

43-043 Eagle Rising Filing No. 1

Subdivision Boundary Parcel Map Check Report

Client:
Land Resource Associates

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

Date: 4/25/2022 5:51:05 PM; 1/19/2023 3:00:52 PM; 2/24/2023 12:47:51 PM; 7/24/2024 11:52:00 AM;
7/29/2024 9:08:11 AM

Parcel Name: Boundary - EAGLE RISING

Description: Casas Limited Partnership #4 property platted as Eagle rising Filing No. 1

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,417,396.2100' East:3,229,959.1110'

Segment# 1: Line

Course: N0°24'08"W Length: 1,324.07'
North: 1,418,720.2474' East: 3,229,949.8160'

Segment# 2: Line

Course: N89°11'11"E Length: 405.98'
North: 1,418,726.0122' East: 3,230,355.7550'

Segment# 3: Line

Course: S0°51'58"E Length: 128.76'
North: 1,418,597.2669' East: 3,230,357.7014'

Segment# 4: Line

Course: S34°53'38"E Length: 165.41'
North: 1,418,461.5955' East: 3,230,452.3255'

Segment# 5: Line

Course: S37°00'44"E Length: 37.27'
North: 1,418,431.8351' East: 3,230,474.7615'

Segment# 6: Line

Course: S41°23'30"E Length: 32.71'
North: 1,418,407.2958' East: 3,230,496.3895'

Segment# 7: Line	
Course: S42°49'51"E	Length: 258.35'
North: 1,418,217.8312'	East: 3,230,672.0251'
Segment# 8: Line	
Course: S45°49'45"W	Length: 314.01'
North: 1,417,999.0290'	East: 3,230,446.7966'
Segment# 9: Line	
Course: S43°27'20"E	Length: 540.81'
North: 1,417,606.4507'	East: 3,230,818.7612'
Segment# 10: Line	
Course: S42°47'58"E	Length: 235.00'
North: 1,417,434.0226'	East: 3,230,978.4283'
Segment# 11: Line	
Course: S43°20'42"E	Length: 189.85'
North: 1,417,295.9572'	East: 3,231,108.7394'
Segment# 12: Line	
Course: S20°29'11"W	Length: 211.29'
North: 1,417,098.0302'	East: 3,231,034.7911'
Segment# 13: Line	
Course: N61°55'48"W	Length: 448.93'
North: 1,417,309.2742'	East: 3,230,638.6672'
Segment# 14: Line	
Course: S50°31'31"W	Length: 312.04'
North: 1,417,110.8986'	East: 3,230,397.8019'
Segment# 15: Curve	
Length: 282.84'	Radius: 405.00'
Delta: 40°00'49"	Tangent: 147.46'
Chord: 277.13'	Course: S3°27'17"W
Course In: S73°26'52"W	Course Out: S66°32'18"E
RP North: 1,416,995.5185'	East: 3,230,009.5849'
End North: 1,416,834.2736'	East: 3,230,381.1022'

Segment# 16: Line
Course: S66°32'18"E Length: 361.10'
North: 1,416,690.5069' East: 3,230,712.3489'

Segment# 17: Line
Course: S42°22'15"W Length: 138.26'
North: 1,416,588.3606' East: 3,230,619.1718'

Segment# 18: Line
Course: S60°37'49"W Length: 180.68'
North: 1,416,499.7473' East: 3,230,461.7140'

Segment# 19: Line
Course: N78°29'29"W Length: 167.50'
North: 1,416,533.1661' East: 3,230,297.5817'

Segment# 20: Line
Course: S41°06'13"W Length: 33.89'
North: 1,416,507.6293' East: 3,230,275.3016'

Segment# 21: Line
Course: S25°42'00"E Length: 276.39'
North: 1,416,258.5806' East: 3,230,395.1607'

Segment# 22: Line
Course: S1°08'27"W Length: 43.93'
North: 1,416,214.6593' East: 3,230,394.2860'

Segment# 23: Line
Course: S27°43'52"E Length: 27.54'
North: 1,416,190.2825' East: 3,230,407.1010'

Segment# 24: Line
Course: S7°08'16"E Length: 32.61'
North: 1,416,157.9253' East: 3,230,411.1530'

Segment# 25: Line
Course: N72°20'57"W Length: 437.27'
North: 1,416,290.5123' East: 3,229,994.4688'

Segment# 26: Line
 Course: N0°23'34"W Length: 298.01'
 North: 1,416,588.5153' East: 3,229,992.4258'

