

**Converting Distances**

- 1 Rod (16 2/3 ft) = 166 2/3 ft
- 1 Chain = 100 Links = 66 ft
- 1 Link = 7.92 ft
- 1 Survey Foot = 1.000 ft
- 1 Mile = 5280 ft



**Types of Curves**

- Simple Curve
- Compound Curve
- Vertical Curve
- Spiral Curve

**Offsets of a Line**

- Constant
- Variable
- Square
- Rectangular



**Offsets of a curved line**

- Constant
- Variable

# Topics in Land Surveying: *Legal Description Comprehension*

TREC #7223  
Tim Howell, RLS



**Topics in Land Surveying:**  
*Legal Description Comprehension*

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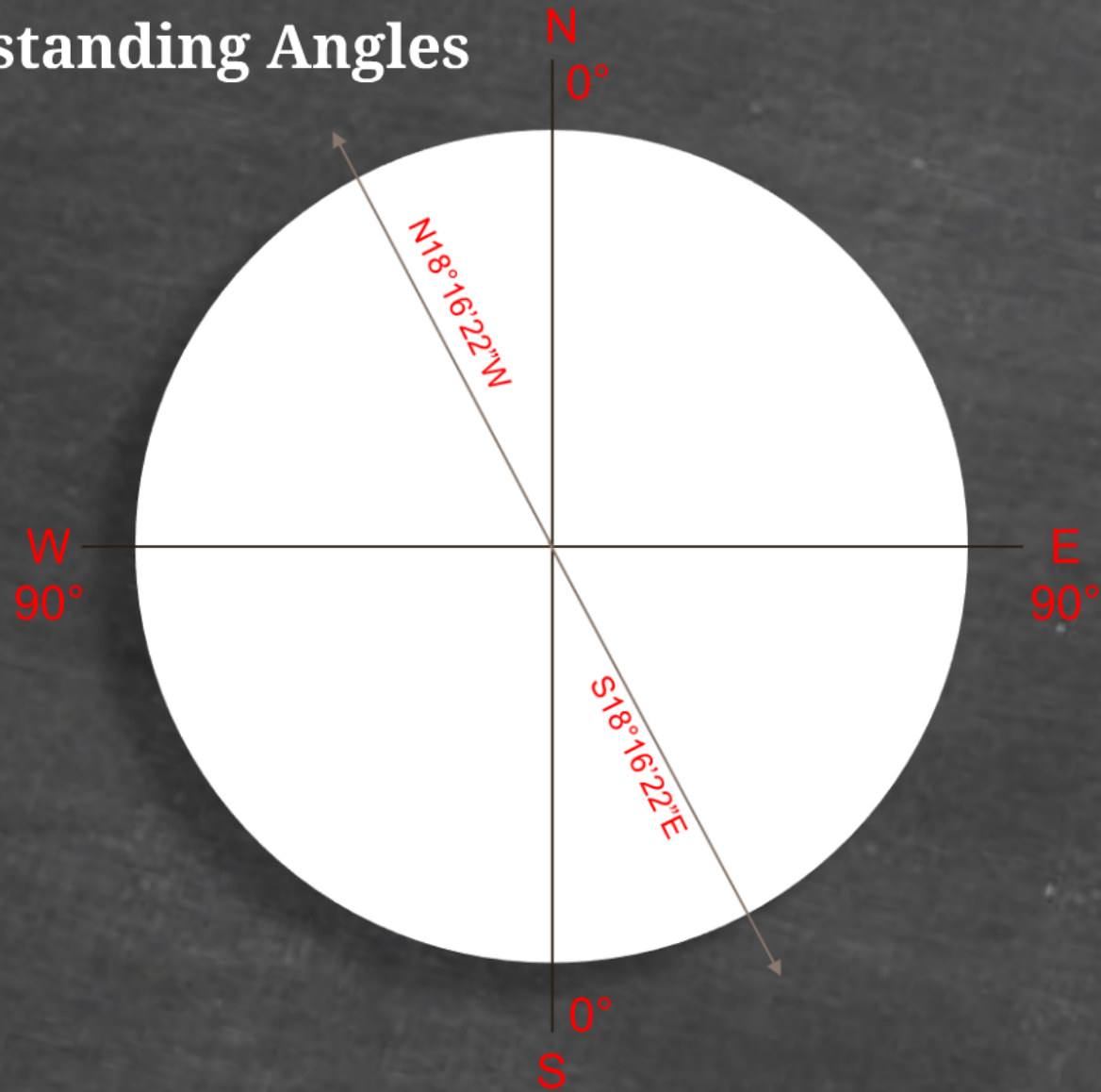


