

AFT RANCH SUBDIVISION FILING NO. 2

A VACATION AND REPLAT OF LOT 1, "AFT RANCH SUBDIVISION FILING NO. 1",
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

That CHARLES R. SHEA LIVING TRUST and NANCY K. SHEA LIVING TRUST being the owners of the following described tract of land to wit:

A tract of land being a portion of the Southeast Quarter of Section 15, Township 12 South, Range 66 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Lot 1, AFT RANCH SUBDIVISION FILING NO. 1 (Reception No. 215713667, El Paso County, Colorado records);

Containing 34.030 acres (1,482,356 square feet), more or less.

OWNERS' CERTIFICATE:

The undersigned, being all the owners of the land described herein, have laid out, subdivided, and platted said land into lots and easements as shown hereon under the name and subdivision of AFT RANCH SUBDIVISION FILING NO. 2. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes 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.

CHARLES R. SHEA LIVING TRUST

NANCY K. SHEA LIVING TRUST

Charles R. Shea, Trustee

Nancy K. Shea, Trustee

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 20____, by Charles R. Shea, Trustee of CHARLES R. SHEA LIVING TRUST and Nancy K. Shea, Trustee of NANCY K. SHEA LIVING TRUST.

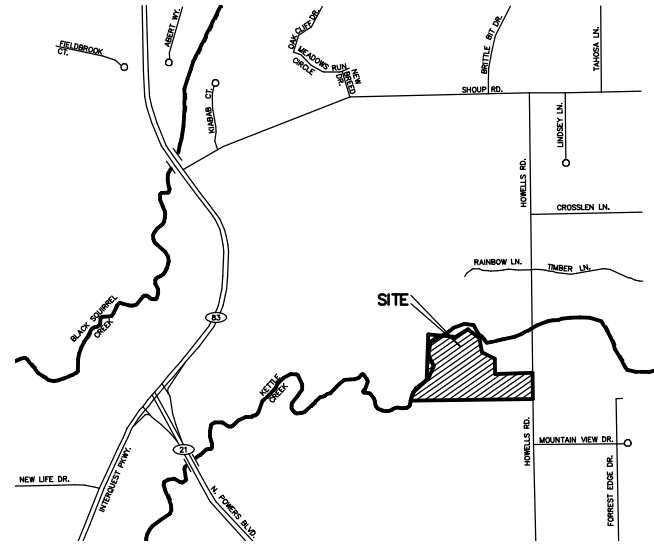
My commission expires _____

Witness my hand and seal

Notary Public

NOTES:

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, INC. relied upon an ALTA Commitment for Title Insurance, prepared by EMPIRE TITLE on behalf of STEWART TITLE GUARANTY COMPANY, Commitment Number 2816483, dated January 2, 2026 at 8:00 a.m.
- 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. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- No driveway shall be established unless an access permit has been granted by El Paso County. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Howell Road per Land Development Code Section 6.3.3.C.3. Due to their length. Some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado, with site specific soils and foundation investigations for any proposed structure(s). CGS recommends that if proposed improvements are associated with either lot, ENTECH ENGINEERING, INC. will review its location relative to the No-Build Zone and determine whether a slope stability analysis is required.
- The following reports have been submitted and are on file at the County Development Services Department: Soils and Geology Report; Findings of Fact, Conclusions of Law, Judgment and Decree for Water; Fire Mitigation Plan; Wastewater Disposal Report.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it related to the listed species (e.g. Preble's Meadow Jumping Mouse).
- The addresses (11520) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
- Mailboxes shall be installed in **Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site.**
- Individual wells are the responsibility of the State Engineer who by law Water in the Denver Basin Aquifer is considered a non-renewable resource and a 100 year supply. The Homeowners Association and all future owners in the subdivision should be aware that the water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years used for allocation indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternatively renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
- A portion of this property is located within Flood Zone AE with base flood elevations determined, in Flood Zone Z, areas of 500-year flood, areas of 100-year flood with average depths of one foot or areas with drainage less than one square mile and in Flood Zone X determined to be outside the 500-year floodplain as determined by the FEMA Flood Insurance Rate Maps, Community Map Numbers 08041C0295 G and 08041C0507 G, effective date December 7, 2018. No structures or new fences are permitted within the designated Floodplain areas.



