

EXHIBIT A

September 04, 2025

PARCEL DESCRIPTION:

THE EAST 345 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THE EAST 30 FEET THEREOF, WHICH IS RESERVED FOR ROAD PURPOSES, AND EXCEPT A RIGHT OF WAY FOR ROADWAY PURPOSES OVER THE SOUTHERLY 30 FEET THEREOF, CONVEYED TO EL PASO COUNTY IN BOOK 441 AT PAGE 11, COUNTY OF EL PASO, STATE OF COLORADO, WITH ALL THE BEARINGS CONTAINED HEREIN BASED UPON A **BASIS OF BEARING**, OF S86°45'28"E, AS MEASURED BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 13, MARKED ON THE GROUND BY A NUMBER 6 REBAR, WITH 3 ¼" ALUMINUM CAP, STAMPED "PLS 23515", FOUND IN PLACE, AND AT THE SOUTH QUARTER CORNER OF SAID SECTION 13, MARKED ON THE GROUND BY A NUMBER 6 REBAR, WITH A 2 ½" ALUMINUM CAP, STAMPED "LS 38479, FOUND IN PLACE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SECTION 13;

THENCE N87°46'12"E, A DISTANCE OF 314.59 FEET, TO A POINT BEING 30 FEET NORTH OF AND PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, AND ALSO BEING 345 FEET WEST AND PERPENDICULAR TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, AND THE **POINT OF BEGINNING**;

THENCE 345 FEET PARALLEL WITH SAID EAST LINE, N00°24'09"W, A DISTANCE OF 299.47 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID NORTH LINE, S86°45'45"E, A DISTANCE OF 315.64 FEET, TO A POINT BEING 30 FEET WEST OF AND PERPENDICULAR TO SAID EAST LINE; THENCE PARALLEL WITH SAID EAST LINE, S00°24'09"E, A DISTANCE OF 299.50 FEET, TO A POINT 30 FEET NORTH OF AND PERPENDICULAR TO SAID SOUTH LINE; THENCE 30 FEET PARALLEL WITH SAID SOUTH LINE, N86°45'28"W, A DISTANCE OF 315.64 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 94,337 SQUARE FEET OR 2.166 ACRES, MORE OR LESS.



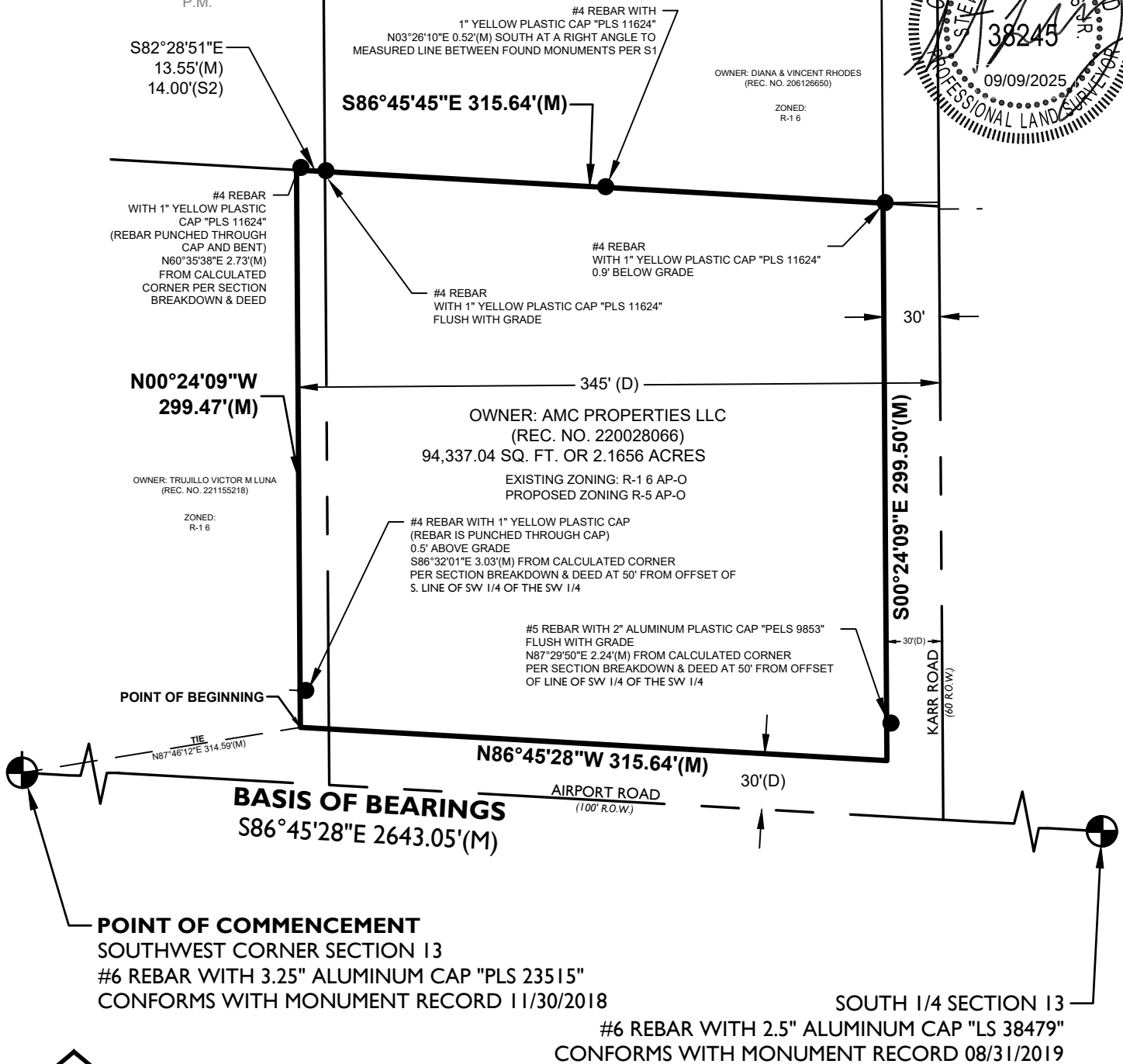
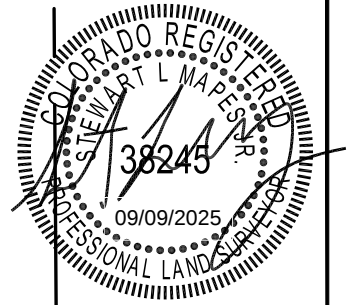
STEWART L. MAPES, JR.

COLORADO P.L.S. 38245

EXHIBIT B

PAGE 2 OF 2

SW1/4, SW1/4,
SW1/4, SEC 13
TOWNSHIP 19 SOUTH,
RANGE 66 WEST, 6TH
P.M.



NORTH

SCALE: 1" = 80'

LEGEND



● FOUND MONUMENT AS NOTED
⊕ FOUND ALIQUOT CORNER

(D) DEEDED DISTANCE
(M) MEASURED DISTANCE

CITY FILE NO. ZONE-24-0020

4880 AIRPORT ROAD

CITY OF COLORADO SPRINGS
NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN,
COUNTY OF FREMONT, STATE OF COLORADO

3 ROCKS
ENGINEERING
& SURVEYING

430 Main Street
Cañon City, CO 81212
719.430.5333
www.3rocksengineering.com

DATE:

09/09/2025

SCALE

1"=80'

JOB NO.:

25.044

DRAWN:

AB

P.L.S.:

SM