

43-117 Dwire Storage Yard Boundary Parcel Map Check Report

Client: Dwire
Prepared by: Preparer
M&S Civil Consultants, Inc.
20 Boulder Crescent
Date: 1/30/2019 3:00:21 PM

Parcel Name: Boundary - DWIRE STORAGE YARD

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 8,532.6140' East: 14,150.5770'

Segment# 1: Line

Course: N9°06'45"E Length: 145.85'

North: 8,676.6233' East: 14,173.6758'

Segment# 2: Line

Course: N0°59'19"E Length: 325.07'

North: 9,001.6449' East: 14,179.2844'

Segment# 3: Line

Course: N1°07'15"W Length: 804.53'

North: 9,806.0209' East: 14,163.5470'

Segment# 4: Curve

Length: 649.44' Radius: 1,795.32'

Delta: 20°43'34" Tangent: 328.31'

Chord: 645.91' Course: N73°36'49"E

Course In: S26°44'58"E Course Out: N6°01'24"W

RP North: 8,202.8302' East: 14,971.6022'

End North: 9,988.2386' East: 14,783.2131'

Segment# 5: Line

Course: S0°13'52"W Length: 1,455.11'

North: 8,533.1405' East: 14,777.3437'

Segment# 6: Line
Course: S89°57'07"W
North: 8,532.6148'

Length: 626.77'
East: 14,150.5739'

Perimeter: 4,006.77'
Error Closure: 0.0032
Error North : 0.00078

Area: 843,414.22Sq.Ft.
Course: N75°56'48"W
East: -0.00311

Precision 1: 1,252,115.63

Parcel Area Report

Client: Dwire

Project Name: O:\43117A-Dwire Yard\Dwire
Yard\dwg\Survey\Plat\43-117 Dwire Final Plat.dwg

Project Description:

Report Date: 1/30/2019 3:04:02 PM

Prepared by: M&S Civil
Consultants

Parcel Name	Square Feet	Acres	
DWIRE STORAGE YARD	843414.215	19.362	4006.771

43-117 Dwire Storage Yard

Tracts Parcel Map Check Report

Client: Dwire
Prepared by: Preparer
M&S Civil Consultants, Inc.
102 E. Pikes Peak Ave., 5th Floor
Date: 9/6/2019 4:31:51 PM

Parcel Name: Tracts - TRACT A

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 9,605.9270' East: 14,167.4627'

Segment# 1: Line

Course: N1°07'15"W Length: 200.13'
North: 9,806.0187' East: 14,163.5480'

Segment# 2: Curve

Length: 200.23' Radius: 1,795.32'
Delta: 6°23'24" Tangent: 100.22'
Chord: 200.12' Course: N66°26'44"E
Course In: S26°44'58"E Course Out: N20°21'34"W
RP North: 8,202.8279' East: 14,971.6031'
End North: 9,885.9916' East: 14,346.9960'

Segment# 3: Line

Course: S32°39'42"W Length: 332.67'
North: 9,605.9260' East: 14,167.4616'

Perimeter: 733.03' Area: 18,882.25Sq.Ft.
Error Closure: 0.0015 Course: S47°10'59"W
Error North : -0.00102 East: -0.00110

Precision 1: 488,686.67

Parcel Name: Tracts - TRACT B

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 8,532.6140'

East: 14,150.5770'

Segment# 1: Line

Course: N9°06'45"E

Length: 145.85'

North: 8,676.6233'

East: 14,173.6758'

Segment# 2: Line

Course: N89°57'07"E

Length: 237.05'

North: 8,676.8221'

East: 14,410.7257'

Segment# 3: Line

Course: S79°55'20"E

Length: 231.47'

North: 8,636.3183'

East: 14,638.6244'

Segment# 4: Line

Course: S0°02'53"E

Length: 103.30'

North: 8,533.0184'

East: 14,638.7110'

Segment# 5: Line

Course: S89°57'07"W

Length: 488.13'

North: 8,532.6090'

East: 14,150.5812'

Perimeter: 1,205.80'

Area: 63,980.14Sq.Ft.

Error Closure: 0.0065

Course: S39°42'35"E

Error North : -0.00503

East: 0.00418

Precision 1: 185,507.69

Parcel Area Report

Project Name: O:\43117A-Dwire Yard\Dwire Yard\dwg\Survey\Plat\43-117 Dwire Final Plat.dwg

Report Date: 9/6/2019 4:34:44 PM

Client: Dwire

Project Description:

Prepared by: M&S Civil
Consultants

Parcel Name	Square Feet	Acres	
TRACT A	18882.252	0.433	733.027
TRACT B	63980.143	1.469	1205.803

43-117 Dwire Storage Yard Lot Parcel Map Check Report

Client: Dwire
Prepared by: M&S Civil Consultants, Inc.
102 E. Pikes Peak Ave., 5th Floor
Date: 9/6/2019 4:18:44 PM; 4/15/2020 1:57:04 PM

Parcel Name: Lots - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 8,676.6281' East: 14,173.6766'

Segment# 1: Line

Course: N0°59'19"E Length: 325.07'

North: 9,001.6497' East: 14,179.2852'

Segment# 2: Line

Course: N1°07'15"W Length: 604.40'

North: 9,605.9341' East: 14,167.4626'

Segment# 3: Line

Course: N32°39'42"E Length: 332.67'

North: 9,885.9997' East: 14,346.9970'

Segment# 4: Curve

Length: 449.21' Radius: 1,795.32'

Delta: 14°20'10" Tangent: 225.79'

Chord: 448.04' Course: N76°48'31"E

Course In: S20°21'34"E Course Out: N6°01'24"W

RP North: 8,202.8360' East: 14,971.6041'

End North: 9,988.2445' East: 14,783.2150'

Segment# 5: Line

Course: S0°13'52"W Length: 1,455.11'

North: 8,533.1463' East: 14,777.3456'

Segment# 6: Line

Course: S89°57'07"W Length: 138.64'

North: 8,533.0301' East: 14,638.7056'

Segment# 7: Line
Course: N0°02'53"W Length: 103.30'
North: 8,636.3300' East: 14,638.6190'

Segment# 8: Line
Course: N79°55'20"W Length: 231.47'
North: 8,676.8338' East: 14,410.7203'

Segment# 9: Line
Course: S89°57'07"W Length: 237.05'
North: 8,676.6349' East: 14,173.6704'

Perimeter: 3,876.91' Area: 760,551.82Sq.Ft.
Error Closure: 0.0092 Course: N42°12'11"W
Error North : 0.00683 East: -0.00619

Precision 1: 421,404.35

Parcel Area Report

Client: Dwire

Project Name: O:\43117A-Dwire Yard\Dwire Yard\dwg\Survey\Plat\43-117 Dwire Final Plat.dwg

Project Description:

Report Date: 9/6/2019 4:25:02 PM; 4/15/2020 2:02:31 PM

Prepared by: M&S Civil
Consultants

Parcel Name	Square Feet	Acres	
1	760551.820	17.460	3876.914