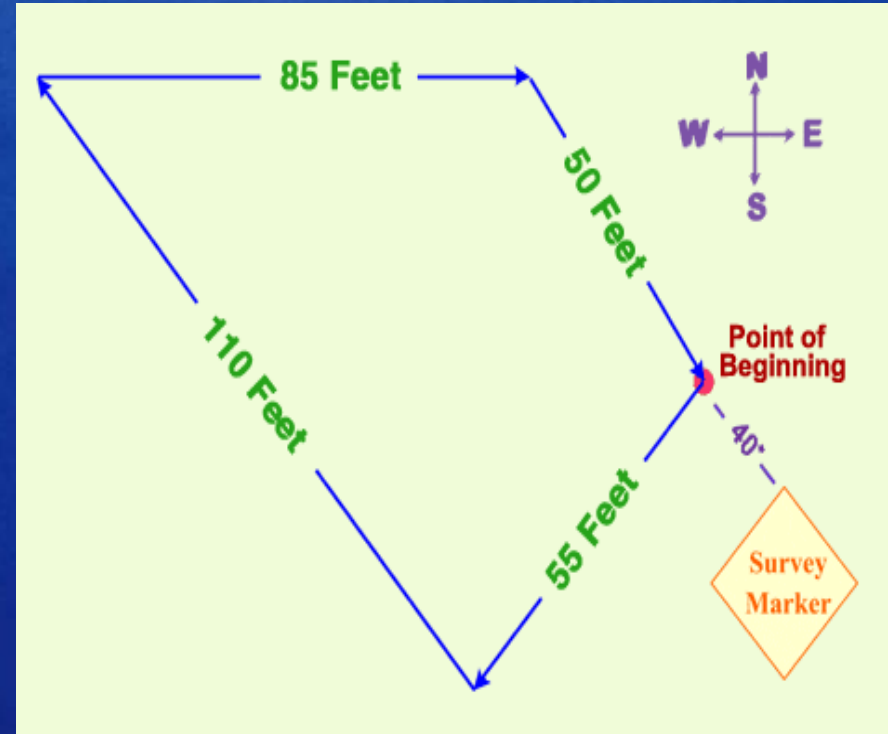


Reading a Metes and Bounds Description

Starts with the point of beginning, then gives the course (direction) and distance for each leg of the boundary, until it has described the full circuit and arrived back at the point of beginning.



A description of this property would read:
“Beginning at the old oak tree, go South 15° East 200 feet. Then go North 90° West 310 feet, more or less, to the centerline of Smith Creek. Then go northwesterly along the centerline of Smith Creek to a point due west of the old oak tree. Then go North 90° East 430 feet, more or less, to the point of beginning.”



Methods of Legal Description

Government survey

Government survey description: Property is identified by its location in a particular section, township, and range on a U.S. government survey map.

- ▶ Also called a rectangular survey description.

The government survey system is made up of a series of very large survey grids covering much of the United States, including California.

