

# Parcel Map Check Report

**Client: Charger Real Estate**

**Prepared by: CPC, DEA**

Date: 11/3/2023 9:03:17 AM

---

## Boundary

North:210,567.3420'

East:1,296,446.8180'

Segment# 1: Line

Course: S88° 24' 39"E

Length: 291.62'

North: 210,559.2546'

East: 1,296,738.3259'

Segment# 2: Line

Course: S1° 03' 38"W

Length: 250.01'

North: 210,309.2875'

East: 1,296,733.6984'

Segment# 3: Line

Course: N88° 24' 39"W

Length: 291.57'

North: 210,317.3735'

East: 1,296,442.2405'

Segment# 4: Line

Course: N1° 02' 57"E

Length: 250.01'

North: 210,567.3415'

East: 1,296,446.8183'

Perimeter: 1,083.22'

Area: 72,899.81Sq.Ft.

Error Closure: 0.0006

Course: S31° 54' 51"E

Error North : -0.00047

East: 0.00029

Precision 1: 1,805,350.00

---

## Lot 1

North:210,567.3420'

East:1,296,446.8180'

Segment# 1: Line

Course: S88° 24' 39"E

Length: 88.00'

North: 210,564.9015'

East: 1,296,534.7842'

Segment# 2: Line  
Course: S1° 02' 57"W Length: 45.25'  
North: 210,519.6591' East: 1,296,533.9556'

Segment# 3: Line  
Course: S88° 24' 39"E Length: 62.50'  
North: 210,517.9258' East: 1,296,596.4316'

Segment# 4: Line  
Course: S82° 46' 25"E Length: 141.92'  
North: 210,500.0737' East: 1,296,737.2243'

Segment# 5: Line  
Course: S1° 03' 38"W Length: 30.00'  
North: 210,470.0788' East: 1,296,736.6690'

Segment# 6: Line  
Course: N77° 13' 50"W Length: 144.10'  
North: 210,501.9290' East: 1,296,596.1330'

Segment# 7: Line  
Course: N88° 24' 39"W Length: 40.00'  
North: 210,503.0383' East: 1,296,556.1484'

Segment# 8: Line  
Course: N88° 24' 39"W Length: 54.25'  
North: 210,504.5428' East: 1,296,501.9193'

Segment# 9: Line  
Course: N88° 24' 39"W Length: 56.25'  
North: 210,506.1028' East: 1,296,445.6909'

Segment# 10: Line  
Course: N1° 02' 57"E Length: 61.25'  
North: 210,567.3425' East: 1,296,446.8124'

Perimeter: 723.54' Area: 9,635.64Sq.Ft.

Error Closure: 0.0056  
Error North : 0.00051

Course: N84° 47' 16"W  
East: -0.00562

Precision 1: 129,200.00

---

**Lot 2**

North:210,564.9014'

East:1,296,534.7886'

Segment# 1: Line

Course: S88° 24' 39"E

Length: 203.62'

North: 210,559.2545'

East: 1,296,738.3303'

Segment# 2: Line

Course: S1° 03' 38"W

Length: 59.19'

North: 210,500.0746'

East: 1,296,737.2347'

Segment# 3: Line

Course: N82° 46' 25"W

Length: 141.92'

North: 210,517.9268'

East: 1,296,596.4420'

Segment# 4: Line

Course: N88° 24' 39"W

Length: 62.50'

North: 210,519.6601'

East: 1,296,533.9661'

Segment# 5: Line

Course: N1° 02' 57"E

Length: 45.25'

North: 210,564.9025'

East: 1,296,534.7946'

Perimeter: 512.49'

Area: 10,197.19Sq.Ft.

