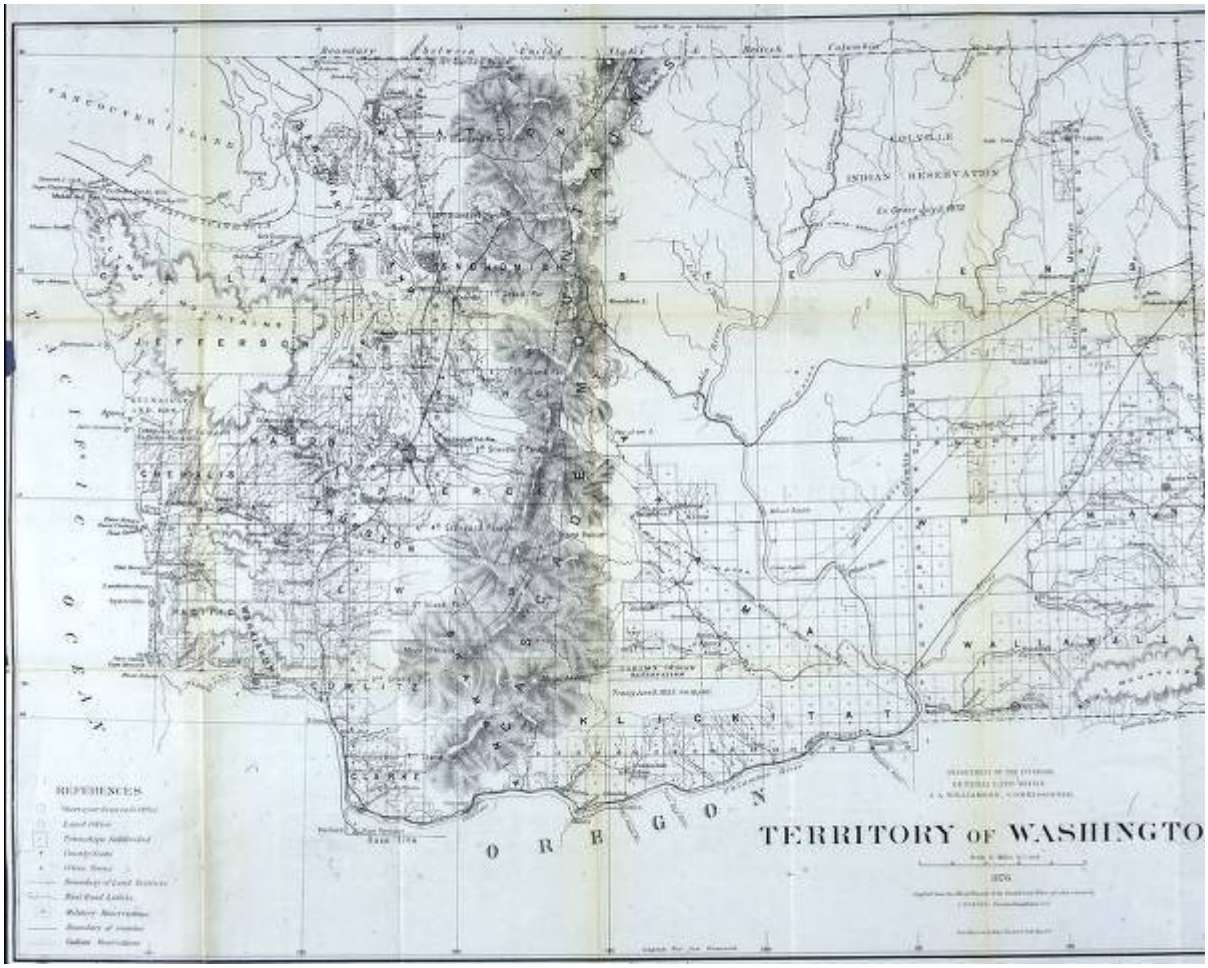
Department of Revenue
Washington State

Basic Legal Descriptions



Basic Legal Descriptions

The intent of this class is to provide a basic working knowledge and understanding of the present land description system, and how to read and write the most commonly encountered types of legal descriptions.

General Outline

A. Legal description definition / Maps

B. 5 general types of legal descriptions:

1. PLSS (Public Land Survey System)
    a. Rectangular System of Survey
    b. Base Line/Meridian; Townships - N/S; Ranges - E/W; Sections and numbering; Area; Quarters/quarter-quarters/corners; "of" and "and"; Government lots
    c. Practice

2. Metes and Bounds
    a. Point of beginning/True point of beginning; Monuments and ties; Caption and body of description
    b. Tools: Engineer's scale (distances, different scales); Protractor (quadrants, bearings or "calls", degrees/minutes/seconds)
    c. Practice

3. Lot Division/Platted property
    a. Recorded plats; Lot and Block #; Name of plat/Subdivision designation; Volume and page; Auditor's file #; County and State reference
    b. Practice

4. Boundary by Reference/Boundary by Exception
    a. Reference to the deeds of the owners adjoining each boundary line
    b. Example
    c. Describe the whole, then except out part
    d. Example

5. Strip Descriptions
    a. Rights-of-way for roads, pipelines, easements, etc.
    b. Example

C. Helpful Measurements and Abbreviations

LEGAL DESCRIPTIONS

The term legal description has developed over the years and come into common usage as our system of land ownership and transference has had to stand the test of validity under our judicial system.

The "legal description" is a description of a parcel of land that is so unique and adequately described that the validity of such description could be legally defended in a court of law without misconstruance as to its location and/or integrity.

Today, there are five basic kinds of legal descriptions by which any and all land parcels can be described. Many times, the land parcel can be described totally by using only one type; but sometimes, it is necessary to use a combination of two or more types to adequately describe a parcel.

MAPS AND THEIR USE

Any time a legal description is made, a picture of a piece of property is formed. This will then become a map when it is reduced to an actual drawing. We can then define a map as being a graphic representation of a portion of the earth's surface, drawn on a plane and to a given scale.

Basically, any map referred to or made is for the purpose of bridging the gap in our minds from what we read to what we understand. The Chinese proverb, "a picture is worth a thousand words" is certainly appropriate when you deal with correctly drawn maps.

All maps should include the following critical items:

- The North line -- quite often this arrow, or other symbol representing the needle of a compass, will be parallel to one of the sides of the map (but not necessarily so). The symbol tells the user of the map that when the map was made, the property shown on the map has the indicated relation to North.

- The scale of the map -- that is, what reduction of the actual size of the property has been made to clearly show it on a convenient sized map. For instance, if shown as 1" equals 100', this means that one inch measured on the map equals 100 feet measured on the ground. The same concept holds true if shown as "200 scale"; one inch on the map equals 200 feet on the ground.

THE FIVE TYPES

OF

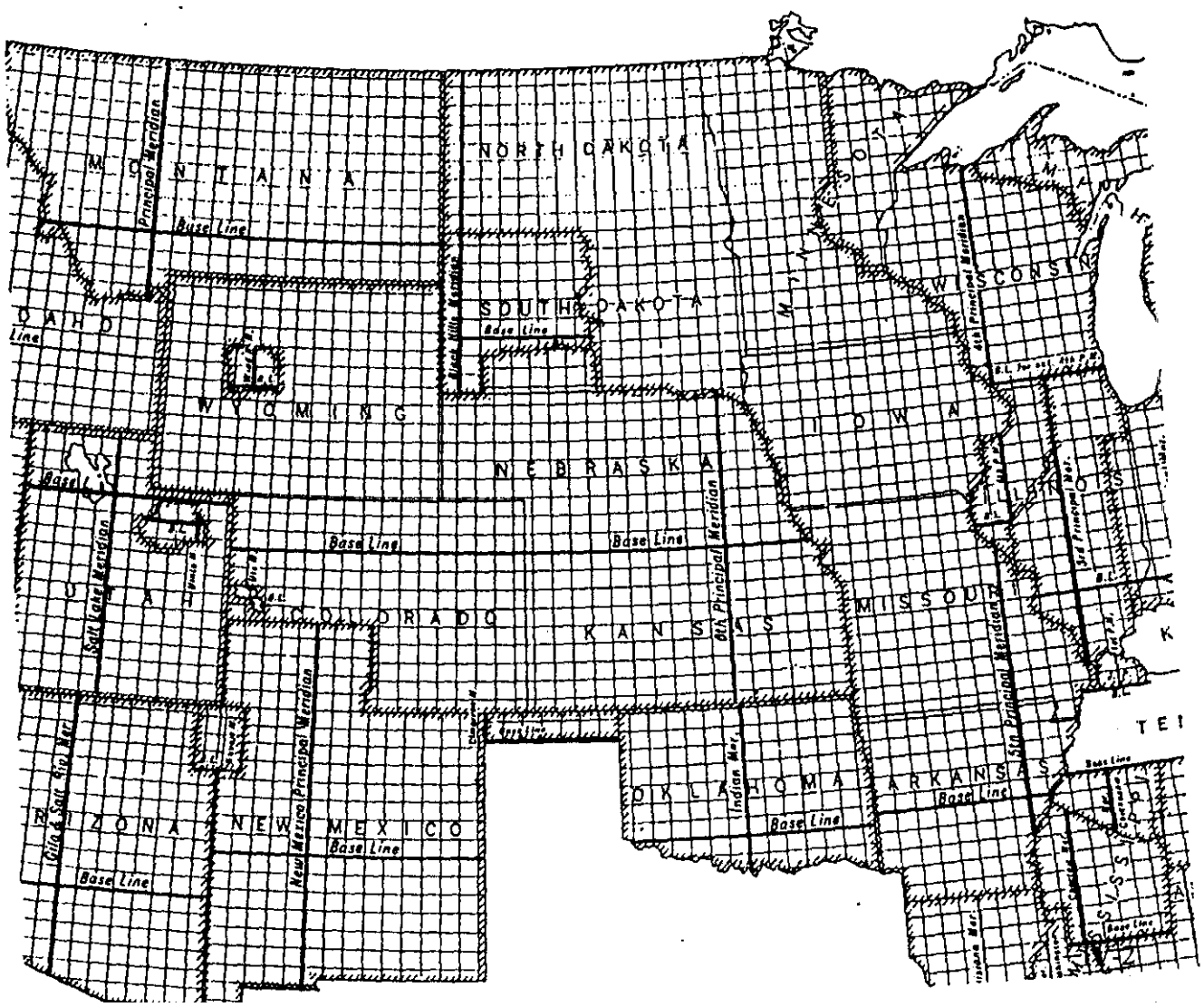
LEGAL DESCRIPTIONS

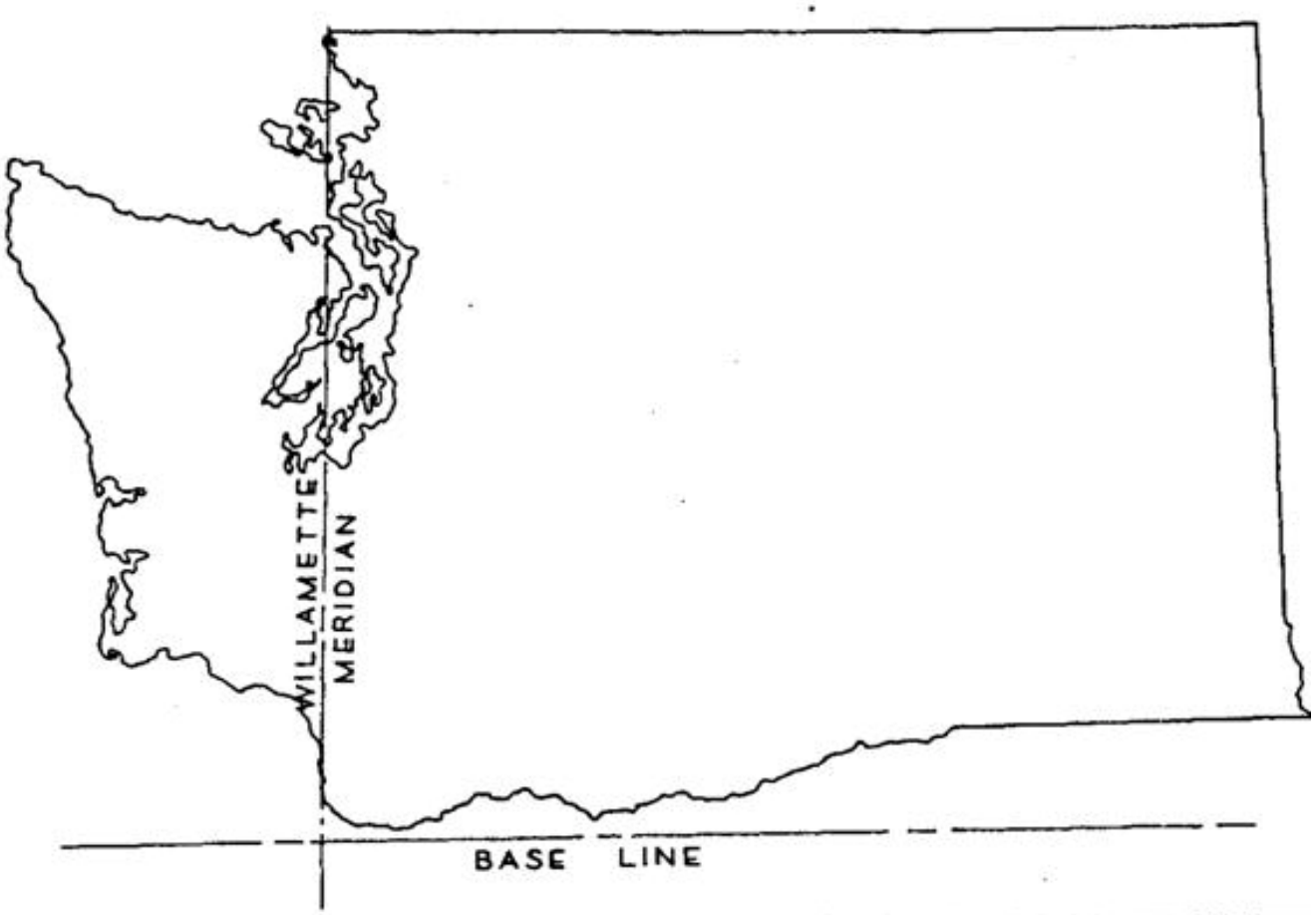
1
PLSS
Public Land Survey System

THE RECTANGULAR SYSTEM OF SURVEY

The rectangular system of surveying divides the land into townships. Each township is 6 miles by 6 miles, or 36 square miles. Substantial landmarks ("monuments") are established and starting with these fixed points, the surveyors project an imaginary east-west line and a north south line through each of the monuments.

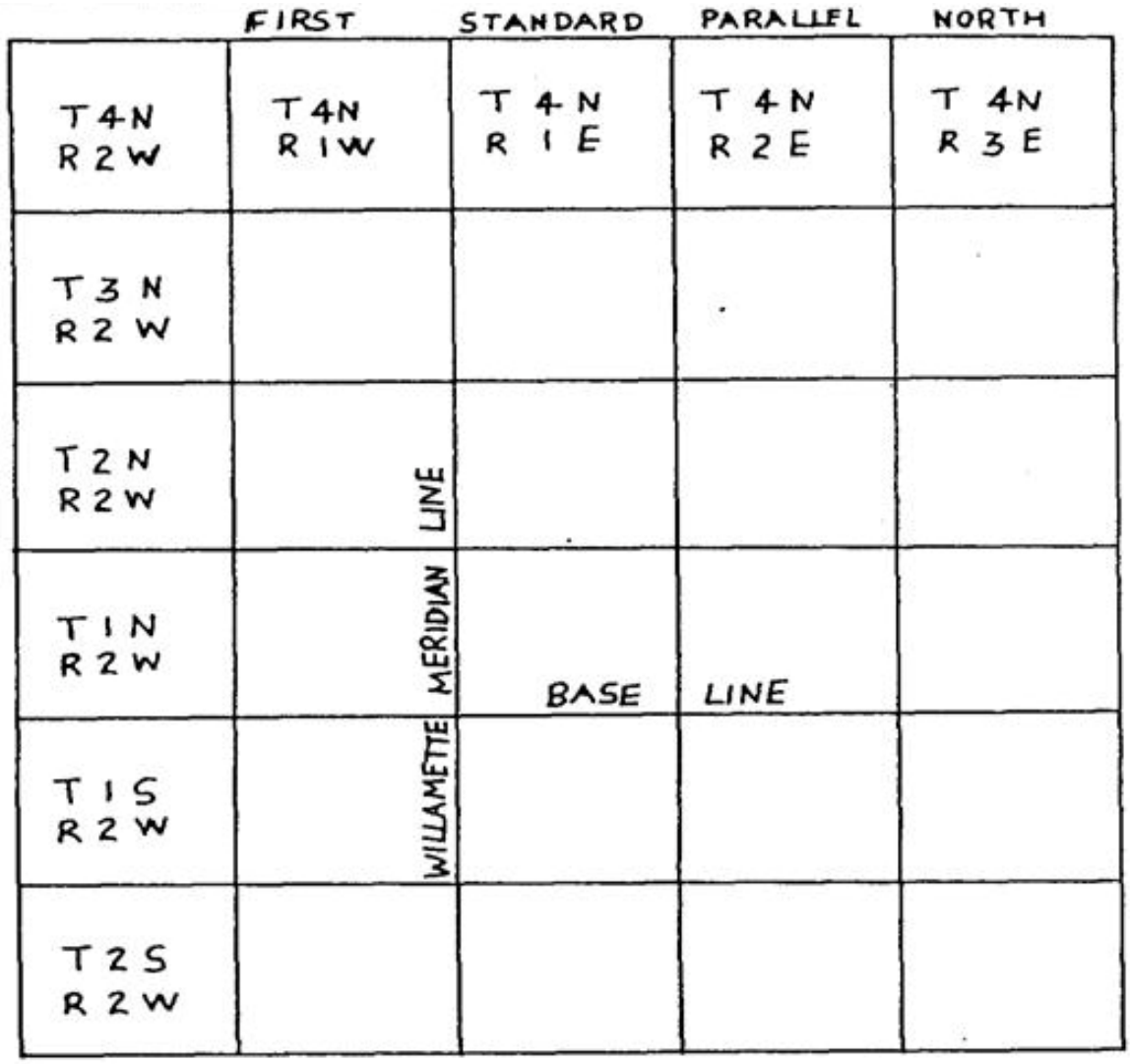
The north-south line is called the PRINCIPAL MERIDIAN, and the east-west line is called the BASE LINE. Some states will have more than one principal meridian and base line, while other states will use landmarks established in neighboring states. Each principal meridian is given a name.
Shown below are a few principal meridians and base lines in an illustration of the rectangular survey. Map is not to scale.





The State of Washington occupies a portion of that vast territory of some 183,386,240 acres known as Oregon Territory. Title to this area was established in the United States by the Webster-Ashburton Treaty of 1846 between the United States and Great Britain

Before this new territory could be opened for settlement and the land sold or patented to settlers, it was necessary for the Federal Government to cause the land to be surveyed and laid out into Townships and Sections according to the "Rectangular System of land Survey." On September 27, 1850, the Congress of the United States passed an act authorizing such a survey, and the first stake in this great undertaking was driven at what is now the intersection of the Willamette Meridian and Base Line on June 1, 1851.



The next step was to divide the land into "Townships." A township is a parcel of land six miles square. Using the Willamette meridian as a line of reference, lines were drawn north and south parallel to it and six miles apart. The six mile strips of land thus formed were called Ranges and each was given a number. The first Range east of the Willamette Meridian was Range 1 East and the First Range west of the meridian was Range 1 West.

Next, lines were run east and west six miles apart and parallel with the Base Line. The strips of land thus formed were called Townships and are numbered as follows:

The first township in the tier North of the base line was Township 1 North. The first township in the tier south of the base line was identified as Township 1 South. The other townships were similarly designated by a tier number and a north or south direction.

Locate and label the following designations:

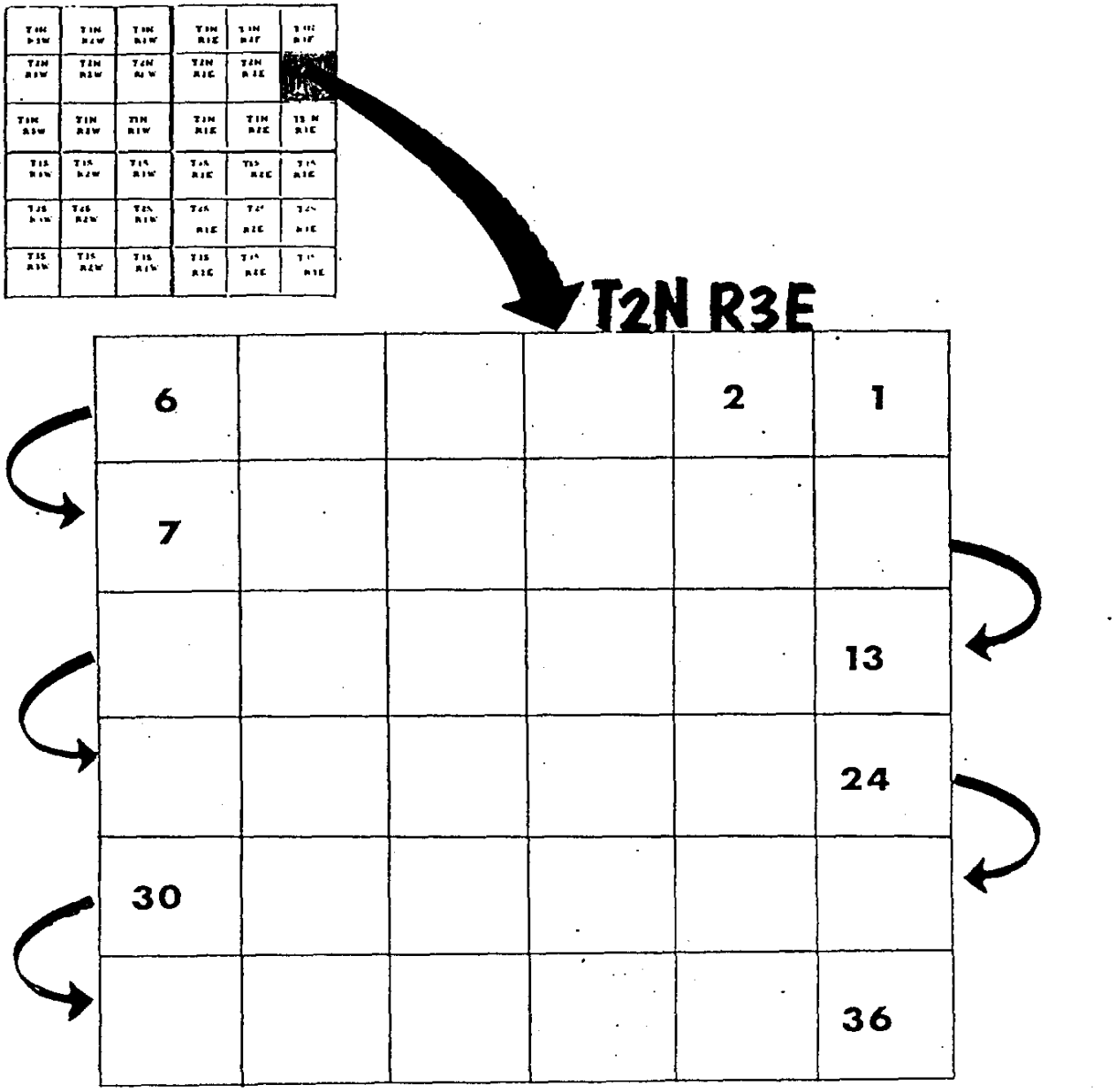
(A) T4N R3E (B) T2N R2E (C) T2S R3E D) T3N R1W

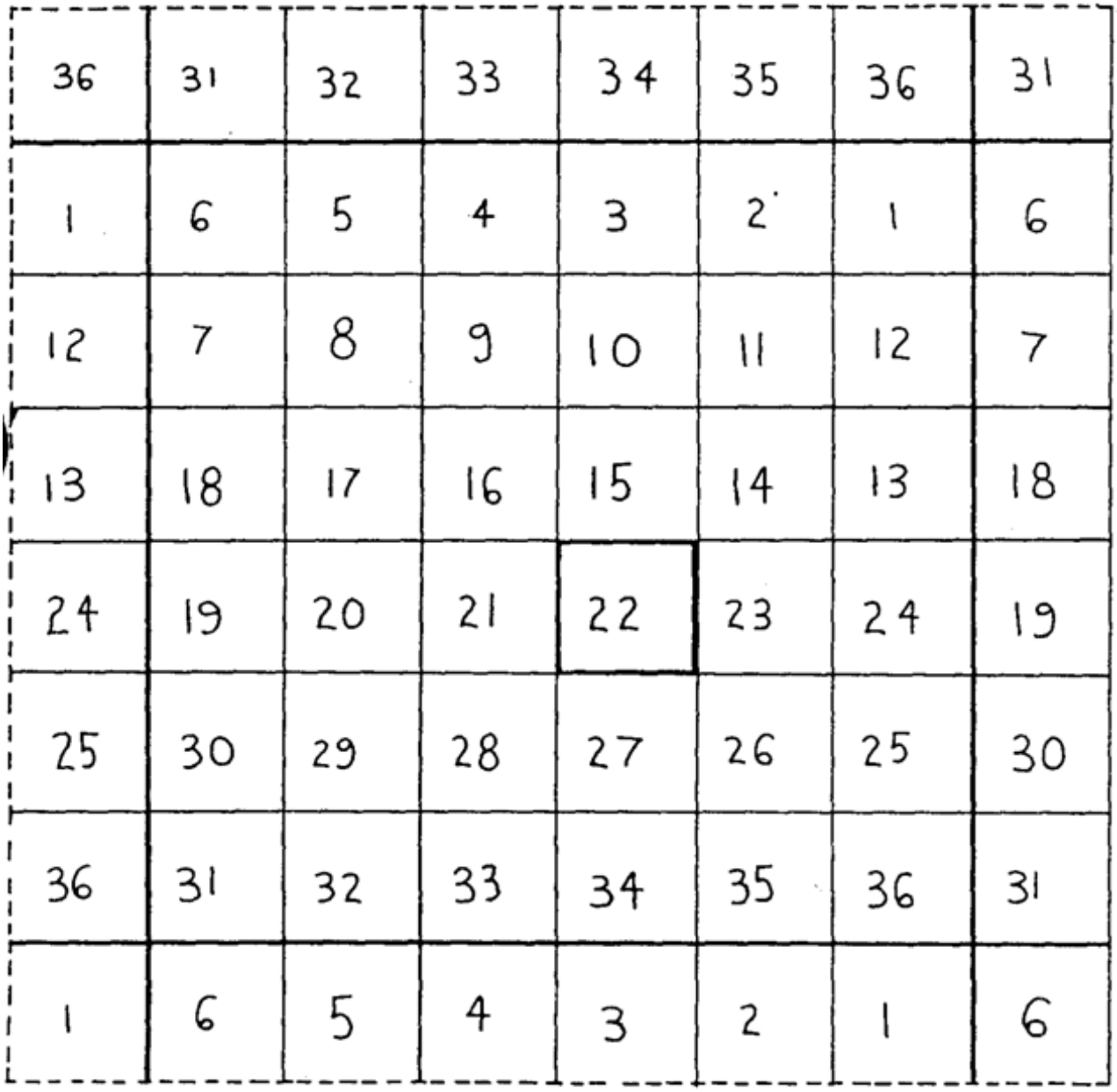
Now, let's take T2N R3E from your state and divide it into SECTIONS. A section is one mile square, which means each TOWNSHIP will have 36 sections. They are numbered from one to thirty-six starting with Section 1 in the NORTHEAST corner of the township.
Section 2 is the next square WEST of Section 1, and so on, until you reach Section 36.
Section 7 begins <u>below</u> 6, then the numbering proceeds EAST.
Number the rest of the sections in this manner, alternating east and west until you reach Section 36 in the SOUTHEAST corner of the township, and then answer the following questions:

LOCATE AND SHADE IN THE FOLLOWING DESCRIPTIONS ON THE MAP BELOW.

1. Sec. 21 T2N R3E of the Willamette Meridian and Baseline.

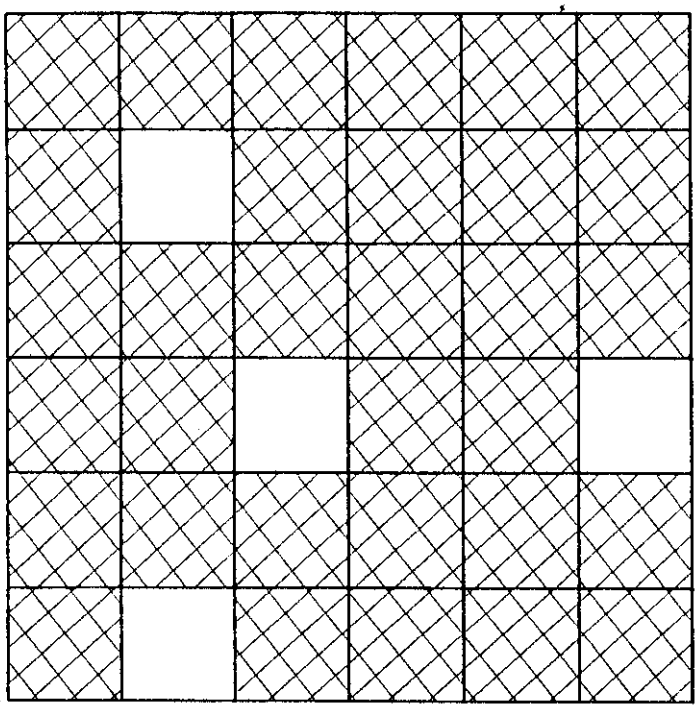
2. Sec. 33 T2N R3E of the Willamette Meridian and Baseline.



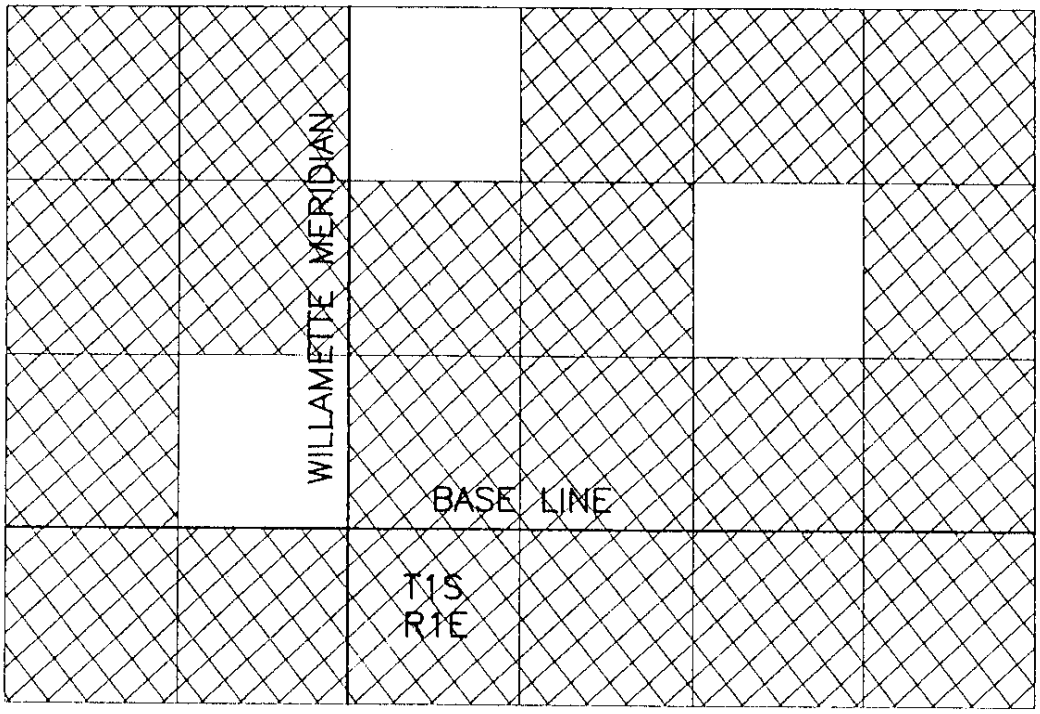


Each Township was further divided into thirty-six squares. These squares were called "Sections" and were numbered from one to thirty-six beginning with Section 1 in the northeast corner and proceeding west and east alternately through the township until Section 36 was reached in the southeast corner.

Number the blank sections in the township below.

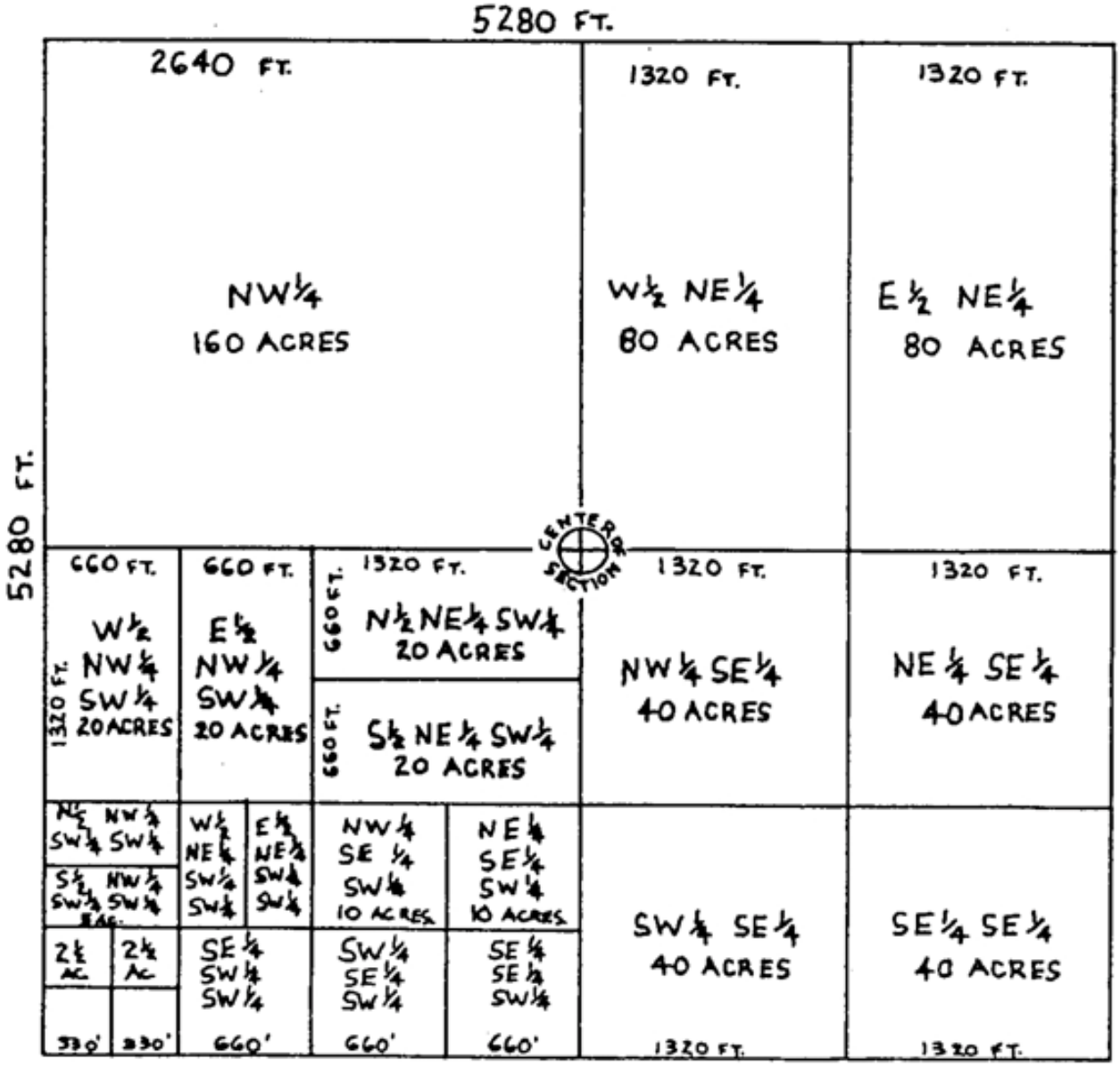


Number the blank townships and ranges in the diagram below.



