

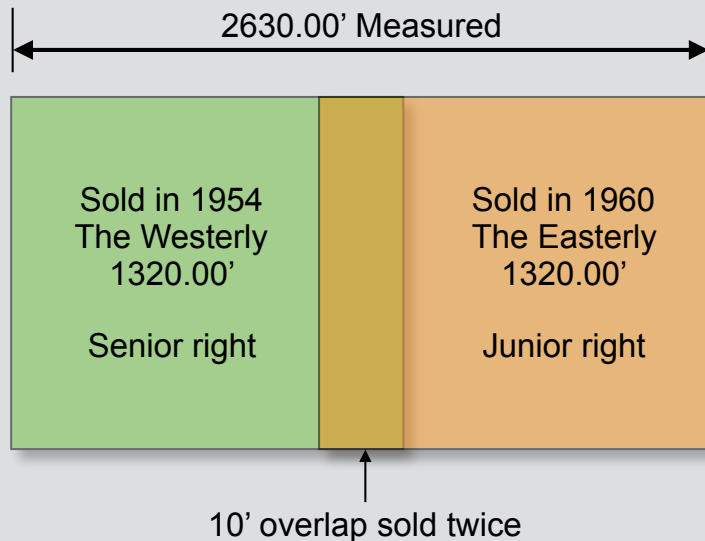
The Legal Description System



You can not sell
what you do not own!

*Junior / Senior rights are
based upon this principle*

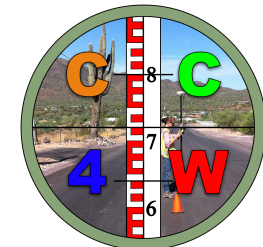
Gaps - Overlaps



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)



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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.

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.

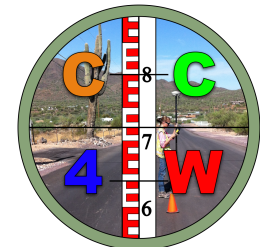
Ties

From which the xxx corner bears xxx distance xxx.

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”)*

Not all legal descriptions are written by Professional Land Surveyors



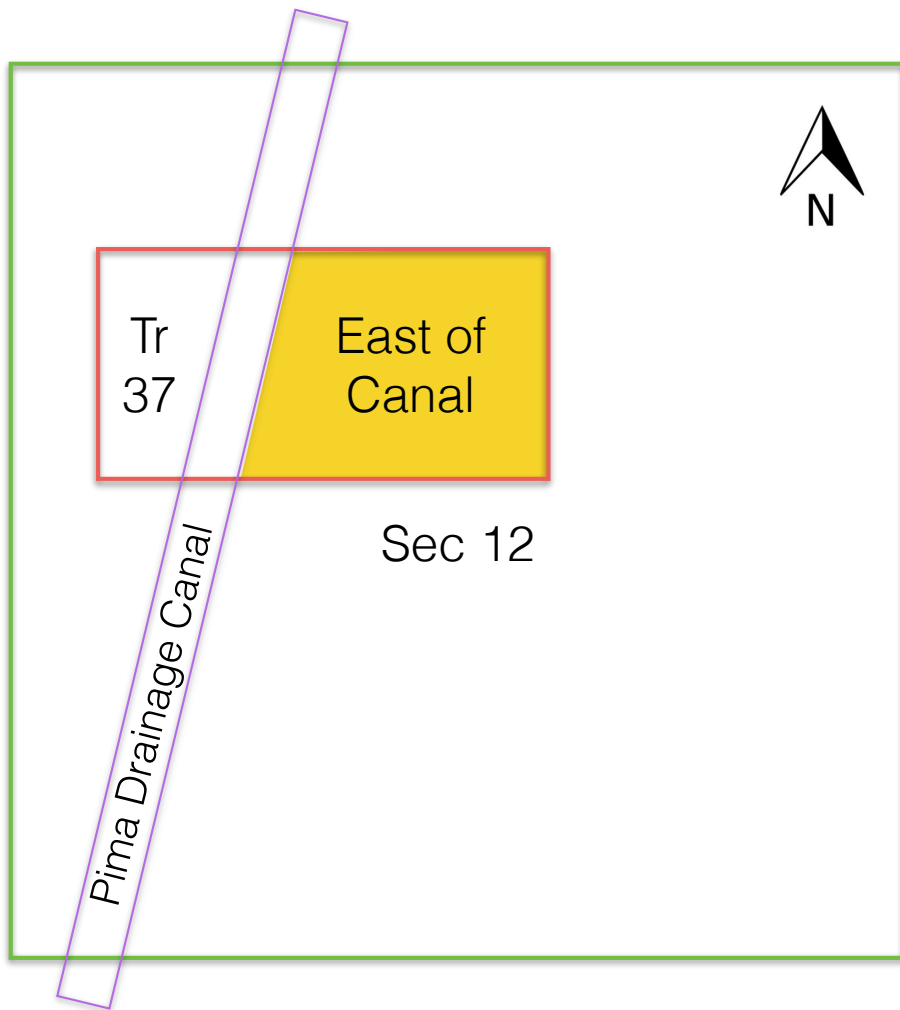
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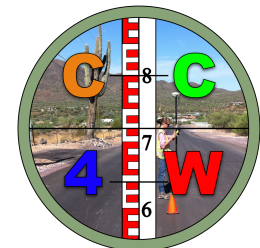
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Bounds



