

Multiple discrepancies between closures sheet and final plat (see highlighted). Revise final plat drawings and/or closures sheet as necessary.

Iron Ridge Filing No. 2
Job No. 25133
Closure Report
Thu Apr 16 10:49:08 2026

Iron Ridge Filing No. 2 Boundary
Northing Easting Bearing Distance

1458321.970	3220193.160		
		N 82°37'02" E	1338.799
1458494.005	3221520.859		
		S 00°23'04" E	1466.458
1457027.580	3221530.700		
		S 88°44'30" W	1326.860
1456998.440	3220204.160		
		N 00°28'34" W	1323.576
1458321.970	3220193.160		

Closure Error Distance> 0.00000
Total Distance> 5455.692
Polyline Area: 1852350 sq ft, 42.5241 acres

Colt Court R.O.W.
Northing Easting Bearing Distance

1458259.060	3221522.435		
		S 00°23'04" E	60.001
1458199.060	3221522.838		
		N 90°00'00" W	411.427
1458199.060	3221111.411		
Radius: 270.000 Chord: 438.468 Degree: 21°13'14" Dir: Left			
Length: 511.668 Delta: 108°34'46" Tangent: 375.602			
Chord BRG: S 35°42'37" W Rad-In: S 00°00'00" E Rad-Out: N 71°25'14" E			
Radius Point: 1457929.060,3221111.411			
1457843.033	3220855.482		
Radius: 330.000 Chord: 104.355 Degree: 17°21'44" Dir: Right			
Length: 104.795 Delta: 18°11'42" Tangent: 52.842			
Chord BRG: S 09°28'55" E Rad-In: S 71°25'14" W Rad-Out: S 89°36'56" W			
Radius Point: 1457737.889,3220542.681			
1457740.104	3220872.674		
		S 00°23'04" E	261.410
1457478.699	3220874.428		
Radius: 100.000 Chord: 61.237 Degree: 57°17'45" Dir: Left			
Length: 62.237 Delta: 35°39'33" Tangent: 32.163			
Chord BRG: S 18°12'51" E Rad-In: N 89°36'56" E Rad-Out: N 53°57'23" E			
Radius Point: 1457479.370,3220974.426			
1457420.530	3220893.569		

Radius: 60.000 Chord: 97.500 Degree: 95°29'35" Dir: Right
 Length: 263.180 Delta: 251°19'05" Tangent: 83.625
 Chord BRG: S 89°36'56" W Rad-In: S 53°57'23" W Rad-Out: S 54°43'32" E
 Radius Point: 1457385.226,3220845.055
 1457419.876 3220796.071
 Radius: 100.000 Chord: 61.237 Degree: 57°17'45" Dir: Left
 Length: 62.237 Delta: 35°39'33" Tangent: 32.163
 Chord BRG: N 17°26'42" E Rad-In: N 54°43'32" W Rad-Out: S 89°36'56" W
 Radius Point: 1457477.626,3220714.432
 1457478.297 3220814.429
 N 00°23'04" W 261.410
 1457739.701 3220812.675
 Radius: 270.000 Chord: 85.381 Degree: 21°13'14" Dir: Left
 Length: 85.741 Delta: 18°11'42" Tangent: 43.235
 Chord BRG: N 09°28'55" W Rad-In: S 89°36'56" W Rad-Out: S 71°25'14" W
 Radius Point: 1457737.889,3220542.681
 1457823.916 3220798.609
 Radius: 330.000 Chord: 535.906 Degree: 17°21'44" Dir: Right
 Length: 625.372 Delta: 108°34'46" Tangent: 459.069
 Chord BRG: N 35°42'37" E Rad-In: N 71°25'14" E Rad-Out: S 00°00'00" E
 Radius Point: 1457929.060,3221111.411
 1458259.060 3221111.411
 N 90°00'00" E 411.024
 1458259.060 3221522.435

Closure Error Distance> 0.00000
 Total Distance> 3120.504
 Polyline Area: 93983 sq ft, 2.1575 acres

Lot numbering not consistent with final plat. Revise.

