EXHIBIT A

A portion of Lot 12, Bent Grass Residential Filing No. 2, as recorded under Reception No. 220714559, records of El Paso County, State of Colorado, being more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon a portion of the North line of said Lot 12, Bent Grass Residential Filing No. 2, monumented at the West end with a #5 rebar and orange plastic cap stamped "PLS 38141", and at the East end with a #4 rebar and red plastic cap stamped "LDC PLS 20681", and is assumed to bear N 89°30'12" E, a distance of 89.16 feet.

COMMENCING at the Northwest corner of said Lot 12;
thence N 89°30'12" E along the North line of said Lot 12, a distance of 89.16 feet;
thence continuing along said North line, 4.05 feet along the arc of a 605.00 foot radius curve to the left, having a central angle of 00°23'00" and a chord that bears N 89°18'42" E, 4.05 feet to the POINT OF BEGINNING;
thence continuing 8.28 feet along the arc of a 605.00 foot radius curve to the left, having a central angle of 00°47'03" and a chord that bears N 88°43'41" E, 8.28 feet to a point on the West line of the existing Public Improvement Easement;
thence S 46°12'23" E along said West line, a distance of 24.16 feet;
thence N 63°07'28" W, a distance of 16.35 feet;
thence N 04°13'55" W, a distance of 6.37 feet;
thence N 46°12'23" W, a distance of 1.67 feet;
thence N 80°08'07" W, a distance of 9.60 feet to the POINT OF BEGINNING.

Containing a calculated area of 59 square feet (0.001 acres) of land, more or less.



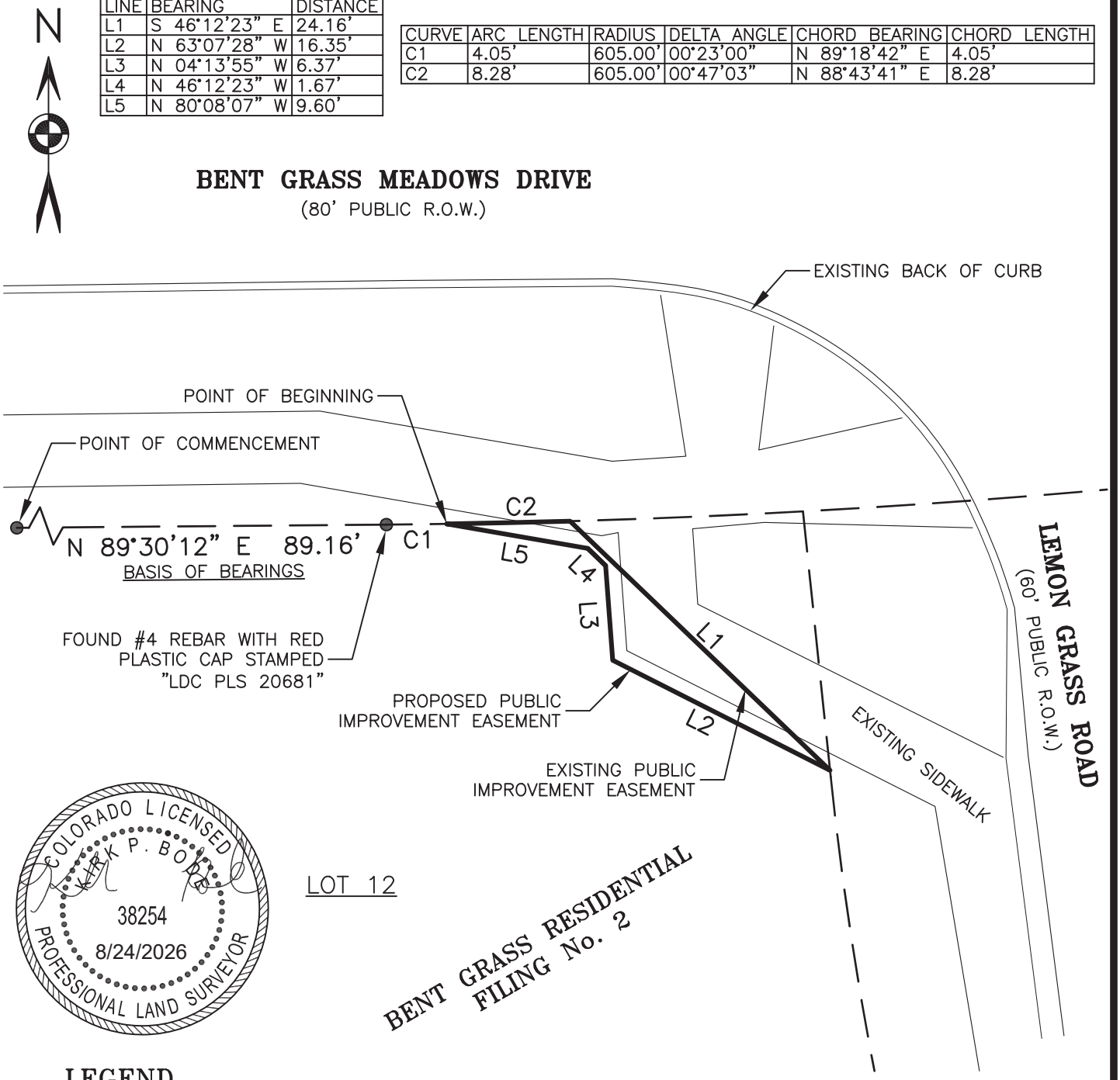
Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

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

EXHIBIT B
EASEMENT DETAIL

LINE	BEARING	DISTANCE
L1	S 46°12'23" E	24.16'
L2	N 63°07'28" W	16.35'
L3	N 04°13'55" W	6.37'
L4	N 46°12'23" W	1.67'
L5	N 80°08'07" W	9.60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.05'	605.00'	00°23'00"	N 89°18'42" E	4.05'
C2	8.28'	605.00'	00°47'03"	N 88°43'41" E	8.28'



COLORADO LICENSED
KIRK P. BOOE
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

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: 06/24/2026 REV. DATE:

PROJECT No.: 19-125 SHEET 2 OF 2