

# 44-037 Claremont BP Filing No. 3 Boundary Parcel Map Check Report

**Client:**

Hammers Construction

**Prepared by:**M&S Civil Consultants, Inc.  
102 E. Pikes Peak Ave.

Date: 4/26/2020 12:06:35 PM

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Parcel Name: Boundary - Claremeont 3  
Description: Claremont Business Park Filing No. 3 subdivision boundary  
Process segment order counterclockwise: False  
Enable mapcheck across chord: False

North: 19,041.2278'                      East: 9,464.9058'

**Segment# 1: Curve**

Length: 207.94'                      Radius: 605.00'  
Delta: 19°41'35"                      Tangent: 105.01'  
Chord: 206.92'                      Course: N2°19'03"W  
Course In: N82°28'15"W              Course Out: N77°50'10"E  
RP North: 19,120.5015'              East: 8,865.1219'  
End North: 19,247.9803'              East: 9,456.5390'

**Segment# 2: Line**

Course: N12°09'05"W                  Length: 118.69'  
North: 19,364.0110'                  East: 9,431.5553'

**Segment# 3: Curve**

Length: 932.82'                      Radius: 525.00'  
Delta: 101°48'12"                      Tangent: 646.05'  
Chord: 814.87'                      Course: N38°45'53"E  
Course In: N77°51'47"E              Course Out: N0°20'00"W  
RP North: 19,474.3917'              East: 9,944.8204'  
End North: 19,999.3828'              East: 9,941.7661'

**Segment# 4: Line**

Course: N89°40'01"E                  Length: 58.32'  
North: 19,999.7218'                  East: 10,000.0851'

**Segment# 5: Line**

Course: S0°10'49"W                      Length: 550.15'  
North: 19,449.5746'                      East: 9,998.3541'

Segment# 6: Curve  
 Length: 264.51' Radius: 605.00'  
 Delta: 25°02'59" Tangent: 134.40'  
 Chord: 262.40' Course: S12°21'26"E  
 Course In: S89°49'56"E Course Out: S65°07'05"W  
 RP North: 19,447.8030' East: 10,603.3515'  
 End North: 19,193.2492' East: 10,054.5097'

Segment# 7: Line  
 Course: S6°46'53"E Length: 142.31'  
 North: 19,051.9349' East: 10,071.3138'

Segment# 8: Line  
 Course: S14°56'24"W Length: 164.34'  
 North: 18,893.1502' East: 10,028.9458'

Segment# 9: Line  
 Course: S33°35'01"W Length: 192.22'  
 North: 18,733.0156' East: 9,922.6186'

Segment# 10: Line  
 Course: N56°02'38"W Length: 551.81'  
 North: 19,041.2333' East: 9,464.9112'

Perimeter: 3,183.11' Area: 595,012.77Sq.Ft.  
 Error Closure: 0.0077 Course: N44°19'33"E  
 Error North : 0.00552 East: 0.00539

Precision 1: 413,390.91

**Parcel Area Report**

**Project Name:** O:\44037A-CBP F2-Lots 1-8\44037A-CBP F2-Lots 1-8\dwg\Survey\Plat\44037 CBP No 3 Plat.dwg

**Report Date:** 4/26/2020 12:10:13 PM

**Client:** Hammers Construction

**Project Description:**

**Prepared by:** M&S Civil Consultants, Inc.

| Parcel Name  | Square Feet | Acres  |          |
|--------------|-------------|--------|----------|
| Claremeont 3 | 595012.773  | 13.660 | 3183.113 |

# 44-037 Claremont BP Filing No. 3 Tracts Parcel Map Check Report

**Client:**

Hammers Construction

Date: 4/26/2020 12:18:39 PM

**Prepared by:**

M&amp;S Civil Consultants, Inc.

