

EXHIBIT A

A parcel of land located in the Southeast-Quarter of Section 7, Township 13 South, Range 70 West of the 6th P.M., City of Florissant, Teller County, Colorado, described by Warranty Deed as recorded at Reception Number 161790, in the Real Property Records of Teller County, Colorado, being more particularly described below:

Beginning on the northerly line of the County Road, commonly known as the Twin Creeks Road, at a point from which the Southeast corner of said Section 7 bears South 28° 15' East 1047.2 feet; thence North, parallel with the East line of said Section 7, a distance of 200 feet; thence angle right 90° 00' easterly a distance of 300 feet; thence South parallel with the East line of said Section 7 a distance of 284.23 feet, more or less, to the northerly line of said County Road; thence westerly on said northerly line 311.6 feet to the point of beginning, containing 1.67 acres, more or less.

Darby, Michael L & Brandon L
1681 CR 421
Rec. No. 648596

Nash, Brandon T
1821 CR 421
Rec. No. 770165

Legend

- Found Illegible Yellow Plastic Cap
- Found Nail

City of Colorado Springs
1763 CR 421
Rec. No. 161790

S01°14'58"E 51.90'

50.00'

N75°41'51"W 311.08'

S75°41'51"E 311.08'

Upper Twin Rocks Rd / CR 421
(60' ROW)

N1°14'58"W 283.20'
BASIS OF BEARINGS

N01°14'58"W 51.90'

POB



SCALE: NOT TO SCALE
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ADVANCED GEOMATICS
1521 Hancock Expy.
Colorado Springs, CO
80947

NOTE :

THIS SKETCH DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Drawn by: JORDAN CRITES

Date: 7/1/2025

Checked by: PAUL CLIFTON

EXHIBIT B