

Quiz 9: Legal Descriptions

- A township contains
 - 6 square miles.
 - 640 acres.
 - 23,040 square feet.
 - 36 sections.
- How many acres are in a lot that is $\frac{1}{4}$ of a mile wide by $\frac{1}{4}$ of a mile long?
 - 10
 - 120
 - 40
 - 80
- A metes-and-bounds legal description
 - can be made only in areas excluded from the public land survey system.
 - is not acceptable in court in most jurisdictions.
 - must commence and finish at the same identifiable point.
 - is used to complete areas omitted from recorded subdivision plats.
- Strips of land six miles wide that run north and south are called
 - tiers.
 - ranges.
 - latitudes.
 - longitudes.
- The numbering of sections in a township begins in the section in the
 - northeast corner and then runs easterly.
 - northwest corner and then runs easterly.
 - northeast corner and then runs westerly.
 - northwest corner and then runs westerly.
- The following legal description contains how many acres: the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7?
 - 2.5
 - 5
 - 10
 - 20
- How many lots, each measuring 72.5 feet wide by 100 feet deep, could be made from a two-acre parcel of land?
 - 6
 - 7
 - 12
 - 14
- A parcel of land described as "the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, T4N, R8W of the Third Principal Meridian" was sold for \$2,500 per acre. The listing broker will receive a 5 percent commission on the total sales price. How much will the broker receive?
 - \$5,000
 - \$2,500
 - \$12,800
 - \$15,000
- The system of legal description that defines a parcel of land by tracing its perimeter is the
 - geodetic survey.
 - public land survey.
 - lot and block system.
 - metes and bounds system.

10. "Beginning at the SE corner of the NE 1/4 of the section, then due west 5,280 feet more or less to the SW corner of the NW 1/4, then north along the west line of the section 2,640 feet, more or less, to the NW corner of said NW 1/4, then in a straight line to the point of beginning." How many acres does this parcel contain? (*Hint: Draw it out on a Section*)

- a. 80 acres
- b. 160 acres
- c. 240 acres
- d. 320 acres

11. How many linear feet of fence are needed along one side of 1.5 miles of roadway?

- a. 7,920
- b. 8,250
- c. 13,430
- d. 16,450

12. The primary survey line running east and west in the public land survey system is the

- a. township line.
- b. base line.
- c. range line.
- d. principal meridian.

13. A section

- a. is 1 mile square.
- b. contains 460 acres.
- c. has a perimeter of 5,280 square feet.
- d. can be any numbered anywhere from 1 to 50.

14. The section of land reserved for school purposes in the public land survey system is section

- a. 12.
- b. 16.
- c. 20.
- d. 36.

15. A lot with a depth of 80 feet and an area of 4,800 square feet was sold for \$350 per front foot. What was the total sales price?

- a. \$21,000
- b. \$28,000
- c. \$31,800
- d. \$35,000

16. In parts of the country where there are many lakes and rivers, the public land survey system designations will often include:

- a. hyphenated sections.
- b. meander-line sections.
- c. mean water-line sections.
- d. fractional sections.

17. Which of the following parcels of land is the smallest?

- a. 2 sections
- b. 5 percent of a township
- c. 2 square miles
- d. 1,280 acres

18. The primary survey line running north and south in any area described by the public land survey system is its

- a. township line.
- b. base line.
- c. range line.
- d. principal meridian.

19. A standard public land survey system section contains

- a. 36 townships.
- b. 160 government lots.
- c. 160 acres.
- d. 640 acres.

20. A farmer owned Section #18 and sold the south one-half. He then fenced in the northern one-half. How many linear (straight) feet of fencing did he use if he had two 6 foot wide gates?

- a. 27,720
- b. 15,828
- c. 18,530
- d. 14,250

21. A recorded subdivision plat is used in the

- a. fractional survey system.
- b. public land survey system.
- c. lot and block survey system.
- d. metes and bounds system.

22. How many acres are in a parcel described as, "The NW 1/4 of the SE 1/4 and the S 1/2 of the SW 1/4 of the NE 1/4 of Section 4"?

- a. 40 acres
- b. 50 acres
- c. 60 acres
- d. 80 acres

23. The owner has a large parcel of land surveyed into lots and streets and files a subdivision plat. Each lot can be legally described by use of which of the following?

