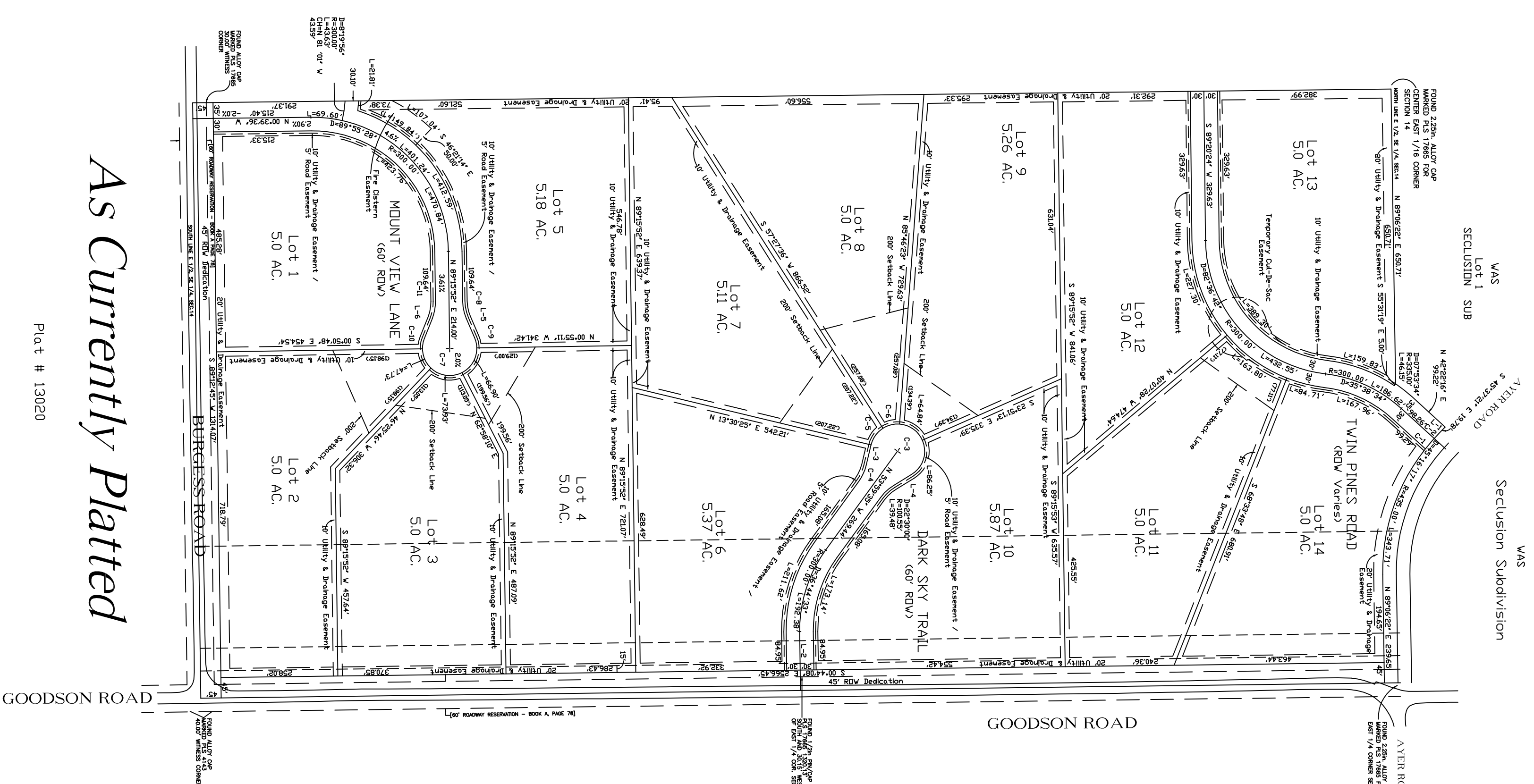


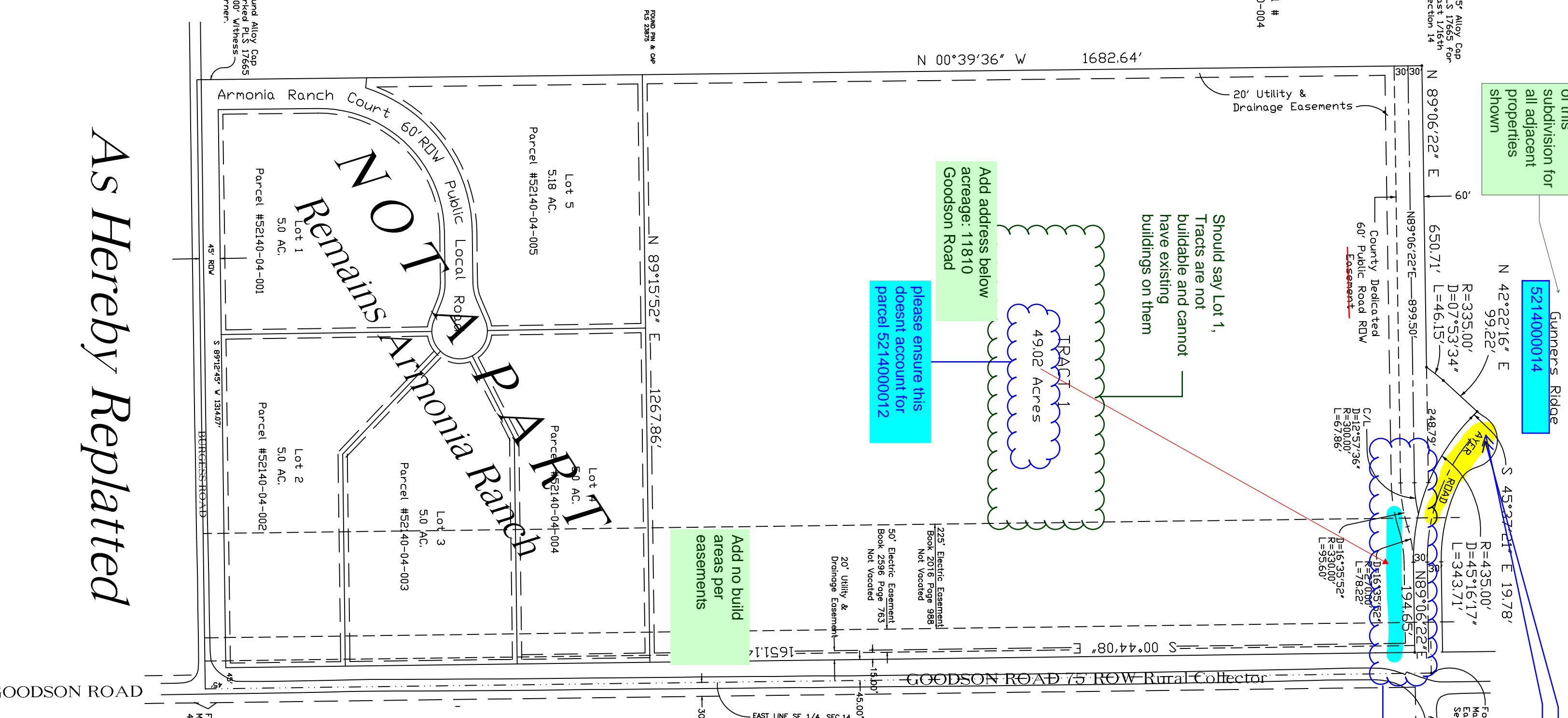
ARMONIA RANCH VACATION PLAT

Vacating Lots 6 to 14; Dark Sky Trail, Twin Pines Road and Certain Easements, all Located in Section 14, Township 12 South, Range 65 West, of the 6th Principal Meridian, Colorado.



As Currently Platted

Plat # 13020



As Hereby Replatted

Add Armonia Ranch after 14

Add not a part of this subdivision for all adjacent properties shown

Please confirm if this segment of ROW was vacated and/or removed. Assessor no longer reflects

Please call out the separate silver parcel # 5214000012 and provide linework



Remove title block this will not be approved by the Director

PROPERTY DESCRIPTION:
Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Armonia Ranch, Together with Dark-Sky Trail and Twin Pines Road, all in Section 14, Township 12 South, Range 69 West of the 6th Principal Meridian, El Paso County, Colorado, Containing 4902 Acres, more or less. Recorded on January 28, 2010 at Reception Number 210713020. In the El Paso County, Colorado, records.

DWNER'S CERTIFICATE:
The hereonsigned, being all the owners, portagees, beneficiaries of deeds of trust and holders of other interests in the lands described hereon, have vacated, laid out, and replatted said lands into one tract as shown hereon, under the name and style of Armonia Ranch Vacation Plat, previously dedicated to El Paso County, Colorado, and the streets, lots, parcels and easements shown hereon, and hereby dedicated as a public right of way from the west boundary to Avera Road. The 45' additional right of way previously dedicated for Goodson Road is not vacated and remains public right of way.

NDIARY CERTIFICATE:
State of Colorado }
Include utility assessment statement and public improvements will be dedicated and maintenance section below to the owners certificate

Use Owners Certificate Below:
Owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of said owner does hereby covenant and agree that the public improvements to be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, shall be maintained by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The parties responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Owners/Mortgagee (Signature)
