin  
Legal: Sect. 7-10-53

Date Received in the Office of the Director of Planning or his/her designee to the Planning Commission:  
3-28-2016  
Application (is) (is not) complete as submitted.  
Named individual reviewing the submitted application: William H. Austin

5-1-2016 application is complete CRP

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

- Date 3-28-2016
1. Name of Subdivision Exemption Sunset Ranch Company LLC
2. Name of Applicant SUNSET RANCH COMPANY LLC Phone 303-955-2534  
Address 5566 S. SYCAMORE ST. P.O. BOX 368 CO 80160  
(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 SUNSET RANCH COMPANY LLC Phone 303-955-2534  
Address 5566 S. SYCAMORE ST. P.O. BOX 368 CO 80160  
(Street No. and Name) (Post Office) (State) (Zip Code)
5. Prospective Buyer W.H. Austin Phone 1-970-581-7437  
Address 12835 CR 58 Padroni CO 80745  
(Street No. and Name) (Post Office) (State) (Zip Code)
6. Land Surveyor Libert-McArthur Phone 522-1960  
Address Sterling CO 80751  
(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 North side of CR 58  
\_\_\_\_\_ Feet \_\_\_\_\_ of \_\_\_\_\_  
(Direction) (Street)
9. Postal Delivery Area 80745 School District \_\_\_\_\_
10. Total Acreage 11.14 Zone Ag Number of Lots \_\_\_\_\_
11. Tax Map Designation: Section/Township/Range 7-10-53 Lot(s) SE 4

SUNSET RANCH CO LLC  
Subdiv. Exemption 11.13 Acres  
SE4 Section 7-10-53  
March 2016

Applicant: WH Austin  
Legal: SE4 07-10-53

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

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

13. If Deed is recorded in Torrens System: Number \_\_\_\_\_

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

15. Current Land Use: Grazing

16. Proposed Use of Each Parcel: N/A

17. Proposed Water and Sewer Facilities: N/A

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

19. Reason for request of this exemption (may use additional pages): To square up our property

List all contiguous holdings in the same ownership: sect 1-10-54 sect 6-10-53

Section/Township/Range sect. 7-10-53 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 )

I, Jeff Thurn <sup>Sunset Ranch Company LLC</sup> hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true.

JESSICA LAUREN BROWN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20124081372  
MY COMMISSION EXPIRES DECEMBER 19, 2016

Jessica Lauren Brown

[Signature]  
(Applicant Signature)

Mailing Address P.O. Box 368 5566 S. Sycamore St.  
Apache <sup>(Street)</sup> Littleton, CO 80120  
(County) (State) (Zip Code)

Subscribed and sworn to before me this day of 5<sup>th</sup> January 2016

SUNSET RANCH CO LLC  
Subdiv. Exemption 11.13 Acres  
SE4 Section 7-10-53  
March 2016

Applicant: W.H. Austin  
Legal: SE4 07-10-53

MY COMMISSION EXPIRES:

12/19/2016

FOR COUNTY USE

*paid 4-29-16  
\$100 cash*

*receipt  
# 120*

*\$100.00*

Application Fee: Ninety (~~\$90.00~~) and Eleven (\$11.00) separate check for recording fee.

Date of Planning Commission: June 23, 2016

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

Recommended Conditions of Subdivision Exemption:

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

*David A. Austin*  
Chairperson, Planning Commission

**COUNTY COMMISSIONERS ACTION:**

Conditions of Subdivision Exemption:

