

70-083 Ponderosa Filing No. 3A

Vacation and Replat

Lot Parcel Map Check Report

Client:
Challenger

Prepared by:
M&S Civil Consultants, Inc.
212 N. Wahsatch Ave., Suite 305

Date: 3/18/2021 12:40:05 PM

Parcel Name: Lots - 88

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:24,077.7320' East:22,943.0268'

Segment# 1: Line

Course: S34°11'35"E Length: 52.06'

North: 24,034.6706' East: 22,972.2837'

Segment# 2: Line

Course: S55°48'25"W Length: 16.00'

North: 24,025.6789' East: 22,959.0493'

Segment# 3: Line

Course: N34°11'35"W Length: 80.19'

North: 24,092.0080' East: 22,913.9839'

Segment# 4: Curve

Length: 12.79' Radius: 175.00'

Delta: 4°11'11" Tangent: 6.40'

Chord: 12.78' Course: N63°54'25"E

Course In: S28°11'10"E Course Out: N23°59'59"W

RP North: 23,937.7598' East: 22,996.6429'

End North: 24,097.6306' East: 22,925.4647'

Segment# 5: Curve

Length: 13.98' Radius: 60.00'

Delta: 13°20'43" Tangent: 7.02'

Chord: 13.94' Course: N72°40'22"E

Course In: S23°59'59"E
RP North: 24,042.8178'
End North: 24,101.7834'

Course Out: N10°39'16"W
East: 22,949.8687'
East: 22,938.7755'

Segment# 6: Line
Course: S34°11'35"E
North: 24,083.3545'

Length: 22.28'
East: 22,951.2965'

Segment# 7: Line
Course: S55°48'25"W
North: 24,077.7347'

Length: 10.00'
East: 22,943.0250'

Perimeter: 207.30'
Error Closure: 0.0032
Error North : 0.00267

Area: 1,506.71Sq.Ft.
Course: N33°51'25"W
East: -0.00179

Precision 1: 64,781.25

Parcel Name: Lots - 89

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:24,092.0081' East:22,913.9838'

Segment# 1: Line
Course: S34°11'35"E
North: 24,026.5062'

Length: 79.19'
East: 22,958.4873'

Segment# 2: Line
Course: S55°48'25"W
North: 24,015.2665'

Length: 20.00'
East: 22,941.9443'

Segment# 3: Line
Course: N34°11'35"W
North: 24,081.5542'

Length: 80.14'
East: 22,896.9070'

Segment# 4: Curve
Length: 20.03'
Delta: 6°33'33"
Chord: 20.02'

Radius: 175.00'
Tangent: 10.03'
Course: N58°32'03"E

Course In: S34°44'43"E
RP North: 23,937.7578'
End North: 24,092.0059'

Course Out: N28°11'10"W
East: 22,996.6446'
East: 22,913.9856'

Perimeter: 199.37'
Error Closure: 0.0028
Error North : -0.00216

Area: 1,597.18Sq.Ft.
Course: S38°40'14"E
East: 0.00173

Precision 1: 71,200.00

Parcel Name: Lots - 90

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:24,081.5565'

East:22,896.9055'

Segment# 1: Line

Course: S34°11'35"E

Length: 77.60'

North: 24,017.3697'

East: 22,940.5153'

Segment# 2: Line

Course: S55°48'25"W

Length: 24.00'

North: 24,003.8821'

East: 22,920.6638'

Segment# 3: Line

Course: N34°11'35"W

Length: 75.72'

North: 24,066.5138'

East: 22,878.1104'

Segment# 4: Curve

Length: 24.09'

Radius: 175.00'

Delta: 7°53'17"

Tangent: 12.07'

Chord: 24.07'

Course: N51°18'38"E

Course In: S42°38'01"E

Course Out: N34°44'43"W

RP North: 23,937.7663'

East: 22,996.6393'

End North: 24,081.5628'

East: 22,896.9017'

Perimeter: 201.41'

Area: 1,846.46Sq.Ft.

Error Closure: 0.0074

Course: N30°53'34"W

Error North : 0.00632

East: -0.00378

Precision 1: 27,217.57

Parcel Area Report**Client:** Challenger**Project Name:** O:\70083A-Tract L Ponderosa\Tract L
Ponderosa\dwg\Survey\Vacation & Replat\70-083
Ponderosa 3A V&R.dwg**Project Description:****Report Date:** 3/18/2021 12:47:19 PM**Prepared by:** M&S Civil
Consultants, Inc.

