

Claremont Business Park 2 Filing No. 2

Subdivision Boundary Parcel Map Check Report

Client:

DTV Meadowbrook LLC

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

Date: 2/27/2023 9:02:05 AM

Parcel Name: Boundary - CBP2 Filing 2

Description: Replat of Lots 8, 9, & 10 and Tract B, Claremont Business Park 2 Filing No. 1

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 19,495.4328'

East: 9,437.2558'

Segment# 1: Curve

Length: 508.27'

Radius: 508.00'

Delta: 57°19'36"

Tangent: 277.70'

Chord: 487.34'

Course: N31°02'14"E

Course In: S87°37'34"E

Course Out: N30°17'58"W

RP North: 19,474.3913'

East: 9,944.8199'

End North: 19,912.9987'

East: 9,688.5241'

Segment# 2: Curve

Length: 241.75'

Radius: 508.00'

Delta: 27°15'58"

Tangent: 123.21'

Chord: 239.47'

Course: N73°20'01"E

Course In: S30°17'58"E

Course Out: N3°02'00"W

RP North: 19,474.3913'

East: 9,944.8199'

End North: 19,981.6795'

East: 9,917.9381'

Segment# 3: Curve

Length: 85.43'

Radius: 150.00'

Delta: 32°37'55"

Tangent: 43.91'

Chord: 84.28'

Course: S76°43'03"E

Course In: S3°02'00"E

Course Out: N29°35'55"E

RP North: 19,831.8897'

East: 9,925.8756'

End North: 19,962.3157'

East: 9,999.9637'

Segment# 4: Line

Course: S0°10'49"W

Length: 464.30'

North: 19,498.0180'

East: 9,998.5028'

Segment# 5: Line
Course: S89°44'12"W
North: 19,495.4385'

Length: 561.25'
East: 9,437.2588'

Perimeter: 1,861.01'
Error Closure: 0.0064
Error North : 0.00571

Area: 217,276.19Sq.Ft.
Course: N27°13'29"E
East: 0.00294

Precision 1: 290,781.25

Parcel Area Report

Client: DTV Meadowbrook
LLC

Project Name: U:\AutoCAD\Autosaves\10-020 CBP 2 Filing 2
FP_1_16874_46828864.sv\$

**Project
Description:
Prepared by:**
Preparer

Report Date: 2/27/2023 9:11:50 AM

Parcel Name	Square Feet	Acres	
CBP2 Filing 2	217276.186	4.988	1861.005

Claremont Business Park 2 Filing No. 2

Lots Parcel Map Check Report

Client:

DTV Meadowbrook LLC

Prepared by:M&S Civil Consultants, Inc.
212 N. Wahsatch Ave. Ste. 305Date: 2/27/2023 9:17:42 AM

Parcel Name: Lots - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 19,962.3144'

East: 9,999.9622'

Segment# 1: Line

Course: S0°10'49"W

Length: 214.55'

North: 19,747.7655'

East: 9,999.2872'

Segment# 2: Line

Course: N89°49'11"W

Length: 285.10'

North: 19,748.6625'

East: 9,714.1886'

Segment# 3: Curve

Length: 94.18'

Radius: 100.00'

Delta: 53°57'35"

Tangent: 50.91'

Chord: 90.74'

Course: N7°13'40"W

Course In: N70°14'52"W

Course Out: N55°47'33"E

RP North: 19,782.4578'

East: 9,620.0723'

End North: 19,838.6770'

East: 9,702.7730'

Segment# 4: Line

Course: N34°12'27"W

Length: 70.63'

North: 19,897.0885'

East: 9,663.0654'

Segment# 5: Curve

Length: 30.03'

Radius: 508.00'

Delta: 3°23'12"

Tangent: 15.02'

Chord: 30.02'

Course: N58°00'26"E

Course In: S33°41'10"E

Course Out: N30°17'58"W

RP North: 19,474.3875'

East: 9,944.8239'

End North: 19,912.9949'

East: 9,688.5281'

Segment# 6: Curve

Length: 241.75'	Radius: 508.00'
Delta: 27°15'58"	Tangent: 123.21'
Chord: 239.47'	Course: N73°20'01"E
Course In: S30°17'58"E	Course Out: N3°02'00"W
RP North: 19,474.3875'	East: 9,944.8239'
End North: 19,981.6757'	East: 9,917.9421'