# *Bearings*

- North or South (N)
- Degrees (18°)
- Minutes (16')
- Seconds (22")
- East or West (W)



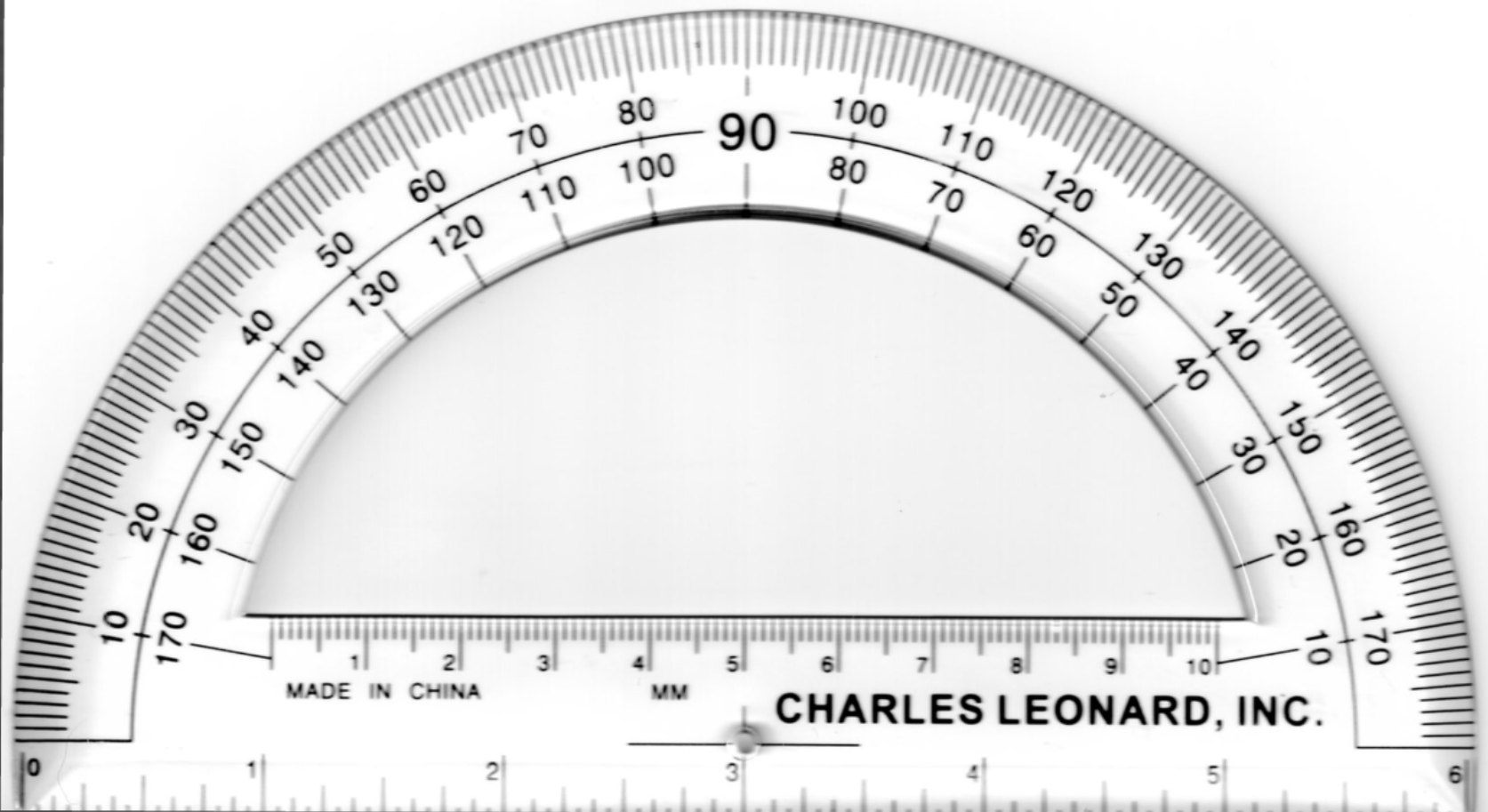
# Understanding Angles

