



JACKSON CREEK COMMERCIAL
 METRO DISTRICT EXHIBITS
 JCCMD 3
 MONUMENT, CO

DWG: JCCMD
 SCALE: VARIES
 DATE: 8/31/22
 DRAWN: KMO
 CHECKED:
 PROJECT: 20054

LWA LAND SURVEYING, INC.
 953 E. FILLMORE STREET
 COLORADO SPRINGS, CO 80907
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REVISIONS:
 COMPARE ORIGINAL - 10/12/22
 ADD 1/2 HARNESS - 10/21/22
 REVISE - 11/4/22

EXHIBIT A
Corrected Legal Description

JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT 3

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF JACKSON CREEK PARKWAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEIPTION NO. 203270646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, FROM WHENCE THE NORTHEAST CORNER OF SECTION 26 BEARS S89°31'57"E A DISTANCE OF 351.14 FEET;
THENCE N00°28'12"W ON SAID WESTERLY RIGHT OF WAY LINE OF JACKSON CREEK PARKWAY A DISTANCE OF 321.46 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY CONTINUING ON SAID WESTERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1140.00 FEET, THROUGH A CENTRAL ANGLE OF 5°08'02" AN ARC DISTANCE OF 102.15 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE NORTHWESTERLY CONTINUING ON SAID WESTERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1140.00 FEET, THROUGH A CENTRAL ANGLE OF 53°26'42" AN ARC DISTANCE OF 1063.38 FEET;
THENCE S37°45'58"W A DISTANCE OF 274.20 FEET;
THENCE S9°12'13"W A DISTANCE OF 225.63 FEET;
THENCE S45°31'07"W A DISTANCE OF 34.38 FEET;
THENCE S71°47'38"W A DISTANCE OF 37.20 FEET;
THENCE N87°03'19"E A DISTANCE OF 108.10 FEET;
THENCE S69°02'47"E A DISTANCE OF 40.00 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET, THROUGH A CENTRAL ANGLE OF 21°49'01" AN ARC DISTANCE OF 295.10 FEET, THE LONG CHORD OF WHICH BEARS S10°02'43"W A DISTANCE OF 293.32 FEET;
THENCE S0°51'47"E A DISTANCE OF 104.38 FEET;
THENCE N89°08'13"E A DISTANCE OF 716.5 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 10.43 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26, S00°29'34"E A DISTANCE OF 2662.55 FEET. THE LINE WAS FOUND TO BE DOCUMENTED BY A 3-1/4" DIA. ALUMINUM CAP PLS 13155 ON THE NORTH AND A 3-1/4" DIA. ALUMINUM CAP PLS 25955 ON THE SOUTH. THE DIRECTION IS BASED ON THE CREEKSIDE COMMERCIAL NORTH SUBDIVISION PLAT REC. NO. 215713708.