

08-101Calm Breeze Filing No. 1

Subdivision Boundary Parcel Map Check Report

Client: Ammons
Prepared by: M&S Civil Consultants, Inc.
212 N. Wahsatch Ave. Ste. 305
Date: 4/9/2026 11:57:13 AM

Parcel Name: Boundary - Calm Breeze Filing No. 1
Description: A subdivision plat of Proposed Parcel 6, Land Survey Plat recorded under rec. no. 222900153
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:1,430,844.5260' East:3,245,681.0060'

Segment# 1: Line
Course: N0°55'49"W Length: 1,475.74'
North: 1,432,320.0715' East: 3,245,657.0463'

Segment# 2: Line
Course: N89°11'21"E Length: 1,195.60'
North: 1,432,336.9907' East: 3,246,852.5266'

Segment# 3: Curve
Length: 36.87' Radius: 50.00'
Delta: 42°14'54" Tangent: 19.32'
Chord: 36.04' Course: S55°40'51"E
Course In: S13°11'42"W Course Out: N55°26'37"E
RP North: 1,432,288.3108' East: 3,246,841.1133'
End North: 1,432,316.6716' East: 3,246,882.2917'

Segment# 4: Curve
Length: 27.65' Radius: 50.00'
Delta: 31°40'45" Tangent: 14.19'
Chord: 27.29' Course: S50°15'22"E
Course In: N55°35'01"E Course Out: S23°54'16"W
RP North: 1,432,344.9318' East: 3,246,923.5393'
End North: 1,432,299.2206' East: 3,246,903.2787'

Segment# 5: Line
Course: S0°54'29"E Length: 1,432.74'
North: 1,430,866.6606' East: 3,246,925.9846'

Segment# 6: Line
Course: S88°59'01"W
North: 1,430,849.3397'

Length: 976.46'
East: 3,245,949.6783'

Segment# 7: Curve

Length: 109.75'
Delta: 8°11'15"
Chord: 109.65'
Course In: N13°48'34"W
RP North: 1,431,595.1407'
End North: 1,430,830.8348'

Radius: 768.00'
Tangent: 54.97'
Course: S80°17'03"W
Course Out: S5°37'19"E
East: 3,245,766.3616'
East: 3,245,841.5980'

Segment# 8: Line

Course: S84°08'07"W
North: 1,430,814.3940'

Length: 160.90'
East: 3,245,681.5402'

Segment# 9: Line

Course: N1°00'34"W
North: 1,430,844.5293'

Length: 30.14'
East: 3,245,681.0092'

Perimeter: 5,445.84'
Error Closure: 0.0046
Error North : 0.00332

Area: 1,839,050.23Sq.Ft.
Course: N43°58'04"E
East: 0.00320

Precision 1: 1,183,880.43

Parcel Area Report

Project Name: O:\08101A-Calm Breeze\Ammons\Survey\Plat\08101 Calm Breeze No 1 FP.dwg

Report Date: 4/9/2026 12:02:51 PM

Client: Ammons
Project Description:
Prepared by: Preparer

Parcel Name	Square Feet	Acres	
Calm Breeze Filing No. 1	1839050.231	42.219	5445.839

08-101Calm Breeze Filing No. 1

Right-Of-Way Parcel Map Check Report

Client: Ammons
Prepared by: M&S Civil Consultants, Inc.
212 N. Wahsatch Ave. Ste. 305
Date: 4/9/2026 12:09:00 PM

Parcel Name: Right-of-Way - RIGHT-OF-WAY

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,430,844.5260' East: 3,245,681.0060'

Segment# 1: Line

Course: N0°55'49"W Length: 30.05'
North: 1,430,874.5720' East: 3,245,680.5181'

Segment# 2: Curve

Length: 13.19' Radius: 970.00'
Delta: 0°46'46" Tangent: 6.60'
Chord: 13.19' Course: N89°23'33"E
Course In: N0°13'05"W Course Out: S0°59'50"E
RP North: 1,431,844.5650' East: 3,245,676.8265'
End North: 1,430,874.7119' East: 3,245,693.7083'

Segment# 3: Curve

Length: 96.94' Radius: 100.55'
Delta: 55°14'16" Tangent: 52.61'
Chord: 93.23' Course: N61°23'02"E
Course In: N0°59'50"W Course Out: S56°14'07"E
RP North: 1,430,975.2467' East: 3,245,691.9584'
End North: 1,430,919.3626' East: 3,245,775.5483'

