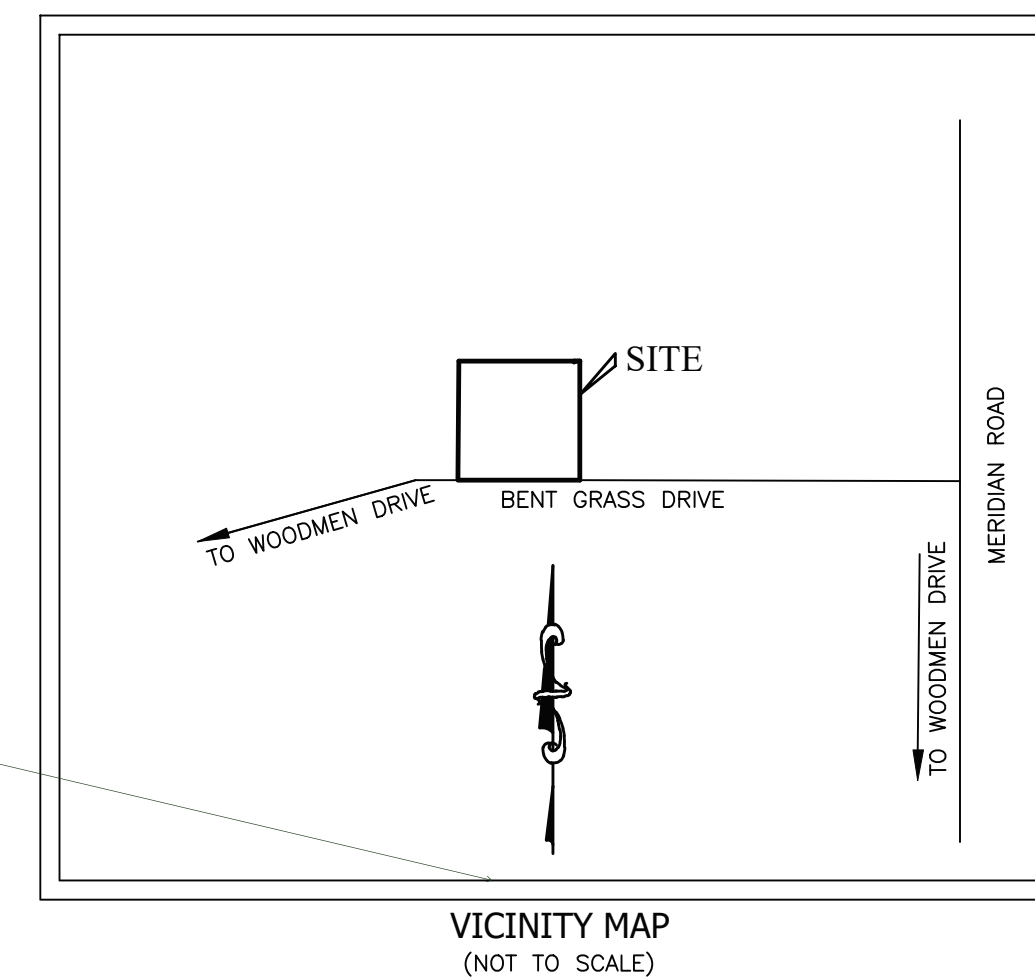


HONOR CHARTER SCHOOL SUBDIVISION EXEMPTION

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 should show subdivision in relation to section lines and existing/proposed streets within 1 mile

UPDATED WITH ROADS-DDR

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 _____

Metes and bounds description as shown-DDR

added as note-DDR

Certification on sheet 1 used meets current standard-DDR

ADDED AS NOTE-DDR

Add note: No driveway shall be established unless an access permit has been granted by El Paso County.

Add note stating utility providers.

If the subdivision is within a PUD, note the file number and reception number of the recorded PUD.

