



JACKSON CREEK COMMERCIAL  
 METRO DISTRICT EXHIBITS  
 JCCMD 1  
 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  
 TELEPHONE (719) 636-5179

REVISIONS:

**EXHIBIT A**  
*Corrected Legal Description*

JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT 1

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, 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;  
THENCE S89°08'13"W A DISTANCE OF 716.50 FEET;  
THENCE S0°51'47"E A DISTANCE OF 511.61 FEET;  
THENCE S36°18'14"W A DISTANCE OF 438.94 FEET;  
THENCE S62°15'51"W A DISTANCE OF 407.61 FEET;  
THENCE S45°29'12"W A DISTANCE OF 177.72 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;  
THENCE S21°06'15"W A DISTANCE OF 211.52 FEET;  
THENCE S73°43'44"W A DISTANCE OF 69.93 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 25;  
THENCE N10°31'23"W ON SAID EASTERLY RIGHT OF WAY OF INTERSTATE 25 A DISTANCE OF 226.70 FEET;  
THENCE N79°32'38"E A DISTANCE OF 45.15 FEET;  
THENCE S84°14'19"E A DISTANCE OF 141.01 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 27,226 SQUARE FEET, 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.