EXHIBIT A

PUBLIC IMPROVEMENT EASEMENT #1

A portion of Lot 14, 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 North line of said Lot 14, 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 most Northerly Northeast corner of said Lot 14;
thence S 89°29'35" W along the North line of said Lot 14, 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 S 03°25'18" E along said West line, a distance of 4.82 feet;
thence N 51°47'55" W, a distance of 7.70 feet to the North line of said Lot 14;
thence N 89°29'35" E along said North line, a distance of 5.77 feet to the POINT OF BEGINNING.

Containing a calculated area of 14 square feet (0.0003 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
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www.BARRONLAND.com

EXHIBIT A

PUBLIC IMPROVEMENT EASEMENT #2

A portion of Lot 14, 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 North line of said Lot 14, 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 most Northerly Northeast corner of said Lot 14;
thence S 89°29'35" W along the North line of said Lot 14, a distance of 7.74 feet to a point on the West line of the existing Public Improvement Easement;
thence S 03°25'18" E along said West line, a distance of 16.25 feet to the POINT OF BEGINNING;
thence continuing S 03°25'18" E along said West line, a distance of 9.72 feet;
thence N 53°32'27" W, a distance of 7.31 feet;
thence N 44°40'47" E, a distance of 7.53 feet to the POINT OF BEGINNING.

Containing a calculated area of 27 square feet (0.001 acres) of land, more or less.

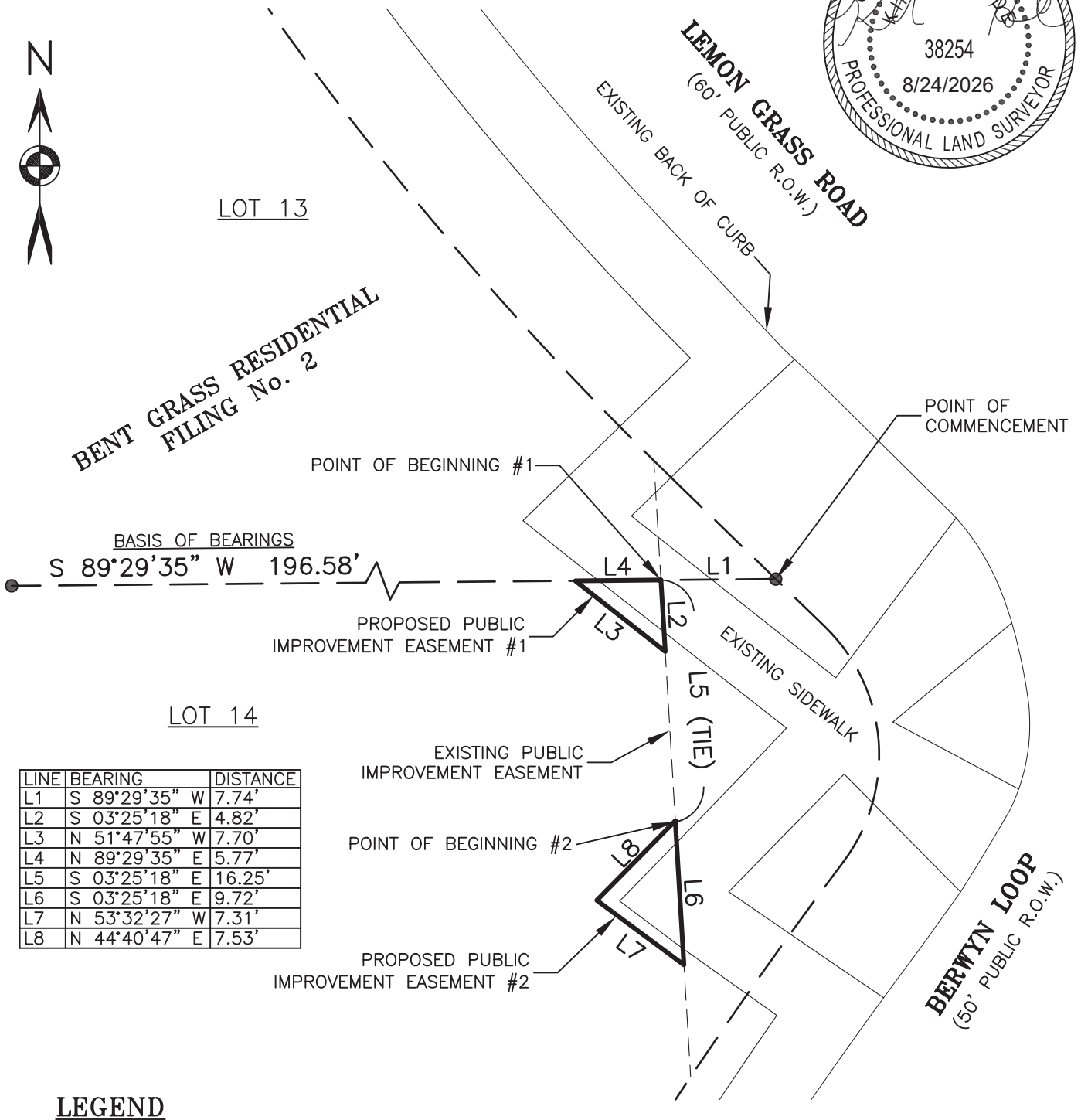


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EXHIBIT B
EASEMENT DETAIL

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



LINE	BEARING	DISTANCE
L1	S 89°29'35" W	7.74'
L2	S 03°25'18" E	4.82'
L3	N 51°47'55" W	7.70'
L4	N 89°29'35" E	5.77'
L5	S 03°25'18" E	16.25'
L6	S 03°25'18" E	9.72'
L7	N 53°32'27" W	7.31'
L8	N 44°40'47" E	7.53'

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 3 OF 3