

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 69 West, of the 6th Principal Meridian, Colorado.

All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on this plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

No driveway shall be established unless an access permit has been granted by El Paso County.

Except as otherwise noted on the Preliminary Plan, individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3. Due to their length some of the driveway must be approved by the Fire District.

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 _____, 2023 subject to any notes or conditions specified hereon.

Director, Planning and Community Development _____ Date _____

BOARD of COUNTY COMMISSIONERS CERTIFICATE:
This Armonia Ranch Vacation Plat was approved for filing by the El Paso County, Colorado, Board of County Commissioners on the _____ day of _____, 2023 subject to any notes specified hereon and any conditions included in the resolution of approval. The vacation of public rights of way and easements are approved.

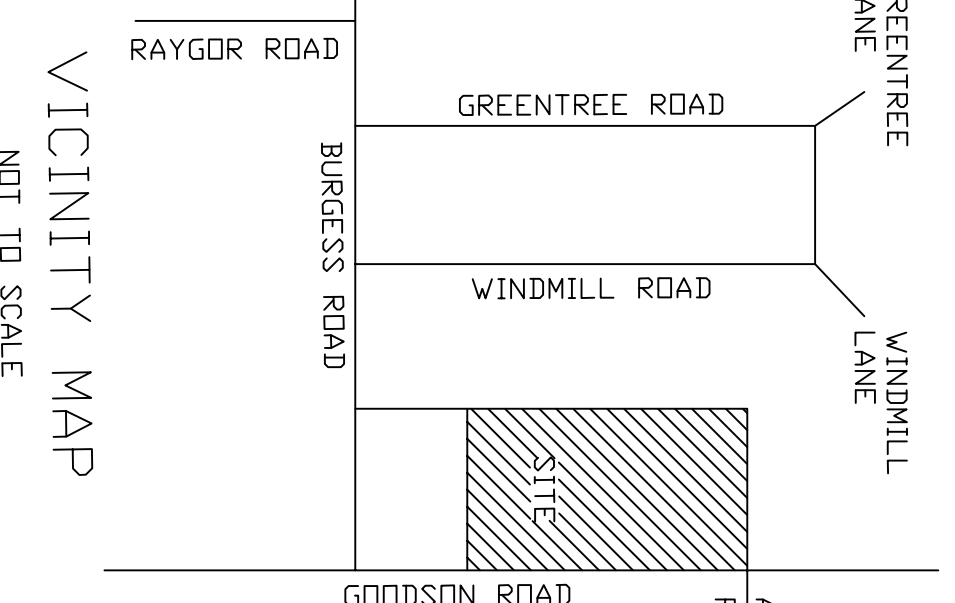
President, Board of County Commissioners _____ Date _____

SURVEYOR'S CERTIFICATE:
I, Jerome W. Hamigton, 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 _____, 2023, 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 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. Hamigton
Colorado PLS No. 25659

CLERK AND RECORDER'S CERTIFICATE:
State of Colorado }
County of El Paso } SS
I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ m. this _____ day of _____, 2023 and was duly recorded at Reception No. _____ of _____ of the records of El Paso County, Colorado.

Chuck Broerman
County Clerk & Recorder



VICINITY MAP
NOT TO SCALE

The subdivision(s) agree on behalf of themselves and any developer of builder successors and assignees that subdivider and/or said successors with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Add missing notes

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 date, 20xx at Reception Number 20xxxxxx in the El Paso County, Colorado records.

OWNERS' CERTIFICATE:
The hereonsigned, being all the owners, mortgagors, beneficiaries of deeds of trust and holders of other interests in the land described hereon, have laid out, vacated and replatted said lands as shown hereon, under the name and subdivision of "Armonia Ranch Vacation Plat" under Dark-Sky Trail and Twin Pines Road, previously dedicated to El Paso County for public road rights of way are hereby vacated. The 1/2 and 2/3 utility and drainage easements are also vacated in their entirety. The 45' additional right of way previously dedicated for Goodson Road is not vacated and remains public right of way.

