

Southern Colorado Rail Park Addition No. 1

Boundary Parcel Map Check Report

Client:

Mulliken

Prepared by:

M&S Civil Consultants, Inc.

212 N. Wahsatch Ave. Ste. 305

Date: 12/18/2024 4:13:17 PM

Parcel Name: Annexation Petition - SOUTHERN COLORADO RAIL PARK

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,298,143.3937'

East: 3,215,195.2356'

Segment# 1: Line

Course: N1°30'28"W

Length: 5,285.06'

North: 1,303,426.6238'

East: 3,215,056.1717'

Segment# 2: Line

Course: N88°40'09"E

Length: 2,788.00'

North: 1,303,491.3761'

East: 3,217,843.4196'

Segment# 3: Line

Course: N0°39'18"W

Length: 1,312.70'

North: 1,304,803.9903'

East: 3,217,828.4133'

Segment# 4: Line

Course: N89°11'58"E

Length: 1,197.78'

North: 1,304,820.7255'

East: 3,219,026.0764'

Segment# 5: Curve

Length: 38.00'

Radius: 160.00'

Delta: 13°36'22"

Tangent: 19.09'

Chord: 37.91'

Course: S28°08'29"W

Course In: S55°03'20"E

Course Out: N68°39'42"W

RP North: 1,304,729.0804'

East: 3,219,157.2296'

End North: 1,304,787.3003'

East: 3,219,008.1979'

Segment# 6: Line

Course: S21°20'19"W

Length: 355.09'

North: 1,304,456.5531'

East: 3,218,878.9881'

Segment# 7: Line
Course: S68°39'41"E
North: 1,304,431.0816'

Length: 70.00'
East: 3,218,944.1894'

Segment# 8: Curve
Length: 646.18'
Delta: 68°33'42"
Chord: 608.31'
Course In: S68°39'41"E
RP North: 1,304,234.5869'
End North: 1,304,774.5861'

Radius: 540.00'
Tangent: 368.10'
Course: N55°37'10"E
Course Out: N0°05'59"W
East: 3,219,447.1703'
East: 3,219,446.2305'

Segment# 9: Line
Course: N89°54'02"E
North: 1,304,775.2050'

Length: 356.58'
East: 3,219,802.8099'

Segment# 10: Line
Course: N88°26'46"E
North: 1,304,792.1033'

Length: 623.16'
East: 3,220,425.7408'

Segment# 11: Line
Course: N88°26'46"E
North: 1,304,798.1840'

Length: 224.24'
East: 3,220,649.8983'

Segment# 12: Line
Course: N89°38'21"E
North: 1,304,800.0299'

Length: 293.10'
East: 3,220,942.9925'

Segment# 13: Line
Course: N89°04'51"E
North: 1,304,812.1235'

Length: 753.88'
East: 3,221,696.7755'

Segment# 14: Line
Course: N86°07'34"E
North: 1,304,837.9114'

Length: 381.70'
East: 3,222,077.6034'

Segment# 15: Line
Course: N86°06'37"E
North: 1,304,870.2123'

Length: 476.16'
East: 3,222,552.6665'

Segment# 16: Line
Course: N86°06'40"E Length: 471.02'
North: 1,304,902.1577' East: 3,223,022.6020'

Segment# 17: Line
Course: S0°57'56"E Length: 25.58'
North: 1,304,876.5814' East: 3,223,023.0330'

Segment# 18: Line
Course: S0°57'56"E Length: 1,329.72'
North: 1,303,547.0502' East: 3,223,045.4406'

Segment# 19: Line
Course: S0°59'15"E Length: 2,639.23'
North: 1,300,908.2122' East: 3,223,090.9258'

Segment# 20: Line
Course: S0°59'25"E Length: 2,639.15'
North: 1,298,269.4563' East: 3,223,136.5376'

Segment# 21: Line
Course: S0°46'56"E Length: 2,617.07'
North: 1,295,652.6302' East: 3,223,172.2656'

Segment# 22: Line
Course: N89°21'33"E Length: 1,171.75'
North: 1,295,665.7356' East: 3,224,343.9423'

Segment# 23: Line
Course: S0°51'32"E Length: 2,637.30'
North: 1,293,028.7319' East: 3,224,383.4751'

Segment# 24: Line
Course: S0°20'16"E Length: 1,320.03'
North: 1,291,708.7248' East: 3,224,391.2571'

