

**PARENT PARCEL 1 LEGAL DESCRIPTION:**

A portion of the North Half of the Southeast Quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., as described in the Land Survey Plat, filed for record on May 16, 2025 under Reception No. 225900072 in the Office of Clerk and Recorder, County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence South 88 degrees 47 minutes 25 seconds West along the south line of the northwest quarter of the southeast quarter, 1,329.10 feet to the south-center one-sixteen corner of said Section 13;

thence North 00 degrees 33 minutes 24 seconds West along the west line of the northwest quarter of the southeast quarter, 1,322.76 feet to the center quarter corner of said Section 13;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 1,802.06 feet to the east quarter corner of said Section 13;

thence South 38 degrees 51 minutes 56 seconds West, 742.99 feet to a point on the east line of the northwest quarter of the southeast quarter;

thence South 00 degrees 28 minutes 24 seconds East along the east line of the northwest quarter of the southeast quarter, 755.00 feet to the Point of Beginning.

Containing a calculated area of 1,893,477 square feet or 43.4682 acres, more or less.

**PARENT PARCEL 2 LEGAL DESCRIPTION:**

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 82 degrees 37 minutes 02 seconds East, 1,338.80 feet to a point on the east line of the southeast quarter of said Section 13;

thence South 00 degrees 23 minutes 04 seconds East along the east line of the southeast quarter, 1,466.46 feet to the southeast corner of said Section 13;

thence South 88 degrees 44 minutes 30 seconds West along the south line of the southeast quarter of the southeast quarter of said Section 13, 1,326.86 feet to the east one-sixteen (1/16) corner of said Section 13;

thence North 00 degrees 28 minutes 34 seconds West along the west line of the southeast quarter of the southeast quarter of said Section 13, 1,323.58 feet to the Point of Beginning.

Containing a calculated area of 1,852,350 square feet or 42.5241 acres, more or less.