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**Parcel Name:** Tracts - TRACT A**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 18,895.8141'

East: 9,680.8464'

**Segment# 1: Line**

Course: N56°02'38"W

Length: 260.34'

North: 19,041.2290'

East: 9,464.9033'

**Segment# 2: Curve**

Length: 38.59'

Radius: 605.00'

Delta: 3°39'15"

Tangent: 19.30'

Chord: 38.58'

Course: N5°42'07"E

Course In: N82°28'15"W

Course Out: S86°07'30"E

RP North: 19,120.5027'

East: 8,865.1194'

End North: 19,079.6168'

East: 9,468.7363'

**Segment# 3: Line**

Course: N89°41'23"E

Length: 126.11'

North: 19,080.2998'

East: 9,594.8445'

**Segment# 4: Line**

Course: S54°18'37"E

Length: 105.07'

North: 19,019.0024'

East: 9,680.1811'

**Segment# 5: Line**

Course: S0°18'37"E

Length: 123.19'

North: 18,895.8142'

East: 9,680.8482'

**Perimeter:** 653.29'**Area:** 21,313.05Sq.Ft.**Error Closure:** 0.0018**Course:** N87°31'06"E**Error North :** 0.00008**East:** 0.00181

Precision 1: 362,944.44

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Parcel Name: Tracts - TRACT B

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:19,616.8938' East:9,457.2165'

Segment# 1: Line

Course: S68°18'16"E Length: 238.95'  
North: 19,528.5601' East: 9,679.2396'

Segment# 2: Curve

Length: 31.64' Radius: 275.00'  
Delta: 6°35'29" Tangent: 15.84'  
Chord: 31.62' Course: S2°59'07"W  
Course In: S83°43'08"E Course Out: S89°41'23"W  
RP North: 19,498.4733' East: 9,952.5888'  
End North: 19,496.9840' East: 9,677.5928'

Segment# 3: Line

Course: S0°18'37"E Length: 0.45'  
North: 19,496.5340' East: 9,677.5953'

Segment# 4: Line

Course: S89°44'12"W Length: 240.34'  
North: 19,495.4294' East: 9,437.2578'

Segment# 5: Curve

Length: 123.39' Radius: 508.00'  
Delta: 13°55'02" Tangent: 62.00'  
Chord: 123.09' Course: N9°19'57"E  
Course In: S87°37'34"E Course Out: N73°42'32"W  
RP North: 19,474.3879' East: 9,944.8218'  
End North: 19,616.8910' East: 9,457.2186'

Perimeter: 634.76' Area: 18,509.63Sq.Ft.  
Error Closure: 0.0036 Course: S36°18'32"E  
Error North : -0.00289 East: 0.00212

Precision 1: 176,325.00

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Parcel Name: Tracts - TRACT C

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:19,999.7200' East:10,000.0800'

Segment# 1: Line

Course: S0°10'49"W Length: 37.41'

North: 19,962.3102' East: 9,999.9623'

Segment# 2: Curve

Length: 85.43' Radius: 150.00'

Delta: 32°37'55" Tangent: 43.91'

Chord: 84.28' Course: N76°43'03"W

Course In: S29°35'55"W Course Out: N3°02'00"W

RP North: 19,831.8841' East: 9,925.8742'

End North: 19,981.6740' East: 9,917.9366'

Segment# 3: Curve

Length: 626.63' Radius: 508.00'

Delta: 70°40'32" Tangent: 360.19'

Chord: 587.65' Course: S51°37'44"W

Course In: S3°02'00"E Course Out: N73°42'32"W

RP North: 19,474.3857' East: 9,944.8184'

End North: 19,616.8888' East: 9,457.2152'

Segment# 4: Curve

Length: 123.39' Radius: 508.00'

Delta: 13°55'02" Tangent: 62.00'

Chord: 123.09' Course: S9°19'57"W

Course In: S73°42'32"E Course Out: N87°37'34"W

RP North: 19,474.3857' East: 9,944.8184'

End North: 19,495.4273' East: 9,437.2544'

