EXHIBIT A - BENNETT RANCH POND EASEMENT

A parcel of land located in Sections 31 & 32, Township 12 South, Range 64 West, of the 6th Principal Meridian, El Paso County, State of Colorado, being all of Tract 40 of Woodman Hills Filing No. 11 as recorded at Reception no. 202145126, dated August 29, 2002 in the El Paso County Clerk and Recorder's office, excepting therefrom a portion of said Tract 40 of Woodman Hills Filing No. 11, and being more particularly described as follows:

Beginning at the northeast corner of said Tract 40;

Thence S 36°42'31" W, along the southeasterly line of said Tract 40, a distance of 225.95 feet;

Thence departing said southeasterly line, N 51°22'23" W, a distance of 57.71 feet;

Thence N 08°17'29" W, a distance of 85.02 feet;

Thence N 36°42'31" E, a distance of 167.85 feet to a point on the northeasterly line of said Tract 40;

Thence S 51°22'23" E, along said northeasterly line, a distance of 117.86 feet to the **Point of Beginning**.

Notes:

1. **Basis of Bearings**: The northeastly line of said Tract 40, assumed to bear S 51°22'23" E, a distance of 447.84 feet.
2. All linear distances shown hereon are in U.S. Survey Feet.
3. This is not a monumented land survey.

As shown on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

Said parcel contains an area of 1,156,043 square feet or 26.54 acres, more or less.

The author of this description is Kyle R. Walker, PLS 38664, prepared on behalf of Topographic Co., 520 Stacy Ct, Unit B, Lafayette, CO 80026, under job number 1014164.



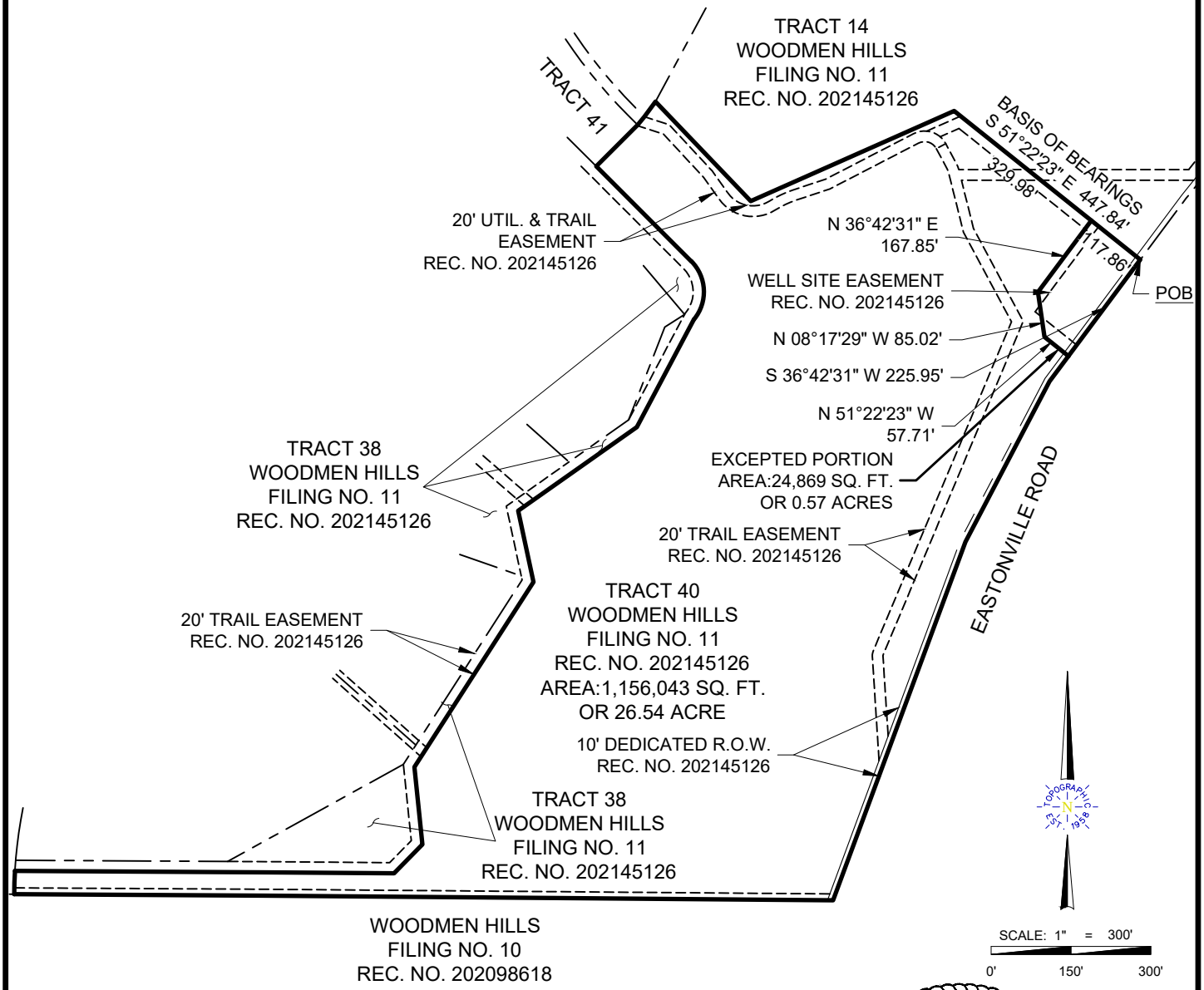
Kyle R. Walker, P.L.S. No. 38664

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EXHIBIT A - BENNETT RANCH POND EASEMENT

S31 & 32, T12S, R64W, 6TH P.M.
24,869 SQ. FT. ±

September 16, 2026
Sheet 2 of 2



NOTES:
1. ORIGINAL DOCUMENT SIZE: 8.5" X 11"
2. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
3. POB = POINT OF BEGINNING
4. THIS IS NOT A LAND SURVEY NOR A LAND SURVEY PLAT.

COLORADO LICENSED
KYLE R. WALKER
38664
9/16/26
PROFESSIONAL LAND SURVEYOR

Kyle R. Walker, P.L.S. No. 38664

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