**GENERAL NOTES:**

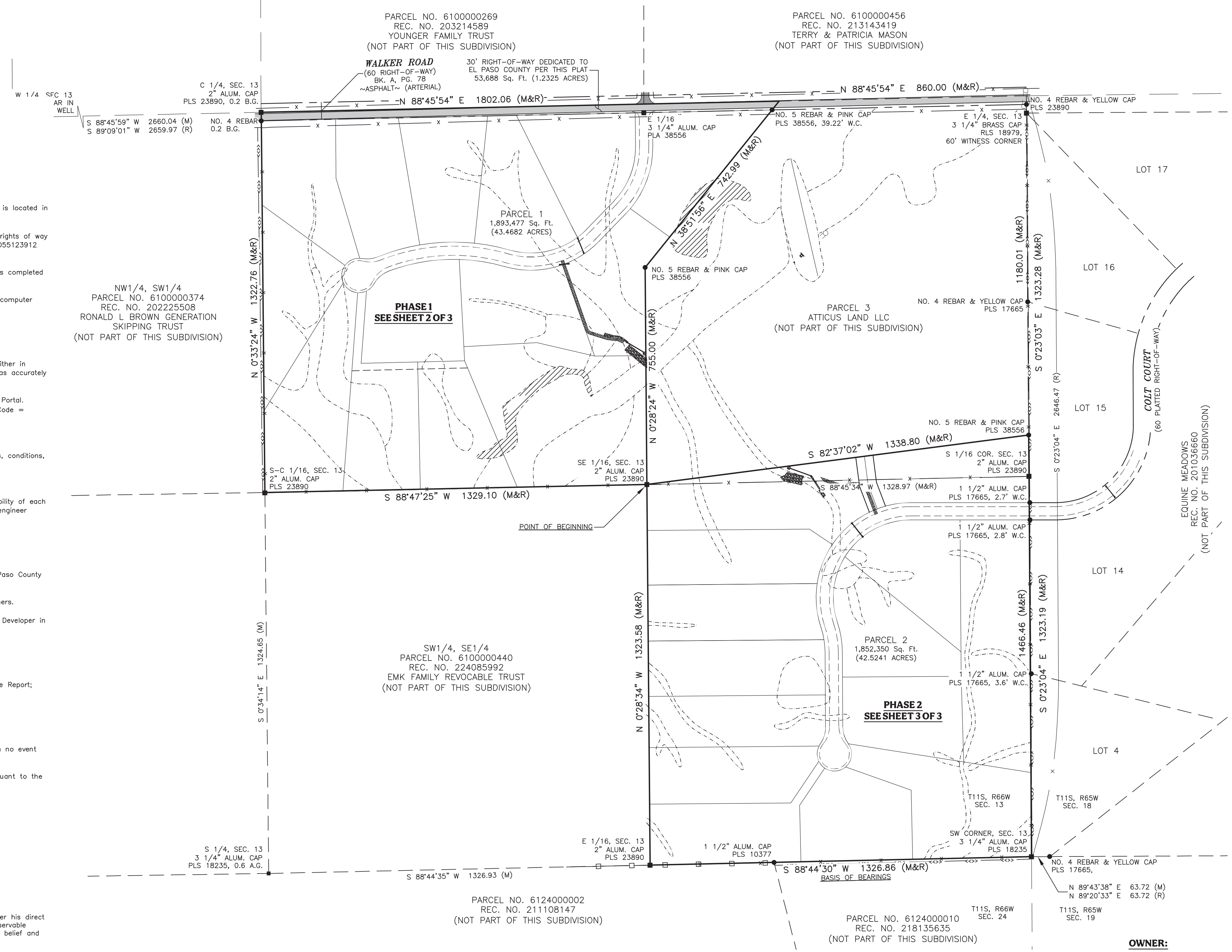
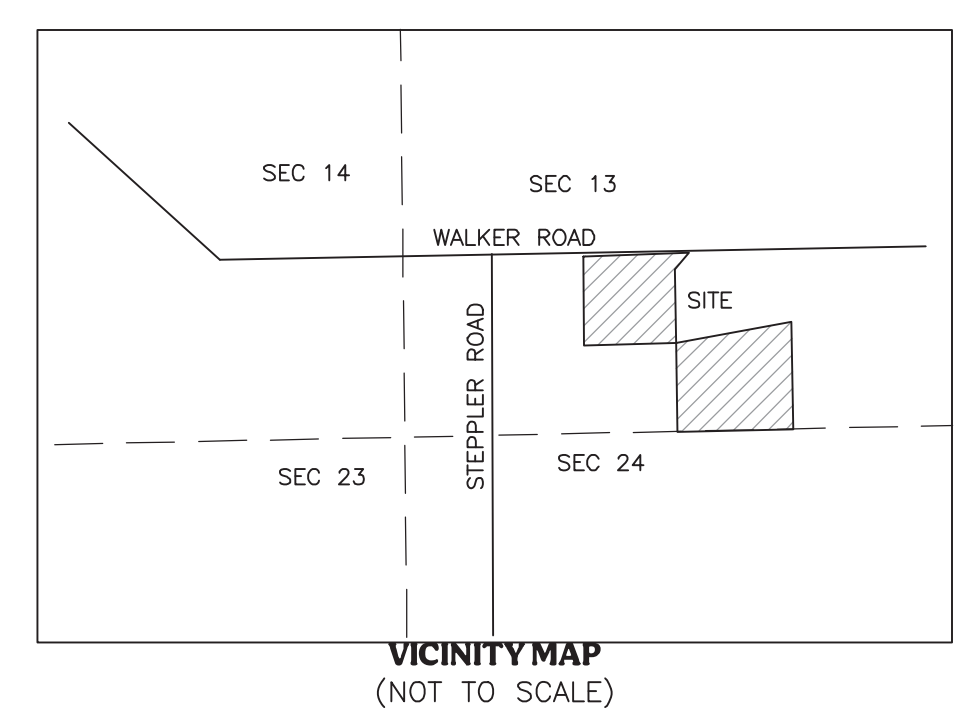
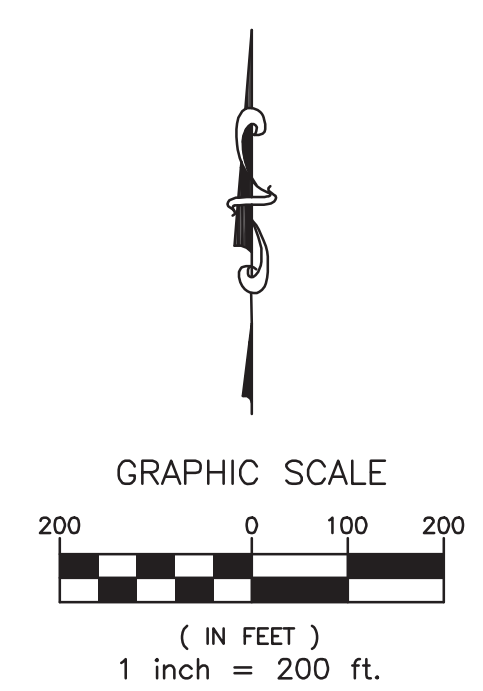
- 1) Recovered monument, marked as noted.
Recoveried Aliquot monument, marked as noted.
Record bearing & distance (LSP by John Keller, 6-15-2004, Rec. No. 204900075)
Measured bearing & distance
A.G. - Above Grade
B.G. - Below Grade
2) The Basis of Bearings is the north line of of the southeast quarter, monumented as shown and assumed to bear North 88 degrees 45 minutes 54 seconds East.
3) FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0305 G effective date December 7, 2018, indicates that this parcel of land is located in Zone X (areas determined to be outside 0.2% annual chance floodplain).
4) This survey does not constitute a title search by Gould Land Surveying, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Gould Land Surveying, LLC relied upon a Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Order No. RND55123912 with an effective date of September 5, 2025 at 5:00 P.M.
5) The purpose of this survey is to plat the parcel shown herein and establish the proposed lot lines, Right-of-Way and easements as shown herein. The field work was completed on April 29, 2025.
6) This property contains a calculated area of 3,745,827 square feet (85.9923 acres), more or less. Area shown herein was not measured but instead is a result of a computer software calculation and is not warranted or guaranteed.
7) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.
8) The lineal units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.
9) Any utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
10) Datums: NAVD 88, GEOID 12B. LIDAR data shown herein was established from the Colorado Water Conservation Board and the Colorado Hazard Mapping and Risk Map Portal. Contours created and shown herein were based upon LIDAR files defined with: Horizontal Datum = NAD83 (National Spatial Reference System 2011); Horizontal EPSG Code = 1116; Vertical Datum = North American Vertical Datum 1988; Vertical EPSG Code = 5103.
11) This parcel is currently zoned RR-5. As rezoned request has been submitted under PCD File No. P2511.
12) Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
13) Water Supply: Water will be provided by individual private wells at the expense of the individual property owners.
14) Sanitary Sewer: Sanitary Sewer will be provided by individual private septic systems at the expense of the individual property owners. 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.
15) Gas service is provided by Black Hills Energy.
16) Electric Service is provided by Mountain View Electric Association.
17) There shall be no direct lot access to Walker Road. All lot access shall be via Iron Ridge Court and Colt Court to be paved with asphalt and maintained by the El Paso County Department of Transportation.
18) Access to Lots 4, 5 & 7 are via a shared common access easement across Lots 5 & 7 as shown herein. Ownership and maintenance is vested in the property owners.
19) All property owners are responsible for maintaining proper storm water drainage in and through their property. A drainage structure and outfall will be installed by the Developer in the drainage easement located on Lot 2 as shown herein.
20) No driveway shall be established unless an access permit has been granted by El Paso County.
21) All structural foundations and septic systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
22) The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Study, Water Resource Report; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
23) The approximate Geological Hazard areas as shown herein may require subsurface investigation prior to any construction.
24) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
25) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown herein.
26) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
27) Walker Road is designated as an Arterial.
28) There are 0.32 D.U. per acre.
29) There are 28 lots in this subdivision.
30) Phase 1 of this Preliminary Plan will subdivide Parcel 1 into 14 Lots, Phase 2 of this Preliminary Plan will Subdivide Parcel 2 into 14 Lots as shown herein.
31) Phase 1 of this Preliminary Plan will subdivide Parcel 1 into 14 Lots, Phase 2 of this Preliminary Plan will Subdivide Parcel 2 into 14 Lots as shown herein.
31) All proposed lots shall be a minimum of 2.5 acres in size.