Segment# 5: Line

Course: S89°44'12"W Length: 17.02'

North: 19,495.3490' East: 9,420.2346'

Segment# 6: Curve

Length: 800.65'

Delta: 87°22'42"

Chord: 725.28'

Course In: S87°42'42"E

RP North: 19,474.3867'

End North: 19,999.3778'

Radius: 525.00'

Tangent: 501.51'

Course: N45°58'39"E

Course Out: N0°20'00"W

East: 9,944.8159'

East: 9,941.7616'

Segment# 7: Line

Course: N89°40'01"E

North: 19,999.7168'

Length: 58.32'

East: 10,000.0806'

Perimeter: 1,748.83'

Error Closure: 0.0033

Error North : -0.00321

Area: 14,889.30Sq.Ft.

Course: S10°50'34"E

East: 0.00062

Precision 1: 529,954.55

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**Parcel Area Report**

**Project Name:** O:\44037A-CBP F2-Lots 1-8\44037A-CBP F2-Lots 1-8\dwg\Survey\Plat\44037 CBP No 3 Plat.dwg

**Report Date:** 4/26/2020 12:26:26 PM

**Client:** Hammers Construction

**Project Description:**

**Prepared by:** M&S  
Civil Consultants

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| Parcel Name | Square Feet | Acres |          |
|-------------|-------------|-------|----------|
| TRACT A     | 21313.047   | 0.489 | 653.290  |
| TRACT B     | 18509.627   | 0.425 | 634.763  |
| TRACT C     | 14889.299   | 0.342 | 1748.833 |

# 44-037 Claremont BP Filing No. 3

## Lots Parcel Map Check Report

**Client:**  
Hammers Construction

**Prepared by:**  
M&S Civil Consultants, Inc.  
102 E. Pikes Peak Ave.

Date: 4/26/2020 12:32:55 PM

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Parcel Name: Lots - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 19,080.2181' East: 9,579.8458'

Segment# 1: Line

Course: S89°41'23"W Length: 111.11'

North: 19,079.6164' East: 9,468.7375'

Segment# 2: Curve

Length: 169.36' Radius: 605.00'

Delta: 16°02'19" Tangent: 85.24'

Chord: 168.80' Course: N4°08'40"W

Course In: N86°07'30"W Course Out: N77°50'10"E

RP North: 19,120.5023' East: 8,865.1206'

End North: 19,247.9810' East: 9,456.5377'

Segment# 3: Line

Course: N12°09'05"W Length: 13.74'

North: 19,261.4132' East: 9,453.6455'

Segment# 4: Line

Course: N77°22'44"E Length: 63.46'

North: 19,275.2794' East: 9,515.5720'

Segment# 5: Curve

Length: 42.97' Radius: 200.00'

Delta: 12°18'39" Tangent: 21.57'

Chord: 42.89' Course: N83°32'03"E

Course In: S12°37'16"E Course Out: N0°18'37"W

RP North: 19,080.1121' East: 9,559.2726'

End North: 19,280.1092' East: 9,558.1895'

Segment# 6: Line  
Course: N89°41'23"E                      Length: 20.57'  
North: 19,280.2206'                      East: 9,578.7592'

Segment# 7: Line  
Course: S0°18'37"E                      Length: 200.00'  
North: 19,080.2235'                      East: 9,579.8423'

Perimeter: 621.20'                      Area: 22,162.55Sq.Ft.  
Error Closure: 0.0065                      Course: N33°11'20"W  
Error North : 0.00543                      East: -0.00355

Precision 1: 95,570.77

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Parcel Name: Lots - 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:19,080.2993'                      East:9,594.8456'

Segment# 1: Line  
Course: S89°41'23"W                      Length: 15.00'  
North: 19,080.2181'                      East: 9,579.8458'

Segment# 2: Line  
Course: N0°18'37"W                      Length: 200.00'  
North: 19,280.2152'                      East: 9,578.7628'