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

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

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

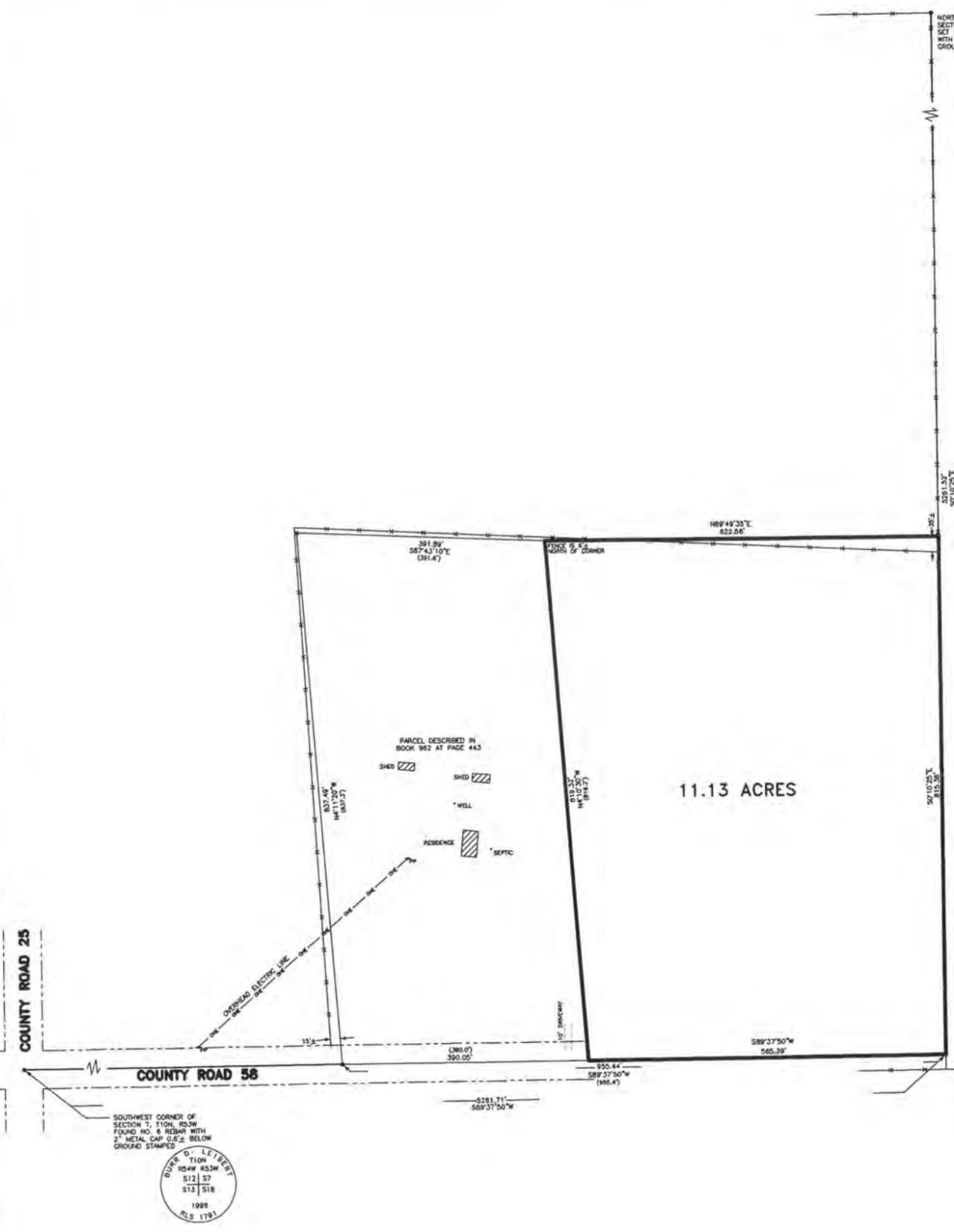
\_\_\_\_\_  
David G Donaldson (Aye) (Nay)

\_\_\_\_\_  
Gene Meisner (Aye) (Nay)

\_\_\_\_\_  
Rocky Samber (Aye) (Nay)

SUNSET RANCH CO, LLC  
Subdiv. Exemption 11.13 Acres  
SE4 Section 7-10-53  
March 2016

# SUBDIVISION EXEMPTION PLAT NO. \_\_\_\_\_ FOR SUNSET RANCH COMPANY, LLC

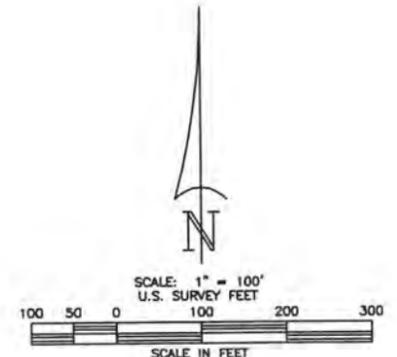


NORTHEAST CORNER OF SECTION 7, T10N, R53W  
SET NO. 6 REBAR 30" Lx1/2" WID WITH 2-1/2" METAL CAP AT GROUND SURFACE AND STAMPED

ANNE M. KORBE  
T10N R53W  
S6 | S5  
S7 | S8  
2015  
R.L.S. 2899A

POINT OF BEGINNING  
SOUTHWEST CORNER OF SECTION 7, T10N, R53W  
FOUND NO. 6 REBAR WITH 2" METAL CAP 0.2' ± BELOW GROUND STAMPED

BURR D. LEIBERT  
T10N R53W  
S7 | S8  
S18 | S17  
1996  
R.L.S. 1791



### VICINITY MAP NOT TO SCALE

#### NOTES

EASEMENT INFORMATION AS PER \_\_\_\_\_

BEARINGS FOR THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF SECTION 7 T10N, R53W BEARS SOUTH 89°37'50" WEST, THE SOUTHEAST AND SOUTHWEST CORNER OF SAID SECTION 7 ARE MONUMENTED AS SHOWN.

