Deed Plotter Quick Reference

1. New Parcel

@0 Can add description or notes

1. Fractional Sections

Enter “s30,sw,ne,15,1s,4e” for South 30’ of the SW ¼ of the NE ¼ of Section 15, Township 1 South, Range 4 East.

Hit enter at end and it converts to calls based on a “Perfect” section.

1. Starting point

Often the starting point for a description will be a section corner, or a corner of a fractional section.

Anything before the point of beginning, the line starts with a / to show it is not included in the acreage and closing computations.

So the first line of a description would be “/ne,nw,sw,24,4n,47w” if you wanted to start at the Northeast Corner of the Northwest ¼ of the Southwest ¼ of Section 24, Township 4 N, Range 47W.

Any calls from that point of commencement up to the point of beginning, would also begin with a /

1. Individual calls

N89.2257e 500.00 Direction DD.mmss followed by distance in feet.

If you want to enter distance in something other than feet, add descriptor

N43.1245W 234.14M is valid if the distance is in meters. A command line can have a "mixed" entry for distance. An example of a "mixed" distance is N43E 23M45F19L. The program would interpret this distance to be 23 meters + 45 feet +19 links. Poles, rods and perches are equal (16.5 feet) and are entered into Deed Plotter as poles. "14.3" rods could be entered as "14.3R or as 14.3P"

1. If you don’t know a Call, Enter “?” and it will attempt to compute a call that forces closure. Only once per parcel description
2. Entering Curves

Enter the word “CURVE” and hit CTRL-ENTER

This brings up fields to enter curve details

1. Can block copy a description and Deed Plotter will attempt to read it.

Copy into editor. Click Edit menu option, then “Legal Description to Deed Calls”

This frequently requires a quick review and some clean up.

This approach does not mark calls before the Point of Beginning

Usually surrounding interpretation of curves. Still much quicker than typing from scratch.

1. Easements from a line

Enter the line for the easement. Map it, then select the line.

Main menu, select advanced, then provide the offset from the line for the width of the easement.

1. Adjusting bearings. Some descriptions show an odd bearing for the section boundaries. S88.3215E along the north side of the section. When mapped these appear to deviate from the section lines. You can rotate this to match the assumed, North South orientation with the rotate button on the main menu.
2. Help brings up a complete manual.

Caution. Deedplotter assumes that a section is a perfect square of exactly 1 mile. So parcels measured from different commencement points may not be as they actually appear.