

A person in a dark suit is seen from behind, standing on a sidewalk in front of a modern building entrance at night. The building has large glass windows and doors, with warm interior lights visible. Several flags are hanging from the building's facade. The scene is dimly lit, with the primary light source being the building's interior lights.

SALES ASSOCIATE COURSE

CHAPTER 10

Legal Descriptions



Livestream Students: WEBCAM POLICY

To receive credit for this course:

1. Camera must be **ON**

AND

2. Student must be **VISIBLE** to the instructor for the **ENTIRE** time class is in session

- No driving around during class, running errands, sleeping on camera, etc. We can see you!
- **No Exceptions**
- Repeat students that do not need course credits may attend without having their camera on.

A young girl with dark hair wearing a black hijab is looking directly at the camera. Her hands are raised, with her index fingers pointing towards her eyes and her thumbs pointing towards her cheeks, framing her face. The background is a soft-focus outdoor scene with green foliage and a blue sky.

Webcam Policy Reminder!



Legal Descriptions

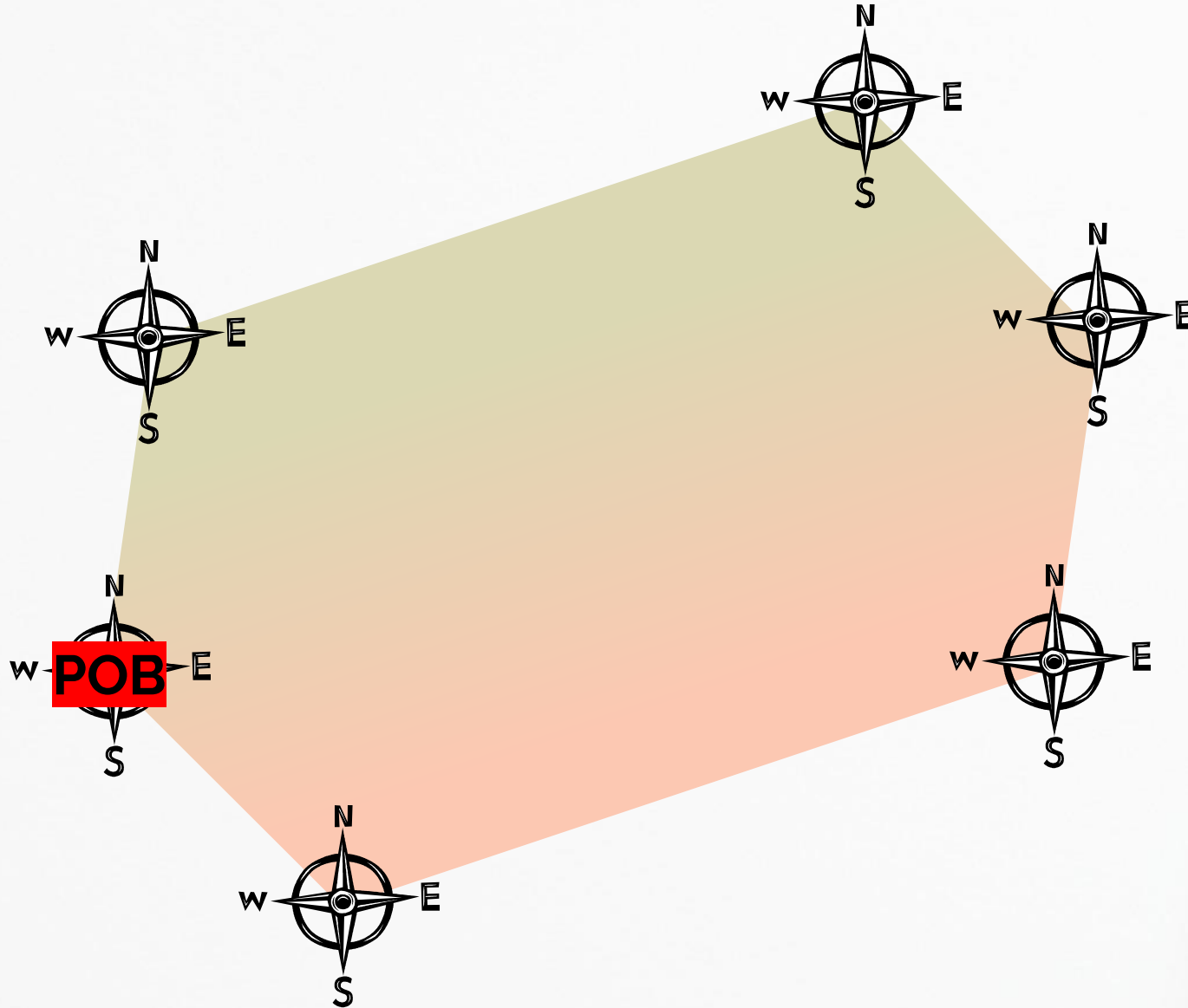
- Identification
- Boundary information
- Exact quantity of land
- Re-establish boundaries
- Divide a large tract

Surveyor's Method (Metes and Bounds)

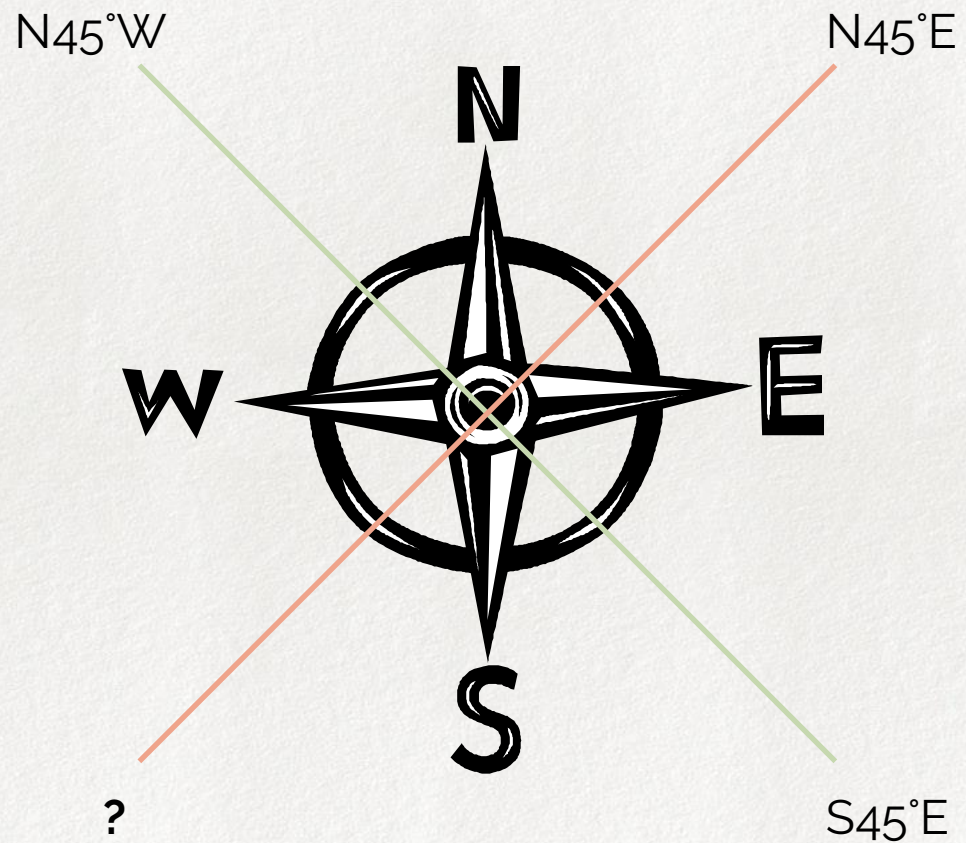
- **Most accurate method**
 - Metes – Distance
 - Bounds - Angle or directions
 - North or South
 - Degrees toward East or West
 - Monuments – fixed markers
 - Point of beginning (POB)
 - Directions begin at monument
 - Closing –
 - Directions continue to point of beginning



Metes and Bounds



Metes and Bounds





Government Survey Method

- **Government Survey System**
 - North-South lines called Meridians.
 - Principal Meridian-Tallahassee
 - East-West lines called Township Lines.
 - Tallahassee Base Line
 - Guide Meridians and Correction lines
 - Drawn every 24 miles

Government Survey Method

Principal Meridian and Tallahassee Base Line intersect near the courthouse in Tallahassee