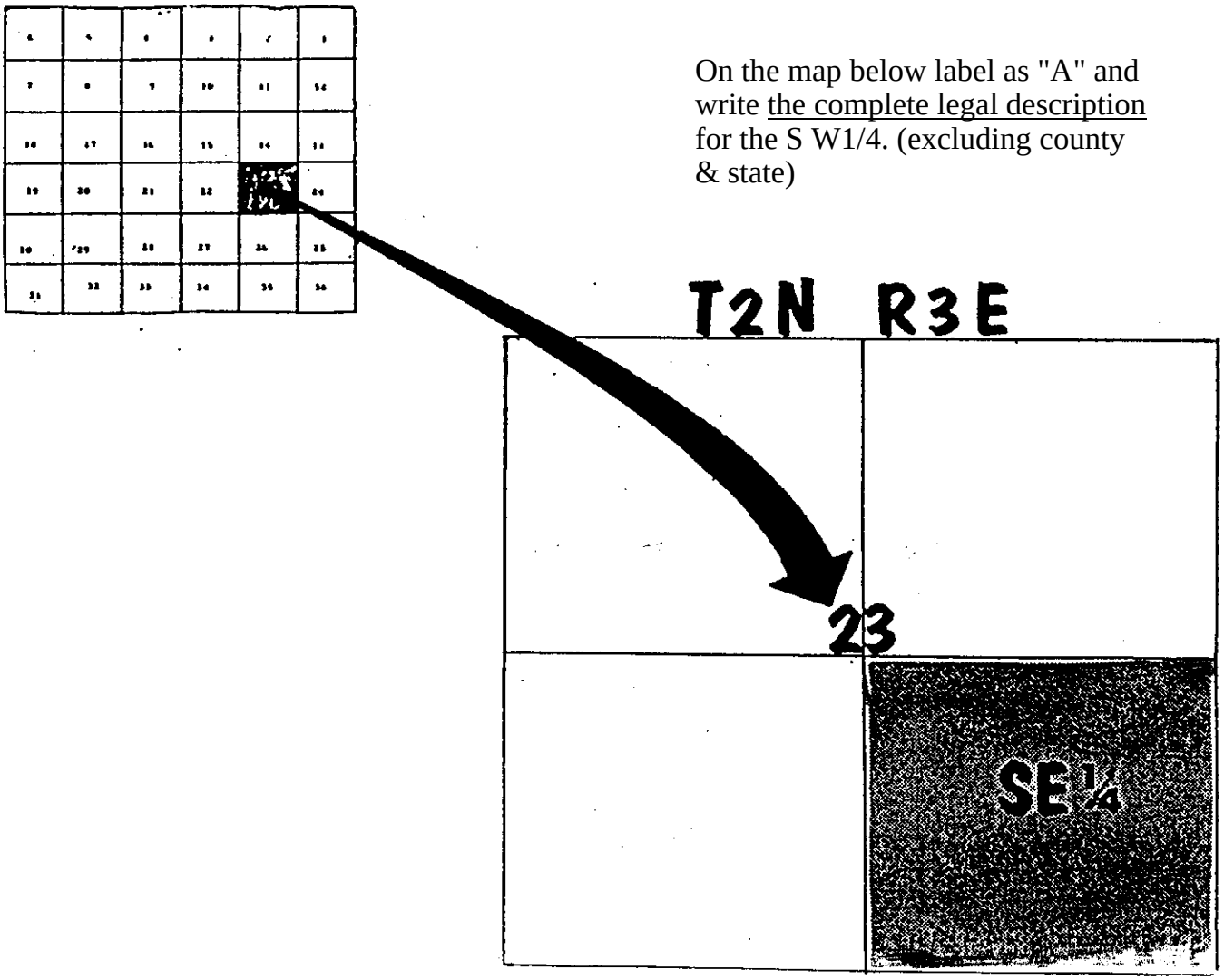
Each section is divided in quarters and quarter-quarters from its total dimensions. Thus a quarter would be one-half mile square and contains 160 acres. The quarters are described by their location in the section.

Sectional property descriptions are specified by this quarter system. Thus, as an illustration, the Southwest quarter of the Northwest quarter of the Southeast quarter of a section would be an area of ten acres, or 560 feet square. It is best to follow part lot or sectional property descriptions from the largest portion to the smallest or from the end to the beginning.



Since most land is sold in much smaller parcels than a square mile, the rectangular survey system provides standard ways to divide a section. For example, from the example below, let's take Sec. 23 of T2N R3E and divide it into four equal quarters. Each section will have a Northeast quarter (NE 1/4), a Northwest quarter (NW 1/4), a Southeast quarter (SE 1/4), and a Southwest quarter (SW1/4). A legal description of the SE 1/4 (shaded in) would be:

SE 1/4 of Sec. 23 T2N R3E, Willamette Meridian.



On the map below label as "A" and write <u>the complete legal description</u> for the S W1/4. (excluding county & state)

Below are four sections from T4S R2E, Willamette Meridian. Locate and shade in the following descriptions:

a. NW 1/4 Sec. 23 T4S R2E

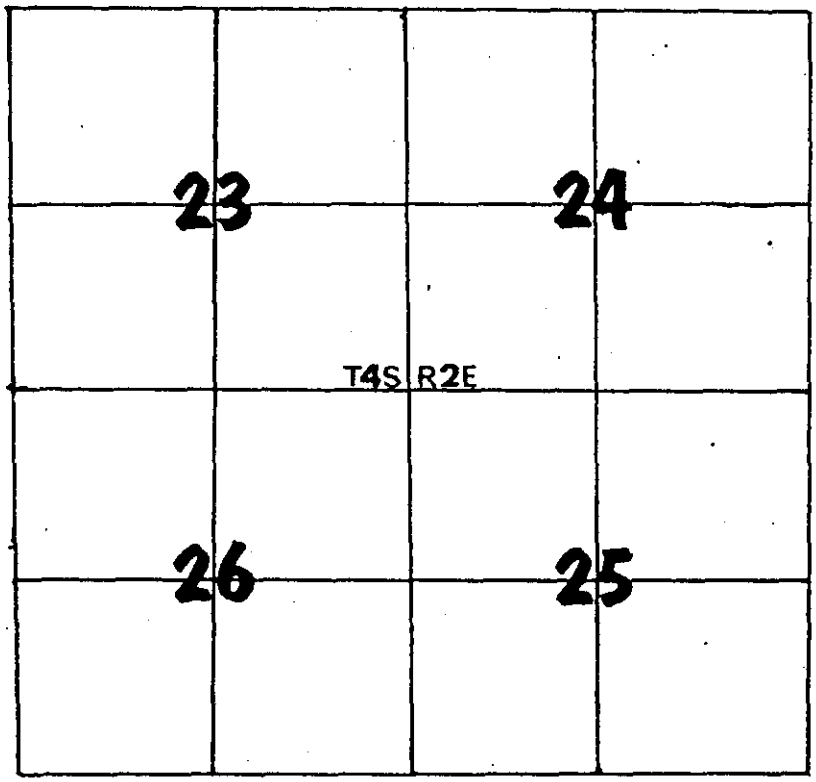
b. SE 1/4 Sec. 23 T4S R2E

c. NE 1/4 Sec. 24 T4S R2E

d. NW 1/4 Sec. 25 T4S R2E

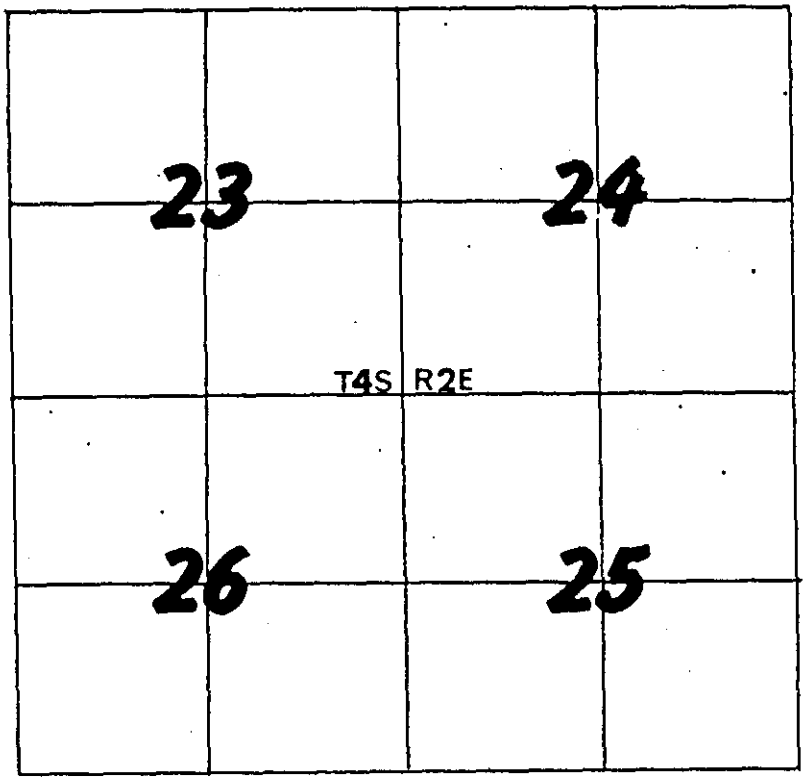
e. SW 1/4 Sec. 26 T4S R2E

f. SE 1/4 Sec. 26 T4S R2E



Each quarter section can also be divided equally into quarters. Below are four sections from T4S R2E. Using your ruler, divide the NW 1/4 of Sec. 26 T4S R2E into four equal quarters. These are called quarter-quarter sections. Label the quarter-quarters the same way you would label the quarters of a section.

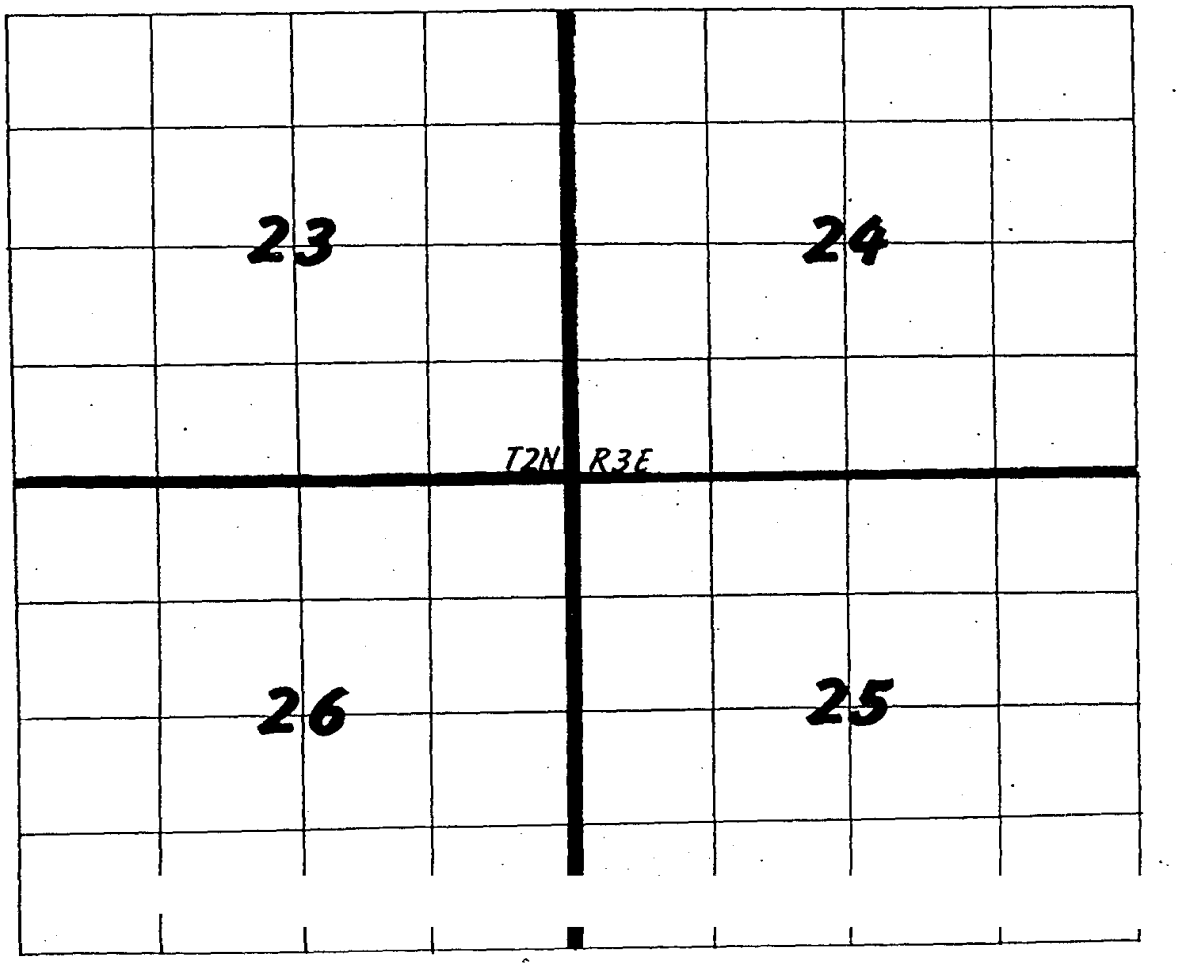
Shade in the NW 1/4 of the NW 1/4 of Sec. 26 T4S R2E.



The key to reading a Rectangular-Survey legal description is to read it backwards. For example, on the map below there are four sections and you are asked to locate this description: SW 1/4 of the NW 1/4 of Sec. 23 T2N R3E of the Salt Mine Base and Meridian.

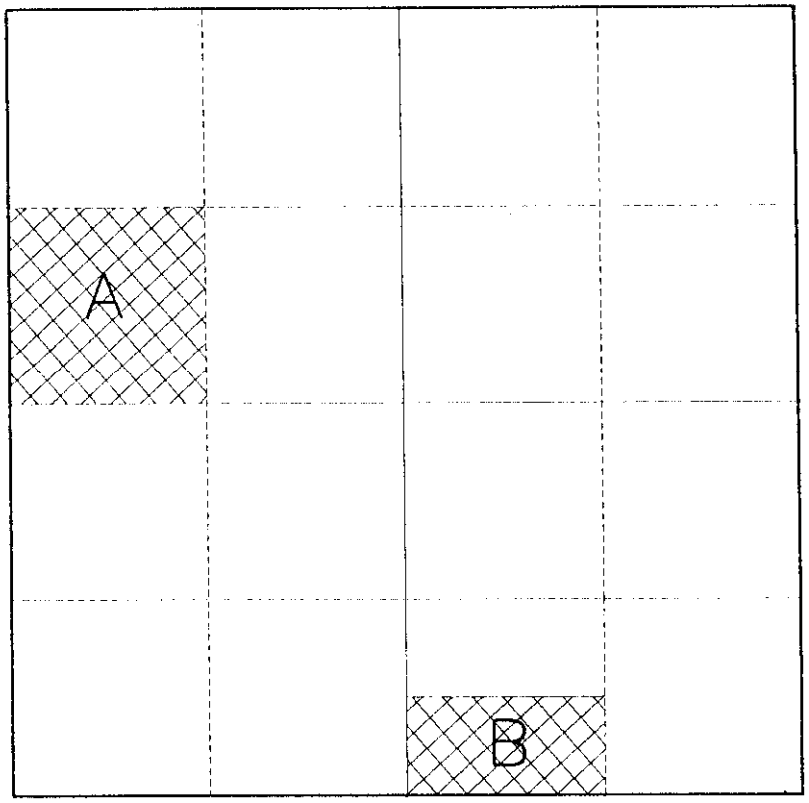
1st Step: Locate the Township and Range (Already shown).
2nd Step: Locate sec. 23 in the Township.
3rd Step: Locate the NW 1/4 of Sec. 23,
4th Step: Locate the SW 1/4 of the quarter you found in the 3rd Step.

Now shade it in and see if you got the correct answer.



G 2-16-

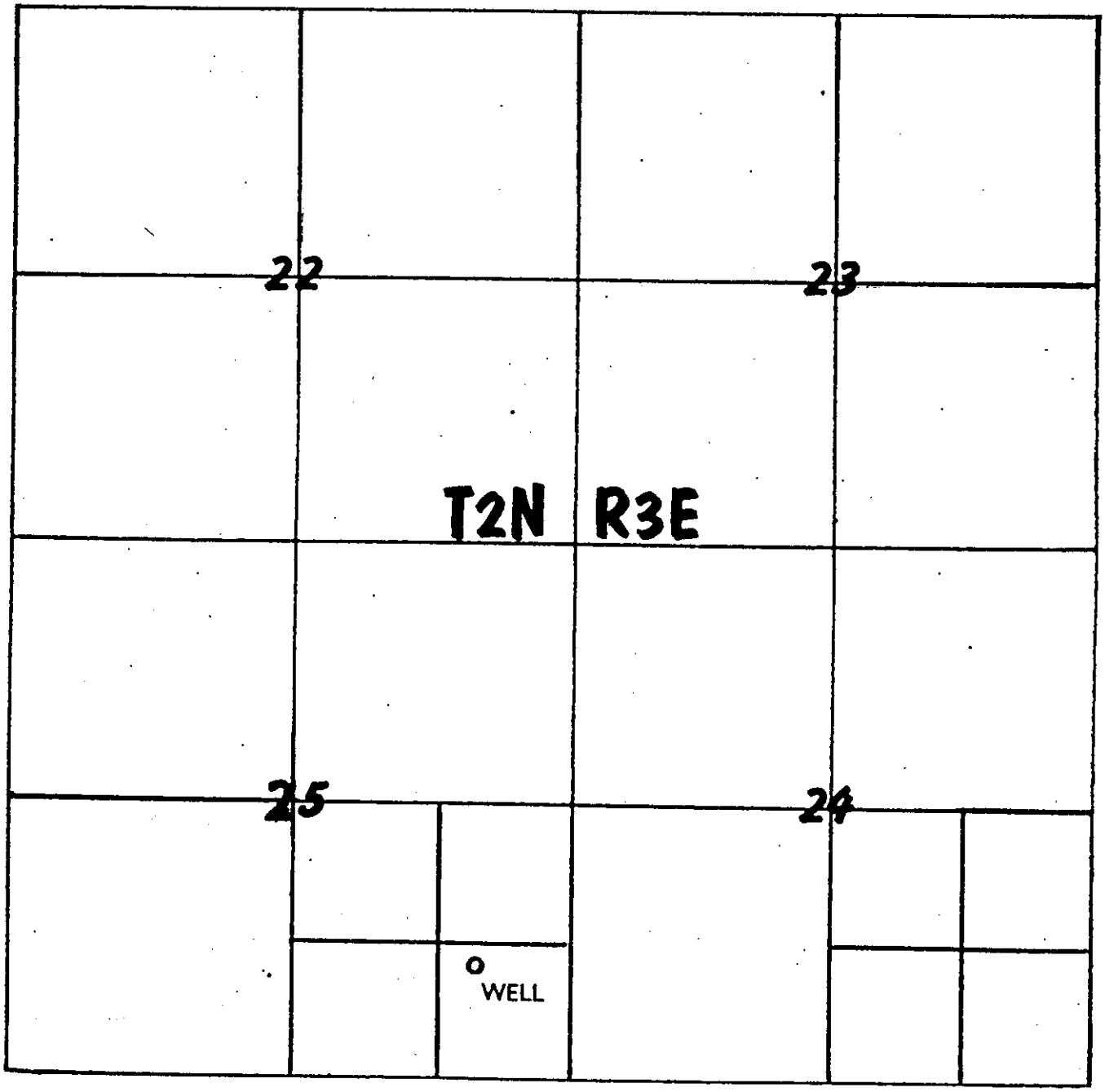
Section 10



The shaded area "A" is the:
1. NE 1 /4 of the NW 1 /4 of Section 10
2. NW 1 /4 of the NW 1 /4 of Section 10
3. SW 1 /4 of the NW 1 /4 of Section 10
4. NW 1 /4 of the SW 1 /4 of Section
10The shaded area "B" is the:
1. SW 1 /4 of the SW 1 /4 of the SE 1 /4 of Section 10
2. SE 1 /2 of the SW 1 /4 of the SE 1 /4 of Section 10
3. W 1 /2 of the S 1 /2 of the SE 1 /2 of Section 10
4. S 1 /2 of the SW 1 /4 of the SE 1 /4 of Section 10

Using the map on the following page, mark these legal descriptions from T2N R3E of the Willamette Meridian by shading them in with your pencil. Use your ruler to divide the quarter sections if required.

1. NW 1/4 of the SE 1/4 of Sec. 25 T2N R3E
2. S 1/2 of the SE 1/4 of Sec.23 T2N R3E
3. SE 1/4 of the NE 1/4 of Sec.22 T2N R3E
4. SE 1/4 of the NE 1/4 of Sec. 25 T2N R3E
5. An old well was found in Sec. 25. Write the legal description for the property in which it is located (as shown).

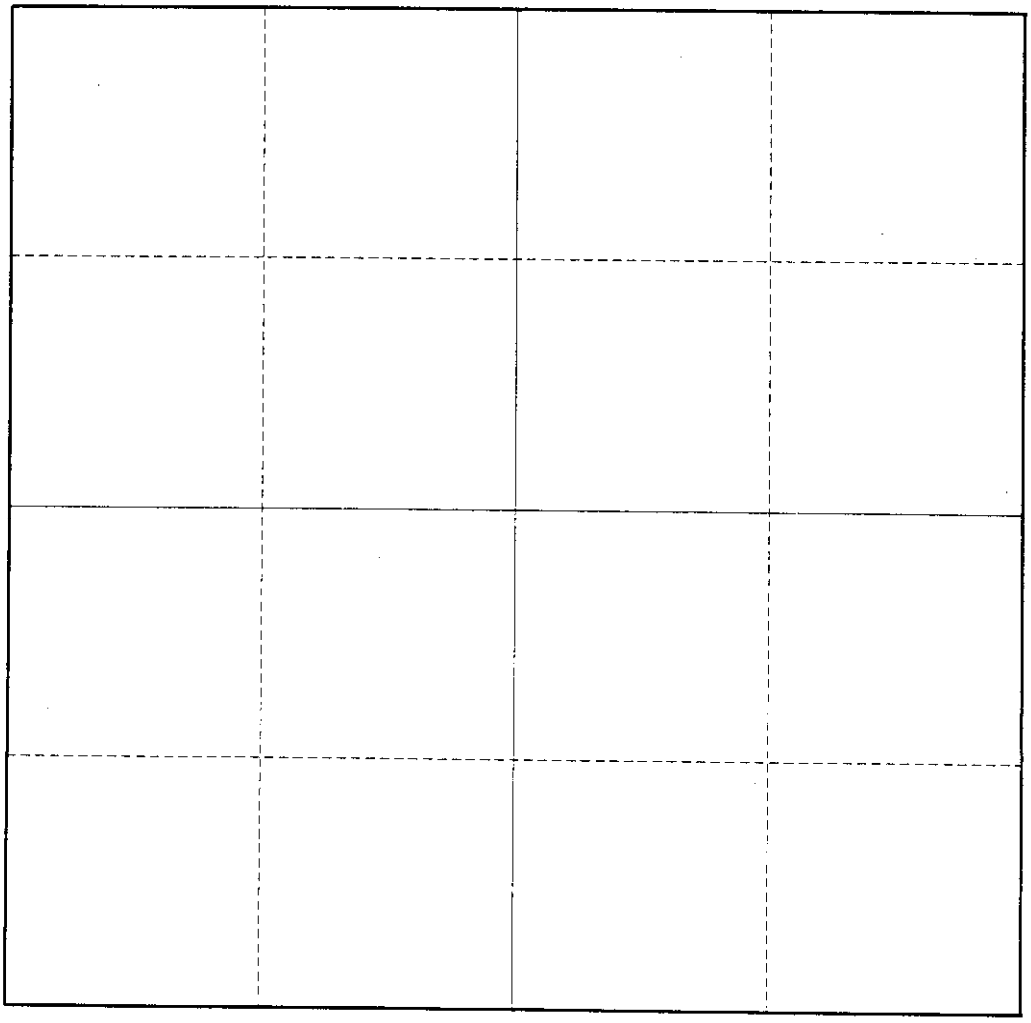

22
23
T2N R3E
25
24
WELL

Basic Legal Descriptions

Sectional/Subdivisional Practice Problems

Outline each of the following described properties on the section diagram provided below and indicate how many acres are contained in each.

1. The Southwest 1 /4 of the Northeast 1 /4.
2. The Northwest one-quarter of the Northwest one-quarter.
3. The South half of the NW 1 /4.
4. The NW quarter of the Northwest quarter of the Southeast quarter.



SECTIONAL/SUBDIVISIONAL

GOVERNMENT SURVEY

LEGAL DESCRIPTIONS

PRACTICE PROBLEMS

Draw each parcel on the large section map. Also designate each parcel's acreage and dimensions.

1. The Northwest Quarter of the Southeast Quarter.

2. The North one-half of the Southeast Quarter of the Southeast Quarter.

3. The Northeast Quarter of the Southeast Quarter of the Southwest Quarter.

4. The West one-half of the West one-half of the Southeast Quarter of the Southwest Quarter.

5. The North 1/2 of the NE 1/4.

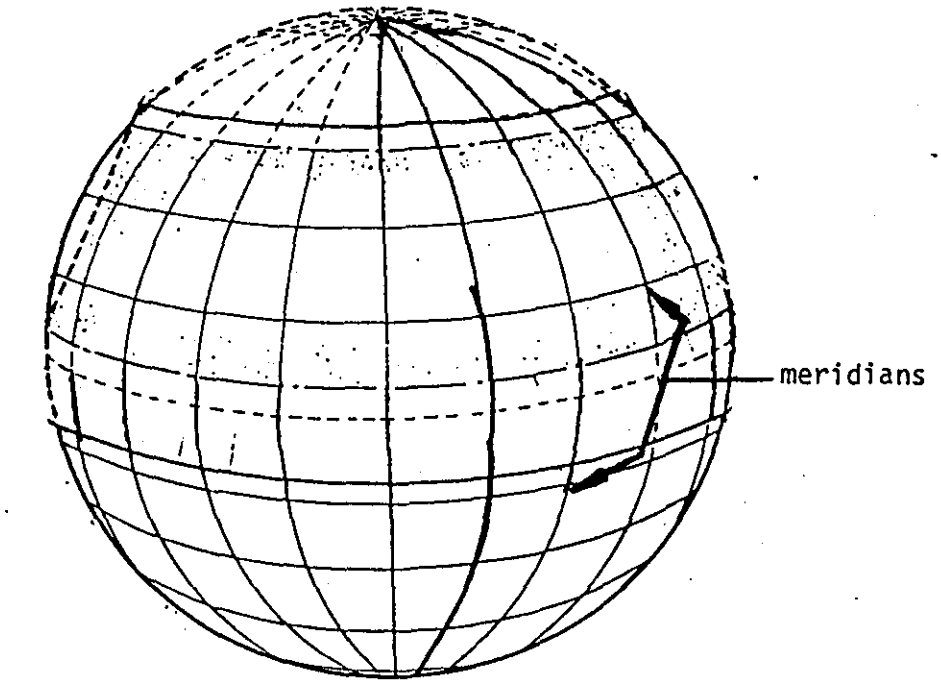
6. The East one-half of the NE 1/4 of the SE 1/4 of the NW 1/4.

7. The NW 1/4 of the NW 1/4 of the SW 1/4 of the NW 1/4.

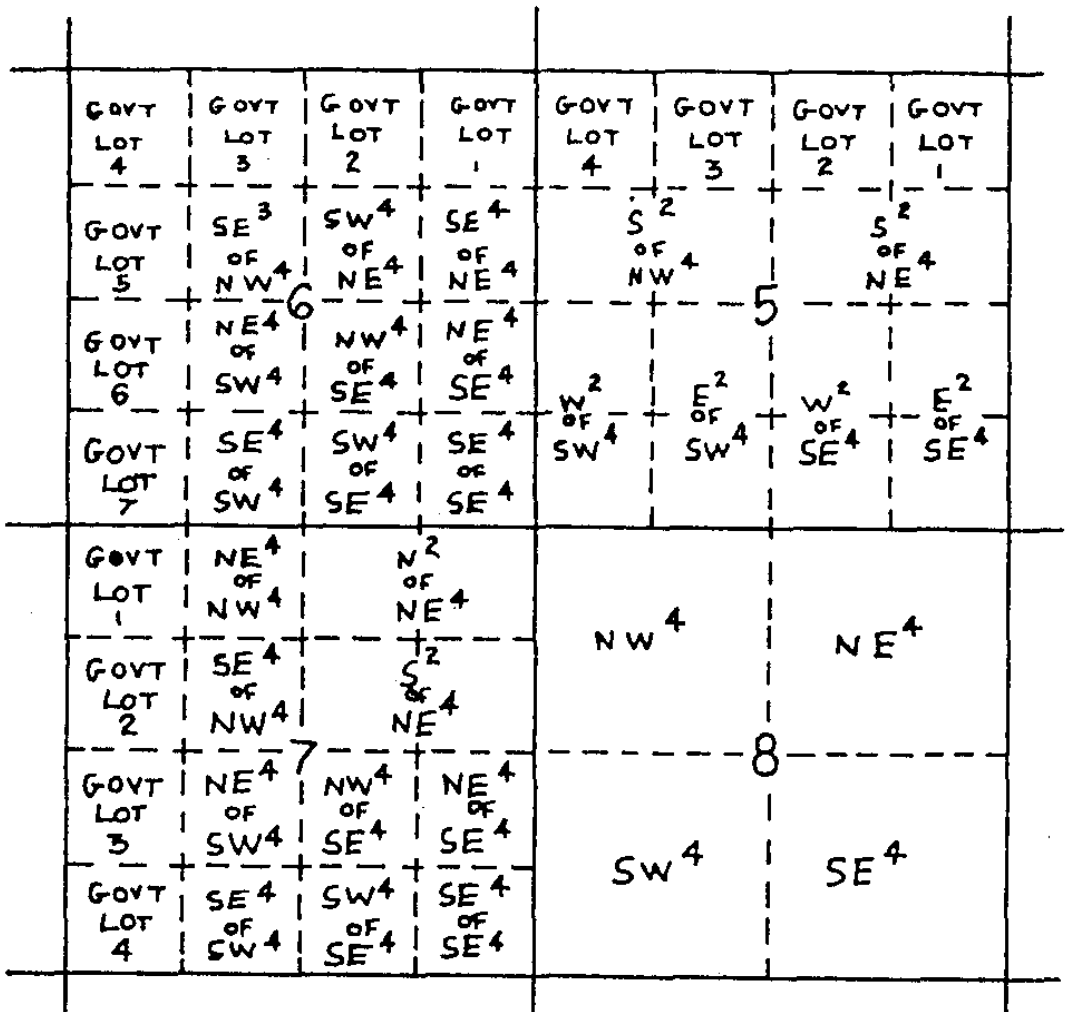
GOVERNMENT LOTS

The rectangular survey as it has been discussed so far provides only for ideal situations. The assumption is that every section will be square, and every quarter or quarter-quarter will contain the standard acreage.

However, because the earth is round, the meridians on which sectional descriptions are based gradually come closer together as they proceed north and south until they meet at the north and south poles.



As you can see on the globe above, there will be places where adjustments will have to be made. This is done by using GOVERNMENT LOTS to describe the portions of land which are irregular.



Because of the curvature of the earth, principal meridians, as they proceed north, gradually come closer and closer together until they meet at the north pole. This factor required a necessary adjustment in township lines and was accommodated for in the most northerly sections of a township and along the township's west side. Ordinarily, a quarter of a quarter section contains 40 acres, but sections in the most northerly and westerly portions of the township do not, since they were used to accommodate the shrinkage and were designated as "lots" or "fractional quarters."

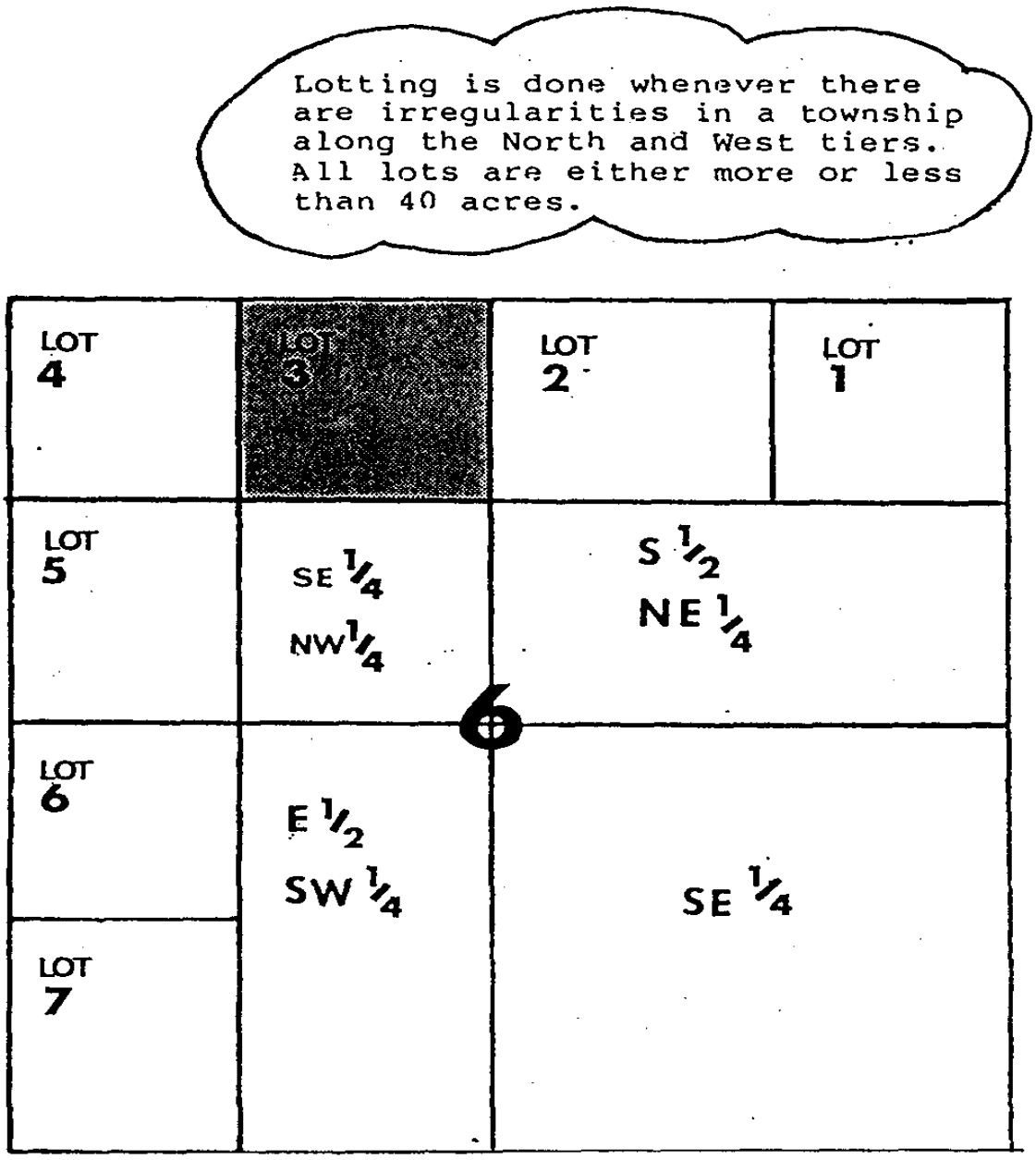
Our illustration of this situation explains why there were "lots" or "fractional quarters" and why the sections will have less than the usual 640 acres. The range lines have sustained a substantial converging and shrinkage as evidenced in the sections at the north and west sides of the township. Notice the tier of acres called lots in this section. All of them usually contain less than 40 acres.

