



Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

Armonia Ranch Vacation Plat

Notice To Adjacent Property Owners

This letter is being sent to you because Joy and Matt Russell are proposing a land use project in El Paso County at 11810 Goodson Road, Colorado Springs, Colorado. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond in writing or in person at the public hearing for this proposal.

Please see the enclosed Letter of Intent describing the proposal.

For questions specific to this project please contact the consultant at:

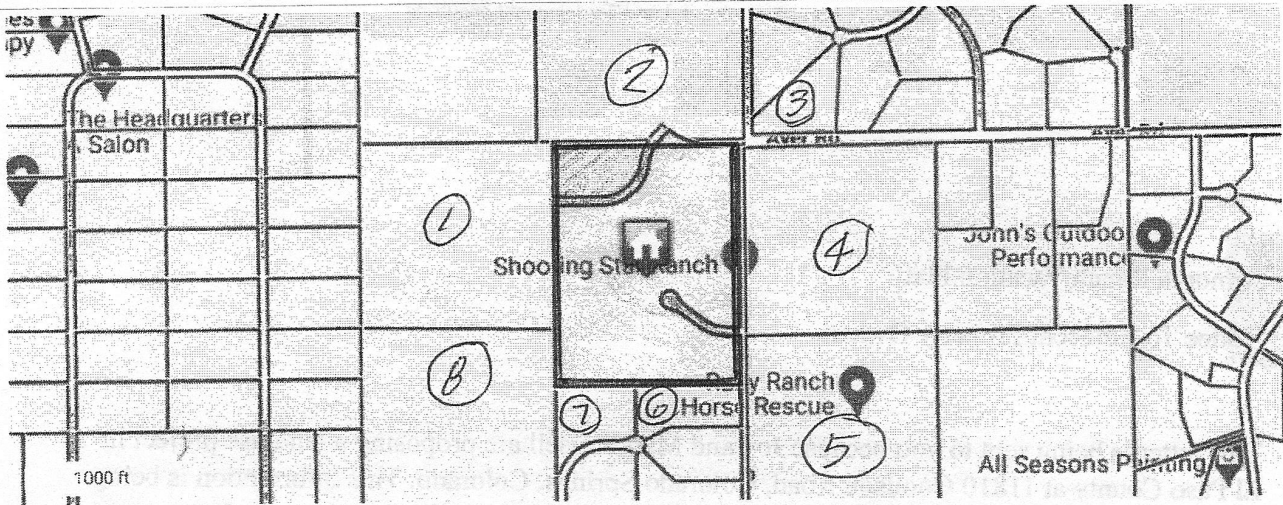
Jerry Hannigan, PP,PLS

Jerome W. Hannigan and Associates, Inc.

19360 Spring Valley Road

Monument, Co. 80132

719-481-8292



Armonia Ranch Vacation Plat

Adjoining Owners

- 1.) Dubois Family Trust
 Laurence M. Dubois Co-Trustee, Kathryn M. Dubois Dodds, Co-Trustee
 11985 Windmill Road
 Colorado Springs, Co. 80908-4169
- 2.) Andrew M. Makings, Emilee Ann Makings
 13555 Pinery Drive
 Colorado Springs, Co. 80908
- 3.) Thomas M. Harris, Rebecca R. Harris
 10805 Hat Creek Place
 Colorado Springs, Co. 80908-4183
- 4.) Lauren E. Holt
 4989 Cherry Springs Drive
 Colorado Springs, Co. 80923-8756
- 5.) William S. Fuller
 11555 Goodson Road
 Colorado Springs, Co. 80908-4120
- 6.) Michelle E. Easton, Nathan A. Easton
 10590 Armonia Ranch Court
 Colorado Springs, Co. 80908-4401
- 7.) Christopher Chen, Thea Postolache
 10514 Armonia Ranch Court
 Colorado Springs, Co. 80908
- 8.) Carl W. Gottbehuet, Nancy Gottbehuet
 10390 Burgess Road
 Colorado Springs, Co. 80908-4177



Jerome W.

HANNIGAN ASSOCIATES, INC.

ARMONIA RANCH VACATION PLAT PROJECT NARRATIVE

Armonia Ranch Vacation Plat is a Vacation of all remaining unsold lots in Armonia Ranch as well as the two unconstructed roads, those being Dark Sky Trail and Twin Pines Road.

Armonia Ranch, platted in 2010, is located along the west side of Goodson Road, south from Ayer Road. The original subdivision has 14 lots, of which Lots 1 through 5 have been sold and developed. Armonia Ranch Court, which takes access from Burgess Road, was constructed to serve those lots and the required fire fighting cistern has been installed along it. None of this is included in the Vacation. The existing zoning is PUD-RR5 and all lots are at least 5.0 acres in area. The subdivision is located in Section 14, Township 12 South, Range 65 West of the 6th Principal Meridian, El Paso County.