Segment# 3: Line  
Course: N89°41'23"E                      Length: 100.00'  
North: 19,280.7567'                      East: 9,678.7613'

Segment# 4: Line  
Course: S0°18'37"E                      Length: 261.76'  
North: 19,019.0006'                      East: 9,680.1788'

Segment# 5: Line  
Course: N54°18'37"W                      Length: 105.07'  
North: 19,080.2979'                      East: 9,594.8422'

Perimeter: 681.82'  
Error Closure: 0.0037  
Error North : -0.00142

Area: 22,624.63Sq.Ft.  
Course: S67°21'03"W  
East: -0.00341

Precision 1: 184,278.38

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Parcel Name: Lots - 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:19,019.0046' East:9,680.1790'

Segment# 1: Line

Course: N0°18'37"W Length: 261.76'  
North: 19,280.7608' East: 9,678.7614'

Segment# 2: Line

Course: N89°41'23"E Length: 5.42'  
North: 19,280.7902' East: 9,684.1814'

Segment# 3: Curve

Length: 20.50' Radius: 50.00'  
Delta: 23°29'08" Tangent: 10.39'  
Chord: 20.35' Course: S78°34'03"E  
Course In: S0°18'37"E Course Out: N23°10'31"E  
RP North: 19,230.7909' East: 9,684.4521'  
End North: 19,276.7562' East: 9,704.1294'

Segment# 4: Line

Course: S66°49'29"E Length: 59.87'  
North: 19,253.1946' East: 9,759.1682'

Segment# 5: Line

Course: S20°07'44"E Length: 73.00'  
North: 19,184.6534' East: 9,784.2899'

Segment# 6: Line

Course: S0°18'37"E Length: 359.81'  
North: 18,824.8487' East: 9,786.2384'

Segment# 7: Line  
Course: N56°02'38"W Length: 127.05'  
North: 18,895.8134' East: 9,680.8548'

Segment# 8: Line  
Course: N0°18'37"W Length: 123.19'  
North: 19,019.0016' East: 9,680.1877'

Perimeter: 1,030.59' Area: 41,722.94Sq.Ft.  
Error Closure: 0.0092 Course: S70°44'35"E  
Error North : -0.00305 East: 0.00872

Precision 1: 112,021.74

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Parcel Name: Lots - 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:19,184.6508' East:9,784.2831'

Segment# 1: Line  
Course: N20°07'44"W Length: 73.00'  
North: 19,253.1921' East: 9,759.1613'

Segment# 2: Line  
Course: S66°49'29"E Length: 53.95'  
North: 19,231.9603' East: 9,808.7579'

Segment# 3: Line  
Course: N89°41'23"E Length: 228.93'  
North: 19,233.2000' East: 10,037.6845'

Segment# 4: Curve  
Length: 43.36' Radius: 605.00'  
Delta: 4°06'24" Tangent: 21.69'  
Chord: 43.35' Course: S22°49'44"E  
Course In: N69°13'28"E Course Out: S65°07'05"W  
RP North: 19,447.7984' East: 10,603.3456'  
End North: 19,193.2447' East: 10,054.5038'

Segment# 5: Line  
Course: S6°46'53"W Length: 142.31'  
North: 19,051.9303' East: 10,071.3079'

Segment# 6: Line  
Course: S14°56'24"W Length: 164.34'  
North: 18,893.1456' East: 10,028.9399'

Segment# 7: Line  
Course: S33°35'01"W Length: 192.22'  
North: 18,733.0111' East: 9,922.6127'

Segment# 8: Line  
Course: N56°02'38"W Length: 164.42'  
North: 18,824.8491' East: 9,786.2320'

Segment# 9: Line  
Course: N0°18'37"W Length: 359.81'  
North: 19,184.6538' East: 9,784.2835'

Perimeter: 1,422.34' Area: 116,589.85Sq.Ft.  
Error Closure: 0.0030 Course: N8°25'34"E  
Error North : 0.00301 East: 0.00045