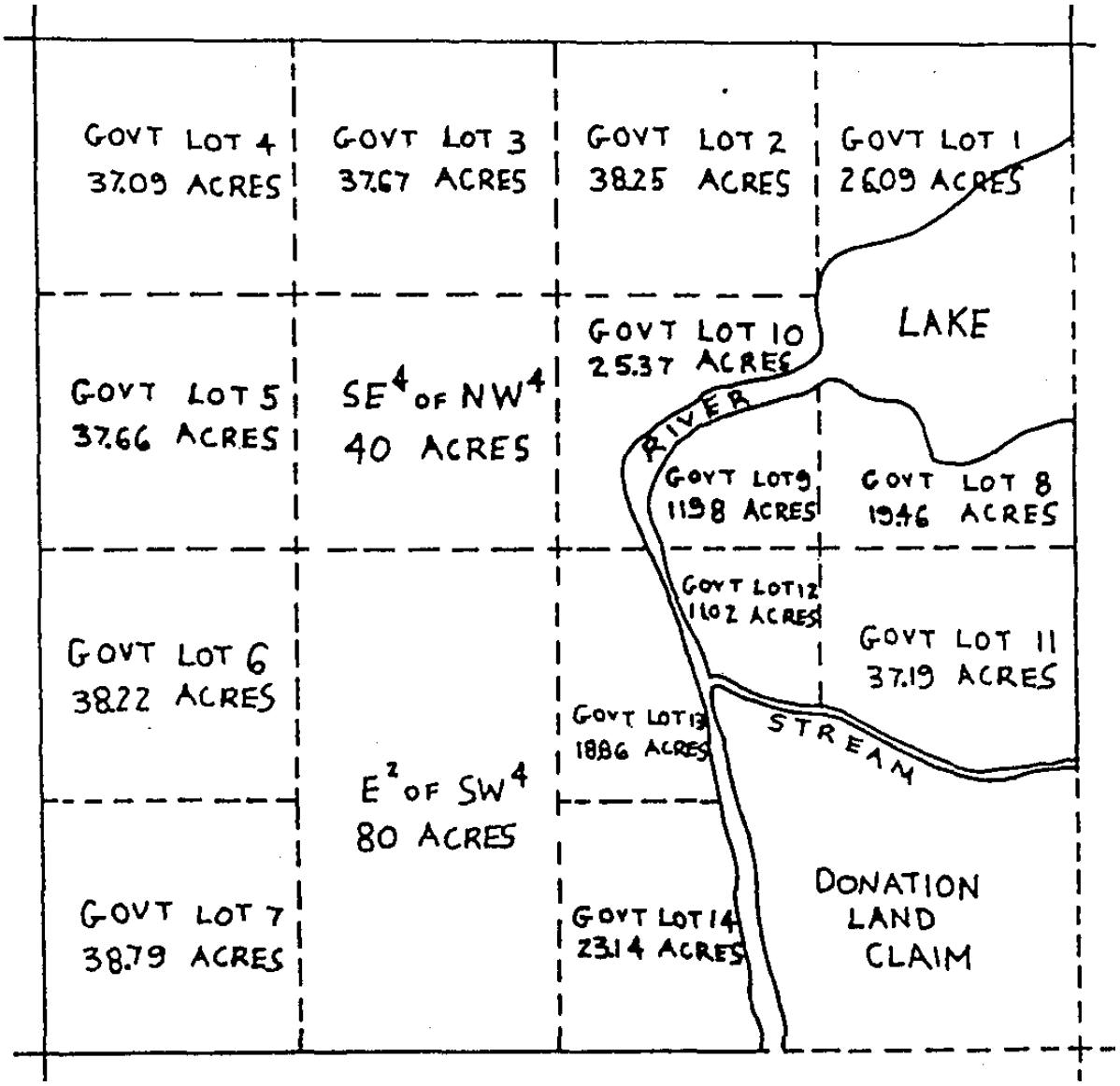
Since land is usually purchased in less than whole sections, it was necessary to further subdivide it, such as we have done in our illustration. Here is a parcel that has been divided by the conventional sectional process. If you were to describe a part of this section, for example, the S 1/2 of the NE 1/4 of the S W 1/4, you would say the particular parcel was located in the south half of the northeast quarter of the southwest quarter of Section 6, Township 2 North, Range 2 East, W.M.

Usually, a quarter-quarter section contains forty (40) acres. However, the sections in the most northerly and westerly portions of the township may not. Section 6 (below) was used to accommodate shrinkage due to the curvature of the earth. Since the quarter quarters are less than 40 acres, they are designated as "Government Lots" (not to be confused with the lots in a Subdivision).

The legal description for the shaded-in lot below would be:

Lot 3 Sec. 6 of T2S R3E of the Willamette Meridian.





"Lots" or fractional quarters were also created because of rivers which had slough areas adjoining them. Early surveyors fixed lines to distinguish between dry and wet areas and called the dry area within the quarter-quarter parcels "lots" or fractional quarters or even "fractional sections." In our illustration, we are in Section 6, Township 5 North, Range 5 East, W.M. In the northeast quarter we find we have a lake and a river in it. In the southeast quarter the same river forms a boundary to a Donation Land Claim. Since D.L.C.'s were surveyed separately, and being irregular in shape, the balance of the section was divided into government Lots, designating them by lot so and so containing so many acres as illustrated in Figure 5.

2

METES AND BOUNDS LEGAL DESCRIPTIONS

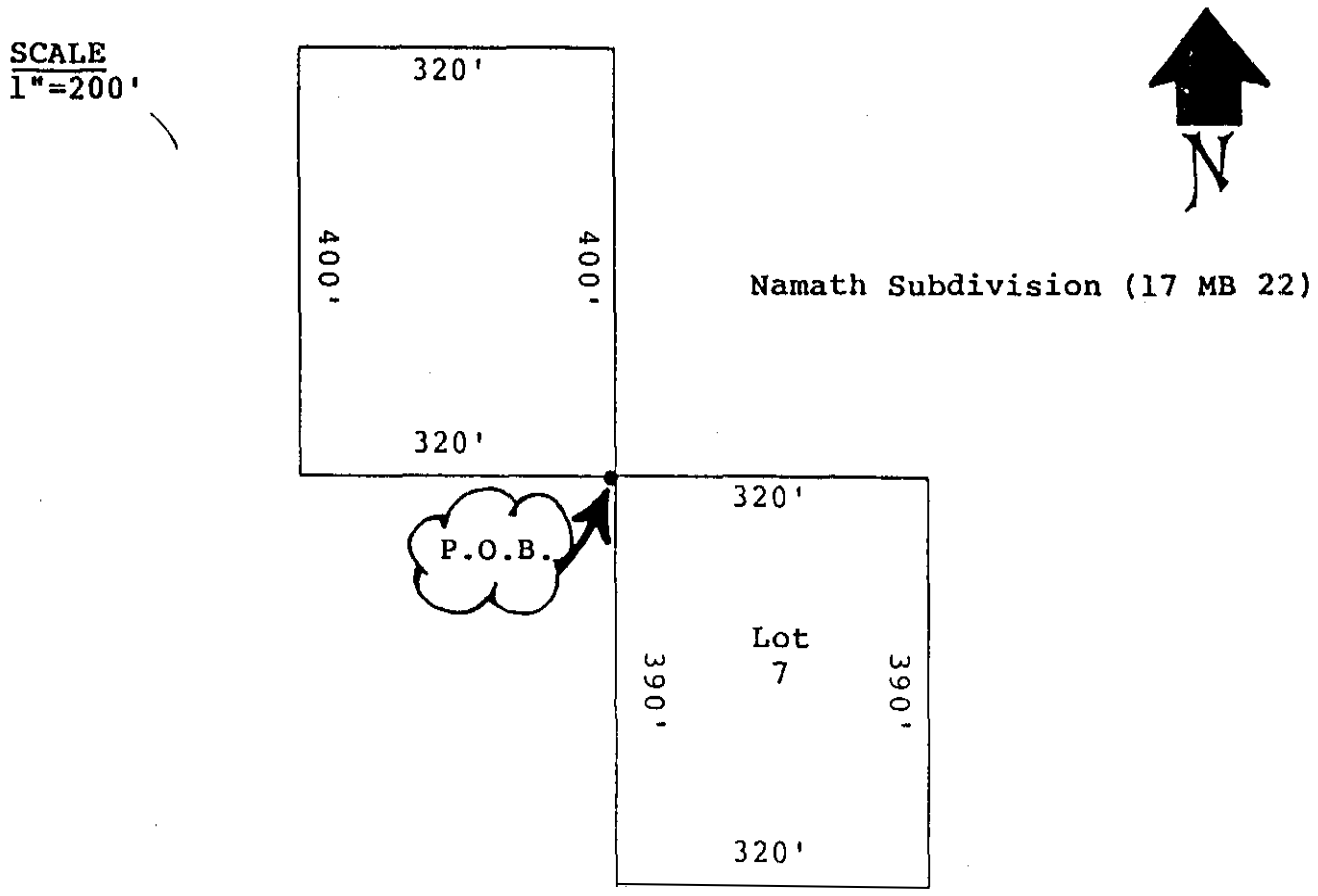
Probably the earliest form of legal description found in the United States is the Metes and Bounds method of describing property. The "mete" is the length and the direction of each boundary line, and the "bound" is the monument or tie point which limits the description.

A Metes and Bounds description must include a permanent reference point (a monument) from which to start. This is called the Point of Beginning (P.O.B.).

Monuments (bounds) are classified as:

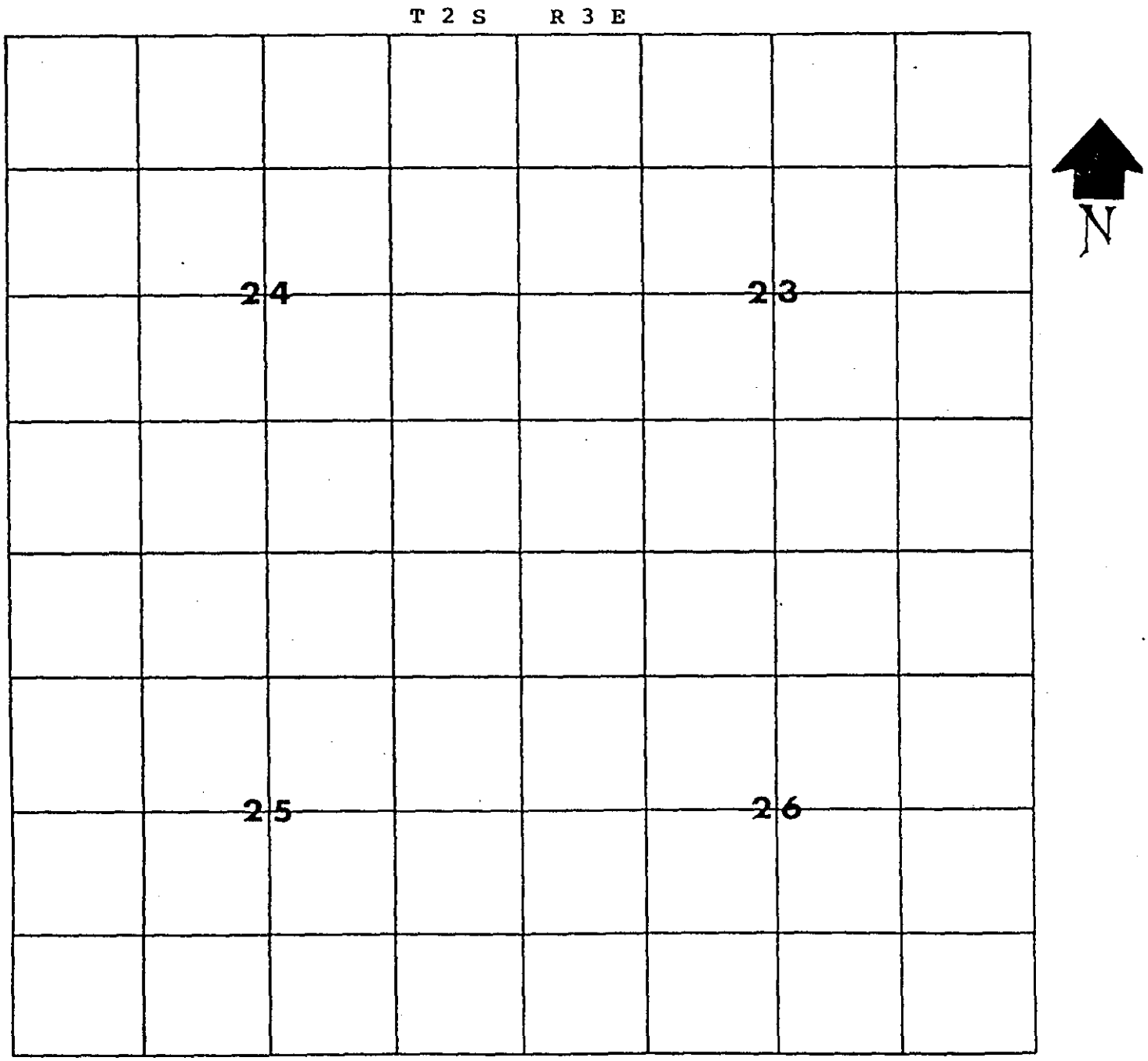
1. Natural: trees, boulders, rivers, lakes, etc. (nature's own).
2. Artificial: stakes, mounds, fences, street pavings (man made).
3. Record: A recorded reference. For example, The Southeast (SE) line of Lot 12, Tract 467, recorded in 26 MB 16. Lot corners may also be used.

What is the legal description for the "monument" (P.O.B.) below (excluding county and state)?



Find the P.O.B. on the map below using the following description.

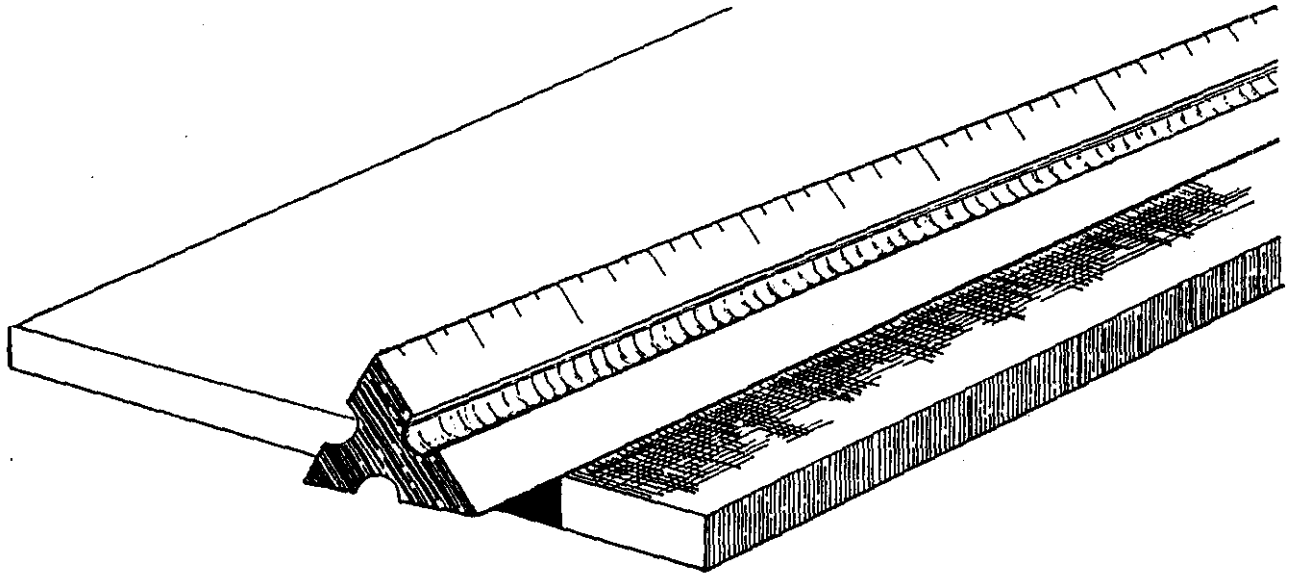
That portion of the SW 1/4 of the SW 1/4 of Sec. 23 T2S R3E of the Willamette Meridian, beginning at the SE corner of the SW 1/4 of said section.



After the preamble and point of beginning, the third part of the description will be the Metes and Bounds (distances, bearings, and monuments)

LET'S BEGIN WITH METES:

The distance can be measured in a variety of different ways (feet, chains, meters, rods, etc.) but for this course, we will just use feet ('). You will need your engineer's scale for the following exercises.



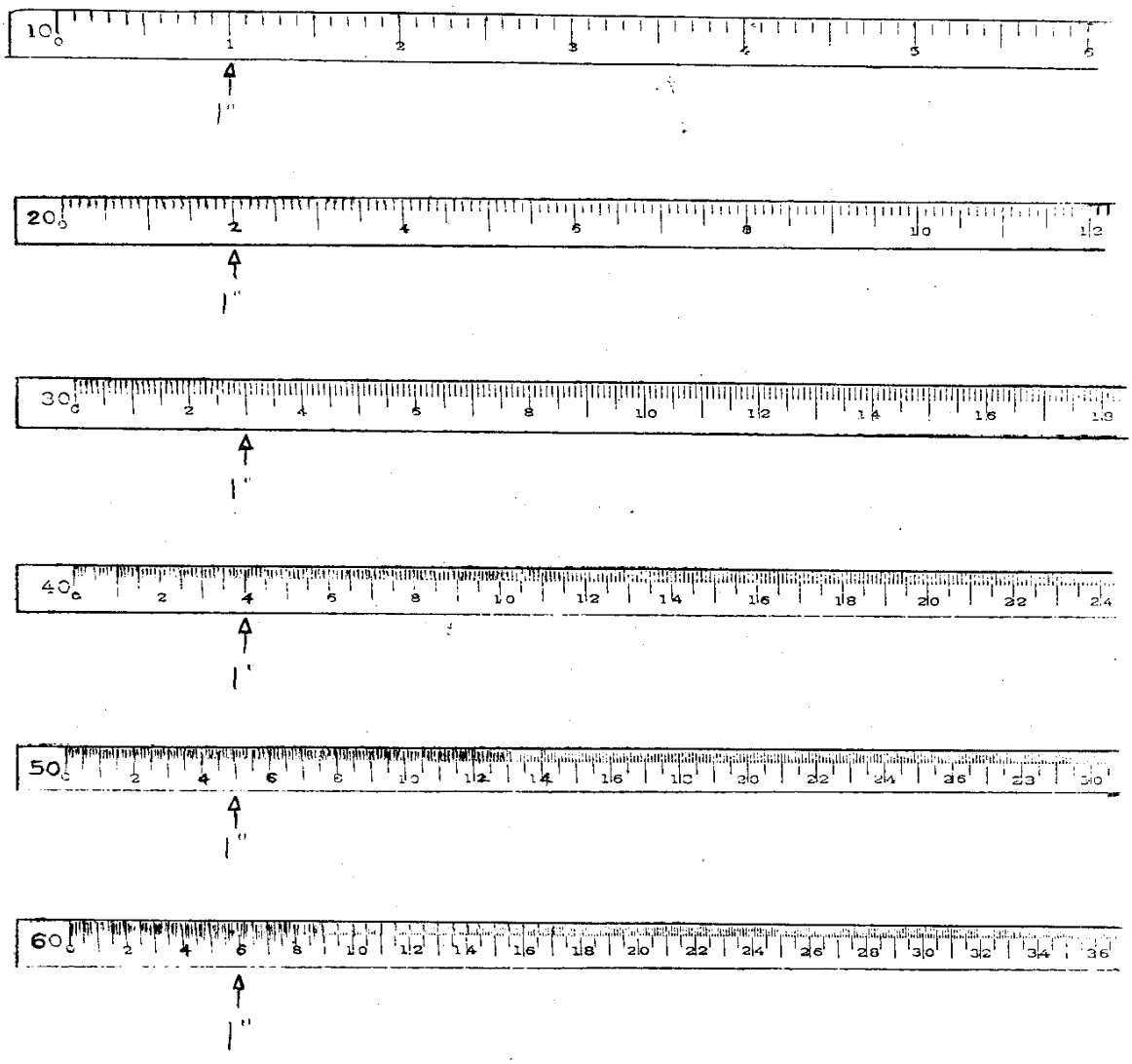
NOTE: In using your scale, it is important to realize that it is a tool for measuring scale sized "models" of property.

SCALE

Below is an illustration of the engineer's scale in which each foot, and each inch is divided into tenths. The engineer's measure is used in the subdivision of land and the preparation of plats and maps.

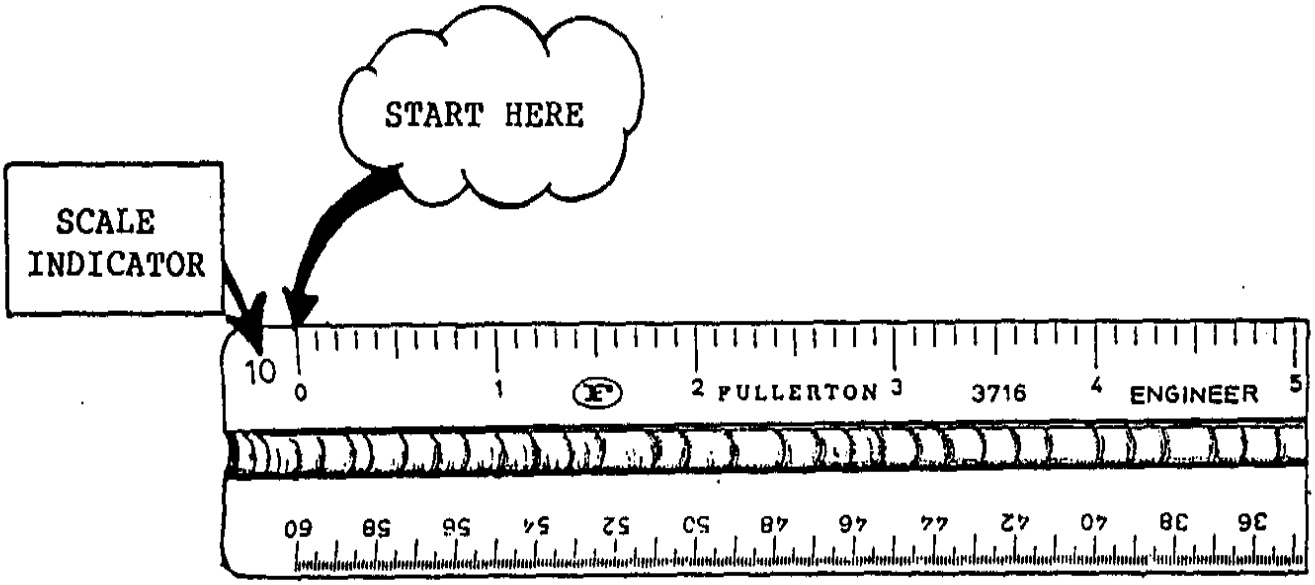
Each map has a reference that identifies at what scale the map is drawn, and this reference is the relationship of what one inch of the map is to one foot of actual measurement. Thus 1"=100' means that each inch on the map is equal to 100' on the ground.

Each scale, as the ruler is called, can represent many different relationships such as: 1”=1’, 1"=10', 1"=100', 1"=1,000'.



Below is an illustration of one side of an engineer's scale where one inch is divided into 10 segments, indicated by the scale indicator. You would use this scale if your map indicated that 1" = 10', 100' or, 1000', etc.

In order to measure a line, put the zero (0) on the beginning of the line. Do not start with the end of the scale.

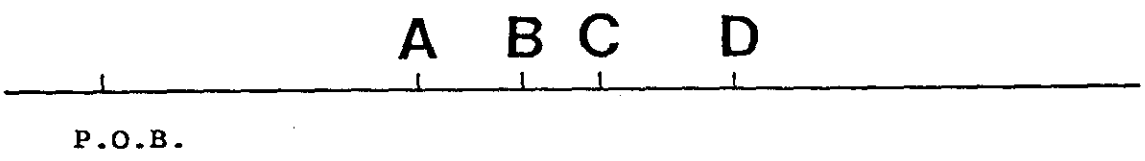


Every map should give a SCALE. Notice that the scale is 1"= 100'. This means the map has been sketched to size where every inch equals 100'. Therefore, as shown above, the space between 0 and 1 is 100', and the space between 0 and 2 = 200' and so on.

Using your Engineer's Scale and the scale shown below, write the letter which indicates the 650' mark.

(1)

1"=300'

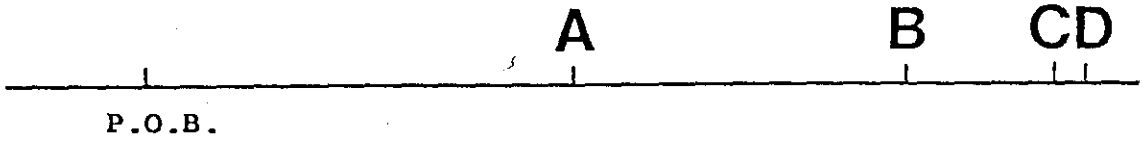


Answer:_____

Write the letter which represents the 280' mark.

(2)

1"=60'



Answer:_____

Measure these lines where: Answers:

(A)

1”=500’ _____ ____ft.

(B)

1"=200’ _____ ____ft.

(C)

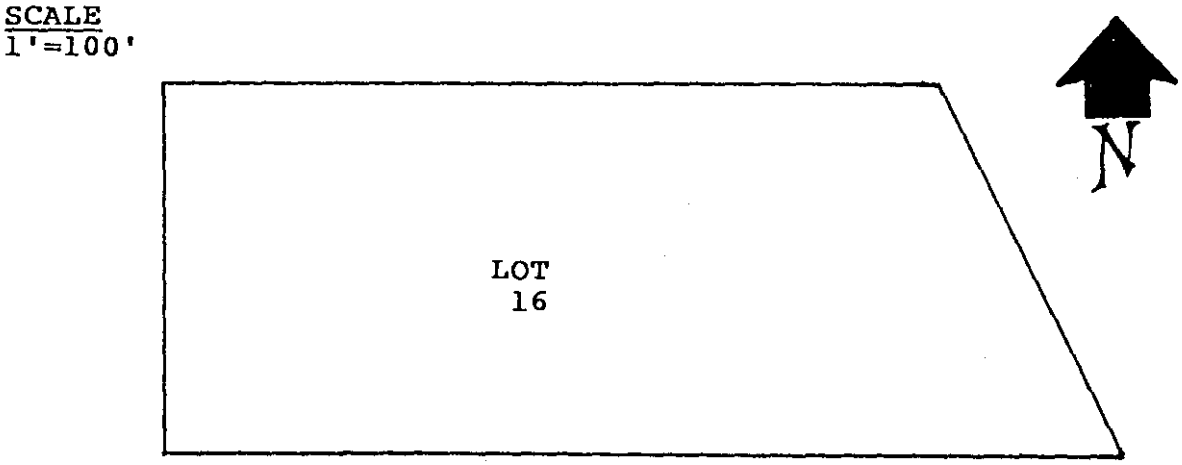
1"=600' _____ ____ft.

(D)

1"=300' _____ ____ft.

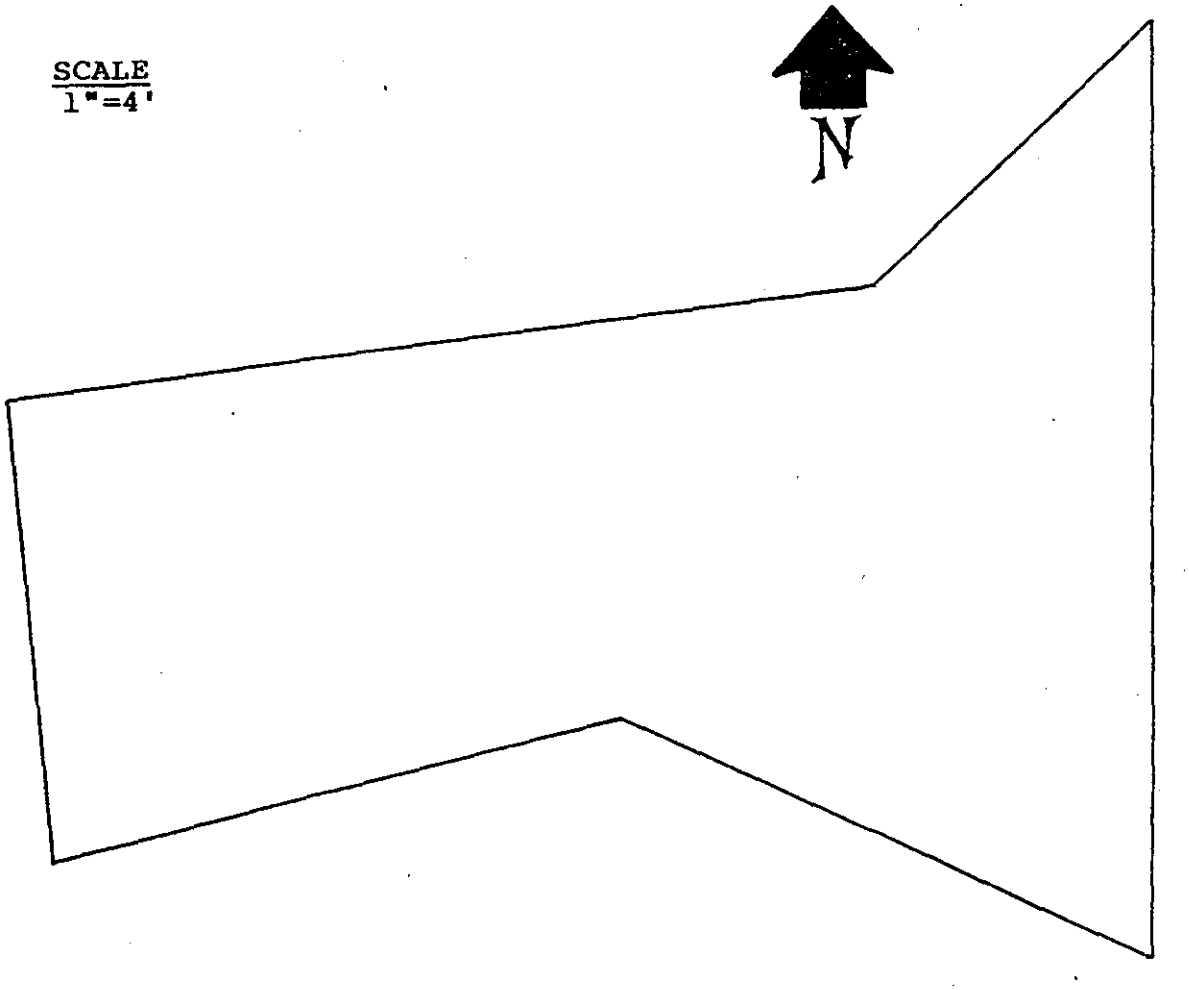
Due to printing distortion and slight variations among different Engineer's Scales, a 5% allowance on either side of the true answer will be considered correct.

Using the scale provided, measure the boundaries of Lot 16. Write the measurements on each boundary line.



Look at the scale marked "40". You would use this side if the scale on your map said 1"=4', or 40' or 400' or 4000', etc. The space between 0 and 2 on your scale could equal 2' or 20' or 200' or 2000', etc. The space between the 0 and 4 could equal 40', or 400' and so on.

MEASURE THE ILLUSTRATION BELOW WITH YOUR ENGINEER'S SCALE. WRITE YOUR ANSWERS NEXT TO THE BOUNDARIES.

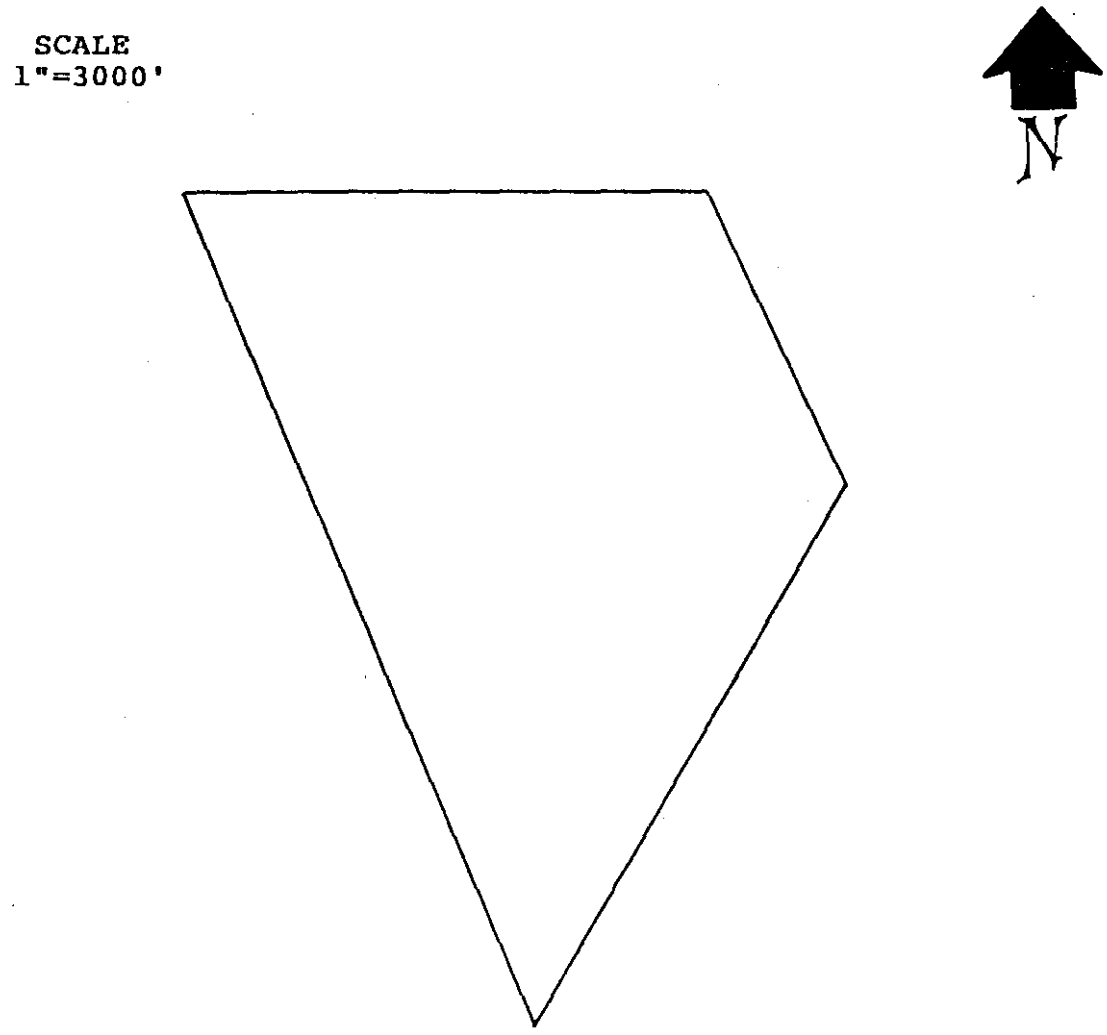


Now, look at the 30 scale. Notice that there are 30 divisions to the inch. You would use this scale if the map scale indicated 1" = 3', or 30', or 3000', etc.

