

EXHIBIT A SHEET 1 OF 2

LEGAL DESCRIPTION:

A portion of the southwest quarter of Section 10, Township 11 South, Range 67 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at a point on the southwesterly Right-of-Way line of State Highway 105 being monumented by a 3 1/2" aluminum cap marked CDOT, PLS 14166; thence North 56 degrees 06 minutes 11 seconds West along the southwesterly Right-of-Way line of said State Highway 105 (the bearings for this legal description are based upon a portion of the southwesterly Right-of-Way line of State Highway 105 being monumented at the a northerly point by a found 3 1/2" aluminum cap marked "CDOT PLS 14166" and at the southerly point by a found 3 1/2" aluminum cap marked "CDOT PLS 14166" and assumed to bear South 56 degrees 06 minutes 11 seconds East) along the southwesterly Right-of-Way line of State Highway 105, 259.70 feet to the northeast corner of the tract of land described in Warranty Deed file for record June 12, 2023 under Reception No. 223049353 and the Point of Beginning of the tract herein described;

thence South 33 degrees 53 minutes 49 seconds West along the northeasterly line of said tract of land, 60.00 feet;

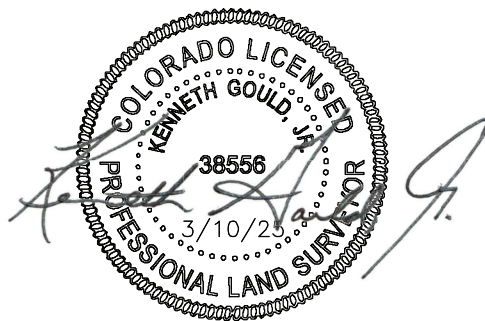
thence North 54 degrees 56 minutes 58 seconds West along the northeasterly line of said tract of land, 317.07 feet to the northeast corner of Lot 12, Meyer's Meadows Subdivision;

thence North 65 degrees 31 minutes 32 seconds West along the northeasterly line of said Lot 12, 230.16 feet to a point on the northerly line of a twenty-five (25') foot access easment as described in said Meyer's Meadows Subdivision;

thence North 66 degrees 10 minutes 03 seconds East, 107.98 feet along the northerly line of said twenty-five (25') foot access easement to a point on the southwesterly Right-of-Way line of State Highway 105;

thence South 56 degrees 06 minutes 11 seconds East along the southwesterly Right-of-Way line of State Highway 105, 486.41 feet to the Point of Beginning.

This property contains a calculated area of 31,829 square feet (0.7307 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warrantied or guaranteed.

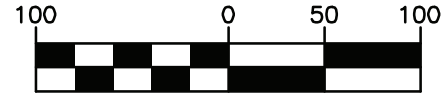


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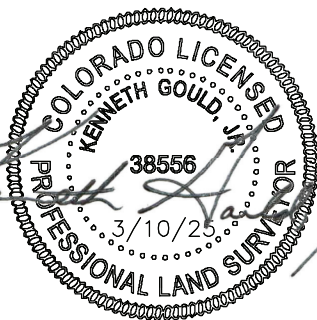
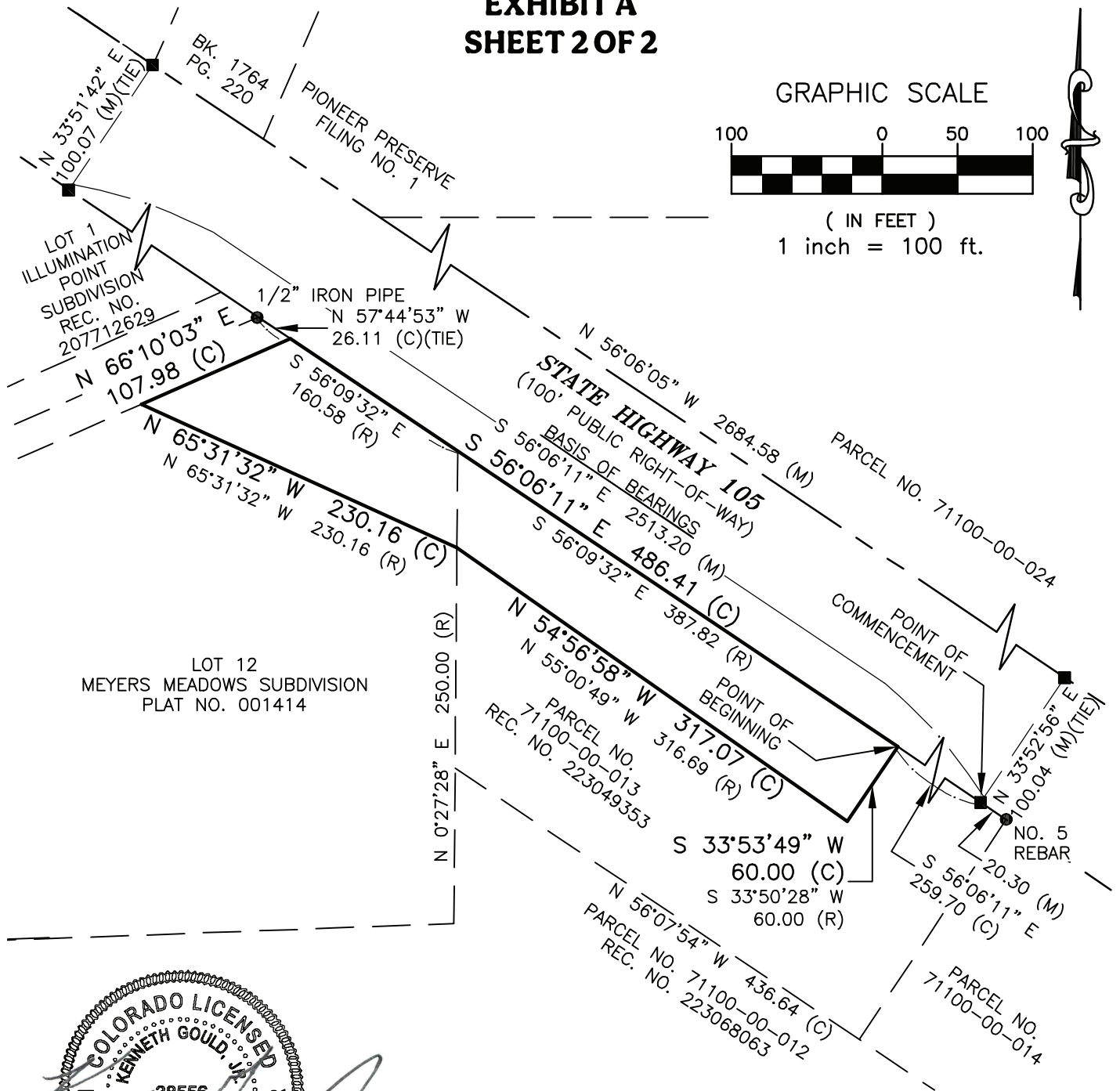
Project No.: 25015
March 10, 2025

EXHIBIT A SHEET 2 OF 2

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LEGEND:

- Recovered monument, marked as noted.
- Recovered 3 1/2" Alum. CDOT monument PLS 14166



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