Segment# 27: Curve
 Length: 19.87' Radius: 100.55'
 Delta: 11°19'26" Tangent: 9.97'
 Chord: 19.84' Course: N84°30'00"W
 Course In: S11°09'43"W Course Out: N0°09'43"W
 RP North: 1,416,489.8673' East: 3,229,972.9611'
 End North: 1,416,590.4169' East: 3,229,972.6769'

Segment# 28: Line
 Course: S89°50'17"W Length: 8.18'
 North: 1,416,590.3938' East: 3,229,964.4969'

Segment# 29: Line
 Course: N0°23'00"W Length: 805.83'
 North: 1,417,396.2057' East: 3,229,959.1056'

Perimeter: 7,718.40' Area: 1,535,821.62Sq.Ft.
 Error Closure: 0.0069 Course: S51°30'27"W
 Error North : -0.00428 East: -0.00538

Precision 1: 1,118,605.80

Parcel Area Report

Client: Land Resource Associates

Project Name: O:\43043A\Eagle Rising\dwg\Survey\Plat\43043 Eagle Rising No 1 FP.dwg

Project Description:

Report Date: 4/25/2022 5:56:33 PM; 1/19/2023 3:08:02 PM; 2/24/2023 12:50:35 PM; 7/24/2024 11:53:57 AM; 7/29/2024 9:08:55 AM

Prepared by:

Parcel Name	Square Feet	Acres	
EAGLE RISING	1535821.624	35.258	7718.404

43-043 Eagle Rising Filing No. 1

Right-Of-Way Parcel Map Check Report

Client:

Land Resource Associates

Prepared by:

M&S Civil Consultants, Inc.

212 N. Wahsatch Ave. Ste. 305

Date: 4/25/2022 6:01:35 PM; 6/30/2022 12:35:00 PM; 3/3/2023 9:32:57 AM

Parcel Name: ROW - EAGLE WING DRIVE ROW**Description:** right-of-way dedication for Eagle Wing Drive cul-de-sac/turnaround**Process segment order counterclockwise:** False**Enable mapcheck across chord:** False

North: 1,416,590.4012'

East: 3,229,964.5003'

Segment# 1: Line

Course: N0°23'00"W

Length: 60.00'

North: 1,416,650.3998'

East: 3,229,964.0989'

Segment# 2: Curve

Length: 38.77'

Radius: 85.54'

Delta: 25°57'55"

Tangent: 19.72'

Chord: 38.43'

Course: N76°59'49"E

Course In: N0°01'13"W

Course Out: S25°59'08"E

RP North: 1,416,735.9398'

East: 3,229,964.0686'

End North: 1,416,659.0475'

East: 3,230,001.5475'

Segment# 3: Line

Course: N64°05'06"E

Length: 46.22'

North: 1,416,679.2474'

East: 3,230,043.1198'

Segment# 4: Curve

Length: 237.06'

Radius: 60.00'

Delta: 226°22'21"

Tangent: 140.08'

Chord: 110.31'

Course: S2°43'44"E

Course In: S25°54'54"E

Course Out: S20°27'27"W

RP North: 1,416,625.2808'

East: 3,230,069.3420'

End North: 1,416,569.0649'

East: 3,230,048.3713'

Segment# 5: Line

Course: N69°32'33"W

Length: 42.97'

North: 1,416,584.0834'

East: 3,230,008.1113'

Segment# 6: Curve

Length: 36.19'

Delta: 20°37'10"

Chord: 35.99'

Course In: S20°27'27"W

RP North: 1,416,489.8749'

End North: 1,416,590.4245'

Radius: 100.55'

Tangent: 18.29'

Course: N79°51'08"W

Course Out: N0°09'43"W

East: 3,229,972.9679'

East: 3,229,972.6837'

Segment# 7: Line

Course: S89°50'17"W

North: 1,416,590.4014'

Length: 8.18'

East: 3,229,964.5037'

Perimeter: 469.37'

Error Closure: 0.0034

Error North : 0.00026

Area: 14,835.01Sq.Ft.

Course: N85°30'55"E

East: 0.00334

Precision 1: 138,055.88

Parcel Area Report

Client: Land Resource Associates

Project Name: O:\43043A\Eagle Rising\dwg\Survey\Plat\43043 Eagle Rising No 1 FP.dwg

Project Description:

Report Date: 4/25/2022 6:02:36 PM; 6/30/2022 12:35:00 PM; 3/3/2023 9:35:27 AM

Prepared by:

Parcel Name	Square Feet	Acres	
EAGLE WING DRIVE ROW	14835.006	0.341	469.375

43-043 Eagle Rising Filing No. 1 Tracts Parcel Map Check Report

Client:

Land Resource Associates

Date: 4/25/2022 6:07:36 PM; 3/3/2023 9:41:49 AM; 3/20/2023 1:22:08 PM; 7/6/2023 11:40:12 AM;
7/29/2024 9:13:57**Prepared by:**

M&S Civil Consultants, Inc.