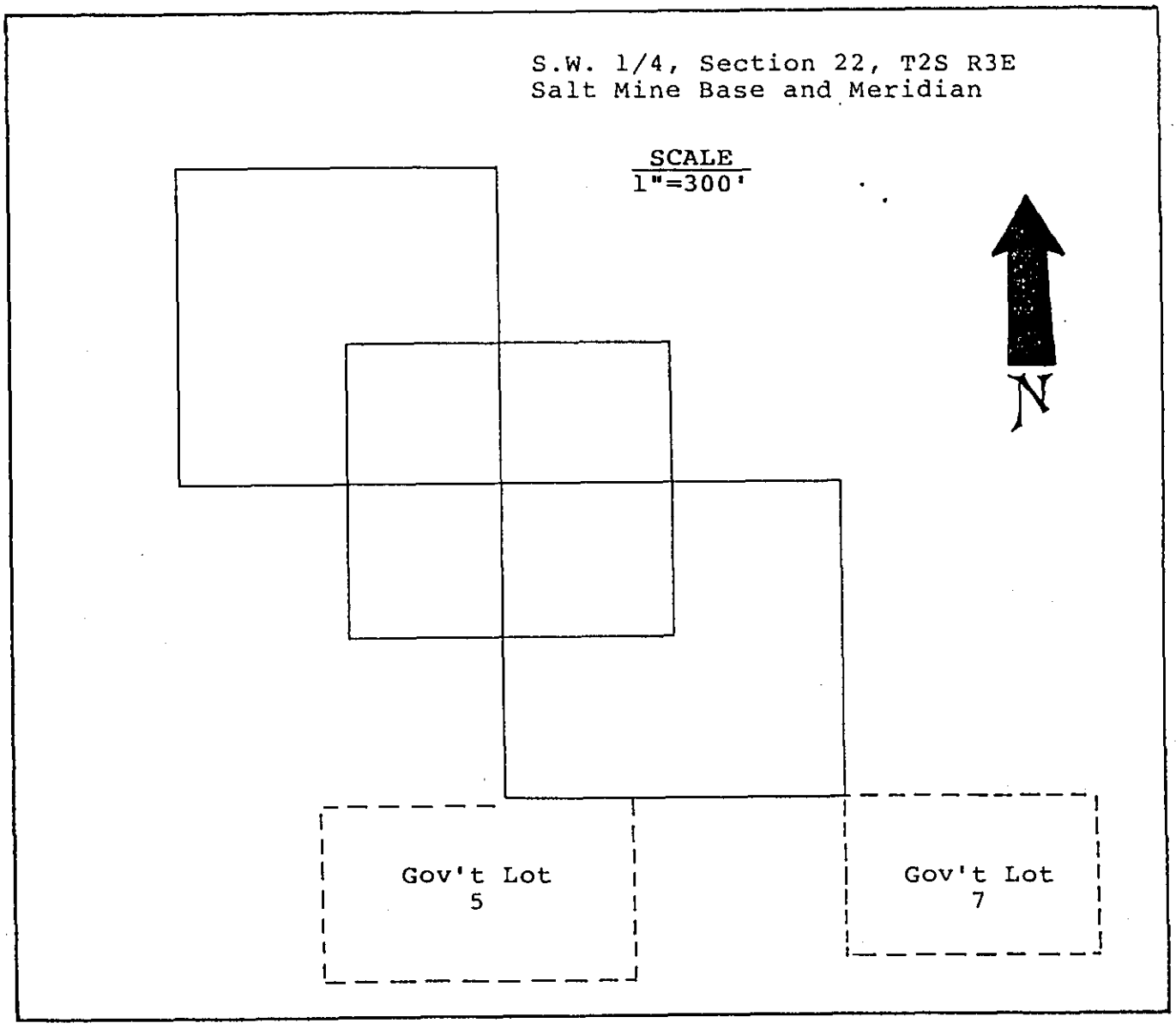
It is important to look at the scale on the map before you start to measure.

If your map scale indicates that 1"=30', the space between 0 to 1 on your scale would equal 10', between 0 to 2 would equal 20', between 0 to 3 would equal 30', and so on.

Look at the scale for the map below, then measure the boundaries. Write your answers next to the property lines.



On the map below, use the appropriate scale and shade in the description found on the bottom of the page. (Remember to allow for a 5% variance)



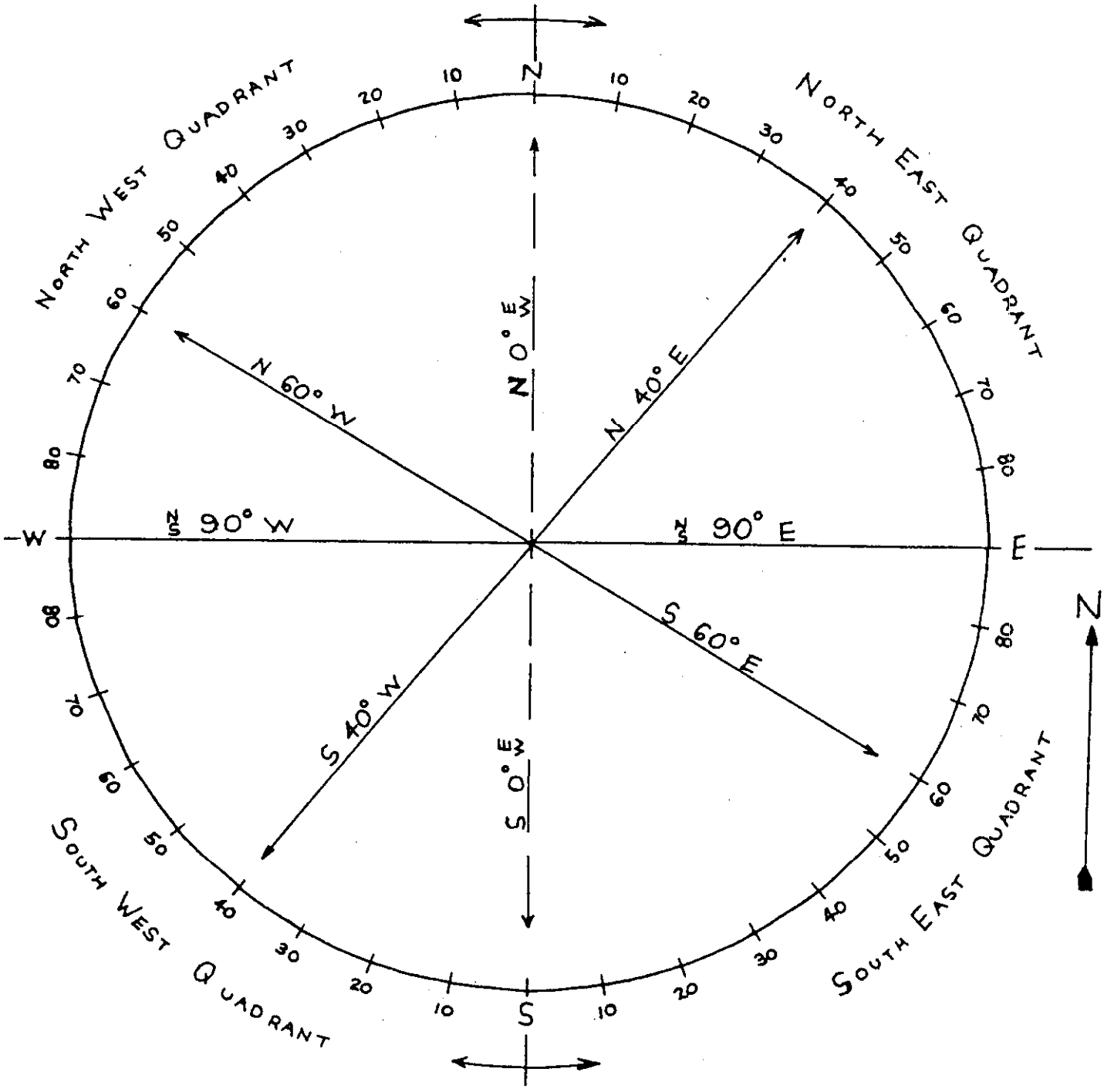
That portion of the SW quarter of Section 22 T2S R3E of the Salt Mine Base and Meridian in the county of Orange, State of Nevada as follows: Beginning at the NW corner of Gov't Lot 7, Section 22 T2S R3E, Thence North 600', Thence West 300', Thence South 300', Thence West 300', Thence South 300', Thence East 600' to the point of beginning.

B. DIRECTION OF BEARINGS

You will note that in the following diagram the circle has been marked off into four sections. Each of these sections is known as a quadrant (Northwest, Northeast, Southwest and Southeast). Any bearing shown on a description will fall in one and only one of these quadrants.

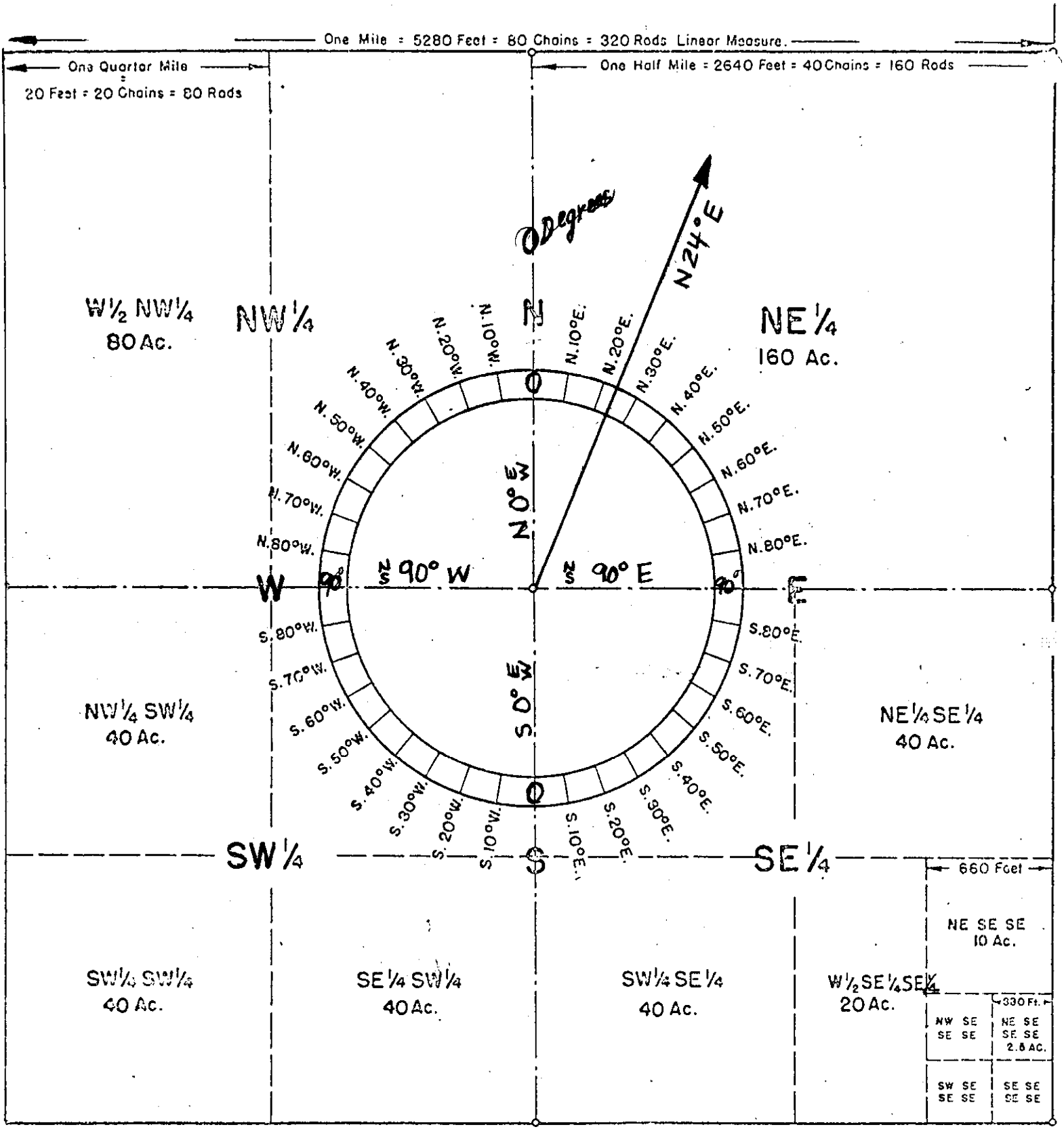
The bearing will show you the **direction** of the line. Each bearing is made up of three parts. The first part will be either South or North. The second part is the number of degrees you will measure from the North or South direction. The third part is either East or West. To locate the quadrant you are in, consider the first and third part of your bearing. For example, a bearing starting with South (S) and ending in West (W), the direction will fall in the Southwest quadrant. This is similar for a bearing South (S) and East (E). This would fall in the Southeast quadrant. Likewise with Northeast and Northwest. The middle part of the bearing or figure indicates how many degrees from the North, either in a East or West direction, that the line will fall. Base this on a line running north and south being 0 degrees. The larger your degree is in a East or West direction from North, will mean a larger angle from the 0 North direction, either East or West, to a maximum of 90°. You will never find a larger bearing than 90° in any direction because this would put you in the next quadrant.

Referring to the following diagram you will note that the circle has been laid off in l0° increments from North to East and North to West, as well as from South to East and South to West. If you study this for a few minutes after reading the above text you will readily see how to read a bearing in its correct direction.



DIRECTION OF BEARINGS

FIG. No. 1



16 1/2 Feet = 1 Rod

66 Feet or 100 Links = 1 Chain

1 Link = 7.92 Inches

80 Chains or 5280 Feet = 1 Mile

43,560 Sq. Feet = 1 Acre

1 Sq. Acre = 208.71 Feet Square

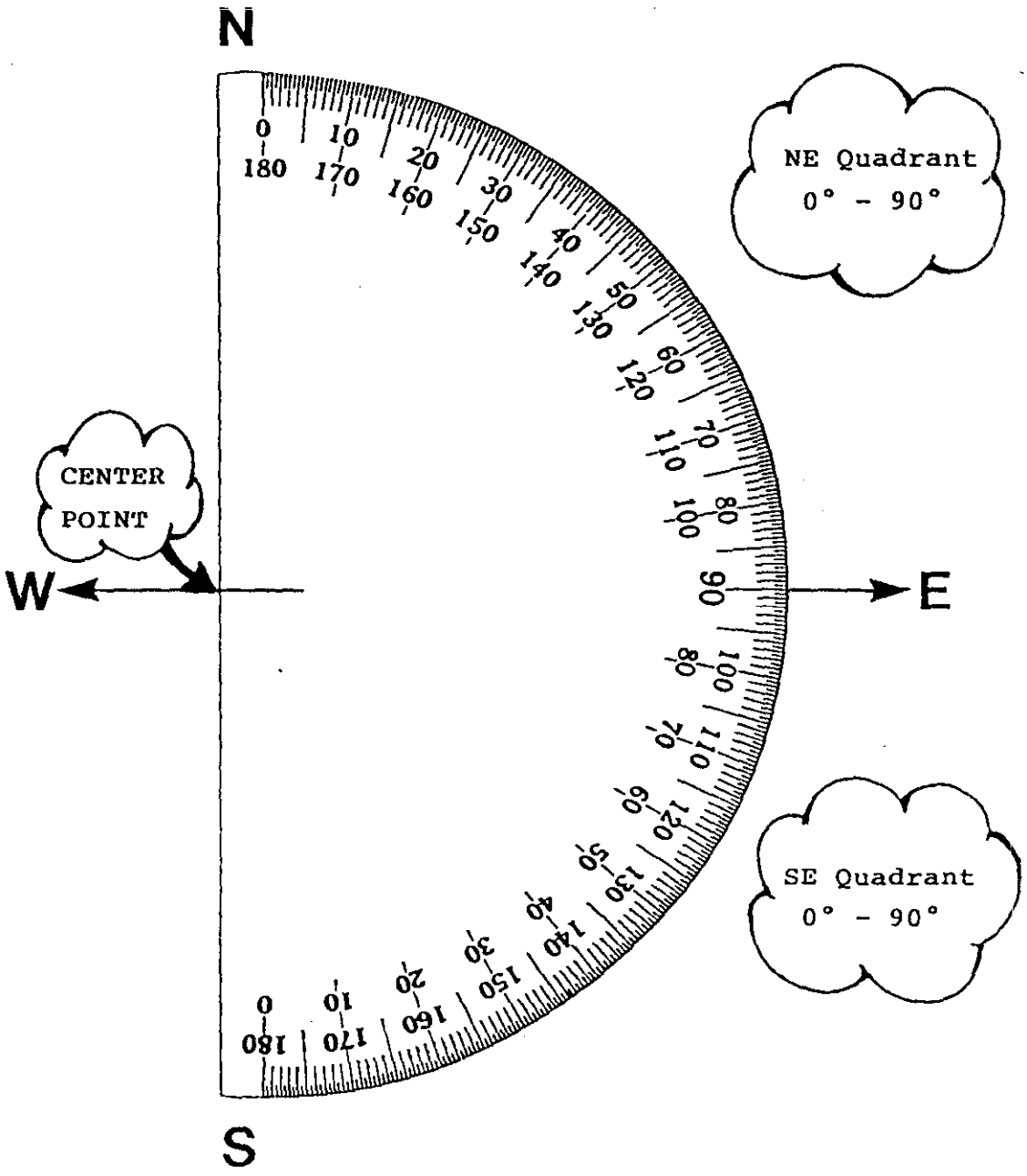
640 Acres = 1 Sq. Mile or 1 Section

36 Sections = 1 Township

To convert Square Feet to Acres Multiply by .000023 or divide by 43,560

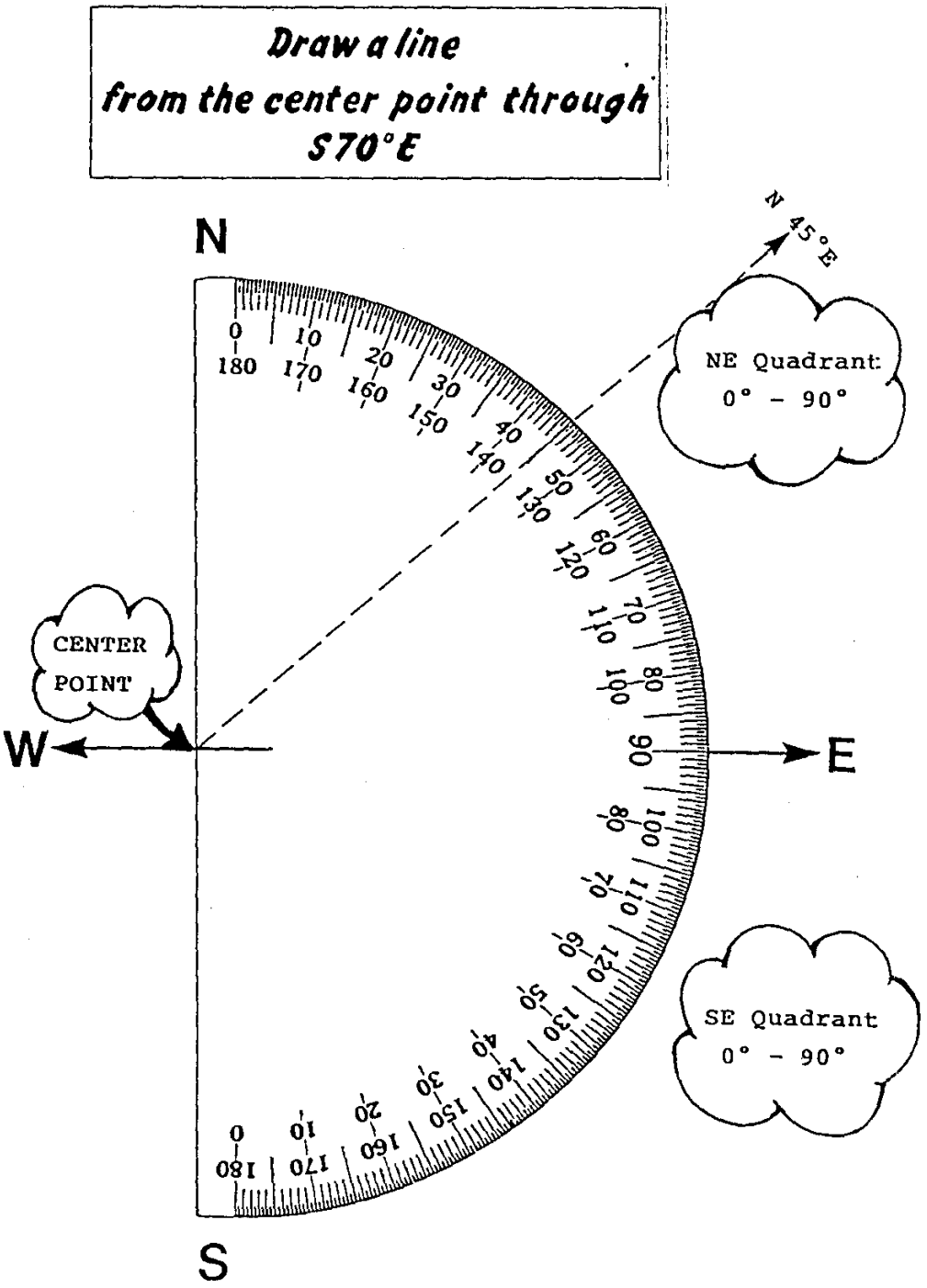
Bearings are the DIRECTIONS in which one moves along the boundary. The bearings are determined by the angle (no larger than 90°) measured between the North-South line and the boundary line. They are usually written in degrees (°), minutes (′), and seconds (″). Minutes and seconds are subdivisions of degrees, and you will see them on most maps. For the purposes of this course, however, we will measure only in degrees.

Shown below is an illustration of the protractor. Each quadrant (NE, SE, NW, SW) is composed of 90°. Notice on your protractor (and the one in the illustration) that there are two rows of numbers. Regardless of the quadrant you are in, you will never use the numbers that exceed 90° when you are measuring bearings.



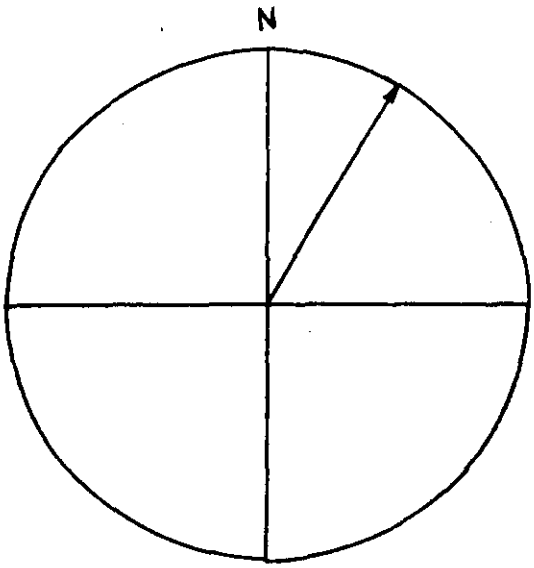
Bearings are always established from the North-South line. This means that in using your protractor, the zeros will be lined up with the NORTH-SOUTH line. The angle will begin at the center point of your protractor (shown below), and will never exceed 90°.

For example, the bearing in the illustration below would be written as N 45° E (North 45 degrees East).

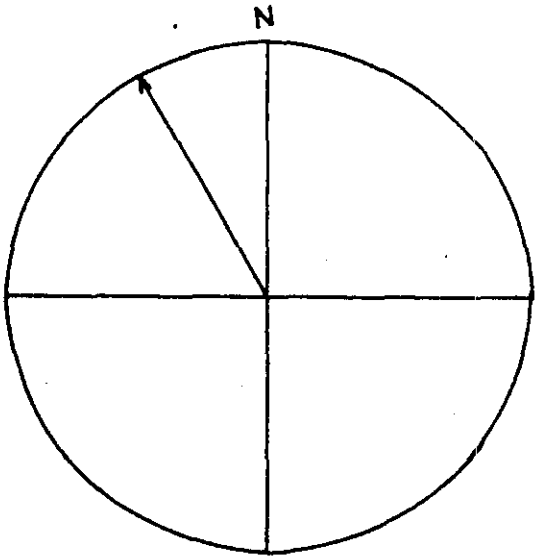


For those two quadrants lying on the West (left) side of the center line we merely reverse the protractor and measure our angles from North and from South as before.

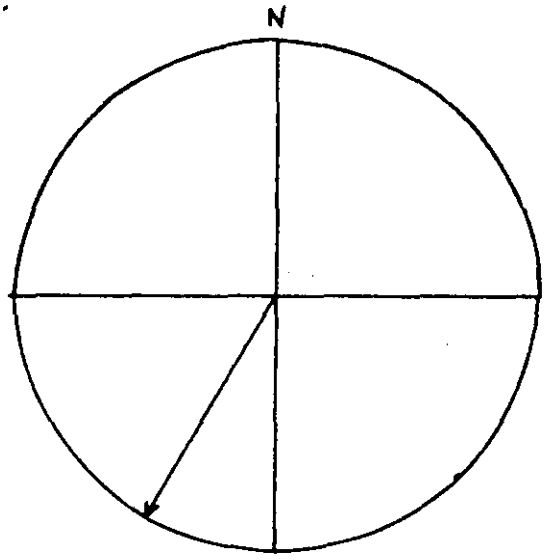
As practice in the use of your protractor, work the following problems:



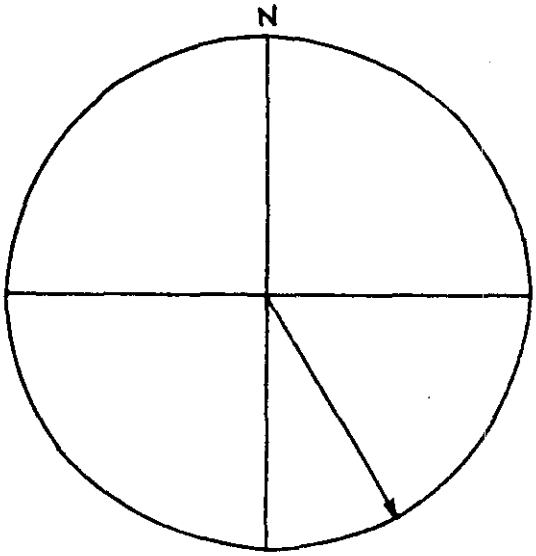
N _____°E



N _____°W



S _____°W



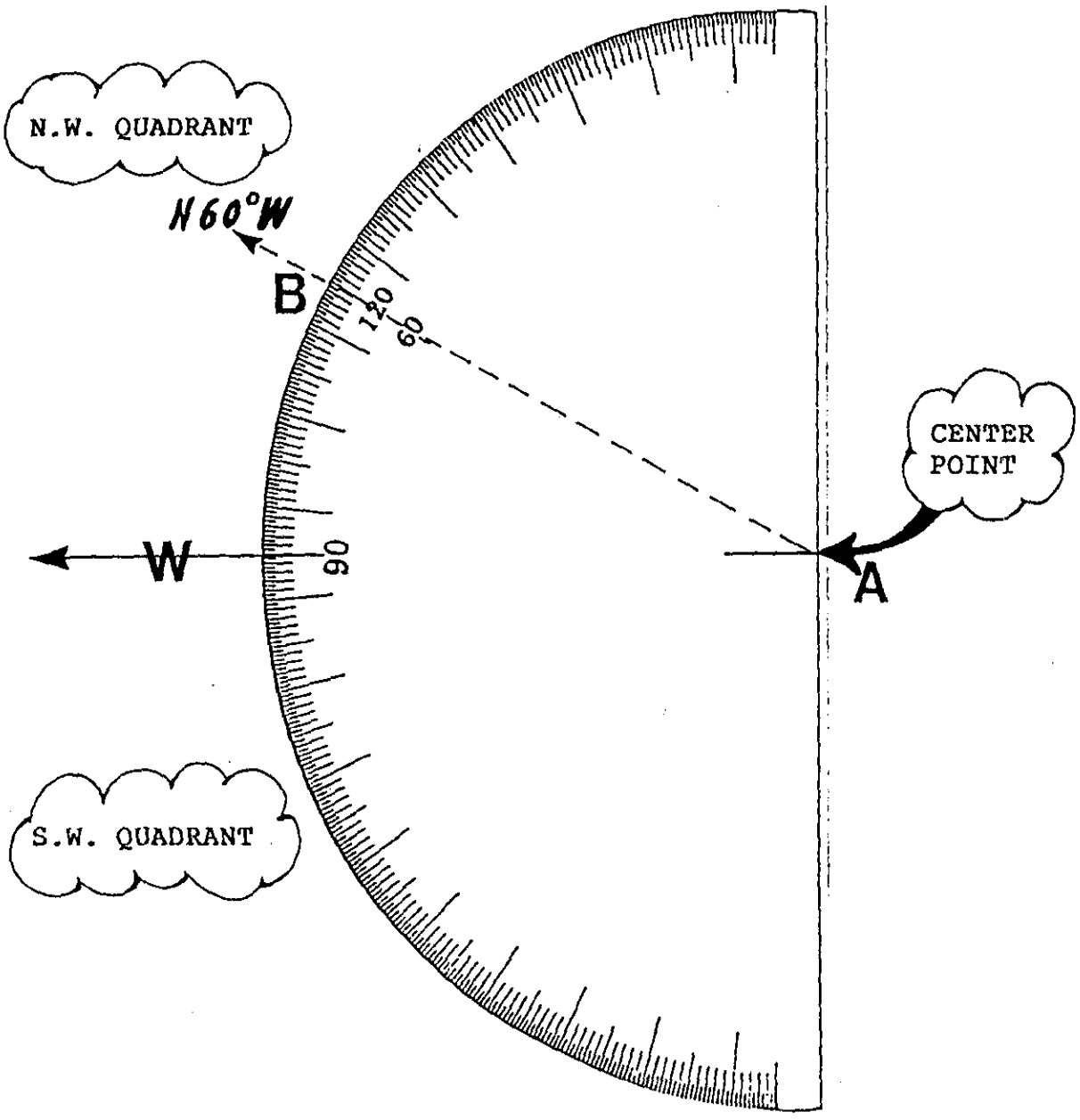
S _____°E

Due to printing distortion and slight variations among different protractors, a 5° deviation on either side of the true answer will be considered correct.

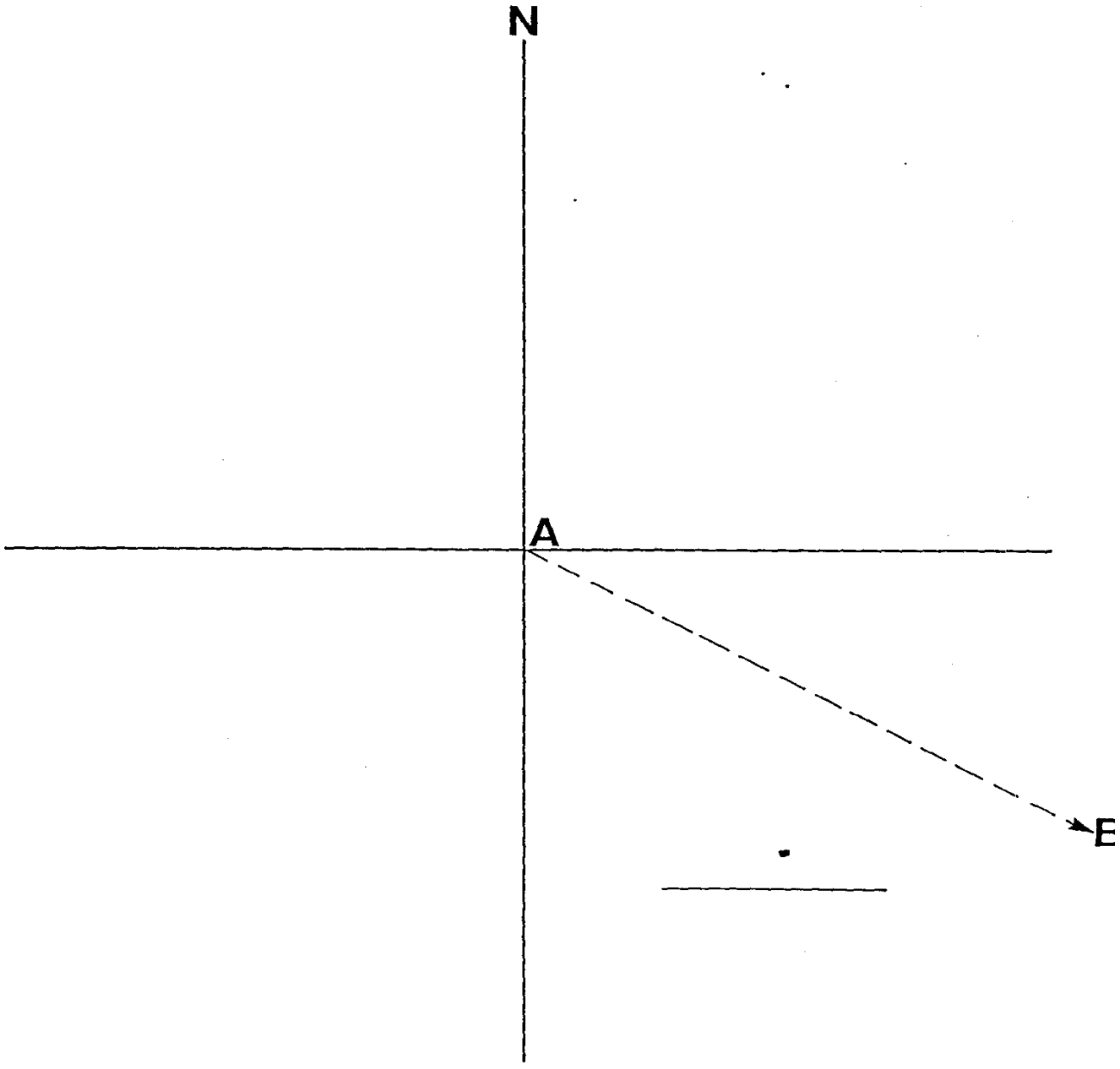
Turn your protractor around to measure bearings in the NW and SW quadrants, remembering that the zeros are still lined up with the North-South line.

In the example below, the bearing of line A-B in the Northwest quadrant would be N 60° W.

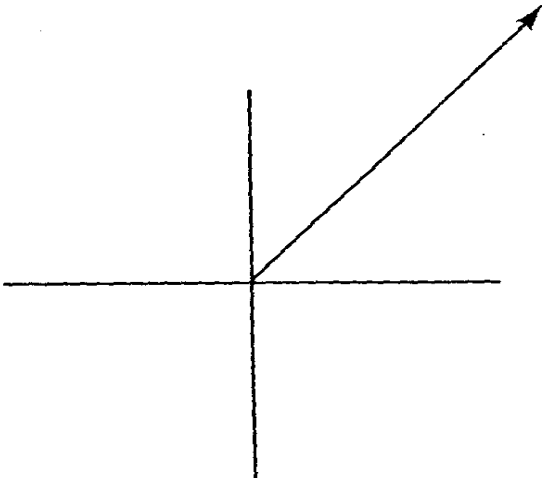
Using the example below, lay your protractor on the illustration and find S 75° W. Mark it with your pencil and draw a line through it.

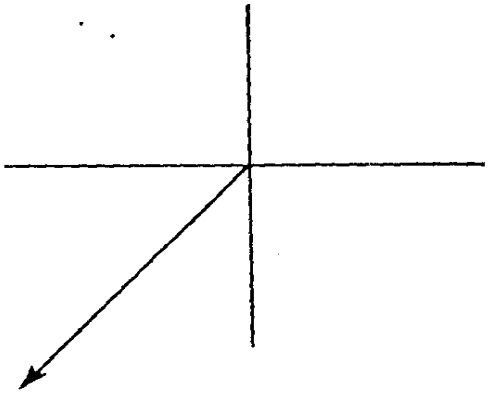


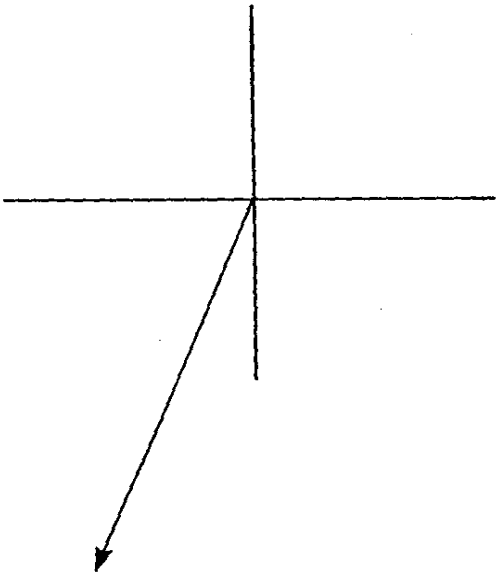
What is the bearing of line A-B shown in the illustration below? (Use your protractor).

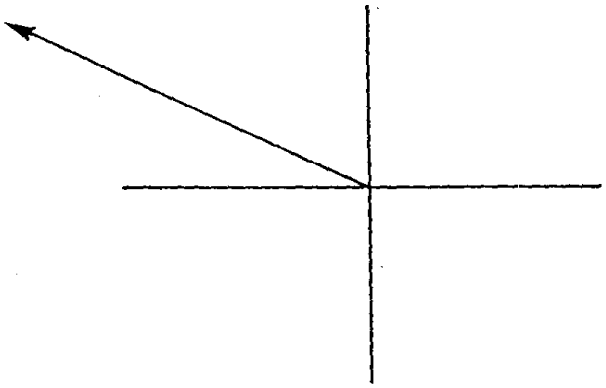


Find the bearing in each of the problems below and write them on the directional line.