Segment# 4: Curve

Length: 220.74' Radius: 60.00'
Delta: 210°47'29" Tangent: 217.89'
Chord: 115.69' Course: S40°50'22"E
Course In: S56°14'07"E Course Out: S25°26'38"E
RP North: 1,430,886.0156' East: 3,245,825.4279'
End North: 1,430,831.8352' East: 3,245,851.2055'

Segment# 5: Curve

Length: 9.66'

Delta: 0°43'15"

Chord: 9.66'

Course In: N6°20'35"W

RP North: 1,431,595.1337'

End North: 1,430,830.8278'

Radius: 768.00'

Tangent: 4.83'

Course: S84°01'03"W

Course Out: S5°37'19"E

East: 3,245,766.3559'

East: 3,245,841.5923'

Segment# 6: Line

Course: S84°08'07"W

North: 1,430,814.3870'

Length: 160.90'

East: 3,245,681.5345'

Segment# 7: Line

Course: N1°00'34"W

North: 1,430,844.5223'

Length: 30.14'

East: 3,245,681.0035'

Perimeter: 561.63'

Error Closure: 0.0044

Error North : -0.00365

Area: 17,504.39Sq.Ft.

Course: S34°09'34"W

East: -0.00248

Precision 1: 127,640.91

Parcel Area Report

Project Name: O:\08101A-Calm Breeze\Ammons\Survey\Plat\08101 Calm Breeze No 1 FP.dwg

Report Date: 4/9/2026 12:10:22 PM

Client: Ammons
Project Description:
Prepared by: Preparer

Parcel Name	Square Feet	Acres	
RIGHT-OF-WAY	17504.391	0.402	561.632

08-101Calm Breeze Filing No. 1 Lots Parcel Map Check Report

Client: Ammons
Prepared by: M&S Civil Consultants, Inc.
212 N. Wahsatch Ave. Ste. 305
Date: 4/9/2026 12:13:14 PM

Parcel Name: Lot 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,432,277.8258' East: 3,246,903.6151'

Segment# 1: Line

Course: S0°54'29"E Length: 1,411.35'

North: 1,430,866.6530' East: 3,246,925.9820'

Segment# 2: Line

Course: S88°59'01"W Length: 732.19'

North: 1,430,853.6651' East: 3,246,193.9072'

Segment# 3: Line

Course: N33°32'22"E Length: 785.95'

North: 1,431,508.7589' East: 3,246,628.1531'

Segment# 4: Curve

Length: 36.44' Radius: 530.00'

Delta: 3°56'24" Tangent: 18.23'

Chord: 36.44' Course: N31°34'10"E

Course In: N56°27'38"W Course Out: S60°24'02"E

RP North: 1,431,801.5897' East: 3,246,186.3952'

End North: 1,431,539.8050' East: 3,246,647.2300'

Segment# 5: Line

Course: N29°35'58"E Length: 191.89'

North: 1,431,706.6533' East: 3,246,742.0109'

Segment# 6: Curve

Length: 186.94' Radius: 180.00'

Delta: 59°30'16" Tangent: 102.89'

Chord: 178.65'
Course In: N60°24'02"W
RP North: 1,431,795.5613'
End North: 1,431,885.3027'

Course: N0°09'10"W
Course Out: N60°05'42"E
East: 3,246,585.5009'
East: 3,246,741.5345'

Segment# 7: Curve

Length: 364.30'
Delta: 44°24'37"
Chord: 355.25'
Course In: N60°05'42"E
RP North: 1,432,119.6275'
End North: 1,432,237.3480'

Radius: 470.00'
Tangent: 191.85'
Course: N7°42'00"W
Course Out: N75°29'41"W
East: 3,247,148.9555'
East: 3,246,693.9370'

Segment# 8: Curve

Length: 172.24'
Delta: 82°14'26"
Chord: 157.83'
Course In: S75°29'41"E
RP North: 1,432,207.2917'
End North: 1,432,326.4609'

Radius: 120.00'
Tangent: 104.76'
Course: N55°37'32"E
Course Out: N6°44'45"E
East: 3,246,810.1119'
East: 3,246,824.2078'

Segment# 9: Line

Course: S83°15'15"E
North: 1,432,324.8153'

Length: 14.01'
East: 3,246,838.1208'

Segment# 10: Curve

Length: 31.61'
Delta: 51°45'12"
Chord: 30.55'
Course In: S6°44'45"W
RP North: 1,432,290.0576'
End North: 1,432,308.3454'

Radius: 35.00'
Tangent: 16.98'
Course: S57°22'39"E
Course Out: N58°29'57"E
East: 3,246,834.0095'
East: 3,246,863.8516'

Segment# 11: Curve

Length: 51.27'
Delta: 41°57'53"
Chord: 50.13'
Course In: N58°29'57"E
RP North: 1,432,344.9212'
End North: 1,432,277.8158'