Tallahassee

N

Principal Meridian

NW

NE

Base Line

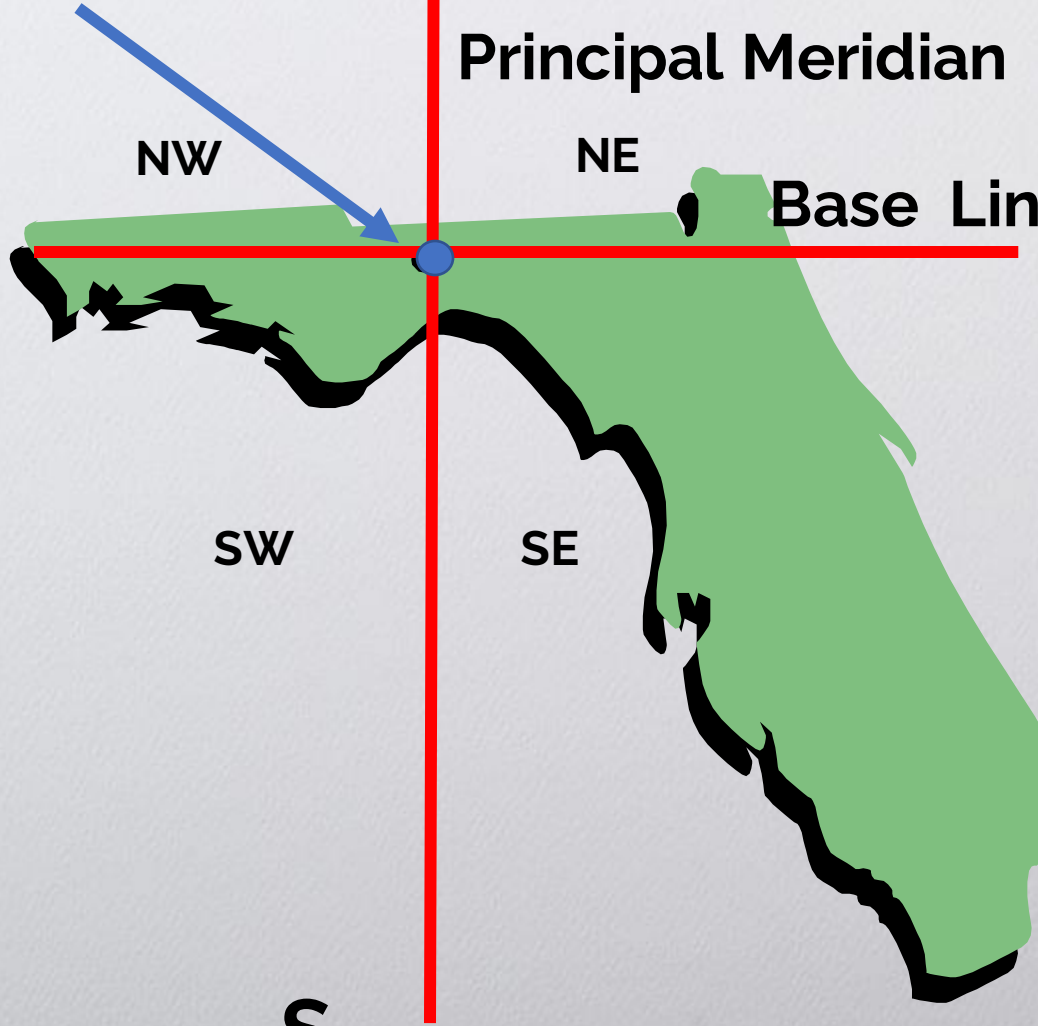
W

SW

SE

E

S



Tallahassee

N

Principal Meridian

W

E

Range Lines

6

6

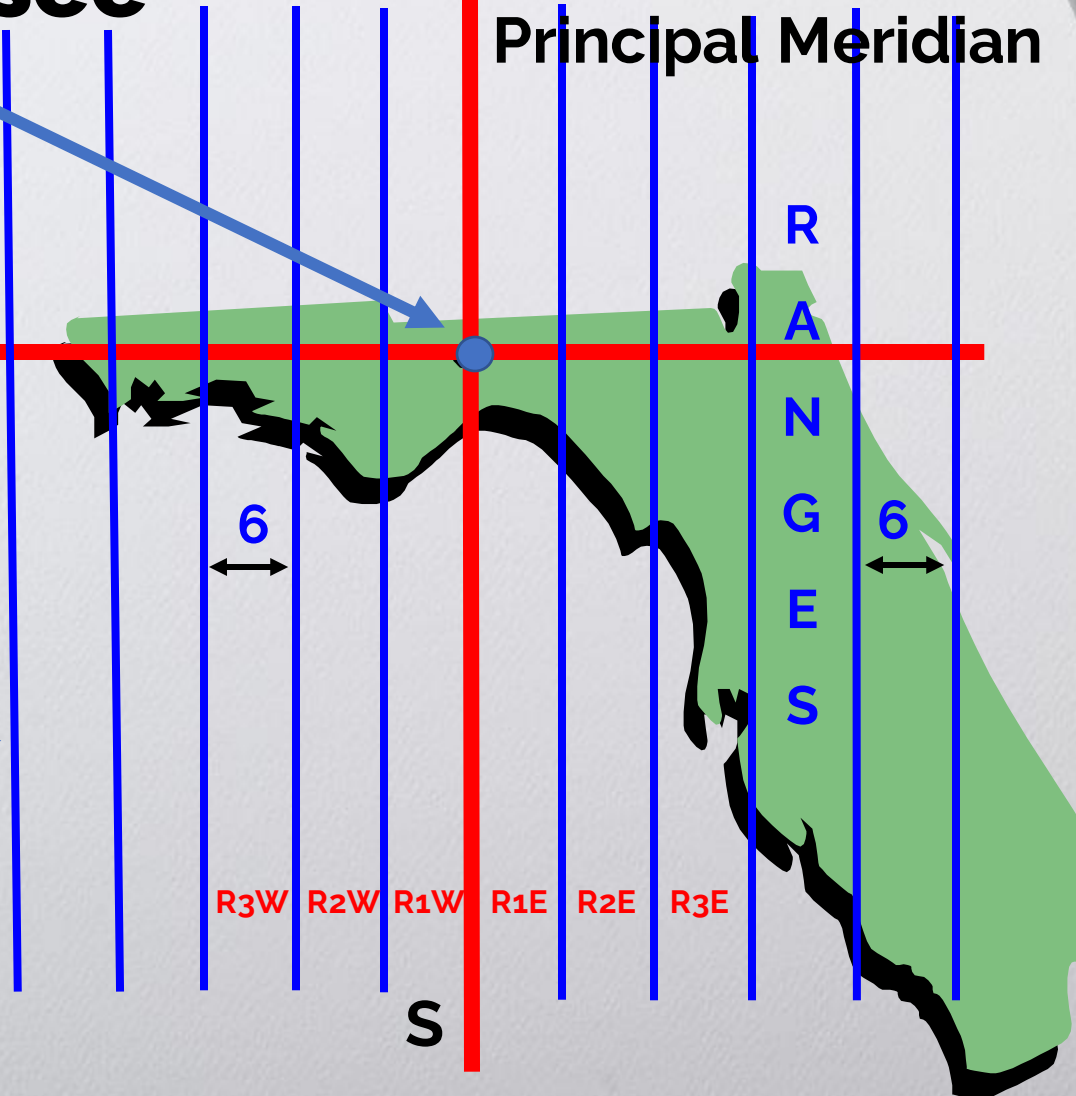
R
A
N
G
E
S

Ranges

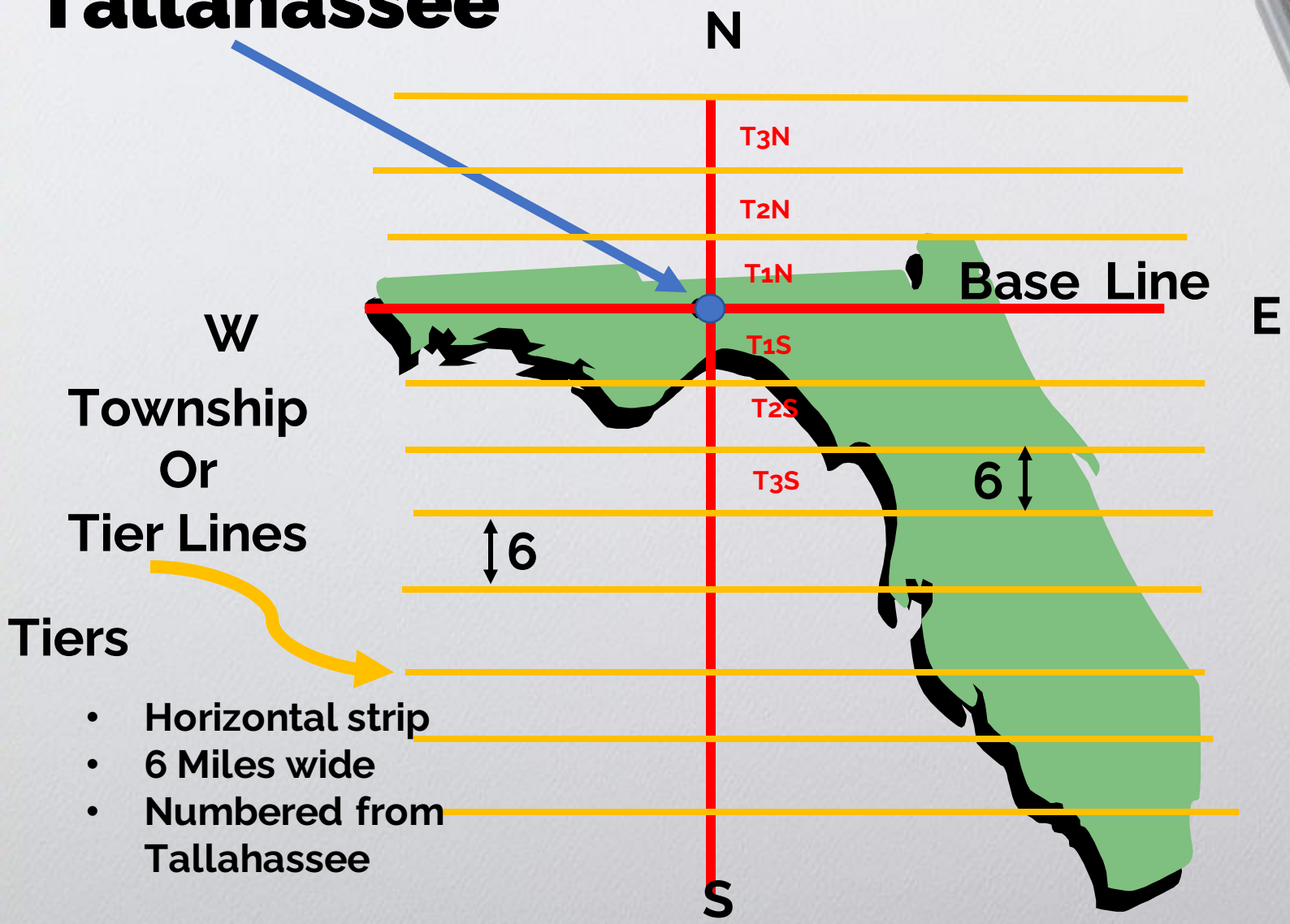
- Vertical Strip
- 6 miles wide
- Numbered from Tallahassee

