

EXHIBIT A

A parcel of land lying within the Northeast Quarter of the Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings are based upon the North line of Tracts M and N, Urban Collection at Palmer Village as recorded under Reception No. 221714832 of the records of said El Paso County, monumented at the West end with a #5 rebar and at the East end with a #5 rebar and yellow plastic cap stamped "AZTEC 36567" and is assumed to bear N 89°09'18" E, a distance of 1165.85 feet.

COMMENCING at the Northwest corner of said Tract M;
thence N 89°09'18" E along the North line of said Tract M, a distance of 162.73 feet to the Northwest corner of that Non-Exclusive Permanent Easement as recorded under Reception No. 221188151 of said records, said corner being the POINT OF BEGINNING;

thence the following eight (8) courses along the exterior of said easement:

- 1) N 89°09'18" E, a distance of 24.00 feet;
- 2) S 00°38'09" E, a distance of 14.17 feet;
- 3) 255.13 feet along the arc of a 162.00 foot radius curve to the right, having a central angle of 90°14'02" and a chord that bears S 44°28'52" W, 229.57 feet;
- 4) S 89°35'57" W, a distance of 24.62 feet;
- 5) N 00°27'24" W, a distance of 24.00 feet;
- 6) N 89°35'57" E, a distance of 24.64 feet;
- 7) 217.34 feet along the arc of a 138.00 foot radius curve to the left, having a central angle of 90°14'12" and a chord that bears N 44°28'51" E, 195.56 feet;
- 8) N 00°38'09" W, a distance of 14.07 feet to the POINT OF BEGINNING.

Containing a calculated area of 6,600 square feet (0.152 acres) of land, more or less.



Kirk P. Bode
State of Colorado Professional Land Surveyor No. 38254
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
Colorado Springs, CO 80917 F: 719.466.6527

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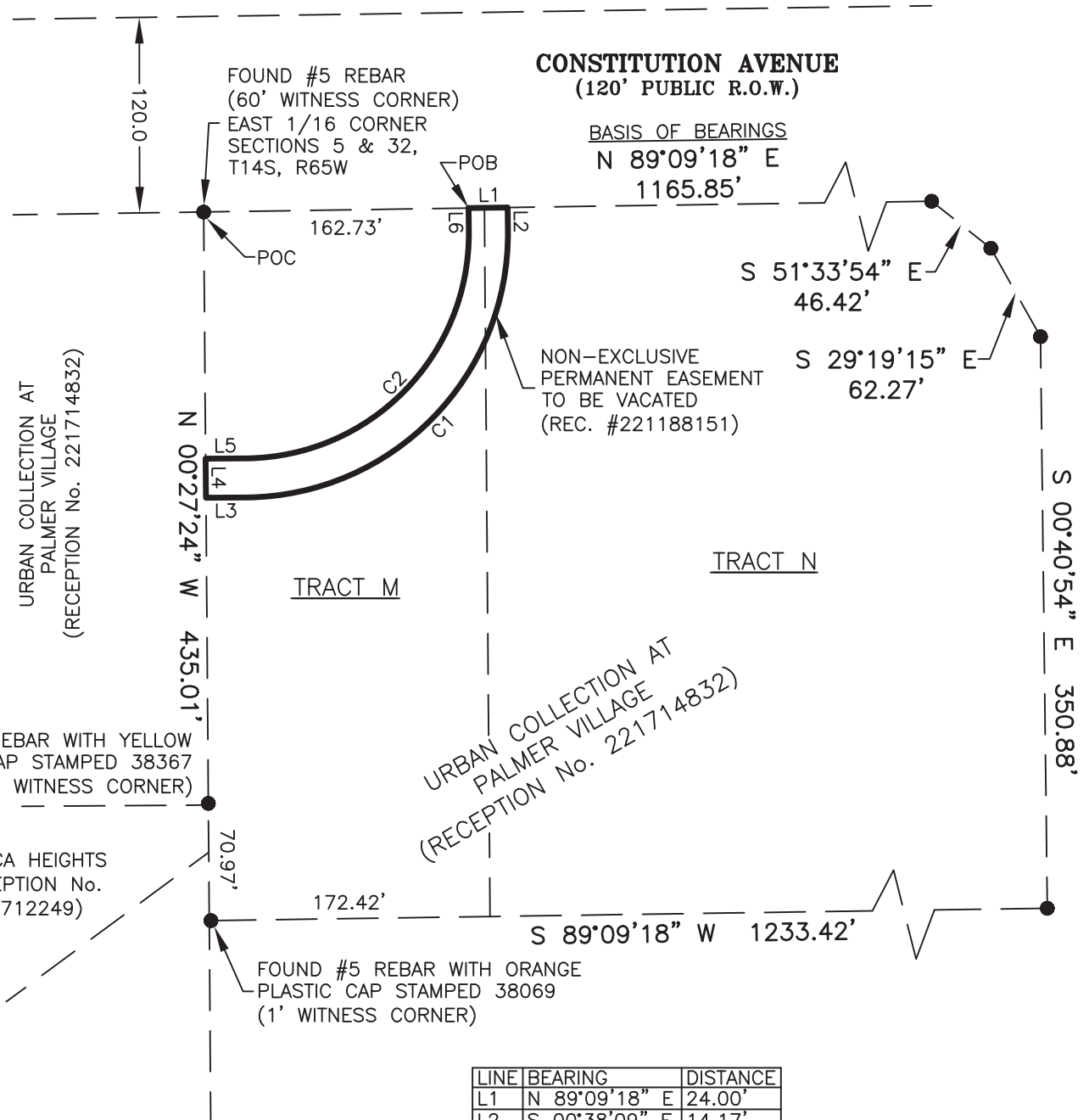
DATE: 09/07/2022

REV. DATE:

PROJECT No.: 21-048

SHEET 1 OF 1

EXHIBIT B

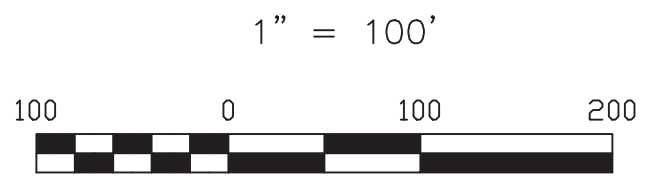


LINE	BEARING	DISTANCE
L1	N 89°09'18" E	24.00'
L2	S 00°38'09" E	14.17'
L3	S 89°35'57" W	24.62'
L4	N 00°27'24" W	24.00'
L5	N 89°35'57" E	24.64'
L6	N 00°38'09" W	14.07'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	162.00'	255.13'	S 44°28'52" W	229.57'	90°14'02"
C2	138.00'	217.34'	N 44°28'51" E	195.56'	90°14'12"



- LEGEND**
- POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - FOUND #5 REBAR W/YELLOW PLASTIC CAP "AZTEC 36567" UNLESS OTHERWISE NOTED



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COMMENCING at the Northwest corner of said Tract M, thence S 00°17'22" W along the West line of said Tract M, a distance of 144.00 feet to the POINT OF BEGINNING;

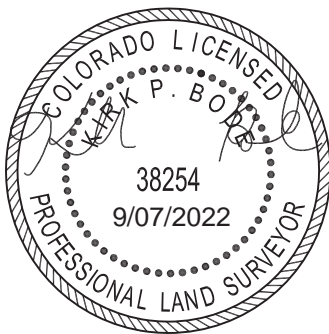
thence N 89°53'50" E, a distance of 145.47 feet;

thence 25.93 feet along the arc of a 299.43 foot radius non-tangent curve to the right, having a central angle of 04°57'44" and a chord that bears S 22°06'58" W, 25.93 feet;

thence S 89°53'50" W, a distance of 135.84 feet to the West line of said Tract M;

thence N 00°17'22" E along said West line, a distance of 24.00 feet to the POINT OF BEGINNING.

Containing a calculated area of 3,381 square feet (0.078 acres) of land, more or less.