SET NO. 5 REBARS 24" LONG WITH YELLOW PLASTIC I.D. CAPS STAMPED "ANNE M. KORBE RLS 2899A" AT THE POINTS SHOWN THUS O, UNLESS OTHERWISE NOTED.

FOUND NO. 5 REBARS WITH 2" METAL CAPS STAMPED "BURR D. LEIBERT RLS 1791" AT THE POINTS MARKED THUS \* UNLESS OTHERWISE NOTED.

DISTANCES IN PARENTHESES ARE DEED DISTANCES.

— — — — — INDICATES AN EXISTING FENCE LINE

SIGNIFICANT VARIANCES IN THE LOCATION OF THE PARCEL LINES WITH CURRENT FENCE LINES ARE SHOWN ON THE ABOVE PLAT. SINCE THIS SURVEY HAS NO JURISDICTION OVER ADJOINING LAND OWNERS, ANY PERSON MOVING, REMOVING, OR REPLACING ANY OF THESE CURRENT FENCE LINES WILL BE DOING SO AT HIS OWN RISK.

#### NOTICE

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

#### SURVEYOR'S STATEMENT

I, ANNE M. KORBE, A REGISTERED 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 FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLY 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 GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY: ANNE M. KORBE  
FOR AND ON BEHALF OF  
LEIBERT-McATEE & ASSOCIATES, INC.  
R.L.S. NO. 2899A

#### DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 53 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LOGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE SOUTH 89°37'50" WEST ALONG THE SOUTH LINE OF SAID SECTION 7 A DISTANCE OF 565.39 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 962 AT PAGE 443 OF THE LOGAN COUNTY RECORDS; THENCE NORTH 4°10'30" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 962 AT PAGE 443 A DISTANCE OF 819.32 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 962 AT PAGE 443; THENCE NORTH 89°49'35" EAST A DISTANCE OF 622.56 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7, THENCE SOUTH 0°10'25" EAST ALONG THE EAST LINE OF SAID SECTION 7 A DISTANCE OF 415.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.13 ACRES, MORE OR LESS, SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH LINE OF SAID SECTION 7.

#### OWNER'S CERTIFICATE

SUNSET RANCH COMPANY, LLC BEING THE SOLE OWNER IN FEE OF THE ABOVE DESCRIBED PROPERTY, DOES HEREBY DIVIDE THE SAME AS SHOWN ON THE ATTACHED MAP.  
SUNSET RANCH COMPANY, LLC

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

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.

PLANNING COORDINATOR: \_\_\_\_\_ DATE: \_\_\_\_\_

#### CHAIRMAN-LOGAN COUNTY PLANNING COMMISSION CERTIFICATE

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

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

#### BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

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

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS: \_\_\_\_\_ DATED: \_\_\_\_\_

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

#### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT SUNSET RANCH COMPANY, LLC IS THE OWNER OF LAND INCLUDED WITHIN THE PLAT SHOWN HEREOF, THAT AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND I HEREBY DEDICATE TO THE PUBLIC FOR USE AS SUCH, THE PUBLIC ROADWAYS, PUBLIC UTILITY EASEMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

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

SUNSET RANCH COMPANY, LLC

STATE OF COLORADO: ) SS  
COUNTY OF LOGAN: )

THIS DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IN WITNESS WHEREOF, I HERELINTO SET MY HAND AND OFFICIAL SEAL

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

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

#### PLAT NOTE

LOGAN COUNTY HAS ADOPTED A RIGHT TO FARM AND RANCH POLICY. RESOLUTION #68-50 RECORDED SEPTEMBER 21, 1999, IN BOOK 925 AT PAGE 430 OF THE LOGAN COUNTY RECORDS. PLEASE READ IT AND BE AWARE OF ITS PROVISIONS.

