

43-143 Village at Lorson Ranch Filing No. 1 Closure Reports

Client:
Cradlan LLC/Landhuis

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

Subdivision Boundary Parcel Map Check Report

Date: 4/15/2024 4:18:20 PM

Parcel Name: Boundary - TRACT D
Description: Tract D, Carriage Meadows North Filing No. 1, Rec. No. 218714242
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:22,717.8915' East:20,229.7200'

Segment# 1: Line
Course: N35°13'35"W Length: 114.30'
North: 22,811.2608' East: 20,163.7908'

Segment# 2: Line
Course: N14°49'54"E Length: 298.16'
North: 23,099.4867' East: 20,240.1138'

Segment# 3: Curve
Length: 164.19' Radius: 12,070.00'
Delta: 0°46'46" Tangent: 82.09'
Chord: 164.18' Course: N14°26'31"E
Course In: N75°10'06"W Course Out: S75°56'52"E
RP North: 26,189.1662' East: 8,572.2613'
End North: 23,258.4957' East: 20,281.0644'

Segment# 4: Line
Course: N89°43'32"E Length: 699.35'
North: 23,261.8455' East: 20,980.4064'

Segment# 5: Line
Course: S0°16'35"E Length: 48.87'
North: 23,212.9761' East: 20,980.6422'

Segment# 6: Curve
Length: 118.72' Radius: 605.00'
Delta: 11°14'35" Tangent: 59.55'
Chord: 118.53' Course: S5°53'53"E
Course In: N89°43'25"E Course Out: S78°28'50"W
RP North: 23,215.8945' East: 21,585.6351'
End North: 23,095.0757' East: 20,992.8216'

Segment# 7: Line
Course: S11°31'10"E Length: 102.17'
North: 22,994.9638' East: 21,013.2250'

Segment# 8: Line
Course: S78°28'50"W Length: 12.00'
North: 22,992.5674' East: 21,001.4668'

Segment# 9: Line
Course: S11°31'10"E Length: 60.77'
North: 22,933.0214' East: 21,013.6026'

Segment# 10: Curve
Length: 95.84' Radius: 513.00'
Delta: 10°42'17" Tangent: 48.06'
Chord: 95.71' Course: S6°10'01"E
Course In: S78°28'50"W Course Out: N89°11'07"E
RP North: 22,830.5751' East: 20,510.9359'
End North: 22,837.8695' East: 21,023.8841'

Segment# 11: Line
Course: S0°48'53"E Length: 85.03'
North: 22,752.8481' East: 21,025.0931'

Segment# 12: Line
Course: N83°58'53"W Length: 1.14'
North: 22,752.9676' East: 21,023.9594'

Segment# 13: Line
Course: S43°43'07"W Length: 49.76'
North: 22,717.0040' East: 20,989.5694'

Segment# 14: Line
Course: N84°44'52"W Length: 81.43'
North: 22,724.4581' East: 20,908.4813'

Segment# 15: Line
Course: S89°26'47"W Length: 678.79'
North: 22,717.8995' East: 20,229.7230'

Perimeter: 2,610.50' Area: 423,608.04Sq.Ft.
Error Closure: 0.0085 Course: N20°33'41"E
Error North : 0.00799 East: 0.00300

Precision 1: 307,120.00

Parcel Area Report

Client: Cradlan
LLC/Landhuis

Project Name: O:\43143A CARRIAGE MEADOWS
COMMERCIAL\COMMERCIAL TRACTS - LANDHUIS\Survey\Plat\43-143
Village @ LR No 1 FP.dwg

**Project
Description:**

Report Date: 4/15/2024 4:24:50 PM

Prepared by:
Preparer

Parcel Name	Square Feet	Acres	
TRACT D	423608.034	9.725	2610.505

Tract Parcel Map Check Report

Date: 4/15/2024 4:19:53 PM

Parcel Name: Tracts - Tract A
Description: Tract A comprising largely of existing 60 foot wide easement per Ditch Relocation,
Improvement, and Easement Agreement, Rec. No. 206127024
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:23,261.8319' East:20,980.3997'

Segment# 1: Line
Course: S0°16'35"E Length: 48.87'
North: 23,212.9625' East: 20,980.6354'

Segment# 2: Curve

Length: 19.36'

Delta: 1°49'59"

Chord: 19.35'

Course In: N89°43'25"E

RP North: 23,215.8810'

End North: 23,193.6119'

Radius: 605.00'

Tangent: 9.68'

Course: S1°11'35"E

Course Out: S87°53'26"W

East: 21,585.6284'

East: 20,981.0384'

Segment# 3: Line

Course: S89°27'17"W

North: 23,186.7770'

Length: 718.19'

East: 20,262.8809'

Segment# 4: Curve

Length: 73.97'

Delta: 0°21'04"

Chord: 73.97'

Course In: N75°35'48"W

RP North: 26,189.1441'

End North: 23,258.4736'

Radius: 12,070.00'

Tangent: 36.99'

Course: N14°13'40"E

Course Out: S75°56'52"E

East: 8,572.2568'

East: 20,281.0599'

Segment# 5: Line

Course: N89°43'32"E

North: 23,261.8235'

Length: 699.35'

East: 20,980.4019'

Perimeter: 1,559.73'

Error Closure: 0.0088

Error North : -0.00848

Area: 49,526.69Sq.Ft.