R3W R2W R1W R1E R2E R3E

S



Tallahassee

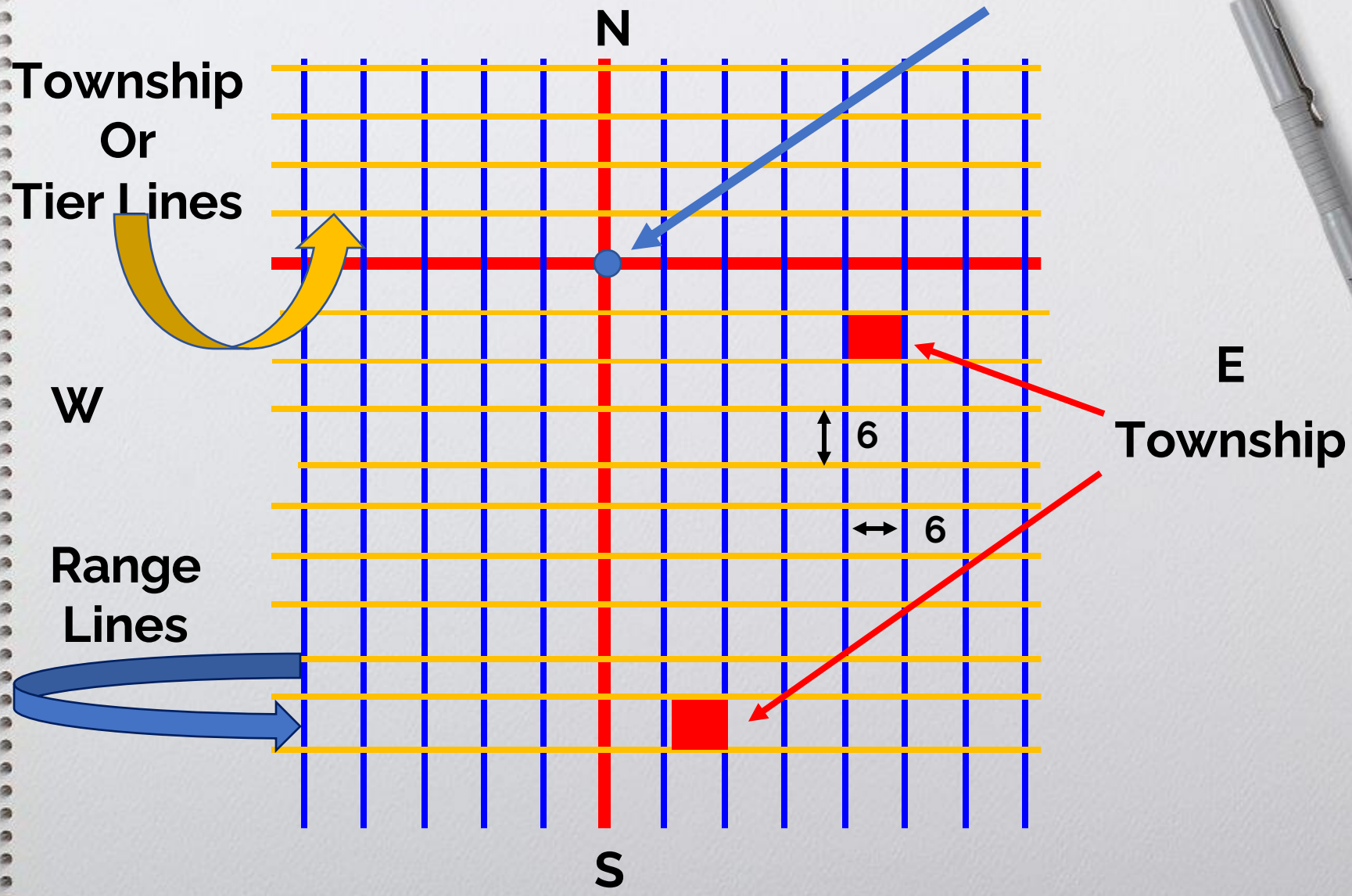


W
Township
Or
Tier Lines

Tiers

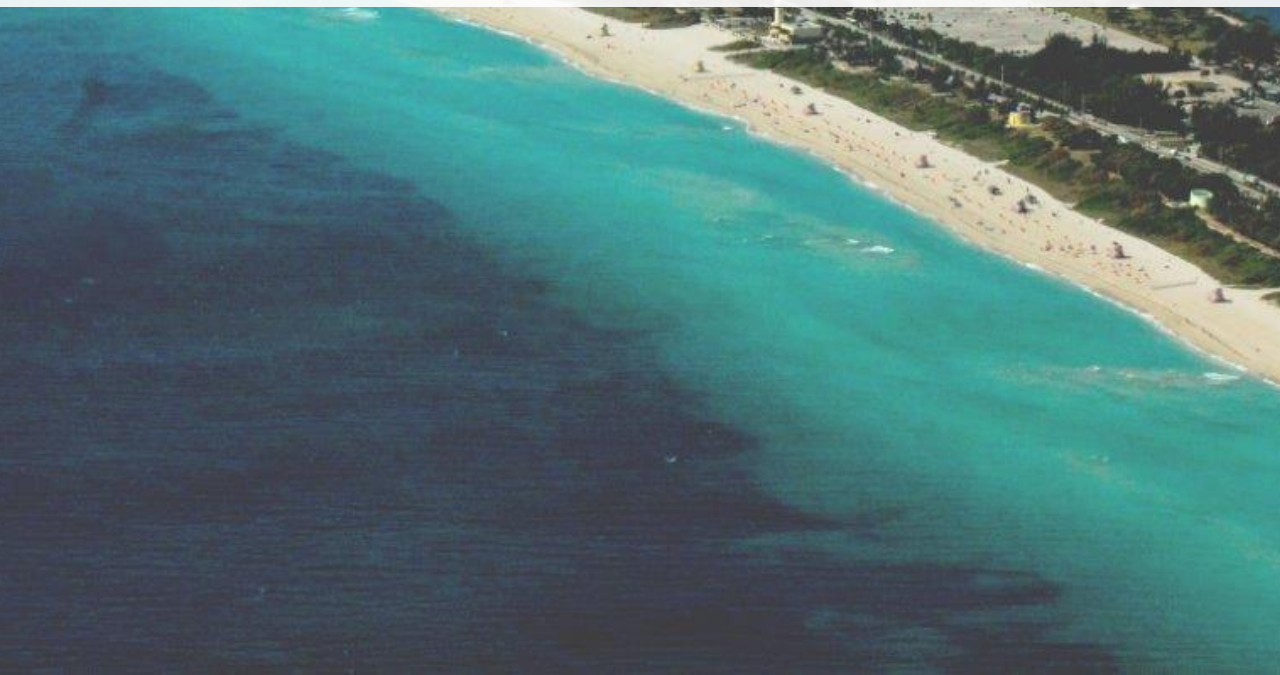
- Horizontal strip
- 6 Miles wide
- Numbered from Tallahassee