Segment# 25: Line
Course: S89°13'59"W Length: 1,155.32'
North: 1,291,693.2605' East: 3,223,236.0406'

Segment# 26: Line
Course: S1°04'10"E Length: 1,326.55'
North: 1,290,366.9416' East: 3,223,260.7997'

Segment# 27: Line
Course: S0°39'21"E Length: 2,640.17'
North: 1,287,726.9446' East: 3,223,291.0196'

Segment# 28: Line
Course: S89°36'51"W Length: 5,275.28'
North: 1,287,691.4208' East: 3,218,015.8592'

Segment# 29: Line
Course: S89°07'11"W Length: 2,637.64'
North: 1,287,650.8983' East: 3,215,378.5305'

Segment# 30: Line
Course: N1°34'52"W Length: 5,263.81'
North: 1,292,912.7042' East: 3,215,233.2909'

Segment# 31: Line
Course: N0°25'00"W Length: 5,230.86'
North: 1,298,143.4259' East: 3,215,195.2514'

Perimeter: 61,095.39' Area: 135,345,833.23Sq.Ft.
Error Closure: 0.0359 Course: N26°08'07"E
Error North : 0.03218 East: 0.01579

Precision 1: 1,481,395.82

cel Name: Annexation Petition - Exception A

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,298,213.7536' East:3,217,889.1382'

Segment# 1: Line
Course: N0°30'22"W Length: 659.62'
North: 1,298,873.3478' East: 3,217,883.3117'

Segment# 2: Line
Course: N88°38'46"E
North: 1,298,888.9097'

Length: 658.63'
East: 3,218,541.7578'

Segment# 3: Line
Course: N0°30'34"W
North: 1,299,548.7136'

Length: 659.83'
East: 3,218,535.8910'

Segment# 4: Line
Course: N88°33'19"E
North: 1,299,565.3160'

Length: 658.50'
East: 3,219,194.1817'

Segment# 5: Line
Course: S0°31'35"E
North: 1,298,244.4918'

Length: 1,320.88'
East: 3,219,206.3167'

Segment# 6: Line
Course: S88°39'48"W
North: 1,298,213.7574'

Length: 1,317.54'
East: 3,217,889.1352'

Perimeter: 5,275.00'
Error Closure: 0.0048
Error North : 0.00380

Area: 1,304,014.80Sq.Ft.
Course: N38°02'21"W
East: -0.00297

Precision 1: 1,098,958.33

rcel Name: Annexation Petition - Exception B

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,300,868.3169' East:3,218,524.1596'

Segment# 1: Line
Course: N88°40'01"E
North: 1,300,883.6965'

Length: 661.09'
East: 3,219,185.0707'

Segment# 2: Line
Course: S0°05'37"E
North: 1,300,554.7270'

Length: 328.97'
East: 3,219,185.6082'

Segment# 3: Line
Course: S0°24'52"E
North: 1,300,224.5256'

Length: 330.21'
East: 3,219,187.9967'

Segment# 4: Line
Course: S88°36'23"W
North: 1,300,208.5184'

Length: 658.17'
East: 3,218,530.0214'

Segment# 5: Line
Course: N0°30'34"W
North: 1,300,868.3224'

Length: 659.83'
East: 3,218,524.1546'

Perimeter: 2,638.27'
Error Closure: 0.0075
Error North : 0.00551

Area: 434,660.51Sq.Ft.
Course: N42°22'29"W
East: -0.00502

Precision 1: 351,769.33

Parcel Area Report

Project Name: O:\10012A-Ed Levy Co\Edw. C. Levy
Co\dwg\Survey\Annex\10-012 SCRP No.1 Annexation Plat.dwg

Report Date: 12/18/2024 4:27:47 PM

Client: Mulliken
Project
Description:
Prepared by:
Preparer

Parcel Name	Square Feet	Acres	
SOUTHERN COLORADO RAIL PARK	135345833.232	3107.113	0.000
SOUTHERN COLORADO RAIL PARK_union_1	NaN	NaN	53182.116
SOUTHERN COLORADO RAIL PARK_union_2	NaN	NaN	5275.000
SOUTHERN COLORADO RAIL PARK_union_3	NaN	NaN	2638.274
Exception A	1304014.796	29.936	5275.000
Exception B	434660.510	9.978	2638.274