

**Notice Concerning the Imposition of Fees, Rates, Tolls, Charges, and Penalties by The
Monument Junction Metropolitan District Nos. 1 & 2**

Monument Junction Metropolitan District Nos. 1 & 2 (the "Districts") are quasi-municipal corporations and political subdivisions of the state of Colorado that were formed to exercise the powers granted to them pursuant to the Special District Act, Section 32-1-101, *et seq.*, C.R.S. and to assist in the provision of certain public improvements within the Districts' Service Area as that term is defined in the Districts' Service Plan.

The Districts are authorized pursuant to §32-1-1001(1)(j)(I) of the Colorado Revised Statutes to fix and impose fees, rates, tolls, charges and penalties for services, programs, facilities, or public improvements furnished by or on behalf of the Districts which, until paid, shall constitute a perpetual lien on and against the property served. The Districts' Service Plan similarly empowers the Districts to impose fees, rates, tolls, charges and penalties for services and facilities provided by the Districts.

Notice is hereby given that property owners desiring information regarding fees, rate, tolls, charges and penalties currently imposed by the Districts are advised to review the Districts' website at monumentjunctionmds.com or contact the District's general counsel, Spencer Fane LLP, 1700 Lincoln Street, Ste. 2000, Denver, Colorado 80203, (303) 839-3800.

This Notice is to be recorded in the real property records of El Paso County, Colorado. This Notice is applicable to the property described in the attached **Exhibit A**.

Exhibit A



JOB NO. 1302.00-01
APRIL 16, 2021
PAGE 1 OF 4

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

LEGAL DESCRIPTION: THE VILLAGE OVERALL BOUNDARY

TWO (2) PARCELS 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.

PARCEL A

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.

PARCEL B

COMMENCING AT THE NORTHEASTERLY CORNER OF WOODMOOR PLACER RECORDED IN PLAT BOOK U-2 AT PAGE 66, EL PASO COUNTY, COLORADO.

THENCE S81°32'59"E, ON THE NORTHERLY BOUNDARY OF SAID WOODMOOR PLACER, A DISTANCE OF 875.43 FEET TO THE SOUTHEASTERLY CORNER OF JACKSON CREEK PARKWAY AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202061984 SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID JACKSON CREEK PARKWAY THE FOLLOWING FOUR (4) COURSES:

1. N01°09'29"W, A DISTANCE OF 1310.22 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 51°56'34", A RADIUS OF 681.01 FEET AND A DISTANCE OF 617.38 FEET TO A POINT OF TANGENT;
3. N50°47'05"E, A DISTANCE OF 231.41 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N39°12'56"W, A DELTA OF 40°43'24", A RADIUS OF 765.38 FEET AND A DISTANCE OF 544.00 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203281425;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID DOCUMENT DESCRIBED AS AN EXCEPTION RECORDED UNDER RECEPTION NO. 203281425 THE FOLLOWING THREE (3) COURSES:

1. N89°55'05"E, A DISTANCE OF 204.59 FEET;
2. N00°12'21"E, A DISTANCE OF 149.84 FEET;
3. N89°28'12"W, A DISTANCE OF 193.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID JACKSON CREEK PARKWAY;

THENCE N00°28'50"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID JACKSON CREEK PARKWAY, A DISTANCE OF 15.00 FEET;

THENCE S89°30'48"E, A DISTANCE OF 200.02 FEET;

THENCE N00°28'50"E, A DISTANCE OF 254.80 FEET;

THENCE S87°22'04"E, A DISTANCE OF 9.46 FEET;

THENCE S00°27'08"W, A DISTANCE OF 2585.46 FEET TO A POINT ON THE SOUTH LINE OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING ALSO ON THE NORTHERLY BOUNDARY OF WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51;

THENCE N89°56'22"W, ON THE SOUTH LINE OF SAID SECTION 14 BEING ALSO THE NORTHERLY BOUNDARY OF SAID WOODMOOR GREENS, A DISTANCE OF 100.32 FEET TO THE NORTHWESTERLY CORNER OF SAID WOODMOOR GREENS;

THENCE ON THE WESTERLY AND NORTHERLY BOUNDARY OF SAID WOODMOOR GREENS THE FOLLOWING FIVE (5) COURSES:

1. S00°05'54"E, A DISTANCE OF 129.98 FEET;
2. S89°51'10"W, A DISTANCE OF 183.23 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 08°26'10", A RADIUS OF 430.00 FEET AND A DISTANCE OF 63.31 FEET TO A POINT ON CURVE;
4. S81°27'13"W, A DISTANCE OF 370.33 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 55°16'54", A RADIUS OF 190.00 FEET AND A DISTANCE OF 183.32 FEET TO A POINT ON CURVE SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID WOODMOOR PLACER;

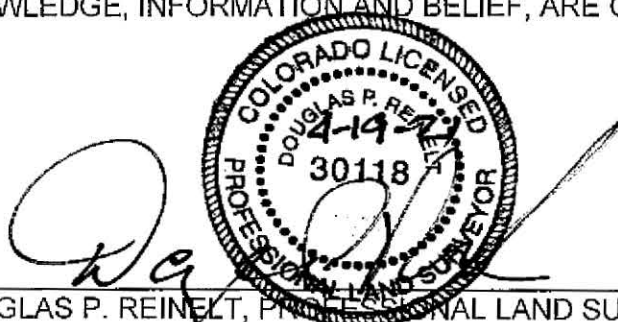
THENCE N81°32'59"W, ON THE NORTHERLY BOUNDARY OF SAID WOODMOOR PLACER, A DISTANCE OF 21.43 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 39.837 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 83.977 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 AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



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

April 19, 2021
DATE



619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903

(719)785-0790
 (719)785-0799 (Fax)

HIGH

CENTER LINE SECTION 14

LEGEND

- (R) RADIAL BEARING
- * NOT PART OF THIS PLAT

PARCEL
 28 REV
 REC. NO.
 203281425

1-1/4 YELLOW
 PLASTIC
 SURVEYORS CAP
 STAMPED "PLS"
 24964

1-1/4 YELLOW
 PLASTIC
 SURVEYORS CAP
 STAMPED "PLS"
 24964

BASIS OF BEARINGS
 S50°47'05"W
 231.41'



*BK 2477, *
 PG 40

20' MVEA
 REC. NO.
 202076662

PARCEL A
 44.140 AC

PARCEL B
 39.837 AC

TRACT 4 *
 BK 2000
 PG 440
 N10°45'29"W
 387.21'

*BK 2401, *
 PG 841

N79°15'45"E(R)

S74°55'58"E(R)

Δ=25°50'14"
 R=781.10'
 L=532.67'

Δ=57°56'34"
 R=801.01'
 L=726.17'

Δ=57°56'34"
 R=681.01'
 L=617.38'

N40°54'07"E
 636.63'

Δ=40°40'35"
 R=1163.71'
 L=826.16'

Δ=50°18'14"
 R=645.38'
 L=566.62'

S00°28'50"W
 252.17'

N00°28'50"E

Δ=4°00'19"
 R=3822.17'
 L=267.19'

S88°17'55"E
 306.42'

S2°16'35"E(R)

S01°09'29"E
 1289.90'

* JACKSON CREEK PARKWAY *
 REC. NO. 202061984

N01°09'29"W
 1310.22'

N50°47'05"E
 231.41'

N39°12'56"W(R)

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