#### RECORDER'S CERTIFICATE

I, \_\_\_\_\_ CLERK AND RECORDER OF LOGAN COUNTY, HEREBY CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ ACCEPTED ON BEHALF OF THE PUBLIC THE FOREGOING DESCRIBED PARCEL OF REAL PROPERTY OFFERED FOR DEDICATION FOR PUBLIC USE, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

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

**SUNSET RANCH CO, LLC**  
Subdiv. Exemption 11.13 Acres  
SE4 Section 7-10-53  
March 2016

|                  |   |              |  |
|------------------|---|--------------|--|
| REVISIONS        | <b>LEIBERT-McATEE &amp; ASSOCIATES, INC.</b><br>P.O. BOX 442 815 SOUTH TENTH AVENUE<br>STERLING, CO 80751 970-522-1960                                    |              |  |
| TITLE            | SUBDIVISION EXEMPTION PLAT NO. _____<br>FOR SUNSET RANCH COMPANY, LLC<br>IN THE SE1/4 OF SECTION 7, T10N, R53W OF THE<br>6TH P.M., LOGAN COUNTY, COLORADO |              |  |
| SCALE: 1" = 100' | DR. BY: AK  | DRAWING NO.  |  |
| DATE: 5-3-18     | PROJ. NO.: 1580-15  | SHEET 1 of 1 |  |

Welcome,

Thank you for considering Internet Honey for this work. We have proposed our best efforts in this document. We hope you'll consider us thoroughly and find that we are the best option for your budget. We're confident that we can exceed your expectations during this project. We look forward to hearing from you.

The proposed work herein stands apart from everything else you'll receive. Please consider these points while evaluating our group:

1. Our decisions throughout this project (even tiny, seemingly irrelevant ones) are made based upon a deep understanding of data in the Tourism Industry.
2. We're already familiar with most of what a Destination needs from a website, so much of our time is devoted to crafting an experience commensurate with your Destination.
3. No group in Colorado has more relevant experience helping Destinations romance travelers than Internet Honey.

Thank you very much,

R. A. Burrell, President

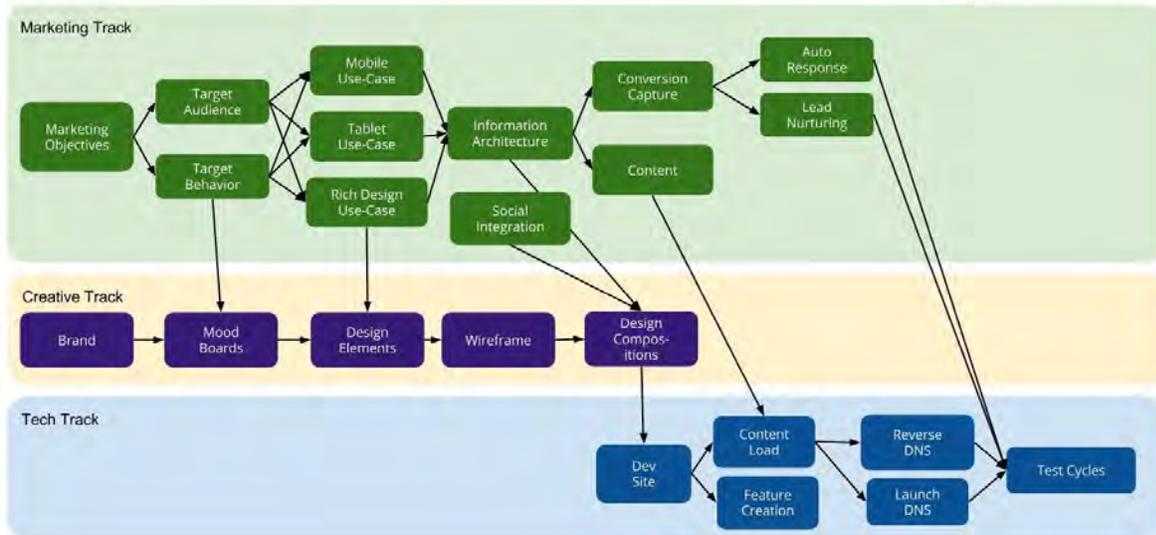
# Executive Summary

Internet Honey was founded in 2006 to serve the needs of Destinations and Attractions throughout the Southwest. We have worked with dozens of destinations in eight States with services ranging from product development to campaign design and execution. The recent work that is relevant to your current needs is the recent launches of [www.VisitFtCollins.com](http://www.VisitFtCollins.com), [www.OurayColorado.com](http://www.OurayColorado.com) and [www.MTBHome.com](http://www.MTBHome.com). These websites represent our design, our builds and content collaboration with the client.

