

EXHIBIT A

Those portions of Atwood Drive and Vollmer Road as platted in Southwood Subdivision, recorded in Plat Book J-2 at Page 15 of the records of El Paso County, being a portion of the East 1/2 of Section 21 and the Southwest 1/4 of Section 22, Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the North line of the Southeast Quarter of said Section 21, monumented on the West end with a #6 rebar and 2 1/2" aluminum cap stamped "PLS 16154", and monumented on the East end with a 1" pipe, and is assumed to bear N 89°20'59" E, a measured distance of 2633.31 feet.

BEGINNING at the East Quarter Corner of said Section 21, said point also being the Southwest corner of Lot 3, Rampart View, as recorded under Plat Book P-3, Page 28;
thence N 89°54'52" E, along the South line of said Lot 3, a distance of 30.00 feet to a point on the East right-of-way line of said Vollmer Road;
thence S 00°00'43" E along said East right-of-way line, a distance of 382.58;
thence S 70°16'24" W, a distance of 47.32 feet;
thence S 42°17'00" W, a distance of 22.97 feet to a point on the West right-of-way line of said Vollmer Road;
thence N 00°00'43" W along said West right-of-way line, a distance of 385.15 feet to a point on the South right-of-way line of said Atwood Drive;
thence S 89°20'59" W along said South right-of-way line, a distance of 607.33 feet to the Northwest corner of Lot 9, Block 1, Block 1, Southwood Subdivision as recorded under Plat Book J-2 at Page 15 of the records of El Paso County;
thence Northerly along the Northerly extension of the West line of said Lot 9 N 00°39'33" W, a distance of 60.00 feet to a point on the North right-of-way line of said Atwood Drive;
thence N 89°20'59" E along said North right-of-way line, a distance of 638.02 feet to a point on the West line of said Lot 3, Rampart View;
thence S 00°00'21" W, along said West line a distance of 30.00 feet to the POINT OF BEGINNING.

Containing a calculated area of 61,042 square feet, 1.401 acres of land, more or less.



Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

BARRON  **LAND**

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION
2790 N. Academy Blvd. Suite 311 P: 719.360.6827
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EXHIBIT B



WARRANTY DEED (RECEPTION No. 219003660)

LOT 3
RAMPART VIEW
(PLAT BOOK P-3, PAGE 28)

CENTER 1/4 CORNER, SECTION 21
FOUND No. 6 REBAR WITH 2 1/2"
ALUMINUM CAP, STAMPED "PLS 16154"
0.7' BELOW GRADE

POINT OF BEGINNING
EAST 1/4 CORNER, SECTION 21
FOUND 1" OUTSIDE DIAMETER
STEEL PIPE, TO BE UPGRADED

NORTH RIGHT-OF-WAY LINE
N 89°20'59" E 638.02'

N 89°20'59" E 2633.31' (M)

BASIS OF BEARINGS

CONTAINS 61,042 SQ. FT. (1.401 ACRES±)

S 89°20'59" W 607.33'

SOUTH RIGHT-OF-WAY LINE

VACATED ATWOOD DRIVE
(60' PUBLIC RIGHT-OF-WAY)
(PLAT BOOK J-2, PAGE 15)

NORTHERLY EXTENSION
OF THE WEST LINE
LOT 9

LOT 9
BLOCK 1
SOUTHWOOD SUBDIVISION
(PLAT BOOK J-2, PAGE 15)

WEST RIGHT-OF-WAY LINE
N 00°00'43" W 385.15'

VACATED VOLLMER ROAD
(60' PUBLIC RIGHT-OF-WAY)
(PLAT BOOK J-2, PAGE 15)

EAST RIGHT-OF-WAY LINE
S 00°00'43" E 382.58'

LOT 9
CRESTWOOD ACRES
(PLAT BOOK M-2, PAGE 21)



LINE	BEARING	DISTANCE
L1	N 89°54'52" E	30.00'
L2	N 70°16'24" E	47.32'
L3	S 42°17'00" W	22.97'
L4	S 00°39'33" E	60.00'
L5	N 00°00'21" E	30.00'

1" = 120'



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DATE: 09/23/2026

REV. DATE:

PROJECT No.: 26-020

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