

Paint Brush Hills Filing No. 14

Tracts Parcel Map Check Report

Client:

Landhuis

Prepared by:

M&S Civil Consultants, Inc.

212 N. Wahsatch Ave., Suite 305

Date: 6/18/2018 4:16:00 PM; 8/15/2020 1:28:44 PM; 5/18/2021 12:21:50 PM

Parcel Name: Tracts - TRACT A**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:25,254.8342'

East:19,622.6828'

Segment# 1: Line

Course: S88°44'51"W

Length: 2,289.09'

North: 25,204.7981'

East: 17,334.1397'

Segment# 2: Line

Course: N0°34'35"W

Length: 25.00'

North: 25,229.7968'

East: 17,333.8882'

Segment# 3: Line

Course: N88°44'51"E

Length: 2,289.18'

North: 25,279.8349'

East: 19,622.5213'

Segment# 4: Line

Course: S0°23'09"E

Length: 25.00'

North: 25,254.8355'

East: 19,622.6896'

Perimeter: 4,628.28'

Area: 57,228.39Sq.Ft.

Error Closure: 0.0070

Course: N79°28'58"E

Error North : 0.00127

East: 0.00684

Precision 1: 661,181.43

Parcel Name: Tracts - TRACT B**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:23,213.8694'

East:17,803.5693'

Segment# 1: Line
Course: S27°43'10"W Length: 203.11'
North: 23,034.0692' East: 17,709.0942'

Segment# 2: Line
Course: S42°52'08"E Length: 109.91'
North: 22,953.5148' East: 17,783.8685'

Segment# 3: Line
Course: N80°50'04"W Length: 32.51'
North: 22,958.6932' East: 17,751.7736'

Segment# 4: Line
Course: N42°52'08"W Length: 142.64'
North: 23,063.2358' East: 17,654.7323'

Segment# 5: Line
Course: N89°26'02"E Length: 24.63'
North: 23,063.4792' East: 17,679.3611'

Segment# 6: Line
Course: N27°43'10"E Length: 191.52'
North: 23,233.0195' East: 17,768.4452'

Segment# 7: Curve
Length: 40.03' Radius: 325.00'
Delta: 7°03'26" Tangent: 20.04'
Chord: 40.00' Course: S61°23'51"E
Course In: N32°07'52"E Course Out: S25°04'26"W
RP North: 23,508.2404' East: 17,941.2992'
End North: 23,213.8677' East: 17,803.5685'

Perimeter: 744.35' Area: 10,767.39Sq.Ft.
Error Closure: 0.0019 Course: S23°58'16"W
Error North : -0.00171 East: -0.00076

Precision 1: 391,763.16

Parcel Name: Tracts - TRACT C

Description: tract to be sold to owner of Lot 2 Paint Brush Hills Filing No. 12

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:23,000.1065'

East:18,290.4181'

Segment# 1: Line

Course: N74°25'08"W

Length: 136.16'

North: 23,036.6794'

East: 18,159.2618'

Segment# 2: Line

Course: S77°21'43"E

Length: 136.34'

North: 23,006.8494'

East: 18,292.2985'

Segment# 3: Line

Course: S15°35'15"W

Length: 7.00'

North: 23,000.1068'

East: 18,290.4176'

Perimeter: 279.50'

Area: 476.56Sq.Ft.

Error Closure: 0.0006

Course: N59°23'13"W

Error North : 0.00032

East: -0.00054

Precision 1: 465,833.33

Parcel Area Report

Client: Landhuis

Project Name: O:\10014A-PBH 14\PBH 14\dwg\Survey\Plat\10-014

PBH #14 Final Plat.dwg

Project Description:

Report Date: 6/18/2018 4:18:06 PM; 8/15/2020 1:31:15 PM;

Prepared by: M&S Civil

5/18/2021 12:24:37 PM

Consultants, Inc.

