

EXHIBIT A

PUBLIC AND PRIVATE UTILITY AND ACCESS EASEMENT LAND DESCRIPTION

An easement for Public and Private Utility and Access purposes located in a portion of Outlook Ridge Subdivision, Filing No. 2, in the County of Pueblo and State of Colorado and being more particularly described as follows:

Considering the northerly line of Lot 3, Block 1, Outlook Ridge Subdivision, Filing No. 2 to bear S. 87°54'07" W., monumented with a No. 4 rebar with yellow plastic cap, L.S. 12933 and all bearings contained herein being relative thereto.

Commencing from the Northeast Corner of Lot 3, Block 1, Outlook Ridge Subdivision, Filing No. 2 according to the recorded plat thereof as filed for record at Reception No. 2085830; thence S. 47°54'56" W., a distance of 248.27 feet to a point on the easterly property line of Lot 2, Outlook Ridge Subdivision, Filing No. 2 and also being the Point of Beginning; thence southerly and easterly along the easterly line of said Lot 2 the following (13) courses:

1. S. 23°05'01" E., a distance of 21.39 feet;
2. Southeasterly along the arc of a curve to the right whose radius is 179.66 feet, a distance of 41.10 feet;
3. S. 09°53'59" E., a distance of 154.43 feet;
4. N. 80°06'01" E., a distance of 7.26 feet;
5. S. 09°53'59" E., a distance of 10.00 feet;
6. S. 80°06'01" W., a distance of 7.26 feet;
7. S. 09°53'59" E., a distance of 11.24 feet;
8. Southeasterly along the arc of a curve to the right whose radius is 470.00 feet, a distance of 163.14 feet;
9. S. 29°47'16" E., a distance of 87.21 feet;
10. N. 60°12'44" E., a distance of 7.69 feet;
11. S. 29°47'16" E., a distance of 10.00 feet;
12. S. 60°12'44" W., a distance of 7.69 feet;
13. S. 29°47'16" E., a distance of 37.45 feet;

thence S. 50°35'20" W., a distance of 126.44 feet to a point on the westerly property line of said Lot; thence N. 39°24'40" W., a distance of 30.00 feet along the westerly property line of said Lot; thence N. 50°35'20" E., a distance of 120.09 feet; thence N. 29°47'16" W., a distance of 108.34 feet; thence Northwesterly along the arc of a curve to the left whose radius is 500.00 feet, a distance of 41.33 feet; thence S. 65°31'19" W., a distance of 33.31 feet; thence N. 24°42'40" W., a distance of 10.00 feet; thence N. 65°31'19" E., a distance of 33.35 feet; thence Northwesterly along the arc of a curve to the right whose radius is 500.00 feet, a distance of 122.22 feet; thence N. 09°53'59" W., a distance of 175.67 feet; thence Northwesterly along the arc of a curve to the left whose radius is 150.00 feet, a distance of 26.09 feet; thence Southwesterly along the arc of a curve to the left whose radius is 584.96 feet, a distance of 84.91 feet; thence S. 32°16'47" E., a distance of 14.83 feet; thence S. 57°09'42" W., a distance of 10.00 feet; thence N. 32°16'47" W., a distance of 14.77 feet; thence Southwesterly along the arc

of a curve to the left whose radius is 37.97 feet, a distance of 37.97 feet; thence S. 52°37'04" W., a distance of 112.44 feet to a point on the westerly property line of Lot 2, Outlook Ridge Subdivision, Filing No. 2; thence N. 37°22'56" W., a distance of 30.00 feet along said property line; thence N. 52°37'04" E., a distance of 90.58 feet; thence N. 37°22'56" W., a distance of 5.98 feet; thence N. 52°53'27" E., a distance of 10.00 feet; thence S. 37°22'56" E., a distance of 5.93 feet; thence N. 52°49'22" E., a distance of 21.99 feet; N. 35°59'37" W., a distance of 15.25 feet; thence N. 54°00'23" E., a distance of 10.00 feet; thence S. 35°59'37" E., a distance of 15.25 feet; thence Northeasterly along the arc of a curve to the right whose radius is 612.43 feet, a distance of 150.47 feet the Point of Beginning;

And

Commencing from the Southeast Corner of Lot 2, Block 1, Outlook Ridge Subdivision, Filing No. 2 according to the recorded plat thereof as filed for record at Reception No. 2085830; thence N. 51°38'14" E., a distance of 21.01 feet along the southerly property line of Lot 2, Outlook Ridge Subdivision, Filing No. 2 to the Point of Beginning; thence N. 39°24'40" W., a distance of 24.00 feet; thence N. 50°35'20" E., a distance of 104.00 feet; thence N. 39°24'40" W., a distance of 26.40 feet to a point on the southwesterly property line of said Lot; thence N. 50°35'00" E., a distance of 30.00 feet along said property line to the westerly property corner of said Lot; thence S. 39°24'40" E., a distance of 50.00 feet to the southerly property corner of said Lot; thence S. 50°35'20" W., a distance of 134.00 feet along the southerly property line of Lot 2 to the Point of Beginning.