Parcel Name: Tract A - TRACT A

Description: tract for private road

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,416,666.4020'

East:3,230,113.0308'

Segment# 1: Curve

Length: 633.33'

Radius: 345.00'

Delta: 105°10'48"

Tangent: 451.08'

Chord: 548.07'

Course: N19°57'47"E

Course In: N17°26'49"W

Course Out: N57°22'23"E

RP North: 1,416,995.5302'

East: 3,230,009.5920'

End North: 1,417,181.5428'

East: 3,230,300.1507'

Segment# 2: Curve

Length: 60.75'

Radius: 100.00'

Delta: 34°48'24"

Tangent: 31.34'

Chord: 59.82'

Course: N50°01'49"W

Course In: S57°22'23"W

Course Out: N22°33'59"E

RP North: 1,417,127.6261'

East: 3,230,215.9308'

End North: 1,417,219.9697'

East: 3,230,254.3061'

Segment# 3: Line

Course: N67°26'01"W

Length: 39.41'

North: 1,417,235.0934'

East: 3,230,217.9136'

Segment# 4: Curve

Length: 237.06'

Radius: 60.00'

Delta: 226°22'21"

Tangent: 140.08'

Chord: 110.31'

Course: N45°45'09"E

Course In: N22°33'59"E

Course Out: N68°56'19"E

RP North: 1,417,290.4995'

East: 3,230,240.9388'

End North: 1,417,312.0616'

East: 3,230,296.9305'

Segment# 5: Line
Course: S21°03'41"E
North: 1,417,280.6596'

Length: 33.65'
East: 3,230,309.0233'

Segment# 6: Curve
Length: 43.44'
Delta: 16°35'32"
Chord: 43.29'
Course In: N68°56'19"E
RP North: 1,417,334.5648'
End North: 1,417,242.9324'

Radius: 150.00'
Tangent: 21.87'
Course: S29°21'26"E
Course Out: S52°20'48"W
East: 3,230,449.0026'
East: 3,230,330.2444'

Segment# 7: Curve
Length: 783.47'
Delta: 110°50'19"
Chord: 666.90'
Course In: S52°20'48"W
RP North: 1,416,995.5251'
End North: 1,416,607.8413'

Radius: 405.00'
Tangent: 587.50'
Course: S17°45'57"W
Course Out: S16°48'54"E
East: 3,230,009.5973'
East: 3,230,126.7567'

Segment# 8: Curve
Length: 63.00'
Delta: 60°09'22"
Chord: 60.14'
Course In: N73°06'31"W
RP North: 1,416,625.2748'
End North: 1,416,666.3970'

Radius: 60.00'
Tangent: 34.75'
Course: N13°11'12"W
Course Out: N46°44'07"E
East: 3,230,069.3452'
East: 3,230,113.0369'

Perimeter: 1,894.10'
Error Closure: 0.0079
Error North : -0.00494

Area: 57,254.80Sq.Ft.
Course: S51°06'18"E
East: 0.00612

Precision 1: 239,760.76

Parcel Name: Tracts - TRACT B
Description: tract for existing well
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North: 1,418,325.3110'

East: 3,230,572.4014'

Segment# 1: Line
Course: S42°49'51"E Length: 10.00'
North: 1,418,317.9773' East: 3,230,579.1998'

Segment# 2: Line
Course: S47°07'43"W Length: 16.03'
North: 1,418,307.0713' East: 3,230,567.4517'

Segment# 3: Line
Course: N42°52'17"W Length: 10.00'
North: 1,418,314.4001' East: 3,230,560.6481'

Segment# 4: Line
Course: N47°07'43"E Length: 16.04'
North: 1,418,325.3130' East: 3,230,572.4036'

Perimeter: 52.07' Area: 160.33Sq.Ft.
Error Closure: 0.0029 Course: N47°04'46"E
Error North : 0.00199 East: 0.00214

Precision 1: 17,955.17

Parcel Name: Tracts - TRACT C
Description: tract for existing well
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:1,417,264.2186' East:3,230,766.4818'

Segment# 1: Line
Course: S61°55'48"E Length: 10.00'
North: 1,417,259.5131' East: 3,230,775.3055'

Segment# 2: Line
Course: S28°04'12"W Length: 20.38'
North: 1,417,241.5303' East: 3,230,765.7157'

Segment# 3: Line
Course: N61°55'48"W Length: 10.00'
North: 1,417,246.2358' East: 3,230,756.8920'

Segment# 4: Line
Course: N28°04'12"E
North: 1,417,264.2186'

Length: 20.38'
East: 3,230,766.4818'

Perimeter: 60.76'
Error Closure: 0.0000
Error North : 0.00000

Area: 203.78Sq.Ft.
Course: N0°00'00"E
East: 0.00000

Precision 1: 60,760,000.00

Parcel Area Report

Project Name: O:\43043A\Eagle Rising\dwg\Survey\Plat\43043 Eagle Rising
No 1 FP.dwg

Report Date: 4/25/2022 6:09:25 PM; 3/3/2023 9:44:09 AM : 3/20/2023 1:26:48
PM; 7/6/2023 11:42:43 AM; 7/29/2024 9:16:42 AM

Client: Client Company

**Project
Description:**

Prepared by:

Parcel Name	Square Feet	Acres	
TRACT A	57254.801	1.314	1894.100
TRACT B	160.326	0.004	52.065
TRACT C	203.785	0.005	60.757

43-043 Eagle Rising Filing No. 1 Lots Parcel Map Check Report

Client:

Land Resource Associates

Prepared by:

M&S Civil Consultants, Inc.

212 N. Wahsatch Ave. Ste. 305

Date: 4/25/2022 6:12:30 PM; 6/30/2022 12:23:29 PM; 3/3/2023 10:07:39 AM; 3/20/2023 1:28:43 PM;
7/6/2023 11:47:08 AM; 7/11/2023 9:30:32 AM; 7/24/2024 11:56:36 AM; 7/29/2024 9:19:03 AM

Parcel Name: Lots - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,416,650.4003'

East: 3,229,964.0991'

Segment# 1: Line

Course: N0°23'00"W

Length: 348.35'

North: 1,416,998.7425'

East: 3,229,961.7685'

Segment# 2: Line

Course: N89°36'26"E

Length: 392.78'

North: 1,417,001.4351'

East: 3,230,354.5392'

Segment# 3: Curve

Length: 442.77'

Radius: 345.00'

Delta: 73°31'59"

Tangent: 257.78'

Chord: 413.00'

Course: S35°47'11"W

Course In: S89°01'12"W

Course Out: S17°26'49"E

RP North: 1,416,995.5345'

East: 3,230,009.5897'

End North: 1,416,666.4062'

East: 3,230,113.0285'

Segment# 4: Curve

Length: 76.08'

Radius: 60.00'

Delta: 72°39'01"

Tangent: 44.11'

Chord: 71.08'

Course: N79°35'23"W

Course In: S46°44'07"W

Course Out: N25°54'54"W

RP North: 1,416,625.2840'

East: 3,230,069.3368'

End North: 1,416,679.2506'

East: 3,230,043.1145'

Segment# 5: Line
Course: S64°05'06"W Length: 46.22'
North: 1,416,659.0507' East: 3,230,001.5423'

Segment# 6: Curve
Length: 38.77' Radius: 85.54'
Delta: 25°57'55" Tangent: 19.72'
Chord: 38.43' Course: S76°59'49"W
Course In: N25°59'08"W Course Out: S0°01'13"E
RP North: 1,416,735.9430' East: 3,229,964.0634'
End North: 1,416,650.4030' East: 3,229,964.0937'

Perimeter: 1,344.96' Area: 108,908.97Sq.Ft.
Error Closure: 0.0060 Course: N63°34'22"W
Error North : 0.00268 East: -0.00540

Precision 1: 224,161.67

Parcel Name: Lots - 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,416,998.7389' East:3,229,961.7693'

Segment# 1: Line
Course: N0°23'00"W Length: 397.48'
North: 1,417,396.2100' East: 3,229,959.1100'

Segment# 2: Line
Course: N0°24'08"W Length: 13.15'
North: 1,417,409.3597' East: 3,229,959.0177'

Segment# 3: Line
Course: S82°54'27"E Length: 25.26'
North: 1,417,406.2408' East: 3,229,984.0844'

Segment# 4: Line
Course: S48°18'11"E Length: 132.41'
North: 1,417,318.1629' East: 3,230,082.9515'