Precision 1: 474,113.33

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Parcel Name: Lots - 5

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:19,231.9605' East:9,808.7577'

Segment# 1: Line  
Course: N66°49'29"W Length: 53.95'  
North: 19,253.1923' East: 9,759.1612'

Segment# 2: Line  
Course: N41°48'07"E Length: 71.54'  
North: 19,306.5220' East: 9,806.8467'

Segment# 3: Line  
Course: N0°18'37"W Length: 190.61'  
North: 19,497.1292' East: 9,805.8145'

Segment# 4: Line  
Course: N89°44'12"E Length: 192.69'  
North: 19,498.0148' East: 9,998.5025'

Segment# 5: Line  
Course: S0°10'49"W Length: 48.44'  
North: 19,449.5750' East: 9,998.3500'

Segment# 6: Curve  
Length: 221.14' Radius: 605.00'  
Delta: 20°56'35" Tangent: 111.82'  
Chord: 219.91' Course: S10°18'14"E  
Course In: S89°49'57"E Course Out: S69°13'28"W  
RP North: 19,447.8064' East: 10,603.3475'  
End North: 19,233.2080' East: 10,037.6863'

Segment# 7: Line  
Course: S89°41'23"W Length: 228.93'  
North: 19,231.9682' East: 9,808.7597'

Perimeter: 1,007.31' Area: 55,407.64Sq.Ft.  
Error Closure: 0.0080 Course: N14°23'45"E  
Error North : 0.00775 East: 0.00199

Precision 1: 125,912.50

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Parcel Name: Lots - 6  
Description:  
Process segment order counterclockwise: False  
Enable mapcheck across chord: False  
North:19,280.7863' East:9,684.1777'

Segment# 1: Line  
Course: S89°41'23"W Length: 5.42'  
North: 19,280.7569' East: 9,678.7578'

Segment# 2: Line  
Course: N0°18'37"W Length: 215.78'  
North: 19,496.5338' East: 9,677.5893'

Segment# 3: Line  
Course: N89°44'12"E Length: 128.22'  
North: 19,497.1231' East: 9,805.8079'

Segment# 4: Line  
Course: S0°18'37"E Length: 190.61'  
North: 19,306.5159' East: 9,806.8402'

Segment# 5: Line  
Course: S41°48'07"W Length: 71.54'  
North: 19,253.1861' East: 9,759.1546'

Segment# 6: Line  
Course: N66°49'29"W Length: 59.87'  
North: 19,276.7477' East: 9,704.1158'

Segment# 7: Curve  
Length: 20.50' Radius: 50.00'  
Delta: 23°29'08" Tangent: 10.39'  
Chord: 20.35' Course: N78°34'03"W  
Course In: S23°10'31"W Course Out: N0°18'37"W  
RP North: 19,230.7824' East: 9,684.4385'  
End North: 19,280.7817' East: 9,684.1678'

Perimeter: 691.93' Area: 28,640.96Sq.Ft.  
Error Closure: 0.0110 Course: S65°14'23"W  
Error North : -0.00459 East: -0.00996

Precision 1: 62,903.64

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Parcel Name: Lots - 7

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 19,280.7569' East: 9,678.7608'

Segment# 1: Line  
Course: S89°41'23"W Length: 100.00'  
North: 19,280.2154' East: 9,578.7623'

Segment# 2: Line  
Course: S89°41'23"W Length: 20.57'  
North: 19,280.1040' East: 9,558.1926'

Segment# 3: Curve  
Length: 42.97' Radius: 200.00'  
Delta: 12°18'39" Tangent: 21.57'  
Chord: 42.89' Course: S83°32'03"W  
Course In: S0°18'37"E Course Out: N12°37'16"W  
RP North: 19,080.1069' East: 9,559.2757'  
End North: 19,275.2742' East: 9,515.5751'