Tallahassee





Sections



1 Mile square
1 Square mile
640 Acres

Sections

Townships Contain

- 36 Sections
 - 1 Mile by 1 Mile each
 - 640 Acres

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

Townships

6 miles square

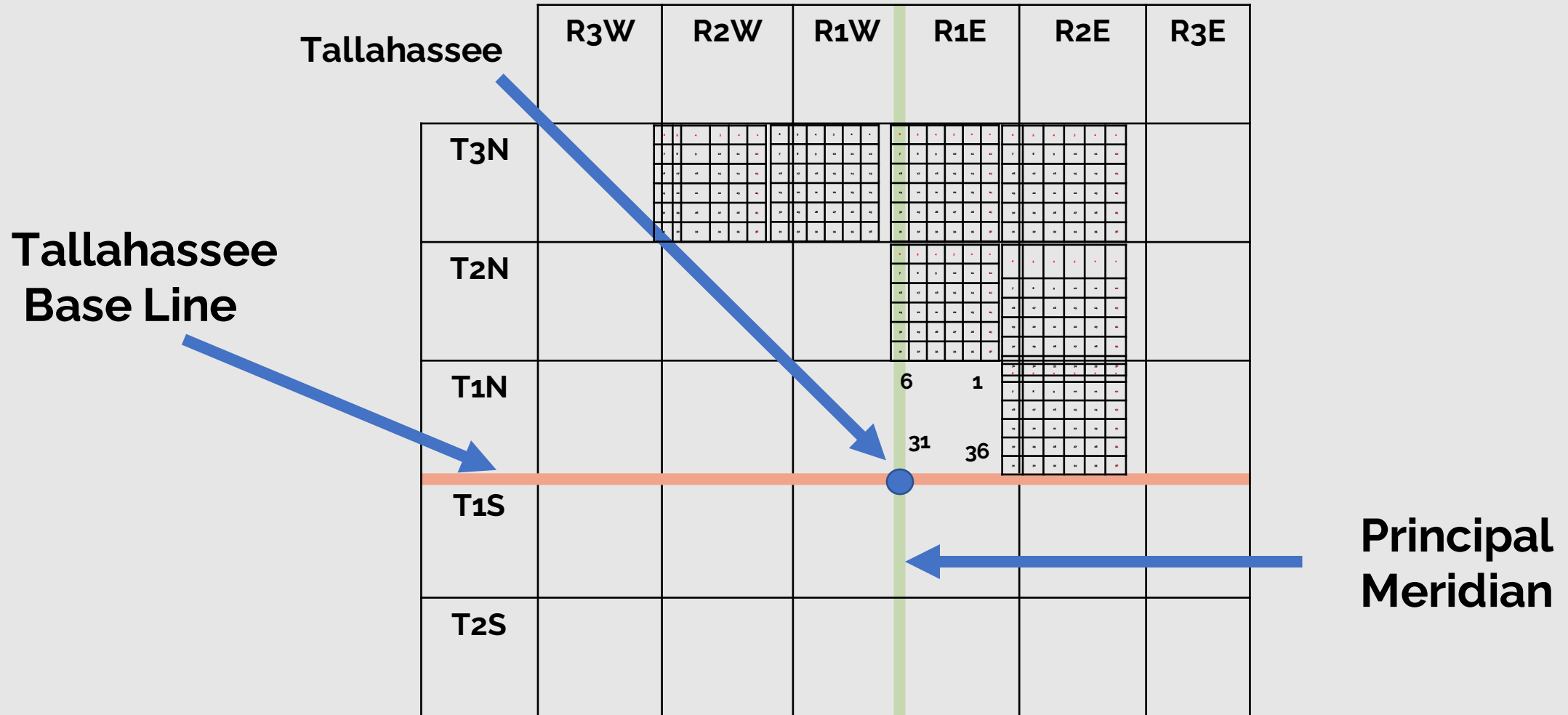
36 square miles

36 sections

NOT 6 square miles



Townships Contain Sections



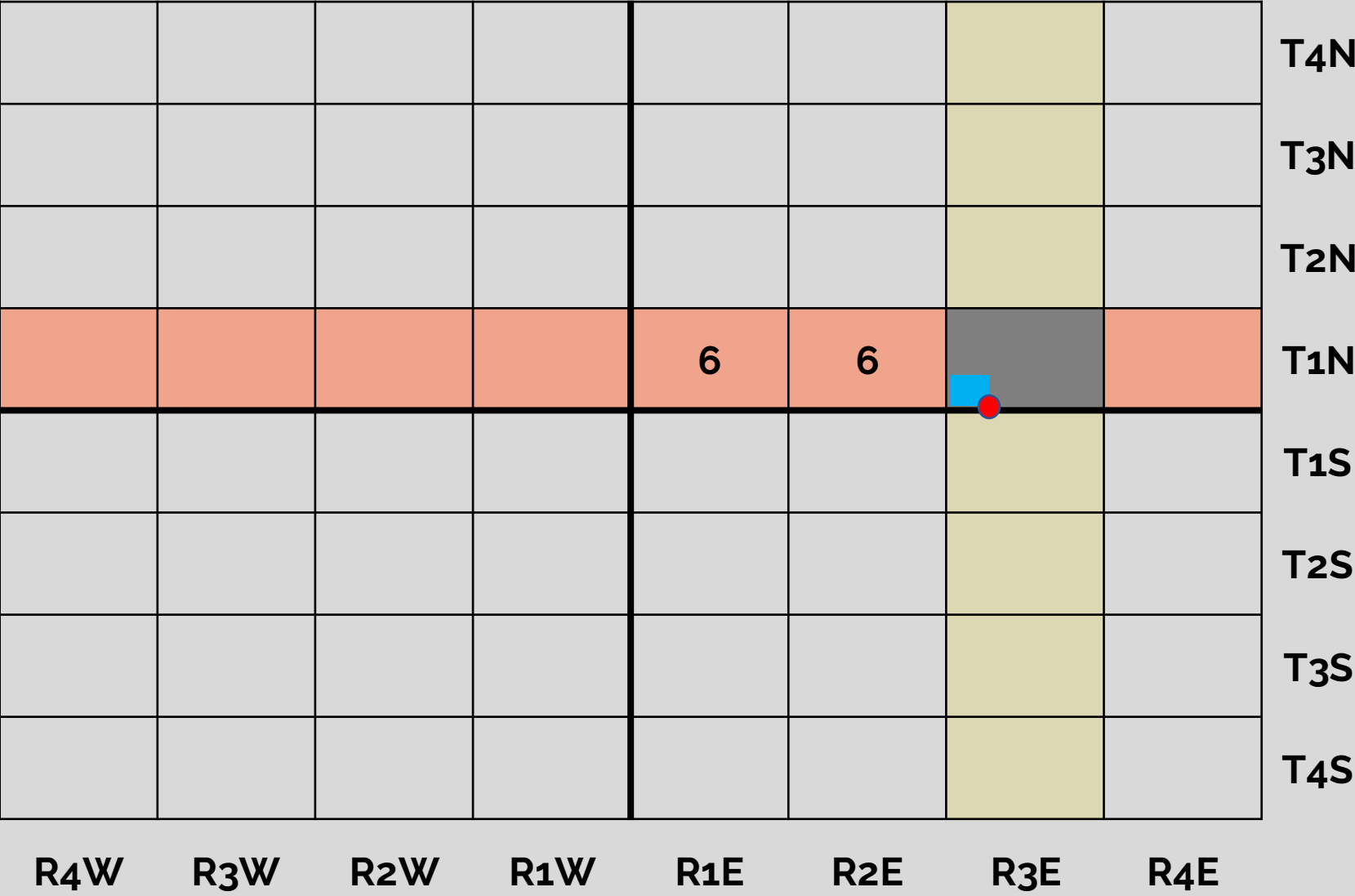
6	5	4	3	2	1	6	5	4	3	2	1
7	8	9	10	11	12	7	8	9	10	11	12
18	17	16	15	14	13	18	17	16	15	14	13
19	20	21	22	23	24	19	20	21	22	23	24
30	29	28	27	26	25	30	29	28	27	26	25
31	32	33	34	35	36	31	32	33	34	35	36
6	5	4	3	2	1	6	5	4	3	2	1
7	8	9	10	11	12	7	8	9	10	11	12
18	17	16	15	14	13	18	17	16	15	14	13
19	20	21	22	23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

Section, Township (Tier) and Range

STaR

SW Corner of Section 32, Tier 1N Range 3E

**How far from
Tallahassee?**



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



1 mile



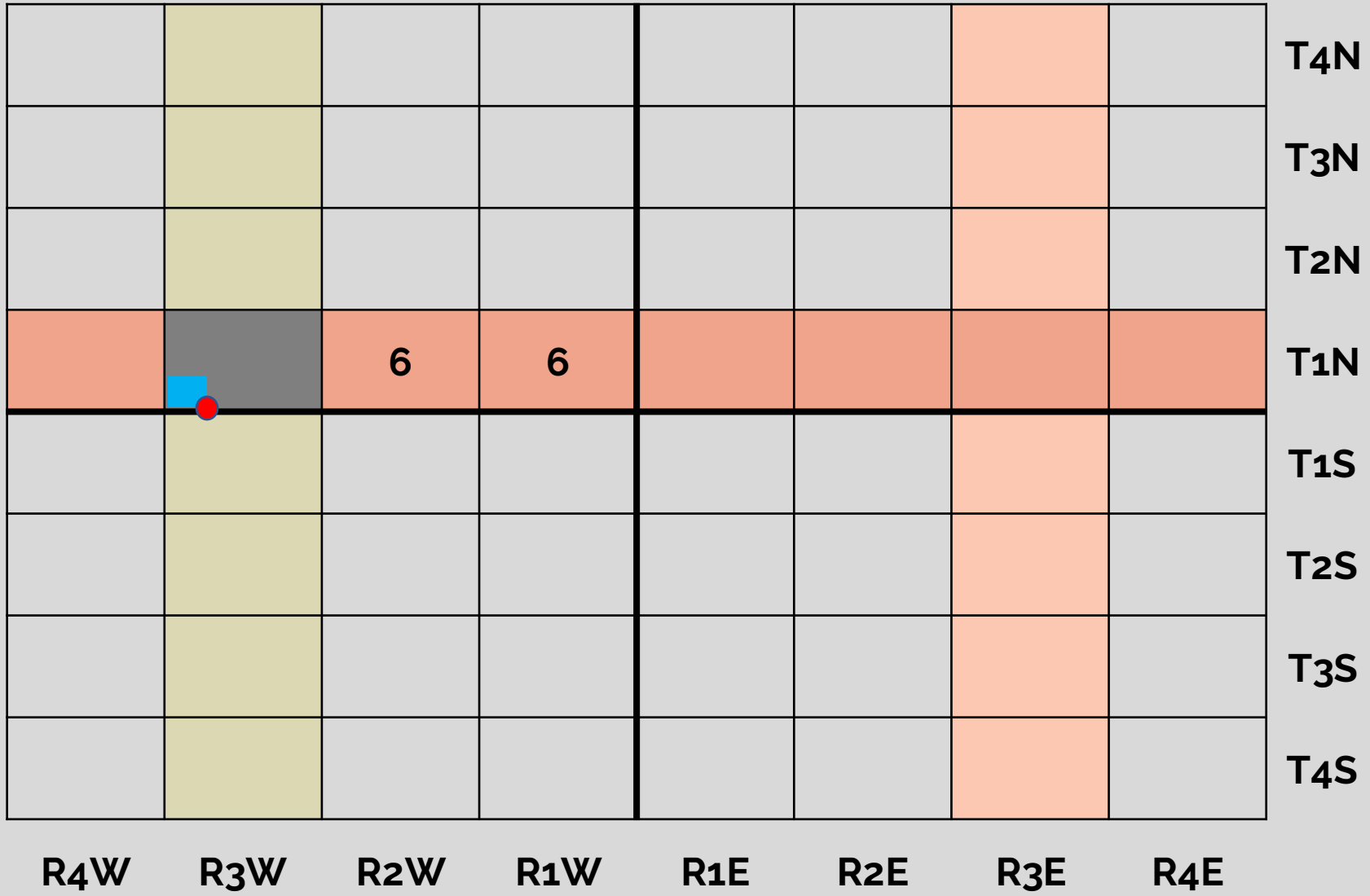
13 Miles

SW Corner of Section 32, Tier 1N Range 3W

**How far from
Tallahassee?**

Previous Question:

