

# Parcel Map Check Report

**Client: CD MERIDIAN & BENT GRASS  
LLC**

BENT GRASS EAST COMMERCIAL  
FILING NO. 3

MERIDIAN PARK DRIVE

Date: 10/21/2022 9:59:02 AM

**Prepared by: VPT**

M&S CIVIL CONSULTANTS INC  
212 N. WAHSATCH AVE. SUITE 305  
COLORADO SPRINGS, COLORADO  
80903  
PH 719 955-5485

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Parcel Name: Boundary

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,407,334.212'

East:3,253,648.265'

Segment# 1: Line

Course: S89°30'48"W

Length: 225.20'

North: 1,407,332.299'

East: 3,253,423.073'

Segment# 2: Line

Course: N0°29'16"W

Length: 282.10'

North: 1,407,614.389'

East: 3,253,420.672'

Segment# 3: Line

Course: N89°38'17"E

Length: 225.12'

North: 1,407,615.811'

East: 3,253,645.787'

Segment# 4: Line

Course: S0°30'13"E

Length: 281.61'

North: 1,407,334.212'

East: 3,253,648.262'

Perimeter: 1,014.02'

Area: 63,461.58Sq.Ft.

Error Closure: 0.003

Course: S88°50'54"W

Error North : -0.0001

East: -0.0027

Precision 1: 338,010.00

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Parcel Name: LOT - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,407,334.212'

East:3,253,648.265'

Segment# 1: Line

Course: S89°30'48"W

Length: 225.20'

North: 1,407,332.299'

East: 3,253,423.073'

Segment# 2: Line

Course: N0°29'16"W

Length: 131.83'

North: 1,407,464.124'

East: 3,253,421.951'

Segment# 3: Line

Course: N89°30'48"E

Length: 225.16'

North: 1,407,466.037'

East: 3,253,647.103'

Segment# 4: Line

Course: S0°30'13"E

Length: 131.83'

North: 1,407,334.212'

East: 3,253,648.261'

Perimeter: 714.02'

Area: 29,685.24Sq.Ft.

Error Closure: 0.004

Course: S89°36'20"W

Error North : 0.0000

East: -0.0036

Precision 1: 178,505.00

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Parcel Name: LOT - 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,407,615.810'

East:3,253,645.790'

Segment# 1: Line

Course: S0°30'13"E

Length: 149.78'

North: 1,407,466.036'

East: 3,253,647.107'

Segment# 2: Line

Course: S89°30'48"W

Length: 225.16'

North: 1,407,464.123'

East: 3,253,421.955'

Segment# 3: Line

Course: N0°29'16"W

Length: 150.27'

North: 1,407,614.388'

East: 3,253,420.675'

Segment# 4: Line

Course: N89°38'17"E

Length: 225.12'

North: 1,407,615.810'

East: 3,253,645.791'

Perimeter: 750.33'

Area: 33,776.34Sq.Ft.

Error Closure: 0.001

Course: S87°57'57"E

Error North : 0.0000

East: 0.0008

Precision 1: 750,330.00

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