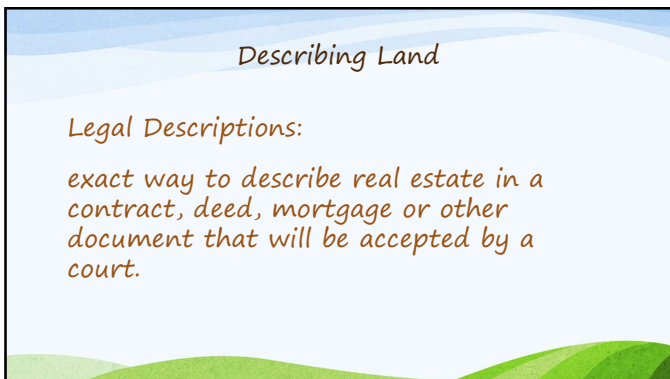




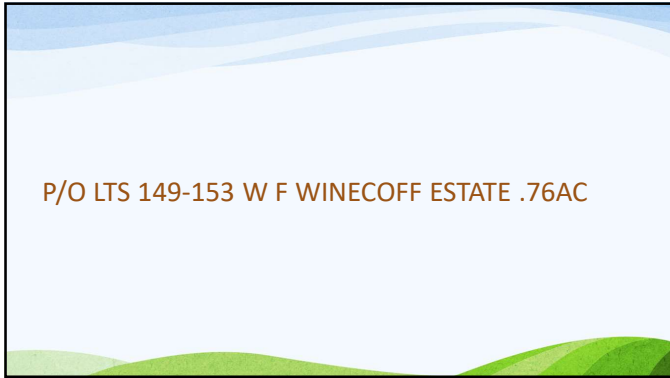
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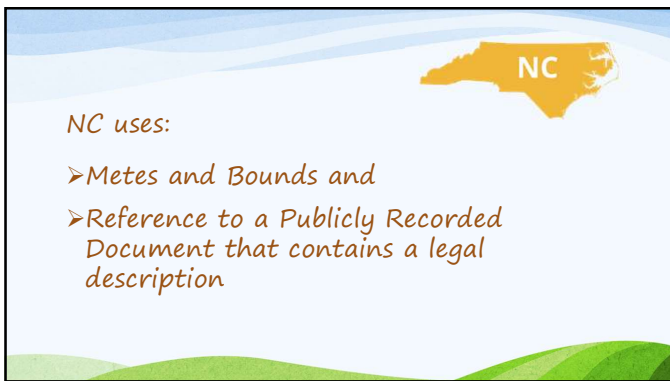
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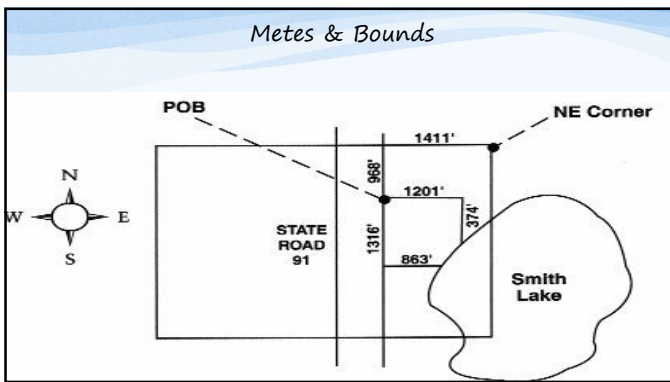
Point of Beginning (POB) = the first and last spot in description

Call = Gives the distance and measurement to every spot around the property – first point is always north or south

Monuments = fixed objects referenced in land description (stones, trees, streams, highways, etc)

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7



8

In Section 17, 28 feet to the South right of way line of Silver Lake Road and the **Point of Beginning**; thence continue S 0-degrees 03' 08" E, 409.67 feet; thence N 89 degrees 54' 41" W, 314.69 feet to the East line of a 20 foot easement; thence run N 0 degrees 04' 27" W along said line, 409.50 feet to the South right of way line of Silver Lake Road, thence run S 89 degrees 56' 41" E along said line 314.86 feet to the **Point of Beginning**

9

Rectangular (Government) Survey System
aka Geodetic System

- Established by Congress in 1785
- **Not used in NC** or original British colonies
- Based on two sets of intersecting lines
- 37 Principal meridians in the US

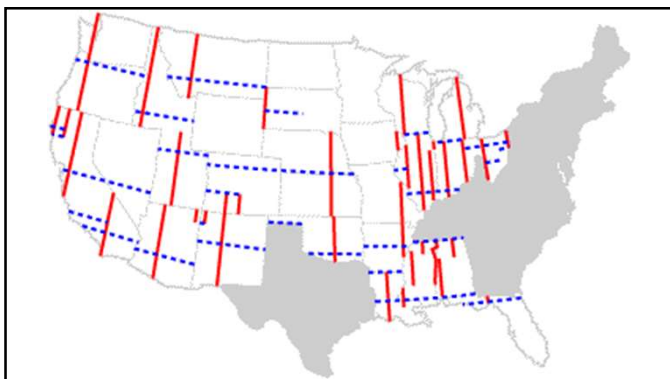
10



- Principal Meridians – runs north and south (37 in USA)
- Base lines (aka parallels) – run east to west
- Range – strip of land 6 mi wide, north and south, numbered east and west according to its distance from the principal Meridian
- Township lines (aka Tier) – all lines that run east to west, 6 mi apart

