

P.O. Box 641  
Kersey, CO 80644  
970-686-6970

## Exhibit A – Sheet 1 of 2

### “SWITCHGRASS HEIGHTS” – ACCESS AND UTILITY EASEMENT DESCRIPTION:

An Access and Utility Easement, being located in the N1/2 of Section 14 and the N1/2 of Section 15, Township 16 South, Range 61 West of the 6<sup>th</sup> P.M., County of El Paso, State of Colorado:

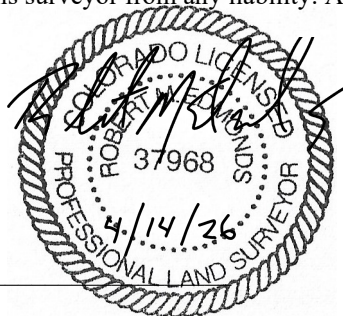
Considering the East line of the N1/2 of said Section 14 as bearing S00°24'02"E, being a grid bearing on the Colorado State Plane Coordinate System, Colorado Central Zone, NAD1983/2011, with all bearings contained herein, relative thereto:

Commencing at the Northeast corner of said Section 14, thence S00°24'02"E 1282.61 feet along the East line of the N1/2 of said Section 14 to the POINT OF BEGINNING: Thence S00°24'02"E 60.01 feet continuing along said East line; Thence S88°49'59"W 2294.06 feet; Thence S01°10'01"E 30.00 feet; Thence S88°49'59"W 120.00 feet; Thence N01°10'01"W 30.00 feet; Thence S88°49'59"W 2219.80 feet; Thence S01°10'01"E 30.00 feet; Thence S88°49'59"W 120.00 feet; Thence N01°10'01"W 30.00 feet; Thence S88°49'59"W 2222.64 feet; Thence S01°10'01"E 30.00 feet; Thence S88°49'59"W 120.00 feet; Thence N01°10'01"W 30.00 feet; Thence S88°49'59"W 2232.40 feet; Thence S01°10'01"E 30.00 feet; Thence S88°49'59"W 120.00 feet; Thence N01°10'01"W 120.00 feet; Thence N88°49'59"E 120.00 feet; Thence S01°10'01"E 30.00 feet; Thence N88°49'59"E 2232.40 feet; Thence N01°10'01"W 30.00 feet; Thence N88°49'59"E 120.00 feet; Thence S01°10'01"E 30.00 feet; Thence N88°49'59"E 2222.64 feet; Thence N01°10'01"W 30.00 feet; Thence N88°49'59"E 120.00 feet; Thence S01°10'01"E 30.00 feet; Thence N88°49'59"E 2219.80 feet; Thence N01°10'01"W 30.00 feet; Thence N88°49'59"E 120.00 feet; Thence S01°10'01"E 30.00 feet; Thence N88°49'59"E 2294.87 feet to the POINT OF BEGINNING.

Contains 13.68 Acres, more or less.

