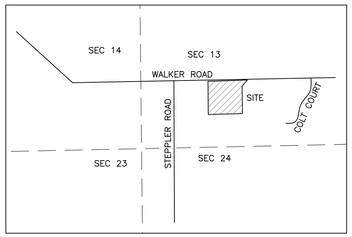
FINAL PLAT
IRON RIDGE FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER
SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY FOR REVIEW



VICINITY MAP
(NOT TO SCALE)

IRON RIDGE ACREAGE TABLE	
RIGHT-OF-WAY (R.O.W.)	
TOTAL ACREAGE	3.2720 AC
LOTS (14 TOTAL)	
TOTAL ACREAGE	40.1962 AC
TOTAL IRON RIDGE	
TOTAL ACREAGE	43.4682 AC

KNOW ALL MEN BY THESE PRESENTS:

That Atticus Land, LLC, being the owner of the described tract of land, to wit:

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 45 minutes 03 seconds West along the south line of the northwest quarter of the southeast quarter, 1,328.98 feet to the south-center one-sixteen corner of said Section 13;

thence North 00 degrees 33 minutes 44 seconds West along the west line of the northwest quarter of the southeast quarter, 1,323.67 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.

OWNER'S CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, streets, and easements as shown hereon under the name and subdivision of IRON RIDGE FILING NO. 1. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. 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.

_____
Jake Decoto as Manager of Atticus Land, LLC (Owner)

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this __ day of _____, 20__ A.D., by Jake Decoto as Manager of Atticus Land, LLC.

Witness my Hand and Seal: _____
Notary Public
My Commission Expires:_____ Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Tracts, Streets and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets and Easements which shall be known as "IRON RIDGE FILING NO. 1" EL Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by EL Paso County, Colorado.

GENERAL NOTES:

1) ● – Recovered monument, marked as noted.
■ – Recovered Aliquot monument, marked as noted.
○ – Set no. 5 rebar 18" long & pink plastic cap marked "PLS 38556".
(R) – Record bearing & distance (LSP by John Keiler, 6-15-2004, Rec. No. 204900075)
(M) – Measured bearing & distance
A.G. – Above Grade
B.G. – Below Grade

2) The Basis of Bearings is the west line of of the northwest quarter of the southeast quarter, monumented as shown and assumed to bear North 0 degrees 33 minutes 44 seconds West.

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 hereon and establish the proposed lot lines, Right-of-Way and easements as shown hereon. The field work was completed on April 29, 2025.

6) This property contains a calculated area of 1,893,997 square feet or (43.4802 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warrantied 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) 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.

10) 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 hereon.

11) 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.

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.

SURVEYOR'S CERTIFICATION:

I, Kenneth Gould Jr., 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. This statement is neither a guaranty or warranty, either expressed or implied.

I attest the above on this __th day of _____, 2026.

COLORADO REGISTERED PROFESSIONAL 38556 LAND SURVEYOR
PRELIMINARY FOR REVIEW

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

NOTES:

This property is subject to the following per the 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.

9. Any interest which may have been acquired by the public in and to subject property by reason of Resolution of Board of County Commissioners dated and recorded October 3, 1887, in Road Book A at Page 78 which provided for public roads 60 feet in width being 30 feet on either side of section lines on the public domain. – also 6-20-1917 in Book 571 at Page 55.

10. Terms, conditions, provisions, burdens and obligations as set forth in Right-of-Way Easement as granted to Colorado Interstate Gas Company in instrument recorded November 19, 1971, in Book 2450 at Page 586.

11. Oil and Gas Lease in favor of Walter A. Ohmart, Jr., recorded October 11, 1972 in Book 2530 at Page 716, and any and all assignments thereto or interests therein.

12. Oil and Gas Lease in favor of Walter A. Ohmart, Jr., recorded May 11, 1973 in Book 2585 at Page 696, and any and all assignments thereto or interests therein.

14. Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Tri-Lakes Fire Protection District, as evidenced by instrument recorded August 22, 2003, under Reception No. 203195306, and as amended by instruments recorded August 22, 2003 under Reception No. 203195307 and 203195311.

15. Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Tri-Lakes Fire Protection District, as evidenced by instrument recorded April 19, 2004, under Reception No. 204061958.

GEOLOGICAL HAZARDS:

Areas within this subdivision have been found to be impacted by potential geologic constraints/hazards as detailed in the Soils and Geology Study for Iron Ridge Subdivision prepared by Entech Engineering, Inc. dated September 24, 2025. The geologic constraints/hazards impacting the development include: artificial fill, expansive and locally collapsible soils, downslope creep, potentially unstable slopes, erosion, ponded water, shallow bedrock, seasonal shallow groundwater, and elevated radon potential. The report is available in the El Paso County Planning and Community Development records (www.epcdevplanreview.com) under County File Nos. SF2612 (Filing No. 2) and SF2613 (Filing No. 1). The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report available at the El Paso County Planning and Community Development Department: Potentially Shallow Groundwater: 2, 3, 4, 5, 7, 8, 9, 10, 12, 13, 14, Erosion: 2, 3, 4, 5, 7, 8, 9.

PRIVATE DETENTION BASIN:

Lots 2 and 3 of this property are subject to a Private Detention Basin/Storm water Quality BMP Maintenance Agreement and Easement as recorded at Reception No._____ of the records of El Paso County. The Iron Ridge HOA is responsible for maintenance of the subject drainage facilities.

PLAT NOTES:

1) 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.

2) Gas service is provided by Black Hills Energy, Electric Service is provided by Mountain View Electric Association, subject to the Providers rules, regulations and specifications. The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

3) There shall be no direct lot access to Walker Road. All lot access shall be via Brown Road to be paved with asphalt and maintained by the El Paso County Department of Transportation.

4) Access to Lots 4, 5 & 7 are via a shared 30 foot common access easement across Lots 5 & 7 as shown hereon. Ownership and maintenance is vested in the property owners.

5) All property owners are responsible for maintaining proper storm water drainage in and through their property.

6) No driveway shall be established unless an access permit has been granted by El Paso County.

7) All structural foundations and septic systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

8) 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, Traffic Impact Study and Fire Protection Report.

9) 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 relates to the listed species.

10) The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the 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 submittal. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

11) Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

12) Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

13) 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.

14) This project is in a Low/Moderate/High Hazard Fire Intensity Area per the Colorado State Forest Service Wildfire Risk Assessment Program requiring hardened structure and defensible space.

Low Hazard hardened structure to consist of a minimum Class A roofing and a defensible space of 30 ft clearance and no portion of trees or other vegetation within 10 ft of chimney outlets. Trees within defensible space shall be pruned to minimize ladder fuels.

Moderate Hazard areas shall meet the requirements of Low Hazard areas if site plans are submitted prior to the adoption of the Colorado Wildfire Resiliency Code. After the adoption of the Colorado Wildfire Resiliency Code Moderate Hazard areas shall meet the requirements of High Hazard areas.

High Hazard hardened structure to consist of a minimum Class A roofing, noncombustible siding/decking, eaves and overhangs. A defensible space of 30 ft irrigated,100 ft fuel treatment, selected fire-resistant trees within 30 ft of structures, selected thinning of trees and shrubs, trees within defensible space shall be pruned to minimize ladder fuels, all trees and shrubs pruned of dead material, no portion of trees or other vegetation within 10 ft of chimney outlets.

Water supplies for fire protection shall be supplied per the requirements of the Land Development Code or if there is an adopted fire code for the fire district the project is in.

Maintenance of defensible space shall be continued in continuum for the existence of the structure

15) Right to Farm and Ranch: Colorado is a "right-to-farm" state, meaning that certain protections are afforded agricultural operations by limiting the circumstances by which agriculture operations may be deemed to be a nuisance pursuant to C.R.S. §35-3.5-1-1 et seq.

16) 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.

17) Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3.

18) Per ECM section I.7.1.B.5, all residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above referenced ECM section. Impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

19) No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

20) The addresses [000] exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

21) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

22) There are 0.32 D.U. per acre.

23) There are 14 lots in this subdivision.