**SURVEYOR'S CERTIFICATION:**

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Atticus Land LLC, that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof and observable improvements thereon, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty or warranty, either expressed or implied.

**PRELIMINARY PLAN  
IRON RIDGE SUBDIVISION NO. 1  
A PORTION OF THE SOUTHEAST QUARTER  
SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO**



**PROPOSED SETBACKS PER ZONE RR-2.5:**  
Front = 25'  
Side = 15'  
Rear = 25'

**PROPOSED AREA CALCULATION:**  
Phase 1 Lot Area: 1,804,630 Sq. Ft. (41.4286 acres)  
Phase 1 R.O.W. Area: 88,847 Sq. Ft. (2.0396 acres)  
Phase 2 Lot Area: 1,758,367 Sq. Ft. (40.3665 acres)  
Phase 2 R.O.W. Area: 93,983 Sq. Ft. (2.1575 acres)

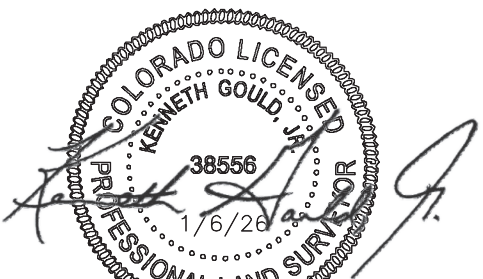
**PROPOSED VIEW CORRIDOR/NO-BUILD AREAS:**  
The view corridor no-build areas depicted on lots 24, 25, 27 & 28 are view corridor preservation. No structures requiring a building permit may be placed within the no-build areas but driveways, septic systems, landscaping, chicken coops, and other improvements not requiring a building permit may be located within the no-build area. View easements are private easements and are not enforced by El Paso County.

