

18-004 Crossroads Mixed Use Filing No. 2

Boundary Parcel Map Check Report

Client:

Colorado Springs Equities

Prepared by:

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

Date: 9/26/2022 3:51:37 PM

Parcel Name: Replat Boundary - TRACT D

Description: Tract D Crossroads Mixed Use Filing No. 1 replatted as Crossroads Mixed Use Filing No. 2

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 14,638.9779'

East: 9,370.8890'

Segment# 1: Line

Course: S41°14'31"E

Length: 351.35'

North: 14,374.7864'

East: 9,602.5130'

Segment# 2: 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: 20,028.3361'

East: 4,653.0107'

End North: 13,949.0826'

East: 9,069.2165'

Segment# 3: Line

Course: S54°01'07"W

Length: 497.15'

North: 13,656.9958'

East: 8,666.9188'

Segment# 4: Line

Course: S57°40'23"W

Length: 40.66'

North: 13,635.2529'

East: 8,632.5607'

Segment# 5: Line

Course: N0°07'04"E

Length: 871.79'

North: 14,507.0411'

East: 8,634.3527'

Segment# 6: Line

Course: N89°43'00"E

Length: 358.74'

North: 14,508.8151'

East: 8,993.0884'

Segment# 7: Curve

Length: 173.30'

Delta: 16°20'40"

Chord: 172.71'

Course In: N5°29'11"W

RP North: 15,113.5321'

End North: 14,549.5995'

Radius: 607.50'

Tangent: 87.24'

Course: N76°20'28"E

Course Out: S21°49'52"E

East: 8,935.0057'

East: 9,160.9179'

Segment# 8: Line

Course: N89°43'06"E

North: 14,549.7180'

Length: 24.10'

East: 9,185.0176'

Segment# 9: Line

Course: N51°19'02"E

North: 14,575.6746'

Length: 41.53'

East: 9,217.4367'

Segment# 10: Curve

Length: 11.78'

Delta: 1°06'39"

Chord: 11.78'

Course In: N27°42'15"W

RP North: 15,113.5307'

End North: 14,581.2510'

Radius: 607.50'

Tangent: 5.89'

Course: N61°44'25"E

Course Out: S28°48'54"E

East: 8,935.0061'

East: 9,227.8108'

Segment# 11: Curve

Length: 60.99'

Delta: 10°52'12"

Chord: 60.90'

Course In: N28°48'54"W

RP North: 14,862.9430'

End North: 14,615.5273'

Radius: 321.50'

Tangent: 30.59'

Course: N55°45'00"E

Course Out: S39°41'06"E

East: 9,072.8532'

East: 9,278.1523'

Segment# 12: Line

Course: N50°18'54"E

North: 14,657.3087'

Length: 65.43'

East: 9,328.5051'

Segment# 13: Line

Course: N87°46'03"E

North: 14,657.7746'

Length: 11.96'

East: 9,340.4560'

Segment# 14: Line
Course: S41°14'31"E
North: 14,632.0585'

Length: 34.20'
East: 9,363.0020'

Segment# 15: Line
Course: N48°45'29"E
North: 14,638.9806'

Length: 10.50'
East: 9,370.8973'

Perimeter: 3,236.08'
Error Closure: 0.0087
Error North : 0.00264

Area: 523,424.77Sq.Ft.
Course: N72°23'34"E
East: 0.00831

Precision 1: 371,964.37

Parcel Area Report

Client: Colorado Springs
Equities

Project Name: O:\18004A-Crossroads MU-Retail\Equity Group\Survey\Plat\18-004 Crossroads MU Retail FP.dwg

Project Description:

Report Date: 9/26/2022 4:13:24 PM

Prepared by: Preparer

Parcel Name	Square Feet	Acres	
TRACT D	523424.774	12.016	3236.082

18-004 Crossroads Mixed Use Filing No. 2

Tract Parcel Map Check Report

Client:

Colorado Springs Equities

Prepared by:

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

Date: 9/26/2022 4:04:54 PM; 7/28/2023 4:32:10 P.M.