- a. Street address
- b. Public land survey
- c. Metes and bounds
- d. Lot and block

24. The method of describing land that uses degrees, feet, and monuments is known as the

- a. angular system.
- b. metes-and-bounds system.
- c. public land-survey system.
- d. lot-and-block system.

Quiz 9: Legal Description Answer Key

1. d. Each section is 1 square mile. Each township is 6 miles square and contains 36 square miles and so a township contains 36 sections.
2. c. $1,320 \text{ feet } (1/4 \text{ mi}) \times 1,320 \text{ feet} = 1,742,400 \text{ square feet}$ divided by $43,560$ (feet in an acre) = 40 acres.
3. c. A metes-and-bounds description starts at a POB (point of beginning) and always end back at the POB so that the described tract is completely enclosed.
4. b. The land on either side of a principal meridian is divided into six mile-wide strips that run north and south, parallel to the meridian, and the strips of land are called ranges.
5. c. Township sections are numbered 1-36 and Section 1 is always in the northeast upper right-hand corner. The numbering proceeds from right to left, to the upper left-hand corner (westerly).
6. b. Multiply all denominators: $2 \times 4 \times 4 \times 4 = 128$; Divide 640 (acres in a section) by $128 = 5$ acres.
7. c. $72.5 \times 100 = 7,250$ (square feet of each lot); $43,560 \times 2 = 87,040$ (2 acres); $87,040$ divided by $7,250 = 12$ (lots).
8. a. Multiply denominators $4 \times 4 = 16$; 640 acres (1 section) divided by $16 = 40$ (acres); $40 \times \$2,500$ per acre = $\$100,000$ (sales price); $\$100,000 \times 5\%$ (.05) = $\$5,000$ commission).
9. d. A metes and bounds description starts at a POB (point of beginning) and always ends back at the POB so that the described tract is completely enclosed.
10. b. This parcel of land has only three sides. $5,280 \text{ feet} \times 2,640 \text{ feet} = 13,939,200 \text{ sq feet}$; Divide by $43,560 \text{ sq feet}$ (one acre) = 320 (acres); Divide by $1/2 = 160$ (acres).
11. a. $5,280 \text{ feet} = 1 \text{ mile}$; $.5 \times 5,280 = 2,640 \text{ feet} = \text{half mile}$; $2,640 + 5,280 = 7,920$ (linear feet of fence).
12. b. The base lines run east and west in a public land survey system, while the principal meridians run north and south.
13. a. Each township contains 36 sections and each section is 1 square mile.
14. b. By law, each section number 16 is set aside for school purposes.
15. a. $4,800 \text{ square feet}$ divided by 80 feet (one side) = 60 front feet; $60 \times \$350/\text{ft} = \$21,000$ (sales price).
16. d. Fractional sections are undersized or oversized sections that may result from physical difficulties encountered in the actual survey, such as rivers and lakes.
17. b. 5% of a township is $1,152$ acres ($.05 \times 23,040$ acres, which is 640 acres \times 36 sections). 2 sections (2 square miles) are $1,280$ acres. (159, Math FAQ's)
18. d. The principal meridians run north and south in a public land survey system, and the base lines run east and west.
19. d. Each township contains 36 sections and each section is a square mile, or 640 acres.
20. b. One section: $5,280 \text{ feet} \times 5,280 \text{ feet}$. Half has sold, so $5,280 \text{ feet} \times 2,640 \text{ feet}$. Fencing is linear: $5,280 + 2,640 + 5,280 + 2,640$ minus 12 feet (2 gates) = $15,828$ (linear feet).
21. c. A recorded subdivision plat, which becomes part of the legal description, uses the lot and block system.
22. c. Multiply denominators for first part: $4 \times 4 = 16$; 640 acres divided by $16 = 40$ acres; multiply denominators for second part $2 \times 4 \times 4 = 32$; 640 divided by $32 = 20$ (acres).; $40 + 20 = 60$ (acres).
23. d. The lot and block system is often used to describe property in subdivisions.
24. b. A metes-and-bounds system starts at a POB (point of beginning) and proceeds around the property's boundaries by referring to linear measurements, monuments, and directions.