NOTES (CONT.):

- At the time of approval of this project, this property is located within the Black Forest Fire Protection District. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adapted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service. A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal or other qualified professional stating practices designed to reduce wildfire hazards has been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following: forest wide thinnings; fuelbreak thinnings; prunings; debris disposal.
- The FEMA 100-year flood plain line is dedicated to El Paso County as a drainage easement with the restrictions of no-build and no storage of material.
- There are two (2) lots within this Minor Subdivision Vacation and Replat Final Plat. Lot 1A is built out as a residential-developed lot.
- The 300-ft no build/no construction zone to be designated as a wildlife habitat protection zone as well as a multi-use trail corridor with final twenty-five (25') foot wide trail easement location to be approved by USWFS and land owner.
- The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with El Paso County Road Impact Fee Program Resolution (Resolution No. 25-337), 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 documented 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 No Build Area (AS REPLATTED) as defined by document as Preservation Area (Reception No. 216034424 El Paso County, Colorado records) for each lot is identified by lineal footage, direction and approximate square footage. The No Build Area is intended to protect the land owners privacy and views. The No Build Area is to remain as pasture or open space and is not to be used for any type of structure, OWTS, or storage of anything including farm implements, vehicles, RVs, horse/stock trailers or any other kind of trailers. The No Build Area may be used for agricultural purposes including pasture for farm animals, crops and vegetation such as trees native to the area.
- Lineal units shown hereon are US Survey Feet
- Basis of Bearings: All bearings are based on the Westerly line of A & E SUBDIVISION (Plat Book K-3, Page 102, El Paso County, Colorado records), monumented by a found rebar with aluminum cap marked L.S. #2692 at the Northwesterly corner and Southwesterly corner angle point, and a line between them assumed to bear S09°43'46"W, a distance of 716.71 feet.
- Unless otherwise indicated, side, front and rear lot lines are hereby platted on either side with a ten foot Public Utility and Drainage Easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a twenty foot Public Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Gas and Electric: The individual lot owner is responsible for extending utilities to its lot, tract or building site. Gas and electric service for this subdivision is provided by BLACK HILLS ENERGY and MOUNTAIN VIEW ELECTRIC ASSOCIATION respectively, subject to the District's (Provider's) rules, regulations and specifications.
- Soil and Geologic Conditions: Areas within this subdivision have been found to be impacted by potential geologic constraints as detailed in the Soils and Geology Study for 11520 Howells Road (AFT RANCH SUBDIVISION FILING NO. 2) prepared by ENTECH ENGINEERING, INC. and dated January 29, 2026. The report is available in the El Paso County Planning and Community Development Department records (www.epcdevplanreview.com) under File Number VR261. The Study includes mapping of any potential hazard areas within the subdivision. A description of affected lots, potential constraints and mitigation measures are listed below. Individual soils investigations and foundation designs for all new building sites and septic systems are required once building locations have been determined. Should groundwater or bedrock be encountered within 6 feet of the surface, designed on-site wastewater systems are required. Wastewater absorption fields must be located at least 100 feet from any well, 50 feet from drainages, floodplains or ponded areas and 25 feet from dry gulches. Scour erosion and slope stability: It appears that no-build areas are associated with Kettle Creek and the area between the proposed lots. No basements are allowed unless the engineer provides site-specific data about any problems expected with groundwater fluctuations (Engineer Criteria Manual (ECM) C.2 Geologic Hazards Report F.5). If deemed necessary, a four-season monitoring program is a reliable way to determine groundwater fluctuations, as site-specific soil investigations are typically limited to data from the month of drilling.

SURVEYOR'S CERTIFICATION:

I David Hostetler, a duly registered 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 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 attest the above on this _____ day of _____, 20____.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

Board of County Commissioners Certificate

BOCC CERTIFICATE/PCD DIRECTOR SIGN-OFF:

This plat for AFT RANCH SUBDIVISION FILING NO. 2 was approved for filing by the El Paso County,

Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval.

AFT RANCH SUBDIVISION FILING NO. 1 name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder under Reception No. 215713667.

The dedications of land to the public easements are accepted.