Comment acknowledged, however, surveyor is unaware if this falls under a PDU. DDR

ADDED AS NOTE-DDR

Lot ____ (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

exception spelling

addressed-DDR

Plat needs to include signature block for owners of record at time of recordation, not just current owner. Depending on the timing of property closing and scheduled hearing, you may include a plat note "plat shall be recorded with executed deeds effectuating land transfer from Bahr to School District" or similar language. That way, this particular entitlement hinges on the transfer, and the exemption will be null and void if the sale falls through.

Unless otherwise indicated, 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.

All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.

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 22079014 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. 530100038 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 warranty or warranty, either expressed or implied, and have 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

Complete DDR

EX-26-001

PDC File No: xxxxxx

DATE: May 14, 2026		REVISIONS	
No.	Remarks	Date	By
Field: TJM	Drawn: TJM/DDR	Checked: DDR	

APEX LAND SURVEYING AND MAPPING LLC
6130 Sunwood Drive
Colorado Springs, CO 80918
Phone: 719-318-0377
E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

PROJECT No.: 25075-A1 SHEET 1 OF 2

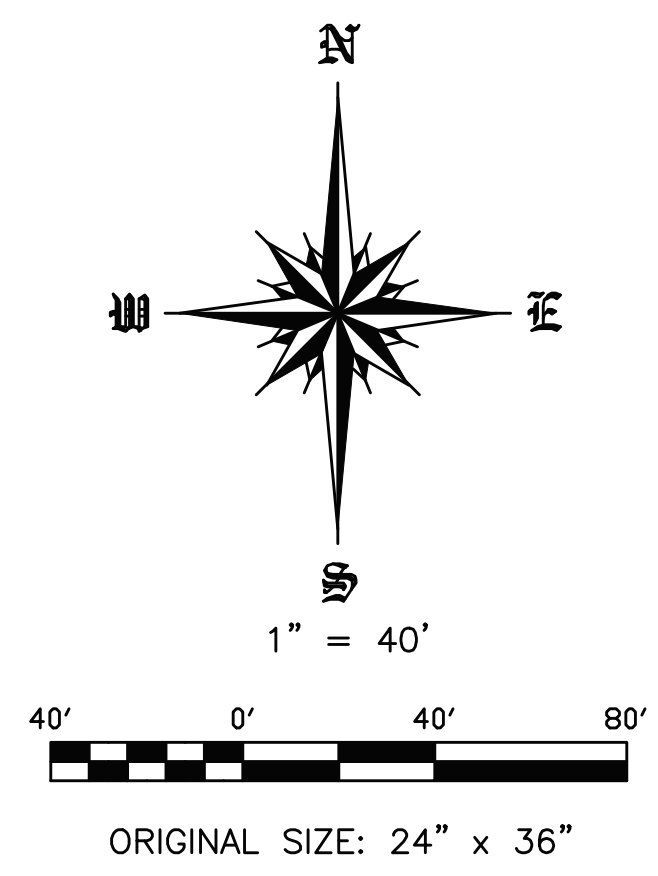
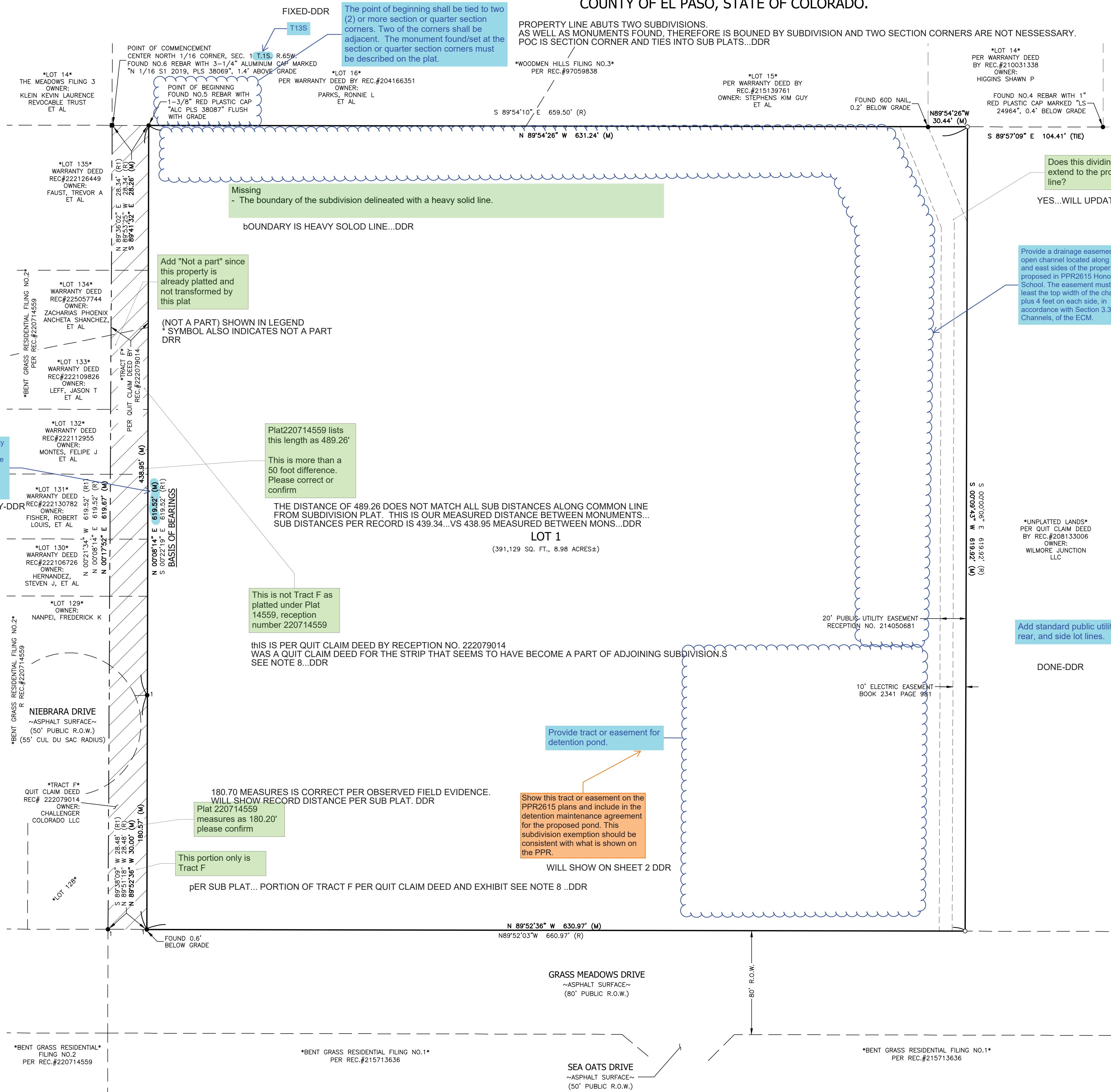


