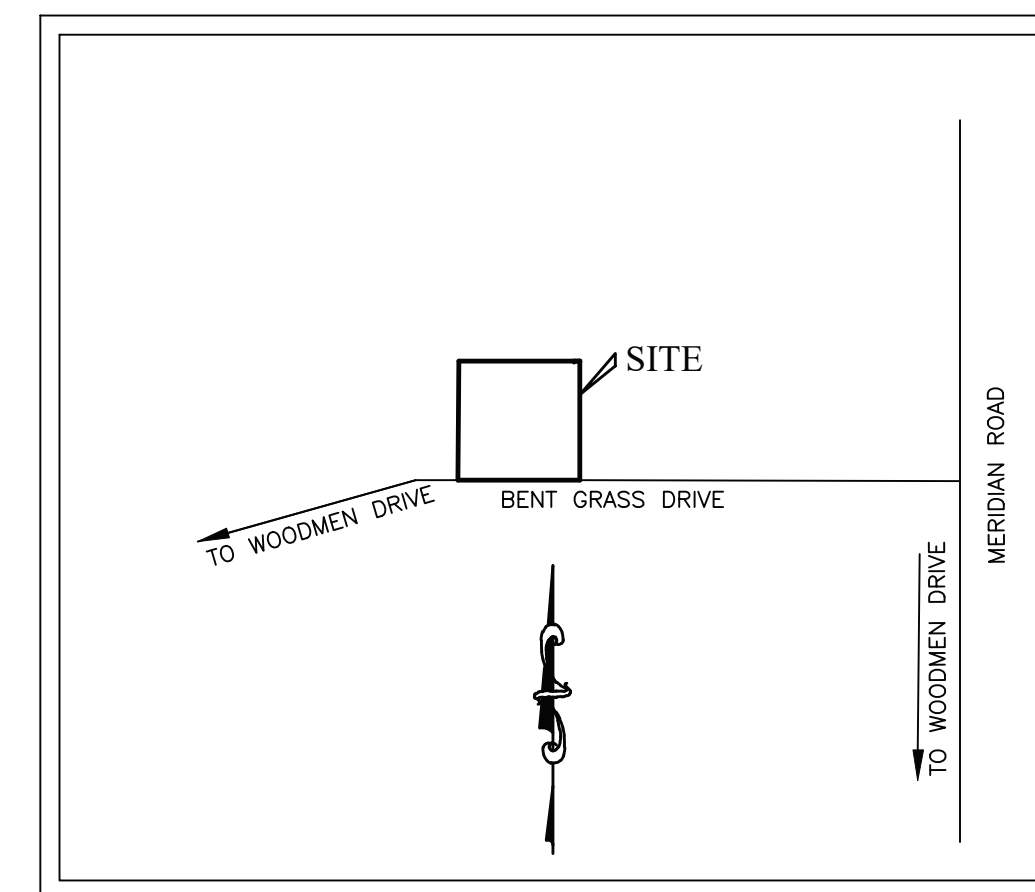


HONOR CHARTER SCHOOL SUBDIVISION EXEMPTION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
(NOT TO SCALE)

BE IT KNOWN BY THESE PRESENTS

That Bahr Holdings LLC, a Colorado limited liability company, being the owner of the following described tract of land, to wit:

LEGAL DESCRIPTION

BEING A PART OF THE SOUTH ONE HALF OF THE NORTHEAST ONE-QUARTER (S 1/2 NE 1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL, COINCIDENT WITH THE EASTERLY LINE OF THE BENT GRASS RESIDENTIAL FILING NO.2 BY RECEPTION NO. 220714559, MONUMENTED ON THE NORTH END WITH A FOUND NO.5 REBAR WITH 1-3/8" RED PLASTIC CAP, "ALC PLS 38087", FLUSH WITH GRADE, AND ON THE SOUTH END WITH A NO.4 REBAR WITH 1" ORANGE PLASTIC CAP MARKED "PLS 38141", RECOVERED 0.6' BELOW GRADE, SAID LINE TO BEAR NORTH 00°08'14" EAST, A MEASURED DISTANCE OF 619.52 FEET.

COMMENCING AT THE CENTER NORTH 1/16 CORNER, SEC. 1 T.1S. R.65W. BEING A FOUND NUMBER 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "N 1/16 S1 2019, PLS 38069", 1.4' ABOVE GRADE;

THENCE SOUTH 89°41'32" EAST ALONG THE NORTHERLY BOUNDARY OF THE BENT GRASS RESIDENTIAL FILING NO.2 BY RECEPTION NO. 220714559, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF A PORTION OF WOODMEN HILLS FILING NO. 3 BY RECEPTION NO. 97059838, A DISTANCE OF 28.26 FEET TO A NO.5 REBAR WITH 1-3/8" RED PLASTIC CAP, "ALC PLS 38087", FLUSH WITH GRADE, BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LANDS;

THENCE NORTH 89°54'26" WEST ALONG THE NORTHERLY BOUNDARY OF SUBJECT PARCEL COINCIDENT WITH SOUTHERLY BOUNDARY OF A PORTION OF WOODMEN HILLS FILING NO. 3 BY RECEPTION NO. 97059838, A DISTANCE OF 631.24 FEET TO A NO. 5 REBAR WITH A 1-1/4" PURPLE PLASTIC CAP, PLS 38759, FLUSH WITH GRADE;

THENCE SOUTH 00°09'43" WEST, ALONG THE EASTERLY LINE OF SUBJECT PARCEL, COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF UNPLATTED LANDS PER QUIT CLAIM DEED BY RECEPTION NO. 208133006, A DISTANCE OF 619.92 FEET TO A NO. 5 REBAR WITH A 1-1/4" PURPLE PLASTIC CAP, PLS 38759, FLUSH WITH GRADE;

