There are Seven (7) types of legal descriptions

1. Bounds
2. Metes and Bounds
3. Public Land Survey System (PLSS)
4. Call for another document
5. “LY” descriptions
6. Strips
7. Lot and Block

(See Examples)

Junior / Senior rights are based upon this principle

Gaps - Overlaps

You can not sell what you do not own!

Sold in 1954
The Westerly
1320.00’
Senior right

Sold in 1960
The Easterly
1320.00’
Junior right

2630.00’ Measured

10’ overlap sold twice
Parts of a typical legal description

**Caption**
The caption limits the title and/or the detailed description of the body. Some descriptions are contained all within the caption.

**Body**
The body expands on the Caption giving a more detailed description such as a metes and bounds description but is limited by the Caption.

**Exceptions, Reservations, Clarifications**
This is where you identify any exceptions, subject to, reservations, clarifications that aid in defining the legal description.

**NOTE:**
“The preferred method of writing descriptions is using the best type or combination of types and parts that will give the clearest and shortest description possible.”
(Wattles “Writing Legal Descriptions”)

**Narrative forms:**

**Metes & Bounds** - 
Commencing at…to the Point of Beginning...(courses)...to said Point of Beginning;
Containing xxx Square Feet, xxx Acres;

**LY descriptions** - 
The Easterly xxx feet of …

**Strip descriptions** - 
…lying on each side…to the Point of Termination.

**Ties**
From which the xxx corner bears xxx distance xxx.

Not all legal descriptions are written by Professional Land Surveyors

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All of Tract 37 located in Section 12, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona lying east of the Pima Drainage Canal east right of way line.
Those portions of the Southwest quarter of Section 25, the Southeast quarter of Section 26 and the Northeast quarter of Section 35, Township 41 North, Range 30 East of the Gila and Salt River Meridian, Apache County, Arizona, described as follows:

Commencing at a found 3 1/2 inch Bureau of Land Management (BLM) Department of Interior 2006 brass cap marking the common corner for Sections 25, 26, 35 and 36 of said Township, from which the quarter corner for Sections 26 and 35 of said Township bears South 89°21'45" West, 2638.40 feet being marked with a 3 1/2 inch BLM 2006 brass cap;

Thence South 89°21'45" West, 305.47 feet along the south line of said Section 26 to a point on the northwesterly right of way line of route U.S. 160 (Tuba City - Four Corners) being the POINT OF BEGINNING;

Thence South 34°09'26" West, 47.03 feet along said northwesterly right of way line;

Thence North 55°52'03" West, 599.82 feet;

Thence North 34°09'22" East 600.24 feet;

Thence South 55°49'38" East 596.45 feet to a point that lies on said northwesterly right of way line being the point of curvature of a non-tangent circular curve to the right having a radius of 7539.44 feet;

Thence along said northwesterly right of way line, from a local tangent bearing of South 32°26'34" West along said curve a distance of 225.60 feet through a central angle of 1°42'52" to the point of tangency;

Thence South 34°09'26" West, 327.23 feet continuing along said northwesterly right of way line to the POINT OF BEGINNING.

Said parcel of land containing 359,655 square feet (8.257 acres), more or less.
All of the Northeast quarter of the Southwest quarter of Section 12, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona.

Subject to an Ingress and Egress easement across the southerly 10.00 feet thereof.
Call for another document or instrument

All of that certain property as recorded in Docket 2005-0036478 of the Maricopa County Records, Maricopa County, Arizona.

Reference document must be recorded in a public repository such as the County Recorder’s Office, State Department of Transportation, State Land Department, Bureau of Land Management, Tribal Agencies, etc.
The easterly 25.00 feet of the southerly 30.00 feet of Lot 3 of the Spectra Subdivision as recorded in Book 123 of Maps, page 45 of the Maricopa County Records, City of Tempe, Maricopa County, Arizona.

Subject to an Ingress and Egress easement over the west 10.00 feet thereof.
A 100.00 feet strip of land lying 50.00 feet on each side of the following described centerline:

Commencing at the southwest corner of Section 23, Township 1 South, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona; thence North 00°53’23” West, 550.00 feet to the POINT OF BEGINNING; thence North 75°34’11” East, 623.12 feet; thence South 72°44’12” East, 751.61 feet, more or less, to a point that lies on the north-south one sixteenth line being the POINT OF TERMINATION.

The sidelines of said strip to be shortened or lengthened to terminate at said section line and north-south one sixteenth line.
All of Lot 3 of Block 1 of the Spectra Subdivision as recorded in Book 123 of Maps, Page 45 of the Maricopa County Records, City of Tempe, Maricopa County, Arizona.

EXCEPT the north 10.00 feet thereof, ALSO EXCEPT the west 5.00 feet thereof.