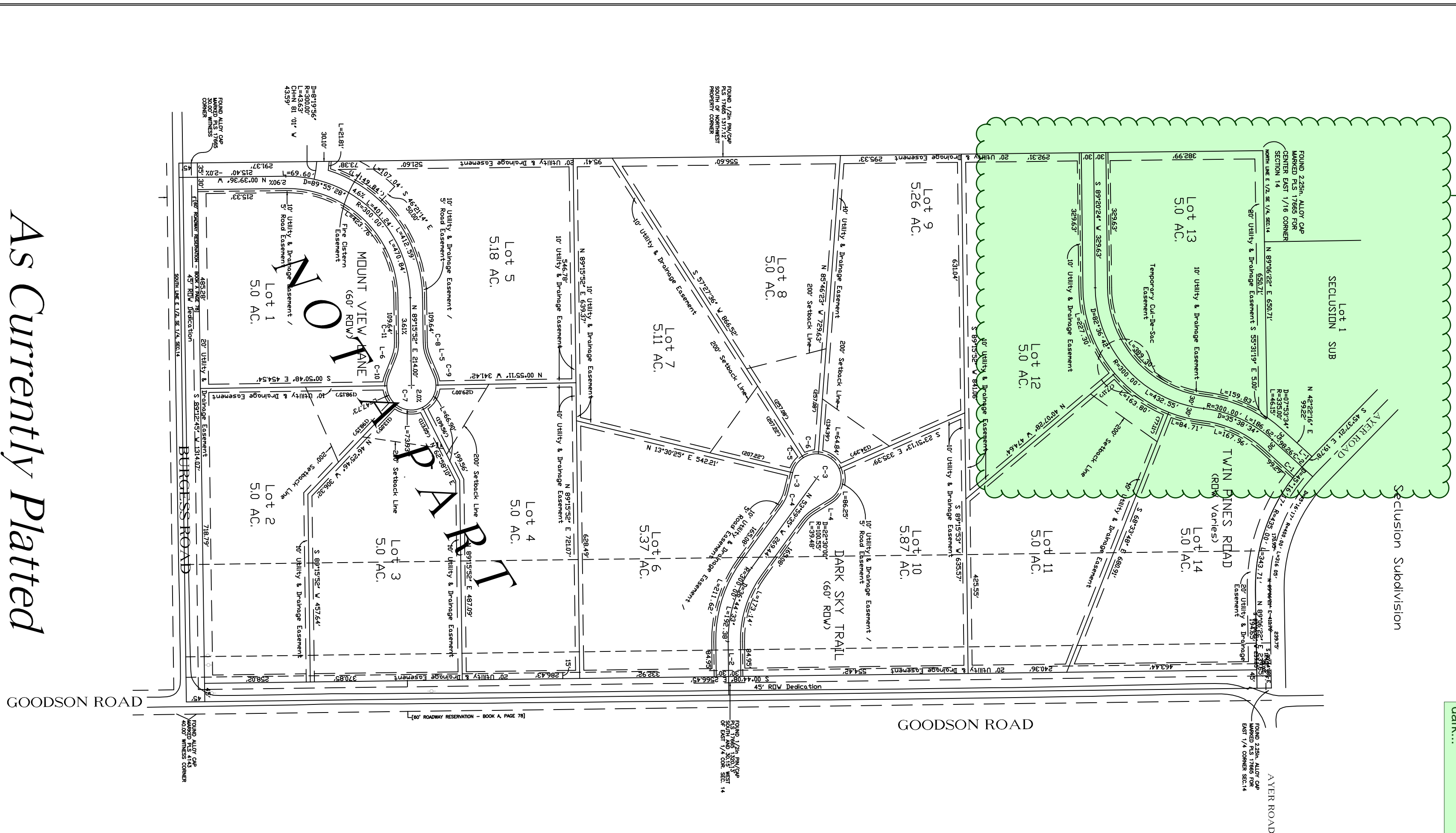
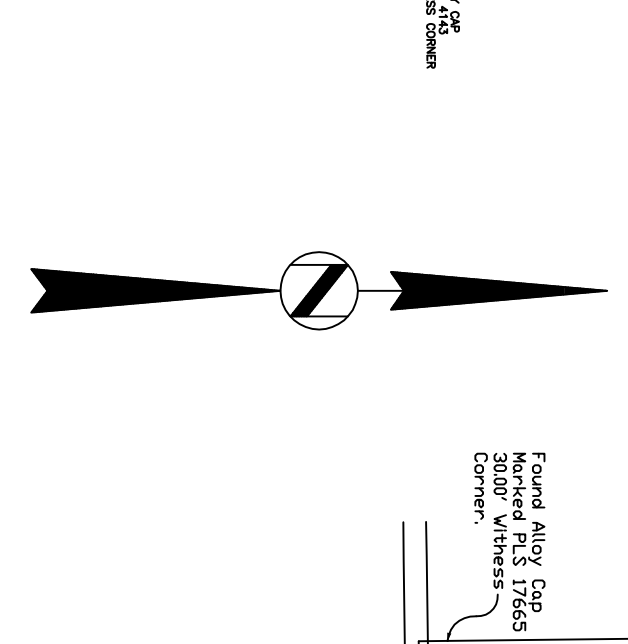


8.4.1E Continuation of Roads and Other Linear Facilities. Divisions of land shall be designed to accommodate the continuation of roads, trails, pedestrian access, utilities and drainage facilities into adjacent property unless there is sufficient justification for an alternative design. The connection shall provide a logical, safe and convenient circulation link for vehicular, bicycle, pedestrian or equestrian traffic with existing or planned circulation routes and, in particular, to destinations such as schools, parks and business or commercial centers.

