





Calls entered into TractPlotter Computer Program as taken from referenced deed:  See Notes

- 1). n78.3e 3c
- 2). n82e 5.5c
- 3). n89e 1.63c
- 4). s89.3e 18.1c
- 5). s46.3e 2.85c 
- 6). s56.3e 4.5c
- 7). s34.3e 1.7c
- 8). s24.3e 4c
- 9). s34.3e 5.28c
- 10). n88w 39.31c
- 11). n0.15e 11.5c 

Note: This plat of deed calls is prepared by Craig A. Stanfield, Real Estate Broker & Auctioneer, of Craig A. Stanfield Real Estate & Auction Services. The plat is prepared making exclusive use of the legal description (with the adjustments made thereto as noted herein), that being the deed of conveyance conveying the property to Leigh Moss Brewer and Robert Allen Brewer, Jr. by deed of Kelly G. Moss and Betty A. Moss, said deed dated the 5th day of July, 2001, as recorded in Deed Book 290 page 455 Mason County Court Clerk Records, and not prepared by a surveyor, engineer or other professional nor with the aid of a transit or other measuring device. This plat was prepared May 24, 2023 for the exclusive use of the preparer in the marketing of the property shown/referenced herein, All Rights Reserved.

Area Calculations and Closure Error Indications as formed by TractPlotter Computer Program

1977321.180467 square feet
 45.393048220088 acres (+/- 0.095468 acres) Perimeter: 6426.42 feet
 Closure: S73.4.10W 13.515673f (0.21031419435055% or 1:475 perimeter error)

 **SPECIAL NOTES:** The calls entered above are not entered in the same order as they appear in the referenced deed. This is as there were obvious mistakes in the legal description. Therefore, the preparer entered the calls in the order beginning after the call which is entered herein as Call # 11, as this call was obviously the most erroneous call stated within the legal description within the stated deed. Therefore the preparer entered them and would compare the lines drawn by the TractPlotter Computer Program as they were produced, comparing them to the aerial photograph for consistency. By making these comparisons, the preparer is of the opinion that the calls entered herein as Numbers 5 and 11 required placement of a decimal that was either left out in prior deed descriptions or was incorrectly entered during the preparation of the deed to the current owner, the deed referenced herein. Call # 5 in the deed reads "S46.3E 28.5 chains"; the preparer changed this call to "S46.3E 2.85 chains". Call # 11 in the deed reads "N0.15E 115 chains"; the preparer changed this call to "N0.15E 11.5 chains". By making these changes, the Tract Plotter Computer Programs forms a shape with a 13.515+ closure error and an estimated acreage of 45.393+ acres. The acreage estimate is consistent with the estimate formed in the deed (44+ acres) and while a perfect scenario would be a survey with no closure error, considering that the calls in the deed go to the nearest 1/4 degree rather than a more accurate bearing, and that the lengths are measured in chains rather than feet, the closure error indicated is relatively good. But the best evidence as to why the calls used are deemed to be "accurate" is that the shape formed by the TractPlotter Computer Program using these calls is consistent with the shape of the property as shown in the records of the Mason County Property Valuation Administration Records (PVA; Tax Assessor).

