EXHIBIT A

A portion of Lot 13, 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 the South line of said Lot 13, Bent Grass Residential Filing No. 2, monumented at both ends with a #5 rebar and orange plastic cap stamped "PLS 38141", and is assumed to bear S 89°29'35" W, a distance of 196.58 feet.

COMMENCING at the Southeast corner of said Lot 13;
thence S 89°29'35" W along the South line of said Lot 13, a distance of 7.74 feet to a point on the West line of the existing Public Improvement Easement and the POINT OF BEGINNING;
thence continuing S 89°29'35" W along said South line, a distance of 5.77 feet;
thence N 51°47'55" W, a distance of 6.42 feet;
thence N 45°48'04" E, a distance of 10.23 feet to a point on the East line of said Lot 13;
thence 4.24 feet along said East line, along the arc of a 230.00 foot radius curve to the left, having a central angle of 01°03'26" and a chord that bears S 44°55'51" E, 4.24 feet to a point on said West line of the existing Public Improvement Easement;
thence S 03°25'18" E along said West line, a distance of 8.06 feet to the POINT OF BEGINNING.

Containing a calculated area of 76 square feet (0.002 acres) of land, more or less.

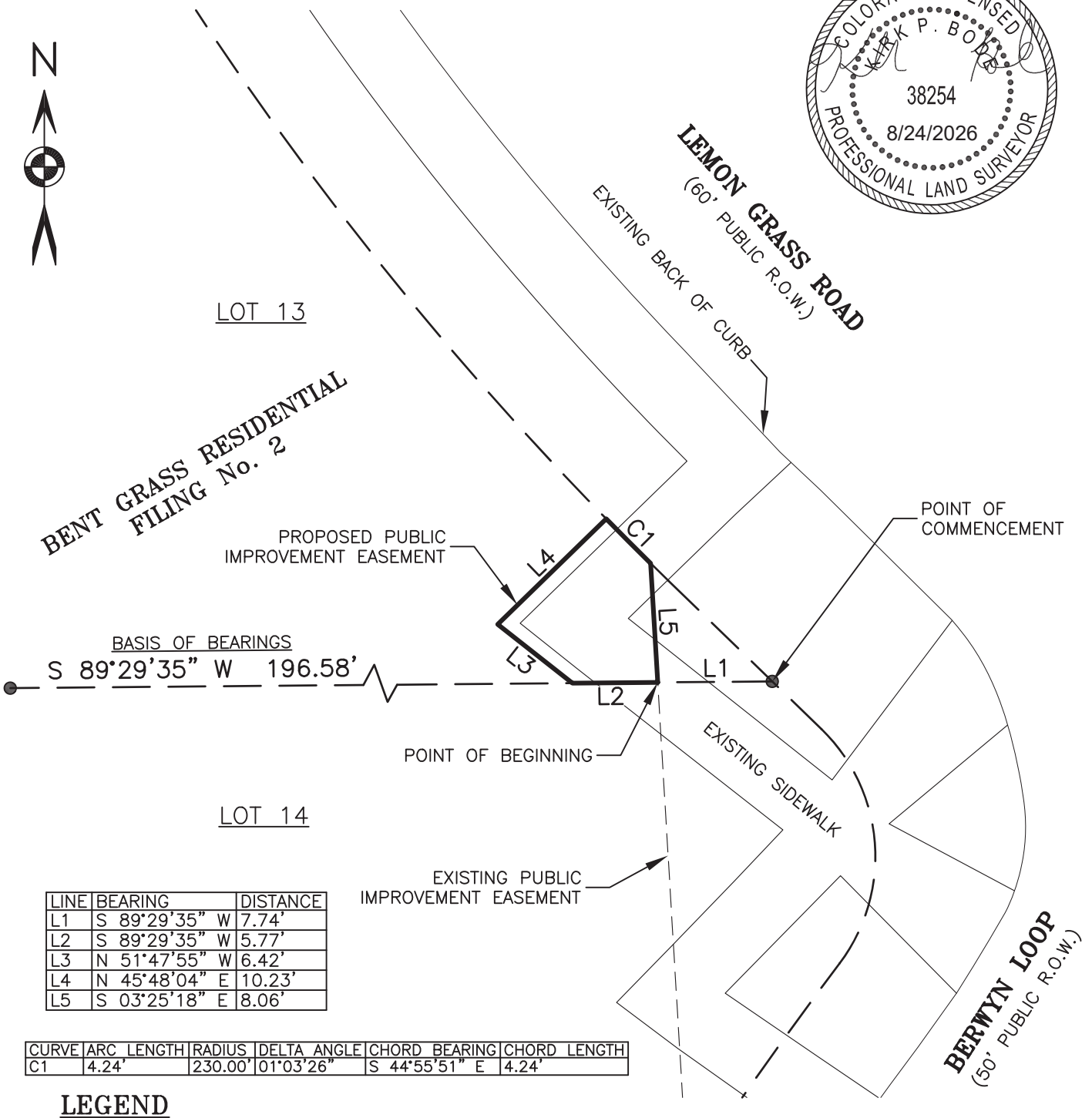


Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

BARRON LAND
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EXHIBIT B

EASEMENT DETAIL



LINE	BEARING	DISTANCE
L1	S 89°29'35" W	7.74'
L2	S 89°29'35" W	5.77'
L3	N 51°47'55" W	6.42'
L4	N 45°48'04" E	10.23'
L5	S 03°25'18" E	8.06'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.24'	230.00'	01°03'26"	S 44°55'51" E	4.24'

COLORADO LICENSED
KIRK P. BOBB
38254
8/24/2026
PROFESSIONAL LAND SURVEYOR

LEGEND

● FOUND #5 REBAR WITH 1.25" ORANGE PLASTIC CAP "38141"

1" = 10'

10 0 10 20

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DATE: 08/24/2026 REV. DATE:

PROJECT No.: 19-125 SHEET 2 OF 2