Segment# 4: Line  
Course: S77°22'44"W Length: 63.46'  
North: 19,261.4080' East: 9,453.6485'

Segment# 5: Line  
Course: N12°09'05"W Length: 104.95'  
North: 19,364.0066' East: 9,431.5570'

Segment# 6: Curve  
Length: 132.18' Radius: 525.00'  
Delta: 14°25'32" Tangent: 66.44'  
Chord: 131.83' Course: N4°55'27"W  
Course In: N77°51'47"E Course Out: N87°42'41"W  
RP North: 19,474.3873' East: 9,944.8222'  
End North: 19,495.3522' East: 9,420.2409'

Segment# 7: Line  
Course: N89°44'12"E Length: 257.36'  
North: 19,496.5351' East: 9,677.5982'

Segment# 8: Line  
Course: S0°18'37"E Length: 215.78'  
North: 19,280.7582' East: 9,678.7667'

Perimeter: 937.28' Area: 54,386.03Sq.Ft.  
Error Closure: 0.0060 Course: N77°37'56"E  
Error North : 0.00129 East: 0.00590

Precision 1: 156,211.67

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Parcel Name: Lots - 8

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:19,773.4208' East:9,999.3676'

Segment# 1: Line

Course: S0°10'49"W Length: 275.41'  
North: 19,498.0122' East: 9,998.5010'

Segment# 2: Line

Course: S89°44'12"W Length: 192.69'  
North: 19,497.1266' East: 9,805.8130'

Segment# 3: Line

Course: S89°44'12"W Length: 128.22'  
North: 19,496.5373' East: 9,677.5944'

Segment# 4: Line

Course: N0°18'37"W Length: 0.45'  
North: 19,496.9873' East: 9,677.5920'

Segment# 5: Curve

Length: 31.64' Radius: 275.00'  
Delta: 6°35'29" Tangent: 15.84'  
Chord: 31.62' Course: N2°59'07"E  
Course In: N89°41'23"E Course Out: N83°43'08"W  
RP North: 19,498.4765' East: 9,952.5879'  
End North: 19,528.5633' East: 9,679.2387'

Segment# 6: Curve

Length: 222.29' Radius: 275.00'  
Delta: 46°18'49" Tangent: 117.62'  
Chord: 216.29' Course: N29°26'17"E

Course In: S83°43'08"E  
RP North: 19,498.4765'  
End North: 19,716.9251'

Course Out: N37°24'19"W  
East: 9,952.5879'  
East: 9,785.5394'

Segment# 7: Curve

Length: 179.85'  
Delta: 37°28'18"  
Chord: 176.66'  
Course In: S37°24'19"E  
RP North: 19,498.4765'  
End North: 19,773.4763'

Radius: 275.00'  
Tangent: 93.27'  
Course: N71°19'50"E  
Course Out: N0°03'59"E  
East: 9,952.5879'  
East: 9,952.9066'

Segment# 8: Line

Course: S89°56'01"E  
North: 19,773.4225'

Length: 46.46'  
East: 9,999.3665'

Perimeter: 1,077.01'  
Error Closure: 0.0019  
Error North : 0.00165

Area: 72,525.69Sq.Ft.  
Course: N31°54'22"W  
East: -0.00103

Precision 1: 566,847.37

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Parcel Name: Lots - 9

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:19,897.0913'

East:9,663.0608'

Segment# 1: Line

Course: S34°12'27"E  
North: 19,716.9279'

Length: 217.85'  
East: 9,785.5343'

Segment# 2: Curve

Length: 222.29'  
Delta: 46°18'49"  
Chord: 216.29'  
Course In: S37°24'19"E  
RP North: 19,498.4792'  
End North: 19,528.5661'

Radius: 275.00'  
Tangent: 117.62'  
Course: S29°26'17"W  
Course Out: N83°43'08"W  
East: 9,952.5828'  
East: 9,679.2336'