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.



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Metes and Bounds

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;

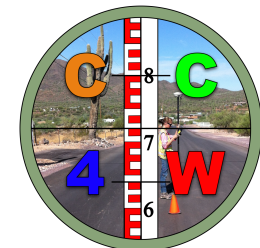
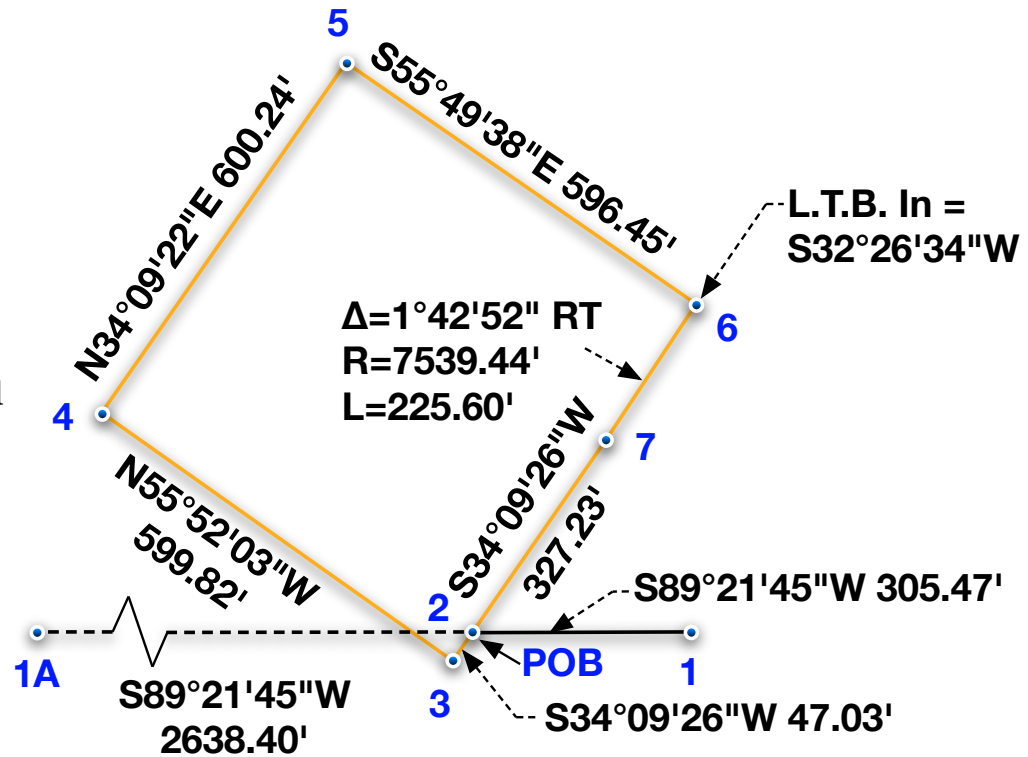
Thence North 34°09'22" East 600.24 feet;

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.



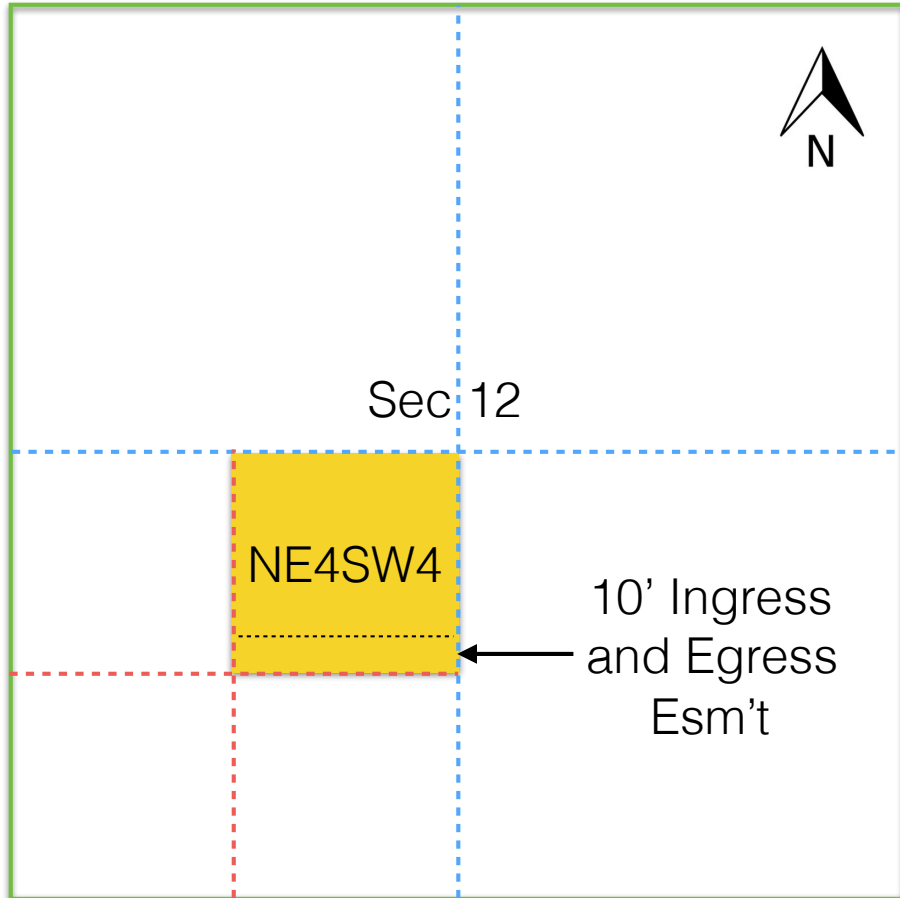
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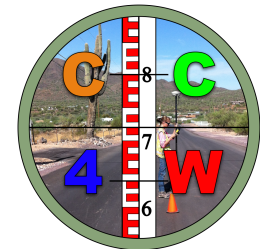
PLSS



Sections, Lots, Tracts, Mineral Claims,
and Aliquot parts.

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.



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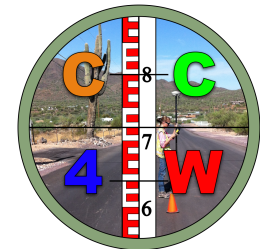
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Call for another document or instrument

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.



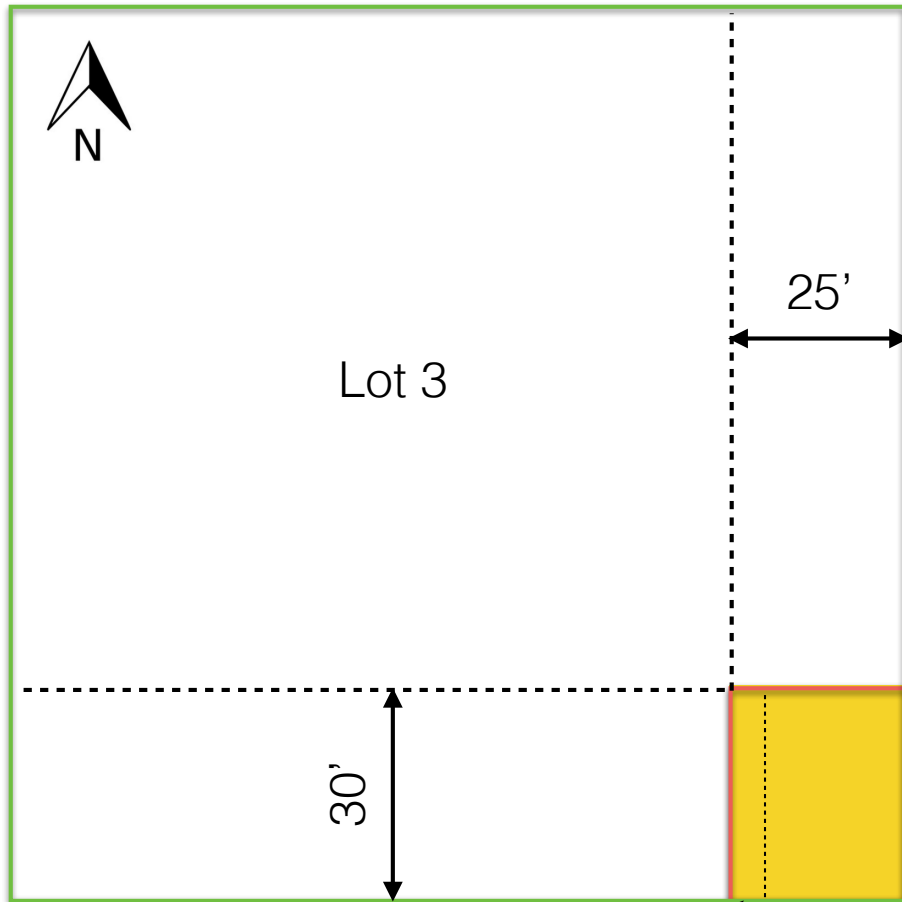
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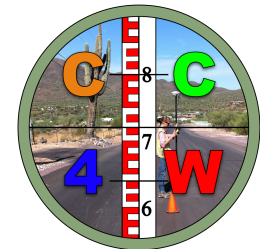
“LY”