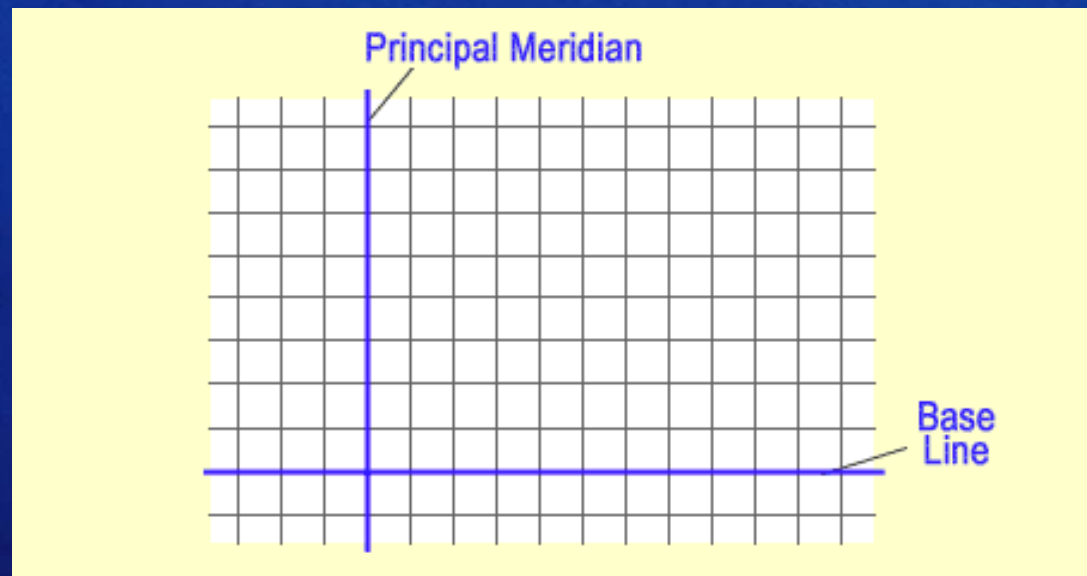


Government Survey Descriptions

Principal meridian & base line

Each of the grids has its own:

- ▶ **Principal meridian** (main north-south line)
- ▶ **Base line** (main east-west line)



Survey grids are identified by the name of the principal meridian.

In California:

- ▶ Humboldt Meridian
- ▶ Mount Diablo Meridian
- ▶ San Bernardino Meridian



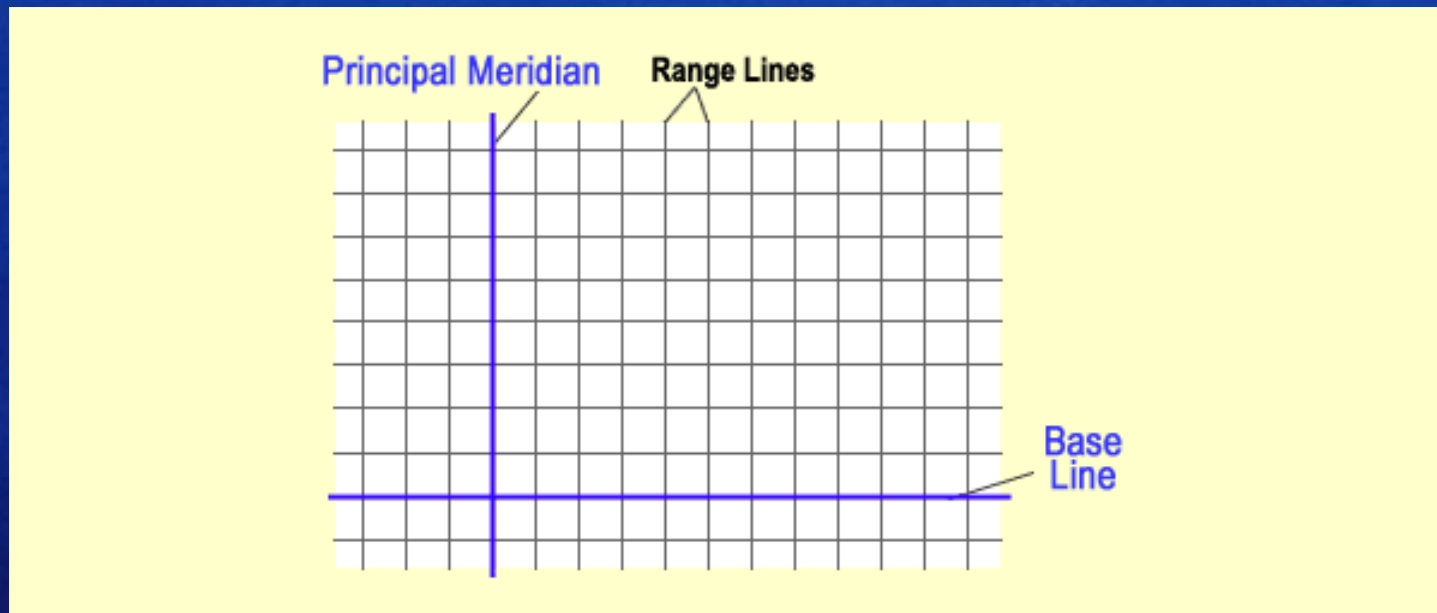
Government Survey Descriptions

Range & township lines

Each grid has grid lines running parallel to the principal meridian and to the base line at intervals of six miles.

