

**MAYBERRY, COLORADO SPRINGS FILING NO. 2A** (PCD File No. \_\_\_\_\_)  
Closure Reports: Subdivision Boundary Description, Lots and Tract

**Closure Report:**

**Fig 2A Subdivision Boundary Description**

Closure Summary

Precision: 1 part in 1,495,438'  
Error distance: 0.0013'  
Error direction: N45° 23' 04"W  
Perimeter: 1944.07'

Point of Beginning (NE Cor.)

Easting: 5548.9151'  
Northing: 3435.0200'

Side 1: Line

Direction: S00° 00' 00.00"E  
Angle: [000°00'00"]  
Deflection angle: [180°00'00"]  
Distance: 435.0200'  
Easting: 5548.9151'  
Northing: 3000.0000'

Side 2: Line

Direction: N89° 28' 59.00"W  
Angle: [-089°28'59"]  
Deflection angle: [090°31'01"]  
Distance: 480.3800'  
Easting: 5068.5547'  
Northing: 3004.3341'

Side 3: Line

Direction: N00° 00' 00.00"E  
Angle: [-090°31'01"]  
Deflection angle: [089°28'59"]  
Distance: 149.9200'  
Easting: 5068.5547'  
Northing: 3154.2541'

Side 4: Curve

Curve direction: Clockwise  
Radius: 60.0000'  
Arc length: [12.2528']  
Delta angle: 011°42'02"  
Tangent: [6.1478']  
Chord direction: N05° 51' 01.00"E  
Chord angle: [-174°08'59"]  
Deflection angle: [005°51'01"]  
Chord distance: [12.2315']  
Easting: 5069.8014'  
Northing: 3166.4219'

Side 5: Curve

Curve direction: Counter-clockwise  
Radius: 60.0000'  
Arc length: [105.9592']  
Delta angle: 101°11'01"  
Tangent: [73.0239']  
Chord direction: N38° 53' 29.00"W  
Chord angle: [129°24'29"]  
Deflection angle: [-050°35'31"]  
Chord distance: [92.7171']  
Easting: 5011.5894'  
Northing: 3238.5871'

Side 6: Line

Direction: N89° 28' 59.00"W  
Angle: [-179°59'59"]  
Deflection angle: [000°00'01"]  
Distance: 11.5900'  
Easting: 4999.9998'  
Northing: 3238.6917'

Side 7: Line

Direction: N00° 20' 22.00"E  
Angle: [-090°10'39"]  
Deflection angle: [089°49'21"]  
Distance: 93.6300'  
Easting: 5000.5545'  
Northing: 3332.3201'

Side 8: Line

Direction: S89° 44' 49.00"E  
Angle: [-090°05'11"]  
Deflection angle: [089°54'49"]  
Distance: 250.0000'  
Easting: 5250.5521'  
Northing: 3331.2159'

Side 9: Line

Direction: N00° 14' 20.00"W  
Angle: [089°30'29"]  
Deflection angle: [-090°29'31"]  
Distance: 106.5000'  
Easting: 5250.1080'  
Northing: 3437.7150'

Side 10: Line

Direction: S89° 28' 59.00"E  
Angle: [-089°14'39"]  
Deflection angle: [090°45'21"]  
Distance: 298.8200'  
Easting: 5548.9159'  
Northing: 3435.0190'