Parcel Name	Square Feet	Acres	
88	1506.715	0.035	207.298
89	1597.182	0.037	199.369
90	1846.464	0.042	201.411

70-083 Ponderosa Filing No. 3A Vacation and Replat Tracts Parcel Map Check Report

Client:

Challenger

Prepared by:

M&S Civil Consultants, Inc.
212 N. Wahsatch Ave., Suite 305

Date: 3/18/2021 12:50:44 PM

Parcel Name: General Tracts - TRACT G

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:24,059.4141'

East:22,870.8444'

Segment# 1: Curve

Length: 10.16'

Radius: 175.00'

Delta: 3°19'34"

Tangent: 5.08'

Chord: 10.16'

Course: N45°42'12"E

Course In: S45°57'34"E

Course Out: N42°38'01"W

RP North: 23,937.7598'

East: 22,996.6428'

End North: 24,066.5072'

East: 22,878.1140'

Segment# 2: Line

Course: S34°11'35"E

Length: 75.72'

North: 24,003.8756'

East: 22,920.6673'

Segment# 3: Line

Course: N55°48'25"E

Length: 24.00'

North: 24,017.3631'

East: 22,940.5189'

Segment# 4: Line

Course: S34°11'35"E

Length: 2.54'

North: 24,015.2622'

East: 22,941.9463'

Segment# 5: Line

Course: N55°48'25"E

Length: 20.00'

North: 24,026.5019'

East: 22,958.4893'

Segment# 6: Line
Course: S34°11'35"E Length: 1.00'
North: 24,025.6747' East: 22,959.0513'

Segment# 7: Line
Course: N55°48'25"E Length: 16.00'
North: 24,034.6664' East: 22,972.2857'

Segment# 8: Line
Course: N34°11'35"W Length: 52.06'
North: 24,077.7278' East: 22,943.0288'

Segment# 9: Line
Course: N55°48'25"E Length: 10.00'
North: 24,083.3476' East: 22,951.3003'

Segment# 10: Line
Course: S34°11'35"E Length: 62.06'
North: 24,032.0148' East: 22,986.1770'

Segment# 11: Line
Course: S55°48'25"W Length: 80.00'
North: 23,987.0561' East: 22,920.0051'

Segment# 12: Line
Course: N34°11'35"W Length: 87.47'
North: 24,059.4068' East: 22,870.8484'

Perimeter: 441.01' Area: 2,209.77Sq.Ft.
Error Closure: 0.0083 Course: S28°58'48"E
Error North : -0.00724 East: 0.00401

Precision 1: 53,133.73

Parcel Name: Open Space Tracts - TRACT P
Description: designated open space trace tract
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:24,405.9035' East:23,131.7429'

Segment# 1: Line
Course: N0°37'56"W Length: 73.08'
North: 24,478.9791' East: 23,130.9365'

Segment# 2: Line
Course: N89°22'05"E Length: 50.79'
North: 24,479.5392' East: 23,181.7235'

Segment# 3: Line
Course: S0°00'00"E Length: 312.96'
North: 24,166.5792' East: 23,181.7235'

Segment# 4: Line
Course: N87°42'56"W Length: 43.04'
North: 24,168.2948' East: 23,138.7177'

Segment# 5: Line
Course: S47°06'36"W Length: 825.75'
North: 23,606.2952' East: 22,533.7223'

Segment# 6: Curve
Length: 121.91' Radius: 673.62'
Delta: 10°22'10" Tangent: 61.12'
Chord: 121.75' Course: N19°30'50"W
Course In: N65°18'05"E Course Out: S75°40'15"W
RP North: 23,887.7639' East: 23,145.7184'
End North: 23,721.0482' East: 22,493.0548'

Segment# 7: Line
Course: N79°17'27"E Length: 72.24'
North: 23,734.4721' East: 22,564.0366'

Segment# 8: Curve
Length: 8.96' Radius: 580.10'
Delta: 0°53'06" Tangent: 4.48'
Chord: 8.96' Course: S14°56'45"E
Course In: N75°29'48"E Course Out: S74°36'42"W
RP North: 23,879.7502' East: 23,125.6506'
End North: 23,725.8150' East: 22,566.3475'

Segment# 9: Line
Course: N74°36'42"E Length: 17.50'
North: 23,730.4588' East: 22,583.2201'

