

PLAT OF SURVEY CALLS
DAVID RAIVELY/BRAD PRITCHARD PROERTY
LEXINGTON ST. EXT. & LIMESTONE TERRACE,
MAYSVILLE, MASON COUNTY, KY

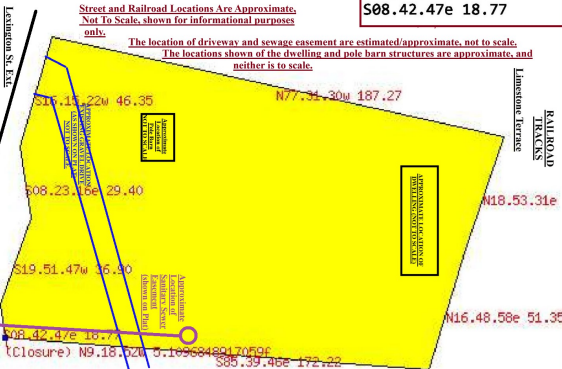
AREA AND CLOSURE ERROR INDICATIONS (formed by TRACTPLOTTER COMPUTER PROGRAM).

20005.398441405 square feet
 0.45926075393492 acres (+/- 0.003977 acres) Perimeter: 590.05 feet
 Closure: N9.18.52W 5.109685f (0.86597489902651% or 1:115 perimeter error)

LEGAL DESCRIPTION

LOTS 1 and 2 of FLEMING HEIGHTS
SUBDIVISION as shown and designated
on the Plat of said subdivision as recorded
in Plat Cabinet 1, Slide 81, Mason County
Court Clerk Records.

CALLS ENTERED IN FORMING
 PLAT (AS SHOWN ON SURVEY
 REFERENCED ABOVE). NOTE:
 Calls were reversed from those
 shown on plat.
 S85.39.46e 172.22
 N16.48.58e 51.35
 N18.53.31e 47.79
 N77.31.30w 187.27
 S16.15.22w 46.35
 S08.23.16e 29.40
 S19.51.47w 36.90
 S08.42.47e 18.77



Plat of the property conveyed to David Raively and Brad Pritchard by deed of Ronald McPherson and Lana McPherson, said deed dated the 20th day of December, 2023, said deed recorded in Deed Book 391 page 777 Mason County Court Clerk Records. The deed conveyed Lots 1 and 2 of Fleming Heights Subdivision as designated on the Plat of said subdivision recorded in Plat Book 1, Page 81 (now Plat Cabinet 1, Slide 81), Mason County Court Clerk Records.

Plat formed by viewing the Plat of Fleming Heights as referenced herein. Said plat was prepared by James Howard Pollitte, KY, Registered Land Surveyor # 723, by Wilbur Smith & Associates, survey dated July 18, 1972.

