

EXHIBIT A



619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

Drainage Easement 7

JOB NO. 2467.15-09 PDE
MARCH 4, 2022
PAGE 1 OF 2

LEGAL DESCRIPTION: PUBLIC DRAINAGE EASEMENT

A PARCEL OF LAND BEING A PORTION LOT 1 AS PLATTED IN A.A. SUBDIVISION RECORDED IN PLAT BOOK W-2 AT PAGE 94, RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY RIGHT OF WAY LINE OF VICKIE LANE AS PLATTED IN A. A. SUBDIVISION RECORDED UNDER PLAT BOOK W-2 AT PAGE 94, RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHERLY BOUNDARY OF LOT 1 AS PLATTED IN SAID A. A. SUBDIVISION BEING MONUMENTED AT WESTERLY END BY A NAIL AND WASHER STAMPED "PLS 2692" AND AT THE EASTERLY END BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 18465" AND IS ASSUMED TO BEAR S60°02'36"E, A DISTANCE OF 268.19 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 AS PLATTED IN A. A. SUBDIVISION RECORDED UNDER PLAT BOOK W-2 AT PAGE 94, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT WAY OF TUTT BOULEVARD (FORMERLY TEMPLETON GAP ROAD) SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF VICKIE LANE AS PLATTED IN SAID A. A. SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING;

THENCE N29°57'29"E, ON THE WESTERLY BOUNDARY OF SAID LOT 1 AND THE EASTERLY RIGHT OF WAY LINE OF SAID TUTT BOULEVARD (FORMERLY TEMPLETON GAP ROAD), A DISTANCE OF 35.00 FEET;

THENCE S60°02'36"E, A DISTANCE OF 121.17 FEET TO A POINT ON CURVE;

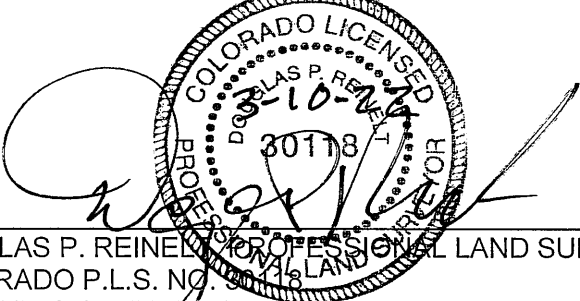
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S81°48'09"W, HAVING A DELTA OF 02°32'30", A RADIUS OF 986.50 FEET AND A DISTANCE OF 43.76 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VICKIE LANE;

THENCE N60°02'36"W, ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY LINE OF SAID VICKIE LANE, A DISTANCE OF 147.44 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4708 SQUARE FEET.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF ARE CORRECT.


DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

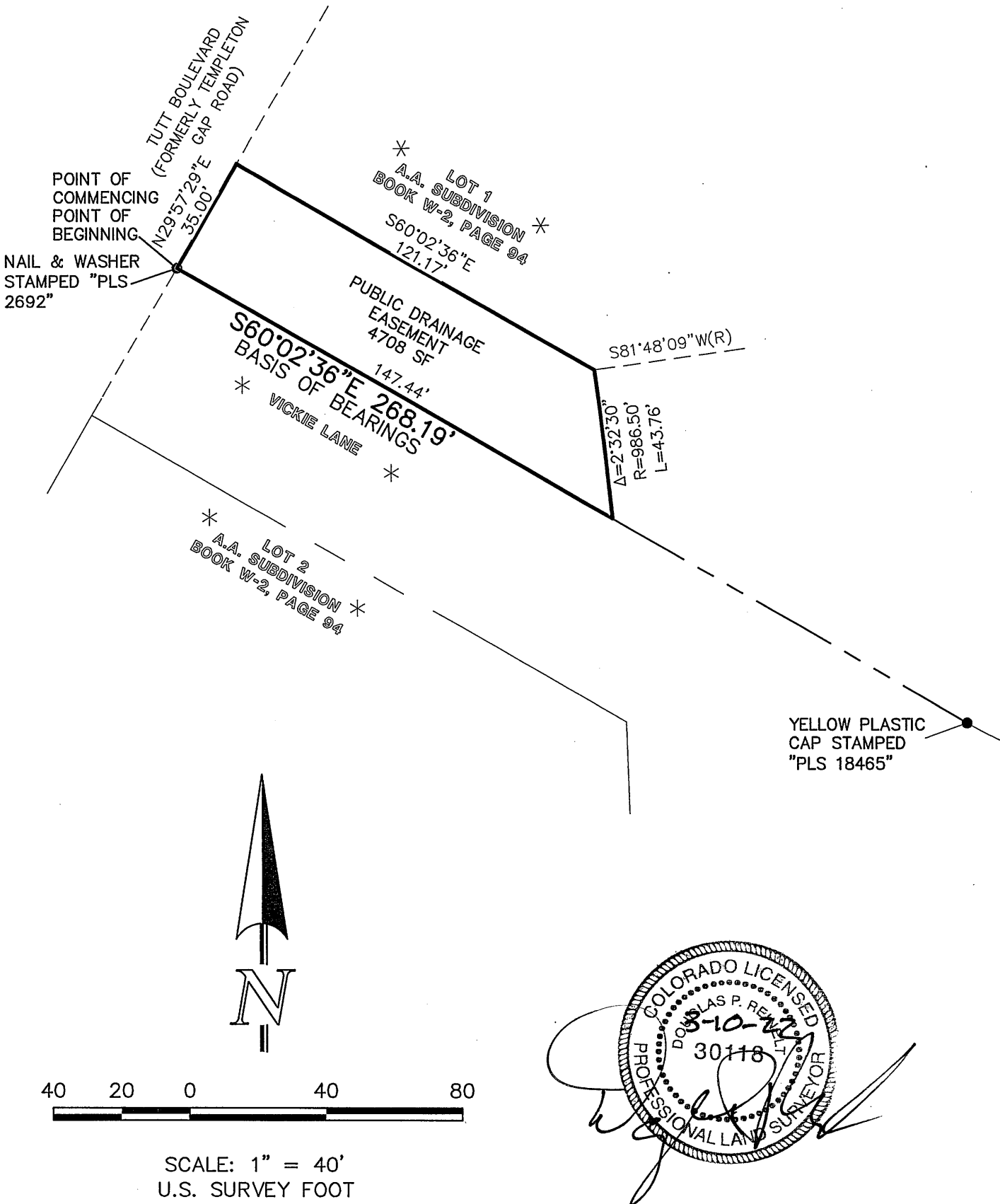
MARCH 10, 2022
DATE

EXHIBIT B



619 North Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

Drainage Easement 7
TUTT BOULEVARD
JOB NO. 2467.15-09 PDE
MARCH 4, 2022
SHEET 2 OF 2



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CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.