Lot 15

Northing	Easting	Bearing	Distance
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1458350.740	3221521.820	S 00°23'04" E 91.682	
1458259.060	3221522.435	N 90°00'00" W 411.024	
1458259.060	3221111.411		
		Radius: 330.000 Chord: 119.124 Degree: 17°21'44" Dir: Left	
		Length: 119.780 Delta: 20°47'48" Tangent: 60.556	
		Chord BRG: S 79°36'06" W Rad-In: S 00°00'00" E Rad-Out: S 20°47'48" E	
		Radius Point: 1457929.060,3221111.411	
1458237.559	3220994.244		
		N 20°47'48" W 90.800	
1458322.443	3220962.005		
		N 07°22'58" W 98.327	
1458419.955	3220949.370		
		N 82°37'02" E 576.267	

1458494.005 3221520.859
S 00°23'03" E 143.268
1458350.740 3221521.820

Closure Error Distance> 0.00000
Total Distance> 1531.148
Polyline Area: 112031 sq ft, 2.5719 acres

Lot 16

Northing	Easting	Bearing	Distance
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1458322.443	3220962.005	S 20°47'48" E 90.800	
1458237.559	3220994.244	Radius: 330.000 Chord: 199.794 Degree: 17°21'44" Dir: Left	
		Length: 202.978 Delta: 35°14'30" Tangent: 104.815	
		Chord BRG: S 51°34'57" W Rad-In: S 20°47'48" E Rad-Out: S 56°02'18" E	
		Radius Point: 1457929.060,3221111.411	
1458113.410	3220837.705	N 56°04'10" W 95.873	
1458166.925	3220758.157	S 89°31'26" W 563.689	
1458162.240	3220194.488	N 00°28'34" W 159.735	
1458321.970	3220193.160	N 82°37'02" E 762.532	
1458419.955	3220949.370	S 07°22'58" E 98.327	
1458322.443	3220962.005		

Closure Error Distance> 0.00000
Total Distance> 1973.934
Polyline Area: 160458 sq ft, 3.6836 acres

Lot 17

Northing	Easting	Bearing	Distance
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1458113.410	3220837.705	Radius: 330.000 Chord: 145.872 Degree: 17°21'44" Dir: Left	
		Length: 147.087 Delta: 25°32'16" Tangent: 74.786	
		Chord BRG: S 21°11'34" W Rad-In: S 56°02'18" E Rad-Out: S 81°34'34" E	
		Radius Point: 1457929.060,3221111.411	
1457977.403	3220784.971	S 89°31'26" W 588.927	
1457972.509	3220196.064	N 00°28'34" W 189.738	

1458162.240 3220194.488
 N 89°31'26" E 563.689
 1458166.925 3220758.157
 S 56°04'10" E 95.873
 1458113.410 3220837.705

Closure Error Distance> 0.00000
 Total Distance> 1585.314
 Polyline Area: 115373 sq ft, 2.6486 acres

Lot 18

Northing	Easting	Bearing	Distance
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1457977.403 3220784.971
 Radius: 330.000 Chord: 154.092 Degree: 17°21'44" Dir: Left
 Length: 155.527 Delta: 27°00'12" Tangent: 79.236
 Chord BRG: S 05°04'40" E Rad-In: S 81°34'34" E Rad-Out: N 71°25'14" E
 Radius Point: 1457929.060,3221111.411
 1457823.916 3220798.609
 Radius: 270.000 Chord: 42.826 Degree: 21°13'14" Dir: Right
 Length: 42.871 Delta: 9°05'51" Tangent: 21.480
 Chord BRG: S 14°01'50" E Rad-In: S 71°25'14" W Rad-Out: S 80°31'05" W
 Radius Point: 1457737.889,3220542.681
 1457782.368 3220808.992
 S 89°31'26" W 611.326
 1457777.287 3220197.687
 N 00°28'34" W 195.228
 1457972.509 3220196.064
 N 89°31'26" E 588.927
 1457977.403 3220784.971

Closure Error Distance> 0.00000
 Total Distance> 1593.880
 Polyline Area: 115733 sq ft, 2.6569 acres

Lot 19

Northing	Easting	Bearing	Distance
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1457739.701 3220812.675
 S 00°23'04" E 149.421
 1457590.284 3220813.678
 S 89°31'26" W 614.415
 1457585.177 3220199.284
 N 00°28'34" W 192.117
 1457777.287 3220197.687
 N 89°31'26" E 611.326

