



## Chapter 5 – Study Notes

### Key Terms

#### Land Description

A written description that uniquely describes and identifies a parcel of land. Allows land to be used as a capital asset and to have legal protection.

#### Plat

A graphical map that accompanies a written description of land and depicts the described parcel. Used as an aid to interpret the written land description.

### Key Concepts

#### Types of Boundaries

- 1) Boundaries between private lands.
- 2) Boundaries between public and private lands.
- 3) Boundaries between public jurisdictions.
- 4) Regulatory boundaries. (Landon added this one.)

#### Characteristics of “Good” Boundaries

- Permanent. (Here today and here tomorrow.)
- Recognizable.
- Locatable without ambiguity (by a competent boundary surveyor).

#### The Basis For Boundaries

- 1) Natural objects. (For example: Creeks, mountain ridges, trees.)
- 2) Man-made objects. (Artificial monuments.)
- 3) Legal or mathematical entities. (Measurements.)

#### The Purpose Of Land Descriptions

- Land descriptions uniquely identify a parcel of land. This allows land parcels to be the subject of commercial transactions.
- Land descriptions allow a parcel of land to behave as a capital asset.



- Legal protection (for land that can be identified in a legal action using a land description) removes the need to physical occupy and defend land.

### **Types Of Land Descriptions**

- 1) Lot and block. (Reference to a subdivision map.)
- 2) Metes and bounds.
- 3) PLSS
- 4) Other (Strip/By Area/By Width/One Side Of A Line)

### **Requirements For A Good Land Description**

- Correct and accurate.
- Related to an established and identifiable point on the ground.
- Identify a unique parcel of land.
- Able to be retraced on the ground by a competent boundary surveyor.
- Allow for the determination of the relationship between the subject parcel and adjoining.

### **Main Parts Of A Land Description**

- Land descriptions have three main parts. (Landon added the third part.)
  - 1) Caption. The caption has the general location of the parcel and the identification of the parcel. It may also identify the legal jurisdiction of the parcel and the owners of the parcel.
  - 2) Body. The body contains the detailed description of the parcel.
  - 3) End notes. The end notes contain information on the coordinate reference system, units, basis-of-bearing and other notes from the boundary surveyor related to the land description.

### **Considerations For Land Descriptions**

- Sufficient information for document references. (Recording identifier, date recorded, and document name.)
- Adequate description of referenced monuments.
- Basis-of-bearings.
- Coordinate reference system information.
- Sufficient data for all curves.

### **Land Description Plats**

- Plats aid in the interpretation of the written description.
- Plats are required to accompany a written description in some jurisdictions.



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- Usually have to meet the requirements of the recorder. (Sheet size, legibility, and colors.)
- Should include the subject parcel boundary (with measurements), point of commencement, point of beginning, other points of reference, subject parcel identification and ownership info, and adjoiner parcel identification and ownership info.