**Closure Report: Flg 2A Lot 1A**

Precision: 1 part in 195,121'  
Error distance: 0.0063'  
Error direction: N70° 08' 59"E  
Area: 71240.73 Sq. Ft.  
Square area: 71240.734  
Perimeter: 1227.9000'  
Point of Beginning (NE Cor.)  
Easting: 7175.6098'  
Northing: 3500.3864'  
Side 1: Line  
Direction: S00° 00' 00.00"E  
Angle: [000°00'00"]  
Deflection angle: [180°00'00"]  
Distance: 181.2700'  
Easting: 7175.6098'  
Northing: 3319.1164'  
Side 2: Line  
Direction: S45° 14' 54.00"W  
Angle: [-134°45'06"]  
Deflection angle: [045°14'54"]  
Distance: 28.1500'  
Easting: 7155.6187'  
Northing: 3299.2978'  
Side 3: Line  
Direction: N89° 28' 59.00"W  
Angle: [-134°43'53"]  
Deflection angle: [045°16'07"]  
Distance: 398.9400'  
Easting: 6756.6949'  
Northing: 3302.8971'  
Side 4: Line  
Direction: N00° 20' 22.00"E  
Angle: [-090°10'39"]  
Deflection angle: [089°49'21"]  
Distance: 94.2200'  
Easting: 6757.2531'  
Northing: 3397.1154'  
Side 5: Line  
Direction: S89° 44' 49.00"E  
Angle: [-090°05'11"]  
Deflection angle: [089°54'49"]  
Distance: 120.0000'  
Easting: 6877.2519'  
Northing: 3396.5855'

Side 6: Line  
Direction: N00° 14' 20.00"W  
Angle: [089°30'29"]  
Deflection angle: [-090°29'31"]  
Distance: 106.5000'  
Easting: 6876.8079'  
Northing: 3503.0845'  
Side 7: Line  
Direction: S89° 28' 59.00"E  
Angle: [-089°14'39"]  
Deflection angle: [090°45'21"]  
Distance: 298.8200'  
Easting: 7175.6157'  
Northing: 3500.3885'

**Closure Report: Flg 2A Lot 2A**

Precision: 1 part in 63,563'  
Error distance: 0.0123'  
Error direction: S66° 52' 59"E  
Perimeter: 781.83'

Point of Beginning (SE Cor.)  
Easting: 7187.1014'  
Northing: 3003.2650'

Side 1: Line  
Direction: N89° 28' 59.00"W  
Angle: [090°31'01"]  
Deflection angle: [-089°28'59"]  
Distance: 240.6000'  
Easting: 6946.5112'  
Northing: 3005.4357'

Side 2: Line  
Direction: N00° 31' 00.00"E  
Angle: [-090°00'01"]  
Deflection angle: [089°59'59"]  
Distance: 114.8900'  
Easting: 6947.5472'  
Northing: 3120.3211'

Side 3: Curve  
Curve direction: Counter-clockwise  
Radius: 60.0000'  
Arc length: [83.4061']  
Delta angle: 079°38'49"  
Tangent: [50.0318']  
Chord direction: N61° 57' 31.00"E  
Chord angle: [-118°33'29"]  
Deflection angle: [061°26'31"]  
Chord distance: [76.8509']  
Easting: 7015.3765'  
Northing: 3156.4494'

Side 4: Curve  
Curve direction: Clockwise  
Radius: 35.0000'  
Arc length: [41.7720']  
Delta angle: 068°22'54"  
Tangent: [23.7778']  
Chord direction: N56° 19' 33.00"E  
Chord angle: [-145°48'34"]  
Deflection angle: [034°11'26"]  
Chord distance: [39.3366']  
Easting: 7048.1125'  
Northing: 3178.2603'

Side 5: Line  
Direction: S89° 28' 59.00"E  
Angle: [-179°59'59"]  
Deflection angle: [000°00'01"]  
Distance: 119.0000'  
Easting: 7167.1077'  
Northing: 3177.1867'

Side 6: Line  
Direction: S44° 44' 29.00"E  
Angle: [-135°15'30"]  
Deflection angle: [044°44'30"]  
Distance: 28.4200'  
Easting: 7187.1128'  
Northing: 3157.0002'

Side 7: Line  
Direction: S00° 00' 00.00"E  
Angle: [-135°15'31"]  
Deflection angle: [044°44'29"]  
Distance: 153.7400'  
Easting: 7187.1128'  
Northing: 3003.2602'

**Closure Report: Flg 2A Lot 3A**

Precision: 1 part in 294,503'  
Error distance: 0.0035'  
Error direction: S70° 46' 53"W  
Perimeter: 1030.76'  
Point of Beginning (SE Cor.)  
Easting: 6851.9652'  
Northing: 3006.2888'