**PROPOSED EASEMENTS:**  
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.

**OWNER:**  
Jake Decota  
Atticus Land, LLC  
P.O. Box 88010  
Colorado Springs, CO 80908  
(206)-419-4533

**PCD FILE NO. SP253**

Revisions:		
1	9/13/25	Original Draft
2	11/15/25	Revised per County Review Comments.
3	11/20/25	Lot adjustments, and view corridors added.
4	12/05/25	Added new drainage info.
5	12/10/25	Revised notes
6	1/05/26	Revised Lots 21-24, Review comments



Kenneth Gould, Jr.  
Colorado Professional Land Surveyor No. 38556  
For and on behalf of Gould Land Surveying, LLC

Project No.: 25193  
September 19, 2025  
Sheet 1 of 3

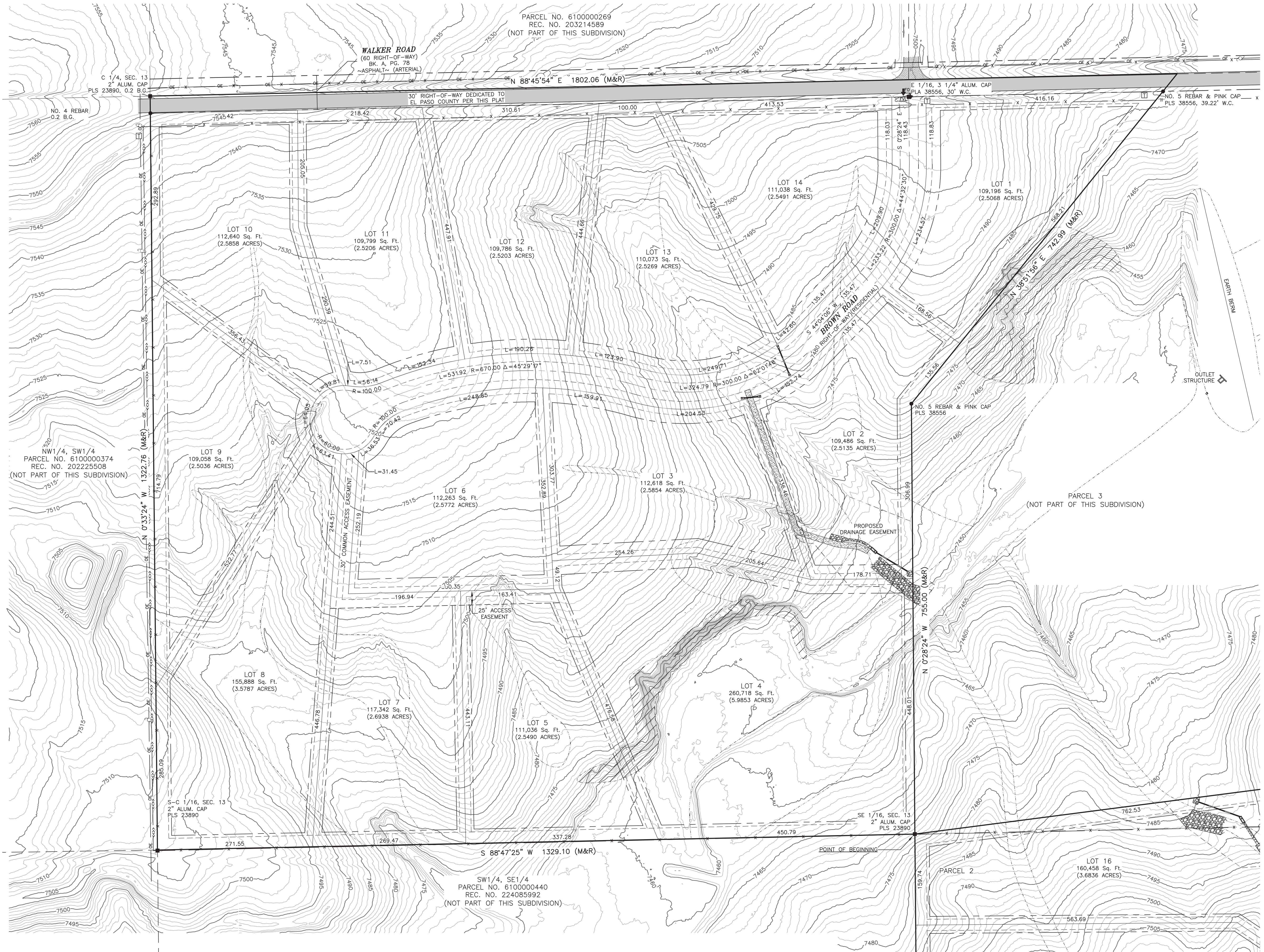
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