Parcel Name: Tract A - TRACT A

Description: Access tract - private roads

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 14,232.3649'

East: 8,991.2606'

Segment# 1: Curve

Length: 144.48'

Radius: 225.00'

Delta: 36°47'32"

Tangent: 74.83'

Chord: 142.01'

Course: N18°16'43"W

Course In: N53°19'31"E

Course Out: N89°52'57"W

RP North: 14,366.7510'

East: 9,171.7194'

End North: 14,367.2124'

East: 8,946.7199'

Segment# 2: Line

Course: N0°07'03"E

Length: 141.37'

North: 14,508.5821'

East: 8,947.0098'

Segment# 3: Line

Course: N89°43'00"E

Length: 46.07'

North: 14,508.8099'

East: 8,993.0792'

Segment# 4: Curve

Length: 3.95'

Radius: 607.50'

Delta: 0°22'20"

Tangent: 1.97'

Chord: 3.95'

Course: N84°19'39"E

Course In: N5°29'11"W

Course Out: S5°51'31"E

RP North: 15,113.5269'

East: 8,934.9966'

End North: 14,509.2000'

East: 8,997.0065'

Segment# 5: Line

Course: S0°07'03"W

Length: 142.10'

North: 14,367.1003'

East: 8,996.7151'

Segment# 6: Curve

Length: 112.38'

Delta: 36°47'32"

Chord: 110.45'

Course In: S89°52'57"E

RP North: 14,366.7414'

End North: 14,262.2189'

Radius: 175.00'

Tangent: 58.20'

Course: S18°16'43"E

Course Out: S53°19'31"W

East: 9,171.7147'

East: 9,031.3579'

Segment# 7: Line

Course: S36°40'29"E

North: 14,244.7104'

Length: 21.83'

East: 9,044.3963'

Segment# 8: Line

Course: N53°19'31"E

North: 14,259.6422'

Length: 25.00'

East: 9,064.4473'

Segment# 9: Line

Course: S36°40'29"E

North: 14,219.5402'

Length: 50.00'

East: 9,094.3108'

Segment# 10: Line

Course: S53°19'31"W

North: 14,116.7618'

Length: 172.08'

East: 8,956.2959'

Segment# 11: Curve

Length: 144.48'

Delta: 36°47'33"

Chord: 142.01'

Course In: N36°40'29"W

RP North: 14,297.2206'

End North: 14,072.2211'

Radius: 225.00'

Tangent: 74.83'

Course: S71°43'17"W

Course Out: S0°07'04"W

East: 8,821.9099'

East: 8,821.4474'

Segment# 12: Line

Course: N89°52'56"W

North: 14,072.6075'

Length: 188.00'

East: 8,633.4478'

Segment# 13: Line

Course: N0°07'04"E

North: 14,122.6074'

Length: 50.00'

East: 8,633.5505'

Segment# 14: Line
Course: S89°52'56"E Length: 188.00'
North: 14,122.2210' East: 8,821.5501'

Segment# 15: Curve
Length: 112.38' Radius: 175.00'
Delta: 36°47'33" Tangent: 58.20'
Chord: 110.46' Course: N71°43'17"E
Course In: N0°07'04"E Course Out: S36°40'29"E
RP North: 14,297.2206' East: 8,821.9099'
End North: 14,156.8637' East: 8,926.4324'

Segment# 16: Line
Course: N53°19'31"E Length: 97.08'
North: 14,214.8468' East: 9,004.2943'

Segment# 17: Line
Course: N36°40'29"W Length: 21.83'
North: 14,232.3553' East: 8,991.2559'

Perimeter: 1,661.04' Area: 39,016.89Sq.Ft.
Error Closure: 0.0106 Course: S26°01'35"W
Error North : -0.00955 East: -0.00466

Precision 1: 156,700.94

Parcel Name: Tracts B C D - TRACT B
Description: Future Development
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,507.0414' East:8,634.3468'

Segment# 1: Line
Course: N89°43'00"E Length: 312.67'
North: 14,508.5875' East: 8,947.0130'

Segment# 2: Line
Course: S0°07'03"W Length: 141.37'
North: 14,367.2178' East: 8,946.7231'

Segment# 3: Curve

Length: 144.48'

Delta: 36°47'32"

Chord: 142.01'

Course In: S89°52'57"E

RP North: 14,366.7564'

End North: 14,232.3704'

Radius: 225.00'

Tangent: 74.83'

Course: S18°16'43"E

Course Out: S53°19'31"W

East: 9,171.7226'

East: 8,991.2638'

Segment# 4: Line

Course: S36°40'29"E

North: 14,214.8618'

Length: 21.83'

East: 9,004.3022'

Segment# 5: Line

Course: S53°19'31"W

North: 14,156.8787'

Length: 97.08'

East: 8,926.4403'

Segment# 6: Curve

Length: 112.38'

Delta: 36°47'32"

Chord: 110.46'

Course In: N36°40'29"W

RP North: 14,297.2356'

End North: 14,122.2360'

Radius: 175.00'

Tangent: 58.20'

Course: S71°43'17"W

Course Out: S0°07'03"W

East: 8,821.9178'

East: 8,821.5589'

Segment# 7: Line

Course: N89°52'56"W

North: 14,122.6224'

Length: 188.00'

East: 8,633.5593'

Segment# 8: Line

Course: N0°07'04"E

North: 14,507.0516'

Length: 384.43'

East: 8,634.3495'

Perimeter: 1,402.25'

Error Closure: 0.0106

Error North : 0.01025

Area: 122,610.56Sq.Ft.