Our approach will follow the process our owners have developed over two decades and refined for the most current needs. Team Honey will guide you through this process to efficiently identify what motivates travelers to choose Sterling, Colorado.

Our process for developing websites has been refined over dozens of launches. In the diagram below you will notice there are three simultaneous efforts: Marketing, Creative and Tech.

## DESIGN & BUILD A WEBSITE



Learn to use this at [www.travertintel.com](http://www.travertintel.com). © Travertem Intelligence Group 2005 and August 11

# Experience & Team Members

Team Honey has some recent launches we feel demonstrate our abilities best. Look at them

on a mobile device and you'll see how they gracefully accommodate the device. Each team member that will be working on this project is listed below. Every one of us has a decade of experience marketing destinations.

## R. A. Burrell

### President

R. A. founded Internet Honey and is the architect behind the most sophisticated tourism marketing solutions available today. His 2+ decades in internet marketing are one of our strongest assets, and his thought leadership in the industry is widely known, and well-proven. He developed our process of Think. Execute. Measure.™ and applies it diligently to all campaigns. Our clients have very long relationships because of his work ethic and fun-loving style. His experience will be leveraged to provide strategic direction and measuring our efforts to optimize performance. He is fully responsible for your satisfaction.



## Jason Herzog

### Creative & Tech

Jason Herzog graduated from Rocky Mountain College of Art and Design in 2002 where he studied Fine Art and Illustration. He prides himself on quality work, and constantly delivers — on time and on task — and has been delivering for us since 2007. He knows everything he produces needs tracking in ways only someone deeply entrenched in the entire process can — both micro- and macroscopically. He knows his work should inspire visitors, engage them, convert them. And everything has to work, the first time,

every time. That's the value of subject matter expertise in tourism marketing. Herzog can build anything from web-apps, complicated forms, to Internet Honey's Tourism Engine™.

## Amanda Blough

### Social Media

After graduating from UCCS with a marketing degree, Amanda has over a decade of social media marketing experience. She's built online communities and understands content development. With a very open-minded and collaborative approach, she's creative and works hard. She's available to provide strategic direction for Social Media efforts as well, and flawless, timely execution. When she's not working she travels frequently to conferences and for outdoor adventure.



## Kate Collins

### Content Strategy

Kate specializes in strategic conception and creative execution of marketing communications, with an emphasis on tourism. She has three decades of marketing, public relations, publishing and radio broadcast background, and lives in the center of the Colorado Rockies, in Glenwood Springs, Colorado. When she's not at her keyboard you will find her swimming in the hot springs pool, hiking with her dog Indi, or kayaking on the Colorado River. On your account she's available to contribute to the website content, outbound lead message and email newsletters. Kate's experience and

knowledge communicate to the target audiences you're after, to make her work efficient and on-point.

## Emma Inwood

### Client Relations

Emma Inwood is the newest team member to join Internet Honey. Emma will be managing client relationships and is your point person for any questions or concerns. She has a degree in marketing from Michigan State University and has worked in a creative capacity across a number of industries including government, publishing, education technology and more. She enjoys throwing herself down mountains (on a snowboard or mountain bike), traveling, learning photography, and exploring the Denver restaurant scene. She is responsible for your satisfaction.



## References

Please feel free to contact these people. The number of years is how long they've been with us.

*[Kat Papenbrock, Ouray Colorado - 970.232.3846](#)*

Kat can tell you what the current website project is like (4 years)

*[Katy Schneider, Fort Collins - 970.232.3846](#)*

Katy can tell you what the current website project is like (8 years)

*[Greg Ralph, Purgatory Resort - 970.759.4983](#)*

Greg can tell you what we know about Ski Resort marketing, Inntopia integrations (4 years)

*[Steve Strecker, Colorado Ski Country USA - 303.866.9717](#)*

Steve can tell you what the recent migration project was like (8 years)

*[Andy Neinas, Echo Canyon - 719.275.7788](#)*

Andy can tell how we build sites to drive conversions and why in the heck he's still working

with us (12 years)

*Kelly Kirkpatrick, Mesa Verde Country - 970.565.8227*

We didn't even build her site, another group in Eagle, Colorado did. But the launch was a disaster, losing 90% of the organic traffic. We've demonstrated our worth by resurrecting that tragedy by fixing the technical and content problems. (4 years)

## Services Agreement

THIS SERVICES AGREEMENT is by and between "Internet Honey Co" (Internet Internet Honey) and "Client" who are identified in the signature block, and is dated as of the later date of signing set forth in the signature block ("Effective Date").