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for IRON RIDGE FILING NO. 1 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

_____
Planning and Community Development Director

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed in my office on this _____ day of _____, 20__,
and was recorded at Reception Number _____ of the records of El Paso County, Colorado.

_____
El Paso County Clerk and Recorder

School Fee – District# _____: _____
Park Fees:
Regional: _____
Neighborhood: _____
Drainage Basin:_____
Drainage and Surety Fees: _____
Bridge Fee: _____

OWNER:

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

PCD File No. SF2613

Project No.: 25133
April 29, 2026
Rev.: September 10, 2026
Rev.: October 6, 2026
Sheet 1 of 2

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

FINAL PLAT
IRON RIDGE FILING NO. 1

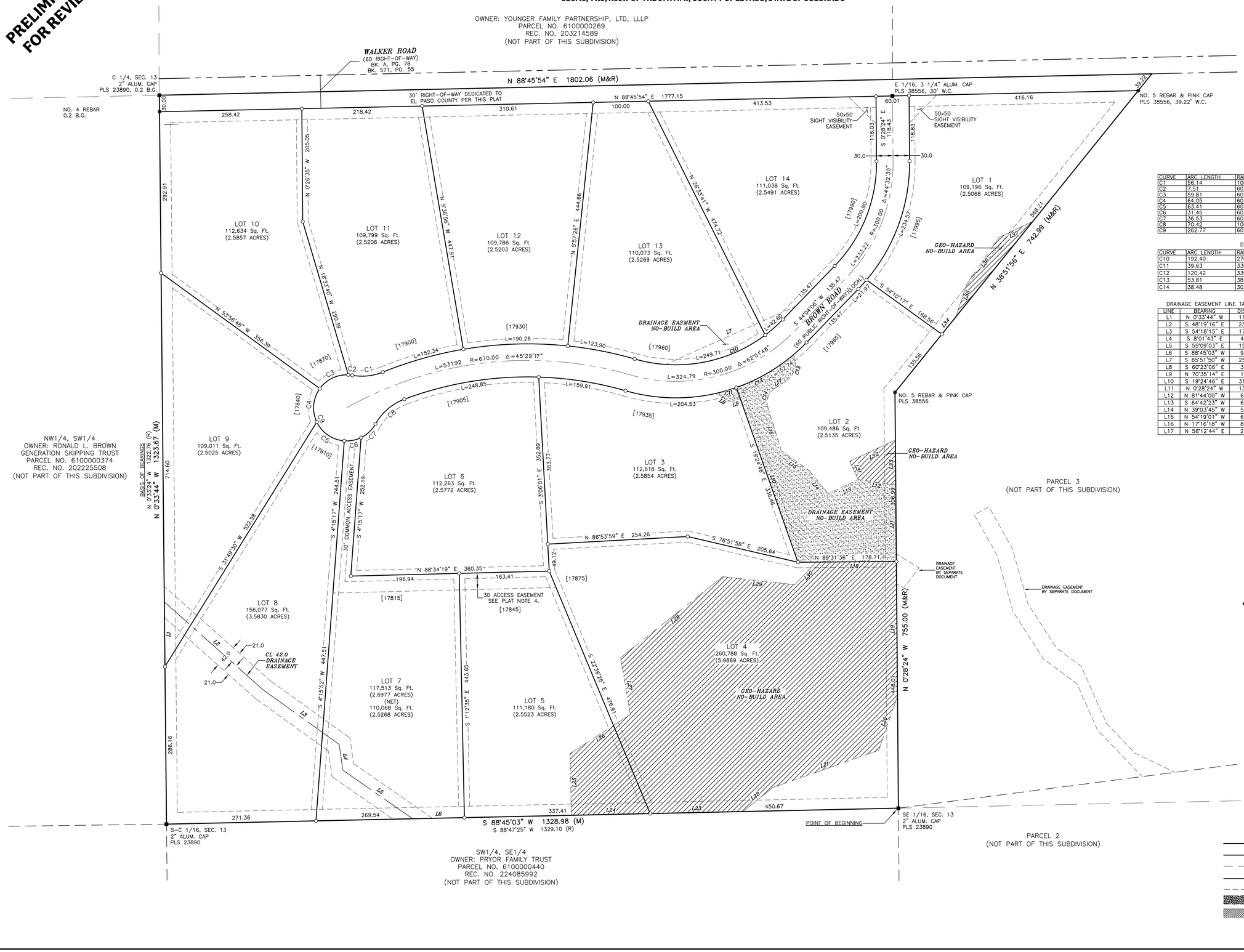
P.O. Box 7123
Woodland Park, CO 80863
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GouldLandSurveying.com

