Using Deed Drafter

Deed Drafter is a data entry tool for entering parcel metes-and-bounds descriptions 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 or attached to an email message. The traverse lines in the cadastral XML file can be appended to a new parcel in the parcel fabric.

Overview

The Deed Drafter workflow is executed top to bottom from the Deed Drafter menu. Each of these functions is described in more detail in later sections.

1. Navigate to your work area using **Parcel Navigator**
2. Enter parcel traverses using the **Parcel Entry**
3. Rotate and Scale parcels using **Parcel Tools**
4. Save and share your parcels using **Share**

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.

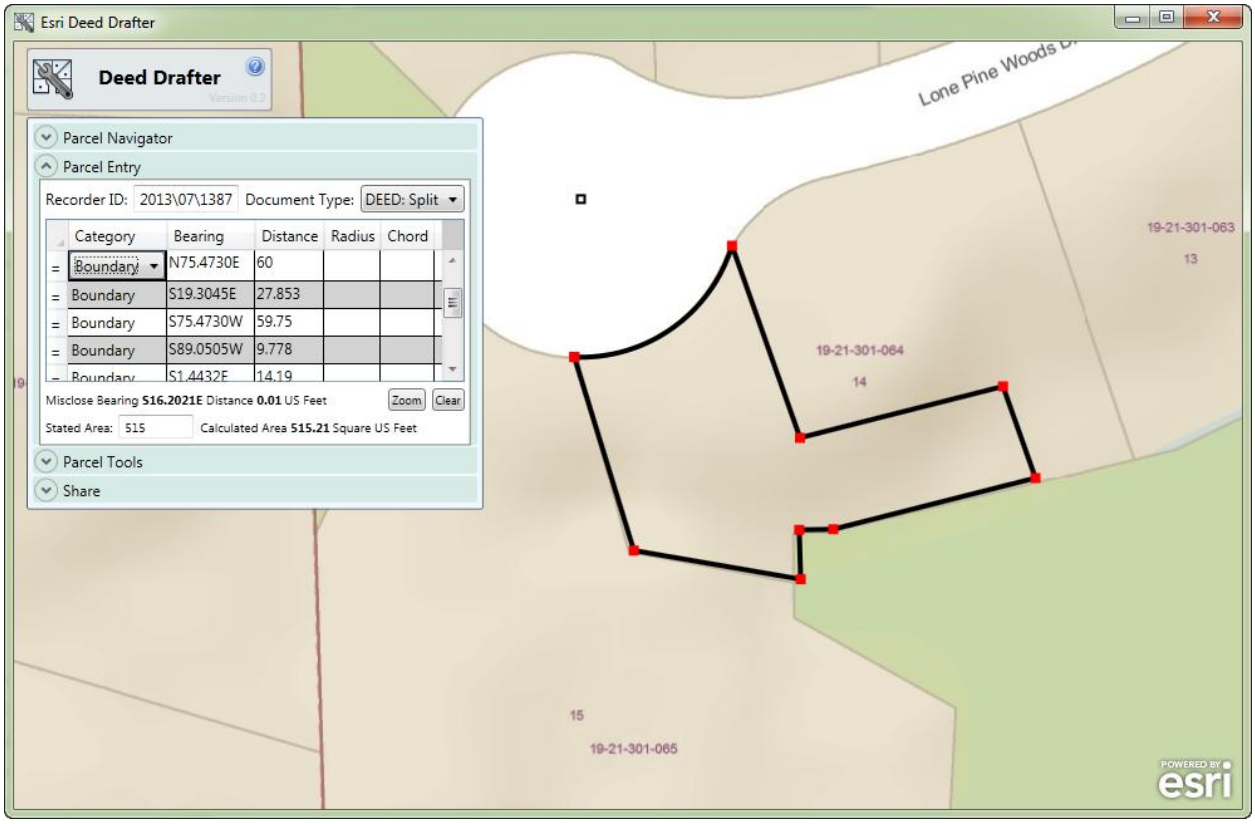
To search for parcels, complete the following steps:

1. Expand the **Parcel Navigator** drop-down arrow and type search keywords in the **Search** text box.
2. Deed Drafter can be configured to search specific layers and attributes. A search for a partial name or attribute value will return all records that match
3. 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.

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:

1. 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:

   When the traverse is saved to a cadastral XML file, the file name is the recorder ID and chosen document type, for example, Deed Split 2223.xml.

4. Click a location on 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.

5. In the **Category** field, choose the line category of your parcel traverse leg. Choose either a **Boundary** line or an **Origin Connection** line, which is a connection line from a control point to the point of beginning. The starting point of your traverse is used as the parcel's anchor point.
6. Type the dimensions of the parcel traverse in the **Bearing, Distance**, **Radius**, and **Chord** fields. The default unit format is DMS (degrees-minutes-seconds) for angles and feet for distances.