Segment# 5: Line
Course: S75°23'32"E Length: 101.30'
North: 1,417,292.6150' East: 3,230,180.9770'

Segment# 6: Curve
Length: 72.73' Radius: 60.00'
Delta: 69°27'10" Tangent: 41.59'
Chord: 68.36' Course: S32°42'26"E
Course In: S87°58'51"E Course Out: S22°33'59"W
RP North: 1,417,290.5009' East: 3,230,240.9397'
End North: 1,417,235.0948' East: 3,230,217.9145'

Segment# 7: Line
Course: S67°26'01"E Length: 39.41'
North: 1,417,219.9711' East: 3,230,254.3071'

Segment# 8: Curve
Length: 60.75' Radius: 100.00'
Delta: 34°48'24" Tangent: 31.34'
Chord: 59.82' Course: S50°01'49"E
Course In: S22°33'59"W Course Out: N57°22'23"E
RP North: 1,417,127.6275' East: 3,230,215.9317'
End North: 1,417,181.5442' East: 3,230,300.1516'

Segment# 9: Curve
Length: 190.56' Radius: 345.00'
Delta: 31°38'49" Tangent: 97.78'
Chord: 188.15' Course: S16°48'13"E
Course In: S57°22'23"W Course Out: N89°01'12"E
RP North: 1,416,995.5316' East: 3,230,009.5930'
End North: 1,417,001.4323' East: 3,230,354.5425'

Segment# 10: Line
Course: S89°36'26"W Length: 392.78'
North: 1,416,998.7397' East: 3,229,961.7717'

Perimeter: 1,425.82' Area: 108,910.34Sq.Ft.
Error Closure: 0.0026 Course: N71°08'47"E
Error North : 0.00082 East: 0.00241

Precision 1: 548,396.15

Parcel Name: Lots - 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,417,579.4911'

East:3,230,327.0211'

Segment# 1: Line

Course: S16°31'38"W

Length: 241.54'

North: 1,417,347.9304'

East: 3,230,258.3100'

Segment# 2: Curve

Length: 109.76'

Radius: 60.00'

Delta: 104°48'52"

Tangent: 77.93'

Chord: 95.08'

Course: S54°25'35"W

Course In: S16°50'01"W

Course Out: N87°58'51"W

RP North: 1,417,290.5014'

East: 3,230,240.9344'

End North: 1,417,292.6154'

East: 3,230,180.9716'

Segment# 3: Line

Course: N75°23'32"W

Length: 101.30'

North: 1,417,318.1634'

East: 3,230,082.9462'

Segment# 4: Line

Course: N48°18'11"W

Length: 132.41'

North: 1,417,406.2412'

East: 3,229,984.0791'

Segment# 5: Line

Course: N82°54'27"W

Length: 25.26'

North: 1,417,409.3601'

East: 3,229,959.0124'

Segment# 6: Line

Course: N0°24'08"W

Length: 331.00'

North: 1,417,740.3520'

East: 3,229,956.6888'

Segment# 7: Line

Course: S66°31'17"E

Length: 403.75'

North: 1,417,579.4953'

East: 3,230,327.0118'

Perimeter: 1,345.02'
Error Closure: 0.0101
Error North : 0.00419

Area: 108,900.12Sq.Ft.
Course: N65°37'02"W
East: -0.00924

Precision 1: 133,170.30

Parcel Name: Lots - 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,417,740.3485'

East: 3,229,956.6948'

Segment# 1: Line

Course: N0°24'08"W

Length: 334.73'

North: 1,418,075.0702'

East: 3,229,954.3450'

Segment# 2: Line

Course: S51°38'13"E

Length: 569.09'

North: 1,417,721.8689'

East: 3,230,400.5650'

Segment# 3: Line

Course: S16°31'38"W

Length: 407.18'

North: 1,417,331.5116'

East: 3,230,284.7341'

Segment# 4: Curve

Length: 31.47'

Radius: 60.00'

Delta: 30°02'53"

Tangent: 16.10'

Chord: 31.11'

Course: N58°08'33"W

Course In: S46°52'54"W

Course Out: N16°50'01"E

RP North: 1,417,290.5012'

East: 3,230,240.9375'

End North: 1,417,347.9302'

East: 3,230,258.3131'

Segment# 5: Line

Course: N16°31'38"E

Length: 241.54'

North: 1,417,579.4909'

East: 3,230,327.0242'

Segment# 6: Line

Course: N66°31'17"W

Length: 403.75'

North: 1,417,740.3476'