Missing:
- Name and contact information for owner of record in right hand corner
- A certified legal boundary description showing the location and dimension of all boundary lines and monuments of the property proposed to be subdivided expressed in feet and hundredths of a foot prepared by a registered land surveyor. Total acreage and surveyed description of the area. The legal description for the subdivision shall be included in the following format: "A parcel of land in the 1/4 of Section XX, Township XX South, Range XX West, of the Sixth Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:" The legal description that follows this introduction may be by one of the following two means: (1) by metes and bounds, incorporating a complete traverse and meeting the accuracy standards described above (Note: The area to the nearest one-hundredth of an acre (.01) more or less shall be included.); or (2) by subdivision and lot numbers (Note: This method may only be used if the area being subdivided encompasses one contiguous area within one existing subdivision and does not include any existing right-of-way. The area to the nearest one hundredth of an acre (.01) more or less shall be included).
- If no offset monuments are to be set in conjunction with the plat the following note shall be included on the plat: "Note: No offset monuments are to be set in conjunction with this plat."
- Certification by a registered land surveyor that the subdivision plat represents a survey conducted by the surveyor and that the monuments shown on the subdivision plat are accurate as located, that all dimensions and other details are correct and that all monuments will be set to establish property corners or control points as required by the County. The certification shall include the title, name, address, seal, and signature of the registered land surveyor and date of certification and revision dates.
- The use designations, maintenance responsibility, and final ownership of all property proposed to be set aside for public and private facilities, including parks, trails, open space, recreation facilities, stormwater storage and drainage facilities, including the area of each tract or easement to be set aside.
-