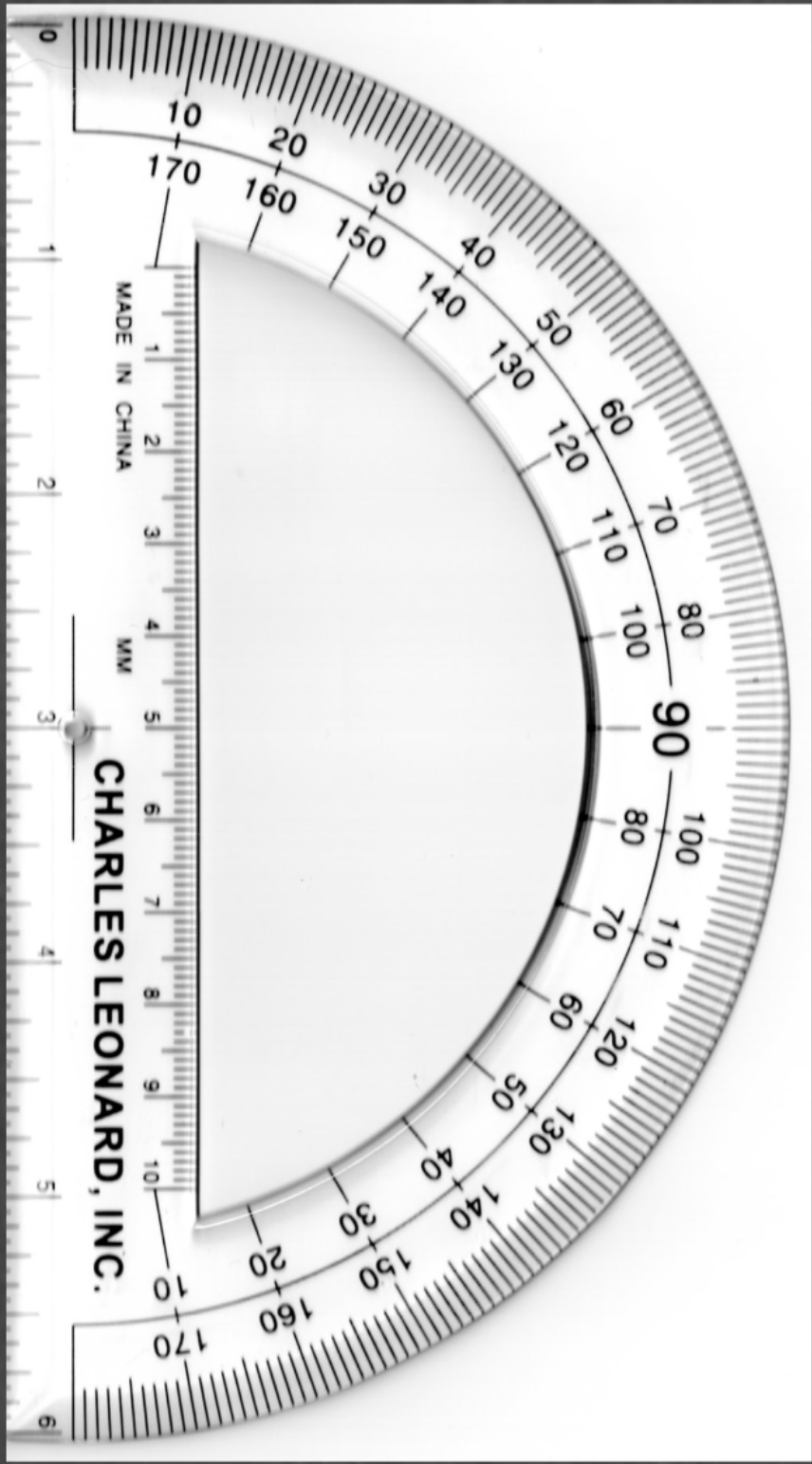


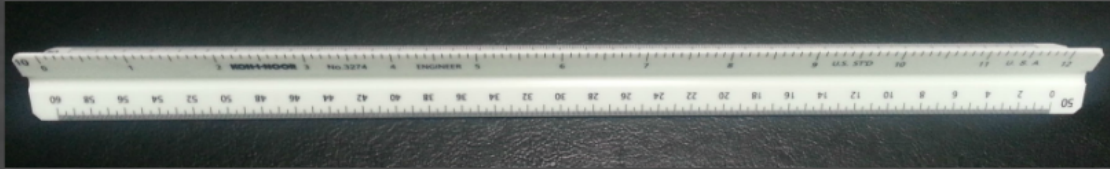
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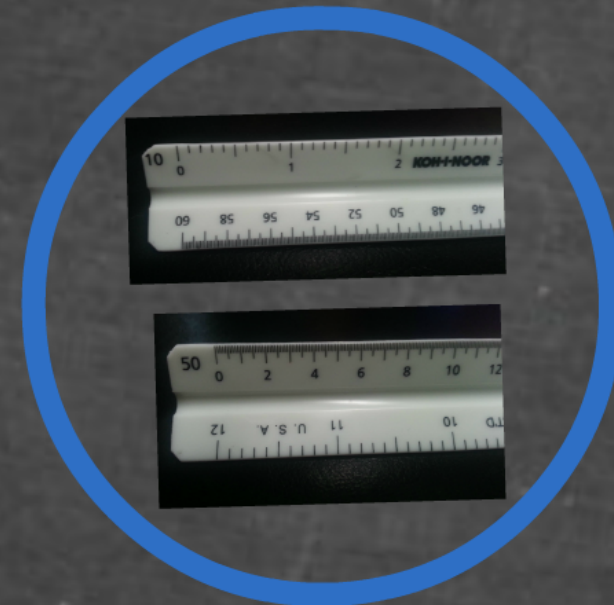