### SURVEYOR'S STATEMENT:

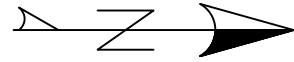
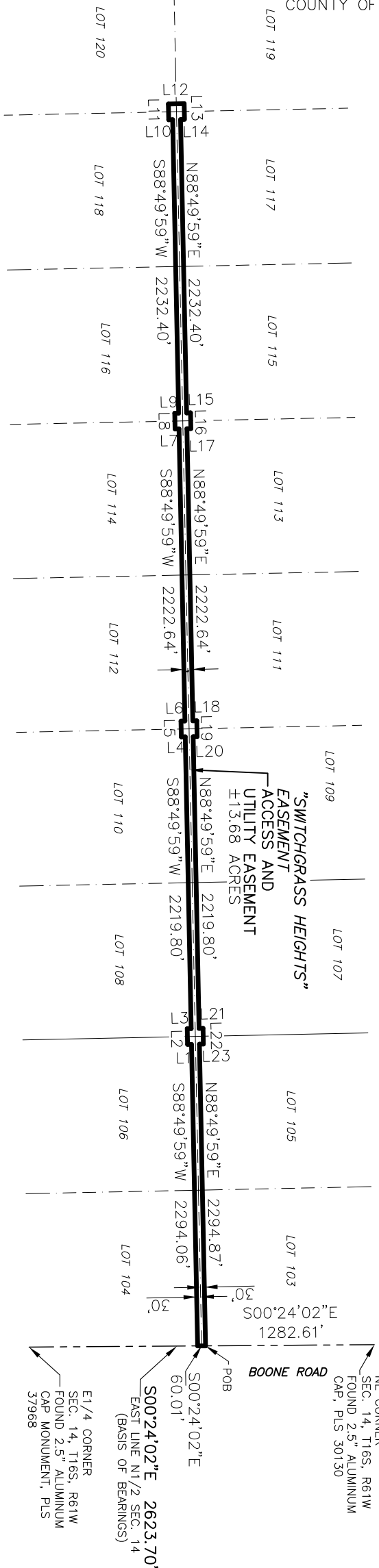
I, Robert M. Edmonds, a duly registered Professional Land Surveyor in the State of Colorado, do hereby state that this description for an ACCESS EASEMENT AND AGREEMENT was prepared by me. Any modification of this description relieves this surveyor from any liability. A sketch exhibit of this description is depicted on Sheet 2.



Robert M. Edmonds  
Colorado Professional Land Surveyor No. 37968

# EXHIBIT MAP

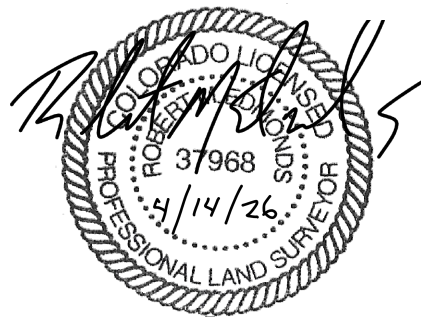
"SWITCHGRASS HEIGHTS"  
ACCESS AND UTILITY EASEMENT  
BEING LOCATED IN THE N½ OF SECTION 14 AND THE N½ OF SECTION 15,  
T16S, R61W OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.



SCALE: 1"=1000'

LINE	BEARING	DISTANCE
L1	S01°10'01"E	30.00'
L2	S88°49'59"W	120.00'
L3	N01°10'01"W	30.00'
L4	S01°10'01"E	30.00'
L5	S88°49'59"W	120.00'
L6	N01°10'01"W	30.00'
L7	S01°10'01"E	30.00'
L8	S88°49'59"W	120.00'
L9	N01°10'01"W	30.00'
L10	S01°10'01"E	30.00'
L11	S88°49'59"W	120.00'
L12	N01°10'01"W	120.00'
L13	N88°49'59"E	120.00'
L14	S01°10'01"E	30.00'
L15	N01°10'01"W	30.00'
L16	N88°49'59"E	120.00'
L17	S01°10'01"E	30.00'
L18	N01°10'01"W	30.00'
L19	N88°49'59"E	120.00'
L20	S01°10'01"E	30.00'
L21	N01°10'01"W	30.00'
L22	N88°49'59"E	120.00'
L23	S01°10'01"E	30.00'

THIS EXHIBIT MAP WAS PREPARED TO ACCOMPANY THE DESCRIPTION FOR THE ACCESS AND UTILITY EASEMENT AND AGREEMENT DESCRIBED ON SHEET 1.



ROBERT M. EDMONDS, PLS 37968  
SHEET 2 OF 2



PREPARED BY:  
**EDMONDS LAND SURVEYING, INC.**  
P.O. BOX 641-KERSEY, CO 80644  
PHONE: (970) 686-6970

ACCESS AND UTILITY EASEMENT  
BEING LOCATED IN THE N½ OF SECTION 14 AND THE  
N½ OF SECTION 15, T16S, R61W OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.

DATE: 04/14/26  
SCALE: 1"=100'  
FORMAT: 8.5"x14"  
PROJ. NO.: 26-104