

18-007 Crossroads Mixed Use Filing No. 3 Boundary Parcel Map Check Report

Client:
Colorado Springs Equities

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

Date: 11/4/2024 12:16:46 PM

Parcel Name: Replat Boundary - TRACT C
Description: Tract C, Crossroads Mixed Use Filing No. 2, Reception No. 224715254
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
North: 14,262.2277'

Length: 21.83'
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' Radius: 321.50'
 Delta: 10°52'12" Tangent: 30.59'
 Chord: 60.90' 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 Area Report

Client: Colorado Springs
Equities

Project Name: O:\18007A-CRMUR-Lot 2\The Equity
Group\Survey\Plat\18-007 Crossroads MU 3 FP.dwg

**Project
Description:**

Report Date: 11/4/2024 12:21:42 PM

Prepared by:
Preparer

Parcel Name	Square Feet	Acres	
TRACT C	218775.851	5.022	1964.432

Tract Parcel Map Check Report

Date: 11/4/2024 12:38:19 PM

Parcel Name: Tract A - TRACT A

Description: Access tract - private roads

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:14,219.5477'

East:9,094.3172'

Segment# 1: Line

Course: N36°40'29"W

Length: 50.00'

North: 14,259.6497'

East: 9,064.4536'

Segment# 2: Line

Course: N53°19'31"E

Length: 175.14'

North: 14,364.2558'

East: 9,204.9227'

Segment# 3: Line

Course: S36°40'29"E

Length: 50.00'

North: 14,324.1538'

East: 9,234.7863'

Segment# 4: Line

Course: S53°19'31"W

Length: 175.14'

North: 14,219.5477'

East: 9,094.3172'

Perimeter: 450.27'

Area: 8,756.77Sq.Ft.

Error Closure: 0.0000

Course: N0°00'00"E

Error North : 0.00000

East: 0.00000

Precision 1: 450,280,000.00

Parcel Name: Tract B - TRACT B

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: 338.04' Radius: 7,514.00'
Delta: 2°34'40" Tangent: 169.05'
Chord: 338.01' Course: S50°05'16"W
Course In: N41°12'04"W Course Out: S38°37'25"E
RP North: 20,028.3361' East: 4,653.0107'
End North: 14,157.9236' East: 9,343.2616'

Segment# 3: Line
Course: N38°54'05"W Length: 198.26'
North: 14,312.2150' East: 9,218.7579'

Segment# 4: Line
Course: N53°19'31"E Length: 20.00'
North: 14,324.1605' East: 9,234.7987'

Segment# 5: Line
Course: N36°40'29"W Length: 50.00'
North: 14,364.2624' East: 9,204.9351'

Segment# 6: Line
Course: S53°19'31"W Length: 200.14'
North: 14,244.7245' East: 9,044.4150'

Segment# 7: Line
Course: N36°40'29"W Length: 21.83'
North: 14,262.2330' East: 9,031.3765'

Segment# 8: Curve
Length: 112.38' Radius: 175.00'
Delta: 36°47'32" Tangent: 58.20'
Chord: 110.45' Course: N18°16'43"W
Course In: N53°19'31"E Course Out: N89°52'57"W
RP North: 14,366.7555' East: 9,171.7334'
End North: 14,367.1144' East: 8,996.7338'

Segment# 9: Line
Course: N0°07'03"E Length: 142.10'
North: 14,509.2141' East: 8,997.0252'

Segment# 10: Curve
Length: 169.35' Radius: 607.50'
Delta: 15°58'20" Tangent: 85.23'
Chord: 168.80' Course: N76°09'18"E
Course In: N5°51'31"W Course Out: S21°49'52"E
RP North: 15,113.5410' East: 8,935.0152'
End North: 14,549.6085' East: 9,160.9274'

Segment# 11: Line
Course: N89°43'06"E Length: 24.10'
North: 14,549.7269' East: 9,185.0272'

Segment# 12: Line
Course: N51°19'02"E Length: 41.53'
North: 14,575.6835' East: 9,217.4462'

Segment# 13: Curve
Length: 11.78' Radius: 607.50'
Delta: 1°06'39" Tangent: 5.89'
Chord: 11.78' Course: N61°44'25"E
Course In: N27°42'15"W Course Out: S28°48'54"E
RP North: 15,113.5396' East: 8,935.0156'
End North: 14,581.2600' East: 9,227.8203'

Segment# 14: Curve
Length: 60.99' Radius: 321.50'
Delta: 10°52'12" Tangent: 30.59'
Chord: 60.90' Course: N55°45'00"E
Course In: N28°48'54"W Course Out: S39°41'06"E
RP North: 14,862.9520' East: 9,072.8627'
End North: 14,615.5363' East: 9,278.1618'

Segment# 15: Line
Course: N50°18'54"E Length: 65.43'
North: 14,657.3177' East: 9,328.5146'

Segment# 16: Line
Course: N87°46'03"E Length: 11.96'
North: 14,657.7836' East: 9,340.4655'

Segment# 17: Line
Course: S41°14'31"E Length: 34.20'
North: 14,632.0675' East: 9,363.0115'

Segment# 18: Line
Course: N48°45'29"E Length: 10.50'
North: 14,638.9895' East: 9,370.9068'

Perimeter: 1,863.93' Area: 165,165.55Sq.Ft.
Error Closure: 0.0213 Course: N56°58'49"E
Error North : 0.01159 East: 0.01783

Precision 1: 87,508.92

Parcel Area Report

Client: Colorado Springs
Equities

Project Name: O:\18007A-CRMUR-Lot 2\The Equity
Group\Survey\Plat\18-007 Crossroads MU 3 FP.dwg

**Project
Description:
Prepared by:**
Preparer

Report Date: 11/4/2024 12:40:38 PM

Parcel Name	Square Feet	Acres	
TRACT A	8756.771	0.201	450.271
TRACT B	165165.546	3.792	1863.928

Lot Parcel Map Check Report

Date: 11/4/2024 12:43:52 PM

Parcel Name: Lots - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:14,018.8069' East:9,163.6304'

Segment# 1: Line

Course: N36°40'29"W Length: 202.40'

North: 14,181.1397' East: 9,042.7427'

Segment# 2: Line
 Course: N53°19'31"E Length: 219.44'
 North: 14,312.2049' East: 9,218.7422'

Segment# 3: Line
 Course: S38°54'05"E Length: 198.26'
 North: 14,157.9134' East: 9,343.2459'

Segment# 4: Curve
 Length: 227.19' Radius: 7,514.00'
 Delta: 1°43'57" Tangent: 113.60'
 Chord: 227.18' Course: S52°14'34"W
 Course In: N38°37'25"W Course Out: S36°53'28"E
 RP North: 20,028.3260' East: 4,652.9951'
 End North: 14,018.7956' East: 9,163.6204'

Perimeter: 847.29' Area: 44,853.53Sq.Ft.
 Error Closure: 0.0152 Course: S41°32'41"W
 Error North : -0.01136 East: -0.01007

Precision 1: 55,742.76

Parcel Area Report

Client: Colorado Springs
Equities

Project Name: O:\18007A-CRMUR-Lot 2\The Equity
Group\Survey\Plat\18-007 Crossroads MU 3 FP.dwg

**Project
Description:**

Report Date: 11/4/2024 12:45:48 PM

Prepared by:
Preparer

Parcel Name	Square Feet	Acres	
1	44853.534	1.030	847.292