East: 3,229,956.7011'

Perimeter: 1,987.75' Area: 116,229.49Sq.Ft.
Error Closure: 0.0063 Course: S82°05'50"E
Error North : -0.00087 East: 0.00628

Precision 1: 315,517.46

Parcel Name: Lots - 5

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,418,075.0666' East: 3,229,954.3448'

Segment# 1: Line

Course: N0°24'08"W Length: 172.09'
North: 1,418,247.1524' East: 3,229,953.1367'

Segment# 2: Line

Course: N89°36'26"E Length: 173.96'
North: 1,418,248.3449' East: 3,230,127.0926'

Segment# 3: Line

Course: S52°03'15"E Length: 405.42'
North: 1,417,999.0456' East: 3,230,446.8038'

Segment# 4: Line

Course: S43°27'20"E Length: 74.51'
North: 1,417,944.9581' East: 3,230,498.0511'

Segment# 5: Line

Course: S16°31'38"W Length: 680.55'
North: 1,417,292.5253' East: 3,230,304.4545'

Segment# 6: Line

Course: N21°03'41"W Length: 20.94'
North: 1,417,312.0664' East: 3,230,296.9293'

Segment# 7: Curve

Length: 23.10' Radius: 60.00'
Delta: 22°03'26" Tangent: 11.69'
Chord: 22.96' Course: N32°05'23"W

Course In: S68°56'19"W
RP North: 1,417,290.5043'
End North: 1,417,331.5148'

Course Out: N46°52'54"E
East: 3,230,240.9376'
East: 3,230,284.7342'

Segment# 8: Line

Course: N16°31'38"E
North: 1,417,721.8720'

Length: 407.18'
East: 3,230,400.5650'

Segment# 9: Line

Course: N51°38'13"W
North: 1,418,075.0733'

Length: 569.09'
East: 3,229,954.3451'

Perimeter: 2,526.84'
Error Closure: 0.0067
Error North : 0.00673

Area: 158,811.25Sq.Ft.
Course: N2°26'01"E
East: 0.00029

Precision 1: 377,140.30

Parcel Name: Lots - 6

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,417,606.4603'

East:3,230,818.7696'

Segment# 1: Line

Course: S33°35'45"W
North: 1,417,363.6103'

Length: 291.55'
East: 3,230,657.4460'

Segment# 2: Line

Course: S50°31'31"W
North: 1,417,141.2611'

Length: 349.75'
East: 3,230,387.4722'

Segment# 3: Curve

Length: 117.09'

Radius: 405.00'

Delta: 16°33'52"

Tangent: 58.95'

Chord: 116.68'

Course: N29°22'16"W

Course In: S68°54'40"W

Course Out: N52°20'48"E

RP North: 1,416,995.5356'

East: 3,230,009.5977'

End North: 1,417,242.9430'

East: 3,230,330.2449'

Segment# 4: Curve
Length: 43.44' Radius: 150.00'
Delta: 16°35'32" Tangent: 21.87'
Chord: 43.29' Course: N29°21'26"W
Course In: N52°20'48"E Course Out: S68°56'19"W
RP North: 1,417,334.5754' East: 3,230,449.0031'
End North: 1,417,280.6702' East: 3,230,309.0237'

Segment# 5: Line
Course: N21°03'41"W Length: 12.70'
North: 1,417,292.5217' East: 3,230,304.4597'

Segment# 6: Line
Course: N16°31'38"E Length: 680.55'
North: 1,417,944.9546' East: 3,230,498.0563'

Segment# 7: Line
Course: S43°27'20"E Length: 466.30'
North: 1,417,606.4637' East: 3,230,818.7736'

Perimeter: 1,961.39' Area: 204,029.48Sq.Ft.
Error Closure: 0.0052 Course: N49°30'37"E
Error North : 0.00340 East: 0.00399

Precision 1: 377,188.46

Parcel Name: Lots - 7
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:1,417,434.0320' East:3,230,978.4365'

Segment# 1: Line
Course: S43°20'42"E Length: 189.85'
North: 1,417,295.9666' East: 3,231,108.7475'

Segment# 2: Line
Course: S20°29'11"W Length: 211.29'
North: 1,417,098.0396' East: 3,231,034.7992'

Segment# 3: Line
Course: N61°55'48"W Length: 304.95'
North: 1,417,241.5338' East: 3,230,765.7195'

Segment# 4: Line
Course: N28°04'12"E Length: 20.38'
North: 1,417,259.5166' East: 3,230,775.3093'

