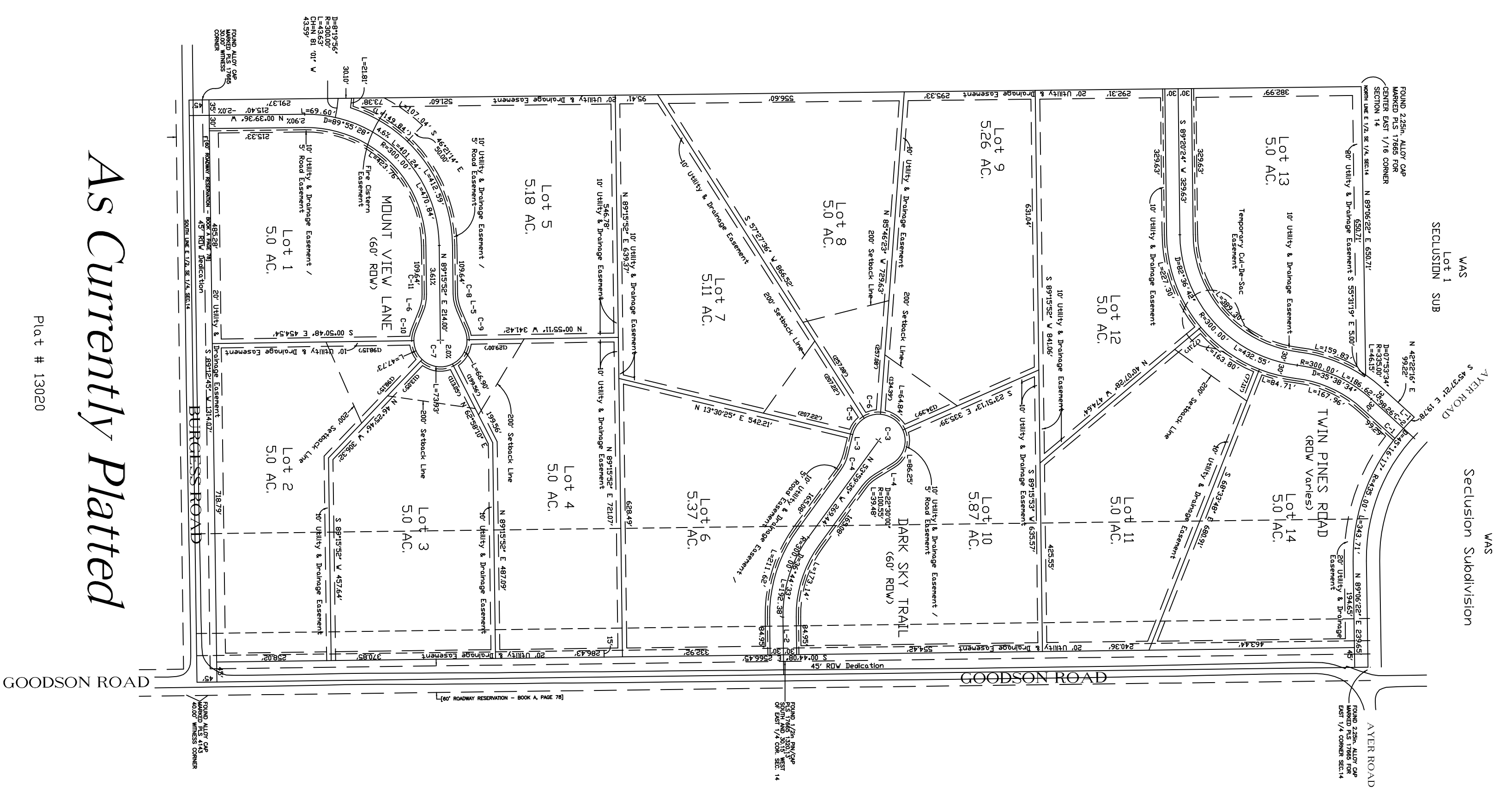


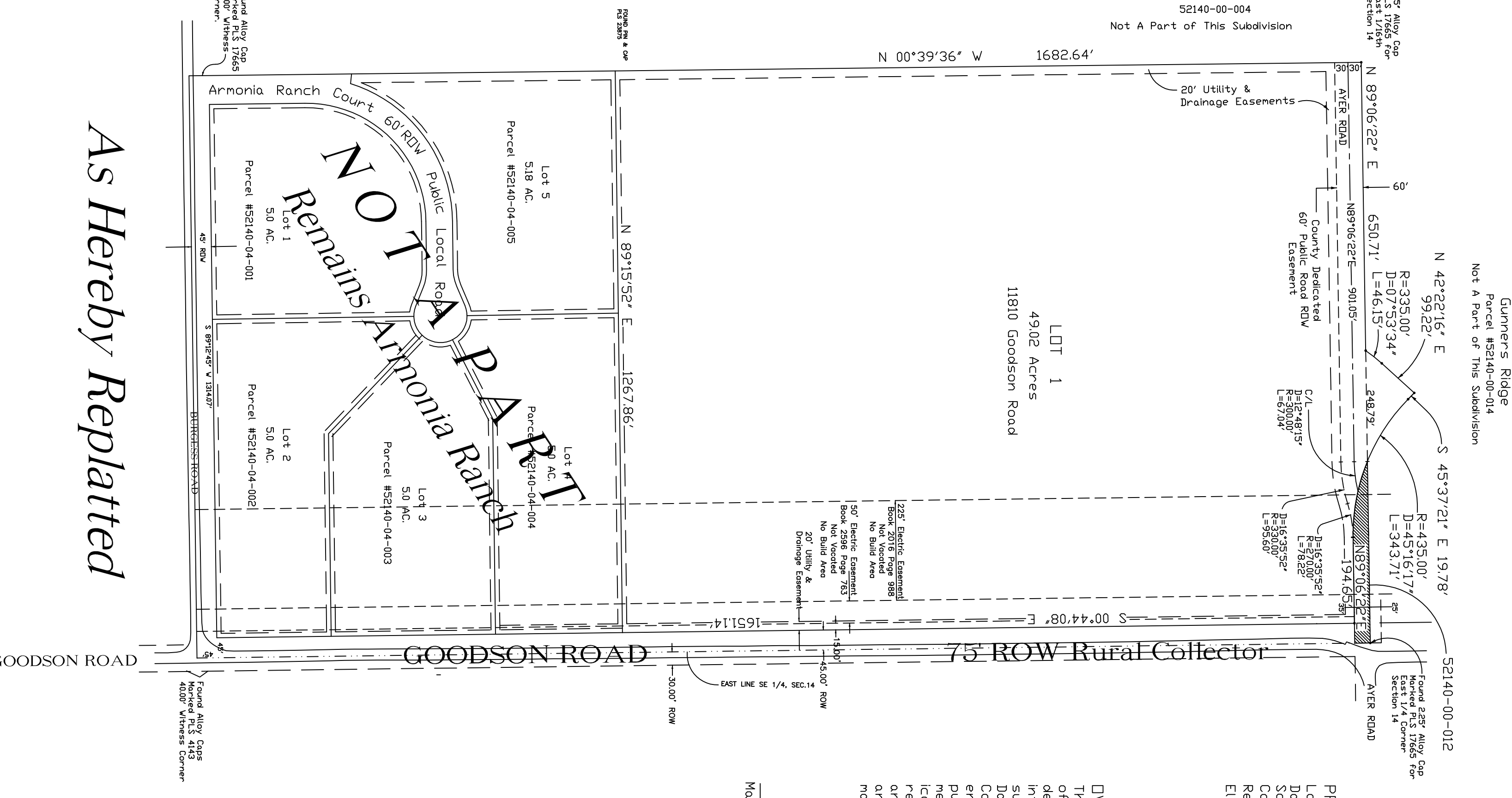
# ARMONIA RANCH VACATION PLAT

Vacating Lots 6 to 14 Armonia Ranch; 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

