

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. 04°46'13" W., a distance of 119.15 feet to the Point of Beginning; thence S. 13°19'17" E., a distance of 124.06 feet; thence N. 76°40'43" E., a distance of 9.50 feet; thence S. 13°19'17" E., a distance of 10.00 feet; thence S. 76°40'43" E., a distance of 9.50 feet; thence S. 13°19'17" E., a distance of 588.36 feet; thence N. 76°40'43" E., a distance of 7.00 feet; thence S. 13°19'17" E., a distance of 10.00 feet; thence S. 76°40'43" W., a distance of 7.00 feet; thence S. 13°19'17" E., a distance of 125.13 feet; thence Southwesterly along the arc of a curve to the right whose radius is 115.09 feet, a distance of 127.03 feet; thence S. 50°35'20" W., a distance of 172.12 feet to a point on the northerly Right-of-Way line of Ridge Drive; thence N. 39°24'40" W., a distance of 30.00 feet along the northerly Right-of-Way of Ridge Drive; thence N. 50°35'20" E., a distance of 125.00 feet; thence N. 39°24'40" W., a distance of 27.88 feet; thence S. 50°10'37" W., a distance of 26.61 feet; thence N. 39°49'23" W., a distance of 10.00 feet; thence N. 50°10'37" E., a distance of 26.68 feet; thence N. 39°24'40" W., a distance of 120.62 feet; thence S. 50°35'20" W., a distance of 106.17 feet; thence N. 39°24'40" W., a distance of 24.00 feet; thence N. 50°35'20" E., a distance of 106.17 feet; thence N. 39°24'40" W., a distance of 9.30 feet; thence S. 50°10'37" W., a distance of 26.61 feet; thence N. 39°49'23" W., a distance of 10.00 feet; thence N. 50°10'37" E., a distance of 26.68 feet; thence N. 39°24'40" W., a distance of 119.20 feet to a point on the southeasterly property line of Lot 2, Outlook Ridge Subdivision, Filing No. 2; thence N. 50°25'20" E., a distance of 30.00 feet along said property line to the southeasterly property corner of Lot 2, Outlook Ridge Subdivision, Filing No.2; thence S. 39°24'40" E., a distance of 280.52 feet; thence N. 50°35'20" E., a distance of 35.00 feet; thence S. 39°24'40" E., a distance of 10.00 feet; thence S. 50°35'20" W., a distance of 35.00 feet; thence S. 39°24'40" E., a distance of 30.87 feet; thence N. 50°35'20" E., a distance of 17.12 feet; thence Northeasterly along the arc of a curve to the left whose radius is 85.00 feet, a distance of 94.81 feet; thence N. 13°19'17" W., a distance of 143.35 feet; thence S. 76°40'43" W., a distance of 9.21 feet; thence N. 13°19'17" W., a distance of 10.00 feet; thence N. 76°40'43" E., a distance of 9.21 feet; thence N. 13°19'17" W., a distance of 181.28 feet; thence S. 76°40'43" W., a distance of 36.57 feet; thence Southwesterly along the arc of a curve to the left whose radius is 185.00 feet, a distance of 65.38 feet; thence N. 29°47'16" W., a distance of 30.06 feet; thence Northeasterly along the arc of a curve to the right whose radius is 215.00 feet, a distance of 21.42 feet; thence N. 25°59'59" W., a distance of 30.56 feet; thence N. 64°00'01" E., a distance of 10.00 feet; thence S. 25°59'59" E., a distance of 30.56 feet; thence Northeasterly along the arc of a curve to the right whose radius is 215.00 feet, a distance of 42.58 feet; thence N. 76°40'43" E.,

a distance of 36.57 feet; thence N. 13°19'17" W., a distance of 275.08 feet; thence S. 76°40'43" W., a distance of 14.50 feet; thence N. 13°19'17" W., a distance of 10.00 feet; thence N. 76°40'43" E., a distance of 14.50 feet; thence N. 13°19'17" W., a distance of 177.84 feet; thence S. 76°40'43" W., a distance of 65.36 feet; thence Southwesterly along the arc of a curve to the left whose radius is 585.00 feet, a distance of 85.67 feet; thence Northwesterly along the arc of a curve to the left whose radius is 210.97 feet, a distance of 8.64 feet; thence N. 23°05'01" W., a distance of 21.39 feet; thence Northeasterly along the arc of a curve to the right whose radius is 612.43 feet, a distance of 24.05 feet; thence N. 18°54'13" W., a distance of 13.00 feet; thence Northeasterly along the arc of a curve to the right whose radius is 628.00 feet, a distance of 10.00 feet; thence S. 18°54'13" E., a distance of 13.00 feet; thence Northeasterly along the arc of a curve to the right whose radius is 615.00 feet, a distance of 53.52 feet; thence N. 76°40'43" E., a distance of 93.36 feet 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.



