



Land Development Consultants, Inc.

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Surveying • Planning

www.ldc-inc.com

ARACO CONCRETE  
Project No. 17033  
January 10, 2019  
Sheet 1 of 2

**EXHIBIT "A"**

**PARCEL DESCRIPTION: PARCEL COMBINATION . . . ARACO ENTERPRISES, LLC**

A PARCEL COMBINATION of El Paso County Assessor's Parcel No. 65244-00-053, 065 and 073 being a portion of the Southwest Quarter of the Southeast Quarter (SW4SE4) of Section 24, Township 15 South, Range 66 West of the 6th P.M., as described by document (QC Deed, Book 2450, Page 633, El Paso County, Colorado records) and EXCEPT Southmoor Drive (a.k.a. Old Colorado Springs and Pueblo Road – 60' public r.o.w.), that parcel described by document (QC Deed, Book 2354, Page 912, said El Paso County records) and that parcel described by document (Court Order Acquisition CDOT Project No. S 0016(34) Parcel No. 5, Book 2696, Page 89, said records), situate in El Paso County, Colorado, more particularly described as follows:

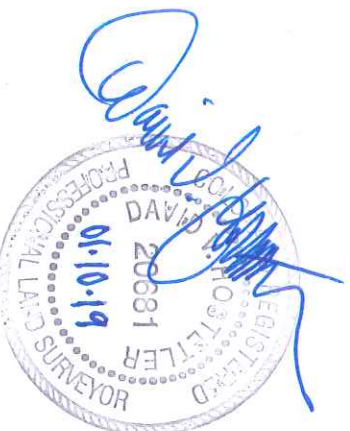
Beginning at the intersection of the Northernly line of said Section 24's SW4SE4 with the Southwesterly right-of-way line of said Southmoor Drive (all bearings in this description are relative to said SW4SE4's Northernly line, which bears N89°37'31"W "assumed"); thence N89°37'31"W along said Northernly line, said line also being coincident with the Northernly line of said Book 2450, Page 633's parcel, 427.84 feet to a point on a Northeastery line of said Book 2696, Page 89's parcel; thence S50°12'30"E along said parcel's Northeastery line, 1135.30 feet to a point on the Northwesterly line of said Book 2354, Page 912's parcel; thence N53°13'30"E along said parcel's Northwesterly line, 8.26 feet to a point on the Easterly line of said SW4SE4; thence N00°19'34"W along said Easterly line, said line also being coincident with the Easterly line of said Book 2450, Page 633's parcel, 102.12 feet to a point on said Southmoor Drive's Southwesterly right-of-way line; thence N36°08'59"W along said Southwesterly right-of-way line, 763.77 feet to the Point of Beginning and the terminus point of this description;

Containing 4.144 acres (180,526 square feet), more or less.

**SURVEYORS STATEMENT:** I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision, and checking; and on the basis of my knowledge, information and belief, are correct.

David V. Hostetler, Professional Land Surveyor  
Colorado P.L.S. No. 20681  
For and on behalf of LDC, Inc.

