

# 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

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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

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**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

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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., 5<sup>th</sup> Floor  
**Date:** 9/6/2019 4:31:51 PM

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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

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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

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**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

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<b>Parcel Name</b>	<b>Square Feet</b>	<b>Acres</b>	
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., 5<sup>th</sup> Floor  
Date: 9/6/2019 4:18:44 PM

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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"W Length: 325.07'

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

Segment# 2: Line

Course: N1°07'15"W Length: 21.72'

North: 9,023.3656' East: 14,178.8604'

Segment# 3: Line

Course: S89°46'08"E Length: 600.46'

North: 9,020.9435' East: 14,779.3155'

Segment# 4: Line

Course: S0°13'52"W Length: 487.80'

North: 8,533.1475' East: 14,777.3479'

Segment# 5: Line

Course: S89°57'07"W Length: 138.64'

North: 8,533.0312' East: 14,638.7079'

Segment# 6: Line

Course: N0°02'53"W Length: 103.30'

North: 8,636.3312' East: 14,638.6213'

Segment# 7: Line

Course: N79°55'20"W Length: 231.47'

North: 8,676.8349' East: 14,410.7226'

Segment# 8: Line  
Course: S89°57'07"W  
North: 8,676.6361'

Length: 237.05'  
East: 14,173.6727'

Perimeter: 2,145.51'  
Error Closure: 0.0089  
Error North : 0.00800

Area: 232,498.29Sq.Ft.  
Course: N25°58'48"W  
East: -0.00390

Precision 1: 241,068.54

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Parcel Name: Lots - 2  
Description:

Process segment order counterclockwise: False  
Enable mapcheck across chord: False

North:9,023.3611' East:14,178.8603'

Segment# 1: Line  
Course: N1°07'15"W  
North: 9,312.1858'

Length: 288.88'  
East: 14,173.2096'

Segment# 2: Line  
Course: S89°46'08"E  
North: 9,309.7363'

Length: 607.28'  
East: 14,780.4846'

Segment# 3: Line  
Course: S0°13'52"W  
North: 9,020.9386'

Length: 288.80'  
East: 14,779.3197'

Segment# 4: Line  
Course: N89°46'08"W  
North: 9,023.3607'

Length: 600.46'  
East: 14,178.8646'

Perimeter: 1,785.41'  
Error Closure: 0.0043  
Error North : -0.00043

Area: 174,394.35Sq.Ft.  
Course: S84°11'26"E  
East: 0.00425

Precision 1: 415,213.95

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Parcel Name: Lots - 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:9,312.1813'

East:14,173.2097'

Segment# 1: Line

Course: N1°07'15"W

Length: 285.68'

North: 9,597.8066'

East: 14,167.6215'

Segment# 2: Line

Course: S89°46'08"E

Length: 614.02'

North: 9,595.3299'

East: 14,781.6365'

Segment# 3: Line

Course: S0°13'52"W

Length: 285.60'

North: 9,309.7322'

East: 14,780.4845'

Segment# 4: Line

Course: N89°46'08"W

Length: 607.28'

North: 9,312.1817'

East: 14,173.2095'

Perimeter: 1,792.57'

Area: 174,400.69Sq.Ft.

Error Closure: 0.0005

Course: N27°08'14"W

Error North : 0.00048

East: -0.00024

Precision 1: 3,585,160.00

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Parcel Name: Lots - 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:9,597.8063'

East:14,167.6216'

Segment# 1: Line

Course: N1°07'15"W

Length: 8.12'

North: 9,605.9247'

East: 14,167.4627'

Segment# 2: Line

Course: N32°39'42"E

Length: 332.67'

North: 9,885.9903'

East: 14,346.9971'

Segment# 3: Curve

Length: 449.21'

Delta: 14°20'10"

Chord: 448.04'

Course In: S20°21'34"E

RP North: 8,202.8267'

End North: 9,988.2351'

Radius: 1,795.32'

Tangent: 225.79'

Course: N76°48'31"E

Course Out: N6°01'24"W

East: 14,971.6043'

East: 14,783.2151'

Segment# 4: Line

Course: S0°13'52"W

North: 9,595.3283'

Length: 392.91'

East: 14,781.6303'

Segment# 5: Line

Course: N89°46'08"W

North: 9,597.8051'

Length: 614.02'

East: 14,167.6153'

Perimeter: 1,796.93'

Error Closure: 0.0064

Error North : -0.00121

Area: 179,258.48Sq.Ft.

Course: S79°06'59"W

East: -0.00630

Precision 1: 280,770.31

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**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

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

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Parcel Name	Square Feet	Acres	
1	232498.295	5.337	2145.509
2	174394.355	4.004	1785.408
3	174400.687	4.004	1792.573
4	179258.483	4.115	1796.932