Error Closure: 0.0061

Course: N79° 56' 44"E

Error North : 0.00106

East: 0.00600

Precision 1: 84,013.11

---

**Lot 3**

North:210,506.0996'

East:1,296,445.6965'

Segment# 1: Line

Course: S88° 24' 39"E

Length: 56.25'

North: 210,504.5396'

East: 1,296,501.9248'

Segment# 2: Line

Course: S1° 02' 57"W

Length: 176.76'

North: 210,327.8092'

East: 1,296,498.6883'

Segment# 3: Line

Course: N60° 48' 39"W

Length: 35.61'

North: 210,345.1760'

East: 1,296,467.6002'

Segment# 4: Line

Course: N88° 24' 39"W

Length: 24.85'

North: 210,345.8652'

East: 1,296,442.7598'

Segment# 5: Line

Course: N1° 02' 57"E

Length: 160.26'

North: 210,506.0983'

East: 1,296,445.6942'

Perimeter: 453.73'

Area: 9,273.48Sq.Ft.

Error Closure: 0.0026

Course: S61° 07' 57"W

Error North : -0.00123

East: -0.00224

Precision 1: 174,511.54

---

**Lot 4**

North:210,504.5395'

East:1,296,501.9273'

Segment# 1: Line

Course: S88° 24' 39"E

Length: 54.25'

North: 210,503.0350'

East: 1,296,556.1565'

Segment# 2: Line  
Course: S1° 02' 57"W Length: 65.97'  
North: 210,437.0761' East: 1,296,554.9485'

Segment# 3: Line  
Course: S0° 10' 06"E Length: 122.84'  
North: 210,314.2366' East: 1,296,555.3094'

Segment# 4: Line  
Course: N88° 24' 39"W Length: 56.86'  
North: 210,315.8135' East: 1,296,498.4713'

Segment# 5: Line  
Course: N1° 02' 57"E Length: 12.00'  
North: 210,327.8115' East: 1,296,498.6910'

Segment# 6: Line  
Course: N1° 02' 57"E Length: 176.76'  
North: 210,504.5419' East: 1,296,501.9276'

Perimeter: 488.68' Area: 10,400.37Sq.Ft.  
Error Closure: 0.0023 Course: N5° 48' 07"E  
Error North : 0.00233 East: 0.00024

Precision 1: 212,469.57

---

**Lot 5**

North:210,503.0350' East:1,296,556.1589'

Segment# 1: Line  
Course: S88° 24' 39"E Length: 40.00'  
North: 210,501.9257' East: 1,296,596.1435'

Segment# 2: Line  
Course: S77° 13' 50"E Length: 144.10'  
North: 210,470.0755' East: 1,296,736.6795'

Segment# 3: Line  
Course: S1° 03' 38"W Length: 160.82'  
North: 210,309.2830' East: 1,296,733.7029'

Segment# 4: Line  
Course: N88° 24' 39"W Length: 178.46'  
North: 210,314.2322' East: 1,296,555.3115'

Segment# 5: Line  
Course: N0° 10' 06"W Length: 122.84'  
North: 210,437.0717' East: 1,296,554.9506'

Segment# 6: Line  
Course: N1° 02' 57"E Length: 65.97'  
North: 210,503.0306' East: 1,296,556.1585'

Perimeter: 712.19' Area: 32,048.96Sq.Ft.  
Error Closure: 0.0044 Course: S4° 10' 19"W  
Error North : -0.00438 East: -0.00032

Precision 1: 161,861.36

---

**Tract A**

North:210,345.8693' East:1,296,442.7621'

Segment# 1: Line  
Course: S88° 24' 39"E Length: 24.85'  
North: 210,345.1802' East: 1,296,467.6025'

Segment# 2: Line  
Course: S60° 48' 39"E Length: 35.61'  
North: 210,327.8134' East: 1,296,498.6906'

Segment# 3: Line  
Course: S1° 02' 57"W Length: 12.00'  
North: 210,315.8154' East: 1,296,498.4708'

Segment# 4: Line

Course: N88° 24' 39"W

North: 210,317.3753'

Length: 56.25'

East: 1,296,442.2425'

Segment# 5: Line

Course: N1° 02' 57"E

North: 210,345.8706'

Length: 28.50'

East: 1,296,442.7643'

Perimeter: 157.22'

Error Closure: 0.0026

Error North : 0.00123

Area: 1,344.17Sq.Ft.

Course: N61° 07' 57"E

East: 0.00224

Precision 1: 60,465.38