Course: S14°34'41"E

East: 0.00221

Precision 1: 177,243.18

Parcel Area Report

Project Name: O:\43143A CARRIAGE MEADOWS
COMMERCIAL\COMMERCIAL TRACTS - LANDHUIS\Survey\Plat\43-143
Village @ LR No 1 FP.dwg

Report Date: 4/15/2024 4:24:50 PM

Client: Cradlan
LLC/Landhuis

**Project
Description:**

Prepared by:
Preparer

Parcel Name	Square Feet	Acres	
Tract A	49526.693	1.137	1559.728

Lots Parcel Map Check Report

Date: 4/1/2024 1:05:47 PM

Parcel Name: Lots - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:22,811.2608'

East:20,163.7908'

Segment# 1: Line

Course: N14°49'54"E

Length: 253.21'

North: 23,056.0344'

East: 20,228.6075'

Segment# 2: Line

Course: S89°50'34"E

Length: 215.73'

North: 23,055.4424'

East: 20,444.3367'

Segment# 3: Line

Course: S0°09'26"W

Length: 335.49'

North: 22,719.9536'

East: 20,443.4161'

Segment# 4: Line

Course: S89°26'47"W

Length: 213.71'

North: 22,717.8887'

East: 20,229.7160'

Segment# 5: Line

Course: N35°13'35"W

Length: 114.30'

North: 22,811.2580'

East: 20,163.7868'

Perimeter: 1,132.44'

Area: 83,414.85Sq.Ft.

Error Closure: 0.0048

Course: S55°10'49"W

Error North : -0.00274

East: -0.00395

Precision 1: 235,925.00

Parcel Name: Lots - 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:22,721.5460'

East:20,607.9350'

Segment# 1: Line

Course: S89°26'47"W

Length: 164.52'

North: 22,719.9564'

East: 20,443.4227'

Segment# 2: Line

Course: N0°09'26"E

Length: 335.49'

North: 23,055.4452'

East: 20,444.3433'

Segment# 3: Line

Course: S89°50'34"E

Length: 164.51'

North: 23,054.9937'

East: 20,608.8527'

Segment# 4: Line

Course: S0°09'26"W

Length: 333.45'

North: 22,721.5450'

East: 20,607.9377'

Perimeter: 997.97'

Area: 55,023.53Sq.Ft.

Error Closure: 0.0029

Course: S68°23'31"E

Error North : -0.00105

East: 0.00266

Precision 1: 344,127.59

Parcel Name: Lots - 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:22,722.6548'

East:20,722.6800'

Segment# 1: Line

Course: S89°26'47"W

Length: 114.75'

North: 22,721.5460'

East: 20,607.9354'

Segment# 2: Line

Course: N0°09'26"E

Length: 333.45'

North: 23,054.9948'

East: 20,608.8504'

Segment# 3: Line
Course: S89°50'34"E Length: 114.74'
North: 23,054.6799' East: 20,723.5900'

Segment# 4: Line
Course: S0°09'26"W Length: 332.02'
North: 22,722.6612' East: 20,722.6789'

Perimeter: 894.96' Area: 38,178.58Sq.Ft.
Error Closure: 0.0065 Course: N10°11'17"W
Error North : 0.00641 East: -0.00115

Precision 1: 137,686.15

Parcel Name: Lots - 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:22,723.7635' East:20,837.4250'

Segment# 1: Line
Course: S89°26'47"W Length: 114.75'
North: 22,722.6548' East: 20,722.6804'

Segment# 2: Line
Course: N0°09'26"E Length: 332.02'
North: 23,054.6735' East: 20,723.5915'

Segment# 3: Line
Course: S89°50'34"E Length: 114.74'
North: 23,054.3587' East: 20,838.3310'

Segment# 4: Line
Course: S0°09'26"W Length: 330.60'
North: 22,723.7599' East: 20,837.4238'

Perimeter: 892.12' Area: 38,015.22Sq.Ft.
Error Closure: 0.0038 Course: S18°10'02"W
Error North : -0.00359 East: -0.00118

Precision 1: 234,765.79

Parcel Name: Lots - 5

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:22,994.9584' East:21,013.2177'

Segment# 1: Line

Course: S78°28'50"W Length: 12.00'
North: 22,992.5620' East: 21,001.4594'

Segment# 2: Line

Course: S11°31'10"E Length: 60.77'
North: 22,933.0161' East: 21,013.5952'