Matthew T. Russell, Owner _____
Joy M. Russell, Owner _____

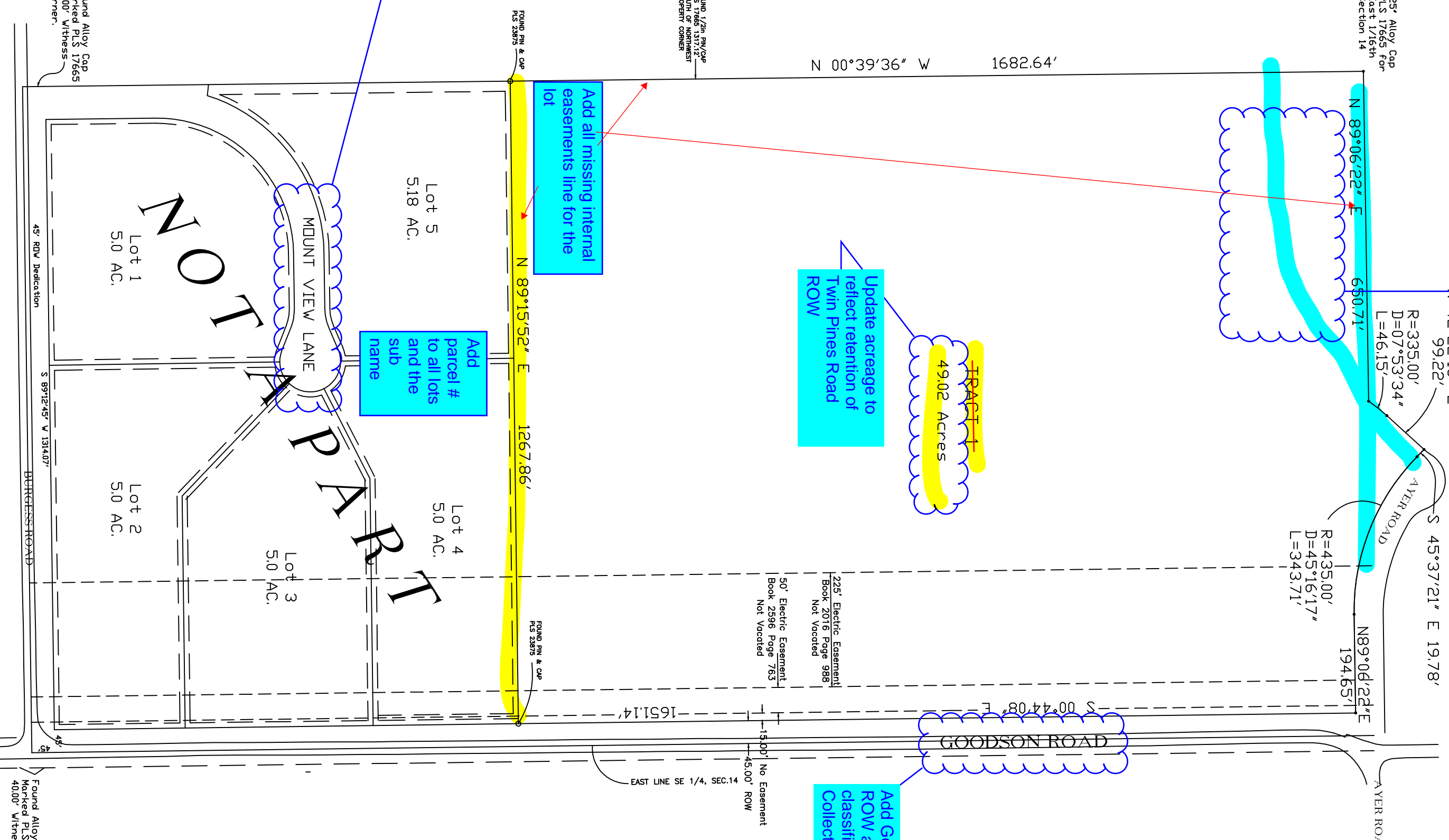
Add Goodson Road ROW and classification Rural

NOTARY CERTIFICATE:
State of Colorado }
County of El Paso } SS
The above Certificate was acknowledged before me on this day of _____, 2023, by Matthew T. Russell and Joy M. Russell.

Witness My Hand and Official Seal

Notary: _____ Date: _____

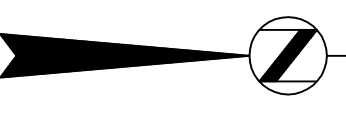
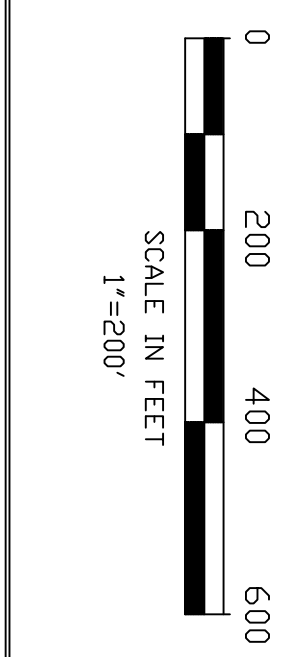
My Commission Expires: _____



As Currently Platted

As Hereby Replatted

REVISIONS	TITLE
<p>Jerome W. Hamigton and Associates, Inc. LAND SURVEYING & LAND PLANNING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 • FAX 719-481-9071 Scale 1"=200'</p>	<p>Armonia Ranch Vacation Plat Lots 6-14; Dark Sky Trail & Twin Pines Road, El Paso County, Co. CLERK Russell</p>
<p>DATE: 03/16/22 DRAWN BY: JWH</p>	<p>SHEET 1 OF 1 JOB NUMBER: 23-003</p>



Add Plat # 13020

POD File # VR232