

18-003 Crossroads Mixed Use Metropolitan District Boundary Parcel Map Check Report

Client:

Colorado Springs Equities

Prepared by:

M&S Civil Consultants, Inc.

212 N. Wahsatch Ave.

Date: 7/13/2021 9:10:25 AM

Parcel Name: Boundary - BOUNDARY**Description:** Crossroads Mixed Use Filing No. 1 metropolitan district boundary - Tracts A, B, C, and D (everything except Lot 1)**Process segment order counterclockwise:** False**Enable mapcheck across chord:** False

North:13,278.8567'

East:7,898.4808'

Segment# 1: Line

Course: N3°58'20"E

Length: 347.72'

North: 13,625.7414'

East: 7,922.5684'

Segment# 2: Line

Course: N90°00'00"E

Length: 601.45'

North: 13,625.7414'

East: 8,524.0184'

Segment# 3: Line

Course: N57°40'23"E

Length: 69.34'

North: 13,662.8209'

East: 8,582.6114'

Segment# 4: Line

Course: N0°07'04"E

Length: 843.98'

North: 14,506.7991'

East: 8,584.3463'

Segment# 5: Line

Course: N89°43'00"E

Length: 339.86'

North: 14,508.4798'

East: 8,924.2021'

Segment# 6: Curve

Length: 221.10'

Radius: 605.00'

Delta: 20°56'21"

Tangent: 111.80'

Chord: 219.87'

Course: N79°14'49"E

Course In: N0°17'00"W

Course Out: S21°13'21"E

RP North: 15,113.4724'

East: 8,921.2104'

End North: 14,549.5024'

East: 9,140.2147'

Segment# 7: Line

Course: N89°43'06"E

Length: 44.80'

North: 14,549.7227'

East: 9,185.0142'

Segment# 8: Line

Course: N51°19'02"E

Length: 198.81'

North: 14,673.9805'

East: 9,340.2089'

Segment# 9: Line
 Course: S41°14'31"E Length: 397.89'
 North: 14,374.7941' East: 9,602.5139'

Segment# 10: Curve
 Length: 682.61' Radius: 7,514.00'
 Delta: 5°12'18" Tangent: 341.54'
 Chord: 682.38' Course: S51°24'05"W
 Course In: N41°12'04"W Course Out: S35°59'46"E
 RP North: 20,028.3437' East: 4,653.0117'
 End North: 13,949.0903' East: 9,069.2175'

Segment# 11: Line
 Course: S54°01'07"W Length: 497.15'
 North: 13,657.0035' East: 8,666.9198'

Segment# 12: Line
 Course: S57°40'23"W Length: 163.43'
 North: 13,569.6093' East: 8,528.8197'

Segment# 13: Curve
 Length: 698.63' Radius: 1,780.00'
 Delta: 22°29'17" Tangent: 353.87'
 Chord: 694.16' Course: S65°14'17"W
 Course In: N36°00'22"W Course Out: S13°31'05"E
 RP North: 15,009.5480' East: 7,482.4084'
 End North: 13,278.8606' East: 7,898.4865'

Perimeter: 5,106.76' Area: 712,019.69Sq.Ft.
 Error Closure: 0.0069 Course: N55°45'06"E
 Error North : 0.00389 East: 0.00572

Precision 1: 740,111.59

Parcel Area Report

Project Name: O:\18003A-Crossroads Mixed Use\Colorado Springs Equities LLC\dwg\Survey\Surv Exhibits\18-003 Crossroads.dwg

Report Date: 7/13/2021 9:12:44 AM

Client: Colorado Springs Equities

Project Description:

Prepared by: M&S Civil Consultants, Inc.

Parcel Name	Square Feet	Acres	
BOUNDARY	712019.693	16.346	5106.762