## *Engineer's Scale*

10, 20, 30, 40, 50, & 60

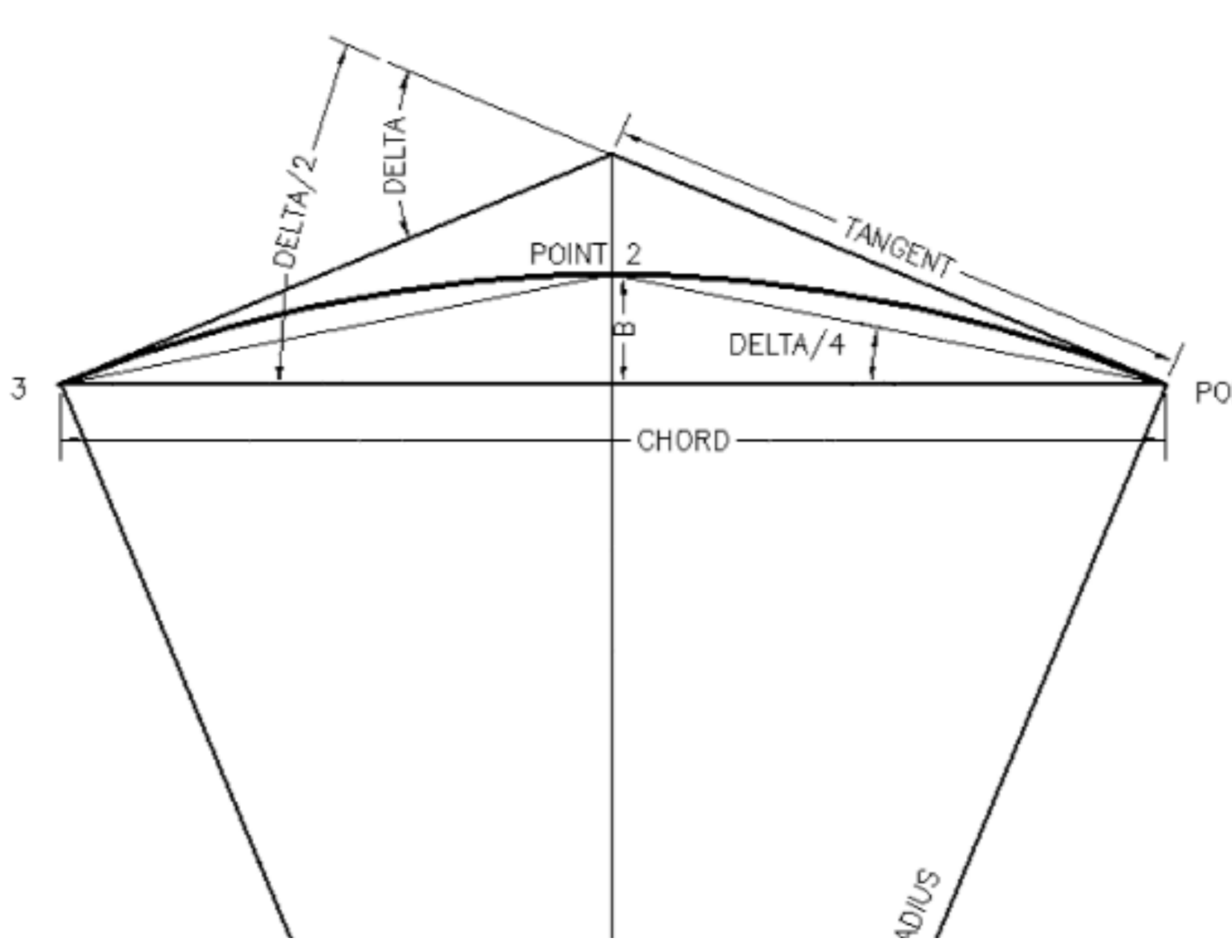




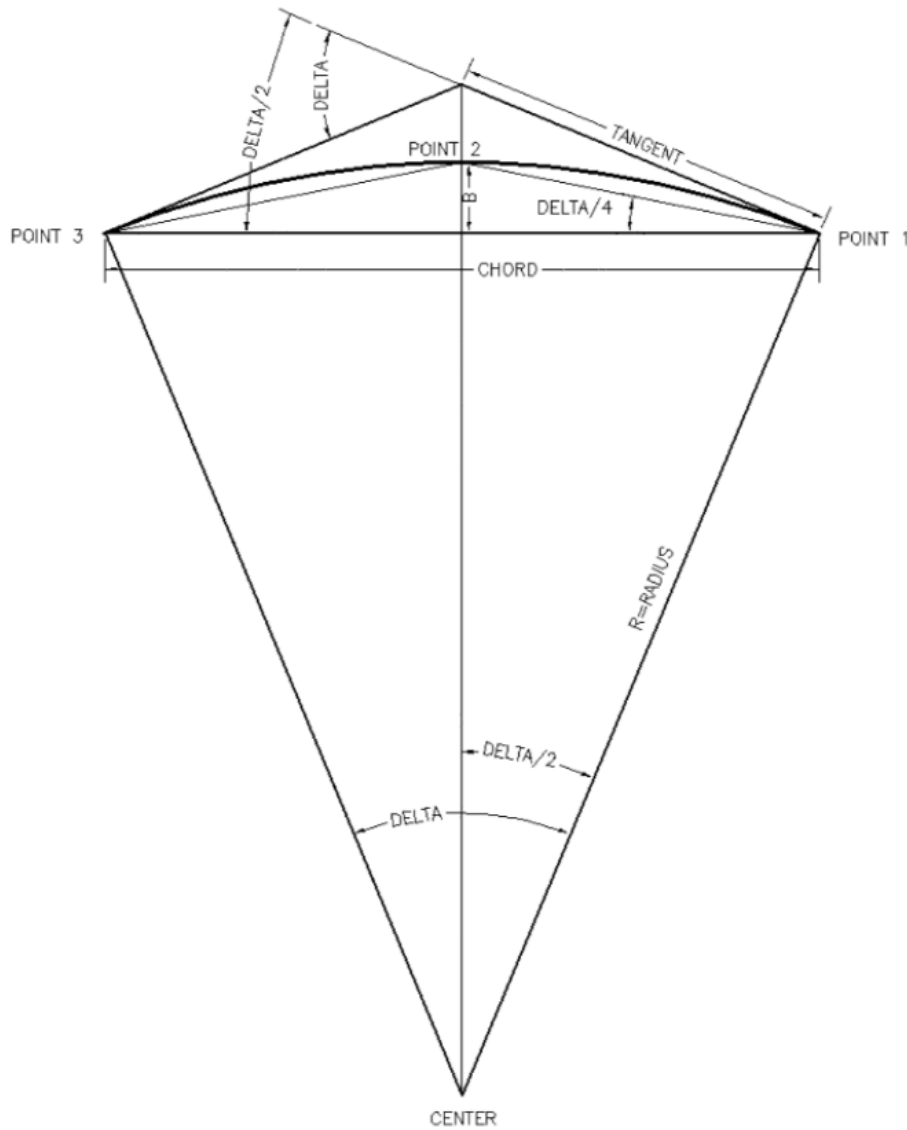


# Converting Distances

- 1 Mile (statute) = 5280 feet
- 1 Chain = 100 links or 66 feet\*
- 1 Rod or Pole = 16.5 feet
- 1 Meter = 3.280833333 feet
- 1 US Survey Foot = 1 foot
- 1 inch = 0.083 feet