1. Internet Honey will provide the services described in Exhibit A ("Services"). From time to time the parties may add Services to this agreement by executing a new Exhibit A signed by the parties. Such additional Services will reference this agreement, be incorporated by reference and preferably be designated consecutively as Exhibit A-1, Exhibit A-2 and so on. The terms and conditions of this agreement shall govern such additional Services. In the event of any conflict between this agreement and any Exhibit A, the terms and conditions of this agreement shall govern. Any reference to Exhibit A in this agreement is to the applicable exhibit for a given project and each Exhibit A will contain its own payment and expense terms and dates of Services.

2. Payment. In return for Internet Honey's Services, Client agrees to pay Internet Honey the consideration set forth in Exhibit A. All payments under this agreement shall be made payable to Internet Honey. Client understands and agrees to a late penalty of 1.5% percent per month (18% per annum) will be assessed for any balance outstanding after 30 days from the date of the invoice. Client shall be obligated to Internet Honey for all payments due and owing through the date of, or as a result of, termination of this agreement. Upon termination of this agreement, Internet Honey will not refund to Client any portion of fees and expenses paid in advance for Services and Solutions.

3. Collections. Client understands and agrees that any balances outstanding after 90 days may be sent to collections. Client understands that should Client default under the terms of this agreement and if any balances are sent to collections, then Client will also be responsible for payment of any and all fees and costs associated with such collection, including legal fees and costs incurred by Internet Honey.

4. Term. This agreement will commence as of the Effective Date and will remain in effect for

one year (the “Term”). This agreement will renew automatically for subsequent one-year terms, unless either party provides the other party written notice of non-renewal no later than 60-days prior to the expiration of the then-current term.

5. Termination. This agreement may be terminated by (a) mutual written agreement of the parties; or (b) either party upon 30-days prior written notice for the other party’s breach, provided that such breach has not been cured by the end of such 30-day period. Should Client need or request a copy of Client’s data upon termination, Internet Honey reserves the right to assess a fee for providing Client with Client’s data. Client understands and agrees that the following may result in Internet Honey’s terminating this agreement for Client’s breach: (y) Client’s failure to make timely payments, or Client’s abuse of the Acceptable Use provisions in Section B.6., Exhibit B.

7. Performance of Services and Solutions. Internet Honey shall control and determine how the Services and Solutions are to be accomplished. However, Client may provide specifications regarding the Services subject to this agreement.

8. Limitation of Liability. Under no circumstances will Internet Honey be liable for consequential, indirect, special, punitive, or incidental damages or lost profits, whether foreseeable or unforeseeable, based on claims of Client or any third party arising out of breach or failure of express or implied warranty, breach of contract, misrepresentation, negligence, strict liability in tort, failure of any remedy to achieve its essential purpose, or otherwise. In no event will Internet Honey be liable for damages or losses that exceed in the aggregate the amount of only fees paid by Client to Internet Honey pursuant to this agreement during the calendar year in which Client’s claim arose.

9. General.

9.1. Entire Agreement. This agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof and supersedes all previous communications, proposals, representations and agreements, whether oral or written, relating to the subject matter hereof.

9.2. Assignment. Neither this agreement, nor any rights or duties arising under it, may be assigned, delegated or subcontracted by either party without the other party’s prior written consent.

9.3. Severability. The parties agree that should any provisions of this agreement be determined by a court of competent jurisdiction to violate or contravene any applicable law or policy, such provision will be modified or severed to the extent necessary to comply with the applicable law or policy, and such modified provision and the remainder of the provisions

hereof will continue in full force and effect.

9.4. Captions. The captions and headings used throughout this agreement are for ease of reference only, and do not expand, limit or in any way affect the meaning or interpretation of any provision.

9.5. Waiver. The parties agree that any delay or omission on the part of a party to exercise any right under this agreement will not operate as a waiver of such right or any other right; and that a waiver of any right of a party hereunder on one occasion will not be construed as a bar to or waiver of any right on any future occasion.