Segment# 3: Line  
Course: N68°18'16"W Length: 238.95'  
North: 19,616.8998' East: 9,457.2105'

Segment# 4: Curve  
Length: 354.85' Radius: 508.00'  
Delta: 40°01'22" Tangent: 185.01'  
Chord: 347.68' Course: N36°18'09"E  
Course In: S73°42'32"E Course Out: N33°41'10"W  
RP North: 19,474.3968' East: 9,944.8137'  
End North: 19,897.0978' East: 9,663.0552'

Perimeter: 1,033.94' Area: 65,238.69Sq.Ft.  
Error Closure: 0.0086 Course: N41°17'36"W  
Error North : 0.00644 East: -0.00566

Precision 1: 120,225.58

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Parcel Name: Lots - 10  
Description:  
Process segment order counterclockwise: False  
Enable mapcheck across chord: False  
North:19,962.3144' East:9,999.9622'

Segment# 1: Line  
Course: S0°10'49"W Length: 188.89'  
North: 19,773.4253' East: 9,999.3679'

Segment# 2: Line  
Course: N89°56'01"W Length: 46.46'  
North: 19,773.4792' East: 9,952.9079'

Segment# 3: Curve  
Length: 179.85' Radius: 275.00'  
Delta: 37°28'18" Tangent: 93.27'  
Chord: 176.66' Course: S71°19'50"W  
Course In: S0°03'59"W Course Out: N37°24'19"W  
RP North: 19,498.4794' East: 9,952.5893'  
End North: 19,716.9280' East: 9,785.5408'

Segment# 4: Line  
Course: N34°12'27"W  
North: 19,897.0915'

Length: 217.85'  
East: 9,663.0674'

Segment# 5: Curve  
Length: 271.78'  
Delta: 30°39'10"  
Chord: 268.55'  
Course In: S33°41'10"E  
RP North: 19,474.3905'  
End North: 19,981.6787'

Radius: 508.00'  
Tangent: 139.22'  
Course: N71°38'25"E  
Course Out: N3°02'00"W  
East: 9,944.8259'  
East: 9,917.9441'

Segment# 6: Curve  
Length: 85.43'  
Delta: 32°37'55"  
Chord: 84.28'  
Course In: S3°02'00"E  
RP North: 19,831.8889'  
End North: 19,962.3149'

Radius: 150.00'  
Tangent: 43.91'  
Course: S76°43'03"E  
Course Out: N29°35'55"E  
East: 9,925.8816'  
East: 9,999.9697'

Perimeter: 990.27'  
Error Closure: 0.0075  
Error North : 0.00050

Area: 61,002.18Sq.Ft.  
Course: N86°10'35"E  
East: 0.00750

Precision 1: 132,034.67

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**Parcel Area Report****Client:** Hammers Construction**Project Name:** O:\44037A-CBP F2-Lots 1-8\44037A-CBP F2-Lots 1-8\dwg\Survey\Plat\44037 CBP No 3 Plat.dwg**Project Description:****Report Date:** 4/26/2020 12:35:56 PM**Prepared by:** M&S Civil  
Consultants, Inc.

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| <b>Parcel Name</b> | <b>Square Feet</b> | <b>Acres</b> |          |
|--------------------|--------------------|--------------|----------|
| 1                  | 22162.546          | 0.509        | 621.205  |
| 2                  | 22624.635          | 0.519        | 681.822  |
| 3                  | 41722.940          | 0.958        | 1030.589 |
| 4                  | 116589.850         | 2.677        | 1422.342 |
| 5                  | 55407.644          | 1.272        | 1007.305 |
| 6                  | 28640.961          | 0.658        | 691.929  |
| 7                  | 54386.027          | 1.249        | 937.278  |
| 8                  | 72525.691          | 1.665        | 1077.011 |
| 9                  | 65238.693          | 1.498        | 1033.943 |
| 10                 | 61002.184          | 1.400        | 990.269  |