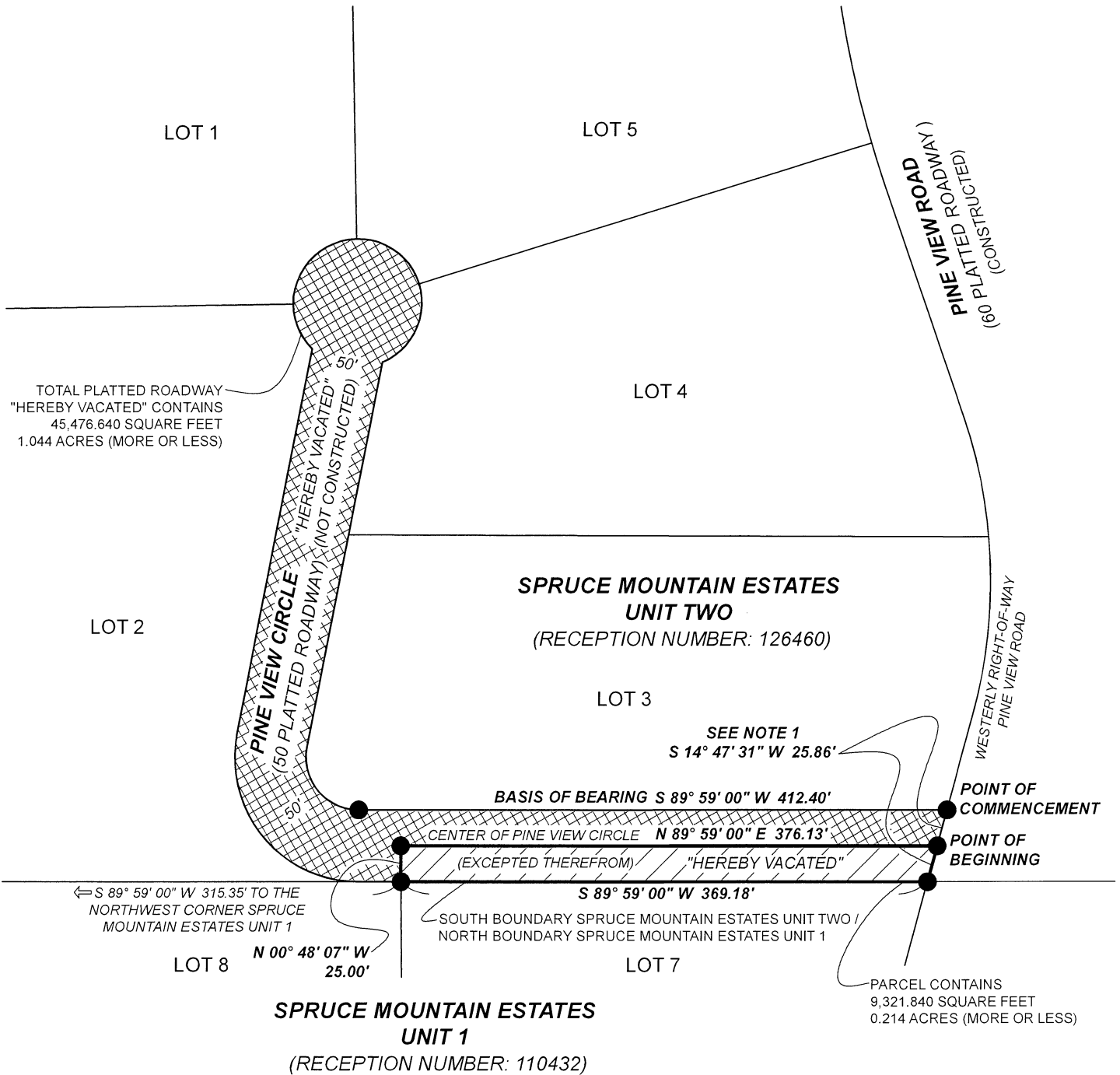


EXHIBIT B

PINE VIEW CIRCLE, SPRUCE MOUNTAIN ESTATES UNIT TWO, LOCATED IN THE EAST HALF OF SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE 1: WESTERLY RIGHT-OF-WAY PINE VIEW ROAD EXTENDED SOUTHWESTERLY TO TERMINATE AT THE SOUTH BOUNDARY OF SPRUCE MOUNTAIN ESTATES UNIT TWO / NORTH BOUNDARY SPRUCE MOUNTAIN ESTATES UNIT 1

● REPRESENTS CHANGE IN COURSE AND/OR DISTANCE

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PROJECT: 202603100

DATE: APRIL 2026

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Arrow Point
Surveying, Ltd.

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Denver, CO 80222
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NORTH

Scale: 1" = 100'

EXHIBIT B

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TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL DESCRIBED

ALL OF PINE VIEW CIRCLE BEING A 50' WIDE PLATTED ROADWAY AS SHOWN ON THE RECORDED PLAT OF SPRUCE MOUNTAIN ESTATES UNIT TWO (RECEPTION NUMBER: 126460) LOCATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPTING THEREFROM THE FOLLOWING PORTION OF SAID PINE VIEW CIRCLE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 3, SAID SPRUCE MOUNTAIN ESTATES UNIT TWO AND CONSIDERING THE SOUTH LINE OF SAID LOT 3 TO BEAR S 89° 59' 00" W FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION WITH ALL BEARINGS NOTED HEREIN BEING RELATIVE THERETO; **THENCE** ALONG THE WESTERLY RIGHT-OF-WAY OF PINE VIEW ROAD (SAID WESTERLY RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF SPRUCE MOUNTAIN ESTATES UNIT TWO) EXTENDED SOUTHWESTERLY TO THE CENTER OF SAID PINE VIEW CIRCLE, S 14° 47' 31" W 25.86 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ON THE PREVIOUS COURSE TO THE SOUTH LINE OF SAID SPRUCE MOUNTAIN ESTATES UNIT TWO, S 14° 47' 31" W 25.86 FEET;

THENCE ALONG THE SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 7, SPRUCE MOUNTAIN ESTATES UNIT 1 (RECEPTION NUMBER: 110432) S 89° 59' 00" W 369.18 FEET;

THENCE DEPARTING THE SAID SOUTH LINE ALONG THE WEST LINE OF SAID LOT 7, EXTENDED NORTHERLY TO THE CENTER OF SAID PINE VIEW CIRCLE, N 00° 48' 07" W 25.00 FEET;

THENCE ALONG THE CENTER OF SAID PINE VIEW CIRCLE, N 89° 59' 00" E 376.13 FEET TO THE **POINT OF BEGINNING**.

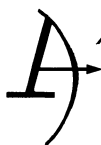
THE SAID PLATTED ROADWAY (ALL OF PINE VIEW CIRCLE) CONTAINS 45,476.640 SQUARE FEET / 1.044 ACRES, MORE OR LESS. THE SAID PORTION EXCEPTED THEREFROM, AS DESCRIBED HEREON, CONTAINS 9,321.840 SQUARE FEET / 0.214 ACRES (MORE OR LESS).

PREPARED BY: JOHN W. DOTY
COLORADO PLS 37993
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)

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