Page 75

11

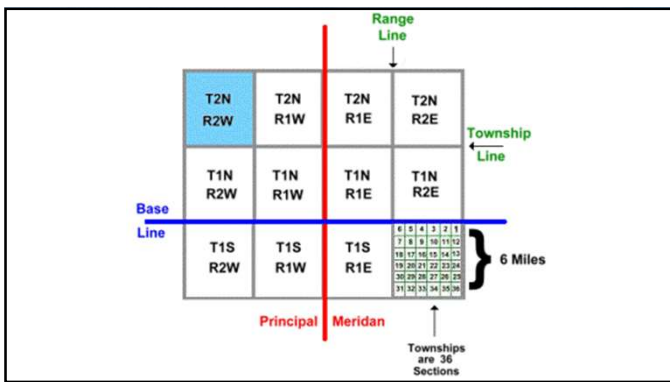


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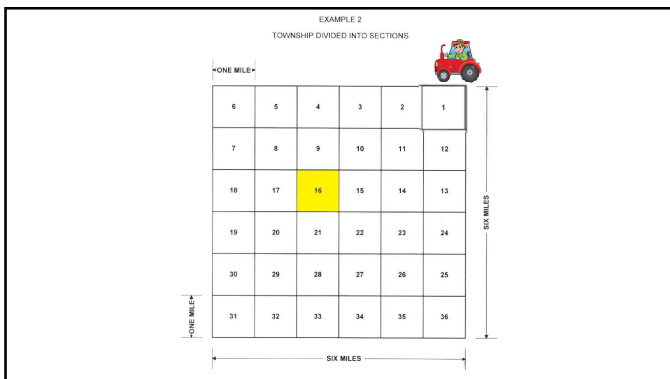
VIP

- Township – contains 36 Sections
- Section – is one square mile or 640 acres
- One Acre contains 43,560 square feet

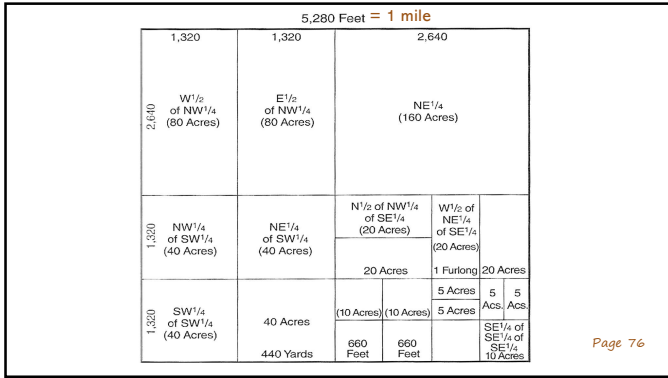
13



14



15



16

Math Short Cut for Acreage in Description

See Page 76

$$4 \times 4 \times 4 = 64$$

$$640 / 64 = 10 \text{ acres}$$

17

Reference to a Recorded Plat
aka Lot-and-Block
aka Recorded Plat System

- This is the **common and worry-free** method of describing property in urban areas.
- A Licensed surveyor prepares a plat map with divided sections, streets or access roads. When it is properly signed and approved it must be recorded in the public record to be legally acceptable property description.

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18

Reference to a Recorded Deed

- Should only be prepared by professional land surveyor or lawyer
- Realtors should not attempt to draft legal descriptions



19

Reference to a Recorded Deed

- Used in North Carolina
- Off an earlier deed to the identical property
- Deeds do not make reference to buildings on the property

20


Surveys

- Professional land surveyor sketches a survey showing location and dimensions of a parcel, identifies encroachments and easements
- Physical survey aka mortgage location survey aka identification survey show location, size, shape of buildings on the parcel

21

Surveys, Cont'd

- Topographic Survey shows lay of land (hills and valleys)
- Banks often want to verify the collateral of the loan they're making




**SURVEYS ARE ONLY VALID
ON THE DAY THEY ARE DONE**

22

In the Rectangular Survey System, a township contains

- a. Six miles
- b. 640 Acres
- c. 42 Sections
- d. A parallel and a meridian




23

In the Rectangular Survey System, a township contains:

b. 640 acres

24

In the Metes and Bounds description the POB is:



- a. Point of Boundary
- b. Point of Beginning
- c. Point of Base line
- d. Place of Beginning

25

In the Metes and Bounds System the POB is :

b. The Point of Beginning

26

A real estate sales contract, to be enforceable, must:

- a. Contain a legal description of the property
- b. Be written on a form approved by the state bar association
- c. Be acknowledged by three witnesses
- d. Be recorded within three days to be satisfied




27

A real estate sales contract, to be enforceable, must:

a. Contain a legal description of the property

28

Math





29

Math Formulas for Square Footage

Rectangle & Square
Length x Width = Square Footage

Triangle
Base x Height / 2

“Square” Yards
Length x Width (in feet) / 9

  **Page 80**

30

How many acres are there in a lot that measures 190' in length and 350' in width

$$190' \times 350' = 66,500 \text{ sf}$$

$$66,500 \text{ sf} / 43,560 = 1.5266 = 1.53$$

31

If land near Statesville in Iredell county is selling for \$34,950 per acre how much would a tract of land measuring 290' by 427' cost?

$$290' \times 427' = 123,830 \text{ sf}$$

$$123,830 \text{ sf} / 43,560 \text{ sf} = 2.84 \text{ acres}$$

$$2.84 \text{ acres} \times \$34,950 = \$99,258$$

32

If you purchased a lot that is 173' x 150' in Stanly County for \$7,984.24 what was the price per acre?

$$173' \times 150' = 25,950 \text{ sf}$$

$$25,950 \text{ sf} / 43,560 \text{ sf per acre} = 0.6 \text{ acre}$$

$$\$7,984.24 / 0.6 \text{ acre} = \$13,307.07 \text{ per acre}$$

Part	7,984.24
Whole Rate	\$13,307.07 0.6

33