HONOR CHARTER SCHOOL 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.

Subdivision
Exemption



- LEGEND**
- PLSS MONUMENT FOUND AS NOTED
 - MONUMENT FOUND AS NOTED
 - FOUND NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP MARKED "PLS 38141" FLUSH UNLESS OTHERWISE NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, PLS 38759 FLUSH WITH GRADE
 - (R) RECORD VALUE
 - (R1) RECORD VALUE PER QUIT CLAIM DEED (AKA TRACT F) BY RECEPTION # 222079014. SEE SURVEYORS NOTE #12
 - (M) MEASURED VALUE
 - NOT A PART
 - ± MORE OR LESS
 - R.O.W. RIGHT OF WAY
 - ▨ EXCEPTED PARCEL AREA (*TRACT F*) SEE SURVEYORS NOTE #8

The length of the western property line in the closure report on the following page does not match the length shown on the subdivision exemption. Please ensure the closure report and subdivision exemption are consistent.

Missing - The boundary of the subdivision delineated with a heavy solid line. BOUNDARY IS HEAVY SOLOD LINE...DDR

Add "Not a part" since this property is already platted and not transformed by this plat

(NOT A PART) SHOWN IN LEGEND *SYMBOL ALSO INDICATES NOT A PART DDR

Plat 220714559 lists this length as 489.26' This is more than a 50 foot difference. Please correct or confirm

THE DISTANCE OF 489.26 DOES NOT MATCH ALL SUB DISTANCES ALONG COMMON LINE FROM SUBDIVISION PLAT. THIS IS OUR MEASURED DISTANCE BETWEEN MONUMENTS... DDR

This is not Tract F as platted under Plat 14559, reception number 220714559

THIS IS PER QUIT CLAIM DEED BY RECEPTION NO. 222079014 WAS A QUIT CLAIM DEED FOR THE STRIP THAT SEEMS TO HAVE BECOME A PART OF ADJOINING SUBDIVISIONS

Provide tract or easement for detention pond.

Show this tract or easement on the PPR2615 plans and include in the detention maintenance agreement for the proposed pond. This subdivision exemption should be consistent with what is shown on the PPR.

180.70 MEASURES IS CORRECT PER OBSERVED FIELD EVIDENCE. WILL SHOW RECORD DISTANCE PER SUB PLAT. DDR

This portion only is Tract F PER SUB PLAT... PORTION OF TRACT F PER QUIT CLAIM DEED AND EXHIBIT SEE NOTE 8...DDR

Does this dividing line extend to the property line? YES...WILL UPDATE...DDR

Provide a drainage easement for the open channel located along the north and east sides of the property proposed in PPR2615 Honor Charter School. The easement must be at least the top width of the channel plus 4 feet on each side, in accordance with Section 3.3.3.3, Open Channels, of the ECM.

Add standard public utility and drainage easements along front, rear, and side lot lines.

There is not a surveyors note 12 on this plat? CHANGES TO SURVEYORS NOTE 12 DDR

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

EX-26-001

PDC File No: xxxxxx

DATE: May 14, 2026		REVISIONS		APEX LAND SURVEYING AND MAPPING LLC	
No.	Remarks	Date	By		
				6130 Spurwood 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 2 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	

The length of the western property line in the closure report does not match the length shown on the subdivision exemption on the previous page. Please ensure the closure report and subdivision exemption are consistent.

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