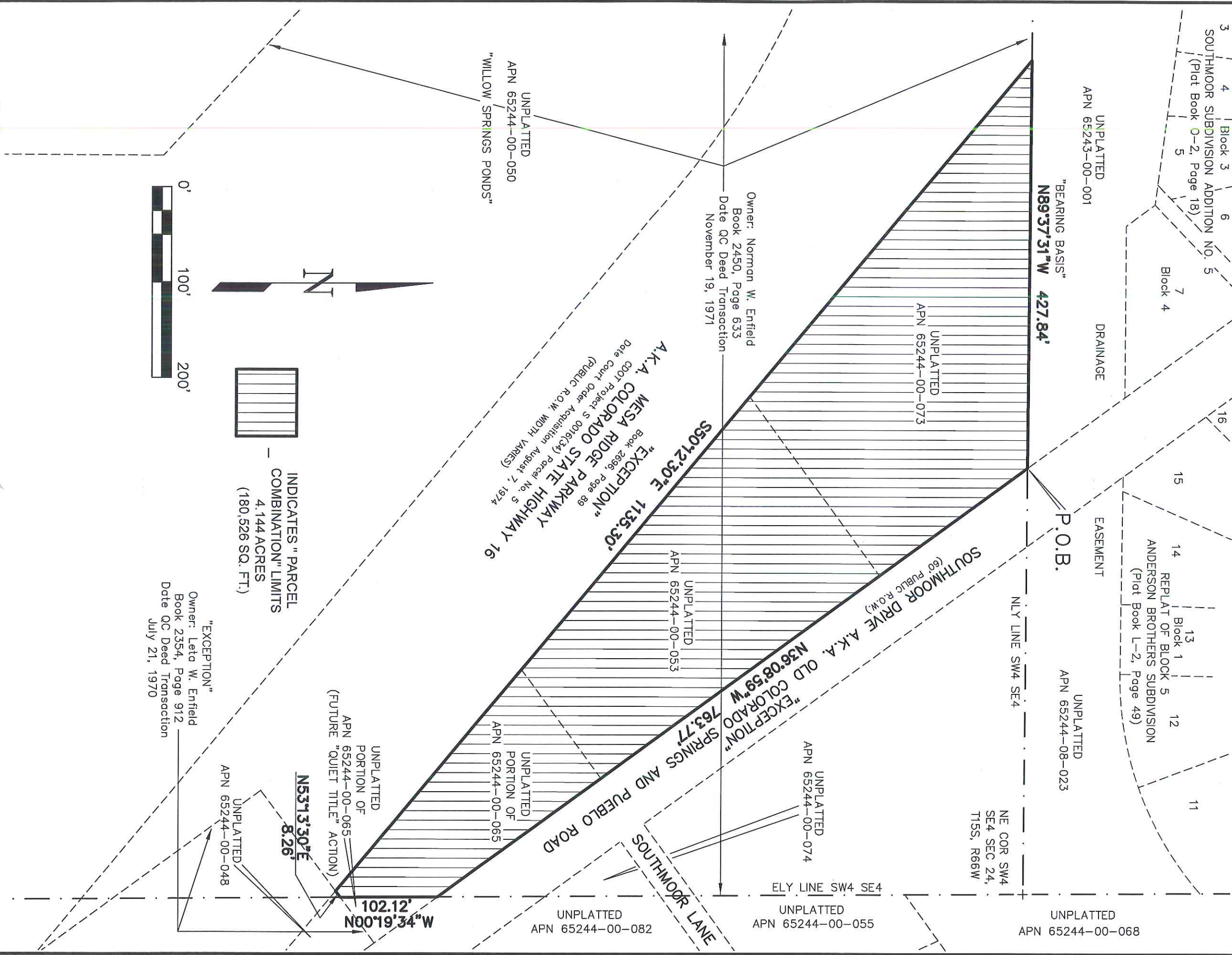
File: 17033 Parc Combo Legal.doc  
DVH/dh





# PARCEL COMBINATION EXHIBIT

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



3  
4  
5  
SOUTHMOOR SUBDIVISION ADDITION NO. 5  
(Plat Book 0-2, Page 18)

11  
12  
13  
14  
15  
16  
REPLAT OF BLOCK 5  
ANDERSON BROTHERS SUBDIVISION  
(Plat Book L-2, Page 49)

UNPLATTED  
APN 65243-00-001

UNPLATTED  
APN 65244-08-023

NE COR SW4  
SE4 SEC 24,  
T15S, R66W

UNPLATTED  
APN 65244-00-068

UNPLATTED  
APN 65244-00-073

UNPLATTED  
APN 65244-00-074

UNPLATTED  
APN 65244-00-055

UNPLATTED  
APN 65244-00-053

UNPLATTED  
APN 65244-00-082

UNPLATTED  
APN 65244-00-065

UNPLATTED  
APN 65244-00-050

Owner: Norman W. Enfield  
Book 2450, Page 633  
Date QC Deed Transaction  
November 19, 1971

**"EXCEPTION"**  
A.K.A. MESA RIDGE PARKWAY  
Book 2696, Page 89  
Date Court Order Acquisition August 7, 1974  
(PUBLIC R.O.W. WIDTH VARIES)

INDICATES "PARCEL  
COMBINATION" LIMITS  
4.144 ACRES  
(180,526 SQ. FT.)

**"EXCEPTION"**  
Owner: Leta W. Enfield  
Book 2354, Page 912  
Date QC Deed Transaction  
July 21, 1970

UNPLATTED  
PORTION OF  
APN 65244-00-065  
(FUTURE "QUIET TITLE" ACTION)

UNPLATTED  
APN 65244-00-048



**EXHIBIT "B"**  
SHEET 2 OF 2



PLANNING • SURVEYING  
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3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

DWN BY: SLG DATE: 12/18/18  
CK'D BY: DVH REF. NO.: EXHIBIT

NOTE: This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached PARCEL COMBINATION limits.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER  
17033