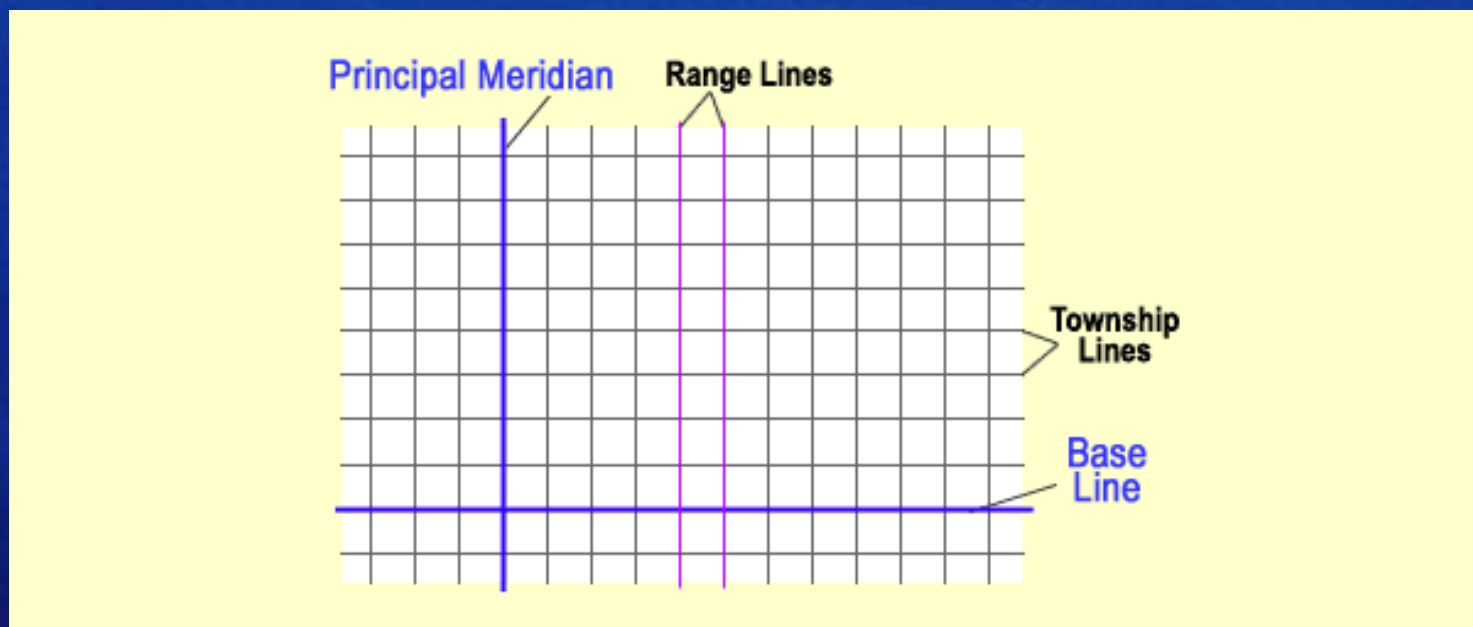
The north-south lines are called **range lines**.

- ▶ Range lines divide the land into columns called ranges.
- ▶ Each range is six miles wide.



The east-west lines that parallel the base line are called **township lines**.

- ▶ Township lines divide the land into rows called township tiers.