Segment# 10: Curve
Length: 4.69' Radius: 562.60'
Delta: 0°28'40" Tangent: 2.35'
Chord: 4.69' Course: S15°37'38"E
Course In: N74°36'42"E Course Out: S74°08'02"W
RP North: 23,879.7502' East: 23,125.6506'
End North: 23,725.9408' East: 22,584.4838'

Segment# 11: Line
Course: N74°08'02"E Length: 27.00'
North: 23,733.3224' East: 22,610.4552'

Segment# 12: Curve
Length: 5.94' Radius: 535.60'
Delta: 0°38'07" Tangent: 2.97'
Chord: 5.94' Course: N15°32'54"W
Course In: N74°08'02"E Course Out: S74°46'10"W
RP North: 23,879.7502' East: 23,125.6506'
End North: 23,739.0461' East: 22,608.8627'

Segment# 13: Line
Course: N74°46'10"E Length: 17.00'
North: 23,743.5121' East: 22,625.2656'

Segment# 14: Curve
Length: 35.42' Radius: 518.60'
Delta: 3°54'46" Tangent: 17.72'
Chord: 35.41' Course: N13°16'27"W
Course In: N74°46'10"E Course Out: S78°40'56"W
RP North: 23,879.7502' East: 23,125.6506'
End North: 23,777.9748' East: 22,617.1354'

Segment# 15: Line
Course: N79°17'27"E Length: 75.57'
North: 23,792.0175' East: 22,691.3892'

Segment# 16: Line
Course: N10°42'33"W Length: 21.26'
North: 23,812.9072' East: 22,687.4386'

Segment# 17: Line
Course: N82°35'59"E Length: 76.92'
North: 23,822.8145' East: 22,763.7178'

Segment# 18: Line
Course: N7°24'01"W Length: 82.71'
North: 23,904.8356' East: 22,753.0648'

Segment# 19: Curve
Length: 3.26' Radius: 60.00'
Delta: 3°06'31" Tangent: 1.63'
Chord: 3.25' Course: S75°23'53"E
Course In: S13°02'51"W Course Out: N16°09'22"E
RP North: 23,846.3846' East: 22,739.5192'
End North: 23,904.0150' East: 22,756.2146'

Segment# 20: Curve
Length: 121.97' Radius: 60.00'
Delta: 116°28'19" Tangent: 96.91'
Chord: 102.03' Course: N47°55'13"E
Course In: N16°09'22"E Course Out: N79°41'03"E
RP North: 23,961.6455' East: 22,772.9099'
End North: 23,972.3899' East: 22,831.9400'

Segment# 21: Curve
Length: 32.88' Radius: 60.00'
Delta: 31°24'01" Tangent: 16.87'
Chord: 32.47' Course: N5°23'04"E
Course In: N79°41'03"E Course Out: N68°54'56"W
RP North: 23,983.1343' East: 22,890.9702'
End North: 24,004.7190' East: 22,834.9871'

Segment# 22: Line
Course: S46°40'03"E Length: 21.19'
North: 23,990.1777' East: 22,850.4004'

Segment# 23: Curve
Length: 7.07' Radius: 4.50'
Delta: 90°00'00" Tangent: 4.50'
Chord: 6.36' Course: S1°40'03"E
Course In: S43°19'57"W Course Out: S46°40'03"E
RP North: 23,986.9045' East: 22,847.3123'
End North: 23,983.8165' East: 22,850.5855'

Segment# 24: Line
Course: S43°19'57"W Length: 13.50'
North: 23,973.9968' East: 22,841.3214'

Segment# 25: Line
Course: S46°40'03"E Length: 37.00'
North: 23,948.6062' East: 22,868.2346'

Segment# 26: Line
Course: N43°19'57"E Length: 18.00'
North: 23,961.6991' East: 22,880.5868'

Segment# 27: Line
Course: S46°40'03"E Length: 7.28'
North: 23,956.7034' East: 22,885.8821'

Segment# 28: Line
Course: N43°19'57"E Length: 25.00'
North: 23,974.8880' East: 22,903.0379'

Segment# 29: Line
Course: N46°40'03"W Length: 5.68'
North: 23,978.7858' East: 22,898.9064'

Segment# 30: Line
Course: N43°19'57"E Length: 18.00'
North: 23,991.8787' East: 22,911.2585'

Segment# 31: Line
Course: N46°40'03"W Length: 52.00'
North: 24,027.5627' East: 22,873.4346'