Segment# 5: Line
Course: N61°55'48"W Length: 10.00'
North: 1,417,264.2221' East: 3,230,766.4856'

Segment# 6: Line
Course: S28°04'12"W Length: 20.38'
North: 1,417,246.2393' East: 3,230,756.8957'

Segment# 7: Line
Course: N61°55'48"W Length: 133.98'
North: 1,417,309.2836' East: 3,230,638.6754'

Segment# 8: Line
Course: S50°31'31"W Length: 312.04'
North: 1,417,110.9080' East: 3,230,397.8101'

Segment# 9: Curve
Length: 32.07' Radius: 405.00'
Delta: 4°32'13" Tangent: 16.04'
Chord: 32.06' Course: N18°49'14"W
Course In: S73°26'52"W Course Out: N68°54'40"E
RP North: 1,416,995.5279' East: 3,230,009.5931'
End North: 1,417,141.2533' East: 3,230,387.4675'

Segment# 10: Line
Course: N50°31'31"E Length: 349.75'
North: 1,417,363.6026' East: 3,230,657.4414'

Segment# 11: Line
Course: N33°35'45"E Length: 291.55'
North: 1,417,606.4525' East: 3,230,818.7650'

Segment# 12: Line
Course: S42°47'58"E
North: 1,417,434.0244'

Length: 235.00'
East: 3,230,978.4320'

Perimeter: 2,111.25'
Error Closure: 0.0087
Error North : -0.00756

Area: 129,667.44Sq.Ft.
Course: S30°13'22"W
East: -0.00440

Precision 1: 242,671.26

Parcel Name: Lots - 8

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,416,834.2857'

East:3,230,381.1094'

Segment# 1: Line
Course: S66°32'18"E
North: 1,416,690.5190'

Length: 361.10'
East: 3,230,712.3560'

Segment# 2: Line
Course: S42°22'15"W
North: 1,416,588.3727'

Length: 138.26'
East: 3,230,619.1790'

Segment# 3: Line
Course: S60°37'49"W
North: 1,416,499.7594'

Length: 180.68'
East: 3,230,461.7212'

Segment# 4: Line
Course: N78°29'29"W
North: 1,416,533.1782'

Length: 167.50'
East: 3,230,297.5888'

Segment# 5: Line
Course: S41°06'13"W
North: 1,416,507.6413'

Length: 33.89'
East: 3,230,275.3088'

Segment# 6: Line
Course: S25°42'00"E
North: 1,416,258.5927'

Length: 276.39'
East: 3,230,395.1678'

Segment# 7: Line
Course: S1°08'27"W Length: 43.93'
North: 1,416,214.6714' East: 3,230,394.2932'

Segment# 8: Line
Course: N27°43'52"W Length: 465.83'
North: 1,416,626.9966' East: 3,230,177.5319'

Segment# 9: Curve
Length: 297.17' Radius: 405.00'
Delta: 42°02'25" Tangent: 155.63'
Chord: 290.54' Course: N44°28'54"E
Course In: N24°29'53"W Course Out: S66°32'18"E
RP North: 1,416,995.5366' East: 3,230,009.5936'
End North: 1,416,834.2918' East: 3,230,381.1109'

Perimeter: 1,964.76' Area: 108,910.09Sq.Ft.
Error Closure: 0.0063 Course: N14°06'28"E
Error North : 0.00613 East: 0.00154

Precision 1: 311,865.08

Parcel Name: Lots - 9
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:1,416,290.5182' East:3,229,994.4705'

Segment# 1: Line
Course: N0°23'34"W Length: 298.01'
North: 1,416,588.5212' East: 3,229,992.4275'

Segment# 2: Curve
Length: 16.31' Radius: 100.55'
Delta: 9°17'44" Tangent: 8.17'
Chord: 16.30' Course: S74°11'25"E
Course In: S11°09'43"W Course Out: N20°27'27"E
RP North: 1,416,489.8732' East: 3,229,972.9628'
End North: 1,416,584.0817' East: 3,230,008.1063'

Segment# 3: Line
Course: S69°32'33"E Length: 42.97'
North: 1,416,569.0632' East: 3,230,048.3662'

Segment# 4: Curve
Length: 97.98' Radius: 60.00'
Delta: 93°33'57" Tangent: 63.86'
Chord: 87.45' Course: N63°40'28"E
Course In: N20°27'27"E Course Out: S73°06'31"E
RP North: 1,416,625.2791' East: 3,230,069.3370'
End North: 1,416,607.8456' East: 3,230,126.7484'