Side 1: Line  
Direction: N89° 28' 59.00"W  
Angle: [090°31'01"]  
Deflection angle: [-089°28'59"]  
Distance: 239.7800'  
Easting: 6612.1949'  
Northing: 3008.4521'

Side 2: Line  
Direction: N00° 00' 00.00"E  
Angle: [-090°31'01"]  
Deflection angle: [089°28'59"]  
Distance: 149.9200'  
Easting: 6612.1949'  
Northing: 3158.3721'

Side 3: Curve  
Curve direction: Clockwise  
Radius: 60.0000'  
Arc length: [12.2528']  
Delta angle: 011°42'02"  
Tangent: [6.1478']  
Chord direction: N05° 51' 01.00"E  
Chord angle: [-174°08'59"]  
Deflection angle: [005°51'01"]  
Chord distance: [12.2315']  
Easting: 6613.4417'  
Northing: 3170.5399'

Side 4: Curve  
Curve direction: Counter-clockwise  
Radius: 60.0000'  
Radial direction in: [N78° 17' 57.50"W]  
Radial direction out: [N00° 31' 01.50"E]  
Radius point: [6554.6885', 3182.7079']  
Arc length: [105.9592']  
Delta angle: 101°11'01"  
Tangent: [73.0239']  
Chord direction: N38° 53' 28.00"W  
Chord angle: [129°24'30"]  
Deflection angle: [-050°35'30"]  
Chord distance: [92.7171']  
Easting: 6555.2299'  
Northing: 3242.7055'

Side 5: Line  
Direction: S89° 28' 59.00"E  
Angle: [-000°00'00"]  
Deflection angle: [180°00'00"]  
Distance: 262.8200'  
Easting: 6818.0392'  
Northing: 3240.3342'

Side 6: Line  
Direction: S00° 31' 01.00"W  
Angle: [-090°00'00"]  
Deflection angle: [090°00'00"]  
Distance: 23.6700'  
Easting: 6817.8257'  
Northing: 3216.6652'

Side 7: Curve  
Curve direction: Counter-clockwise  
Radius: 60.0000'  
Arc length: [121.4708']  
Delta angle: 115°59'46"  
Tangent: [96.0128']  
Chord direction: S20° 13' 12.00"E  
Chord angle: [159°15'47"]  
Deflection angle: [-020°44'13"]  
Chord distance: [101.7636']  
Easting: 6852.9978'  
Northing: 3121.1730'

Side 8: Line  
Direction: S00° 31' 00.00"W  
Angle: [-101°15'55"]  
Deflection angle: [078°44'05"]  
Distance: 114.8900'  
Easting: 6851.9618'  
Northing: 3006.2877'

**Closure Report: Flg 2A Tract A**

Precision: 1 part in 50,892'  
Error distance: 0.0088'  
Error direction: S03° 27' 21"W  
Perimeter: 447.85'

Point of Beginning (NE Cor.)

Easting: 6673.9533'  
Northing: 3506.9499'

Side 1: Line

Direction: S00° 20' 22.00"W  
Angle: [000°20'22"]  
Deflection angle: [-179°39'38"]  
Distance: 94.2200'  
Easting: 6673.3951'  
Northing: 3412.7315'

Side 2: Line

Direction: N89° 28' 59.00"W  
Angle: [-089°49'21"]  
Deflection angle: [090°10'39"]  
Distance: 130.0000'  
Easting: 6543.4004'  
Northing: 3413.9044'

Side 3: Line

Direction: N00° 20' 22.00"E  
Angle: [-090°10'39"]  
Deflection angle: [089°49'21"]  
Distance: 93.6300'  
Easting: 6543.9551'  
Northing: 3507.5328'

Side 4: Line

Direction: S89° 44' 49.00"E  
Angle: [-090°05'11"]  
Deflection angle: [089°54'49"]  
Distance: 130.0000'  
Easting: 6673.9538'  
Northing: 3506.9586'