SW Corner of Section 32, Tier 1N Range 3E



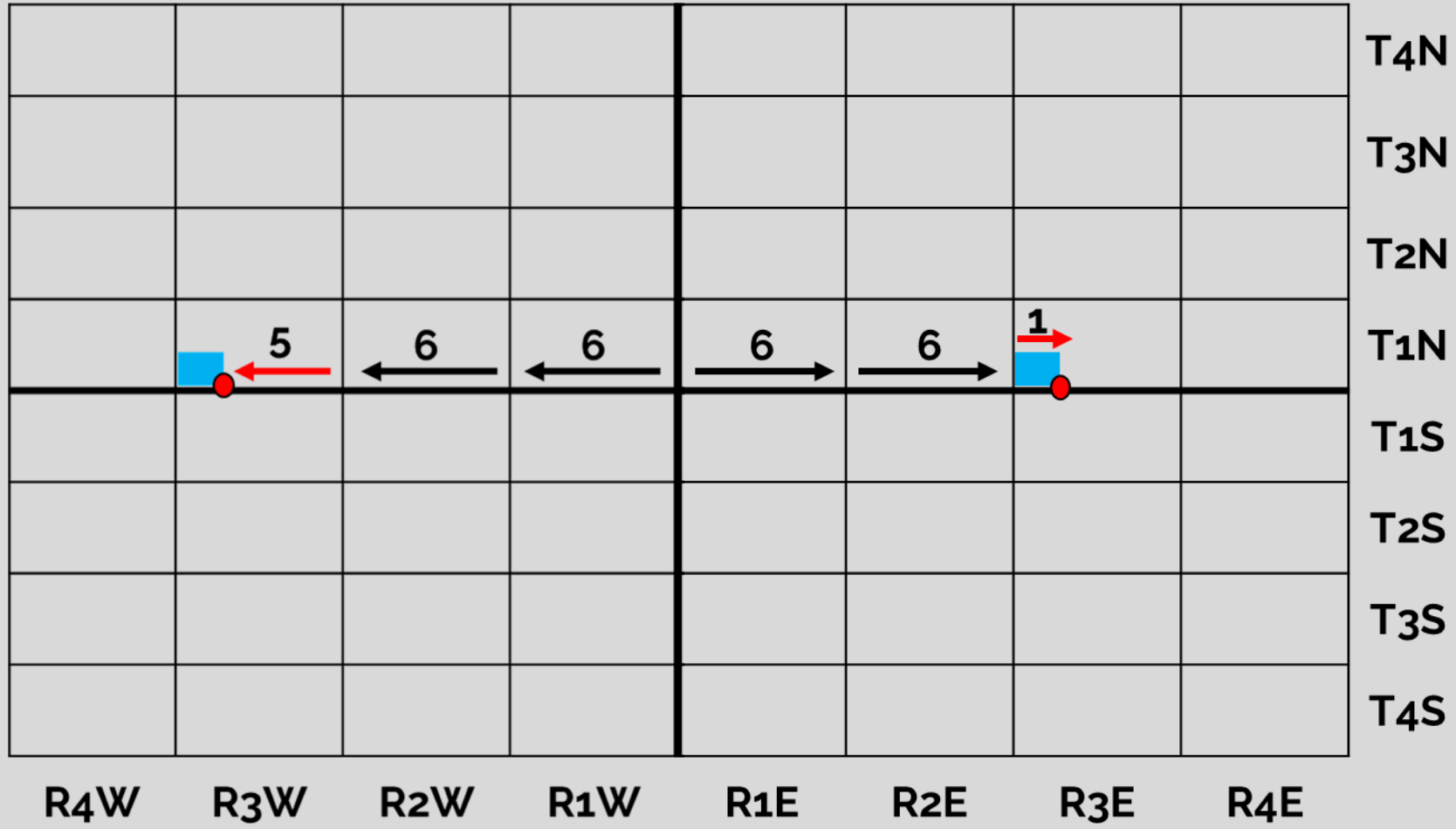
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	1 32	1 33	1 34	1 35	1 36



17 Miles

SW Corner of Section 32, Tier 1N Range 3W
17 miles

SW Corner of Section 32, Tier 1N Range 3E
13 miles



Government Survey Check

A check contains 16 townships and 576 sections
(16 x 36 = 576)

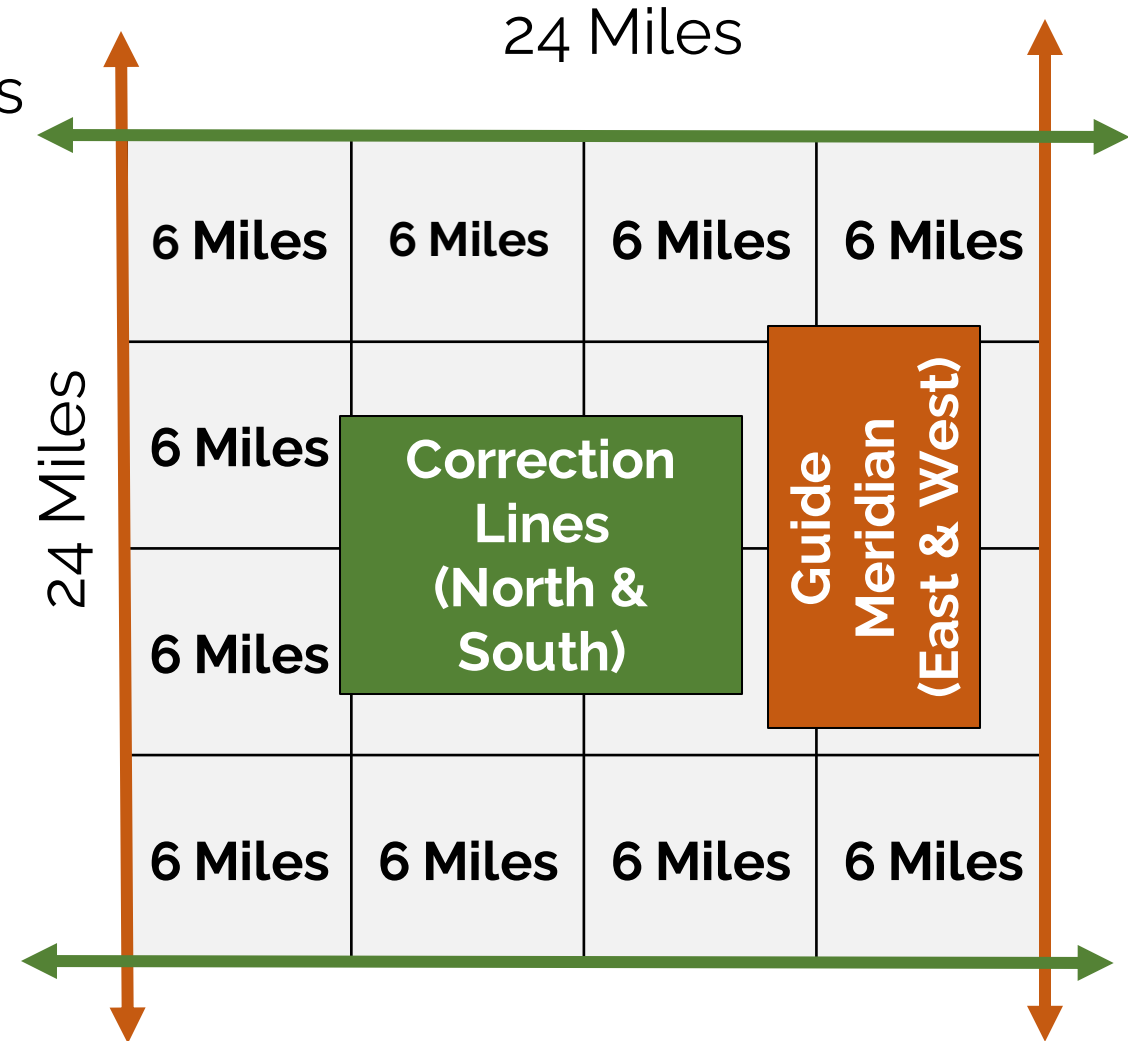
A check is an intersection of guide meridians
and correction lines = 24 miles square