Parcel Name	Square Feet	Acres	
TRACT A	57228.394	1.314	4628.276
TRACT B	10767.388	0.247	744.351
TRACT C	476.560	0.011	279.501

Paint Brush Hills Filing No. 14

Lots 1 & 2 Parcel Map Check Report

Client: Landhuis
Prepared by: M&S Civil Consultants, Inc.
212 N. Wahsatch Ave., Suite 305
Date: 5/18/2021 12:28:20 PM

Parcel Name: Lots - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 23,224.8463' East: 18,208.2027'

Segment# 1: Curve

Length: 85.01'	Radius: 375.00'
Delta: 12°59'20"	Tangent: 42.69'
Chord: 84.83'	Course: S81°29'40"E
Course In: S2°00'40"W	Course Out: N15°00'00"E
RP North: 22,850.0772'	East: 18,195.0427'
End North: 23,212.2994'	East: 18,292.0998'

Segment# 2: Line

Course: S75°00'00"E	Length: 18.91'
North: 23,207.4052'	East: 18,310.3655'

Segment# 3: Curve

Length: 51.45'	Radius: 275.00'
Delta: 10°43'11"	Tangent: 25.80'
Chord: 51.38'	Course: S69°38'24"E
Course In: S15°00'00"W	Course Out: N25°43'11"E
RP North: 22,941.7756'	East: 18,239.1902'
End North: 23,189.5307'	East: 18,358.5318'

Segment# 4: Curve

Length: 1.28'	Radius: 861.00'
Delta: 0°05'07"	Tangent: 0.64'
Chord: 1.28'	Course: S29°01'22"W
Course In: S60°56'05"E	Course Out: N61°01'11"W
RP North: 22,771.2519'	East: 19,111.1033'
End North: 23,188.4138'	East: 18,357.9121'

Segment# 5: Curve

Length: 123.89'	Radius: 530.00'
Delta: 13°23'34"	Tangent: 62.23'
Chord: 123.60'	Course: S22°17'02"W
Course In: S61°01'11"E	Course Out: N74°24'45"W
RP North: 22,931.6242'	East: 18,821.5489'
End North: 23,074.0404'	East: 18,311.0417'

Segment# 6: Line

Course: S15°35'15"W	Length: 69.75'
North: 23,006.8557'	East: 18,292.2992'

Segment# 7: Line

Course: N77°21'43"W	Length: 102.70'
North: 23,029.3256'	East: 18,192.0875'

Segment# 8: Line

Course: N4°42'40"E	Length: 196.19'
North: 23,224.8527'	East: 18,208.2009'

Perimeter: 649.18'	Area: 24,819.49Sq.Ft.
Error Closure: 0.0067	Course: N15°25'49"W
Error North : 0.00647	East: -0.00179

Precision 1: 96,892.54

Parcel Name: Lots - 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:23,213.9381'	East:18,104.3219'
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Segment# 1: Curve

Length: 104.79'	Radius: 375.00'
Delta: 16°00'40"	Tangent: 52.74'
Chord: 104.45'	Course: N84°00'20"E
Course In: S14°00'00"E	Course Out: N2°00'40"E
RP North: 22,850.0772'	East: 18,195.0426'
End North: 23,224.8463'	East: 18,208.2026'

Segment# 2: Line
 Course: S4°42'40"W Length: 196.19'
 North: 23,029.3191' East: 18,192.0892'

Segment# 3: Line
 Course: N77°21'44"W Length: 33.64'
 North: 23,036.6791' East: 18,159.2642'

Segment# 4: Line
 Course: N74°25'08"W Length: 71.05'
 North: 23,055.7633' East: 18,090.8252'

Segment# 5: Line
 Course: N7°51'10"W Length: 151.08'
 North: 23,205.4265' East: 18,070.1834'

Segment# 6: Line
 Course: N76°00'00"E Length: 35.18'
 North: 23,213.9373' East: 18,104.3184'

Perimeter: 591.94' Area: 21,213.50Sq.Ft.
 Error Closure: 0.0036 Course: S76°39'56"W
 Error North : -0.00083 East: -0.00350

Precision 1: 164,425.00

Parcel Area Report

Client: Landhuis

Project Name: O:\10014A-PBH 14\PBH 14\dwg\Survey\Plat\10-014 PBH #14 Final Plat.dwg

Project Description:

Report Date: 5/18/2021 12:32:48 PM

Prepared by: M&S Civil
 Consultants, Inc.

Parcel Name	Square Feet	Acres	
1	24819.487	0.570	649.184
2	21213.496	0.487	591.935