By: _____
Title: _____
Secretary/Treasurer
State of Colorado
County of _____
Signed before me on _____
by _____ (name(s) of individual(s) making statement),
(Notary's official signature)

Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.
Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

DIRECTOR, PLANNING and COMMUNITY DEVELOPMENT:
This Armonia Ranch Vacation Plat was approved for filing by the El Paso County Colorado, Planning and Community Development Director on the _____ day of _____, 2024 subject to any notes or conditions specified hereon.
Director, Planning and Community Development _____ Date _____

BDA Update to the wording below:
This For Vacations when done by plat:
El P _____ the _____ day of _____, 2024, subject to any conditions specified hereon.
The _____ (streets, lots, tracts, parcels and easements; use those applicable) shown on the plat of previous plat name, recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____ are hereby vacated this _____ day of _____, 20____.

SURVEYOR'S CERTIFICATE:
I, Jerome W. Hannigan, a duly licensed professional land surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on _____, 2024, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1/10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision or surveying of land and to the best of my knowledge, all applicable provisions of the El Paso County Land Development Code.

Jerome W. Hannigan
Colorado PLS No. E3629

CLERK AND RECORDER'S CERTIFICATE:
State of Colorado }
I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ m. this _____ day of _____, 2024 and was duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

Chuck Bremerman
County Clerk & Recorder
Boereman

REVISING	3-20-24; Staff Notes	JEROME W. HANNIGAN and ASSOCIATES, INC. LAND SURVEYING & LAND PLANNING LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 • FAX 719-481-5071	TITLE Armonia Ranch Vacation Plat Lots 6-14; Dark Sky Trail & Twin Pines Road, El Paso County, Co.
SCALE	1"=200'	DATE 03/16/22	CLIENT Russell
BY	JWH	SCALE	SHEET 1 OF 1
DATE	03/16/22	JOB NUMBER	23-003
PCD File #VR232			