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

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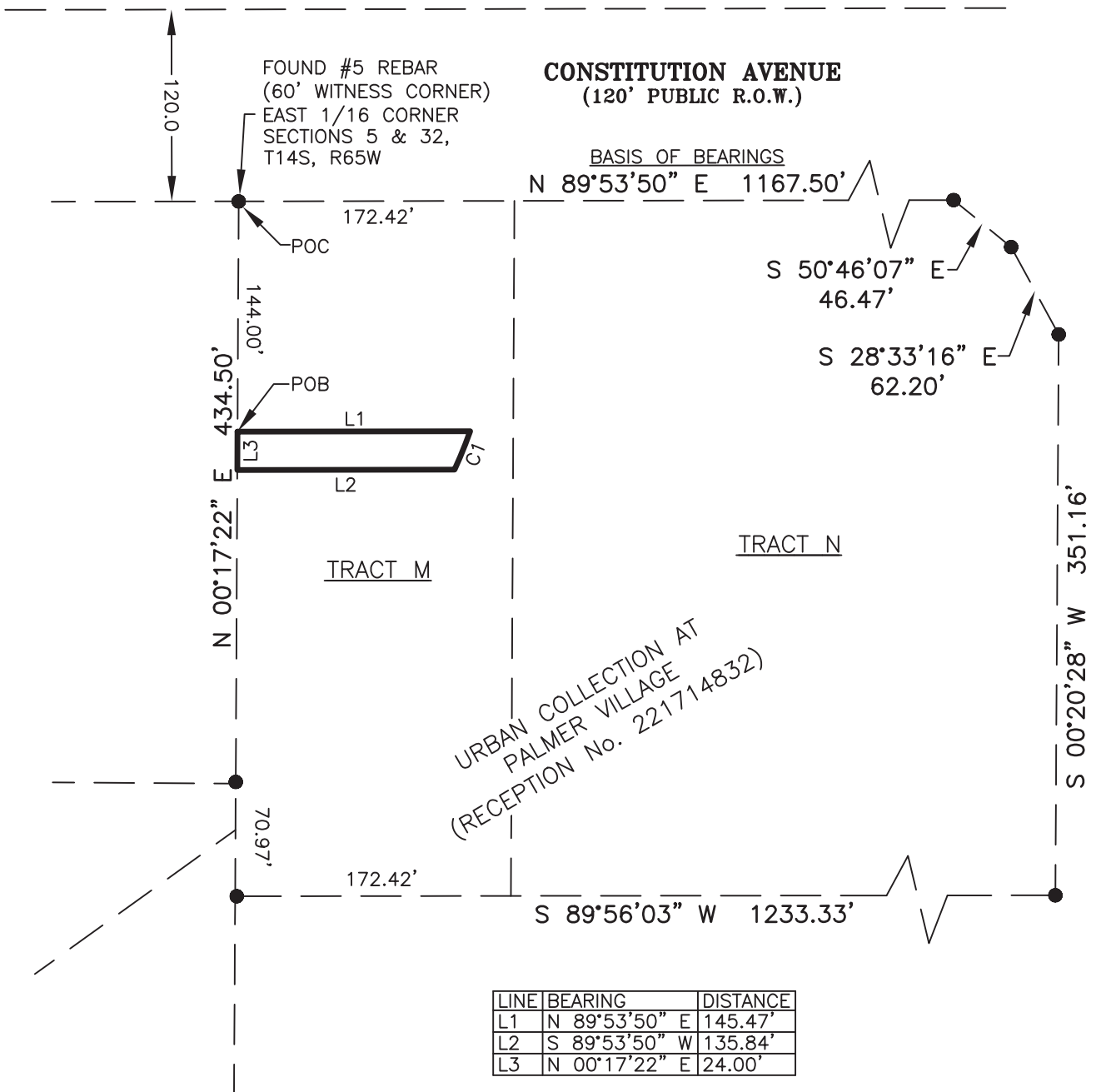
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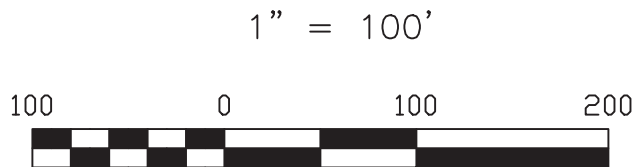


CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	299.43'	25.93'	S 22°06'58" W	25.93'	04°57'44"



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
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