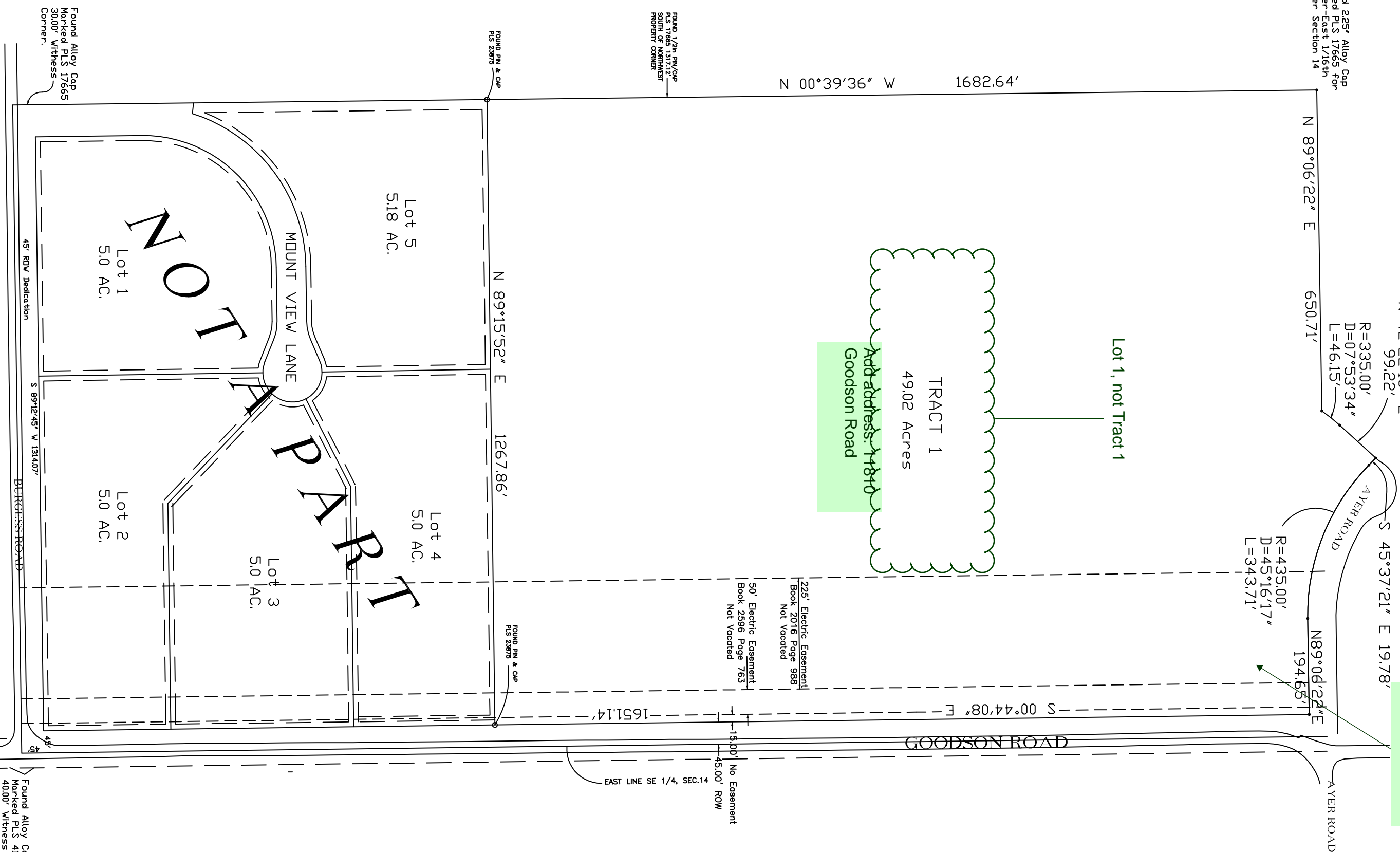
Road cannot be vacated as it provides access to neighbors to the west



As Currently Platted



As Hereby Replatted



GOODSON ROAD

Should state vacating lots 6 to 14 Armonia ranch subdivision, dark...

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

Proposed Gummerts Ridge

Add no build areas

Add standard/original applicable plat notes. Standard plat notes can be found on the Planning and Development website

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.

Armonia Ranch is already a recorded plat name please refer to a new name

Remove title block this will not be approved by the Director

For Vacations when done by plat:
This plat was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, 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____.
Chair, Board of County Commissioners Date _____

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.

DWYERS' CERTIFICATE:
The hereonsigned, being all the owners, mortgagees, 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, as shown hereon under Dark-Sky Trail and Twin Pines Road, previously dedicated to El Paso County for public use, and easements are hereby 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, Dwmer
Joy M. Russell, Dwmer

cannot be vacated

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 _____

Update Surveyors Certificate to match

I, Surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this right and conveyance results from the results of a survey on date of survey, 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 all applicable provisions of the El Paso County Land Development Code.

I, Jerome V. Hamilton, Surveyor's Name, (Signature) _____ Date _____
all monuments Colorado registered PLS # _____ errors or _____
pared 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 V. Hamilton
Colorado PLS No. 25629

CLERK AND RECORDER'S CERTIFICATE:

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 on this _____ day of _____, 2023 of the records of El Paso County, Colorado.

Chuck Broerman
County Clerk & Recorder

Remove Chuck Broerman

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 of 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, mortgages are not utilized)

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