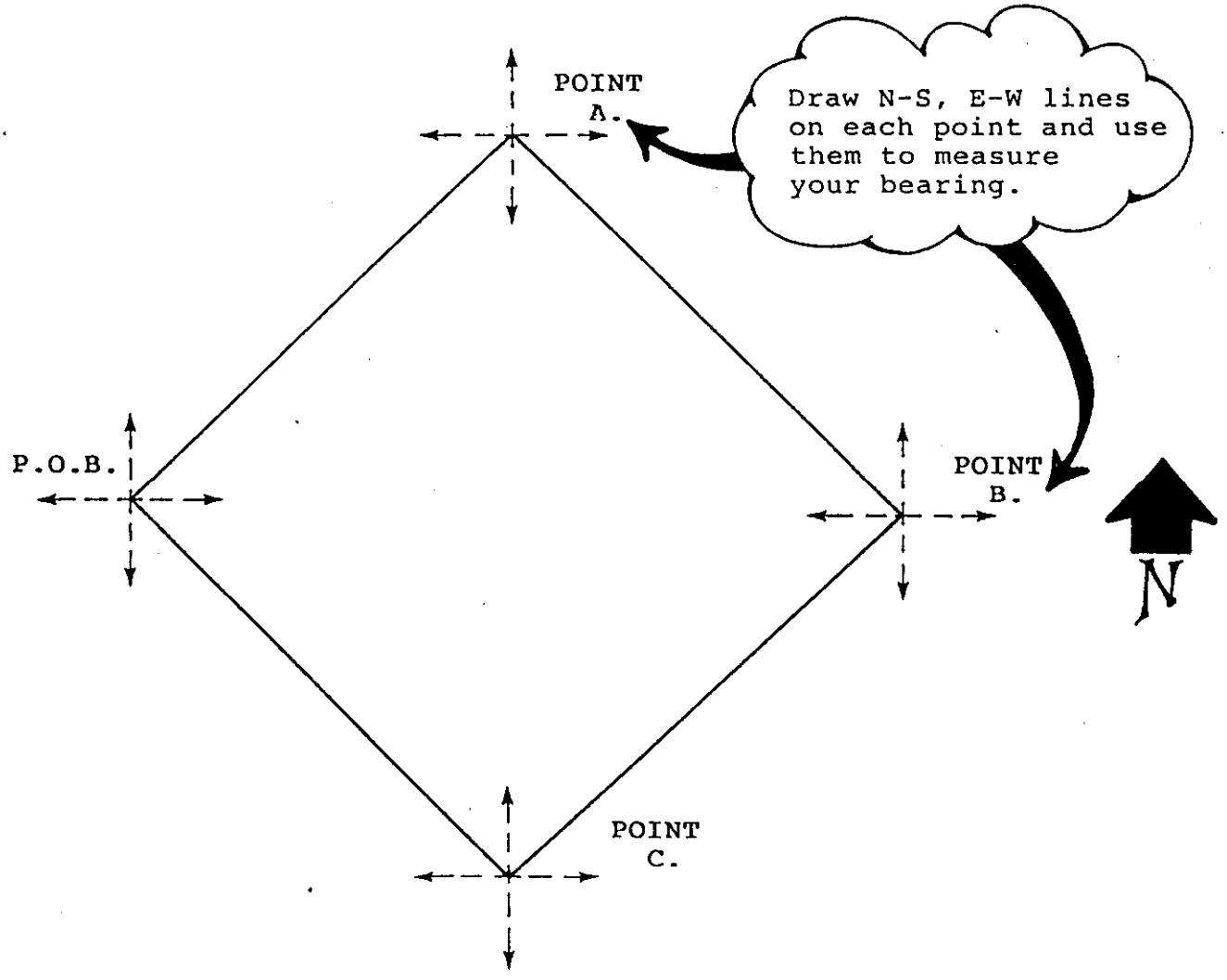






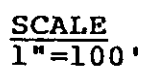
In measuring out a course, it might be helpful to draw N-S; E-W lines at each point, as shown in the example below.

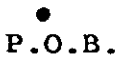
From the point of beginning: Thence N 45° E 300' (to point A) Thence S 45° E 300' (to point B) Thence S 45° W 300' (to point C) Thence N 45° W 300' to the point of beginning.



Study the example on the opposite page, then sketch (using your scale and protractor) the following description. Rewrite bearings and distance on the lines, putting the bearing on the outside of the line, and the distance on the inside of the line.

From the point of beginning
Thence N 50° E 200' Thence
N 70° E 300' Thence S 40°W
300' Thence due West 250'
to the point of beginning.



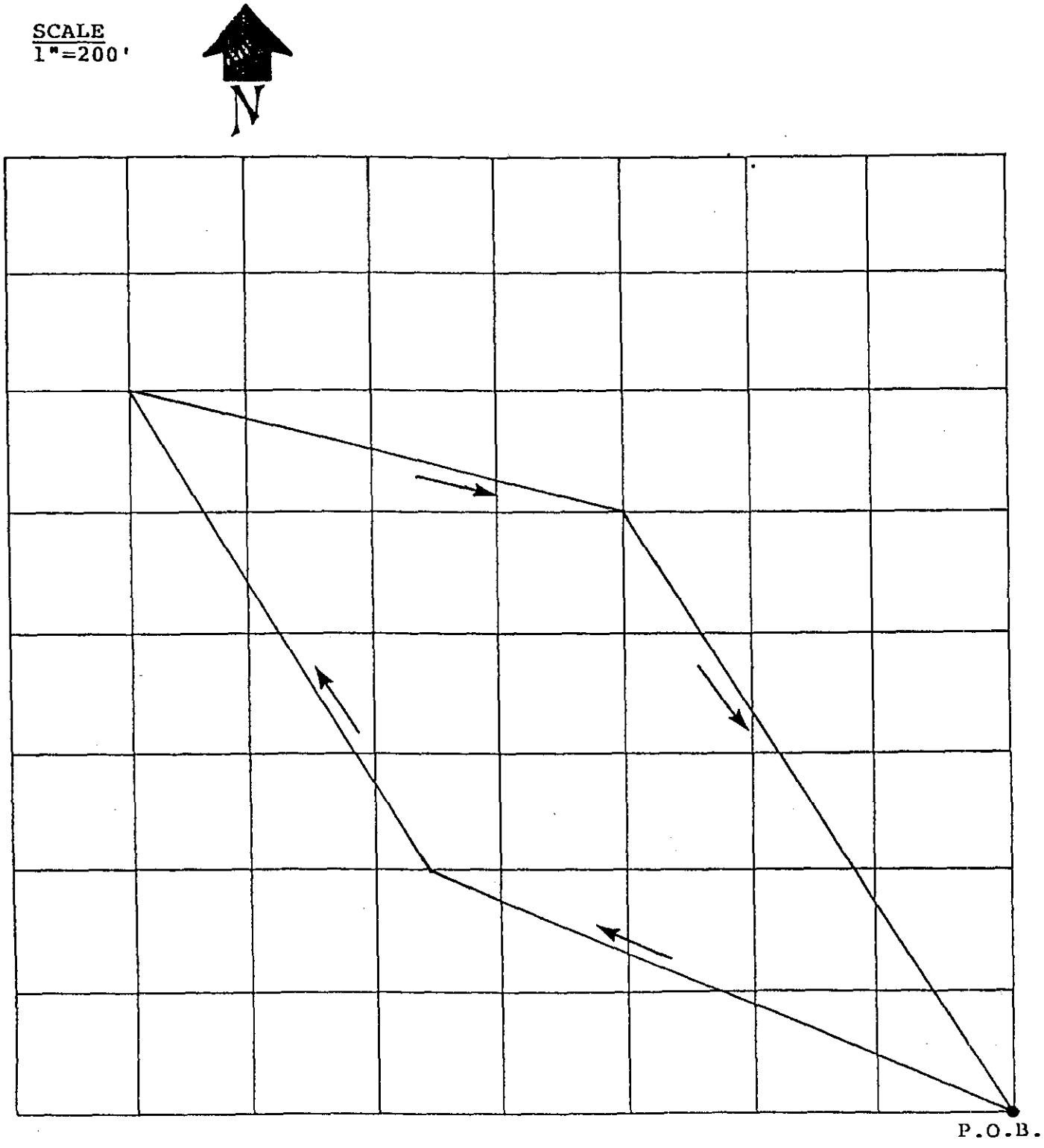


NOTE:

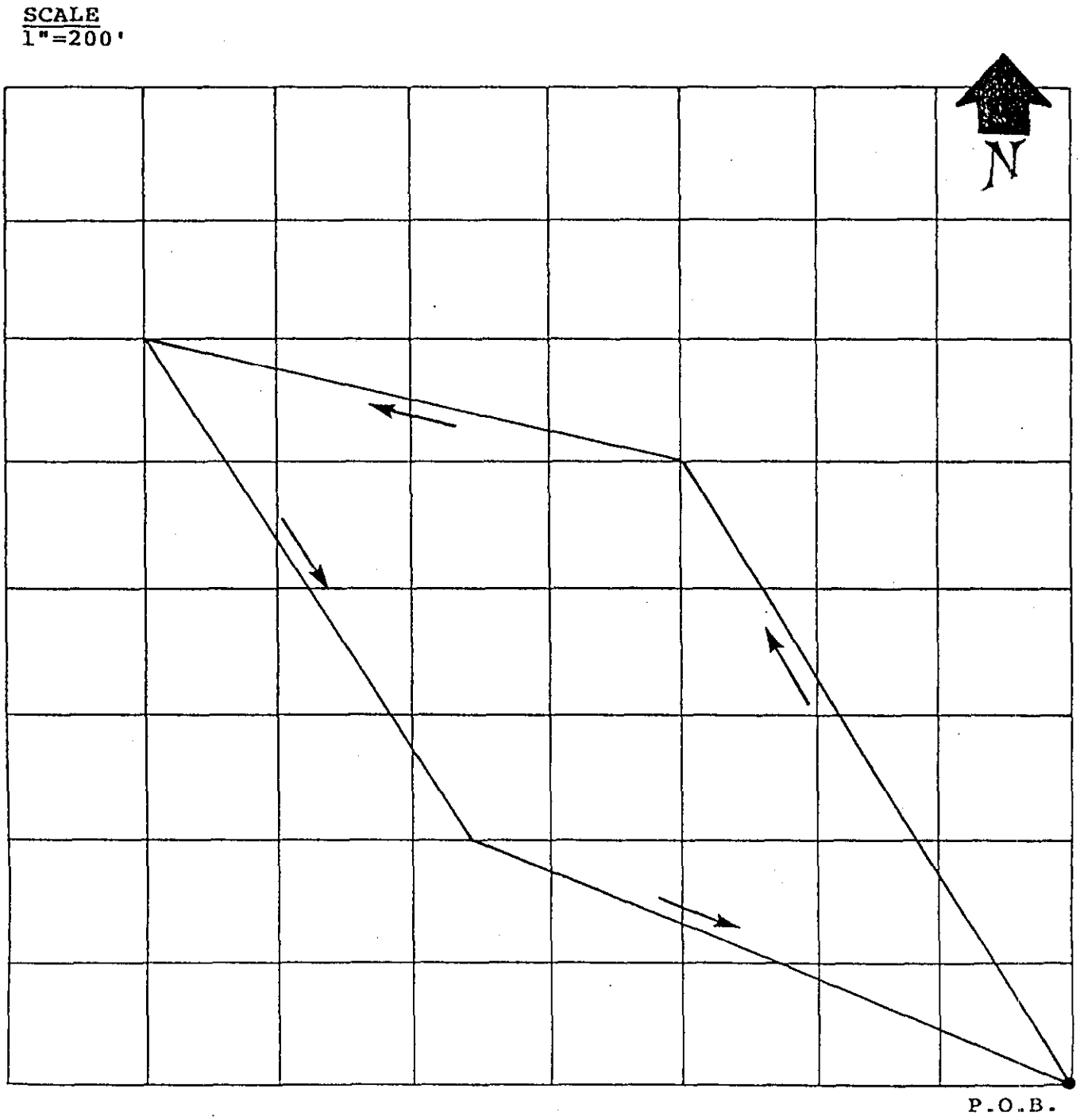
The description of the lines around the perimeter of an area must close. This means that after drawing or measuring a description, you will end up at the point from which you started.

When a legal description concludes with the words "...to the point of beginning," this closes the description, regardless of the accuracy (or inaccuracy) of the measurements.

Follow the direction of the arrows on the map below and measure the bearings. Write your answers on the boundaries of the property.



When drawing or locating a legal description, it is very important to begin in the right direction. For example, the illustration below is an exact duplicate of the one you just completed. Measure this one following the direction of the arrows and write your answers next to the boundaries of the property. Then compare these answers with the ones on the previous page.

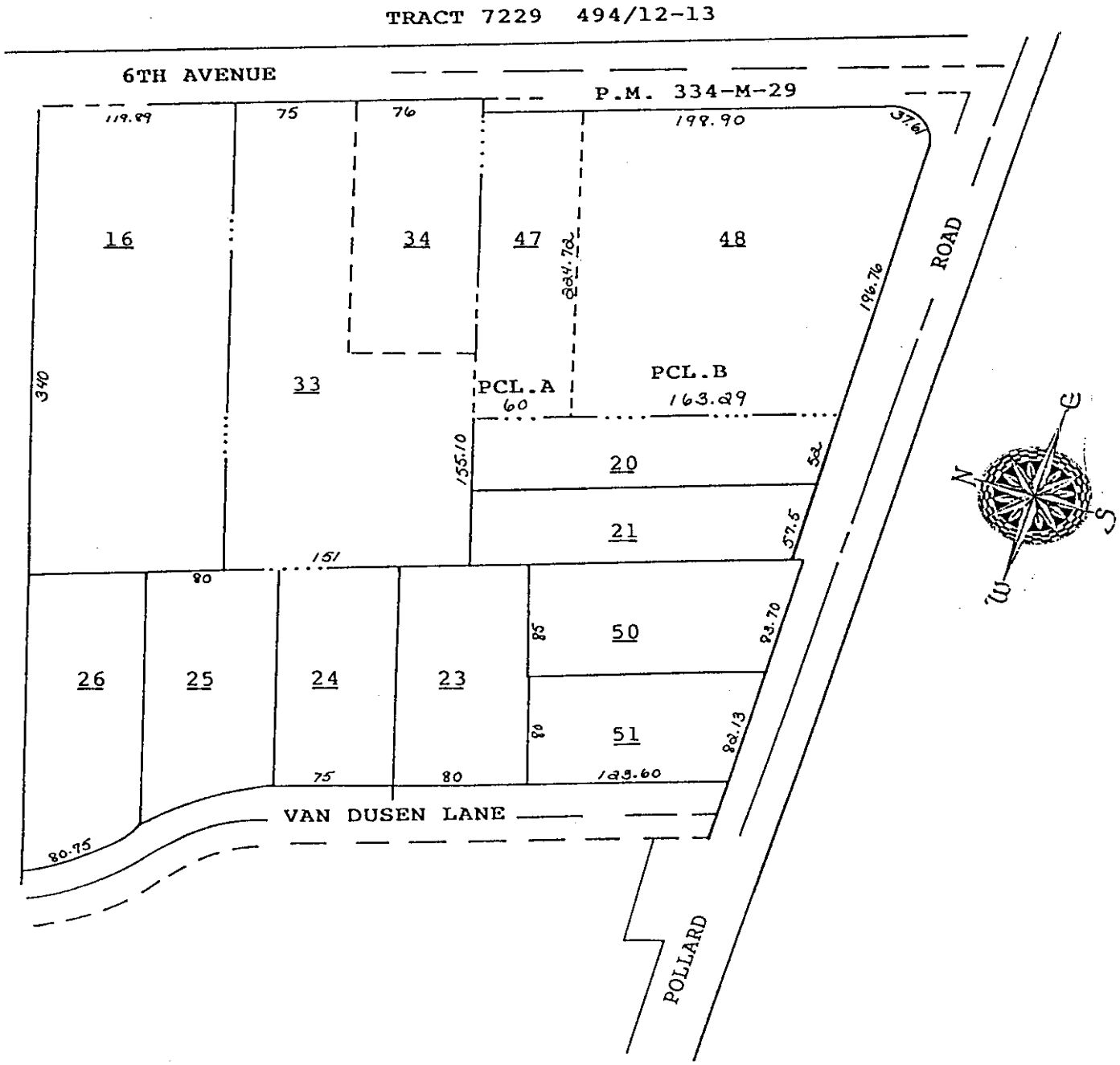


In locating a metes and bounds description, it is important that you check the map for the North arrow.

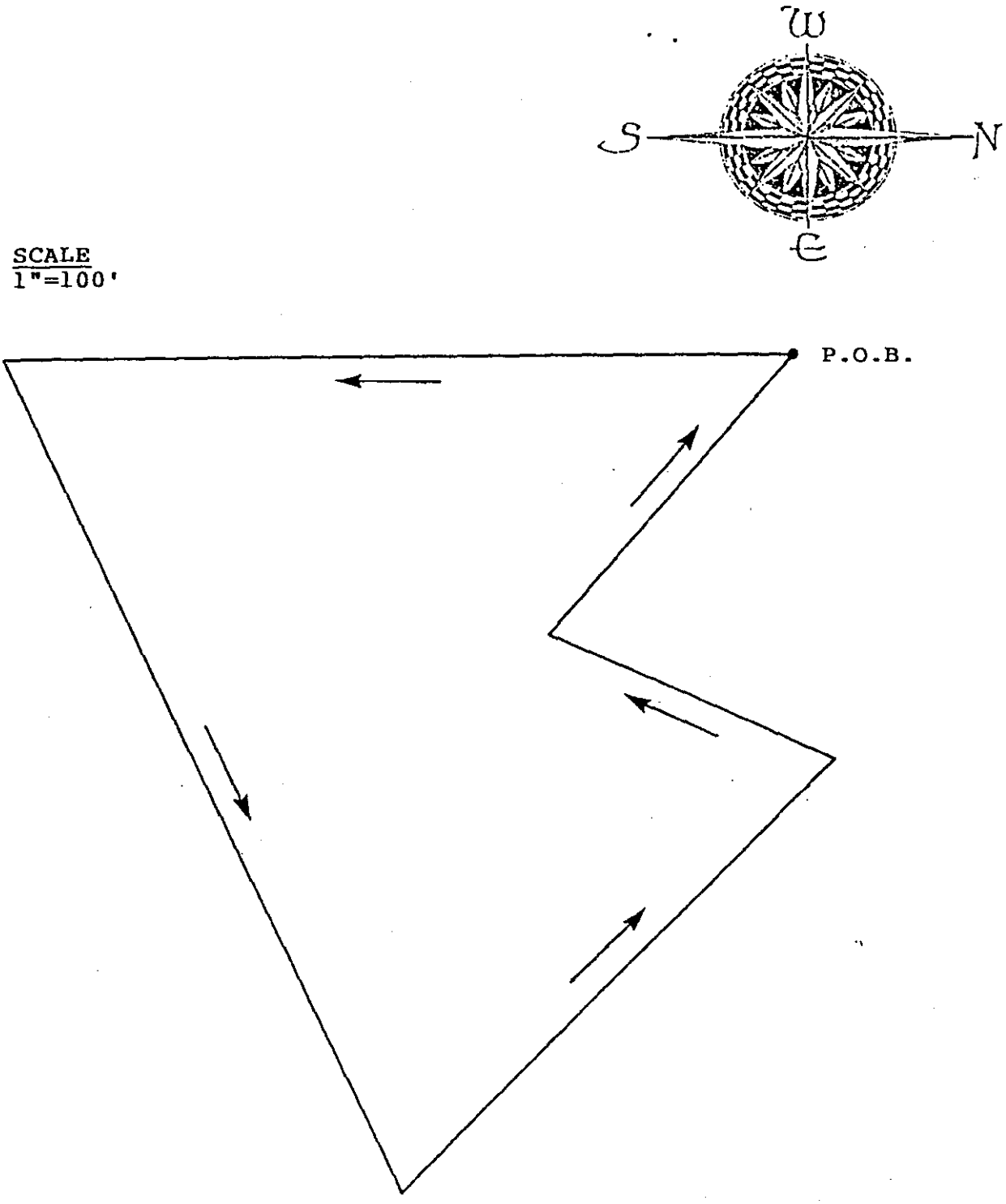
IT DOESN'T ALWAYS POINT TO THE TOP OF THE PAGE!!

For example, look at the map below. Find the North arrow, then answer the question.

In which two directions does Pollard Road run?



Follow the direction of the arrows on the map below and measure the bearings and distances. Write your answers next to the boundary lines of the property.



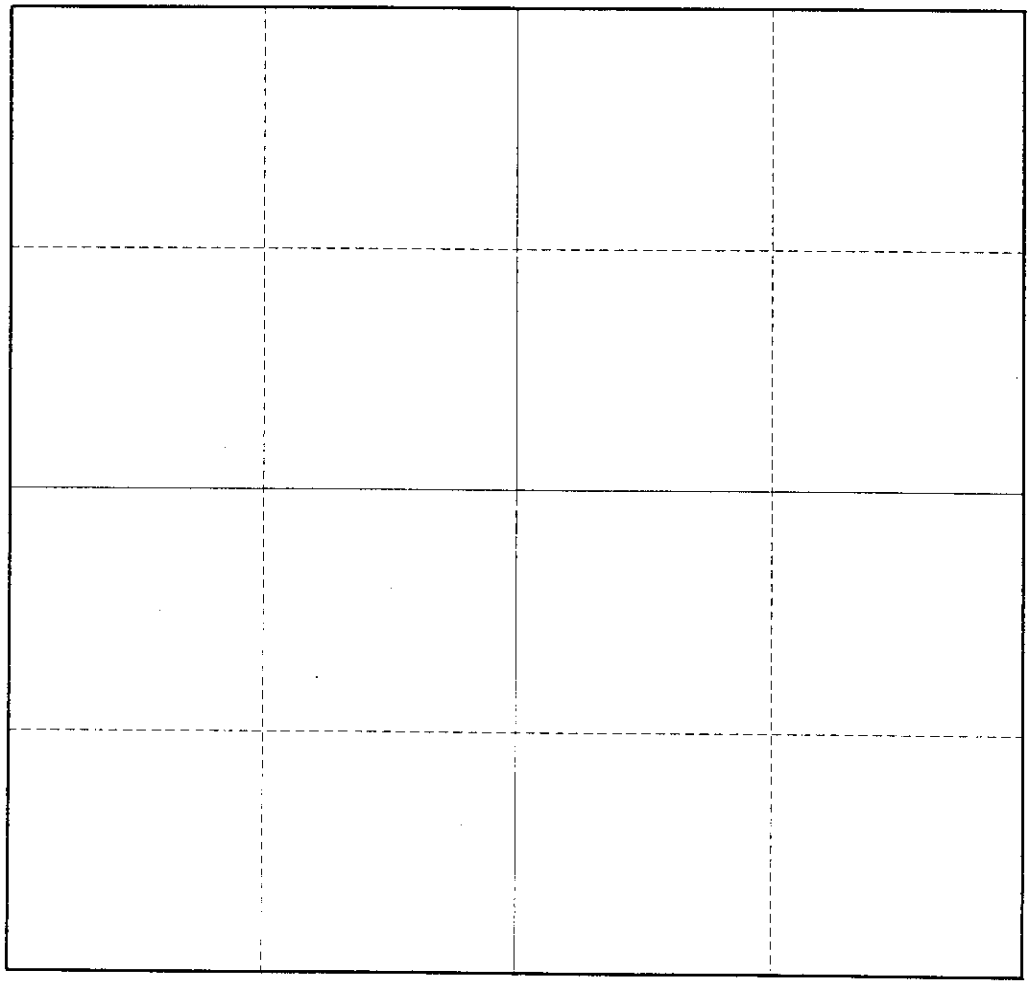
Basic Legal Descriptions
Metes and Bounds Practice Problems

Outline each of the following described properties on the section diagram provided below and indicate how many acres are contained in each.

1. Beginning at the Northeast corner of the NE 1 /4 of the SW 1 /4, thence South 330 feet to the true point of beginning; thence West 420 feet; thence South 210 feet; thence East 420 feet; thence North 210 feet to the true point of beginning.

2. A tract of land described as follows:

   Beginning at the Northwest corner of Section _____ T _____ R ____; thence South 2640', thence East 1320', thence North 2640', thence West 1320' to the point of beginning.



Scale 1" = 200'

LEGAL DESCRIPTION

That portion of tract no. 11570 in the unincorporated territory of the County of Orange, State of California described as follows:

Beginning at the POB, thence S 72° W 820' ;
thence S 51° W 380' ; thence S 36° E 1190' ;
thence N 87° E 270' ; thence N 34° E 1060' ;
thence N 55° W 630' ; thence N 210' to
the point of beginning

METES AND BOUNDS
LEGAL DESCRIPTIONS
PRACTICE PROBLEMS

Draw each parcel on the large section map. Also designate each parcel's bearings and distances.

1. Beginning at the Northwest corner of said section; thence South along the West line of said section 400 feet; thence East 600 feet; thence North 400 Feet; thence West to the point of beginning.

2. Beginning at a point 420 feet East from the Northeast comer of the Northwest quarter of the Southwest quarter, thence East a distance of 900 feet more or less to the Northeast corner of the Southwest quarter, thence South 200 feet, thence West 900 feet more or less to a point due South from the point of beginning; thence North 200 feet to the point of beginning.

3. Beginning at the Northeast corner of the Southwest quarter of the Southeast quarter of said section, thence South 600'; thence West 900'; thence North 300'; thence East 500 feet, thence North 300 feet to the North line of the Southwest quarter of the Southeast quarter of said section; thence East 400' to the point of beginning.

4. Beginning at the NW corner of the NE'/4 of the SE'/4 of said section, thence S 600' to the true point of beginning; thence N 600'; thence W 600'; thence SEly to the true point of beginning.

5. Beginning at a point 200 feet W from the NE corner of the SW 1/4 of the SW 1/4; thence S 400'; thence W 300'; thence N 400'; thence E 300' to the point of beginning.

6. Beginning at the Northwest corner of the Northeast quarter of said section; thence south to a point that is 300 feet North of the Southeast corner of the Northeast quarter of the Northwest quarter; thence East 600 feet; thence North 1020 feet more of less to the North line of said section, thence West 600 feet to the point of beginning.

7. Beginning at the South quarter corner; thence North 45° East a distance of 765 feet; thence South 45° East a distance of 325 feet; thence South 45° West to the South line of the section; thence West along said section line to the point of beginning.

8. Beginning at the SW corner of section ____, T ___N, R___W of the W.M.; thence N 30° E 350'; thence N 75° E 427'; thence S 30° W 350'; thence S 75° W 427' to the point of beginning.

9. Beginning at a point that is South 70° West 230' from the E 1/4 corner of section - T___N, R __W W.M.; thence N 89° W 200 feet; thence S 45° W 155 feet; thence E 250 feet; thence NEly to the point of beginning.

PROPERTY BOUNDARY EXACTITUDE

There was a time when the description of land areas in this country was very vague compared with today's procedure in surveying and staking tracts that may change hands from time to time with guaranteed title insurance. Some descriptions outlined in deeds during pre-Civil War years, and even much later, could hardly be classified as specific. A while ago, the Washington State Bar Association made public the wording of a deed made to property in 1812 and recorded in Hartford, Connecticut. It is interesting and fairly typical of land transfer customs of those times, and follows:

"The land, 147 acres and 19 rods after deducting whatever swamp, water, rock and road areas that may be included therein, and all other lands of little or no value, the same being part of said deceased's **1280** acre Colony Grant, and the portion thereby set off being known as near to but on the other side of Black Oak Ridge, bounded and described more in particular as follows, to-wit: Commencing at a pile of rock, about a stone's throw from a certain small stand of alders, near a brook running down from a rather high part of said ridge, thence by a straight line to a certain marked white birch tree about two or three times as far from a jog in the fence going around a ledge nearby, thence, by another straight line in the opposite direction around said ledge and the Great Swamp so-called ... thence after turning around in the opposite direction and by a sloping straight line to another pile of rocks which is, by pacing, just 18 rods and about 1 /2-rod more from the stump of the big hemlock where Ezra Blake killed the bear, thence to the corner begun by two straight lines of about equal length which are to be run by some skilled surveyor so as to include the area and acreage as hereinbefore set forth."

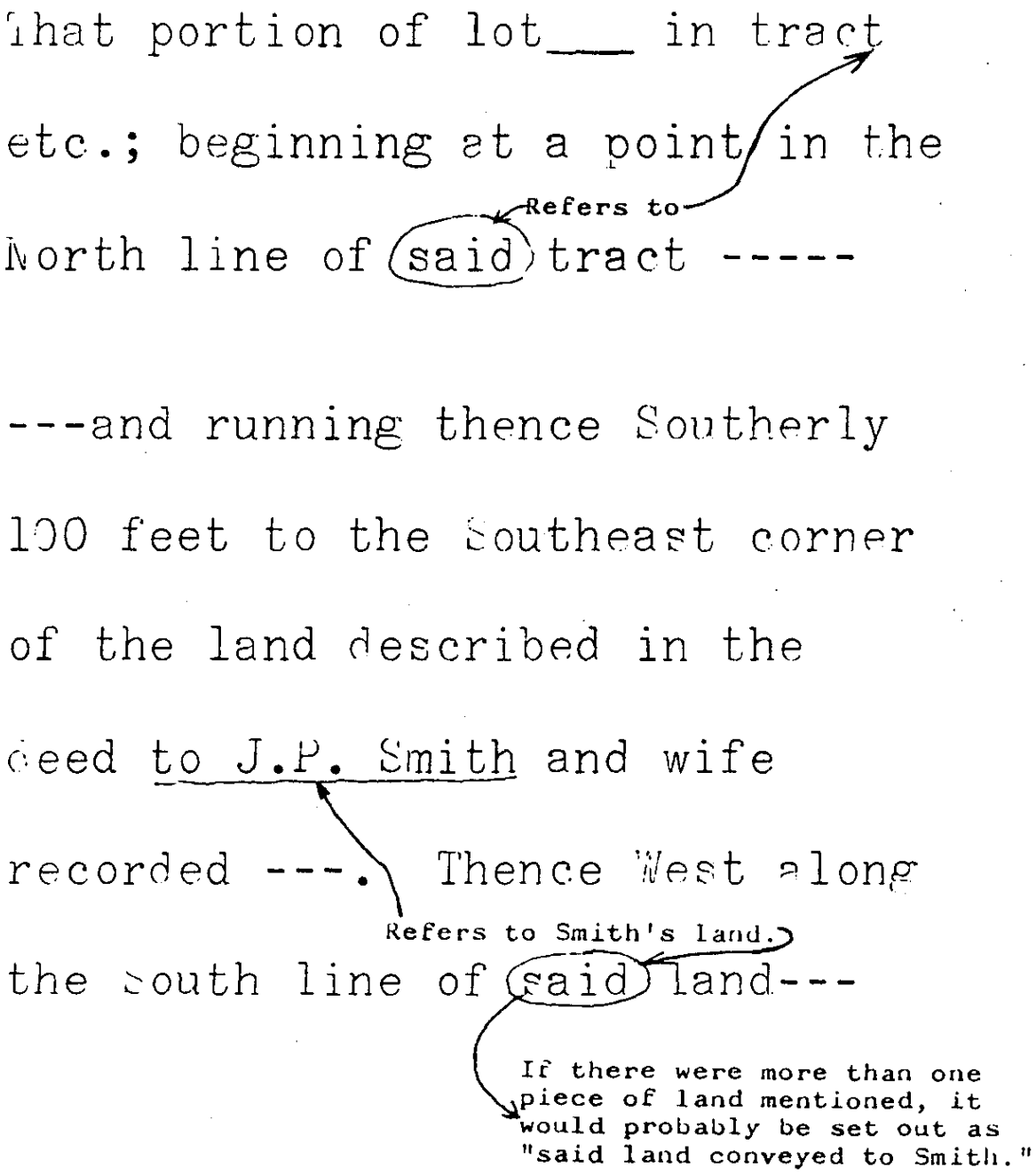
In General...

A good metes and bounds description is not arrived at haphazardly, nor can the problem be approached with anything but infinite care. Even after gathering all of the necessary facts, there remains the job of putting these facts together in such a way that the resulting description contains no ambiguities as to what was intended.

As an assistance to the beginner and as a continuing reference, the following general rules are set forth as a guide.

Said

The word "said" is used in legal descriptions to reduce or eliminate repetitive words or phrases. It refers back to a previously mentioned word or phrase, and can be used only where there is no possibility of mistaking the reference intended. For example:



C. ---to the Southwesterly line of Forest Street, as said street is shown on the map---etc.; thence Northwesterly, along said South-westerly line----

Refers to

Refer to

D. ---to the intersection of the center-line of A Street with the centerline of B Street as shown ---etc.; thence along said centerline---

which one does this mean? This should have stated, "said centerline of A Street."

Wherever possible, begin at, or tie to, a known point - preferably not an ownership corner but rather a point in a street, in a section line, or a subdivision line, and give the ownership corner as a secondary tie. (If in the center of a street, this is often set out). Street "center" lines can change by widening. Show reference if required as shown on the map of _____.

1. A point of beginning must be at an easily locatable place, preferably a commonly known place and must be inflexibly set. For example:
   - A. Beginning at the Southeast corner of Section ---
   - B. Beginning at the intersection of the centerlines of A and B Streets, as said streets are shown on the map of ____.
   - C. Beginning at the intersection of the Southwesterly line of the strip of land conveyed to the State of Washington by deed--- etc., with the North line of A street as said street is shown on a map ---etc.

2. Where a point of beginning is at an inaccessible or unreliable location, get to that point by commencing at a known point and running the necessary known courses to the point of beginning. For example:

Commencing at the Southeast corner of Section --
etc., and running thence west along the south
line of said section 300 feet, thence north
200 feet to the southwest corner of the land
described in the deed to ---etc., thence west.
along the westerly extension of the south
Line of said land $0 feet to the true point
of beginning of boundary of the land herein
described; thence ---etc.

11.Commencing at the northeast corner of Lot 3
in Tract ---etc., and running thence south
along the east line of said lot 50 feet;
thence south 89° west 23 feet to the true point
of beginning of boundary of the land herein
described; thence ---etc.

(Some descriptions are drawn in cases such as these using the word beginning instead of commencing. Generally it is less confusing if it is done as shown in the examples.)

3. Always return to the P.O.B. (or true P.O.B.) to close a traverse. (But by no means force a closing by giving a distance and bearing which may be incorrect.)

Ties

Where known lines or corners are touched by a new description, these should be mentioned and run to or along, to prevent shortage or overlap. For example:

1. Beginning at the southwest corner of ----etc., and running thence east along the south line of said lot, 100 feet to the southwest corner of the land described in the deed to .1. P. Smith ---etc.
2. Beginning at the southeast corner of Section--etc., and running thence north along the east line of said section 250 feet; thence west parallel with the south line of said section, 300 feet to the east line of the land described in the deed to ----etc.

If the bearings (and direction) and distances are the same from the beginning of both descriptions, this may be eliminated. If your new descriptions runs along a portion of an existing metes and bounds description, but in each case has a reverse bearing (direction) of that in the existing description, tie the courses of your new description to those of the old description.

Bearings

Ordinarily, bearings are given before distances, i.e.:

S 89° 29’ 30" E 250 ft. In case the course runs along a line to which a description is being tied, the reference to the line is placed between the bearing and distance, i.e. S 89° 29' 30" E, along said northerly line, 250 ft.