Segment# 32: Line
Course: S43°19'57"W Length: 13.50'
North: 24,017.7430' East: 22,864.1705'

Segment# 33: Curve
Length: 7.07' Radius: 4.50'
Delta: 90°00'00" Tangent: 4.50'
Chord: 6.36' Course: S88°19'57"W
Course In: N46°40'03"W Course Out: S43°19'57"W
RP North: 24,020.8310' East: 22,860.8972'
End North: 24,017.5578' East: 22,857.8092'

Segment# 34: Line
Course: N46°40'03"W Length: 15.25'
North: 24,028.0228' East: 22,846.7166'

Segment# 35: Curve
Length: 39.67' Radius: 175.00'
Delta: 12°59'17" Tangent: 19.92'
Chord: 39.58' Course: N37°32'47"E
Course In: S58°56'51"E Course Out: N45°57'34"W
RP North: 23,937.7538' East: 22,996.6382'
End North: 24,059.4080' East: 22,870.8398'

Segment# 36: Line
Course: S34°11'35"E Length: 87.47'
North: 23,987.0574' East: 22,919.9965'

Segment# 37: Line
Course: N55°48'25"E Length: 80.00'
North: 24,032.0160' East: 22,986.1684'

Segment# 38: Line
Course: N34°11'35"W Length: 84.34'
North: 24,101.7777' East: 22,938.7707'

Segment# 39: Curve
Length: 21.17' Radius: 60.00'
Delta: 20°12'43" Tangent: 10.69'
Chord: 21.06' Course: N89°27'05"E

Course In: S10°39'16"E
RP North: 24,042.8121'
End North: 24,101.9793'

Course Out: N9°33'27"E
East: 22,949.8638'
East: 22,959.8261'

Segment# 40: Curve
Length: 97.85'
Delta: 93°26'33"
Chord: 87.36'
Course In: N9°33'27"E
RP North: 24,161.1465'
End North: 24,154.7550'

Radius: 60.00'
Tangent: 63.72'
Course: N52°50'10"E
Course Out: S83°53'06"E
East: 22,969.7883'
East: 23,029.4469'

Segment# 41: Line
Course: S89°39'52"E
North: 24,154.2147'

Length: 92.25'
East: 23,121.6953'

Segment# 42: Line
Course: N6°09'08"E
North: 24,178.2058'

Length: 24.13'
East: 23,124.2814'

Segment# 43: Line
Course: N0°06'08"E
North: 24,238.2257'

Length: 60.02'
East: 23,124.3885'

Segment# 44: Line
Course: N9°50'17"E
North: 24,270.4349'

Length: 32.69'
East: 23,129.9740'

Segment# 45: Line
Course: N0°37'56"W
North: 24,345.8503'

Length: 75.42'
East: 23,129.1418'

Segment# 46: Line
Course: N89°22'04"E
North: 24,346.0381'

Length: 17.02'
East: 23,146.1608'

Segment# 47: Line
Course: N0°37'56"W
North: 24,356.0375'

Length: 10.00'
East: 23,146.0504'

Segment# 48: Line
Course: N89°22'04"E Length: 5.35'
North: 24,356.0966' East: 23,151.4001'

Segment# 49: Line
Course: N0°37'56"W Length: 40.00'
North: 24,396.0941' East: 23,150.9587'

Segment# 50: Line
Course: S89°22'04"W Length: 6.30'
North: 24,396.0246' East: 23,144.6591'

Segment# 51: Line
Course: N0°37'56"W Length: 10.02'
North: 24,406.0440' East: 23,144.5486'

Segment# 52: Line
Course: S89°22'04"W Length: 12.82'
North: 24,405.9026' East: 23,131.7293'

Perimeter: 3,067.92' Area: 52,550.57Sq.Ft.
Error Closure: 0.0136 Course: S85°58'01"W
Error North : -0.00096 East: -0.01359

Precision 1: 225,581.62

Parcel Area Report

Client: Challenger

Project Name: O:\70083A-Tract L Ponderosa\Tract L
Ponderosa\dwg\Survey\Vacation & Replat\70-083 Ponderosa 3A
V&R.dwg

Project Description:

Report Date: 3/18/2021 12:55:43 PM

Prepared by: M&S
Civil Consultants, Inc.

Parcel Name	Square Feet	Acres	
TRACT G	2209.771	0.051	441.013
TRACT P	52550.569	1.206	3067.922