Gould LAND SURVEYING

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PRELIMINARY FOR REVIEW

FINAL PLAT
IRON RIDGE FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER
SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



LOT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.14	100.00	32°10'07"	S 83°59'58" W	55.41
C2	7.51	60.00	7°10'25"	S 83°30'11" E	7.51
C3	59.81	60.00	57°06'57"	S 64°21'08" W	57.37
C4	64.05	60.00	61°09'55"	N 5°12'42" E	61.05
C5	63.41	60.00	60°33'22"	N 55°38'57" W	60.50
C6	31.45	60.00	30°01'42"	S 79°03'30" W	31.09
C7	36.53	60.00	34°53'09"	N 46°36'05" E	35.97
C8	70.42	100.00	40°20'44"	N 49°19'53" E	68.97
C9	262.77	60.00	250°55'31"	S 25°22'44" E	97.74

DRAINAGE EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	192.40	270.00	40°49'39"	S 73°31'22" W	188.35
C11	39.63	330.00	6°52'53"	S 74°01'40" W	39.61
C12	120.42	330.00	20°54'27"	N 60°08'00" E	119.75
C13	53.81	38.00	81°07'58"	N 15°38'45" E	49.43
C14	38.48	30.00	73°29'02"	N 19°28'13" E	35.89

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0°33'44" W	117.37
L2	S 48°19'16" E	239.77
L3	S 54°18'15" E	170.38
L4	S 8°01'43" E	47.05
L5	S 55°09'03" E	154.56
L6	S 88°45'03" W	93.89
L7	S 65°51'50" W	258.48
L8	S 60°23'06" E	31.26
L9	N 70°35'14" E	19.04
L10	S 19°24'46" E	315.24
L11	N 0°28'24" W	138.87
L12	N 81°44'00" W	68.92
L13	S 64°42'23" W	60.44
L14	N 39°03'45" W	53.47
L15	N 54°19'01" W	62.86
L16	N 17°16'18" W	82.42
L17	N 56°12'44" E	25.56

NO-BUILD LINE TABLE

L18	N 89°31'36" E	145.77
L19	S 0°28'24" E	244.49
L20	S 19°00'50" W	104.08
L21	S 70°37'57" W	204.11
L22	S 51°10'43" W	69.53
L23	S 88°45'03" W	168.29
L24	S 88°45'03" W	143.29
L25	N 1°12'35" W	112.00
L26	N 57°02'42" E	130.47
L27	N 9°39'26" W	104.96
L28	N 51°37'57" E	236.57
L29	S 83°41'17" E	131.54
L30	N 43°19'59" E	56.29
L31	N 24°55'24" W	36.52
L32	N 65°04'36" E	91.44
L33	S 0°28'24" E	81.56
L34	N 38°51'56" E	40.50
L35	N 18°24'32" E	63.70
L36	N 34°45'02" E	102.15
L37	N 64°42'42" E	67.88

GRAPHIC SCALE
80 0 40 80
(IN FEET)
1 inch = 80 ft.

LEGEND:
- Boundary Line
- Lot Line
- Adjacent Lot Line
- Right-of-Way Line
- Easement Line
- Drainage Easement/No-Build Area
- Geo-Hazard/ No-Build Area

PRELIMINARY FOR REVIEW
COLORADO
Nathan Gould
38556
PROFESSIONAL LAND SURVEYOR

PCD File No. SF2613

Project No.: 25133
April 29, 2026
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Sheet 1 of 2

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FINAL PLAT
IRON RIDGE FILING NO. 1

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Gould LAND SURVEYING

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