Radius: 70.00'
Tangent: 26.85'
Course: S52°28'59"E
Course Out: S16°32'04"W
East: 3,246,923.5359'
East: 3,246,903.6145'

Perimeter: 3,978.21'
Error Closure: 0.0100
Error North : -0.00997

Area: 491,338.26Sq.Ft.
Course: S3°10'58"W
East: -0.00055

Precision 1: 397,819.00

Parcel Name: Lot 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,431,706.6624'

East: 3,246,742.0095'

Segment# 1: Line

Course: S29°35'58"W

Length: 191.89'

North: 1,431,539.8141'

East: 3,246,647.2286'

Segment# 2: Curve

Length: 36.44'

Radius: 530.00'

Delta: 3°56'24"

Tangent: 18.23'

Chord: 36.44'

Course: S31°34'10"W

Course In: N60°24'02"W

Course Out: S56°27'38"E

RP North: 1,431,801.5988'

East: 3,246,186.3937'

End North: 1,431,508.7680'

East: 3,246,628.1517'

Segment# 3: Line

Course: S33°32'22"W

Length: 785.95'

North: 1,430,853.6742'

East: 3,246,193.9058'

Segment# 4: Line

Course: S88°59'01"W

Length: 18.91'

North: 1,430,853.3388'

East: 3,246,174.9988'

Segment# 5: Line

Course: N25°12'10"W

Length: 160.10'

North: 1,430,998.1983'

East: 3,246,106.8245'

Segment# 6: Line

Course: N0°55'49"W

Length: 910.69'

North: 1,431,908.7683'

East: 3,246,092.0388'

Segment# 7: Line
Course: N89°11'21"E
North: 1,431,917.7198'

Length: 632.56'
East: 3,246,724.5354'

Segment# 8: Curve

Length: 36.60'
Delta: 4°27'42"
Chord: 36.59'
Course In: N64°33'24"E
RP North: 1,432,119.6403'
End North: 1,431,885.3155'

Radius: 470.00'
Tangent: 18.31'
Course: S27°40'27"E
Course Out: S60°05'42"W
East: 3,247,148.9504'
East: 3,246,741.5294'

Segment# 9: Curve

Length: 186.94'
Delta: 59°30'16"
Chord: 178.65'
Course In: S60°05'42"W
RP North: 1,431,795.5741'
End North: 1,431,706.6661'

Radius: 180.00'
Tangent: 102.89'
Course: S0°09'10"E
Course Out: S60°24'02"E
East: 3,246,585.4958'
East: 3,246,742.0058'

Perimeter: 2,960.09'
Error Closure: 0.0053
Error North : 0.00374

Area: 449,545.51Sq.Ft.
Course: N44°46'33"W
East: -0.00371

Precision 1: 558,505.66

Parcel Name: Lot 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,431,908.7635'

East: 3,246,092.0406'

Segment# 1: Line

Course: S0°55'49"E
North: 1,430,998.1936'

Length: 910.69'
East: 3,246,106.8263'

Segment# 2: Line

Course: S25°12'10"E
North: 1,430,853.3341'

Length: 160.10'
East: 3,246,175.0006'

Segment# 3: Line
Course: S88°59'01"W Length: 225.36'
North: 1,430,849.3365' East: 3,245,949.6761'

Segment# 4: Curve
Length: 100.08' Radius: 768.00'
Delta: 7°28'00" Tangent: 50.11'
Chord: 100.01' Course: S79°55'26"W
Course In: N13°48'34"W Course Out: S6°20'35"E
RP North: 1,431,595.1375' East: 3,245,766.3594'
End North: 1,430,831.8390' East: 3,245,851.2090'

Segment# 5: Curve
Length: 220.74' Radius: 60.00'
Delta: 210°47'29" Tangent: 217.89'
Chord: 115.69' Course: N40°50'22"W
Course In: N25°26'38"W Course Out: N56°14'07"W
RP North: 1,430,886.0194' East: 3,245,825.4314'
End North: 1,430,919.3664' East: 3,245,775.5518'

Segment# 6: Curve
Length: 96.94' Radius: 100.55'
Delta: 55°14'16" Tangent: 52.61'
Chord: 93.23' Course: S61°23'02"W
Course In: N56°14'07"W Course Out: S0°59'50"E
RP North: 1,430,975.2505' East: 3,245,691.9619'
End North: 1,430,874.7157' East: 3,245,693.7118'

