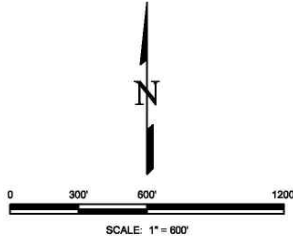


EXHIBIT B



LEGEND:

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- (R) RADIAL BEARING
- * AREA NOT INCLUDED

NE CORNER
SECTION 30, TWP 11S, R65W
6TH P.M.

P.O.C.
P.O.B.
DISTRICT NO. 1A

$N88^{\circ}58'45''E$
299.96'

$S71^{\circ}21'27''E$
29.72'

$N88^{\circ}58'45''E$
216.92'

HODGEN ROAD

NORTH LINE OF THE NORTHEAST
QUARTER OF SECTION 30

50.00'

$N0^{\circ}07'59''E$
850.34'

DISTRICT NO. 1
463,109 SF
10.632 AC

$S89^{\circ}47'27''W$
546.73'

$S0^{\circ}00'48''W$
846.05'

BLACK FOREST ROAD

30.00'

EAST LINE
OF THE NORTHEAST
QUARTER SECTION 30

P.O.C.
P.O.B.
DISTRICT 1B

$S88^{\circ}31'45''E$
8.26'
 $L=649.77'$
 $R=960.00'$
 $\Delta=38^{\circ}46'50''$

RUBBLE DRIVE

$L=85.46'$
 $R=100.00'$
 $\Delta=48^{\circ}57'51''$

LOT 75 LOT 76

LOT 74

OLD STAGECOACH RD. (80' R.O.W.)

$N52^{\circ}41'25''E$
399.06'

DISTRICT 1
541,344 SF
12.428 AC

$S1^{\circ}28'15''W$
152.16'

$L=78.69'$
 $R=5,030.00'$
 $\Delta=0^{\circ}53'47''$

*FLYING HORSE
NORTH FILING NO. 1*
REC. NO. 218714238

$S1^{\circ}20'16''W$
323.59'

LOT 79 LOT 78 LOT 77

OLD STAGECOACH RD.
1610.12'

$N59^{\circ}39'48''W$
939.97'

$S29^{\circ}20'53''W$
343.10'

NE CORNER
SECTION 31, TWP 11S, R65W
6TH P.M.

THIS DRAWING DOES NOT REPRESENT A
MONUMENTED LAND SURVEY AND IS ONLY
INTENDED TO DEPICT THE LEGAL DESCRIPTION.



EDWARD-JAMES SURVEYING, INC.

926 Elkton Dr.
Colorado Springs, CO 80907
(719) 576-1216

4732 Eagleridge Circle
Pueblo, CO 81008
(719) 545-6240

04/13/23
FHN METRO NO. 1

JOB NO. 2417-00
SHEET 2 OF 2



EXHIBIT "A"

LEGAL DESCRIPTION: FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1

TWO TRACTS OF LAND BEING A PORTION OF SECTION 30, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

COMMENCING AT A POINT THAT IS 60.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30 AND ALSO BEING 30.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30 TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°00'48"W ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BLACK FOREST ROAD, SAID POINT BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 848.05 FEET; THENCE S89°47'27"W A DISTANCE OF 546.73 FEET; THENCE N00°07'59"E A DISTANCE OF 850.34 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N88°58'45"E, ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 216.92 FEET; THENCE S71°21'27"E A DISTANCE OF 29.72 FEET; THENCE N88°58'45"E A DISTANCE OF 299.96 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 463,109 SQUARE FEET, OR 10.632 ACRES, MORE OR LESS.

AND

LEGAL DESCRIPTION: FLYING HORSE NORTH METROPOLITAN DISTRICT 1

COMMENCING AT THE NORTHEASTERLY END OF THE COURSE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 218714238, PLATTED AS BEARING N52°41'25"E, A DISTANCE OF 1,610.12 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N52°41'25"E A DISTANCE OF 399.06 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°46'50", A RADIUS OF 960.00 FEET, A DISTANCE OF 649.77 FEET TO A POINT ON CURVE; THENCE S88°31'45"E A DISTANCE OF 8.27 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF RUBBLE DRIVE AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1;

THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N67°53'33"E, HAVING A DELTA OF 48°57'51", A RADIUS OF 100.00 FEET, A DISTANCE OF 85.46 FEET TO A POINT ON CURVE;
2. S01°28'15"W A DISTANCE OF 152.16 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°53'47", A RADIUS OF 5,030.00 FEET, A DISTANCE OF 78.69 FEET TO A POINT ON CURVE;

THENCE S01°20'16"W A DISTANCE OF 323.59 FEET; THENCE S29°10'53"W A DISTANCE OF 345.10 FEET; THENCE N59°39'48"W A DISTANCE OF 939.97 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 541,344 SQUARE FEET, OR 12.428 ACRES, MORE OR LESS.