Segment# 7: Curve

Length: 85.43'	Radius: 150.00'
Delta: 32°37'55"	Tangent: 43.91'
Chord: 84.28'	Course: S76°43'03"E
Course In: S3°02'00"E	Course Out: N29°35'55"E
RP North: 19,831.8859'	East: 9,925.8796'
End North: 19,962.3119'	East: 9,999.9678'

Perimeter: 1,021.66'	Area: 64,658.15Sq.Ft.
Error Closure: 0.0060	Course: S66°01'20"E
Error North : -0.00246	East: 0.00553

Precision 1: 170,278.33

Parcel Name: Lots - 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 19,747.7674'	East: 9,999.2868'
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Segment# 1: Line

Course: S0°10'49"W	Length: 249.76'
North: 19,498.0086'	East: 9,998.5009'

Segment# 2: Line

Course: S89°44'12"W	Length: 320.91'
North: 19,496.5337'	East: 9,677.5943'

Segment# 3: Line

Course: N0°18'37"W	Length: 112.61'
North: 19,609.1421'	East: 9,676.9845'

Segment# 4: Curve

Length: 70.03'	Radius: 200.00'
Delta: 20°03'46"	Tangent: 35.38'
Chord: 69.67'	Course: N9°43'15"E
Course In: N89°41'23"E	Course Out: N70°14'52"W
RP North: 19,610.2251'	East: 9,876.9816'
End North: 19,677.8158'	East: 9,688.7490'

Segment# 5: Line

Course: N19°45'08"E	Length: 75.27'
North: 19,748.6571'	East: 9,714.1867'

Segment# 6: Line

Course: S89°49'11"E	Length: 285.10'
North: 19,747.7601'	East: 9,999.2853'

Perimeter: 1,113.69'	Area: 78,767.47Sq.Ft.
Error Closure: 0.0075	Course: S11°21'54"W
Error North : -0.00733	East: -0.00147

Precision 1: 148,490.67

Parcel Name: Lots - 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:19,495.4328'	East:9,437.2558'
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Segment# 1: Curve

Length: 478.25'	Radius: 508.00'
Delta: 53°56'24"	Tangent: 258.50'
Chord: 460.78'	Course: N29°20'38"E
Course In: S87°37'34"E	Course Out: N33°41'10"W
RP North: 19,474.3913'	East: 9,944.8199'
End North: 19,897.0923'	East: 9,663.0614'

Segment# 2: Line

Course: S34°12'27"E	Length: 70.63'
North: 19,838.6808'	East: 9,702.7690'

Segment# 3: Curve

Length: 94.18'

Delta: 53°57'35"

Chord: 90.74'

Course In: S55°47'33"W

RP North: 19,782.4616'

End North: 19,748.6663'

Radius: 100.00'

Tangent: 50.91'

Course: S7°13'40"E

Course Out: S70°14'52"E

East: 9,620.0683'

East: 9,714.1846'

Segment# 4: Line

Course: S19°45'08"W

North: 19,677.8250'

Length: 75.27'

East: 9,688.7468'

Segment# 5: Curve

Length: 70.03'

Delta: 20°03'46"

Chord: 69.67'

Course In: S70°14'52"E

RP North: 19,610.2343'

End North: 19,609.1513'

Radius: 200.00'

Tangent: 35.38'

Course: S9°43'15"W

Course Out: S89°41'23"W

East: 9,876.9794'

East: 9,676.9823'

Segment# 6: Line

Course: S0°18'37"E

North: 19,496.5429'

Length: 112.61'

East: 9,677.5922'

Segment# 7: Line

Course: S89°44'12"W

North: 19,495.4383'

Length: 240.34'

East: 9,437.2547'

Perimeter: 1,141.31'

Error Closure: 0.0056

Error North : 0.00549

Area: 73,850.57Sq.Ft.

Course: N11°49'26"W

East: -0.00115

Precision 1: 203,805.36

Parcel Area Report

Client: DTV Meadowbrook
LLC

Project Name: U:\AutoCAD\Autosaves\10-020 CBP 2 Filing 2
FP_1_16874_46828864.sv\$

**Project
Description:
Prepared by:**
Preparer

Report Date: 2/27/2023 9:19:06 AM

Parcel Name	Square Feet	Acres	
1	64658.148	1.484	1021.665
2	78767.467	1.808	1113.688
3	73850.572	1.695	1141.308