   Bearing:

   To enter a bearing in degrees minutes seconds using Quadrant Bearing, type the values in one of the following formats:

   - `20-25-25-3` (-3 is the shortcut for the southwest quadrant)
   - `S20-25-25W`
   - `S20.2525W`

   The quadrant shortcuts are:

Quadrant	Shortcut
Northeast (NE)	-1
Southeast quadrant (SE)	-2
Southwest quadrant (SW)	-3
Northwest quadrant (NW)	-4

   When entering a bearing in north azimuth and DMS, type the value in the format ddd.mmss, for example:

   - `200.5959`

   If Deed Drafter is configured to use decimal degrees, type the value in the following format:

   - `200.9997`

   Curves:

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

   Overriding curve parameters:

Override with	Keystroke	Use in grid column	Example
Tangent bearing	tb or TB	Bearing	20-1tb (using quadrant bearing)
Radial bearing	rb or RB	Bearing	45-4rb (using quadrant bearing)
Chord bearing	cb or CB	Bearing	45-4cb (using quadrant bearing)
Tangent length	t or T	Arc length, Delta, Chord	25.01t
Chord length	c or C	Arc length, Delta, Chord	25.01c
Arc length	a or A	Arc length, Delta, Chord	25.01a

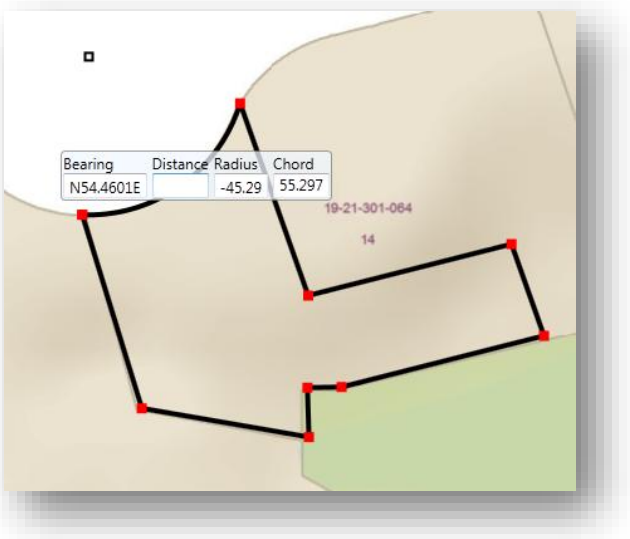
Delta (central angle)	d or D	Arc length, Chord	90-59-59d

Overriding measurement units:

Override with	Keystroke	Example
Meters	m or M	25m
Millimeters	mm or MM	25mm
Centimeters	cm or CM	25cm
Kilometers	km or KM	25km
Feet	ft or FT	25ft
Yards	yd or YD	25yd
Inches	in or IN	25in
Miles	mi or MI	25mi
Chains	ch or CH	25ch
Links	lk or LK	25lk
Rods	rd or RD	25rd
SurveyFeet	ftus or FTUS	25ftus
SurveyYards	ydus or YDUS	25ydus
SurveyMiles	mius or MIUS	25mius
SurveyChains	chus or CHUS	25chus
SurveyLinks	lkus or LKUS	25lkus
SurveyRods	rdus or RDUS	25rdus
RomanMiles	rmi or RMI	25rmi
NauticalMiles	nm or NM	25nm

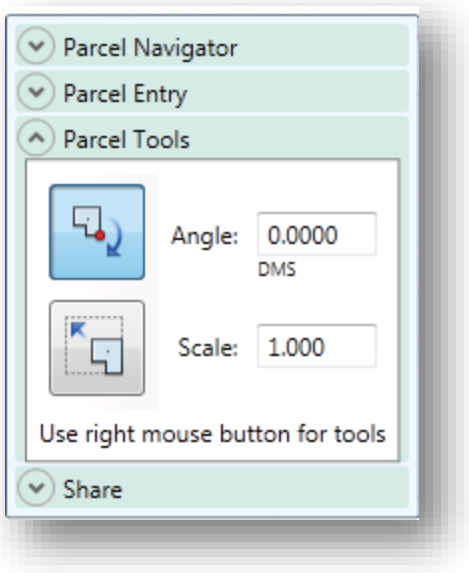
As you type in dimensions, the traverse lines will be drawn on the map from the starting point. The last leg of the parcel traverse will close and snap to the point of beginning.

7. Type the stated area from the deed or plat in the **Stated Area** text box.
8. For quality assurance, check the misclose bearing, distance, and area that are calculated and displayed for the parcel traverse.
9. Hover over a line to examine and modify a course



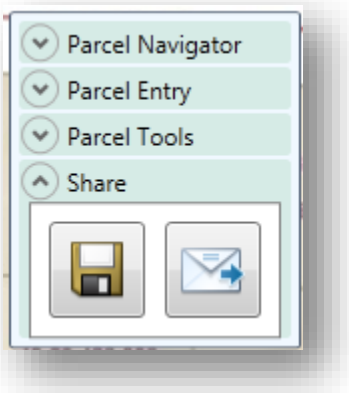
Parcel tools

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 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.


Parcel Navigator
Parcel Entry
Parcel Tools
Share