Where a distance cannot be made exact, or uncertainty exists, insert the words, "more or less" after the distance. A more or less distance may not be used by itself, but must be used in conjunction with a second and inflexible tie. For example:

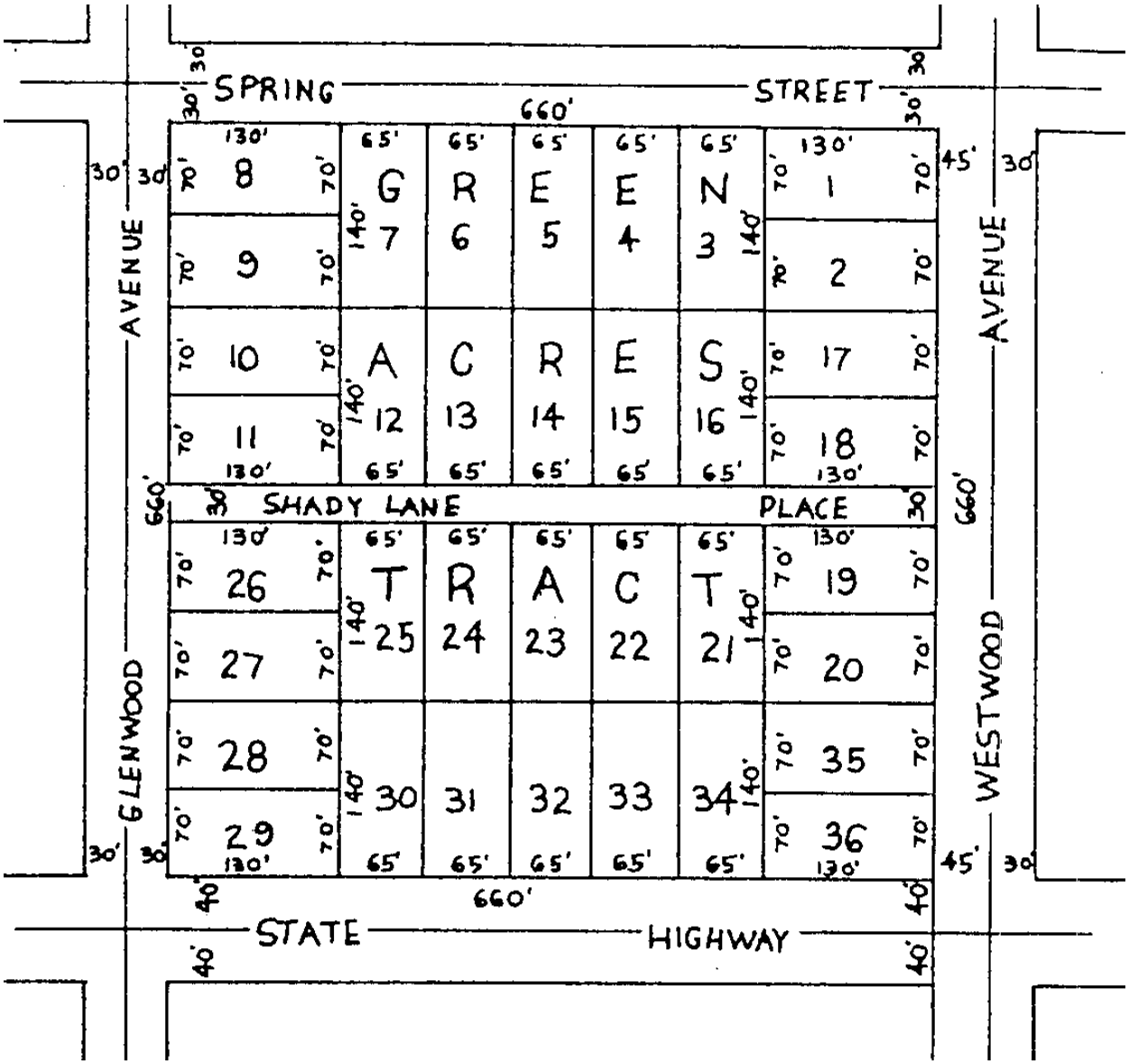
1. ----; thence east 150 feet more or less to the west line of the land described ---etc.

f). ----; thence east 150 feet more or less to the point of beginning.

This is only used where the distance cannot be definitely ascertained.

3

LOT DIVISION/ PLATTED PROPERTY LEGAL DESCRIPTIONS

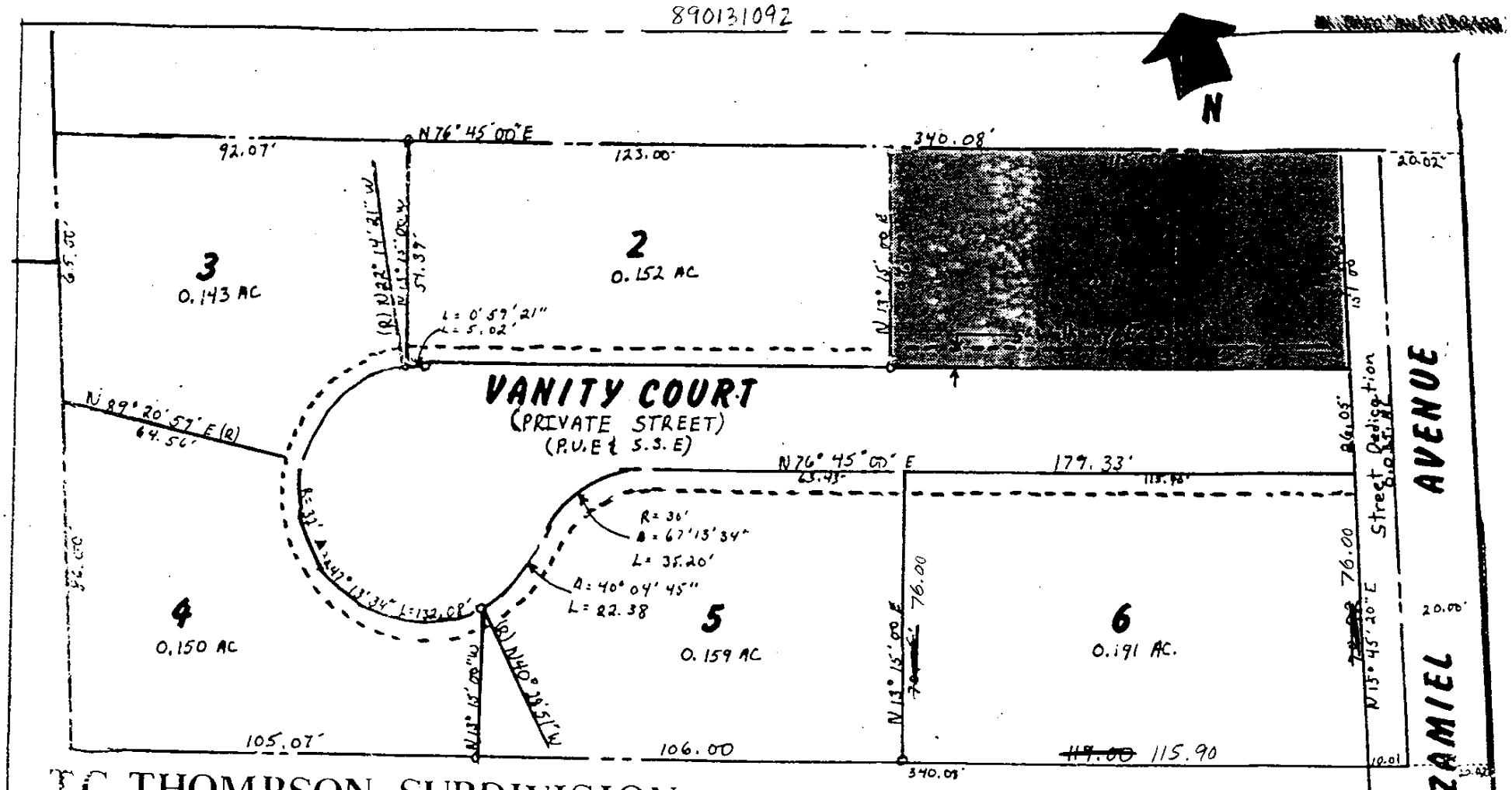


The former sections, quarter sections or irregularly shaped parcels have undergone still another change. The land surrounding the cities and towns become more and more valuable. City workers needed home sites with pleasant suburban environment away from the dirt and the congestion of the industrial centers where they worked. The land was not needed to earn them a living any longer, they needed just enough land to put a house and have a small yard. To accommodate this need, the land was subdivided into city lots. Where farms were yesterday, modern, well-built homes stand in their place today and another new community is born.

SUBDIVIDED PROPERTY

Subdivided property is the result of a survey which divides a large tract of land into LOTS, suitable for building homes and businesses. In looking at the map, notice that each lot is assigned a number. Every Subdivision or Tract will be identified by a name and/or number---in this case, it is a named subdivision, T.C. Thompson Subdivision.
This map, sometimes called a PLAT, is then filed with the county clerk, recorder, or registrar. It is the PLAT of T.C. Thompson Subdivision. The legal description for the shaded lot would be: Lot 1, T.C. Thompson Subdivision, recorded in book 494 of maps, pp. 12 and 13, Claymore County Records, State of Arizona.

NOTE: Colorado, Oregon and Alaska do not have the Map Book and Page reference numbers. Washington generally uses Volume and Page designations.



T.C. THOMPSON SUBDIVISION

Recorded Dec. 21, 1981
Book No. 494, Maps, pages
12 and 13, Claymore, Arizona

BASIS OF BEARINGS

The bearing of (N 76°45' 00" E) of the North Line of parcels 1 and 2 as shown on the Record of Survey Map recorded in book 145 Maps page 27, Claymore County records was used for the basis of bearings for this survey.

Legend and Notes

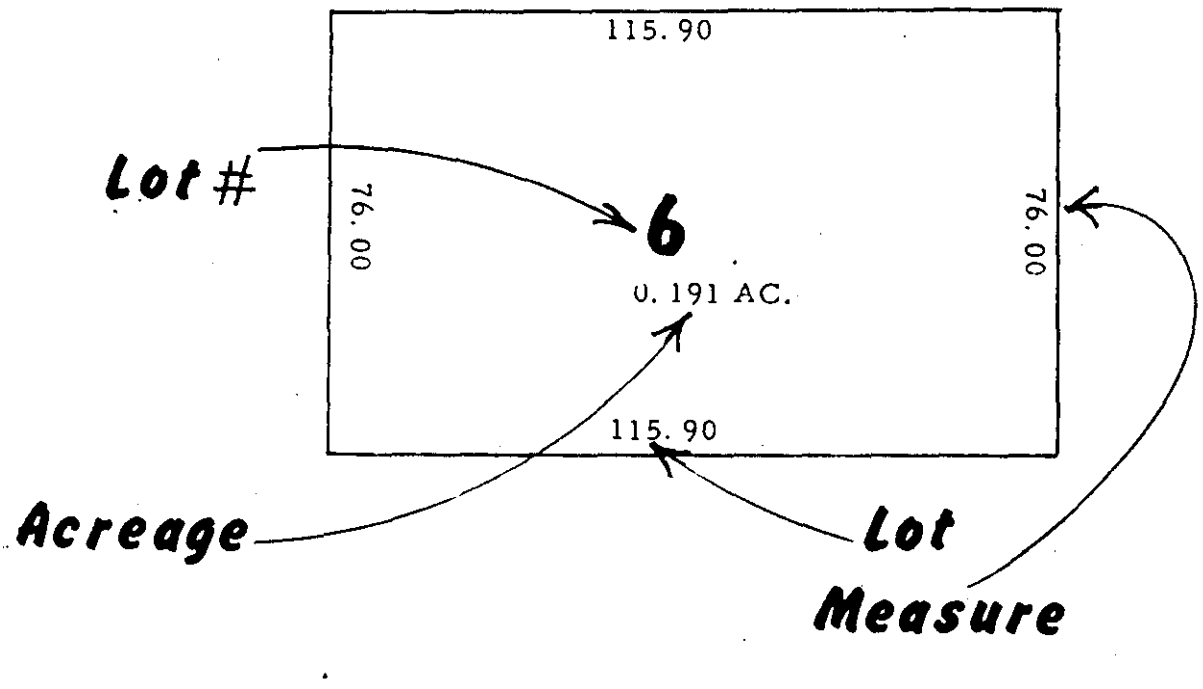
Boundary Line

Lot Line

Easement Line

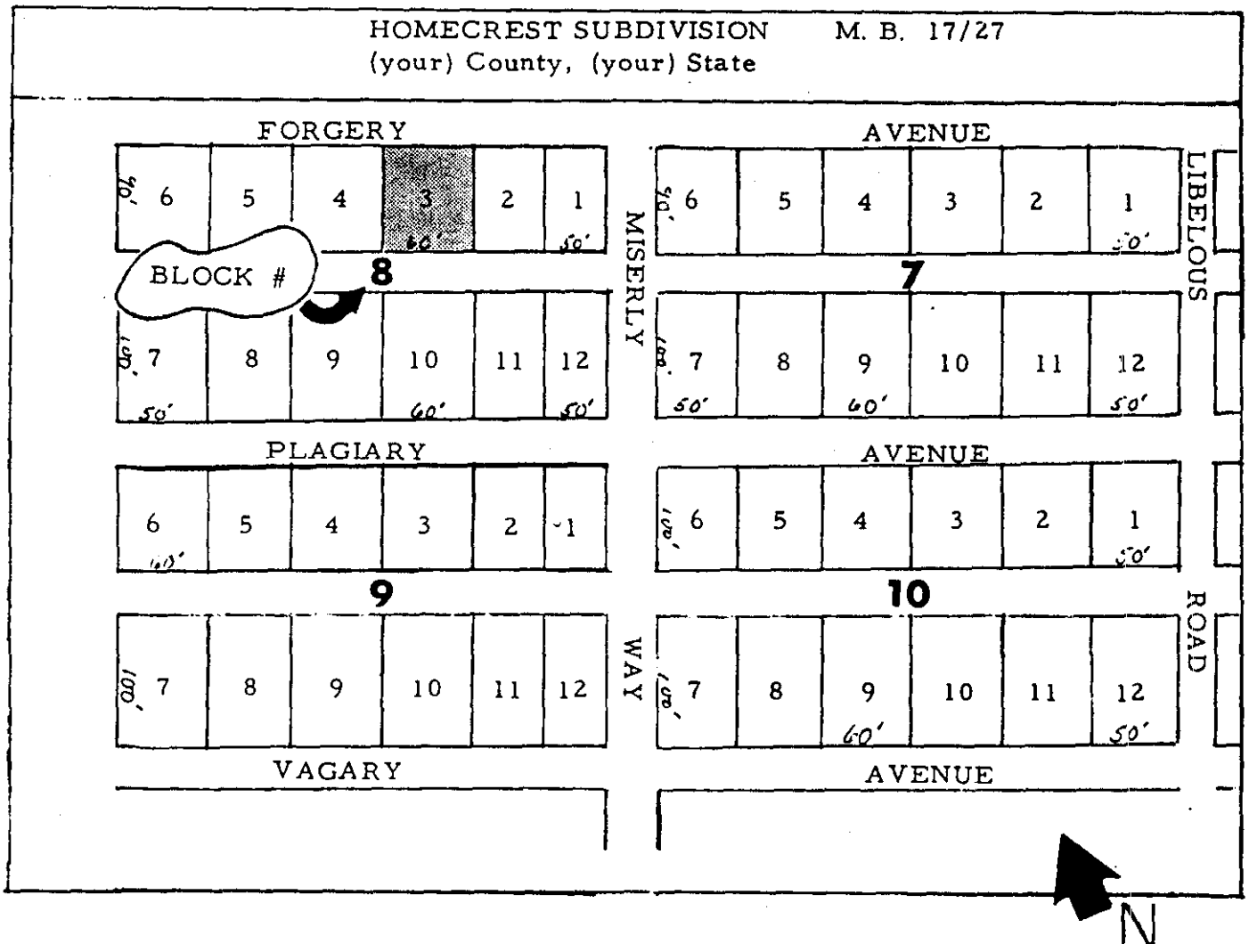
Below is a lot from the T.C. Thompson Subdivision. Notice that:

1. The number in the middle indicates the LOT and it will usually be in sequence with surrounding lots.
2. Numbers along the sides of the lot indicate the length, usually in feet. In Subdivision descriptions, lot measurements are not mentioned in the legal description.
3. There may be a number which represents the amount of acreage in the lot. It is not necessary to mention the acreage in the legal description.



Some Tracts/Subdivisions are divided into BLOCKS as well as lots, and the blocks will be identified by either a NUMBER or a LETTER. Blocks are part of the legal description. On the map below is an example of a Subdivision divided into lots and blocks. The legal description for the shaded-in lot would be:

Lot 3, Block 8, Homecrest Subdivision, MB 17 PG 27



ANSWER THESE QUESTIONS

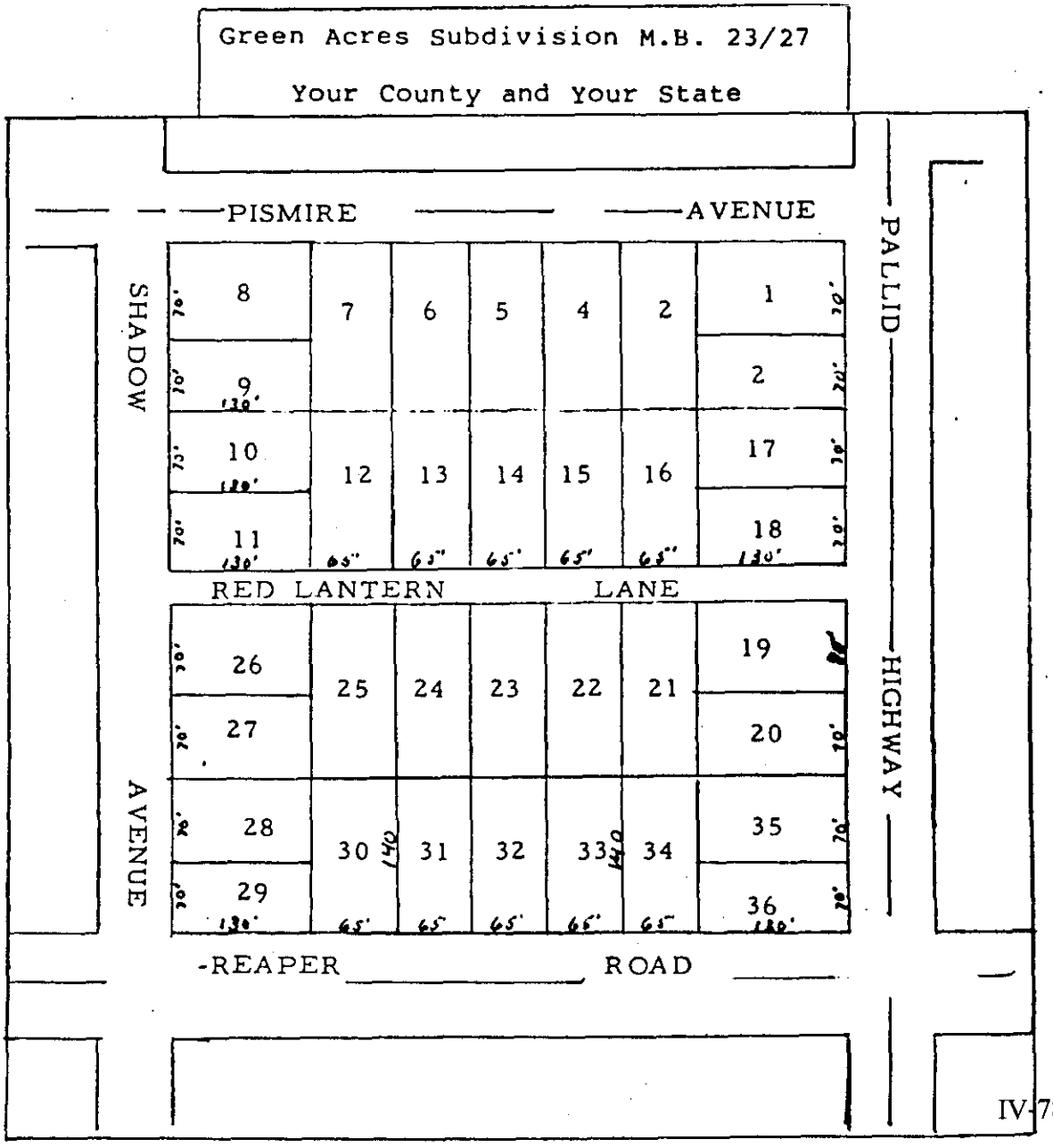
1. What is the official recording information for this map?

2. What is the Block # for the area bounded by Miserly Way and Libelous Road; Plagiary and Vagary Avenue? ____

3. Locate and shade in Lot 3, Block 9 of the Homecrest Subdivision.

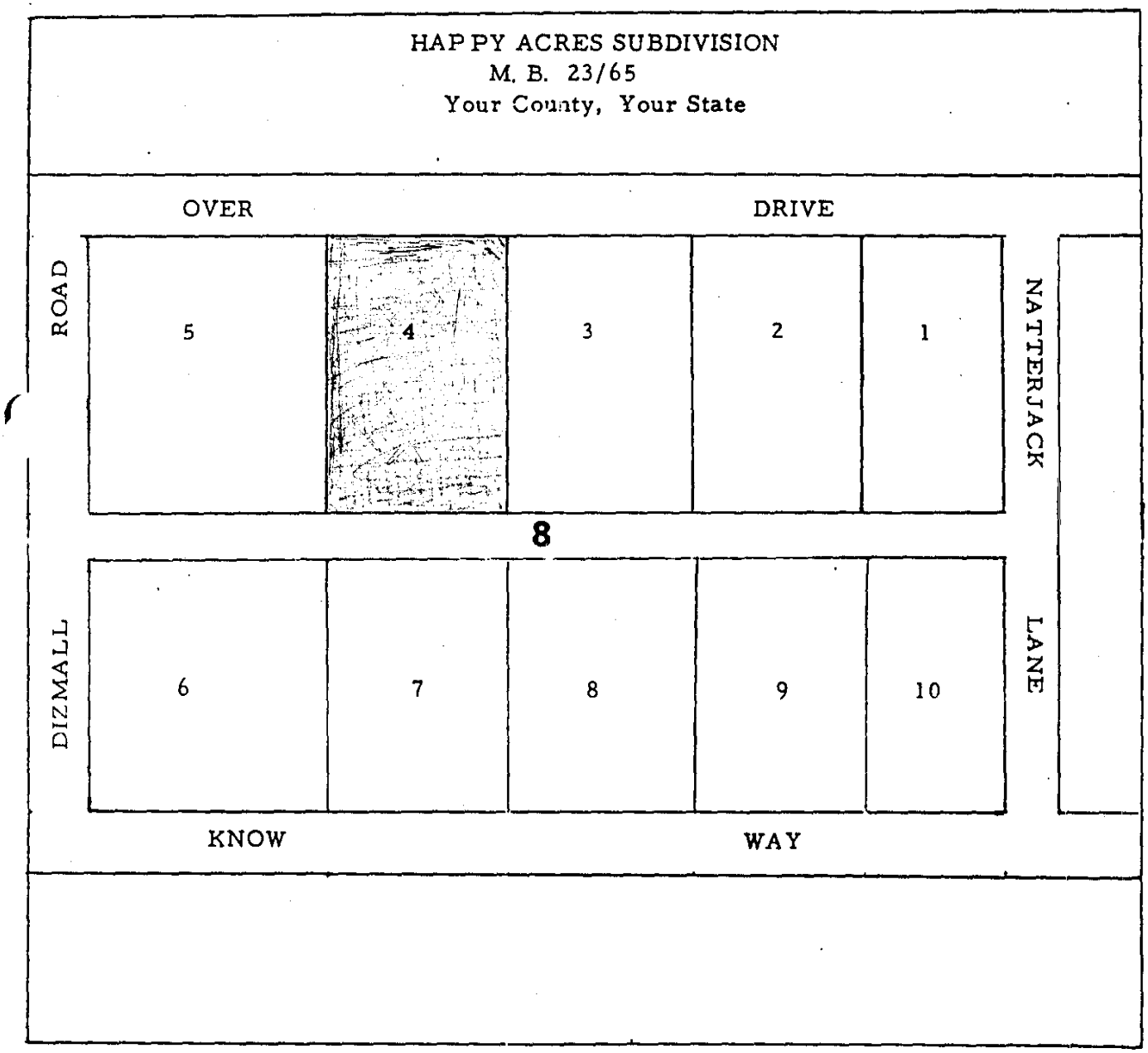
Using the subdivision map below, answer the following questions using information applicable to your State and County.

1. Locate and shade in Lot 33 of the Green Acres Subdivision.
2. What are the approximate lot measurements for Lot 33?
3. Are the lot measurements necessary for a complete legal description?
4. In addition to the Lot and Subdivision designation, what else is needed for a complete legal description?



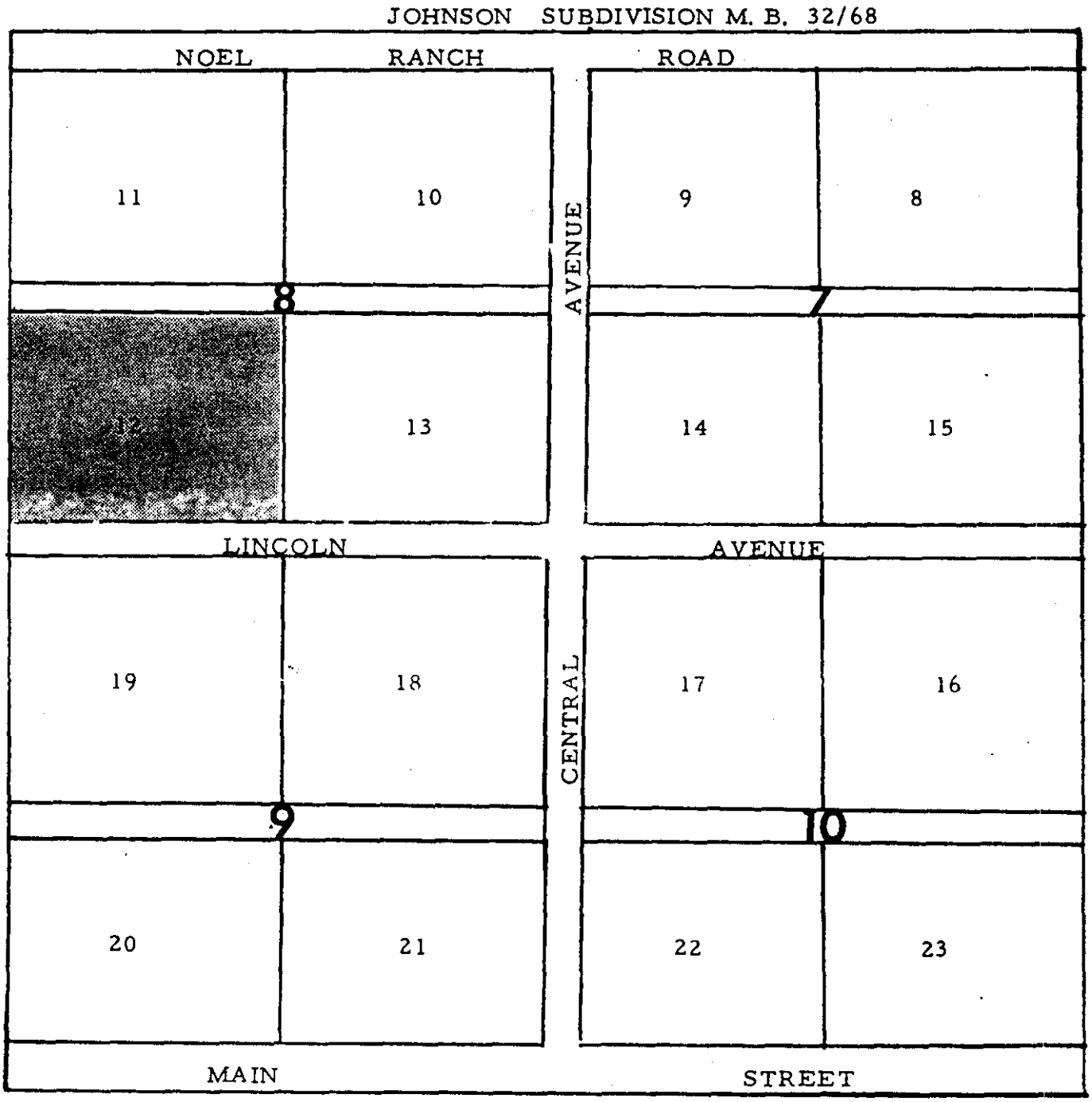
IV-78

What is the complete legal description for the shaded-in lot on the map below?

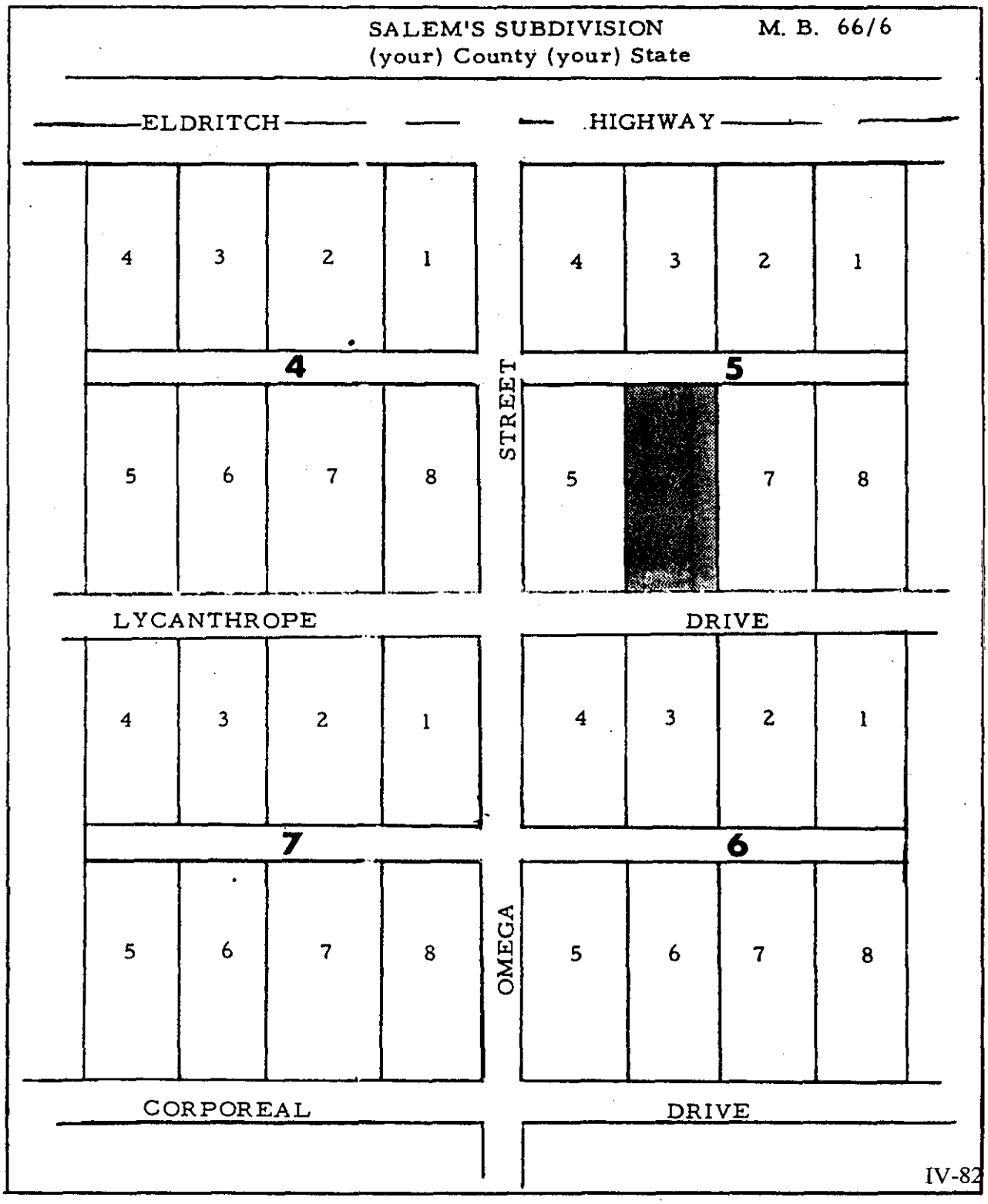


Sometimes a legal description will omit the block number <u>IF all the lot numbers on the map are numbered sequentially</u>. Although a block number may be shown on a the tract map, it is not necessary to include it when writing the description IF all the lot numbers are unique. For example, the shaded in lot on the map below might read:

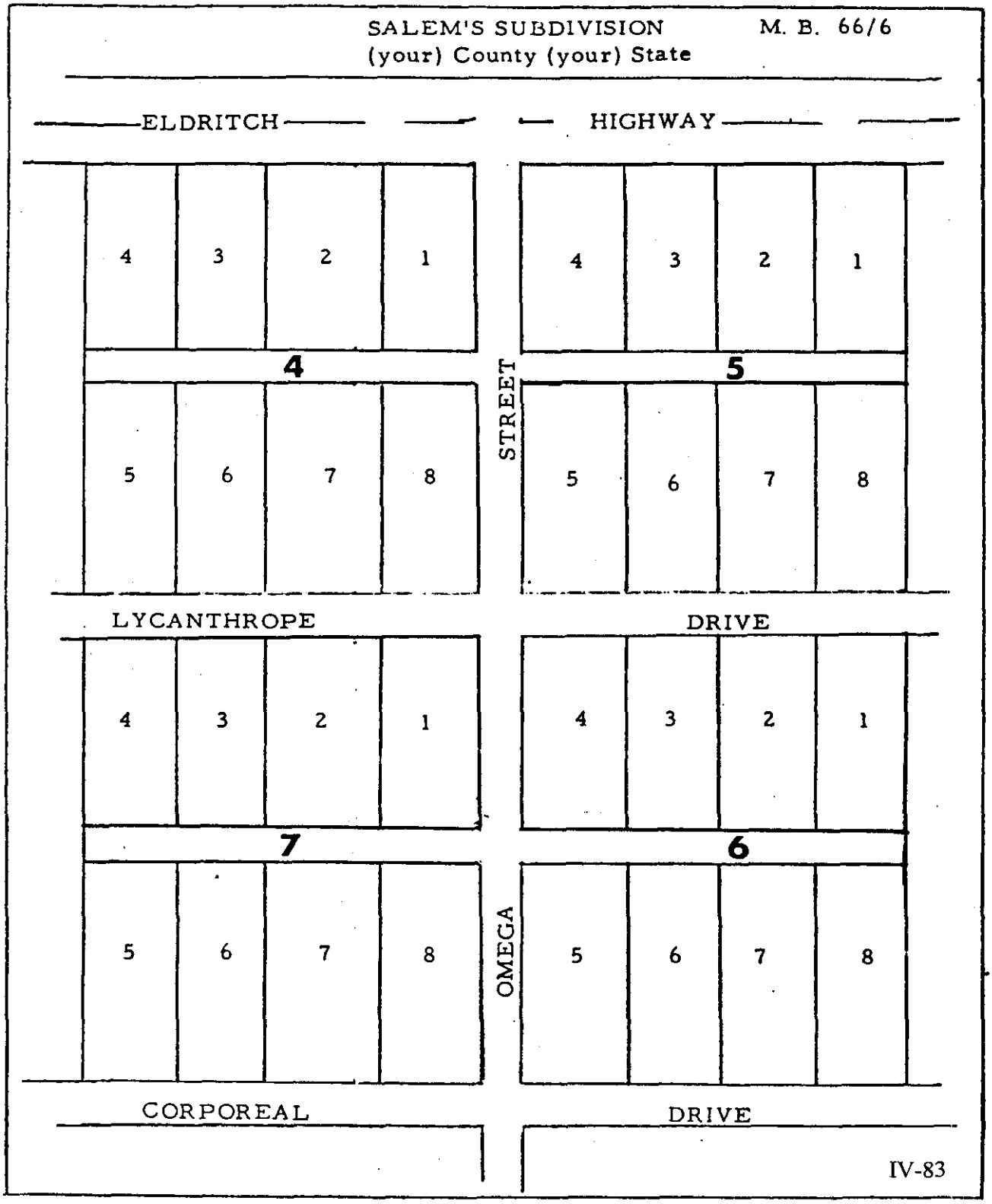
Lot 12 of the Johnson Subdivision, recorded in M.B. 32/68 (Your County, Your State)



Using the map below, write the complete legal description for the shaded in part of the map.