9.6. Amendment. This agreement may be amended in whole or in part only through a written instrument setting forth such changes signed by both parties.

9.7. Governing Law, Jurisdiction and Venue. The parties agree that this agreement will be interpreted under and enforced in accordance with the laws of the State of Colorado without regard to its conflict of law provisions. The parties consent to the personal and subject matter jurisdiction and venue of the state and federal courts for the State of Colorado.

9.8. Notice. All notices and other communications required or permitted to be given under this agreement shall be in writing and shall be considered properly given and effective upon receipt when: (a) deposited in the postal mail, certified, postage prepaid; (b) delivered in person; (c) sent by overnight delivery by a nationally recognized express transportation company; (d) sent by facsimile with a transmission confirmation; or (e) sent by electronic mail with a delivery confirmation; and addressed to the appropriate party, unless by such notice different contact information shall have been designated.

9.9. Multiple Counterparts. This agreement may be executed in several counterparts, all of which taken together shall constitute one single agreement between the parties. The parties also agree that execution of this agreement by electronic or facsimile signatures shall be valid and binding and considered the same as original signatures.

Remainder of page intentionally left blank. Signature page follows.

The parties are signing this agreement as of the Effective Date. Internet Internet Honey Co. doing business as Internet Honey:

By:

Internet Honey, a Colorado Corporation  
855-466-3969  
www.internethoney.com  
1624 Market St. #202  
Denver, CO 80202

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

Its: \_\_\_\_\_

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

By:

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

Its: \_\_\_\_\_

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

## Exhibit A

This Exhibit A to the Services Agreement sets forth the Services to be provided by Internet Honey to Client; is executed by the parties; and is incorporated by reference in the agreement.

A. Services. Internet Honey will provide the following Services to Client:

*Creative Track: \$3000*

|   |        |
|---|--------|
| Define Brand elements                               | \$300  |
| Asset & Artwork Acquisition and organization        | \$450  |
| Create design elements (responsive/mobile-friendly) | \$2250 |

*Tech Track: \$5000*

|  |        |
|--|--------|
| Create template site   | \$300  |
| System & Proprietary Integrations                                  | \$300  |
| Cut design composition into CMS (responsive/mobile-friendly)       | \$2000 |
| Load and reformat content  | \$600  |
| Build contact/newsletter form and connect with ConstantContact     | \$750  |
| Gather URLs Indexed and develop 301 redirect list                  | \$300  |
| Reverse URL to old site  | \$150  |
| Launch URL   | \$150  |
| Go Live + 1 day: Check index in Webmaster Tools for Indexed Pages  | \$150  |
| Go Live + 1 week: Check index in Webmaster Tools for Indexed Pages | \$150  |
| Go Live + 1 month: Check index in Webmaster Tools for Indexed Page | \$150  |

*Marketing Track: \$2000*

|  |       |
|--|-------|
| Determine marketing objectives for the website | \$150 |
| Target Audience                                | \$150 |
| Target Behavior                                | \$150 |
| Competitive Research                           | \$300 |

|  |       |
|--|-------|
| Information Architecture   | \$150 |
| Social Integration   | \$150 |
| Integration with Google Analytics using Google Tag Manager: Collect traffic data as well as secondary events; form conversions, phone number clicks, email clicks, social property clicks, clicks to members' websites | \$650 |
| User Training  | \$300 |

## Total Fees - \$10,000

## Project Approach & Scheduling

Our work is broken into weekly milestones. Dates are assigned to each milestone based upon the Kick Off date.

### Week 1-2:

- Kick Off: Team Introductions & Responsibilities
- Target Audience persona development
- Competitive Mood Board Compilation
- Target Behaviors defined
- Brand elements defined
- Content elements defined
- System Integrations architected

### Week 2-3:

- Use-Cases defined for desktop, tablet and mobile
- Asset & Content inventory created

### Week 4:

- Information Architecture drafted
- Website Themes drafted

- Datasets working from disparate systems

Week 5:

- Information Architecture approved
- Features and social integration widgets installed
- Design Compositions created and presented

Week 6:

- Design Compositions approved

Week 7:

- Design integrated into presentation layer and email templates
- Design on staging platform and data capture with workflow tested

Week 8:

- Content Loaded
- Redirects identified for SEO

Week 9:

- User training with real content
- Pre-launch checklist
- Launch
- Post - Launch check for indexing and redirects

## Website Feature List

We feel it's important to provide only what the audience wants without cluttering the website with distractions.