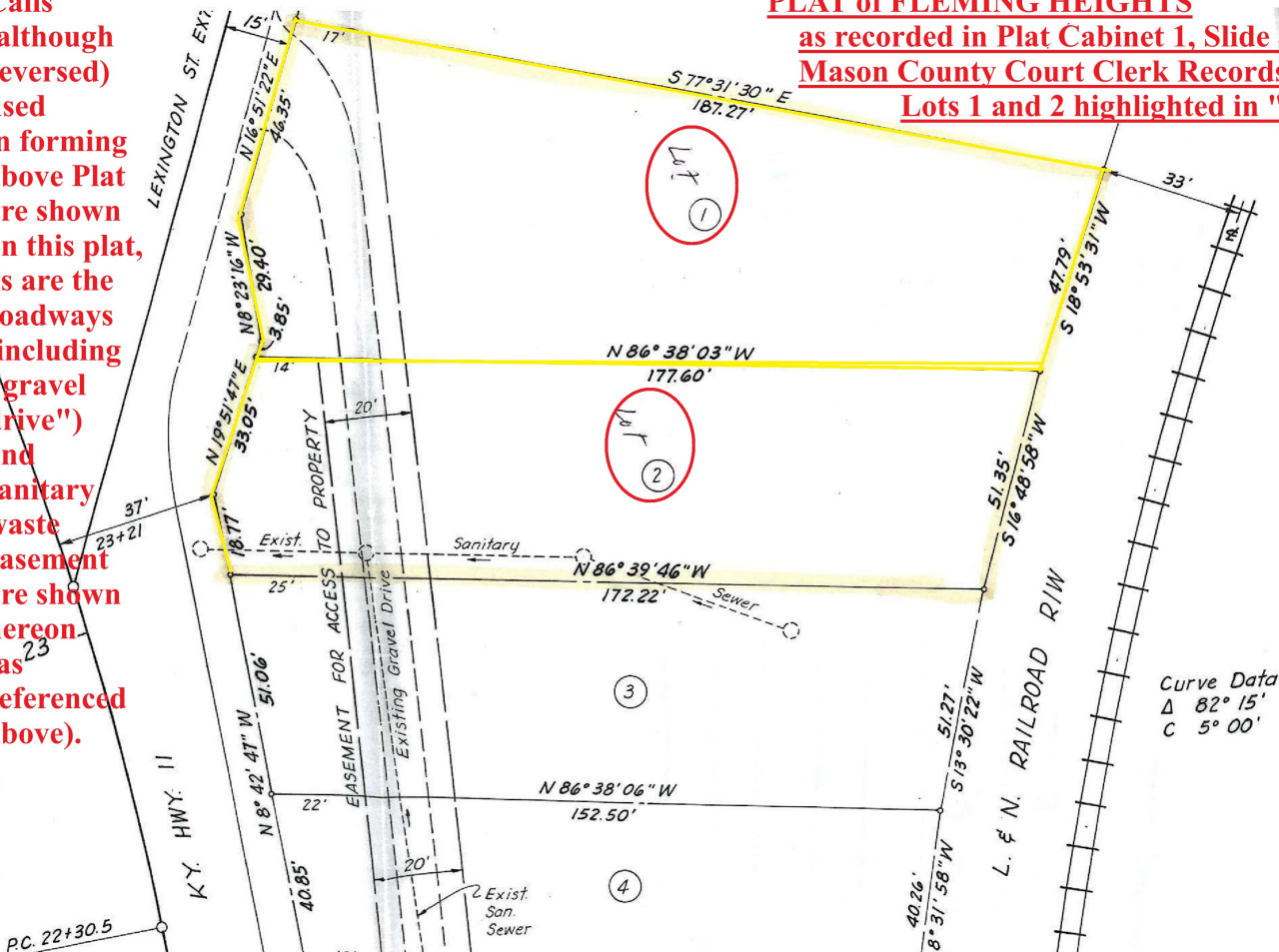
The reason for this plat was to determine the lot area of Lots 1 and 2 as no lot areas were stated/listed on the Plat of Fleming Heights. The Tract Plotter Computer Program formed an approximate area of the two lots (combined) of .459+ acres, however is formed based upon an indicated closure error of 5.109+ feet.

For purposes of this assignment, the preparer reversed the calls to a counter-clockwise direction.

This plat was prepared by Craig A. Stanfield, Real Estate Broker & Auctioneer, of Craig A. Stanfield Real Estate and Auction Services. The plat was formed using ONLY information obtained from the recorded plat (Fleming Heights) as referred to herein, and was not prepared by a surveyor, engineer or other professional, nor with the use or utilization of a transit or other "on-site" measuring device. This plat was prepared for the exclusive use of the preparer in the marketing of the property shown hereon, date of preparation April 3-4, 2024. All Rights Reserved.

Calls (although reversed) used in forming above Plat are shown on this plat, as are the roadways (including "gravel drive") and sanitary waste easement are shown hereon (as referenced above).

PLAT of FLEMING HEIGHTS
as recorded in Plat Cabinet 1, Slide 81
Mason County Court Clerk Records.
Lots 1 and 2 highlighted in "yellow".



The information contained herein is for informational purposes only, to be presented "as a whole" and not valid unless presented in its entirety (which includes the Legal Description, Plat of Survey Calls, numerous notes, and a copy of the recorded Plat from which the majority of information is gleaned) and is not intended to be a substitute for "on site"/physical/duel diligence inspection.