**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.

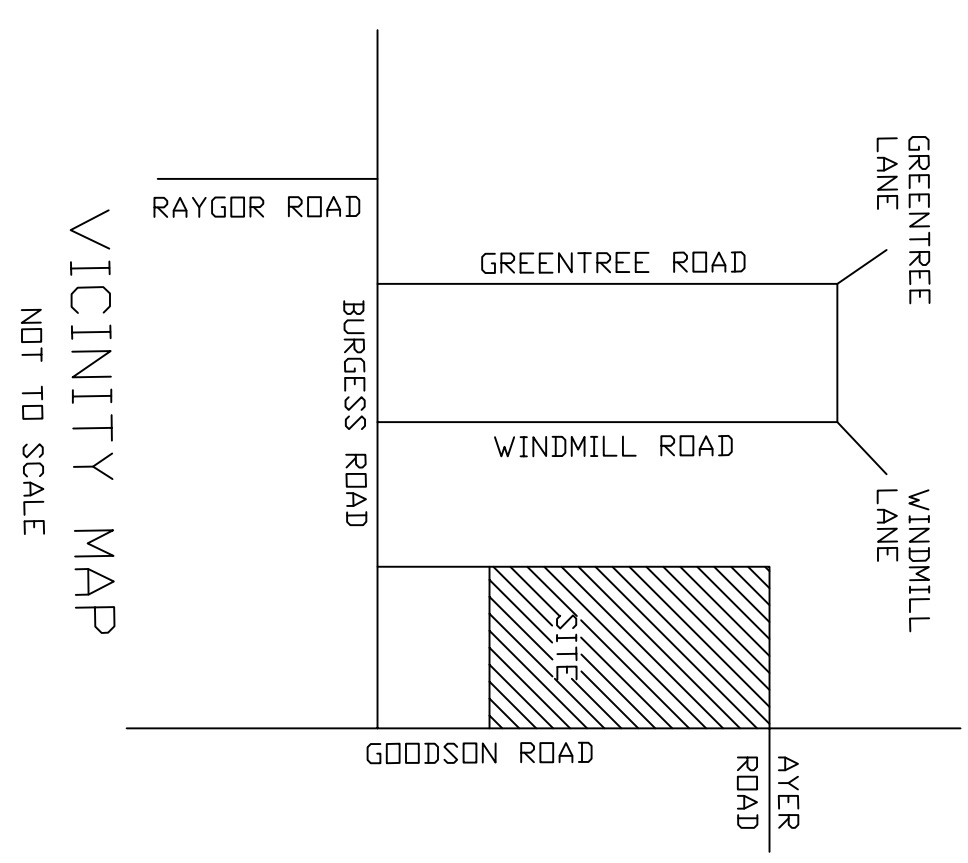
**DWYERS' CERTIFICATE:**  
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the lands described herein, have vacated, laid out, and replatted said lands into one Lot with easements as shown hereon under the name and subdivision of Armonia Ranch Vacation Plat.  
Dark Sky Trail and Twin Pines Road, previously dedicated to El Paso County for public use, are hereby dedicated to the County of El Paso, Colorado, as shown hereon, and the utility easements hereon are hereby dedicated for public utilities and communications systems as shown hereon. The entities 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.

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

**NOTARY CERTIFICATE:**  
State of Colorado }  
County of El Paso } SS  
The above Certificate was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Matthew T. Russell and Joy M. Russell.  
Witness My Hand and Official Seal:  
Notary: \_\_\_\_\_ Date: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Date: \_\_\_\_\_

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**  
This plat was approved for filing by the El Paso County, Colorado, Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 subject to any conditions specified hereon. Lots 6 to 14, Dark Sky Trail, Twin Pines Road and certain easements shown on the plat of Armonia Ranch, recorded in the office of the El Paso County Clerk & Recorder at Reception #210713020 are hereby vacated.

**SURVEYOR'S CERTIFICATE:**  
I, Jerome W. Hamngun, 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 relating to the subdivision of land and to the best of my knowledge, all applicable provisions of the El Paso County Land Development Code.



VICINITY MAP  
NOT TO SCALE

County Clerk & Recorder

<b>REVISIONS</b> 3-20-24: Staff Notes 4-12-24: Staff Notes	Jerome W. Hamngun and Associates, Inc. LAND SURVEYING & LAND PLANNING LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80428-9613 719-481-8292 FAX: 719-481-9071	<b>TITLE</b> Armonia Ranch Vacation Plat Lots 6-14) Dark Sky Trail & Twin Pines Road, El Paso County, Co.
SCALE: 1"=200' DATE: 03/16/22 DRAWN BY: JWH	PCD File #VR232	JOB NUMBER: 23-003

**NOTE:**  
1) All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the 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.  
2) 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. 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.  
3) No driveway shall be established unless an access permit has been granted by El Paso County.