Segment# 7: Curve
Length: 13.19' Radius: 970.00'
Delta: 0°46'46" Tangent: 6.60'
Chord: 13.19' Course: S89°23'33"W
Course In: N0°59'50"W Course Out: S0°13'05"E
RP North: 1,431,844.5688' East: 3,245,676.8300'
End North: 1,430,874.5758' East: 3,245,680.5216'

Segment# 8: Line
Course: N0°55'49"W Length: 1,028.26'
North: 1,431,902.7003' East: 3,245,663.8271'

Segment# 9: Line
Course: N89°11'21"E
North: 1,431,908.7607'

Length: 428.26'
East: 3,246,092.0442'

Perimeter: 3,183.63'
Error Closure: 0.0046
Error North : -0.00284

Area: 444,980.06Sq.Ft.
Course: S51°31'16"E
East: 0.00358

Precision 1: 692,091.30

Parcel Name: Lot 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,432,237.3584'

East:3,246,693.9351'

Segment# 1: Curve

Length: 327.70'

Radius: 470.00'

Delta: 39°56'55"

Tangent: 170.83'

Chord: 321.10'

Course: S5°28'09"E

Course In: S75°29'41"E

Course Out: S64°33'24"W

RP North: 1,432,119.6379'

East: 3,247,148.9536'

End North: 1,431,917.7173'

East: 3,246,724.5386'

Segment# 2: Line

Course: S89°11'21"W

Length: 1,060.82'

North: 1,431,902.7054'

East: 3,245,663.8249'

Segment# 3: Line

Course: N0°55'49"W

Length: 417.42'

North: 1,432,320.0704'

East: 3,245,657.0478'

Segment# 4: Line

Course: N89°11'21"E

Length: 1,195.60'

North: 1,432,336.9896'

East: 3,246,852.5280'

Segment# 5: Curve

Length: 36.87'

Radius: 50.00'

Delta: 42°14'54"

Tangent: 19.32'

Chord: 36.04'

Course: S55°40'51"E

Course In: S13°11'42"W
RP North: 1,432,288.3096'
End North: 1,432,316.6705'

Course Out: N55°26'37"E
East: 3,246,841.1147'
East: 3,246,882.2932'

Segment# 6: Curve

Length: 27.65'
Delta: 31°40'45"
Chord: 27.29'
Course In: N55°35'01"E
RP North: 1,432,344.9306'
End North: 1,432,299.2195'

Radius: 50.00'
Tangent: 14.19'
Course: S50°15'22"E
Course Out: S23°54'16"W
East: 3,246,923.5407'
East: 3,246,903.2801'

Segment# 7: Line

Course: S0°54'29"E
North: 1,432,277.8222'

Length: 21.40'
East: 3,246,903.6193'

Segment# 8: Curve

Length: 51.27'
Delta: 41°57'53"
Chord: 50.13'
Course In: N16°32'04"E
RP North: 1,432,344.9276'
End North: 1,432,308.3519'

Radius: 70.00'
Tangent: 26.85'
Course: N52°28'59"W
Course Out: S58°29'57"W
East: 3,246,923.5407'
East: 3,246,863.8564'

Segment# 9: Curve

Length: 31.61'
Delta: 51°45'12"
Chord: 30.55'
Course In: S58°29'57"W
RP North: 1,432,290.0640'
End North: 1,432,324.8217'

Radius: 35.00'
Tangent: 16.98'
Course: N57°22'39"W
Course Out: N6°44'45"E
East: 3,246,834.0143'
East: 3,246,838.1256'

Segment# 10: Line

Course: N83°15'15"W
North: 1,432,326.4674'

Length: 14.01'
East: 3,246,824.2125'

Segment# 11: Curve

Length: 172.24'
Delta: 82°14'26"
Chord: 157.83'

Radius: 120.00'
Tangent: 104.76'
Course: S55°37'32"W

Course In: S6°44'45"W
RP North: 1,432,207.2981'
End North: 1,432,237.3544'

Course Out: N75°29'41"W
East: 3,246,810.1167'
East: 3,246,693.9418'

Perimeter: 3,356.59'
Error Closure: 0.0078
Error North : -0.00396

Area: 435,682.01Sq.Ft.
Course: S59°23'20"E
East: 0.00669

Precision 1: 430,332.05

Parcel Area Report

Project Name: O:\08101A-Calm Breeze\Ammons\Survey\Plat\08101 Calm Breeze No 1 FP.dwg

Report Date: 4/9/2026 12:18:05 PM

Client: Ammons
Project Description:
Prepared by:
Preparer

Parcel Name	Square Feet	Acres	
1	491338.258	11.280	3978.210
2	449545.510	10.320	2960.090
3	444980.060	10.215	3183.630
4	435682.012	10.002	3356.595