EXHIBIT A

A portion of Lot 94, Falcon Meadows at Bent Grass Filing No. 2, as recorded under Reception No. 223715087, records of El Paso County, State of Colorado, being more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the North line of said Lot 94, Falcon Meadows at Bent Grass Filing No. 2, monumented at both ends with a #5 rebar and orange plastic cap stamped "PLS 38141", and is assumed to bear S 89°30'12" W, a distance of 38.00 feet.

COMMENCING at the Point of Curvature of the North line of said Lot 94;
thence S 89°30'12" W along the North line of said Lot 94, a distance of 18.60 feet to a point on the South line of the existing Public Improvement Easement and the POINT OF BEGINNING;
thence S 45°30'43" E along said South line, a distance of 6.58 feet;
thence N 73°15'20" W, a distance of 15.70 feet to a point on the North line of said Lot 94;
thence N 89°30'12" E along said North line, a distance of 10.34 feet to the POINT OF BEGINNING.

Containing a calculated area of 24 square feet (0.001 acres) of land, more or less.

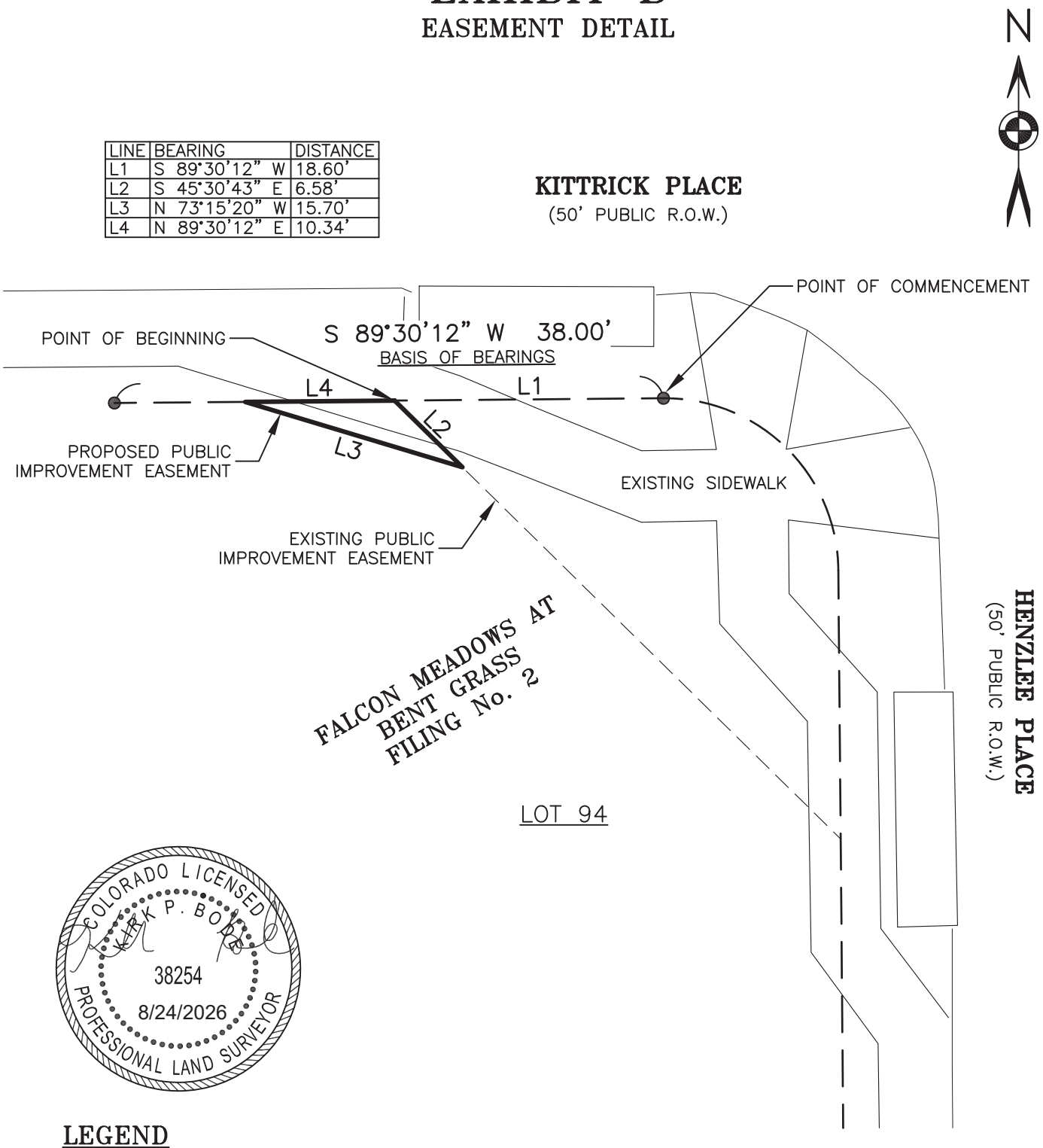


Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

BARRON LAND
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EXHIBIT B
EASEMENT DETAIL

LINE	BEARING	DISTANCE
L1	S 89°30'12" W	18.60'
L2	S 45°30'43" E	6.58'
L3	N 73°15'20" W	15.70'
L4	N 89°30'12" E	10.34'



COLORADO LICENSED
KIRK P. BOBB
38254
8/24/2026
PROFESSIONAL LAND SURVEYOR

LEGEND

● FOUND #5 REBAR WITH 1.25" ORANGE PLASTIC CAP "38141", UNLESS NOTED

1" = 10'

10 0 10 20

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DATE: 08/24/2026 REV. DATE:

PROJECT No.: 19-125 SHEET 2 OF 2