I, Michael L. Cuppy, being a licensed Land Surveyor in the State of Colorado, do hereby state that this land description and exhibit, being made a part hereof, were prepared under my responsible charge and are accurate to the best of my knowledge, information, and belief.



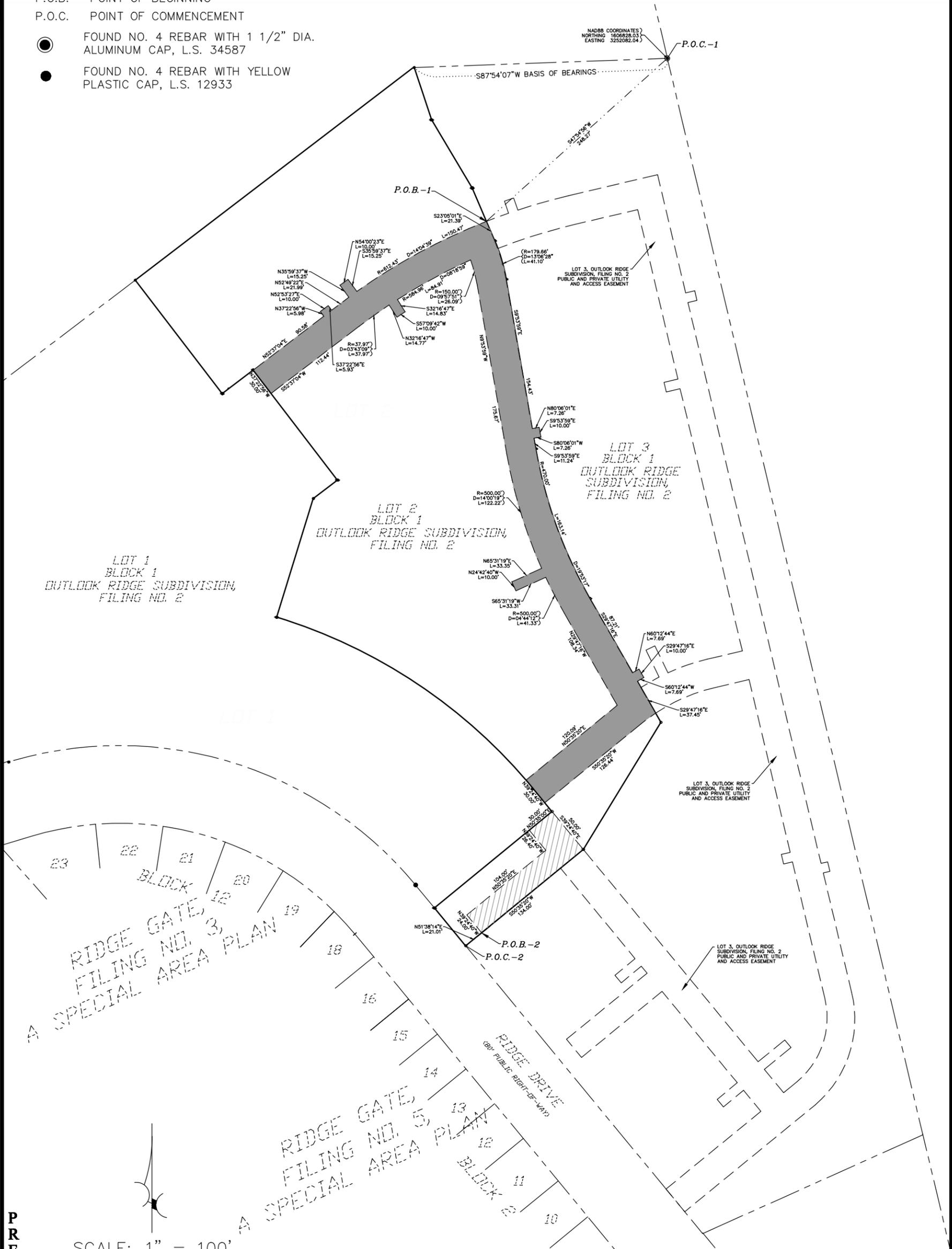
Michael L. Cuppy
Colorado P.L.S. 38485

NorthStar Engineering and Surveying, Inc.
March 15, 2022
JN 95 026 29

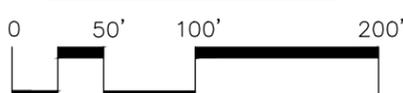
EXHIBIT "A"

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- FOUND NO. 4 REBAR WITH 1 1/2" DIA. ALUMINUM CAP, L.S. 34587
- FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP, L.S. 12933



SCALE: 1" = 100'



NOTE:
THIS EXHIBIT WAS NOT PREPARED AS A MONUMENTED LAND SURVEY, AND WAS ONLY PREPARED TO DEPICT THE ATTACHED LAND DESCRIPTION.

BASIS OF BEARINGS:
THE NORTH LINE OF LOT 3, BLOCK 1, OUTLOOK RIDGE SUBDIVISION, FILING NO. 2. BEARS S87°54'07"W, MONUMENTED WITH A NO. 4 REBAR WITH YELLOW PLASTIC CAP, L.S. 12933

PREPARED

BY: NORTHSTAR ENGINEERING AND SURVEYING, INC.