Course: N14°42'24"E

East: 0.00269

Precision 1: 132,286.79

Parcel Name: Tracts B C D - TRACT C
Description: Future Development
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North: 14,638.9779' East: 9,370.8890'

Segment# 1: Line

Course: S41°14'31"E Length: 351.35'
North: 14,374.7864' East: 9,602.5130'

Segment# 2: Curve

Length: 565.24' Radius: 7,514.00'
Delta: 4°18'36" Tangent: 282.75'
Chord: 565.10' Course: S50°57'14"W
Course In: N41°12'04"W Course Out: S36°53'28"E
RP North: 20,028.3361' East: 4,653.0107'
End North: 14,018.8057' East: 9,163.6360'

Segment# 3: Line

Course: N36°40'29"W Length: 202.40'
North: 14,181.1384' East: 9,042.7483'

Segment# 4: Line

Course: N53°19'31"E Length: 64.31'
North: 14,219.5490' East: 9,094.3275'

Segment# 5: Line

Course: N36°40'29"W Length: 50.00'
North: 14,259.6509' East: 9,064.4639'

Segment# 6: Line

Course: S53°19'31"W Length: 25.00'
North: 14,244.7191' East: 9,044.4129'

Segment# 7: Line

Course: N36°40'29"W Length: 21.83'
North: 14,262.2277' East: 9,031.3745'

Segment# 8: Curve

Length: 112.38'

Delta: 36°47'32"

Chord: 110.45'

Course In: N53°19'31"E

RP North: 14,366.7501'

End North: 14,367.1090'

Radius: 175.00'

Tangent: 58.20'

Course: N18°16'43"W

Course Out: N89°52'57"W

East: 9,171.7313'

East: 8,996.7317'

Segment# 9: Line

Course: N0°07'03"E

North: 14,509.2087'

Length: 142.10'

East: 8,997.0231'

Segment# 10: Curve

Length: 169.35'

Delta: 15°58'20"

Chord: 168.80'

Course In: N5°51'31"W

RP North: 15,113.5356'

End North: 14,549.6031'

Radius: 607.50'

Tangent: 85.23'

Course: N76°09'18"E

Course Out: S21°49'52"E

East: 8,935.0132'

East: 9,160.9254'

Segment# 11: Line

Course: N89°43'06"E

North: 14,549.7216'

Length: 24.10'

East: 9,185.0251'

Segment# 12: Line

Course: N51°19'02"E

North: 14,575.6781'

Length: 41.53'

East: 9,217.4442'

Segment# 13: Curve

Length: 11.78'

Delta: 1°06'39"

Chord: 11.78'

Course In: N27°42'15"W

RP North: 15,113.5342'

End North: 14,581.2546'

Radius: 607.50'

Tangent: 5.89'

Course: N61°44'25"E

Course Out: S28°48'54"E

East: 8,935.0135'

East: 9,227.8182'

Segment# 14: Curve

Length: 60.99'

Delta: 10°52'12"

Chord: 60.90'

Radius: 321.50'

Tangent: 30.59'

Course: N55°45'00"E

Course In: N28°48'54"W	Course Out: S39°41'06"E
RP North: 14,862.9466'	East: 9,072.8607'
End North: 14,615.5309'	East: 9,278.1598'

Segment# 15: Line	
Course: N50°18'54"E	Length: 65.43'
North: 14,657.3123'	East: 9,328.5125'

Segment# 16: Line	
Course: N87°46'03"E	Length: 11.96'
North: 14,657.7782'	East: 9,340.4634'

Segment# 17: Line	
Course: S41°14'31"E	Length: 34.20'
North: 14,632.0621'	East: 9,363.0095'

Segment# 18: Line	
Course: N48°45'29"E	Length: 10.50'
North: 14,638.9841'	East: 9,370.9047'