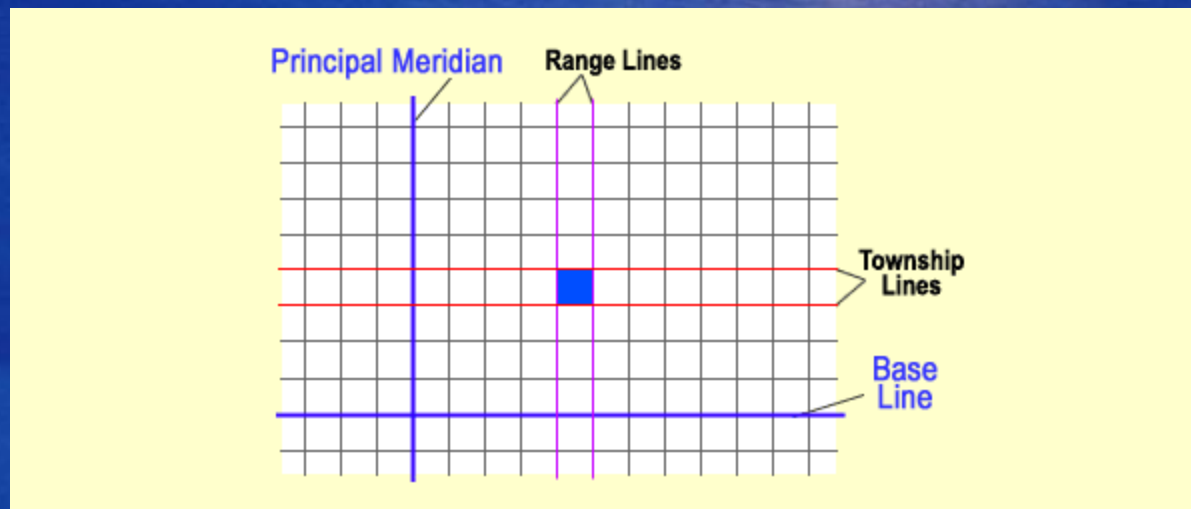


Government Survey Descriptions

Townships

- ▶ Each individual square is called a **township**.
- ▶ A particular township is identified by its position in relation to the base line and the principal meridian.

$$\text{Township} = \frac{6 \text{ miles} \times 6 \text{ miles}}{36 \text{ square miles}}$$



The location of the township on the screen is “Township 4 North, Range 5 East.”

It is the township created by the intersection of the fourth township tier north of the base line and the fifth range east of the principal meridian.

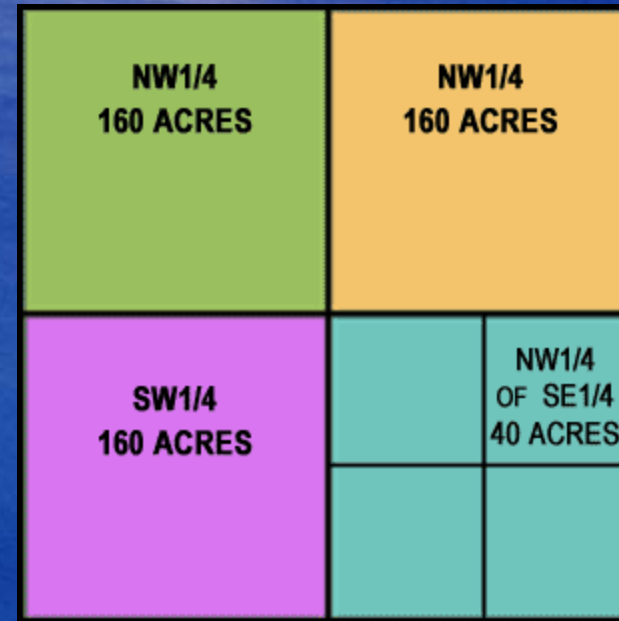
Government Survey Descriptions

Sections

- ▶ Each township is divided into 36 sections.
- ▶ Each section is one mile on each side, or one square mile.
 - Each section is 640 acres. (An acre contains 43,560 square feet.)

Township divided into Sections

| | | | | | | | | |
|--|-----------|--------|----|----|----|----|--------|-----------|
| | NW | | | | | | | NE |
| | | 1 mile | | | | | 1 mile | |
| | | 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 | |
| | SW | | | | | | | SE |



The sections within a township are numbered from 1 to 36. Most individual parcels are only part of a section, so they are described in terms of fractions, such as quarter sections or quarter-quarter sections.

A complete government survey description must include the section, township, and range.

It must also include the name of the principal meridian, to identify the grid.