24 miles square, NOT 24 square miles
 $24 \times 24 = 576$ square miles

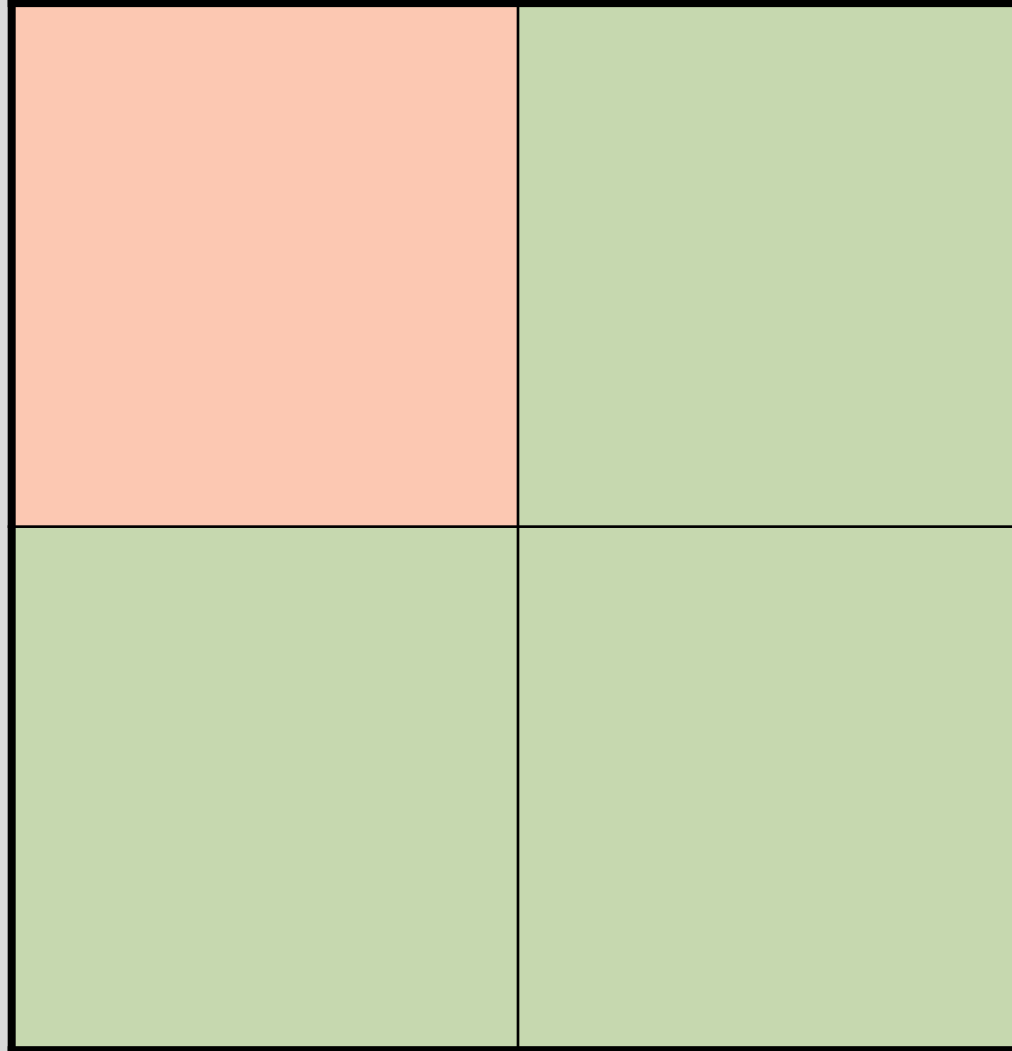
6 Miles

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

6 Miles



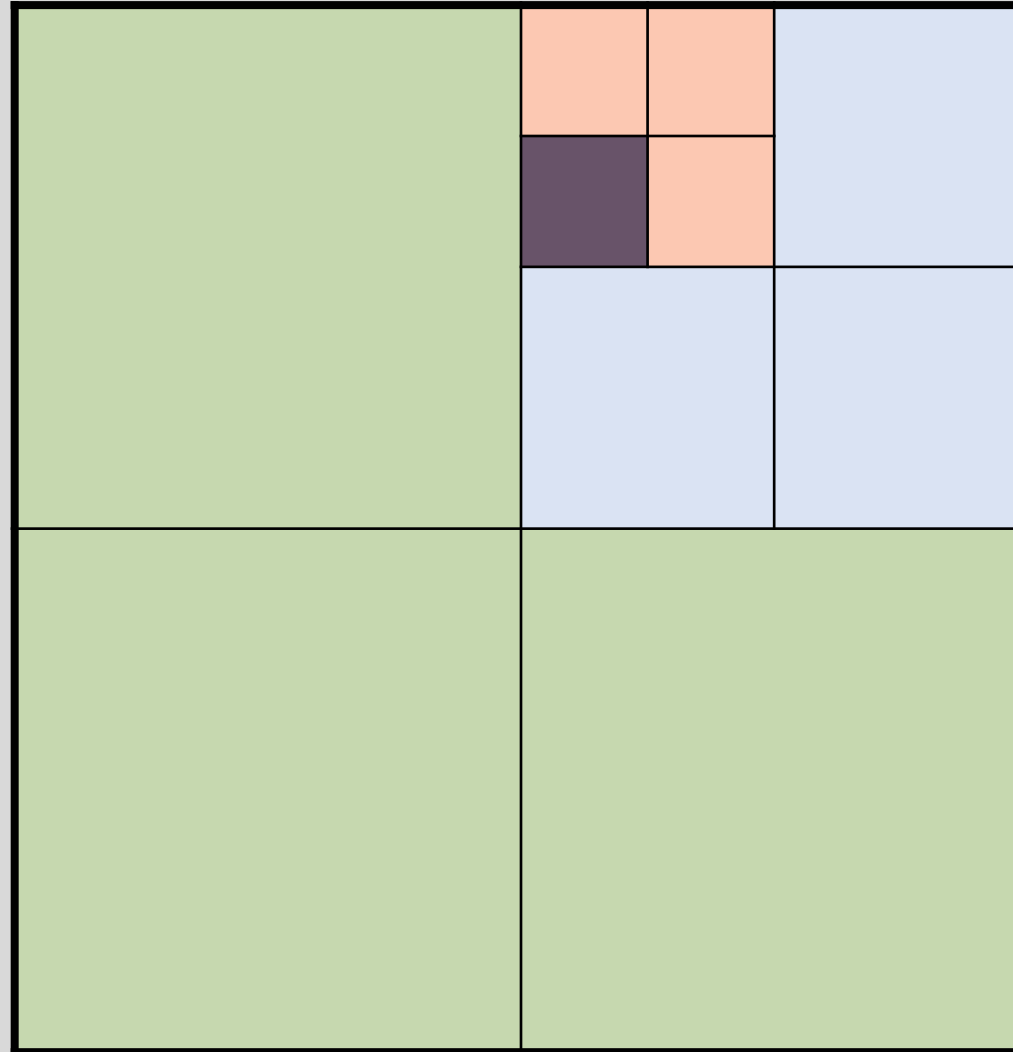
Sections



NW $\frac{1}{4}$
Divided by 4

Sec. 18
640 Acres

Sections



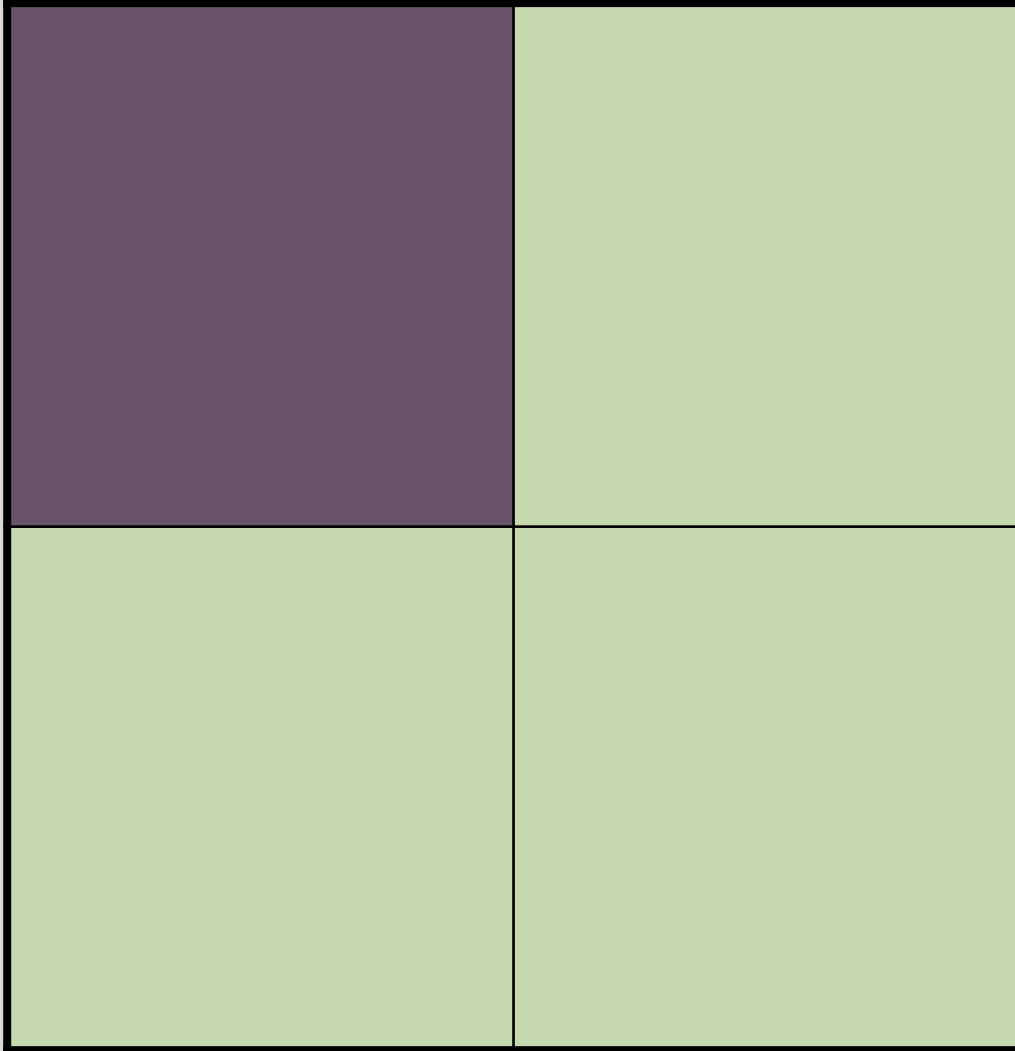
SW $\frac{1}{4}$
Divided by 4

NW $\frac{1}{4}$
Divided by 4

NE $\frac{1}{4}$
Divided by 4

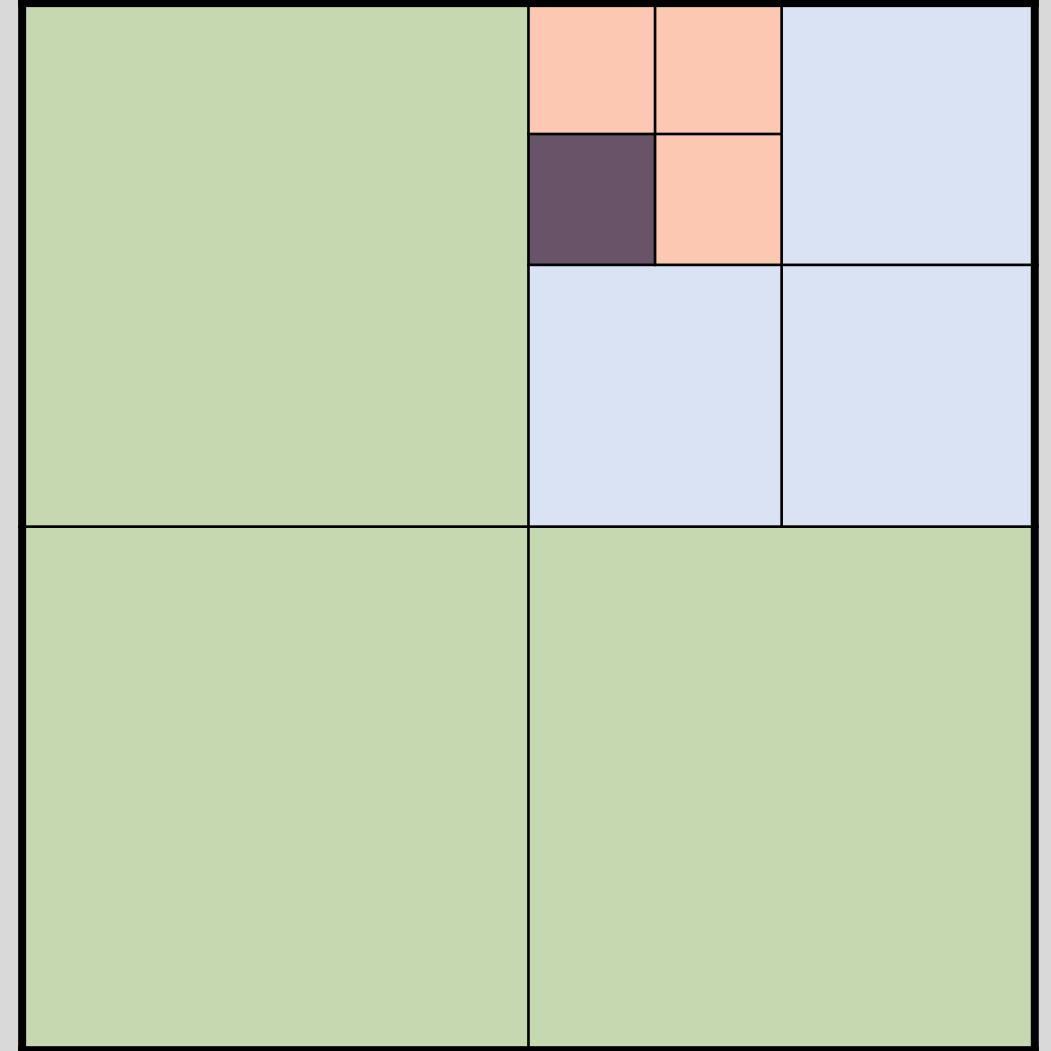
Sec. 18
640 Acres

Sections