THENCE NORTH 89°52'36" WEST ALONG THE SOUTHERLY LINE OF SUBJECT PARCEL, COINCIDENT WITH A PORTION OF THE NORTHERLY RIGHT OF WAY LINE OF GRASS MEADOWS DRIVE, A DISTANCE OF 630.97 FEET TO A NO.4 REBAR WITH 1" ORANGE PLASTIC CAP MARKED "PLS 38141", RECOVERED 0.6' BELOW GRADE;

THENCE NORTH 00°08'14" EAST, ALONG THE WESTERLY LINE OF SUBJECT PARCEL, COINCIDENT WITH THE EASTERLY LINE OF THE BENT GRASS RESIDENTIAL FILING NO.2 BY RECEPTION NO. 220714559, A MEASURED DISTANCE OF 619.52 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 391,129 SQUARE FEET (8.98 ACRES) OF LAND, MORE OR LESS.

OWNER'S CERTIFICATION AND DEDICATION

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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of HONOR CHARTER SCHOOL EXEMPTION PLAT. 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.

IN WITNESS THEREOF

Bahr Holdings LLC, a Colorado limited liability company, has caused these presents to be executed this _____ day of _____, 20_____.

BY: Name and Title _____ Date _____

NOTARY

State of Colorado)
County of El Paso) ss

Signed before me on _____, 20____, A.D. by
Bahr Holdings LLC, a Colorado limited liability company, owners.

Witness my hand and official seal:

Notary Public _____

My Commission Expires: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of HONOR CHARTER SCHOOL EXEMPTION PLAT 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.

Chair, Board of County Commissioners _____ Date _____

Planning and Community Development Director _____

SURVEYOR'S NOTES

- 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 based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- 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.
- The lineal units used in this drawing are U.S. Survey Feet.
- The initial fieldwork for this survey was completed on October 03, 2025.
- The overall subject parcel contains a calculated gross area of 391,129 square feet (8.98 acres) of land, more or less.
- This survey does not constitute a title search by Apex Land Surveying and Mapping LLC to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Apex Land Surveying and Mapping LLC relied upon Title Commitment NCS001536-ES, with an effective date of January 16, 2026 at 08:00 A.M., as provided by Fidelity National Title Insurance Company.
- Bearings are based on the WESTERLY BOUNDARY OF THE SUBJECT PARCEL COINCIDENT WITH THE EASTERLY BOUNDARY OF THE BENT GRASS RESIDENTIAL FILING NO.2 BY RECEPTION NO. 220714559, MONUMENTED ON THE NORTH END WITH A NO.5 REBAR & 1-3/8" RED PLASTIC CAP MARKED "ALC PLS 38087", FOUND FLUSH WITH GRADE, AND ON THE SOUTH END WITH A NO. 4 REBAR & 1" ORANGE PLASTIC CAP MARKED "PLS 38141", RECOVERED 0.6' BELOW GRADE, SAID LINE TO BEAR NORTH 00°08'14" EAST, A MEASURED DISTANCE OF 619.52 FEET.
- The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0553G, effective date December 07, 2018, indicates this parcel of land to be located in Zone X (Areas of minimal flooding).
- Quit Claim Deed (AKA Tract F) by reception number 222079014 appears to be an exception to the record deed provided in said Title Commitment NCS001536-ES, with an effective date of January 16, 2026 at 08:00 A.M., as provided by Fidelity National Title Insurance Company. Said Quit Claim Deed Parcel conveyed in 2022 appears to be a part of Bent Grass Residential Filing NO.2 per Reception NO. 220714559.
- No posted address observed in the process of conducting the fieldwork. Address as listed on Title Commitment: Parcel No. 5301000038 located on Bent Grass Meadows Dr., Peyton, Colorado 80831.

SURVEYOR'S CERTIFICATE

I, Danny Rodic, a duly registered Professional Land Surveyor in the State of Colorado, do hereby state and 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 responsible charge; 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 not a guaranty or warranty, either expressed or implied, and has been met to the best of his professional knowledge, information, and belief.

Danny Rodic
State of Colorado Professional Land Surveyor No. 38759
For and on behalf of Apex Land Surveying and Mapping LLC.

CLERK AND RECORDER

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 fully recorded at Reception No. _____ of the records of El Paso County, Colorado

Steve Schleiker, Recorder

By: _____
Deputy

PDC File No: xxxxxx

DATE: May 14, 2026		REVISIONS		APEX LAND SURVEYING AND MAPPING LLC	
No.	Remarks	Date	By		
				6130 Surwood Drive Colorado Springs, CO 80918 Phone: 719-318-0377 E-mail: info@apexsurveyor.com Website: www.apexsurveyor.com	
Field: TJM	Drawn: TJM/DDR	Checked: DDR		PROJECT No.: 25075-A1	SHEET 1 OF 2

25075-A1: Closure Report Thu, May 14 2026 11:31:43 PM
Starting Coordinates: Northing 7441.33, Easting 17194.31
Distance Units: Feet

Bearing	Distance	Description
N 89°52'36" W	630.97	
N 00°08'14" E	619.59	
S 89°54'26" E	631.24	
S 00°09'43" W	619.92	

Ending Coordinates: Northing 7441.34, Easting 17194.31

Area: 391133.21 S.F., 8.9792 Acres
Total Perimeter Distance: 2501.72
Closure Error Distance: 0.01 Error Bearing: N 19°15'08" E
Closure Precision: 1 in 349657.3