Chair, Board of County Commissioners _____ Date _____

Planning and Community Development Director _____ Date _____

RECORDING:

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 _____, 20____ A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

Steve Schleiher, Recorder

SURCHARGE: _____
FEE: _____ BY: _____ Deputy

FEES:

Park Fee: _____ Drainage Fee: **\$3,382.23**
School Fee: _____ Bridge Fee: _____

Owner of Record at time of plating:

CHARLES R. SHEA LIVING TRUST and
NANCY K. SHEA LIVING TRUST
11520 Howells Road,
Colorado Springs, CO 80908-3736
Phone (719) 499-6531

According to Colorado law, you must commence any survey within three years after you are notified of any defect in this survey. In no event, more than three years after the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .
811
DIAL 811
FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND SEWER LINES

No.	Description	Date
1	DATA CERTIFICATION	02/26/26
2	COUNTY COMMENTS	04/02/26

H. Scale:	N/A	V. Scale:	N/A	Drawn By:	ATP	Checked By:	DVH	Date:	11/25/25
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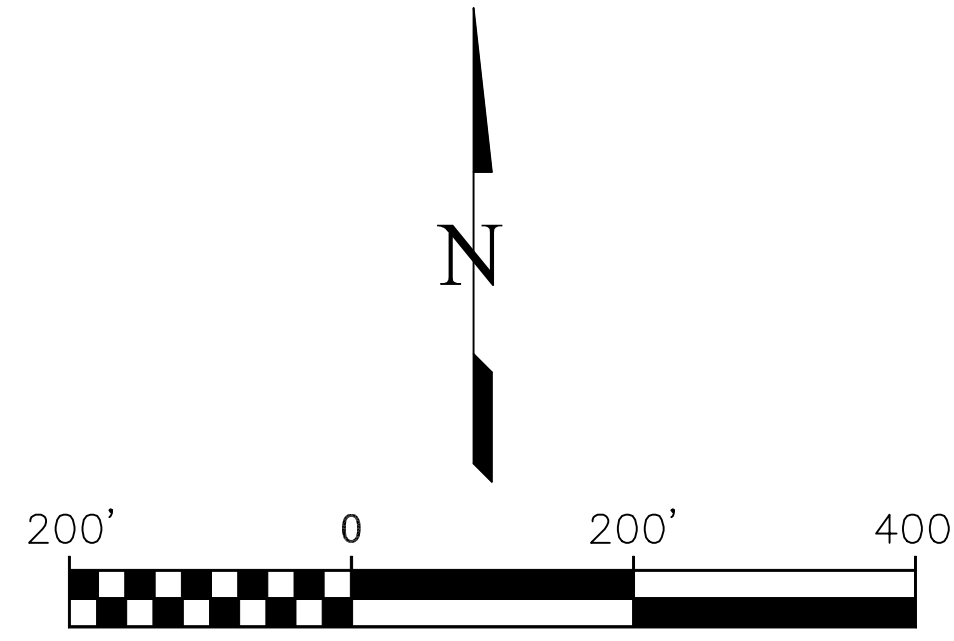
Land Development Consultants, Inc.
PLANNING • SURVEYING
www.ldc-inc.com • TEL: (719) 584-1131 • FAX: (719) 528-8648
3888 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

FINAL PLAT
**AFT RANCH SUBDIVISION
FILING NO. 2**

Project No.: **23013**
Sheet:

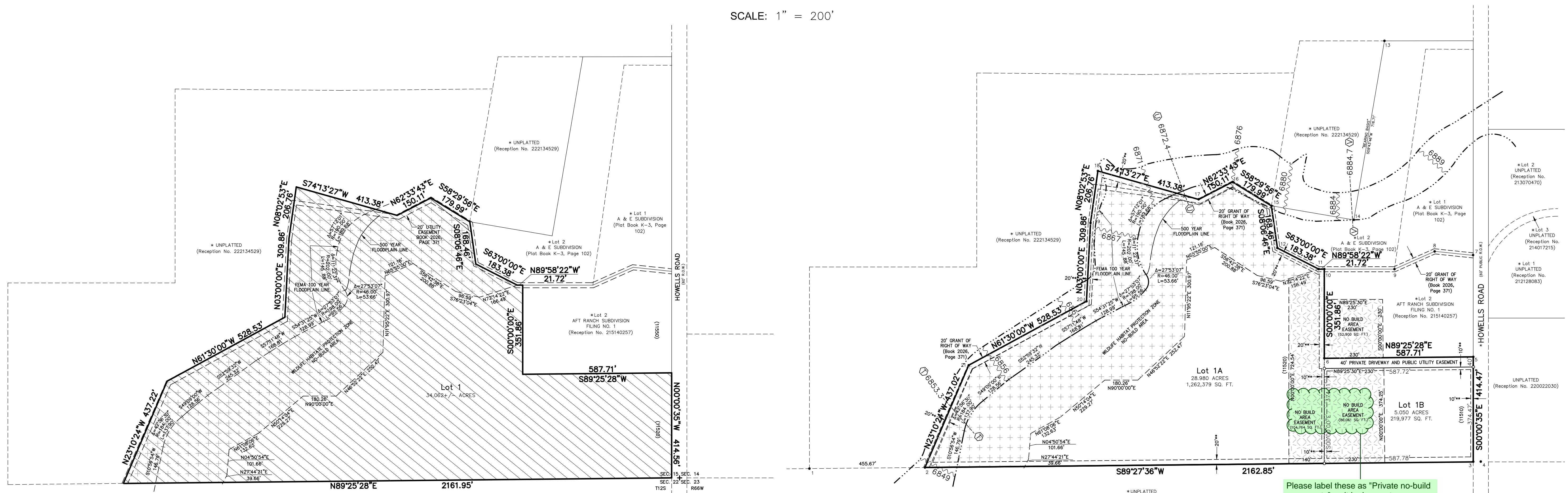
AFT RANCH SUBDIVISION FILING NO. 2

A VACATION AND REPLAT OF LOT 1, "AFT RANCH SUBDIVISION FILING NO. 1",
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



SCALE: 1" = 200'

ID	TYPE/SIZE	CAP DIAMETER/COLOR/TYPE	STAMPED	GROUND RELATIONSHIP + ABOVE/ - BELOW
1	U/K	3-1/4" ALUMINUM CAP	RLS 10377	FLUSH
2	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	-0.1'
3	U/K	1-1/2" ALUMINUM CAP	RLS 10377	-0.3'
4	U/K	BZZZ UNDER ROAD SURFACE	U/K	-1.0' +/-
5	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	-0.1'
6	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	-0.1'
7	1" IRON PIPE	BARE	N/A	FLUSH
8	U/K	1-1/2" ALUMINUM CAP	RLS 25968	FLUSH
9	U/K	1-1/2" ALUMINUM CAP	RLS 25968	FLUSH
10	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	-0.1'
11	U/K	1-1/2" ALUMINUM CAP	2692	FLUSH
12	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	FLUSH
13	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	FLUSH
14	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	FLUSH
15	U/K	1-1/2" ALUMINUM CAP	LW PE&LS 2692	FLUSH
16	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	FLUSH
17	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	FLUSH
18	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	FLUSH
19	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	FLUSH
20	NO. 4 REBAR	1" RED PLASTIC CAP	RLS 25968	-0.1'
21	NO. 4 REBAR	1" RED PLASTIC CAP	ILLEGIBLE	FLUSH



AS PLATTED:

AS REPLATTED:

Please label these as "Private no-build easements" as it does not appear there are slope, drainage, or other geo-hazards which would justify no build.
Please note private no build areas are enforced by the owners not EPC.

- LEGEND:**
- Indicates survey monument "to be set" with #4 rebar and red plastic cap, PLS No. 20681 flush w/ground, except where noted otherwise
 - Indicates survey monument found as noted
 - Indicates boundary line
 - * - Indicates "not a part of this subdivision"
 - (11520) - Indicates lot address
 - 6849 - Indicates Base Flood Elevation Line/Elevation
 - 6853.3 - Indicates Flood Elevation Cross Sections/Elevation with 1% Annual Chance
 - - - - - Indicates FEMA 100-Year Flood Plain
 - 10**, 20** - Indicates platted Public Utility and/or Drainage Easement per Note 20, Sheet 1 of 2
 - - - - - Indicates Wildlife Habitat Protection Zone NO BUILD AREA
 - - - - - Indicates NO BUILD AREA Easement

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND SEWER LINES.

REVISIONS

No.	Description	By	Date
1	DATA CLARIFICATION	DVH	02/23/26
2	COUNTY COMMENTS	DVH	04/01/26

H Scale: 1" = 200'
V Scale: N/A
Designed By: N/A
Drawn By: ATP
Checked By: DVH
Date: 11/25/25

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FINAL PLAT
AFT RANCH SUBDIVISION FILING NO. 2

Project No.: 23013
Sheet: 2 of 2

PCD FILE NO.: VR261

L:\CONSOLE\Company\PLC\Draw\2025\202513 - AFT Ranch Subd\15Survey\Map\202513 COVER SHEET WORKING 12252025 VCS.dwg