Locate and shade in Lot 3, Block 7, Salem's Subdivision.



951215045 V1217 P2055

This Space Reserved for Recorder's Use:

Dec 15 11 48 AM '95

COWLITZ COUNTY TITLE

Filed for Record at Request of
Cowlitz County Title
AFTER RECORDING MAIL TO:

Name LUCILLE KYLLO

Address 106 JANICE AVENUE

City, State, Zip LONGVIEW, WA 98632

Escrow number: 106684JW

Statutory Warranty Deed

THE GRANTOR MELINDA M. SUYDAM, A SINGLE WOMAN,

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to LOUIS KYLLO AND LUCILLE KYLLO, HUSBAND AND WIFE,

the following described real estate, situated in the County of COWLITZ, State of Washington:
LOT 11, BLOCK 3, COLDWELL'S ADDITION NO. 2, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 9, RECORDS OF SAID COUNTY.

Received $ 1478.40 excise tax levied
pursuant to Chap. 11, Laws Ex. 1951
AFF. NO. 954454 DONNA R. ROLFE
COWLITZ COUNTY TREAS.
Date DEC 15 1995 C. Engle Deputy

SUBJECT TO RESERVATIONS, RESTRICTIONS AND CONDITIONS RECORDED UNDER AUDITOR'S FILE NO. 30292; EASEMENTS, RESTRICTIONS AND SLOPE RIGHTS AS PER RECORDED PLAT OF COLDWELL'S ADDITION NO. 2.

Dated this 05 day of December, 1995

By Melinda M. Suydam By .....
MELINDA M. SUYDAM

By ..... By .....

STATE OF WASHINGTON }
COUNTY OF COWLITZ } ss

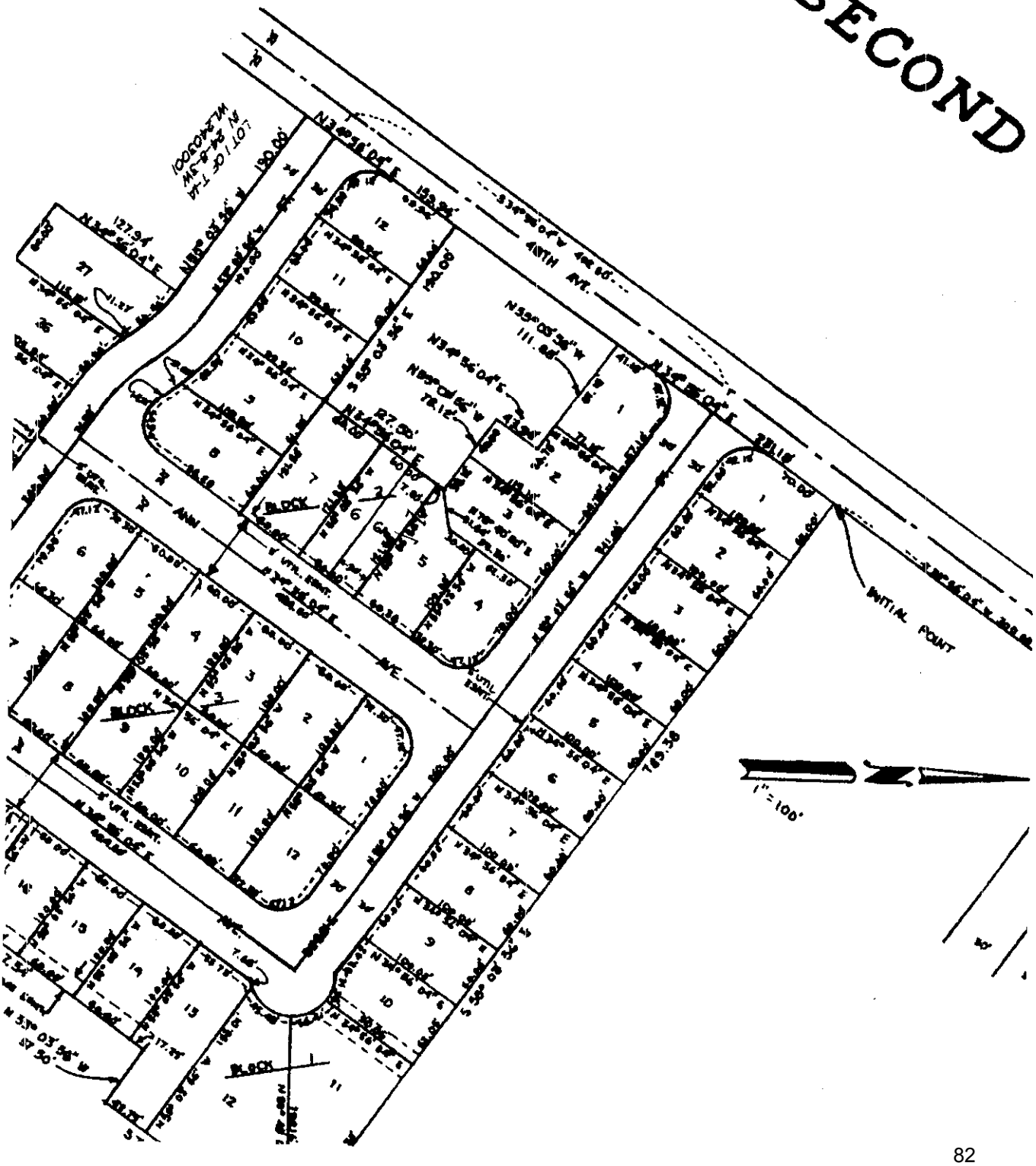
I certify that I know or have satisfactory evidence that MELINDA M. SUYDAM is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.
Dated: Dec 14 1995

OFFICIAL SEAL
JANET WALLIS
Notary Public – State of Washington
My Commission Expires 6-19-97

Janet Wallis
Notary Public in and for the State of WASHINGTON
Residing at CASTLE ROCK
My appointment expires: 6-19-97 JANET WALLIS

LPB-10

COLDWELL'S SECOND



951214061 V1217 P1856

TICOR TITLE INSURANCE

DARLENE R. DEROSIER
COWLITZ CO. AUDITOR

Filed for Record at the Request of
Ticor Title Insurance Company

Dec 14 3 02 PM '95
TICOR TITLE INS. CO.

After recording return to:
GARY CLOUSE
106 GASSMAN ROAD
CASTLE ROCK WA 98611

G88242DW

106 GASSMAN ROAD LPB-10

STATUTORY WARRANTY DEED

THE GRANTOR CHARLES L. KEELE and WYNONA K. KEELE, husband and wife

for and in consideration of Ten Dollars and Other Good and Valuable Consideration

in hand paid, conveys and warrants to GARY CLOUSE, an unmarried individual

the following described real estate, situate in the County of Cowlitz, State of Washington:

Lot 2 of COWLITZ COUNTY SHORT SUBDIVISION NO. 91-004, as recorded in Volume 6 of Short Plats, Page 82 under Auditor's File No. 910131038, records of Cowlitz County, State of Washington.

SUBJECT TO: Easement for right of way easement for underground power recorded March 16, 1976 under Auditor's File No. 789198; Covenants, conditions, restrictions and/or easements and maintenance agreements as contained in Short Plat recorded June 17, 1981 under Auditor's File No. 810617055 and January 31, 1991 under Auditor's File No. 910131038; Effect of the inclusion in a short plat, representing a short subdivision recorded January 31, 1991 under Auditor's File No. 910131038; Easement as delineated on the face of the Short Plat for 5 foot road and utilities; License agreement recorded December 18, 1991 under Auditor's File No. 911227025.

mobile home & land

Received $ 1405.86 excise tax levied
pursuant to Chap. 11, Laws Ex. 1951
954437 DONNA R. ROLFE
AFF. NO. _____ COWLITZ COUNTY TREAS.
Date DEC 14 1995 C. Ingle Deputy

Dated this 11th day of DECEMBER, 1995

By Charles L. Keele
CHARLES L. KEELE

By Wynona K. Keele
WYNONA K. KEELE

By _____

By _____

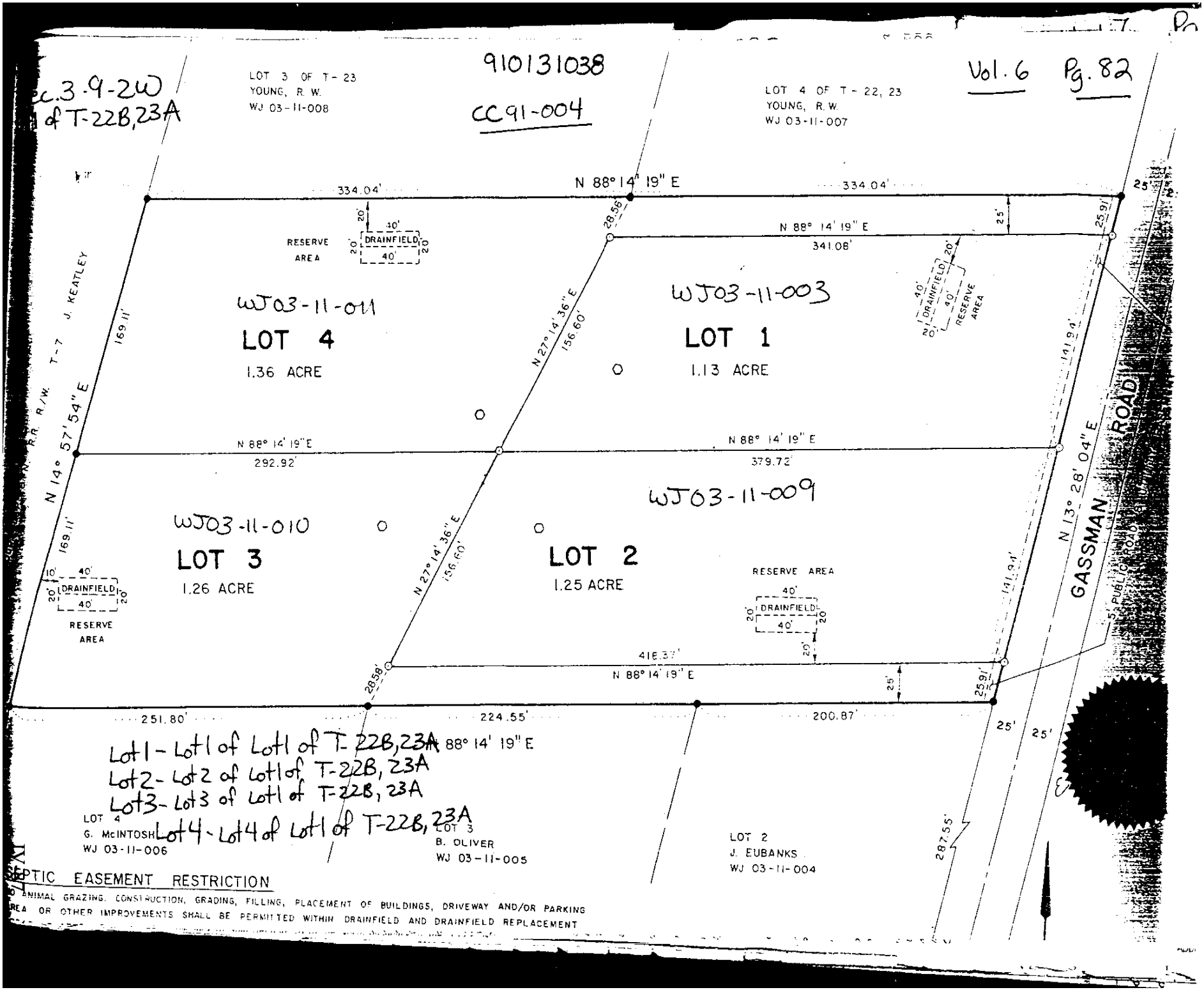
STATE OF WASHINGTON }
COUNTY OF Cowlitz }

On this day personally appeared before me CHARLES L. KEELE and WYNONA K. KEELE to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 12th day of December, 1995

Dannette L. Wicken
Dannette L. Wicken
Notary Public in and for the State of Washington
residing at Longview My commission expires: 11-24-96

DANNETTE L. WICKEN
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 11-24-96


910131038
CC91-004
Vol. 6 Pg. 82
Sec. 3-9-2W
of T-22B, 23A
LOT 3 OF T-23
YOUNG, R. W.
WJ 03-11-008
LOT 4 OF T-22, 23
YOUNG, R. W.
WJ 03-11-007
N 88° 14' 19" E
334.04'
334.04'
28.58'
N 88° 14' 19" E
341.08'
25'
25.91'
RESERVE AREA
20'
40'
DRAINFIELD
20'
40'
20'
WJ03-11-011
LOT 4
1.36 ACRE
WJ03-11-003
LOT 1
1.13 ACRE
N 27° 14' 36" E
156.60'
169.11'
N 14° 57' 54" E
R.R. R/W
T-7
J. KEATLEY
141.94'
N 88° 14' 19" E
292.92'
N 88° 14' 19" E
379.72'
WJ03-11-009
WJ03-11-010
LOT 3
1.26 ACRE
LOT 2
1.25 ACRE
N 13° 28' 04" E
GASSMAN ROAD
5' PUBLIC ROAD R/W
RESERVE AREA
416.37'
N 88° 14' 19" E
251.80'
224.55'
200.87'
25'
25'
25'
Lot1 - Lot1 of Lot1 of T-22B, 23A
Lot2 - Lot2 of Lot1 of T-22B, 23A
Lot3 - Lot3 of Lot1 of T-22B, 23A
Lot4 - Lot4 of Lot1 of T-22B, 23A
LOT 4
G. McINTOSH
WJ 03-11-006
LOT 3
B. OLIVER
WJ 03-11-005
LOT 2
J. EUBANKS
WJ 03-11-004
287.55'
SEPTIC EASEMENT RESTRICTION
ANIMAL GRAZING, CONSTRUCTION, GRADING, FILLING, PLACEMENT OF BUILDINGS, DRIVEWAY AND/OR PARKING
AREA OR OTHER IMPROVEMENTS SHALL BE PERMITTED WITHIN DRAINFIELD AND DRAINFIELD REPLACEMENT

[redacted] [redacted] V1217 [redacted]

DARLENE P. BERGSIER
COUNTY AUDITOR

Filed for Record at Request of Dec 14 11 41 AM '95
Cowlitz County Title COWLITZ COUNTY TITLE
AFTER RECORDING MAIL TO:

Name STANLEY B. ROSE COMPANY, A WASH. CORP.

Address

City, State, Zip

Escrow number: 106656LB

This Space Reserved For Recorder's Use:

Dec 5 11 24 AM '95
COWLITZ COUNTY TITLE

Statutory Warranty Deed

THE GRANTOR ALBERT FRANKLIN BIRBECK COX, JEANIE FAIRGRIEVE AND ROBERT T. MANICKE, EACH AS THEIR OWN SEPARATE ESTATE

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to STANLEY B. ROSE COMPANY, A WASHINGTON CORPORATION

the following described real estate, situated in the County of COWLITZ, State of Washington:

LEGAL DESCRIPTION ON EXHIBIT "A" AS HERETO ATTACHED AND BY THIS REFERENCE BEING MADE A PART HEREOF.....

Received $ EXEMPT excise tax levied pursuant to Chap. 11, Laws Ex. 1951
954433 DONNA R. ROLFE
AFF. NO. COWLITZ COUNTY TREAS.
Date DEC 14 1995 R. Hanks Deputy

Received $ 2648.00 excise tax levied pursuant to Chap. 11, Laws Ex. 1951
954328 DONNA R ROLFE
AFF. NO. COWLITZ COUNTY TREAS.
Date DEC 05 1995 C. Evans Deputy

V1217 P1812

SUBJECT TO Dedications, restrictive covenants, easements, building setback lines, slope rights and reservations as disclosed by the Plat of Columbia River View Lots; and Rights and easements of the public for commerce, navigation, recreation and fisheries.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION.

Dated this 27 day of November, 1995

By ..... By
ROBERT T. MANICKE

By ..... By .....

STATE OF OREGON
COUNTY OF MULTNOMAH } ss

I certify that I know or have satisfactory evidence that ROBERT T. MANICKE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: NOVEMBER 29, 1995

OFFICIAL SEAL
GEORGIA C. NELSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 035577
MY COMMISSION EXPIRES JULY 29, 1997

Georgia C. Nelson

Notary Public in and for the State of OREGON
Residing at Portland, OR
My appointment expires 07-29-97

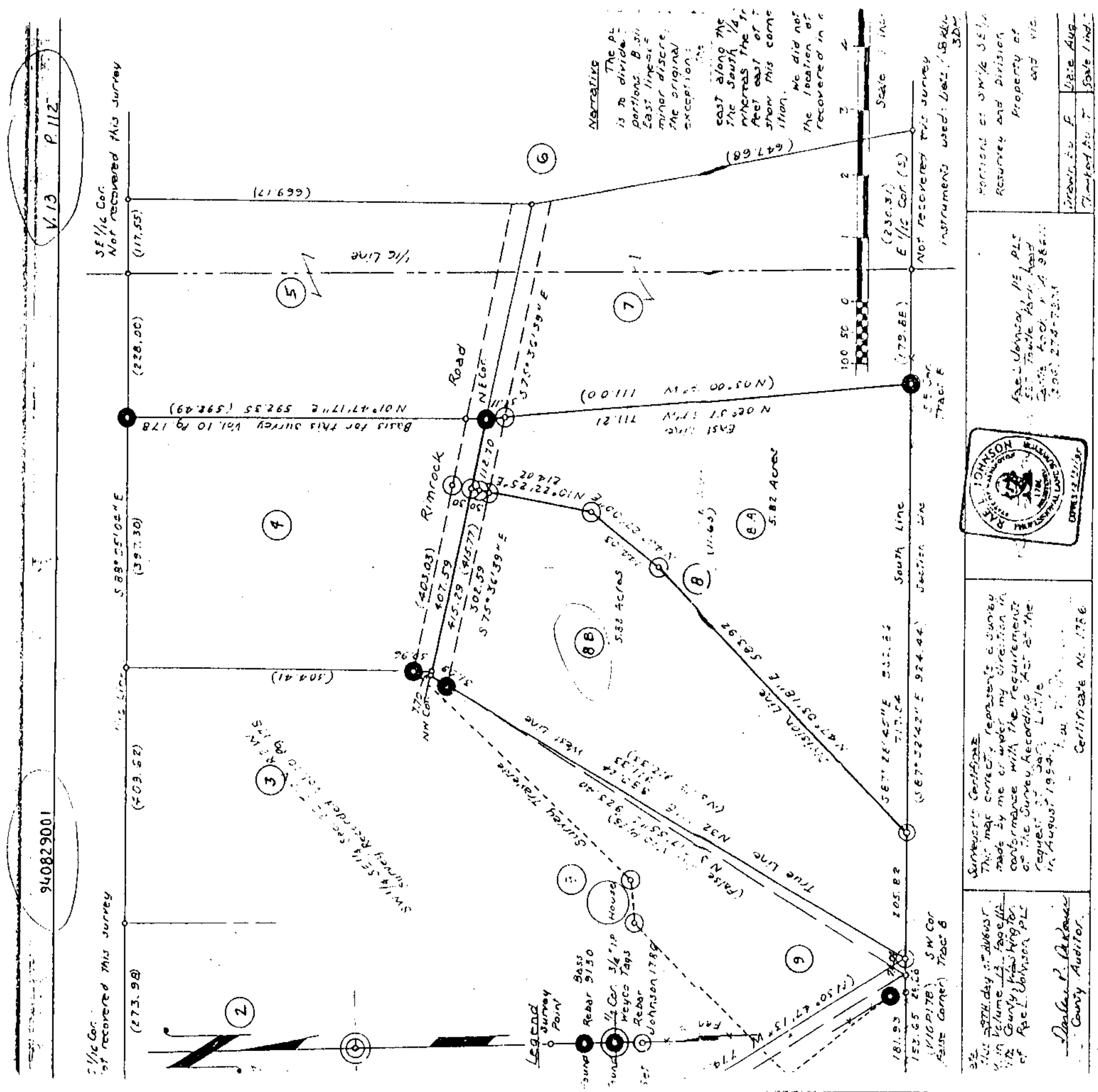
LPB-10

Order No. : 106665LB [redacted] V1217 [redacted]

Exhibit "A"

TRACT 8B OF SURVEY RECORDED MARCH 19, 1991, IN VOLUME 13 OF SURVEYS, AT PAGE 112 UNDER AUDITOR'S FILE NO. 940829001, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE W.M.

SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON



Rimrock Road
South Line
True Line
Narrative
Legend

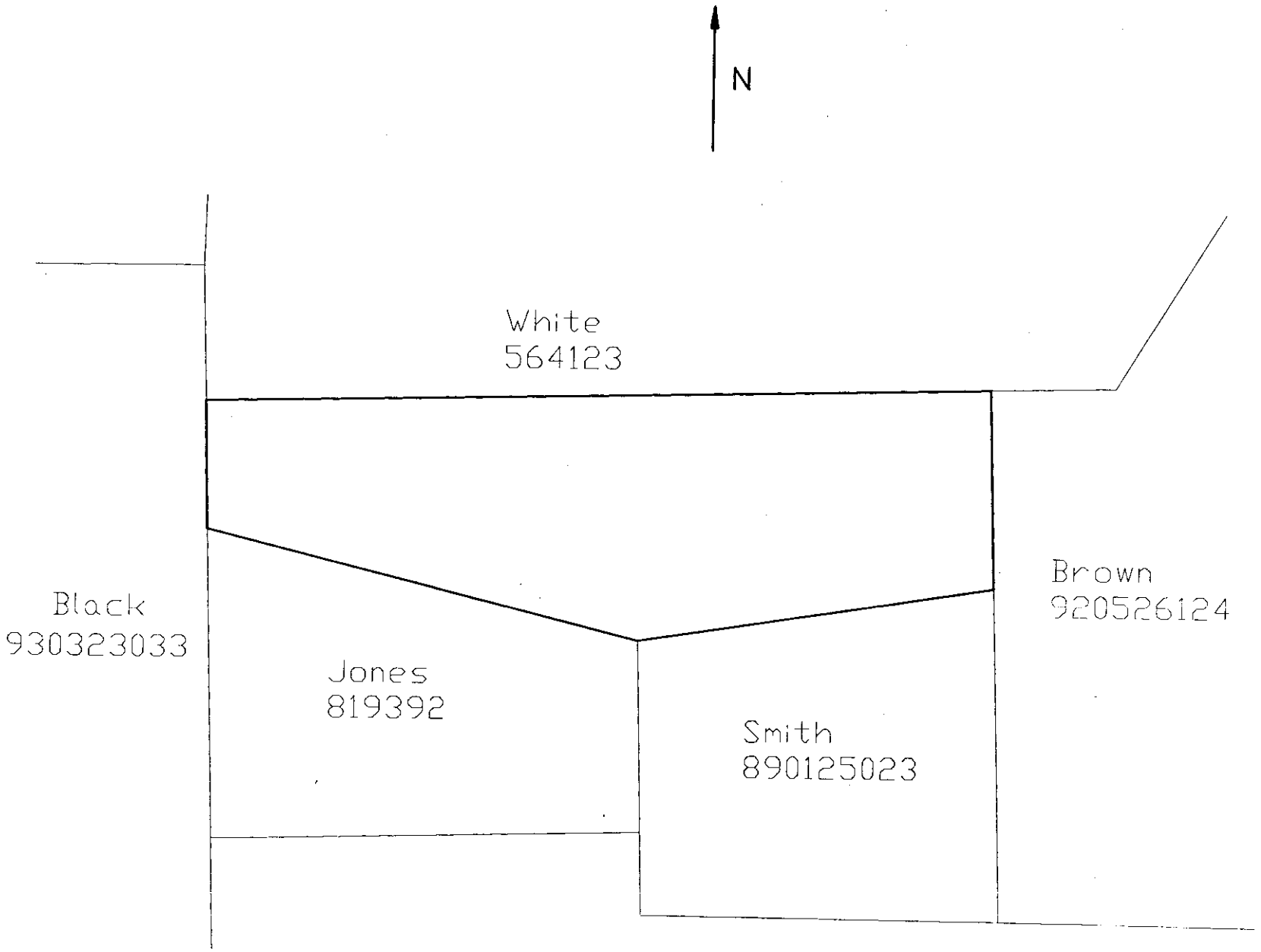
4

BOUNDARY BY REFERENCE/ BOUNDARY BY EXCEPTION LEGAL DESCRIPTIONS

BOUNDARY BY REFERENCE

EXAMPLE

Beginning at the Northwest corner of that certain parcel of land conveyed to Harold Jones under auditor's file no. 819392; thence SEly along the north line of said Jones tract to the Northeast corner thereof, said corner also being the NW corner of that tract conveyed to M. Smith under auditor's file no. 890125023; thence easterly along the North line of said Smith tract to a point where said North line intersects the West line of a tract conveyed to Bob Brown etux, under auditor's file no. 920526124; thence northerly along the West line of said Brown tract to a point where the West line of said Brown tract intersects the South line of a tract conveyed to S. White under auditor's file no. 564123; thence Westerly along the South line of said White tract to the SW corner thereof, which point also intersects the east line of that tract conveyed to James Black under auditor's file no. 930323033; thence Southerly along the East line of said Black tract to the point of beginning.


N
White
564123
Black
930323033
Jones
819392
Smith
890125023
Brown
920526124

BOUNDARY BY EXCEPTION

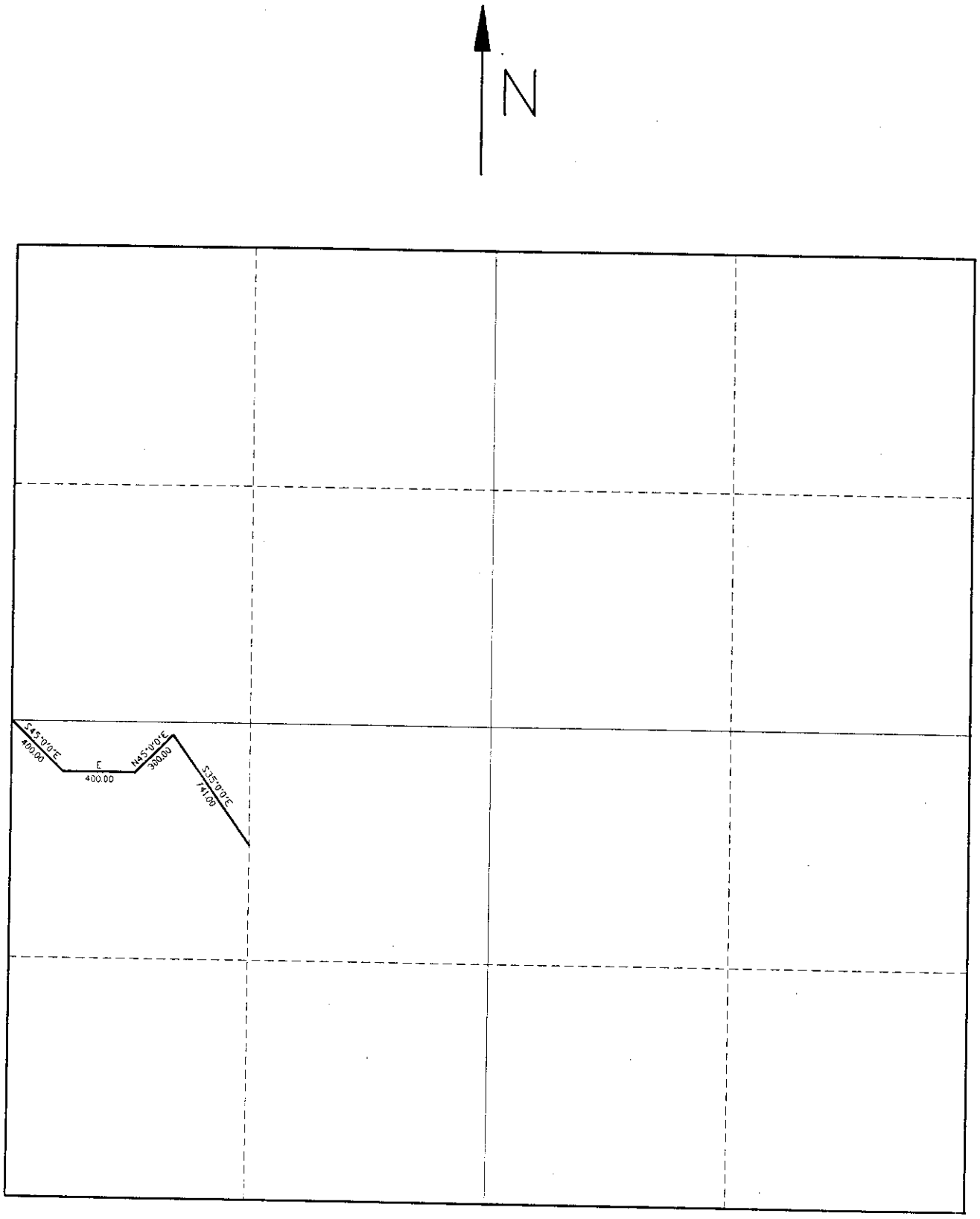
EXAMPLE

All that portion of parcel "A" lying Southerly of the following described line:

Beginning at the W 1/4 corner of section - T -N, R- W W.M.; thence S 45° E 400'; thence E 400'; thence N 45° E 300' thence S 35° E to the E line of the NW 1/4 of the SW 1/4 of said section and the terminus of said line.

Parcel "A":

The NW 1/4 of the SW 1/4 of section - T -N, R -W W.M.

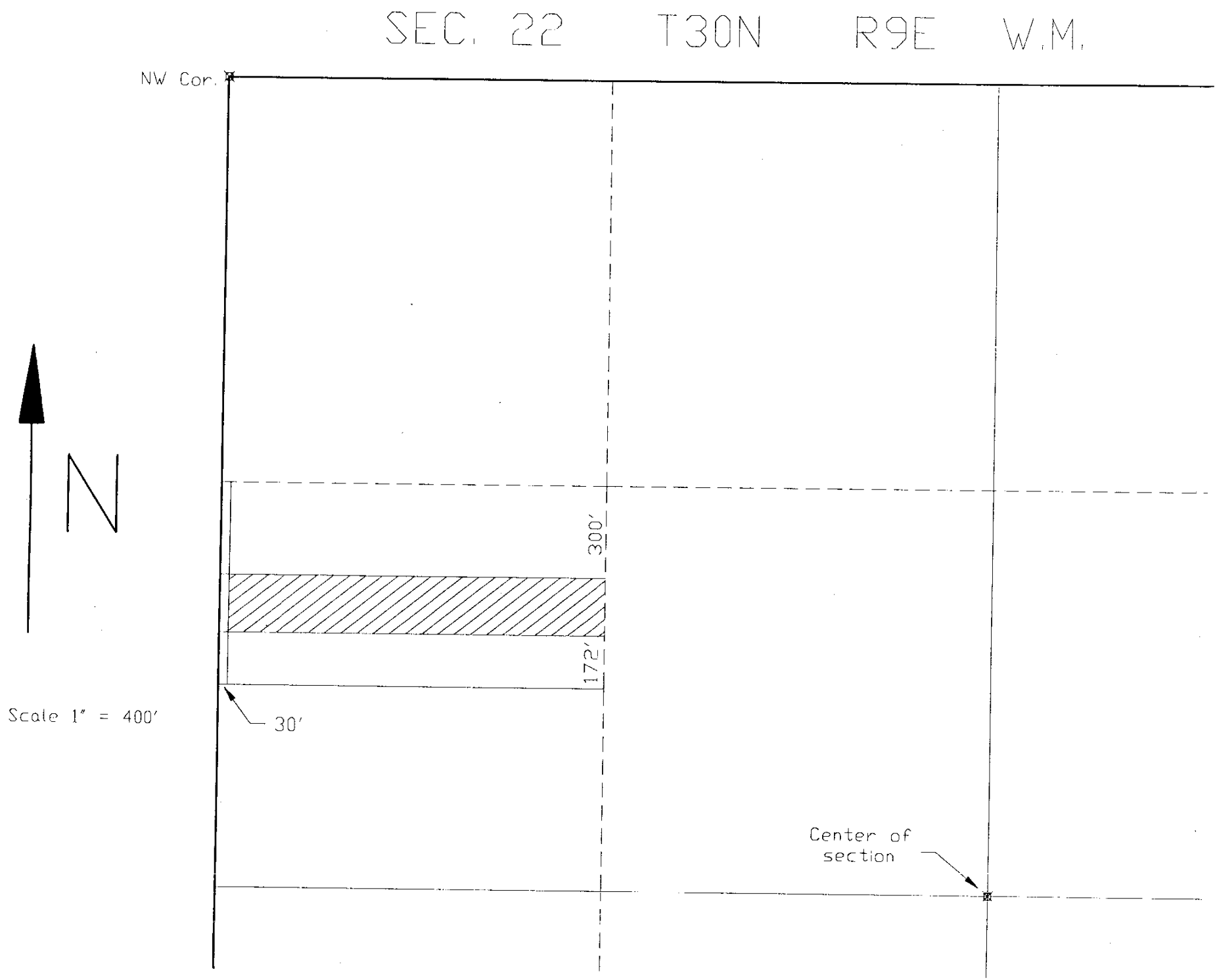


DESCRIPTION BY EXCEPTION

A. THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 9 EAST W.M.
EXCEPT THE NORTH 300.0 FEET THEREOF
ALSO EXCEPT THE SOUTH 172.0 FEET THEREOF
ALSO EXCEPT THE WEST 30.0 FEET FOR ROAD.

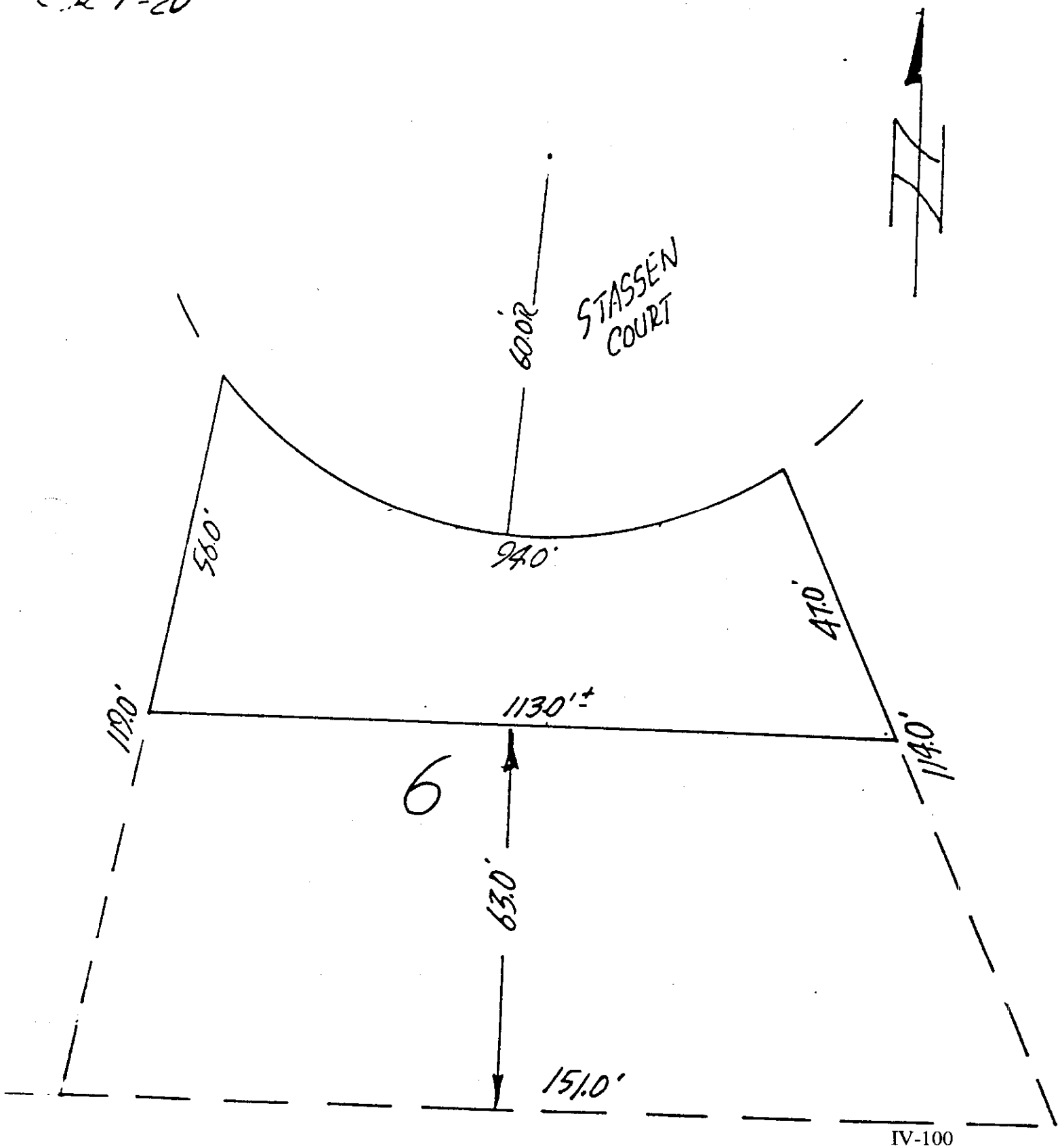
B. LOT 6, MOUNTVIEW ESTATES ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 33, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

EXCEPT THE SOUTH 63.0 FEET THEREOF.