**PRELIMINARY PLAN  
IRON RIDGE SUBDIVISION NO. 1 & 2**

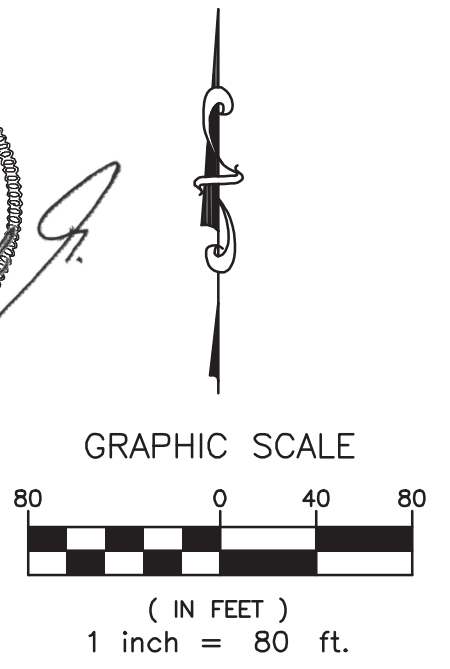
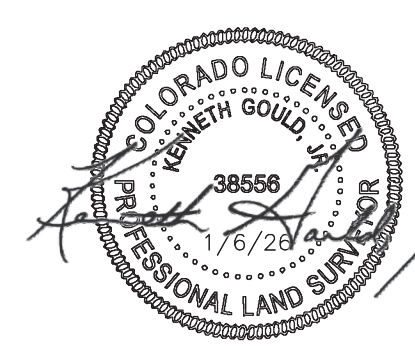
P.O. Box 7123  
Woodland Park, CO 80863  
(719) 687-8385  
info@gouldils.com  
Gouldilandsurveying.com



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IRON RIDGE SUBDIVISION NO. 1**  
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SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



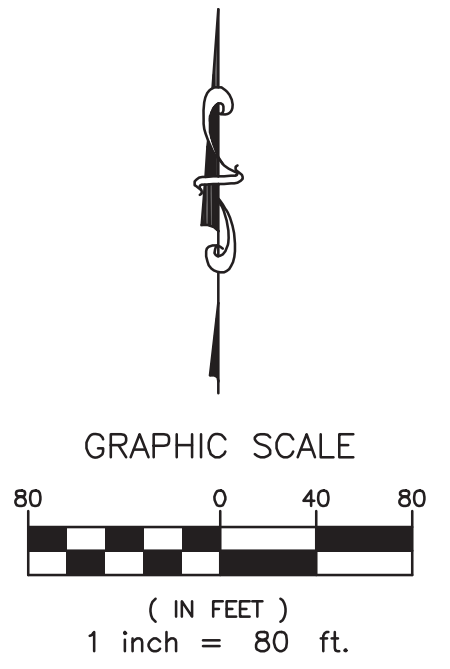
- LEGEND:**
- Storm Sewer Culvert
  - Overhead Electric Line
  - Telephone Pedestal
  - Telephone Locate
  - Fiber-Optic Locate
  - Fiber-Optic Vault
  - Utility Pole
  - Street Sign
  - Wire Fence
  - Fence Remnants
  - Plastic Fence
  - Approximate Line of Potential Geological Hazard
  - Approximate Area of Potential Geological Hazard
  - Boundary Line
  - Lot Line
  - Easement Line
  - Setback Line
  - View Corridor/ No-Build Area



**PRELIMINARY PLAN  
IRON RIDGE SUBDIVISION NO. 1**  
A PORTION OF THE SOUTHEAST QUARTER  
SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



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Project No.: 25193  
September 19, 2025  
Sheet 3 of 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

**PRELIMINARY PLAN  
IRON RIDGE SUBDIVISION NO. 1 & 2**

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