Segment# 3: Curve

Length: 95.84' Radius: 513.00'
Delta: 10°42'17" Tangent: 48.06'
Chord: 95.71' Course: S6°10'01"E
Course In: S78°28'50"W Course Out: N89°11'07"E
RP North: 22,830.5697' East: 20,510.9286'
End North: 22,837.8642' East: 21,023.8767'

Segment# 4: Line

Course: S0°48'53"E Length: 85.03'
North: 22,752.8427' East: 21,025.0858'

Segment# 5: Line

Course: N83°58'53"W Length: 1.14'
North: 22,752.9623' East: 21,023.9520'

Segment# 6: Line

Course: S43°43'07"W Length: 49.76'
North: 22,716.9986' East: 20,989.5621'

Segment# 7: Line

Course: N84°44'52"W Length: 81.43'
North: 22,724.4527' East: 20,908.4739'

Segment# 8: Line

Course: S89°26'47"W Length: 71.06'
North: 22,723.7661' East: 20,837.4173'

Segment# 9: Line
Course: N0°09'26"E Length: 330.60'
North: 23,054.3649' East: 20,838.3244'

Segment# 10: Line
Course: S89°50'34"E Length: 86.87'
North: 23,054.1265' East: 20,925.1941'

Segment# 11: Curve
Length: 61.14' Radius: 300.00'
Delta: 11°40'36" Tangent: 30.68'
Chord: 61.03' Course: N84°19'08"E
Course In: N0°09'26"E Course Out: S11°31'10"E
RP North: 23,354.1254' East: 20,926.0173'
End North: 23,060.1683' East: 20,985.9275'

Segment# 12: Line
Course: N78°28'50"E Length: 13.71'
North: 23,062.9062' East: 20,999.3613'

Segment# 13: Line
Course: S11°31'10"E Length: 69.34'
North: 22,994.9629' East: 21,013.2085'

Perimeter: 1,018.69' Area: 59,227.53Sq.Ft.
Error Closure: 0.0102 Course: N63°54'11"W
Error North : 0.00448 East: -0.00915

Precision 1: 99,871.57

Parcel Name: Lot 6 - 6
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:23,193.6165' East:20,981.0385'

Segment# 1: Curve
Length: 99.36' Radius: 605.00'
Delta: 9°24'36" Tangent: 49.79'
Chord: 99.25' Course: S6°48'52"E

Course In: N87°53'26"E Course Out: S78°28'50"W
RP North: 23,215.8856' East: 21,585.6285'
End North: 23,095.0668' East: 20,992.8150'

Segment# 2: Line
Course: S11°31'10"E Length: 32.82'
North: 23,062.9079' East: 20,999.3692'

Segment# 3: Line
Course: S78°28'50"W Length: 13.71'
North: 23,060.1700' East: 20,985.9353'

Segment# 4: Curve
Length: 61.14' Radius: 300.00'
Delta: 11°40'36" Tangent: 30.68'
Chord: 61.03' Course: S84°19'08"W
Course In: N11°31'10"W Course Out: S0°09'26"W
RP North: 23,354.1271' East: 20,926.0252'
End North: 23,054.1282' East: 20,925.2020'

Segment# 5: Line
Course: N89°50'34"W Length: 696.59'
North: 23,056.0397' East: 20,228.6146'

Segment# 6: Line
Course: N14°49'54"E Length: 44.95'
North: 23,099.4921' East: 20,240.1209'

Segment# 7: Curve
Length: 90.22' Radius: 12,070.00'
Delta: 0°25'42" Tangent: 45.11'
Chord: 90.22' Course: N14°37'03"E
Course In: N75°10'06"W Course Out: S75°35'48"E
RP North: 26,189.1715' East: 8,572.2684'
End North: 23,186.8044' East: 20,262.8926'

Segment# 8: Line
Course: N89°27'17"E Length: 718.19'
North: 23,193.6393' East: 20,981.0500'

Perimeter: 1,756.99'
Error Closure: 0.0255
Error North : 0.02277

Area: 100,221.62Sq.Ft.
Course: N26°55'08"E
East: 0.01156

Precision 1: 68,901.18

Parcel Area Report

Client: Cradlan
LLC/Landhuis

Project Name: O:\43143A CARRIAGE MEADOWS
COMMERCIAL\COMMERCIAL TRACTS - LANDHUIS\Survey\Plat\43-143
Village @ LR No 1 FP.dwg

**Project
Description:**

Report Date: 4/15/2024 4:24:50 PM

Prepared by:
Preparer

Parcel Name	Square Feet	Acres	
1	83414.854	1.915	1132.444
2	55023.529	1.263	997.970
3	38178.584	0.876	894.963
4	38015.218	0.873	892.115
5	59227.533	1.360	1018.691
6	100221.624	2.301	1756.986