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**LEGAL DESCRIPTION: MONUMENT JUNCTION WEST FILING NO. 1**

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF SECTION 14 AND THE NORTH ONE-HALF OF SECTION 23, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**

A PORTION OF THE WESTERLY RIGHT OF WAY LINE OF JACKSON CREEK PARKWAY AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202061984, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/4" YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 24964", IS ASSUMED TO BEAR S50°47'05"W, A DISTANCE OF 231.41 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF WOODMOOR PLACER RECORDED IN PLAT BOOK U-2 AT PAGE 66, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2000 AT PAGE 436, SAID POINT BEING THE POINT OF BEGINNING.

THENCE N03°36'52"W, ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2000 AT PAGE 436, A DISTANCE OF 158.57 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED AS TRACT 4 RECORDED IN BOOK 2000 AT PAGE 440;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT 4 THE FOLLOWING TWO (2) COURSES;

1. N10°45'29"W, A DISTANCE OF 387.21 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N79°15'45"E, HAVING A DELTA OF 19°42'07", A RADIUS OF 1382.50 FEET AND A DISTANCE OF 475.39 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY LINE OF PARCEL 28 REV AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203281425;

THENCE ON THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL 28 REV THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S74°55'58"E, HAVING A DELTA OF 25°50'14", RADIUS OF 1181.10 FEET AND A DISTANCE OF 532.61 FEET TO A POINT ON CURVE;
2. N40°54'07"E, A DISTANCE OF 636.63 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°05'54"W, HAVING A DELTA OF 40°40'35", A RADIUS OF 1163.71 FEET AND A DISTANCE OF 826.16 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S02°16'35"E, HAVING A DELTA OF 04°00'19", A RADIUS OF 3822.17 FEET AND A DISTANCE OF 267.19 FEET TO A POINT ON CURVE;
5. S88°17'55"E, A DISTANCE OF 306.42 FEET TO THE NORTHWESTERLY CORNER OF JACKSON CREEK PARKWAY RECORDED UNDER RECEPTION NO. 202061984;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID JACKSON CREEK PARKWAY THE FOLLOWING FIVE (5) COURSES:

1. S00°28'50"W, A DISTANCE OF 252.17 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 50°18'14", A RADIUS OF 645.38 AND A DISTANCE OF 566.62 FEET TO A POINT ON CURVE;
3. S50°47'05"W, A DISTANCE OF 231.41 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 51°56'34", A RADIUS OF 801.01 FEET AND A DISTANCE OF 726.17 FEET TO A POINT OF TANGENT;
5. S01°09'29"E, A DISTANCE OF 1289.90 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID WOODMOOR PLACER;

THENCE N81°32'59"W, ON THE NORTHERLY BOUNDARY OF SAID WOODMOOR PLACER A DISTANCE OF 753.73 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 44.140 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

Oct 12, 2021  
DATE