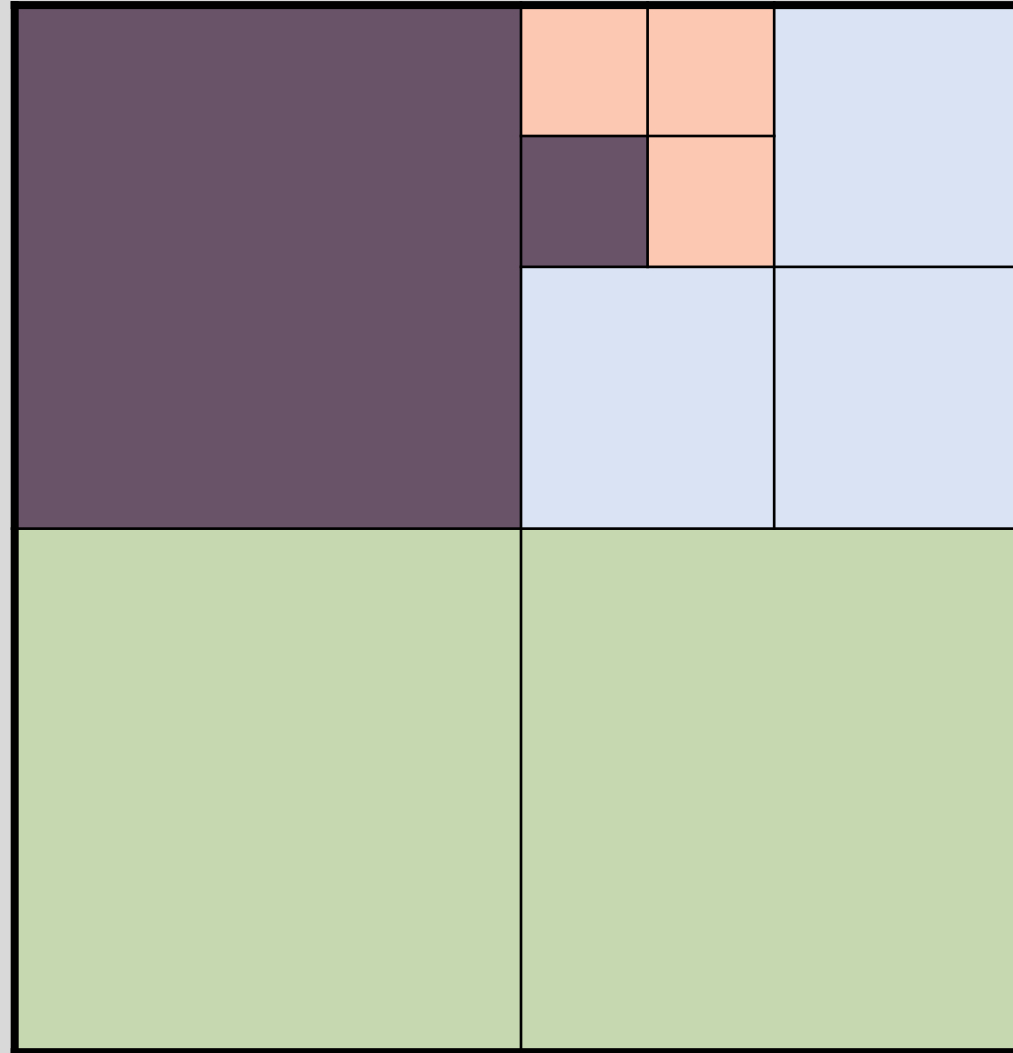
NW ¼ **Sec.18**
Divided by 4 **640 Acres**

**A
N
D**



SW ¼ **NW ¼** **NE ¼** **Sec. 18**
Divided by 4 **Divided by 4** **Divided by 4** **640 Acres**

Sections



NW $\frac{1}{4}$
Divided by 4

Sec.18
640 Acres

A
N
D

SW $\frac{1}{4}$
Divided by 4

NW $\frac{1}{4}$
Divided by 4

NE $\frac{1}{4}$
Divided by 4

Sec. 18
640 Acres

Math

$$\begin{array}{l} \text{T2N, R3W} \\ \text{Sec 18} \end{array} \quad \begin{array}{l} \text{NW } \frac{1}{4} \\ 640 \div 4 \end{array} \quad = 160$$

