

70-074 Bradley Point No. 1 Boundary Parcel Map Check Report

Client: Schnurr
Prepared by: M&S Civil Consultants, Inc.
102 E. Pikes Peak Ave.

Date: 11/24/2020 5:56:52 PM

Parcel Name: Boundary - Bradley Point No 1

Description: Bradley Point Filing No. 1 subdivision boundary - combining parcels schedule no. 6503400038 and schedule no. 6503400040

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,342,436.4700' East: 3,209,811.6370'

Segment# 1: Line

Course: N49°09'00"E Length: 363.30'

North: 1,342,674.0976' East: 3,210,086.4460'

Segment# 2: Line

Course: S36°35'31"E Length: 762.98'

North: 1,342,061.5000' East: 3,210,541.2676'

Segment# 3: Line

Course: S36°32'54"E Length: 609.95'

North: 1,341,571.4937' East: 3,210,904.4932'

Segment# 4: Line

Course: S48°15'16"W Length: 256.33'

North: 1,341,400.8231' East: 3,210,713.2431'

Segment# 5: Line

Course: N40°49'47"W Length: 823.77'

North: 1,342,024.1336' East: 3,210,174.6514'

Segment# 6: Line

Course: N89°57'24"W Length: 6.60'

North: 1,342,024.1386' East: 3,210,168.0514'

Segment# 7: Line
Course: N40°47'37"W
North: 1,342,068.3817'

Length: 58.44'
East: 3,210,129.8704'

Segment# 8: Line
Course: N40°50'47"W
North: 1,342,436.4628'

Length: 486.58'
East: 3,209,811.6309'

Perimeter: 3,367.95'
Error Closure: 0.0095
Error North : -0.00723

Area: 424,094.26Sq.Ft.
Course: S40°09'20"W
East: -0.00610

Precision 1: 354,521.05

Parcel Area Report

Client: Schnurr

Project Name: O:\70074A SOUTH PLANT 85-87\SOUTH PLANT 85-87\dwg\Survey\Plat\70-074 Bradley Point No 1 Final Plat.dwg

Project Description:

Report Date: 11/24/2020 6:02:33 PM

Prepared by: M&S Civil
Consultants, Inc.

Parcel Name	Square Feet	Acres	
Bradley Point No 1	424094.258	9.736	3367.954

70-074 Bradley Point No. 1 Lots Parcel Map Check Report

Client: Schnurr
Prepared by: M&S Civil Consultants, Inc.
102 E. Pikes Peak Ave.

Date: 11/24/2020 6:07:03 PM

Parcel Name: Lots - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,342,436.4700' East: 3,209,811.6370'

Segment# 1: Line

Course: N49°09'00"E Length: 363.30'
North: 1,342,674.0976' East: 3,210,086.4460'

Segment# 2: Line

Course: S36°35'31"E Length: 762.98'
North: 1,342,061.5000' East: 3,210,541.2676'

Segment# 3: Line

Course: S36°32'54"E Length: 30.27'
North: 1,342,037.1824' East: 3,210,559.2934'

Segment# 4: Line

Course: S89°19'28"W Length: 334.62'
North: 1,342,033.2371' East: 3,210,224.6966'

Segment# 5: Line

Course: S48°52'24"W Length: 43.81'
North: 1,342,004.4222' East: 3,210,191.6964'

Segment# 6: Line

Course: N40°49'47"W Length: 26.06'
North: 1,342,024.1406' East: 3,210,174.6581'

Segment# 7: Line

Course: N89°57'24"W Length: 6.60'
North: 1,342,024.1456' East: 3,210,168.0581'

Segment# 8: Line

Course: N40°47'37"W

North: 1,342,068.3887'

Length: 58.44'

East: 3,210,129.8771'

Segment# 9: Line

Course: N40°50'47"W

North: 1,342,436.4698'

Length: 486.58'

East: 3,209,811.6376'

Perimeter: 2,112.67'

Error Closure: 0.0006

Error North : -0.00023

Area: 225,865.41Sq.Ft.

Course: S68°21'52"E

East: 0.00058

Precision 1: 3,521,100.00

Parcel Name: Lots - 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,342,037.1823'

East:3,210,559.2947'

Segment# 1: Line

Course: S36°32'54"E

North: 1,341,571.4936'

Length: 579.68'

East: 3,210,904.4945'

Segment# 2: Line

Course: S48°15'16"W

North: 1,341,400.8230'

Length: 256.33'

East: 3,210,713.2444'

Segment# 3: Line

Course: N40°49'47"W

North: 1,342,004.4151'

Length: 797.71'

East: 3,210,191.6910'

Segment# 4: Line

Course: N48°52'24"E

North: 1,342,033.2300'

Length: 43.81'

East: 3,210,224.6912'

Segment# 5: Line

Course: N89°19'28"E

North: 1,342,037.1753'

Length: 334.62'

East: 3,210,559.2880'

Perimeter: 2,012.16'
Error Closure: 0.0097
Error North : -0.00700

Area: 198,228.84Sq.Ft.
Course: S43°39'17"W
East: -0.00668

Precision 1: 207,438.14

Parcel Area Report

Client: Schnurr

Project Name: O:\70074A SOUTH PLANT 85-87\SOUTH PLANT 85-87\dwg\Survey\Plat\70-074 Bradley Point No 1 Final Plat.dwg

Project Description:

Report Date: 11/24/2020 6:12:18 PM

Prepared by: M&S Civil
Consultants, Inc.

Parcel Name	Square Feet	Acres	
1	225865.413	5.185	2112.666
2	198228.845	4.551	2012.155