

EXHIBIT A

DRAINAGE EASEMENT - LOT 151, HIGHLAND PARK FILING NO. 3.

AN EASEMENT OVER, UNDER AND ACROSS LOT 151, HIGHLAND PARK FILING NO. 3, EL PASO COUNTY, COLORADO AS RECORDED AT RECEPTION NUMBER 218714170 OF THE EL PASO COUNTY RECORDS, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 28, T12S, R65W OF THE 6th P.M., THE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 151;

THENCE S89°29'30"W ON THE NORTH LINE OF SAID LOT 151 A DISTANCE OF 126.68 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE S27°03'30"W A DISTANCE OF 82.00 FEET;

THENCE S2°34'04"W A DISTANCE OF 177.62 FEET;

THENCE S41°38'31"E A DISTANCE OF 153.84 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 151;

THENCE S89°38'42"W ON SAID SOUTH LINE A DISTANCE OF 39.92 FEET;

THENCE N41°38'31"W A DISTANCE OF 139.68 FEET;

THENCE N2°34'04"E A DISTANCE OF 196.31 FEET;

THENCE N27°03'30"E A DISTANCE OF 72.85 FEET TO A POINT ON THE AFORESAID NORTH LINE OF LOT 151;

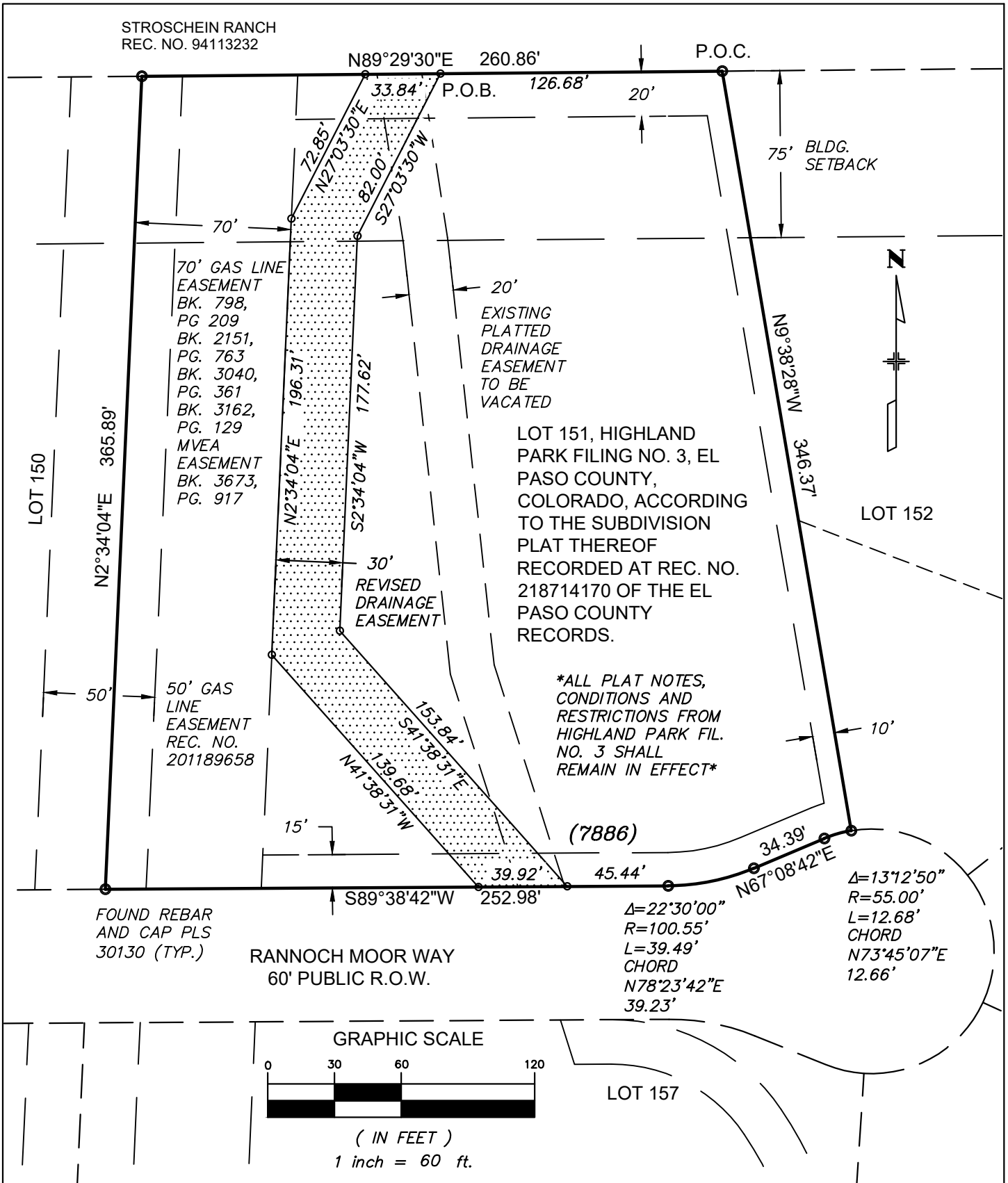
THENCE N89°29'30"E ON SAID NORTH LINE A DISTANCE OF 33.84 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 12,334 SQUARE FEET, MORE OR LESS.

KEVIN M. O'LEARY  
COLORADO PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.



STROSCHIN RANCH  
REC. NO. 94113232



70' GAS LINE  
EASEMENT  
BK. 798,  
PG. 209  
BK. 2151,  
PG. 763  
BK. 3040,  
PG. 361  
BK. 3162,  
PG. 129  
MVEA  
EASEMENT  
BK. 3673,  
PG. 917

EXISTING  
PLATTED  
DRAINAGE  
EASEMENT  
TO BE  
VACATED

LOT 151, HIGHLAND  
PARK FILING NO. 3, EL  
PASO COUNTY,  
COLORADO, ACCORDING  
TO THE SUBDIVISION  
PLAT THEREOF  
RECORDED AT REC. NO.  
218714170 OF THE EL  
PASO COUNTY  
RECORDS.

\*ALL PLAT NOTES,  
CONDITIONS AND  
RESTRICTIONS FROM  
HIGHLAND PARK FIL.  
NO. 3 SHALL  
REMAIN IN EFFECT\*

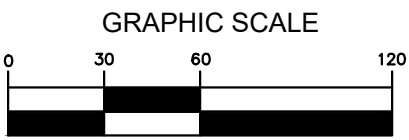
FOUND REBAR  
AND CAP PLS  
30130 (TYP.)

RANNOCH MOOR WAY  
60' PUBLIC R.O.W.

(7886)

$\Delta=22^{\circ}30'00''$   
 $R=100.55'$   
 $L=39.49'$   
CHORD  
 $N78^{\circ}23'42''E$   
39.23'

$\Delta=13^{\circ}12'50''$   
 $R=55.00'$   
 $L=12.68'$   
CHORD  
 $N73^{\circ}45'07''E$   
12.66'



( IN FEET )  
1 inch = 60 ft.

EXHIBIT B  
VACATION & REPLAT  
LOT 151  
HIGHLAND PARK FIL. NO. 3

DWG: 7886 RMW  
SCALE: 1" = 60'  
DATE: 3/25/26  
DRAWN: KMO  
CHECKED: THK  
PROJECT: 26004

LWA LAND SURVEYING, INC.  
953 E. FILLMORE STREET  
COLORADO SPRINGS, CO 80907  
TELEPHONE (719) 636-5179

REVISIONS: