Deed Drafter provides a data entry tool to enter metes and bounds descriptions for parcels from deeds and recorded documents. Use Deed Drafter to enter a new parcel traverse from a deed or plat. The parcel traverse can be saved as a cadastral XML file and attached to an email message. The traverse lines in the cadastral XML file can be appended to a new parcel in the parcel fabric.

Navigating to parcels

Under the **Parcel Navigator** drop-down arrow, click a parcel in the map to open the **Parcel Information** window to view attribute information about that parcel.

To search for parcels, complete the following steps:

Steps:

1. In the Deed Drafter application, expand the **Parcel Navigator** drop-down arrow and type search keywords in the **Search** text box.

   Parcels can be searched for by layer (subdivision, lot, tax) and by attribute fields. The layers and attribute fields that are used in the search query are specified in the DeedDrafterConfiguration.xml file.

2. Press the **Enter** key to start the search.

   Results that match the search query are displayed below the **Search** text box. Click the search results to zoom to parcels. Search queries and results can be configured in the DeedDrafterConfiguration.xml file.

3.

Entering parcels

A parcel traverse is entered under the **Parcel Entry** drop-down menu. Once the parcel traverse is complete, you can save the traverse to a cadastral XML file.

To enter a parcel traverse, complete the following steps:

Steps:

1. In the Deed Drafter application, click the **Parcel Entry** drop-down menu.
2. Optionally, type a **Recorder ID**.
3. Optionally, click the **Document Type** drop-down menu and choose the type of parcel update you are performing.

   Note:

The document types listed in this drop-down menu can bemodified in the DeedDrafterConfiguration.xml file. When the traverse is saved to a cadastral XML file, the file is named using the recorder ID and chosen document type, for example, Deed Split 2223.xml.

4. Click the map to specify a starting point for the traverse.

   The starting point can snap to points or vertices in the basemap layer. For example, you can snap the starting point to a control point in the control points layer. The layers available for snapping are specified in the DeedDrafterConfiguration.xml file.

   Note:

   If many points are nearby in the snapping layer, there may be a delay when snapping to one of the points.

   When the saved cadastral XML file of the traverse is appended to a new parcel in the parcel fabric, the traverse lines will be displayed in the same snapped location as they were entered.

5. Type the dimensions of the parcel traverse in the **Bearing**,**Distance**, **Radius**, and **Chord** fields.

   Dimension units such as degrees minutes seconds, decimal degrees, feet, and meters are specified in the DeedDrafterConfiguration.xml file.
   To enter a bearing in degrees minutes seconds using Quadrant Bearing, type the values in one of the following formats:

   - `90-25-25-1` (1 is the shortcut for the northeast quadrant.)
   - `N90-25-25E`
   - `N90.2525E`

   When entering a bearing in degrees minutes seconds only, type the value in the following format:

   - `90.2525`

   When entering a bearing in decimal degrees, type the value in the following format:

   - `90.4236`

   Use overrides to enter curves with different parameters or to enter dimensions in different units.

6. In the **Category** field, choose the line category of your parcel traverse leg. Choose either a **Boundary** line or an **OriginConnection** line, which is a line from a point of beginning.

As you type in dimensions, the traverse lines will be drawn on the map clockwise from the starting point. The last leg of the parcel traverse will close and snap to the starting point of the traverse if the starting and ending points of the traverse lie within the misclose snapping tolerance that is specified in the DeedDrafterConfiguration.xml file.

7. Type the stated area from the deed or plat in the **Stated Area** text box. A misclose bearing, distance, and area are also calculated and displayed for the parcel traverse.

Parcel tools

Use the rotate and scale tools found in the **Parcel Tools** drop-down menu to rotate and scale your parcel traverse lines. Either type an angle (decimal degrees) and a scale, or right-click the feature to interactively rotate and scale the traverse. The starting point of the parcel traverse is the anchor point for rotating and scaling the traverse.

Saving and sharing the parcel traverse

In Deed Drafter, the parcel traverse is saved to a cadastral XML file that can be appended to a new parcel in a parcel fabric. Click **Share** to save the parcel traverse to a cadastral XML file or to attach the cadastral XML file to an email message.