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 East 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 00°29'48" E, a distance of 98.00 feet.

COMMENCING at the Point of Curvature of the East line of said Lot 94;
thence S 00°29'48" E along the East line of said Lot 94, a distance of 18.59 feet to a point on the South line of the existing Public Improvement Easement and the POINT OF BEGINNING;
thence continuing S 00°29'48" E along the East line of said Lot 94, a distance of 12.48 feet;
thence N 36°16'02" W, a distance of 5.33 feet;
thence N 00°55'25" W, a distance of 11.35 feet to the South line of said Public Improvement Easement;
thence S 45°30'43" E along said South line, a distance of 4.52 feet to the POINT OF BEGINNING.

Containing a calculated area of 37 square feet (0.001 acres) of land, more or less.

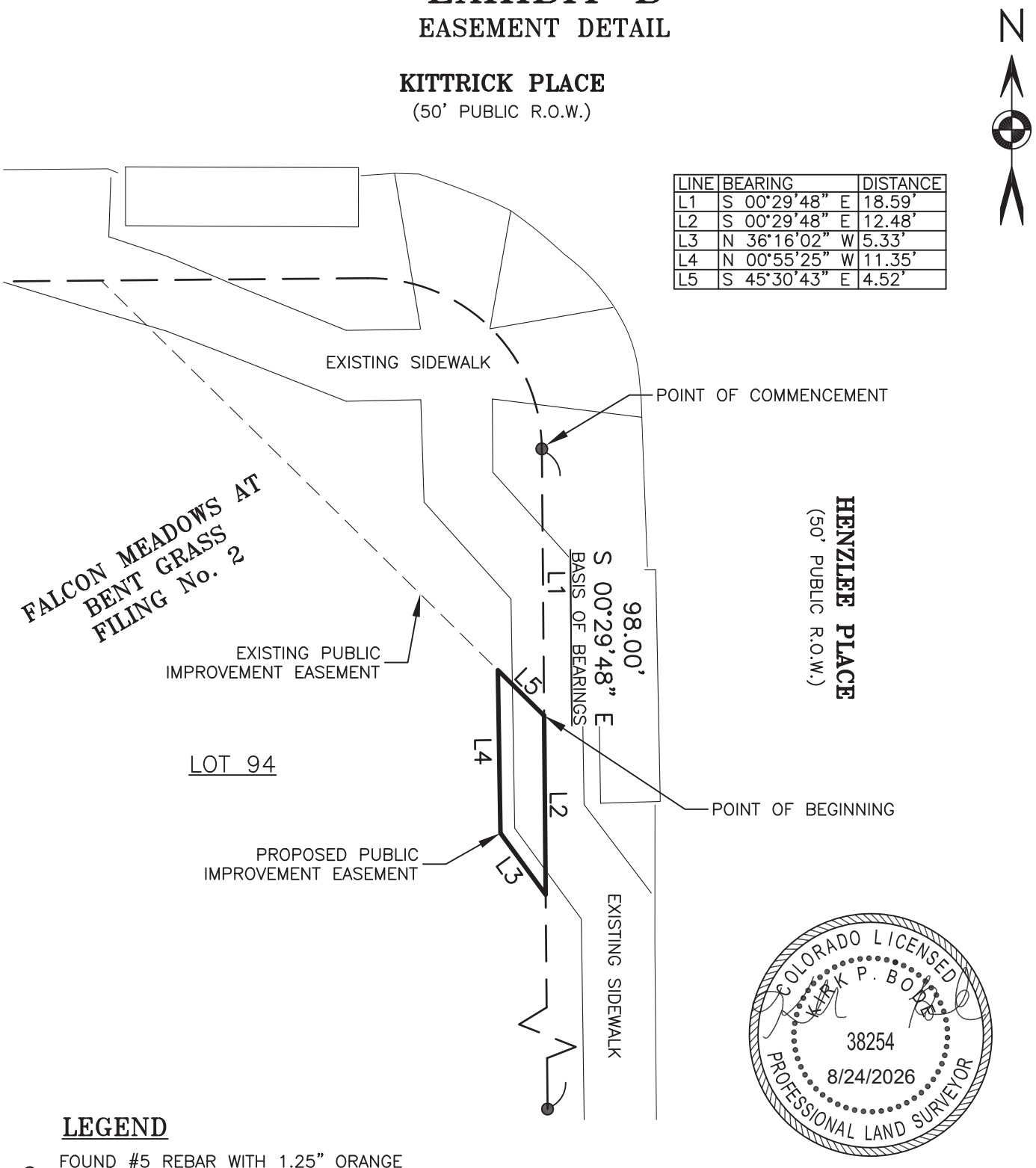


Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

BARRON LAND
BOUNDARY △ MAPPING △ SURVEYING △ CONSTRUCTION
2790 N. Academy Blvd. Suite 311
Colorado Springs, CO 80917
P: 719.360.6827
F: 719.466.6527
www.BARRONLAND.com

DATE: 08/24/2026 REV. DATE: PROJECT No.: 19-125 SHEET 1 OF 2

EXHIBIT B
EASEMENT DETAIL



COLORADO LICENSED
KIRK P. BORE
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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PROJECT No.: 19-125 SHEET 2 OF 2