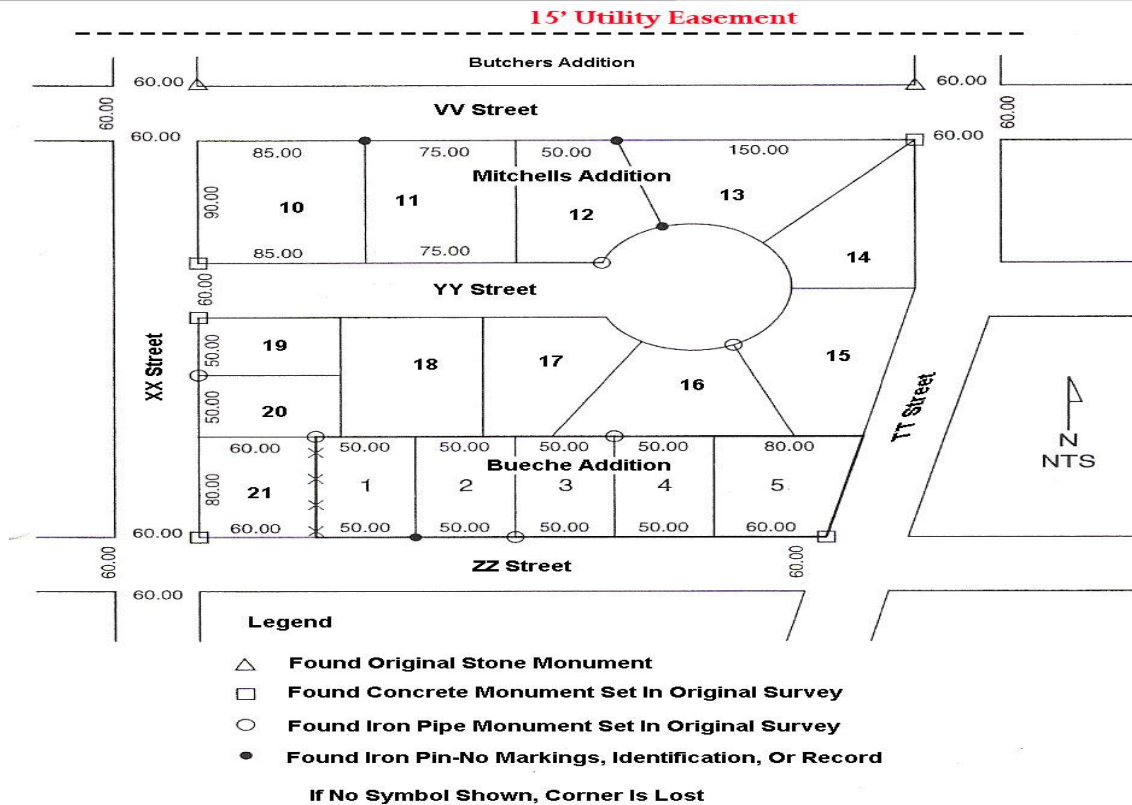
and

$$640 \quad \begin{array}{l} \text{SW } \frac{1}{4} \\ \div 4 \end{array} \quad \begin{array}{l} \text{NW } \frac{1}{4} \\ \div 4 \end{array} \quad \begin{array}{l} \text{NE } \frac{1}{4} \\ \div 4 \end{array} \quad = 10$$

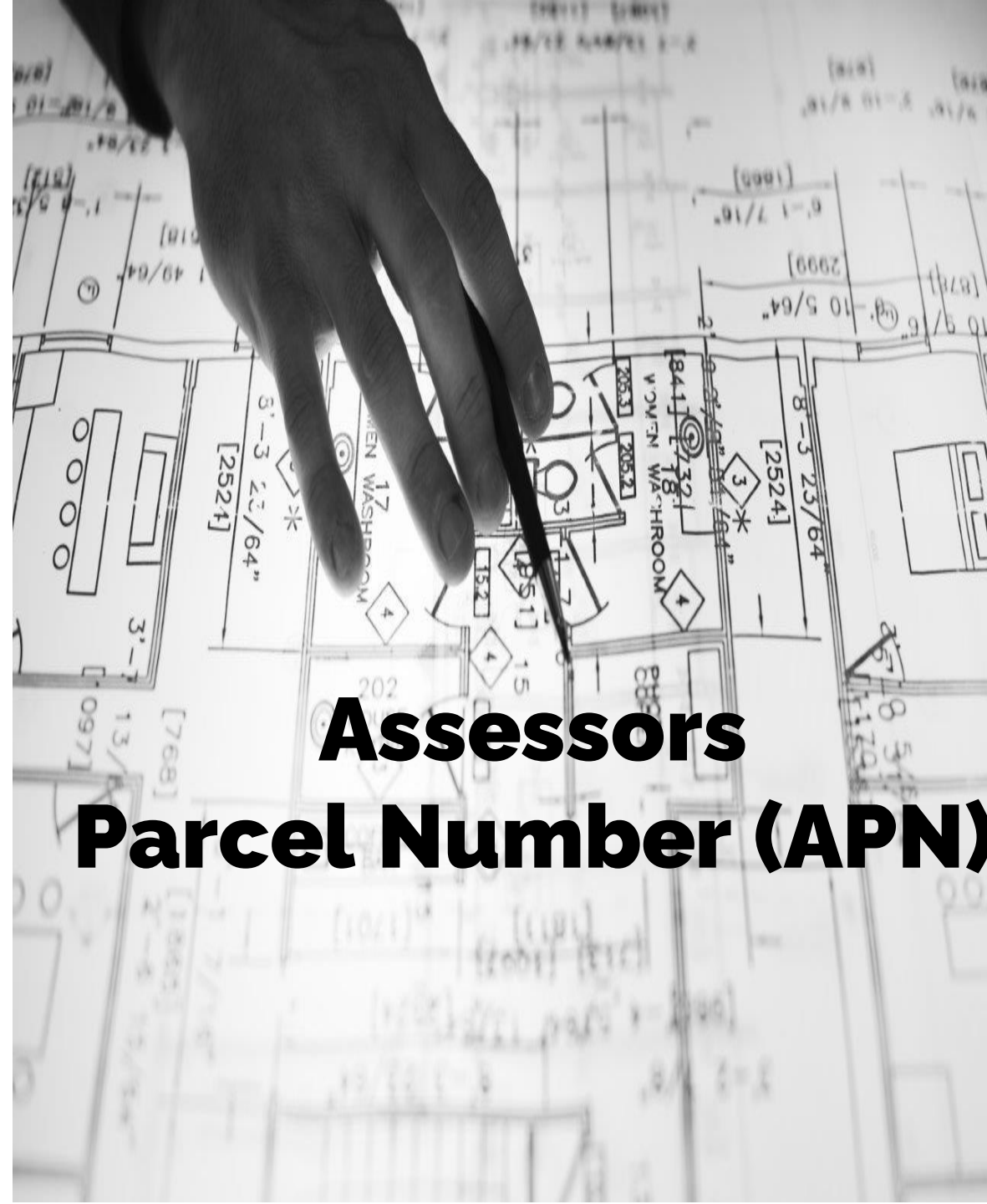
$$\mathbf{160 + 10 = 170 \text{ Acres}}$$

Plat Method (Lot and Block Number)

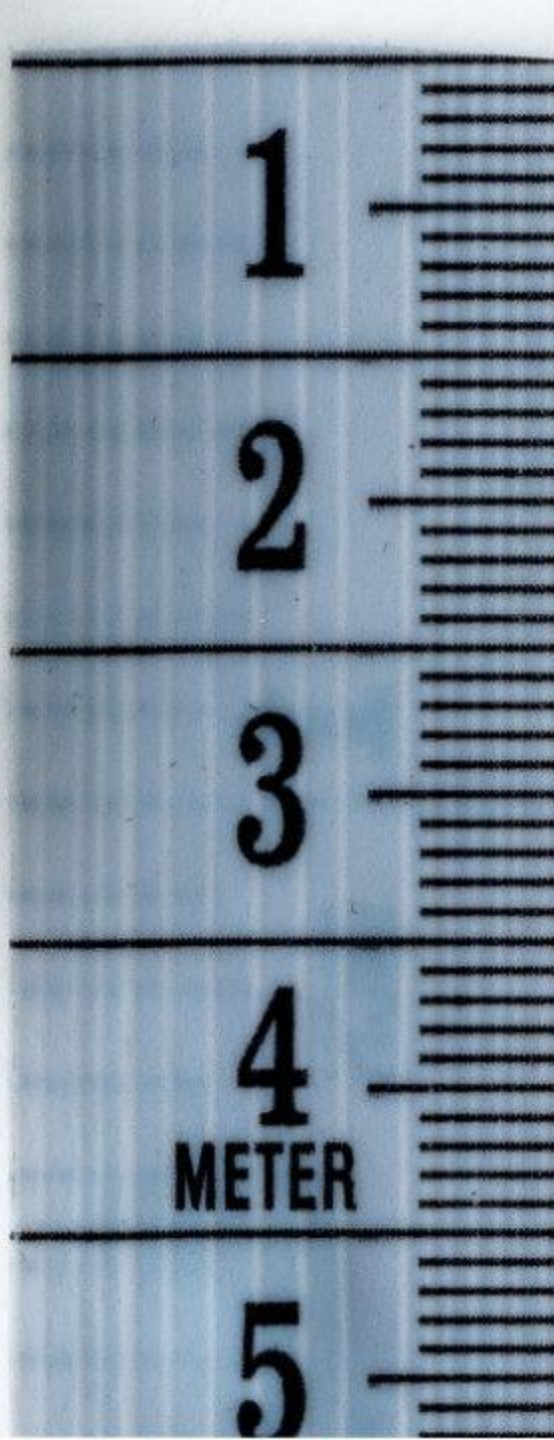
- Subdivision is divided into Blocks and Lots
- Used where Plat Maps have been recorded in the public record (residential subdivision)



- Number assigned by county property assessor
- Identifies property from all others – unique
- Assessors offices use different names for APN
 - ID number
 - Folio number
 - Assessor's identification number (AIN)
 - Parcel identification number (PIN)
 - Parcel Control number (PCN)



Assessors Parcel Number (APN)



Common Area Measurements

- **Acre** – 43,560 square feet
- **Section** – 640 acres
- **Township** – 36 square miles, not 6 miles square
- **Government lot** – fractional pieces of land less than a full quarter section located along the banks of lakes or streams
- **Check** – intersection of guide meridians and correction lines that form a square every 24 miles.

Measurements You Need to Know

Calculate the Area of a Rectangle

$$800^* \times 200 = 160,000 \text{ sq. ft}$$

* (The first dimension given is the front feet along the roadway)





Coffee Break

15 Minutes