Perimeter: 1,964.43'	Area: 218,775.85Sq.Ft.
Error Closure: 0.0170	Course: N68°33'32"E
Error North : 0.00620	East: 0.01578

Precision 1: 115,555.88

Parcel Name: Tracts B C D - TRACT D
Description: Future Development
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:13,635.2552' East:8,632.5547'

Segment# 1: Line	
Course: N0°07'04"E	Length: 437.36'
North: 14,072.6142'	East: 8,633.4538'

Segment# 2: Line	
Course: S89°52'56"E	Length: 188.00'
North: 14,072.2278'	East: 8,821.4534'

Segment# 3: Curve

Length: 82.44'

Delta: 20°59'40"

Chord: 81.99'

Course In: N0°07'03"E

RP North: 14,297.2273'

End North: 14,086.9986'

Radius: 225.00'

Tangent: 41.69'

Course: N79°37'14"E

Course Out: S20°52'36"E

East: 8,821.9148'

East: 8,902.0952'

Segment# 4: Line

Course: S35°58'53"E

North: 13,917.2349'

Length: 209.79'

East: 9,025.3516'

Segment# 5: Line

Course: S54°01'07"W

North: 13,656.9977'

Length: 442.94'

East: 8,666.9210'

Segment# 6: Line

Course: S57°40'23"W

North: 13,635.2548'

Length: 40.66'

East: 8,632.5629'

Perimeter: 1,401.19'

Error Closure: 0.0082

Error North : -0.00036

Area: 108,420.57Sq.Ft.

Course: S87°27'45"E

East: 0.00818

Precision 1: 170,876.83

Parcel Area Report

Client: Colorado Springs
Equities

Project Name: O:\18004A-Crossroads MU-Retail\Equity Group\Survey\Plat\18-004 Crossroads MU Retail FP.dwg

Project Description:

Report Date: 9/26/2022 4:16:11 PM; 7/28/2023 4:32:10 P.M.

Prepared by: Preparer

Parcel Name	Square Feet	Acres	
TRACT A	39016.891	0.896	1661.039
TRACT B	122610.560	2.815	1402.246
TRACT C	218775.851	5.022	1964.432
TRACT D	108420.566	2.489	1401.188

18-004 Crossroads Mixed Use Filing No. 2

Lot Parcel Map Check Report

Client:

Colorado Springs Equities

Prepared by:

M&S Civil Consultants, Inc.

102 E. Pikes Peak Ave.

Date: 9/26/2022 4:23:38 PM; 7/28/2023 4:32:10 P.M.

Parcel Name: Lots - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 13,949.0831'

East: 9,069.2098'

Segment# 1: Line

Course: S54°01'07"W

Length: 54.21'

North: 13,917.2335'

East: 9,025.3427'

Segment# 2: Line

Course: N35°58'53"W

Length: 209.79'

North: 14,086.9972'

East: 8,902.0863'

Segment# 3: Curve

Length: 62.04'

Radius: 225.00'

Delta: 15°47'53"

Tangent: 31.22'

Chord: 61.84'

Course: N61°13'27"E

Course In: N20°52'37"W

Course Out: S36°40'29"E

RP North: 14,297.2255'

East: 8,821.9049'

End North: 14,116.7666'

East: 8,956.2909'

Segment# 4: Line

Course: N53°19'31"E

Length: 107.78'

North: 14,181.1406'

East: 9,042.7347'

Segment# 5: Line

Course: S36°40'29"E

Length: 202.40'

North: 14,018.8078'

East: 9,163.6224'

Segment# 6: Curve

Length: 117.38'

Delta: 0°53'42"

Chord: 117.37'

Course In: N36°53'28"W

RP North: 20,028.3382'

End North: 13,949.0847'

Radius: 7,514.00'

Tangent: 58.69'

Course: S53°33'23"W

Course Out: S35°59'46"E

East: 4,652.9971'

East: 9,069.2029'

Perimeter: 753.58'

Error Closure: 0.0071

Error North : 0.00168

Area: 34,600.90Sq.Ft.

Course: N76°20'15"W

East: -0.00692

Precision 1: 106,140.85

Parcel Area Report

Project Name: O:\18004A-Crossroads MU-Retail\Equity Group\Survey\Plat\18-004 Crossroads MU Retail FP.dwg

Report Date: 9/26/2022 4:25:09 PM; 7/28/2023 4:32:10 P.M.

Client: Colorado Springs
Equities

**Project
Description:**
Prepared by:
Preparer

Parcel Name	Square Feet	Acres	
1	34600.904	0.794	753.584