SEC. 22 T30N R9E W.M.
NW Cor.
N
Scale 1" = 400'
300'
172'
30'
Center of section

3B

SCALE 1"=20'



IV-100

5

STRIP
LEGAL DESCRIPTIONS

STRIP DESCRIPTION

THIS KIND OF DESCRIPTION CAN IN REALITY BE ONE OF THREE OR FOUR DIFFERENT KINDS OF DESCRIPTIONS, BE IT SUBDIVISIONAL, METES AND BOUNDS, OR EVEN DESCRIPTION BY EXCEPTION; BUT IS MOST GENERALLY USED IN THOSE INSTANCES WHERE THE DESCRIPTION IS OF A LONG, NARROW PARCEL OF LAND IN CONNECTION WITH A UTILITY EASEMENT OR ROAD.

ONE OF THE MOST COMMON METHODS OF USING THIS KIND OF DESCRIPTION IS TO GIVE A SINGLE LINE DESCRIPTION OF THE CENTER LINE OF THE ROADWAY OR EASEMENT AND STATE THE WIDTH OF THE ROADWAY OR EASEMENT FROM BOTH SIDES OF THE CENTERLINE.

STRIP DESCRIPTION

A. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED STRIP OF LAND 50.0 FEET IN WIDTH, 25.0 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 4 EAST W.M. IN SNOHOMISH COUNTY, WASHINGTON WHICH IS 1265.0 FEET EASTERLY ALONG SAID NORTH LINE FROM THE NORTHWEST CORNER OF SAID SECTION 26: THENCE SOUTH 01°27' 32" EAST A DISTANCE OF 942.0 FEET; THENCE SOUTH 06°14'27" WEST A DISTANCE OF 721.0 FEET; THENCE SOUTH 72°16'41" EAST A DISTANCE OF 621.0 FEET TO THE POINT OF TERMINUS.

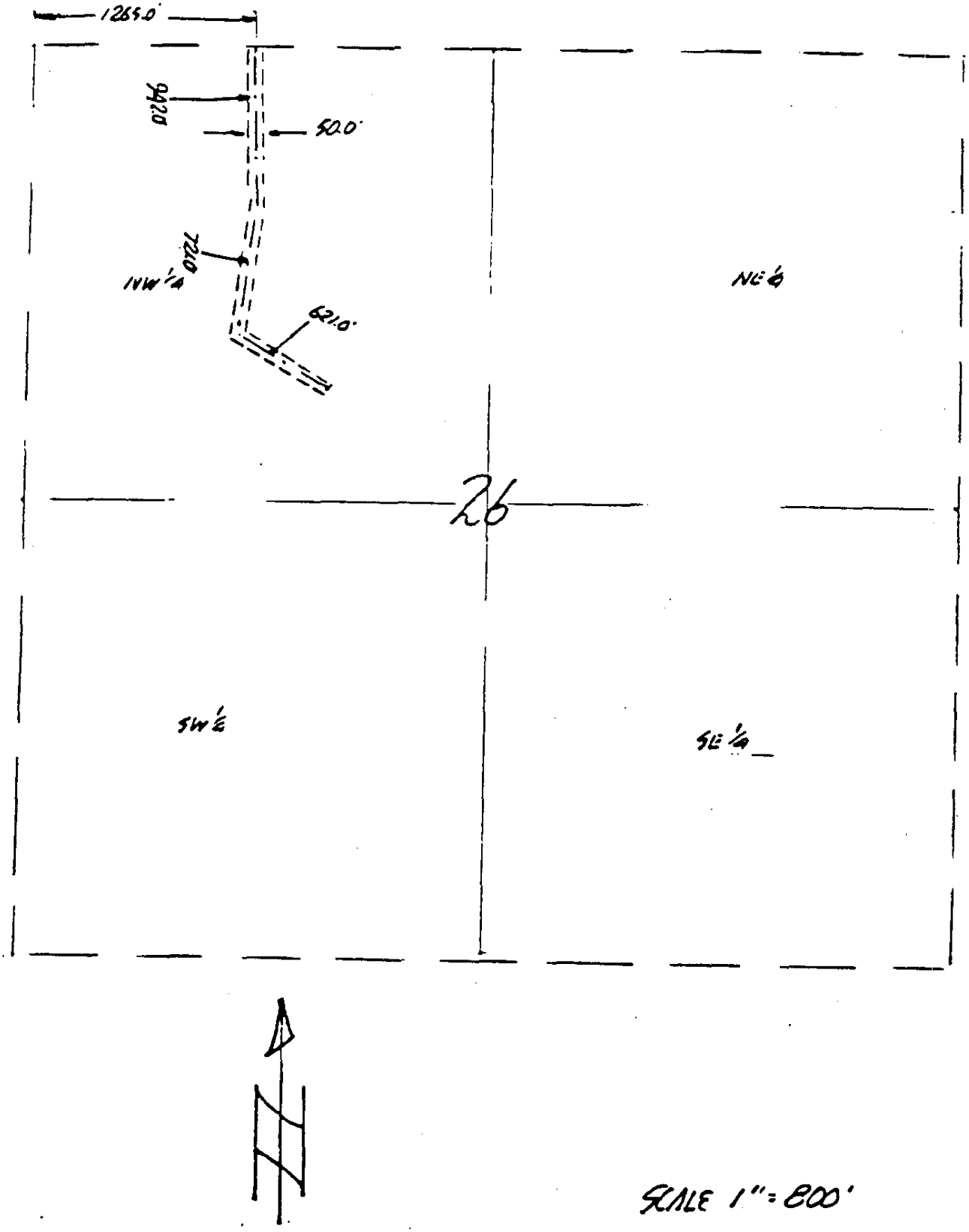
SITUATE IN THE CITY OF BRIER, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

B. AN EASEMENT FOR INGRESS., EGRESS AND UTILITIES, OVER, UNDER AND ACROSS THE WEST 10.0 FEET IN WIDTH OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 5 EAST W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

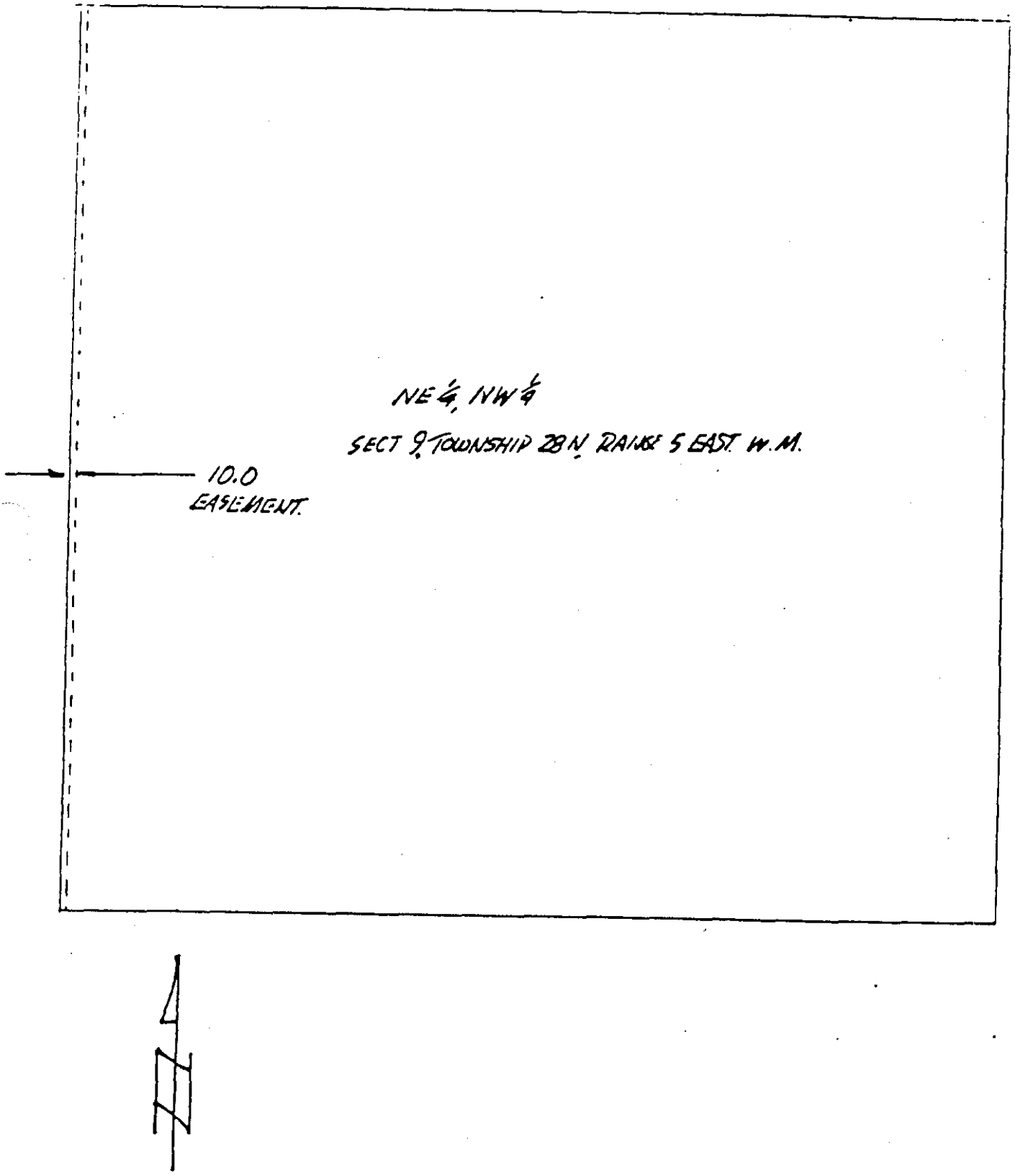
5.A

SECTION 26 TOWNSHIP 31 NORTH RANGE 4 E
W.M.



SCALE 1" = 800'

5B



SCALE 1" = 400'

A SECTION OF LAND—640 ACRES

80 Chains—320 Rods—5280 Feet

40 CHAINS

7.92 inches are 1 link.
25 links are 1 rod.
4 rods or 100 links are 1 chain.
A rod is 16½ feet.
A pole is 16½ feet.
A chain is 66 feet or four rods.
A mile is 320 rods, 80 chains or 5,280 feet.
An acre contains 43,560 square feet.
An acre contains 160 square rods.
An acre is 208.7 [plus] feet square.
An acre is 8 rods wide by 20 rods long, or any two numbers [of rods] whose product is 160.
Square feet × .000023 = acres.
Square chains × 0.10 = acres.
40 chains equals 160 rods or 2640 feet.

(160 ACRES)

20 CHAINS

(80 ACRES)

80 Rods or 1820 Feet

10 CHAINS

(20 ACRES)

40 Rods or 660 Ft.

5 Chains — 5 Acres — 20 Rods or 330 ft.

5 Chains — 5 Acres — 20 Rods or 330 ft.

(10 ACRES)

40 Rods or 660 Ft.

(40 ACRES)

80 Rods—20 Chains or 1320 Ft.

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

Sectional Map of Township with Adjoining Sections

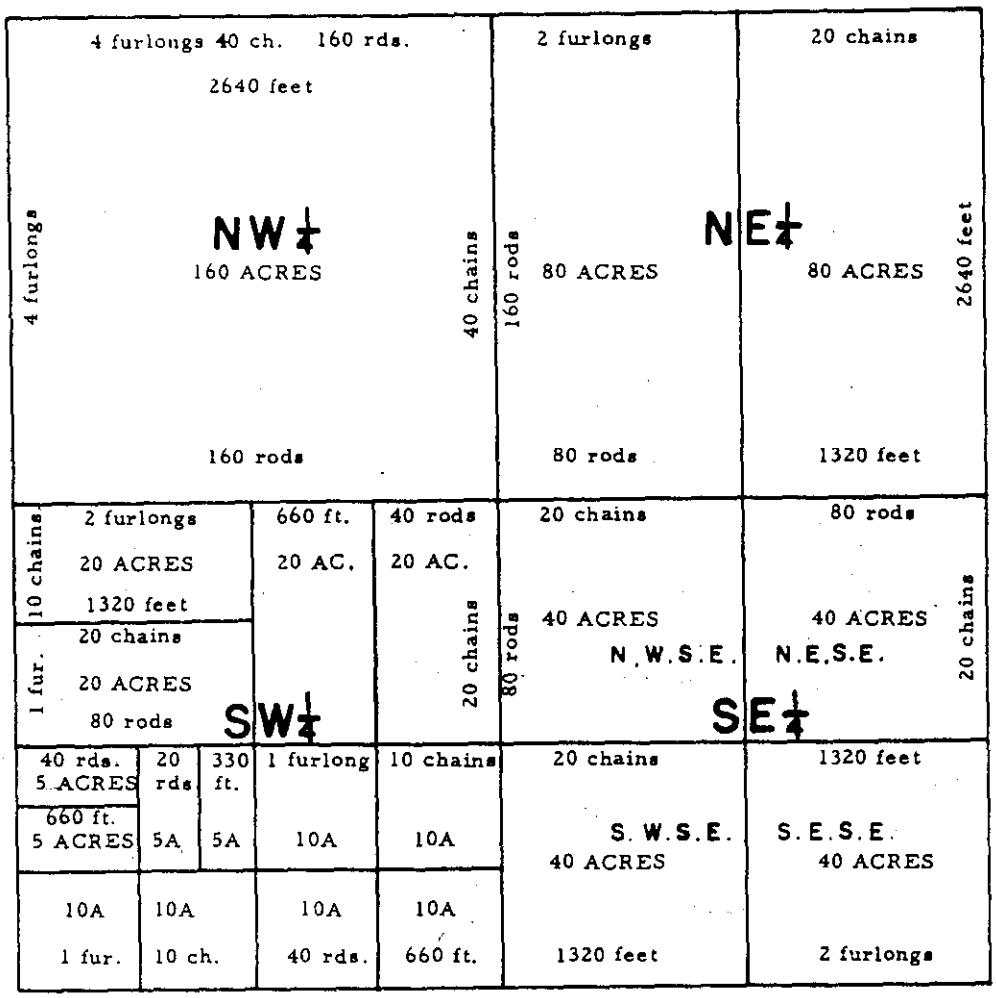
NW NW (Lot 4) 40 Acres	NE NW (Lot 3) 40 Acres	NW NE (Lot 2) 40 Acres	NE NE (Lot 1)* 40 Acres
SW NW (Lot 5) 40 Acres	SE NW 40 Acres	SW NE 40 Acres	SE NE 40 Acres
NW SW (Lot 6) 40 Acres	NE SW 40 Acres	NW SE 40 Acres	NE SE 40 Acres
SW SW (Lot 7) 40 Acres	SE SW 40 Acres	SW SE 40 Acres	SE SE 40 Acres

Subdivisions of a Section

* Standard lots are usually in the north and west sections of a township and the acreage may be more or less than 40.

MAP OF SECTION OF LAND SHOWING ACREAGE AND DISTANCE

SEC. = 1 SQ. MILE = 640 ACRES



1 MILE = 8 FURLONGS

320 RDS. = 5280 FT.

1 LINK = 7.92 inches
1 FOOT = 12 inches

1 YARD = 36 in. = 3 ft.

1 ROD OR POLE = 16.5 ft. = 5.5 yds. = 25 links

1 CHAIN = 66 ft. = 100 links = 4 rods

1 FURLONG = 40 rods = 660 ft.

1 MILE = 5280 ft. = 320 rods = 80 chains = 8 furlongs

1 SQUARE FOOT = 144 sq. inches
1 SQUARE YARD = 9 sq. feet

1 SQUARE ROD = 272.25 sq. feet = 30.25 sq. yards

1 ACRE = 43560 sq. feet = 160 sq. rods = 10 sq. chains

1 ACRE is about 208.75 sq. ft. or 8 rods wide by 20 rods long or any two numbers of rods whose product is 160 (25 x 125 ft.) = .0717 of an acre.

1 SQUARE MILE OR
1 SECTION EQUALS 640 ACRES

1 TOWNSHIP = 36 sq. miles OR 36 sections

1 TOWNSHIP = 6 MILES SQ.

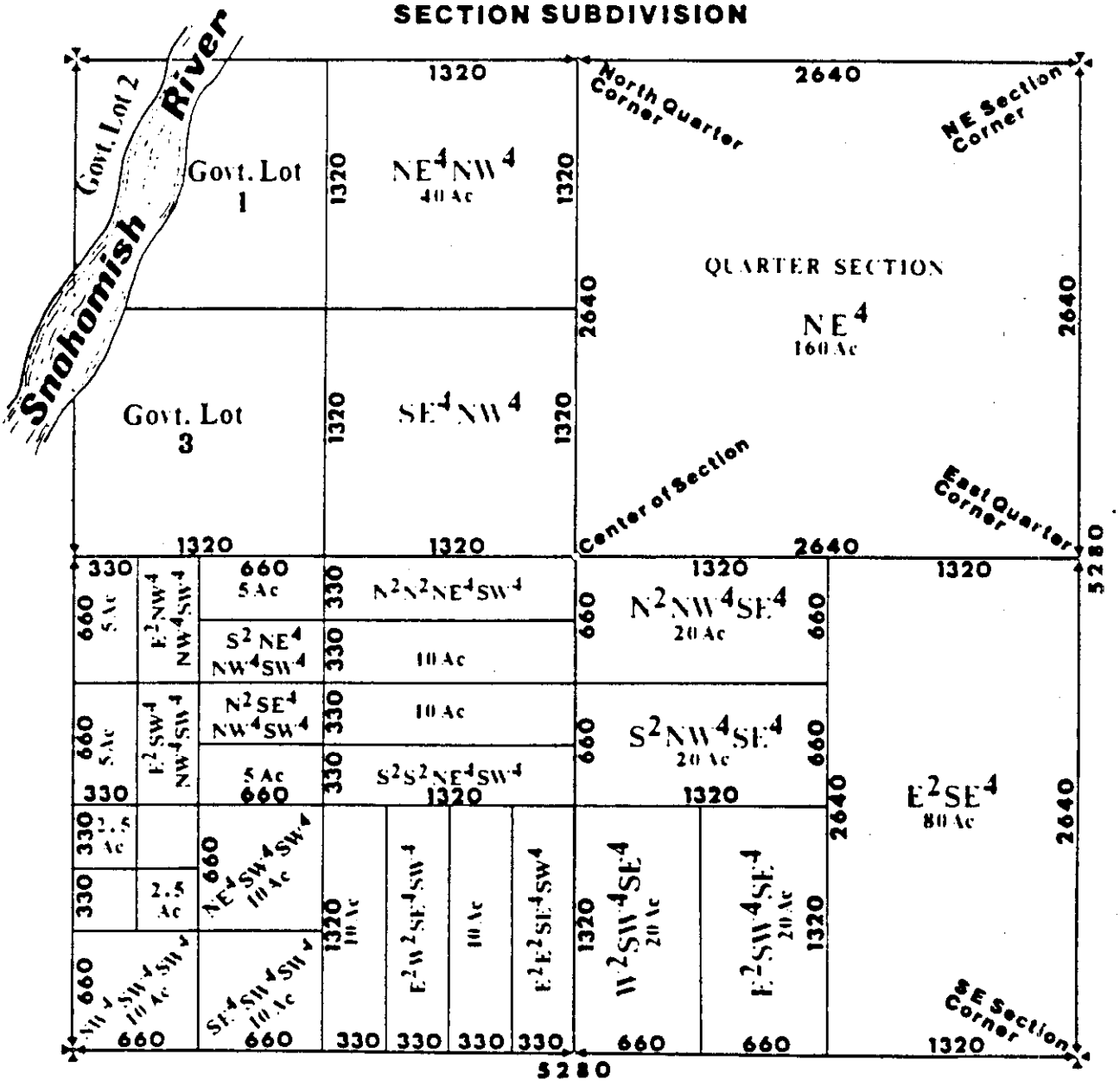

SECTION SUBDIVISION
Snohomish River
Govt. Lot 2
Govt. Lot 1
Govt. Lot 3
NE4NW4 40 Ac
SE4NW4
QUARTER SECTION
NE4 160 Ac
North Quarter Corner
NE Section Corner
Center of Section
East Quarter Corner
SE Section Corner
1320
2640
5280
N2N2NE4SW4
S2NE4 NW4SW4
10 Ac
N2SE4 NW4SW4
S2S2NE4SW4
5 Ac
E2NW4 NW4SW4
E2SW4 NW4SW4
2.5 Ac
NE4SW4SW4 10 Ac
SE4SW4SW4 10 Ac
E2W2SE4SW4
E2E2SE4SW4
N2NW4SE4 20 Ac
S2NW4SE4 20 Ac
W2SW4SE4 20 Ac
E2SW4SE4 20 Ac
E2SE4 80 Ac

TABLE of MEASUREMENTS

1 INCH	= 0.0833 FEET 2.54 CENTIMETERS
1 FOOT	= 30.48 CENTIMETERS 1.515 LINKS
1 MILE	= 63,360 INCHES 5,280 FEET 320 RODS 80 CHAINS 1609.34 METERS 0.868 NAUTICAL MILE
1 LINK	= 7.92 INCHES 20.1168 CENTIMETERS
1 ROD (POLE)	= 16.5 FEET 25 LINKS
1 TALLY	= 10 - TWO POLE CHAINS
1 FURLONG	= 660 FEET
1 CHAIN	= 792 INCHES 66 FEET 100 LINKS 4 RODS 20.117 METERS
1 VARA	= 32.993136 INCHES MEXICO & SW U.S. 33.0 INCHES - CALIF. 33.33 INCHES - TEXAS 33.3685 INCHES - FLA.
1 PALM	= 3 INCHES (4 Fingers)
1 HAND	= 4 INCHES (5 Fingers)
1 SPAN	= 9 IN. (Finger to Thumb)
1 CUBIT	= 18 IN. (Fingertip to Elbow)
1 FATHOM	= 6 FEET
1 PACE	= 30 IN. (Military) 36 IN. (Double Time)
1 LAND LEAGUE	= 3 MILES 4.828 KILOMETERS
1 METER	= 1,000 MILIMETERS 100 CENTIMETERS 0.001 KILOMETER 39.37 INCHES 3.28 FEET 4.97 LINKS
1 KILOMETER	= 0.621 MILE 1,000 METERS

1 SQ. FOOT	= 144 SQ. INCHES 929.03 SQ. CM.
1 SQ. YARD	= 9 SQ. FEET 0.836 SQ. METERS
1 SQ. MILE	= 640 ACRES 2,560 ROODS 6,400 SQ. CHAINS 102,400 PERCHES 64,000,000 SQ. LINKS 2,589,735 SQ. METERS 258.9735 HECTARES 256 - 2 1/2 Acre Tracts 128 - 5 Acre Tracts
1 SQ. ROD	= 1 PERCH 272.25 SQ. FEET
1 ROOD	= 40 PERCHES 10,890 SQ. FEET
1 ACRE	= 4 ROODS 10 SQ. CHAINS 208.71 FEET SQ. 43,560 SQ. FEET 0.4046 HECTARES
1 ARE	= 100 SQ. METERS 32.81 FEET SQ. 1,076.50 SQ. FEET 0.0247 ACRE
1 HECTARE	= 10,000 SQ. METERS 328.1 FEET SQ. 107,649.61 SQ. FEET 2.4713 ACRES
1 ARPENT (Arkansas, Missouri)	= 0.8507 ACRE 192.5 FEET SQ.
1 ARPENT (Ala., Miss., NW Fla., La.)	= 0.84625 ACRE 191.994 FEET SQ.
ARC LENGTH	= Arc Angle x 0.01745 x Rad.
AREA CIRCLE	= 3.14159 x Radius Square
MILES/HOUR	= 1.6093 Kilometers/Hr. 0.8684 Knots per Hour
DEGREE F°	= 1.8 (Deg. C + 17.8)
DEGREE C°	= 0.556 (Deg. F - 32)
FREEZING - 0°C 32°F ROOM - 20°C 68°F BODY - 37°C 98.6°F BOILING - 100°C 212°F	

PART 2

TERMS AND DEFINITIONS

A. SCALES.

TABLE OF CHAINS AND FEET

Chains	Feet	Chains	Feet	Chains	Feet
01.	66.	34.	2244.	67.	4422.
02.	132.	35.	2310.	68.	4488.
03.	198.	36.	2376.	69.	4554.
04.	264.	37.	2442.	70.	4620.
05.	330.	38.	2508.	71.	4686.
06.	396.	39.	2574.	72.	4752.
07.	462.	40.	2640.	73.	4818.
08.	528.	41.	2706.	74.	4884.
09.	594.	42.	2772.	75.	4950.
10.	660.	43.	2838.	76.	5016.
11.	726.	44.	2904.	77.	5082.
12.	792.	45.	2970.	78.	5148.
13.	858.	46.	3036.	79.	5214.
14.	924.	47.	3102.	80.	5280.
15.	990.	48.	3168.	81.	5346.
16.	1056.	49.	3234.	82.	5412.
17.	1122.	50.	3300.	83.	5478.
18.	1188.	51.	3366.	84.	5544.
19.	1254.	52.	3432.	85.	5610.
20.	1320.	53.	3498.	86.	5676.
21.	1386.	54.	3564.	87.	5742.
22.	1452.	55.	3630.	88.	5808.
23.	1518.	56.	3696.	89.	5874.
24.	1584.	57.	3762.	90.	5940.
25.	1650.	58.	3828.	91.	6006.
26.	1716.	59.	3894.	92.	6072.
27.	1782.	60.	3960.	93.	6138.
28.	1848.	61.	4026.	94.	6204.
29.	1914.	62.	4092.	95.	6270.
30.	1980.	63.	4158.	96.	6336.
31.	2046.	64.	4224.	97.	6402.
32.	2112.	65.	4290.	98.	6468.
33.	2178.	66.	4356.	99.	6534.

To find the number of feet in a given number of links, divide the number of feet in a like number of chains by 100.

To segregate any number of acres in a square or rectangular form from a larger tract where a definite length or width is known:

Multiply 43560 by the desired acreage and divide the product by the known length or width and the result is the other dimension of the tract to be segregated. In all cases where the shape of the tract is irregular or has curved boundaries or where the line of buildings or of possession is in doubt, consult a Registered Engineer or Licensed Surveyor.

ACREAGE

Acres	Square Feet	1 Acre Equal Rectangle	
		Length	Width
1	43,560	16.5	2640.
2	87,120	33.	1320.
3	130,680	50.	871.2
4	174,240		

Acres	Square Feet
5	217,800
6	261,360
7	304,920
8	348,480
9	392,040
10	435,600

1 Acre Equals Rectangle	
Length	Width
66.	660.
75.	580.8
100.	435.6
132.	330
150.	290.4
208.71	208.71

LINEAR MEASURE

1 inch =	.0833 ft.
7.92 inches =	1 link
12 inches =	1 foot
1 vara =	33 inches
2 3/4 feet =	1 vara
3 feet =	1 yard
25 links =	16½ feet
25 links =	1 rod
100 linds =	1 chain
16 ½ feet =	1 rod
5½ yards =	1 rod
4 rods =	100 links
66 feet =	1 chain
80 chains =	1 mile
320 rods =	1 mile
5280 feet =	1 mile
1760 yards =	1 mile

SQUARE MEASURE

144 sq. in. =	1 sq. ft.
9 sq. ft. =	1 sq. yard
30¼ sq. yds. =	1 sq. rod
16 sq. rods. =	1 sq. chain
1 sq. rd. =	272¼ sq. ft.
1 sq. ch. =	4356 sq. ft.
10 sq. chs. =	1 acre
160 sq. rods =	1 acre
4840 sq. yds. =	1 acre
43560 sq. ft. =	1 acre
640 acres =	1 sq. mile
1 section =	1 sq. mile
1 Twp. =	36 sq. miles
1 Twp. =	6 miles sq.

AN ACRE IS:

43,560 sq. feet.	660 feet x 66 feet
165 feet x 264 feet	160 square rods
198 feet x 220 feet	208' 8½" square

or any rectangular tract, the product of the length and width of which totals 43,560 sq. .

GENERAL INFORMATION

1 surveyor's chain--100 links of 7.92 inches each.
1 rod -- 16½ feet
4 rods-- 1 chain
1 pole -- 1 rod
1 mile -- 80 chains or 5,280 feet
1 acre -- 10 square chains or 43,560 square feet
1 acre in square form -- 208.71 feet on each side

The radius of a 1 degree curve is practically 5,730 feet. To find the radius of any curve, divide this number by the number of degrees in the curve desired.

To find a true bearing from any given magnetic, if the given bearing is NE or SW, add the magnetic, declination, and if NW or SE subtract.

TABLE SHOWING SQUARE FEET IN FRACTIONAL ACRE

Sq. Ft.	A	Sq. Ft.	A.	Sq. Ft.	A.	Sq. Ft.	A.	Sq. Ft.	A.
436	.01	9148	.21	17860	.41	26572	.61	35384	.81
871	.02	9583	.22	18295	.42	27007	.62	35819	.82
1307	.03	10019	.23	18731	.43	27443	.63	36255	.83
1742	.04	10454	.24	19166	.44	27878	.64	36690	.84
2178	.05	10890	.25	19602	.45	28314	.65	37026	.85
2614	.06	11326	.26	20038	.46	28750	.66	37462	.86
3049	.07	11761	.27	20473	.47	29185	.67	37897	.87
3485	.08	12197	.28	20909	.48	29621	.68	38333	.88
3920	.09	12632	.29	21344	.49	30056	.69	38768	.89
4356	.10	13068	.30	21780	.50	30492	.70	39204	.90
4792	.11	13504	.31	22216	.51	30928	.71	39640	.91
5227	.12	13939	.32	22651	.52	31363	.72	40075	.92
5663	.13	14375	.33	23087	.53	31799	.73	40511	.93
6098	.14	14810	.34	23522	.54	32234	.74	40946	.94
6534	.15	15246	.35	23958	.55	32670	.75	41381	.95
6970	.16	15682	.36	24394	.56	33106	.76	41818	.96
7405	.17	16117	.37	24829	.57	33541	.77	42253	.97
7841	.18	16553	.38	25265	.58	33977	.78	42689	.98
8276	.19	16988	.39	25700	.59	34412	.79	43124	.99
8712	.20	17424	.40	26136	.60	34848	.80	43560	1.

The following **ABBREVIATIONS** are some of those most commonly used by individuals and businesses associated with the Real Estate industry when condensing words appearing in Legal Descriptions:

AAP	at a point
ABV	above
ABTG	abutting
AC	acres
ADD	addition
ADJ	adjacent
ADJG	adjoining
AGRMNT	agreement
AKA	also knows as
ALG	along
A.F.	Auditors File
ANG	angle
APPROX	approximately
ASSRS	assessors
AVE	avenue
BAAP	beginning at a point
BEG	beginning
BK	bank
BLK	block
BCH	beach
BAT	beginning at the
BEAR	bearing
BEC	become
BTW	between
BDR	border
BDY	boundary
BNDD	bounded
BRDY	broadway
C/A	central angle
CAAP	commence at a point
CH	chains
CMSP/RR	Chicago, Milwaukee, St., Paul RR
COMM	community
CONS	consuming
CONT	contain, containing, continue, continuing, continued
CONVYD	convey, conveyed
CR	creek
CRSE	course
CO	county, company
CTR	center
COR	corner
CNR	corner
CVE	curve
COM	commencing, commence
COM	common
CA	central angle
DAF	defined/described as follows
DEC	declaration
DED	dedication
DESIG	designated
DIAM	diameter

DIR	direction
DRWN	drawn
DIST	distance, distant
DESC	described, describe
EMB	embraced
ESE	easement
EQDIST	equidistant
EST	established
EXST	existing
EXC	except, excepted
EXT	extension, extend, extended
EZMNT	easement
EQ	equal
FRCS	facilities
FOIL	following
FIG	following
FDT	following described tract
FDL	following described line
FOP	following described property
FK	fork
FOL	follow, follows
FR	f ran
FRTGE	frontage
FT	foot, feet
GN/RR	Great Northern Railway
GOVT	government
HAV	have
HAVG	having
HGTS	heights
HWY	highway
INC	include, including
INT	interest, intersect, intersecting, intersection
JCTN	junction
LOC	locate, located
L	left
L/A	left angle
LIN	lineal
LK	lake
LY	lying
LYG	lying
LT	lot
LN	line
LNS	lines
MEA	meandering
MC	meander corner
MGN	margin
M/L	more or less
MON	monument
MT	mountain
MEAS	measured
MSD	measured

NP/RR	Northern Pacific Railway
NAVIG	navigable
N-NAVIG	non navigable
ORIG	original
PERP	perpendicular
PG	page
PK	park
PLL	parallel
PC	point of curve
PR	primary
PRIV	private
PRCD	produced
PROLNG	prolongation
PROP	proportionate
PSH 1	Primary State Highway No: 1
PSH 5	Primary State Highway No. 5
PRTY	property
P.U.D.	Public Utility District
PHD	parcel herein described
POB	point of beginning
PLW	parallel with
PT	part. Point or point of tangency
PLT	plat
PLT	parallel to
PAR	parcel
R	right
R/A	right angle
RDWY	roadway
REC	record, recorded
REF	referred
RES	reserves
RESD	reserved
RETRA	retracing
REV	revised
RIV	river
RPLT	replat
RR R/W	railroad right of way
RT	roll tract
RUN	running
RG	range
RAD	radius or radial
RD	road
R/W	right of way
REC	record, records, or recorded
R. R.	railroad
S/C EX	Senior Citizen exemptions
SC	Superior Court
SCL	Seattle City Light
SEG	segregation
SHR	shore
SOS	*shorelands*
SHELN	shoreline
ST	Stillaguamish
STKE	stake

STRT	straight
SUB	subdivision
SUBJ	subject
SURV	spy
S/HWY	State Highway
ST	state
ST	street
SD	said
SEC	section
TANG	tangent
TDLNDS	tidelands
TGW	together with
THOF	thereof
THON	thereon
THR	there
THRFR	therefrom
THRU	through
THRTO	thereto
TOG	together
TR	tract
TRS	tracts
'IT	tract
TAP	to a point
TWNP	township
TWP	township
TGW	together with
TOGW	together with
TPB	true point of beginning
TPOB	true point of beginning
TH	thence, that
UND	undivided
VAC	vacated
VAR	variance
VOL	volume
W.M.	Willamette Meridian
WF	waterfront
WH	where, which
WHN	within

DIRECTIONS

E, EA	Fast
ELY	Easterly
N, NO	North
NLY	Northerly
NE	Northeast
NELY	Northeasterly
NW	Northwest
NWLY	Northwesterly
S, SO	South
SLY	Southerly

SE	Southeast
SELY	Southeasterly
SW	Southwest
SWLY	Southwesterly
W, W£	West
WLY	Westerly