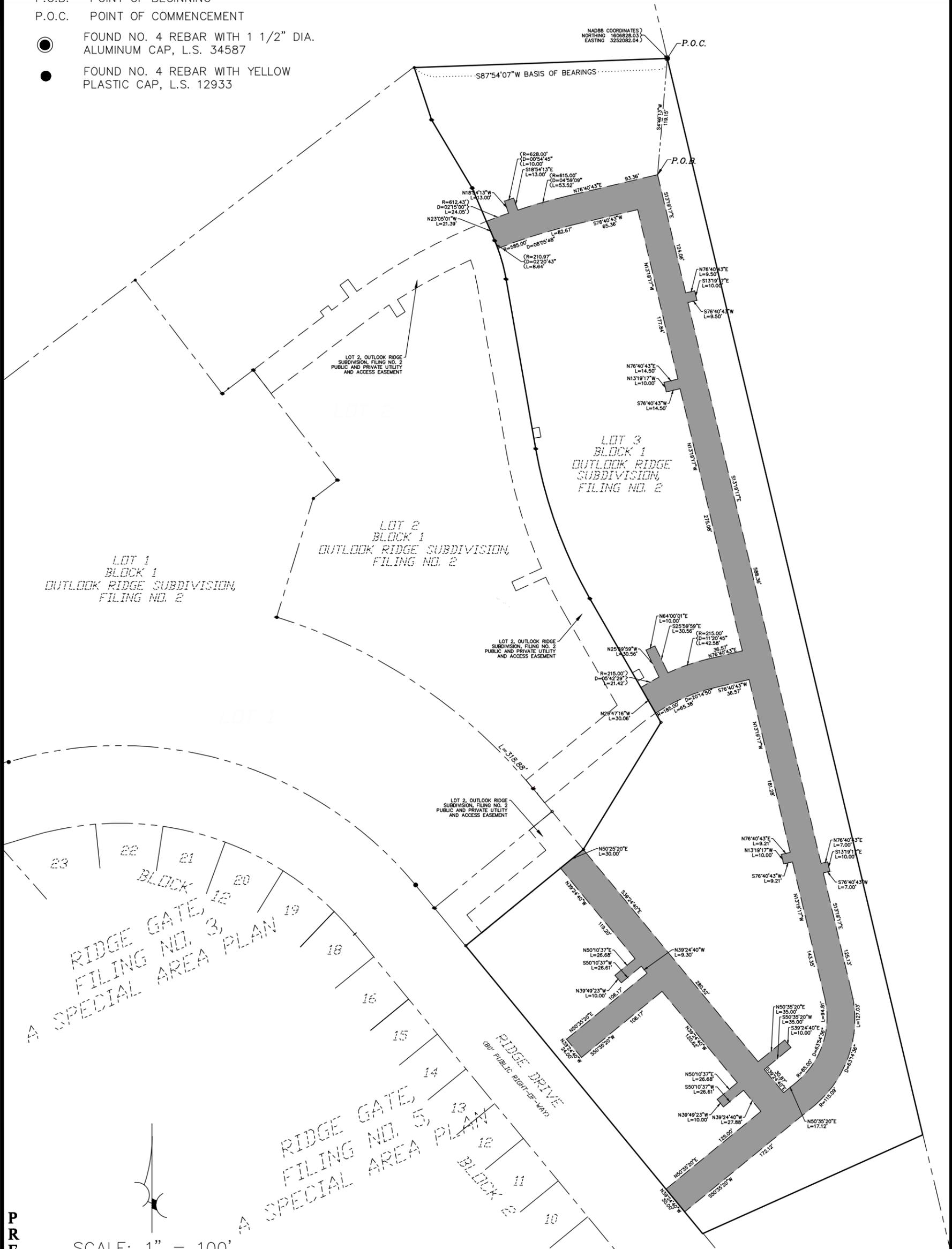
Michael L. Cuppy
Colorado P.L.S. 38485

NorthStar Engineering and Surveying, Inc.
March 15, 2022
JN 95 026 31

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



NAD83 COORDINATES
NORTHING 160628.03
EASTING 3252082.04

P.O.C.

P.O.B.

LOT 2, OUTLOOK RIDGE
SUBDIVISION, FILING NO. 2
PUBLIC AND PRIVATE UTILITY
AND ACCESS EASEMENT

LOT 3
BLOCK 1
OUTLOOK RIDGE
SUBDIVISION,
FILING NO. 2

LOT 2
BLOCK 1
OUTLOOK RIDGE SUBDIVISION,
FILING NO. 2

LOT 1
BLOCK 1
OUTLOOK RIDGE SUBDIVISION,
FILING NO. 2

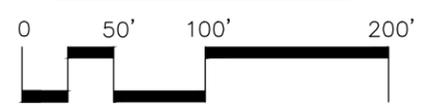
LOT 2, OUTLOOK RIDGE
SUBDIVISION, FILING NO. 2
PUBLIC AND PRIVATE UTILITY
AND ACCESS EASEMENT

LOT 2, OUTLOOK RIDGE
SUBDIVISION, FILING NO. 2
PUBLIC AND PRIVATE UTILITY
AND ACCESS EASEMENT

23 22 21 20 19 18 17 16 15 14 13 12 11 10
BLOCK 12
RIDGE GATE 12
FILING NO. 3
SPECIAL AREA PLAN

RIDGE DRIVE
68' PUBLIC RIGHT-OF-WAY
BLOCK 11
RIDGE GATE 5
FILING NO. 5
SPECIAL AREA PLAN

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

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**B
Y: NORTHSTAR ENGINEERING AND SURVEYING, INC.**