Segment# 5: Curve
Length: 54.31' Radius: 405.00'
Delta: 7°40'59" Tangent: 27.20'
Chord: 54.27' Course: N69°20'37"E
Course In: N16°48'54"W Course Out: S24°29'53"E
RP North: 1,416,995.5293' East: 3,230,009.5890'
End North: 1,416,626.9893' East: 3,230,177.5273'

Segment# 6: Line
Course: S27°43'52"E Length: 465.83'
North: 1,416,214.6640' East: 3,230,394.2886'

Segment# 7: Line
Course: S27°43'52"E Length: 27.54'
North: 1,416,190.2872' East: 3,230,407.1036'

Segment# 8: Line
Course: S7°08'16"E Length: 32.61'
North: 1,416,157.9300' East: 3,230,411.1556'

Segment# 9: Line
Course: N72°20'57"W Length: 437.27'
North: 1,416,290.5170' East: 3,229,994.4713'

Perimeter: 1,472.84' Area: 108,900.61Sq.Ft.
Error Closure: 0.0015 Course: S34°50'33"E
Error North : -0.00126 East: 0.00088

Precision 1: 981,886.67

Parcel Name: Lots - 10

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,418,720.2520'

East:3,229,949.8150'

Segment# 1: Line

Course: N89°11'11"E

Length: 405.98'

North: 1,418,726.0168'

East: 3,230,355.7541'

Segment# 2: Line

Course: S0°51'58"E

Length: 128.76'

North: 1,418,597.2715'

East: 3,230,357.7004'

Segment# 3: Line

Course: S34°53'38"E

Length: 165.41'

North: 1,418,461.6001'

East: 3,230,452.3246'

Segment# 4: Line

Course: S37°00'44"E

Length: 37.27'

North: 1,418,431.8397'

East: 3,230,474.7606'

Segment# 5: Line

Course: S41°23'30"E

Length: 32.71'

North: 1,418,407.3005'

East: 3,230,496.3885'

Segment# 6: Line

Course: S42°49'51"E

Length: 111.81'

North: 1,418,325.3030'

East: 3,230,572.4010'

Segment# 7: Line

Course: S47°07'43"W

Length: 16.04'

North: 1,418,314.3901'

East: 3,230,560.6455'

Segment# 8: Line

Course: S42°52'17"E

Length: 10.00'

North: 1,418,307.0613'

East: 3,230,567.4491'

Segment# 9: Line

Course: N47°07'43"E

Length: 16.03'

North: 1,418,317.9674'

East: 3,230,579.1972'

Segment# 10: Line
Course: S42°49'51"E
North: 1,418,217.8338'

Length: 136.54'
East: 3,230,672.0220'

Segment# 11: Line
Course: S45°49'45"W
North: 1,417,999.0317'

Length: 314.01'
East: 3,230,446.7935'

Segment# 12: Line
Course: N52°03'15"W
North: 1,418,248.3310'

Length: 405.42'
East: 3,230,127.0824'

Segment# 13: Line
Course: S89°36'26"W
North: 1,418,247.1385'

Length: 173.96'
East: 3,229,953.1264'

Segment# 14: Line
Course: N0°24'08"W
North: 1,418,720.2368'

Length: 473.11'
East: 3,229,949.8052'

Perimeter: 2,427.04'
Error Closure: 0.0181
Error North : -0.01520

Area: 310,099.91Sq.Ft.
Course: S32°50'21"W
East: -0.00981

Precision 1: 134,091.16

Parcel Area Report

Client: Land Resource Associates

Project Name: O:\43043A\Eagle Rising\dwg\Survey\Plat\43043 Eagle Rising No 1 FP.dwg

Project Description:

Report Date: 4/25/2022 6:13:54 PM; 6/30/2022 12:27:25 PM; 3/3/2023 10:10:11 AM; 3/20/2023 1:39:13 PM; 7/6/2023 11:55:47 AM; 7/11/2023 9:32:52 AM; 7/24/2024 12:00:59 PM; 7/29/2024 10:31:36 AM

Prepared by:

Parcel Name	Square Feet	Acres	
1	108908.970	2.500	1344.960
2	108910.341	2.500	1425.824
3	108900.122	2.500	1345.018

4	116229.491	2.668	1987.751
5	158811.250	3.646	2526.840
6	204029.479	4.684	1961.389
7	129667.438	2.977	2111.248
8	108910.094	2.500	1964.756
9	108900.610	2.500	1472.844
10	310099.911	7.119	2427.042