

Study Sheet Legal Descriptions in Indiana

Summary

In this section, you learned how to explain the three most commonly used methods for describing real estate. You can also now define the terms associated with real estate legal description.

Top Takeaways

- A survey is a professional, on-site measurement of the lot lines and dimensions of a property, including the location of any improvements (such as a house), as well as any encroachments or easements.
- Methods of land description include:
 - Metes and bounds, which use compass headings and directions
 - Lot and block, which provides plat references
 - Rectangular (government) survey system, which divides surveyed land into six-mile-square townships that are further subdivided
 - Monument system, in which permanent land markers are used as points of beginning
- Common calculations include
 - Area for a square = side x side
 - Area for a rectangle = length x width
 - Area for a triangle = (.5 base) x height
 - Acreage = property size ÷ 43560 square feet
 - Hectares = property size in acres ÷ 2.47 acres
 - Price per square foot = sales price ÷ area

Key Terms

Mile	5,280 feet
Benchmark	Usually a brass marker set into concrete that marks datum points
Legal description	A description of the land that specifies the boundaries and location of a specific piece of real property
Survey	A professional, on-site measurement of lot lines, dimensions, and elements of a property
Metes and bounds	A type of legal description that uses monuments, compass headings, and directions; It starts at a point of beginning and follows the boundaries using directions and distance and returns to the point of beginning

Lot and block	A type of legal description that begins with either a metes and bounds or a rectangular survey description; divides land into lots with numerical designations of the parcel; aka plat reference system
Rectangular government survey system	A type of legal description that divides surveyed land into six-mile square townships, which are further subdivided; regulated by the U.S. Department of the Interior, Bureau of Land Management; not used in the original 13 colonies, and Texas, West Virginia, or Kentucky
Principal meridian vs. base line	The north-south line that runs through the initial point of a township vs. the east-west line that runs through the initial point of the township
Section	640 acres (one square mile); A section is 1/36 of a township
Township	A geographic reference that consists of 36 sections in a government survey system
Plat map	A very detailed map showing land divided into numbered (or lettered) lots and blocks, including streets, access roads, and other important features, as well as all lot measurements and distances between points

Take a look back at your notes for these items:

- Surveying and describing land
- Basic units of land measurement
- Metes and bounds
- Rectangular government survey system