1457782.368 3220808.992

Radius: 270.000 Chord: 42.826 Degree: 21°13'14" Dir: Right

Length: 42.871 Delta: 9°05'51" Tangent: 21.480

Chord BRG: S 04°56'00" E Rad-In: S 80°31'05" W Rad-Out: S 89°36'56" W

Radius Point: 1457737.889,3220542.681

1457739.701 3220812.675

Closure Error Distance> 0.00000

Total Distance> 1610.149

Polyline Area: 118021 sq ft, 2.7094 acres

Lot 20

Northing	Easting	Bearing	Distance
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1457478.297 3220814.429

Radius: 100.000 Chord: 61.237 Degree: 57°17'45" Dir: Right

Length: 62.237 Delta: 35°39'33" Tangent: 32.163

Chord BRG: S 17°26'42" W Rad-In: S 89°36'56" W Rad-Out: N 54°43'32" W

Radius Point: 1457477.626,3220714.432

1457419.876 3220796.071

Radius: 60.000 Chord: 9.057 Degree: 95°29'35" Dir: Left

Length: 9.066 Delta: 8°39'26" Tangent: 4.542

Chord BRG: S 30°56'45" W Rad-In: S 54°43'32" E Rad-Out: S 63°22'58" E

Radius Point: 1457385.226,3220845.055

1457412.108 3220791.413

S 89°31'26" W 590.671

1457407.199 3220200.763

N 00°28'34" W 177.984

1457585.177 3220199.284

N 89°31'26" E 614.415

1457590.284 3220813.678

S 00°23'04" E 111.990

1457478.297 3220814.429

Closure Error Distance> 0.00000

Total Distance> 1566.363

Polyline Area: 108818 sq ft, 2.4981 acres

Lot 21

Northing	Easting	Bearing	Distance
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1457358.957 3220791.111

S 34°02'06" W 174.719

1457214.168 3220693.321

S 89°31'26" W 490.937

1457210.088 3220202.401

N 00°28'34" W 197.118
 1457407.199 3220200.763
 N 89°31'26" E 590.671
 1457412.108 3220791.413
 Radius: 60.000 Chord: 53.152 Degree: 95°29'35" Dir: Left
 Length: 55.064 Delta: 52°34'56" Tangent: 29.642
 Chord BRG: S 00°19'34" W Rad-In: S 63°22'58" E Rad-Out: N 64°02'06" E
 Radius Point: 1457385.226,3220845.055
 1457358.957 3220791.111

Closure Error Distance> 0.00000
 Total Distance> 1508.509
 Polyline Area: 108957 sq ft, 2.5013 acres

Lot 22

Northing	Easting	Bearing	Distance
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1457206.569	3220724.390	S 01°15'30" E	196.653
1457009.963	3220728.709	S 88°44'30" W	524.675
1456998.440	3220204.160	N 00°28'34" W	211.655
1457210.088	3220202.401	N 89°31'26" E	490.937
1457214.168	3220693.321	N 34°02'06" E	174.719
1457358.957	3220791.111		
Radius: 60.000 Chord: 31.058 Degree: 95°29'35" Dir: Left			
Length: 31.416 Delta: 30°00'00" Tangent: 16.077			
Chord BRG: S 40°57'54" E Rad-In: N 64°02'06" E Rad-Out: N 34°02'06" E			
Radius Point: 1457385.226,3220845.055			
1457335.505	3220811.473	S 34°02'06" W	155.589
1457206.569	3220724.390		

Closure Error Distance> 0.00000
 Total Distance> 1785.644
 Polyline Area: 113666 sq ft, 2.6094 acres

Lot 23

Northing	Easting	Bearing	Distance
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1457258.952	3221112.134	S 01°15'30" E	240.509
1457018.501	3221117.416		

S 88°44'30" W 388.802
 1457009.963 3220728.709
 N 01°15'30" W 196.653
 1457206.569 3220724.390
 N 34°02'06" E 155.589
 1457335.505 3220811.473
 Radius: 60.000 Chord: 72.684 Degree: 95°29'35" Dir: Left
 Length: 78.078 Delta: 74°33'31" Tangent: 45.674
 Chord BRG: N 86°45'20" E Rad-In: N 34°02'06" E Rad-Out: N 40°31'26" W
 Radius Point: 1457385.226,3220845.055
 1457339.618 3220884.040
 S 70°31'26" E 241.938
 1457258.952 3221112.134

Closure Error Distance> 0.00000
 Total Distance> 1301.568
 Polyline Area: 110490 sq ft, 2.5365 acres