The owners of Lots 6 to 14 inclusive are Joy and Matt Russell, who are the original subdividers and who still reside on the remaining property. Their address is 11810 Goodson Road. A horse barn, built along with the house before subdivision, is also on the property. The area of the property to be vacated and replatted into one tract is 49.02 acres. The Russells have found that they use all of this 49 acres for themselves and would prefer that it be replatted as a single tract.

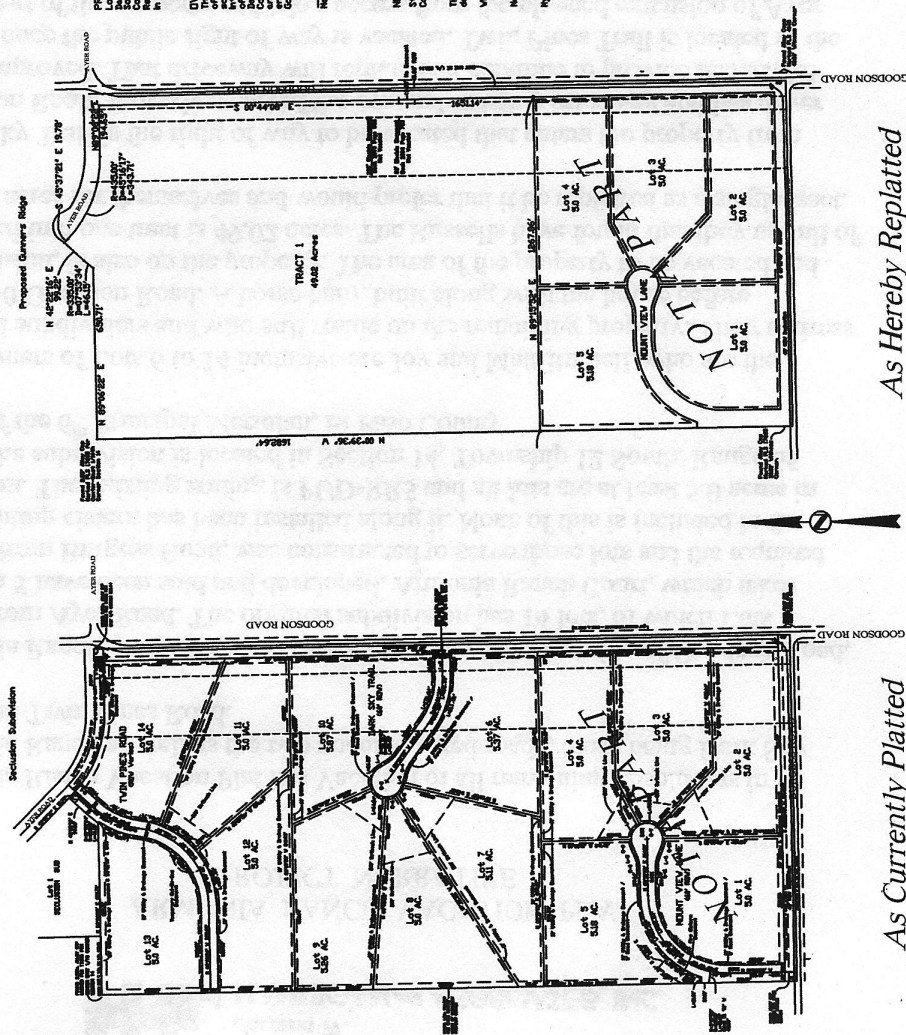
Dark Sky Trail is the right of way to be vacated that enters the property from Goodson Road. It overlies part of the owners' existing driveway and has never been improved. That driveway will remain and continue to provide residential access once the public right of way is vacated. Twin Pines Trail is located in the north part of the property and takes access from the planned extension of Ayer Road. Although Twin Pine extends westerly to the property boundary and dead ends at another 40 acre parcel (S2140-00-004) it does not provide access to that parcel. Rather that parcel (which has a mobile home and large horse barn) has and uses legal access from Burgess Road. Twin Pines Trail has never been improved either.

Water was adjudicated for the original subdivision and allocated to all lots for various uses. The water reserved for the lots being vacated will simply be deeded to the Russells. The requirements of the subdivision approval regarding water will continue to be administered by the Homeowners Association, of which the vacated property will no longer be a member.

In summary, vacating these lots and rights of way will not create any non conformity nor will it interfere with any current or proposed access. It will provide the owners with a single parcel that better suits their needs than the existing lots and rights of way do.

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.



As Currently Platted

As Hereby Replatted

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT:
The Armonia Ranch Vacation Plat was approved for filing by the Director, Planning and Community Development, on the _____ day of _____, 2023, subject to any notes or conditions specified herein.