The complete list of features is below:

- Content Management System interface available on iPad, phone or desktop (WordPress CMS or Joomla! CMS)
- Business directory for all Industry Partners, Members, Local Businesses, Events and Regional Participants broken into non-exclusive categories.
- Display maps for directory (entire directory, by category, individually)
- External map links to Google and Apple maps (for mobile devices)

- Directory searching
- User Management
- Calendar of events (with syndication)
- Aggregate multiple calendar feeds into yours
- Events widget
- Spellchecker with user defined dictionary
- Tracking pixels insertion into pages (although GTM is preferred method)
- WYSIWYG HTML editor
- In-line editing, browse to a page and edit it there
- Media Management: upload photos, videos, PDFs, press releases
- Forms: Built on the fly, add custom data fields as you go and tie the auto response to existing email templates
  - Contact Us and Newsletter sign up form will be combined
- Automatic content syndication (events, blog(s))
- Header slideshows
- Content slideshows
- Photo galleries
- Instagram feed widget (optional)
- Aggregator to display all Instagram photos tagged with #sterlingcolorado
- Site search
- Blogging section
- FAQs
- Responsive video embedding
- Tracking
  - Standard Google Analytics tracking (Pageviews, Demographics, Geography, etc.)
  - Google Analytics goals (form completion)
  - Google Analytics event tracking (click a phone number, click a social link, email someone)
  - Tracking of interactions with Member Listings (clicks to their sites, clicks on their phone numbers, clicks to their social properties)
- SEO Friendly URLs
- Titles, meta descriptions, meta titles
- Sitemap.xml (google, yahoo, bing)
- 301 redirects
- 404 logging and redirection
- Submit business to directory form

- Submit public event form

## Pricing For Support

Additionally, our support is always available during business hours for questions on how-to or assistance. Typically, issues completed in less than 15 minutes are not billed. Support plans with blocks of hours can be purchased. These are all purpose hours used for any reason from interpreting reports to make updates, adding content.

Changes to the website like additional systems integrations or design changes are estimated to scope and executed upon your approval.

Hosting is \$40 per month and includes all features on the platform.

## Specific Responses

### DESIGN:

We will create and present one main design version based on your likes, examples, and needs. Your feedback will hone the design elements at each step in the process.

### EDITORIAL:

We're well versed in optimizing the content for your brand and the natural features in your region. Optimizing these pages may help lower your Pay Per Click costs.

### INTEGRATION WITH 3rd PARTIES:

We've integrated with all your third party tools (ConstantContact for example) on previous projects. And we have a few more like a TripAdvisor integration that can help.

### BUSINESS / EVENT LISTING EXTRANET:

Local businesses can login and edit listings, events or venues. We will require their passwords be complex to prohibit exposing your website to hacks. Their interface will only allow limited formatting tools to prohibit design sabotage.

## MAPPING:

We'll use Google maps. An example can be seen here:

<http://www.visitftcollins.com/things-to-do/water-sports/whitewater-rafting/>. But, we've also integrated the mapping tools for mobile devices. This example shows two mapping tools that we integrated <http://www.ouraycolorado.com/lodging/hotels-and-motels/24-antlers-motel>.

Our experience has shown that maps are used extensively on phones. As such, we provide the user options.

## INTERACTIVE SIDEBAR COMPONENTS:

This will be incorporated into the design. We interpret this to allow them to be presented below the content on small screens since sidebars may not show on a phone. The staff can edit this content and set the parameters for when/where it shows. Ask us how the content on Durango.org changes for In-State and Out-Of-State web traffic.

## CONTENT MANAGEMENT:

We hear you on security. Attacks are ever increasing and the government isn't properly addressing it. Perform your due diligence on a test server. We've found that's often the best way to determine for yourself if it meets your criteria.

## RECOMMEND ADDITIONAL FEATURES:

If an interview is requested we will share our thoughts on additional requirements not named herein.

## PROOFING/TESTING:

We use a cold review process. A team member that didn't work on this project will be asked to perform each of the critical behaviors identified in the early steps of the project. Burrell will then determine those behaviors were captured in Google Analytics.

## TRACKING/REPORTING

Your tracking script for Google Analytics, the Facebook pixel and any other scripts will be installed using Google Tag Manager. This allows edits to be made without changing the website. This is an industry standard approach.