Lot 24

Northing	Easting	Bearing	Distance
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1457420.530	3220893.569	S 81°03'05" E 642.992	
1457320.513	3221528.734	S 00°23'04" E 292.940	
1457027.580	3221530.700	S 88°44'30" W 413.383	
1457018.501	3221117.416	N 01°15'30" W 240.509	
1457258.952	3221112.134	N 70°31'26" W 241.938	
1457339.618	3220884.040		
Radius: 60.000 Chord: 81.471 Degree: 95°29'35" Dir: Left			
Length: 89.556 Delta: 85°31'11" Tangent: 55.483			
Chord BRG: N 06°42'59" E Rad-In: N 40°31'26" W Rad-Out: S 53°57'23" W			
Radius Point: 1457385.226,3220845.055			
1457420.530	3220893.569		

Closure Error Distance> 0.00000
 Total Distance> 1921.318
 Polyline Area: 159894 sq ft, 3.6707 acres

Lot 25

Northing	Easting	Bearing	Distance
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1457478.699	3220874.428		
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N 00°23'04" W 173.809
 1457652.504 3220873.262
 N 89°36'56" E 412.585
 1457655.273 3221285.837
 S 01°39'53" E 298.001
 1457357.398 3221294.495
 N 81°03'05" W 405.866
 1457420.530 3220893.569
 Radius: 100.000 Chord: 61.237 Degree: 57°17'45" Dir: Right
 Length: 62.237 Delta: 35°39'33" Tangent: 32.163
 Chord BRG: N 18°12'51" W Rad-In: N 53°57'23" E Rad-Out: N 89°36'56" E
 Radius Point: 1457479.370,3220974.426
 1457478.699 3220874.428

Closure Error Distance> 0.00000
 Total Distance> 1352.497
 Polyline Area: 109148 sq ft, 2.5057 acres

Lot 26

Northing	Easting	Bearing	Distance
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1458070.968	3220881.711	S 50°40'01" E 521.745	
1457740.271	3221285.266	S 00°23'04" E 85.000	
1457655.273	3221285.837	S 89°36'56" W 412.585	
1457652.504	3220873.262	N 00°23'04" W 87.601	
1457740.104	3220872.674	Radius: 330.000 Chord: 104.355 Degree: 17°21'44" Dir: Left	
		Length: 104.795 Delta: 18°11'42" Tangent: 52.842	
		Chord BRG: N 09°28'55" W Rad-In: S 89°36'56" W Rad-Out: S 71°25'14" W	
		Radius Point: 1457737.889,3220542.681	
1457843.033	3220855.482	Radius: 270.000 Chord: 229.439 Degree: 21°13'14" Dir: Right	
		Length: 236.972 Delta: 50°17'13" Tangent: 126.727	
		Chord BRG: N 06°33'51" E Rad-In: N 71°25'14" E Rad-Out: S 58°17'33" E	
		Radius Point: 1457929.060,3221111.411	
1458070.968	3220881.711		

Closure Error Distance> 0.00000
 Total Distance> 1448.698
 Polyline Area: 110833 sq ft, 2.5444 acres

Lot 27

Northing	Easting	Bearing	Distance
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1458199.060	3221282.187	S 00°23'04" E	458.799
1457740.271	3221285.266	N 50°40'01" W	521.745
1458070.968	3220881.711		
Radius: 270.000 Chord: 263.002 Degree: 21°13'14" Dir: Right			
Length: 274.697 Delta: 58°17'33" Tangent: 150.565			
Chord BRG: N 60°51'14" E Rad-In: S 58°17'33" E Rad-Out: S 00°00'00" W			
Radius Point: 1457929.060,3221111.411			
1458199.060	3221111.411	N 90°00'00" E	170.777
1458199.060	3221282.187		

Closure Error Distance> 0.00000
 Total Distance> 1426.017
 Polyline Area: 109076 sq ft, 2.5041 acres

Lot 28

Northing	Easting	Bearing	Distance
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1457357.398	3221294.495	N 01°39'53" W	298.001
1457655.273	3221285.837	N 00°23'04" W	543.799
1458199.060	3221282.187	N 90°00'00" E	240.650
1458199.060	3221522.838	S 00°23'04" E	878.566
1457320.513	3221528.734	N 81°03'05" W	237.126
1457357.398	3221294.495		

Closure Error Distance> 0.00000
 Total Distance> 2198.142
 Polyline Area: 205870 sq ft, 4.7261 acres