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

SURVEYOR'S CERTIFICATE:
I, James V. Harrison, a duly licensed professional land surveyor in the State of Colorado, do hereby certify that I have personally and correctly represented the results of a survey made on _____, 2023, by me or under my direct supervision. The plat is correct in accordance with the laws of the State of Colorado and the rules and regulations of the State Board of Surveyors. The plat has been prepared in accordance with the applicable provisions of the Colorado Surveying Act, Chapter 25, Article 10, and the rules and regulations of the State Board of Surveyors. I have no knowledge of any applicable provisions of the Colorado Surveying Act.

CLERK AND RECORDER'S CERTIFICATE:
I hereby certify that this instrument was filed for record in my office on the _____ day of _____, 2023, and that it was duly recorded in the records of El Paso County, Colorado.

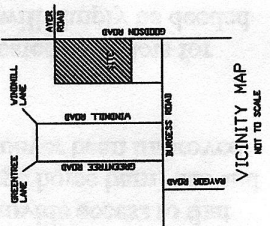
PROPERTY DESCRIPTION:
Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Armonia Ranch, Township 12 South, Range 69 West, of the 6th Principal Meridian, El Paso County, Colorado, as shown on the plat recorded on January 28, 2019, in Reception Number 2271382A, in the El Paso County, Colorado, records.

OWNERS' CERTIFICATE:
The undersigned being all the owners, respondents, beneficiaries and persons having an interest in the land described herein, do hereby certify that we have read and understand the contents of this plat and that we have voluntarily and without any duress, coercion, or undue influence, executed this plat for the purpose and to the effect herein stated. We warrant that the plat is correct and that we have no knowledge of any other persons who may have an interest in the land described herein and who are not named herein.

Witness My Hand and Official Seal
Joy M. Russell, Owner

NOTARY CERTIFICATE:
State of Colorado } ss
County of El Paso }

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, _____
By Commission Expires _____



HANNAH M. HARRISON
Surveyor
Colorado P.L.S. No. 22689

CLERK AND RECORDER'S CERTIFICATE:
State of Colorado } ss
County of El Paso }

CLERK AND RECORDER'S CERTIFICATE:
I hereby certify that this instrument was filed for record in my office on the _____ day of _____, 2023, and that it was duly recorded in the records of El Paso County, Colorado.

James V. Harrison
Surveyor
Colorado P.L.S. No. 22689

Matthew T. Russell
Owner

Joy M. Russell
Owner

HANNAH M. HARRISON
Surveyor
Colorado P.L.S. No. 22689

James V. Harrison
Surveyor
Colorado P.L.S. No. 22689

Matthew T. Russell
Owner

Joy M. Russell
Owner

HANNAH M. HARRISON
Surveyor
Colorado P.L.S. No. 22689

James V. Harrison
Surveyor
Colorado P.L.S. No. 22689

Matthew T. Russell
Owner

Joy M. Russell
Owner

7019 0700 0001 3380 5541

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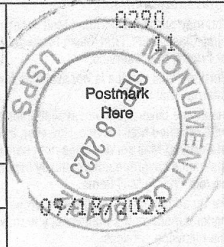
Colorado Springs, CO 80908

OFFICIAL USE

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.55
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

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 DUBOIS FAMILY TRUST
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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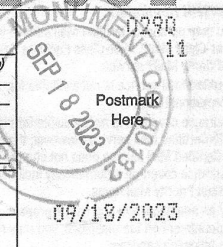
Colorado Springs, CO 80923

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Total Postage and Fees	\$8.56

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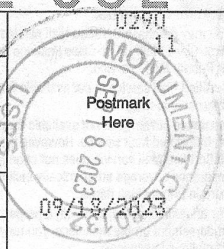
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 13555 PINERY DR.
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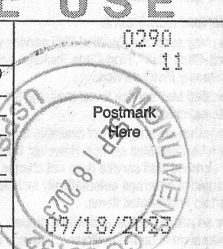
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 11555 COOPERSON RD
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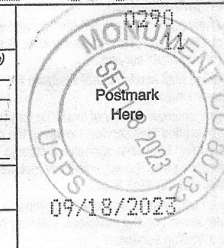
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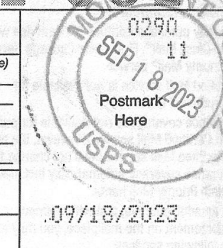
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 City, State, ZIP+4®
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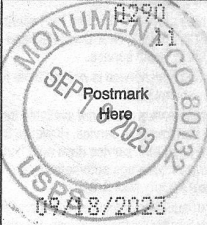
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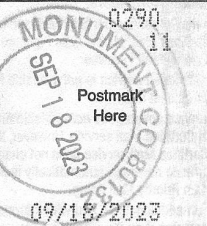
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