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.

10' Ingress
and Egress
Esm't



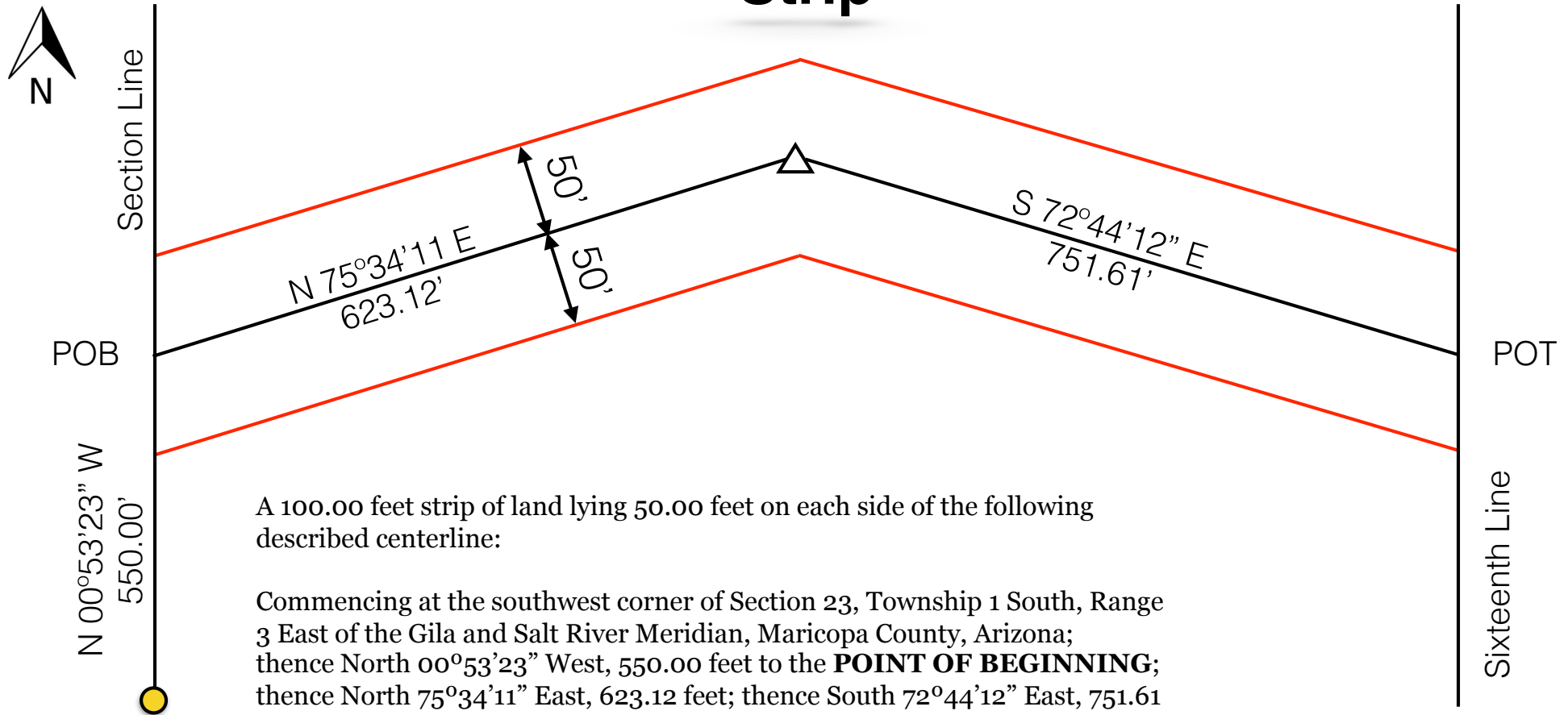
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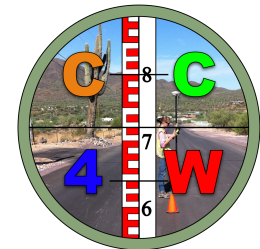
Strip



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 $00^{\circ}53'23''$ West, 550.00 feet to the **POINT OF BEGINNING**; thence North $75^{\circ}34'11''$ East, 623.12 feet; thence South $72^{\circ}44'12''$ 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.



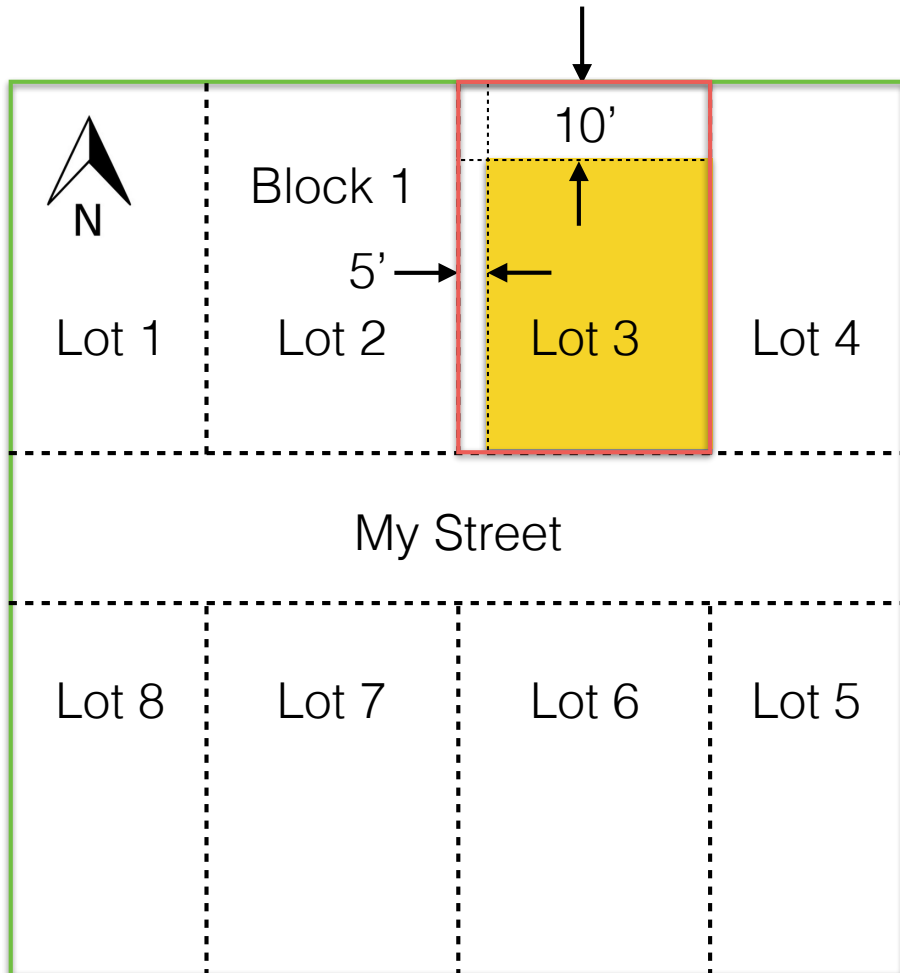
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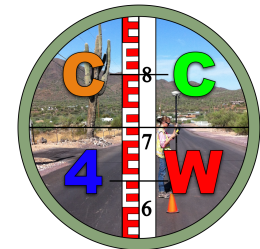
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Lot and Block



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.



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