$R=100.00'$

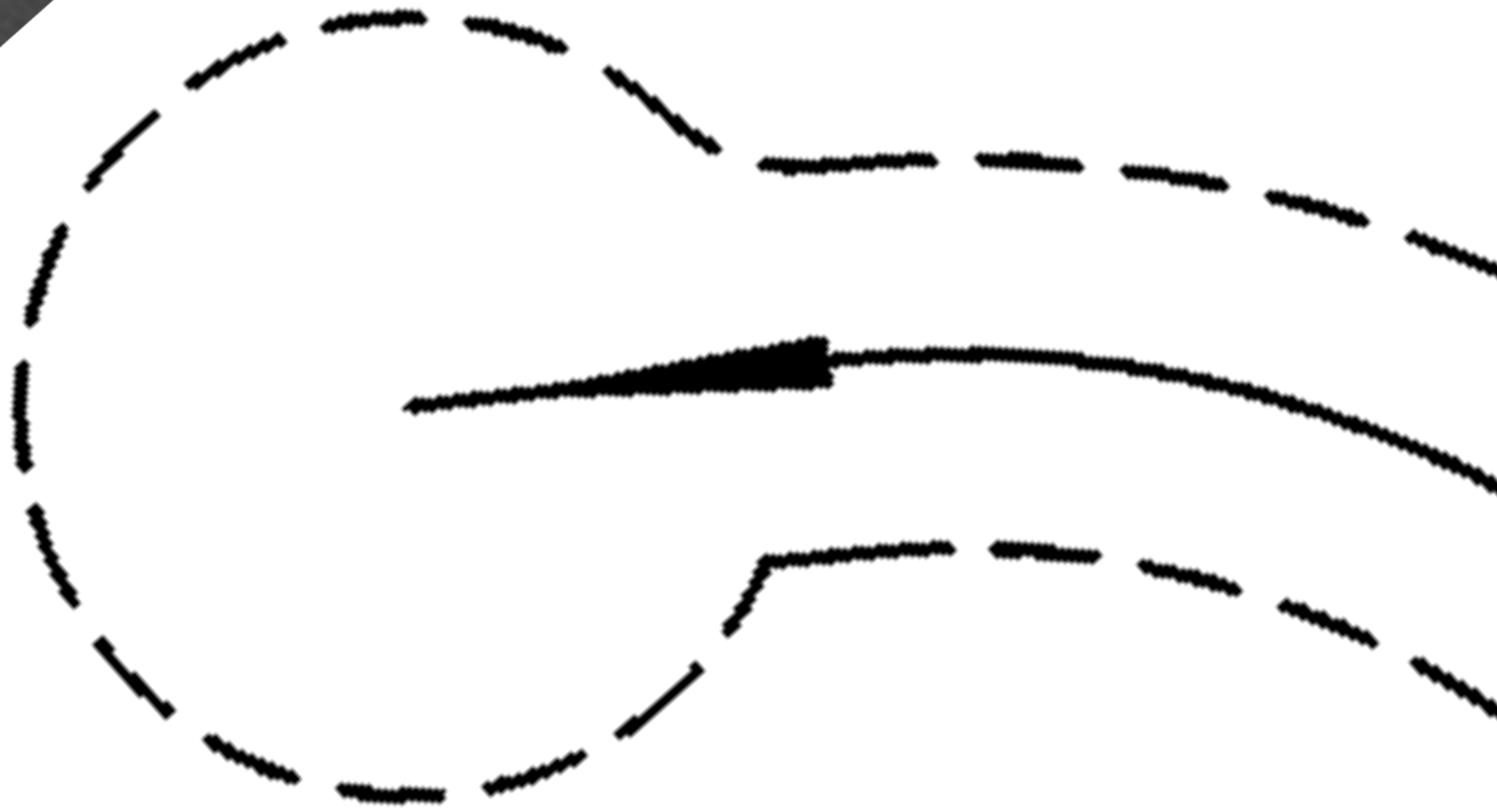
$A=85.73'$

$CD= 83.13'$

$CB=N90^{\circ}00'00''W$

$\Delta=49^{\circ}07'16''$







# Types of Descriptions

## *Platted Description*

A platted description is similar to the following:  
“...all of Lot No. 421, Block 44...as shown by map of record in Plat Book 1, page 23, in the Register’s Office for Roane County, Tennessee...”

## *Metes and Bounds*

A complete perimeter description where as each course is described in sequence in a constant direction with adequate information to recreate it on the ground.

# Elements of a Deed

- Preparer
- Participants
- Purpose Statement
- General Location
- Description
- Reference to Ownership

084-033

This Instrument Prepared By:  
ALLIANCE TITLE SERVICES, INC.  
10424 Kingston Pike, Suite 7  
Knoxville, TN 37922

SHERRY WITT  
REGISTER OF DEEDS  
KNOX COUNTY

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR

DEC 14 2009

PHIL BALLARD

PART OF CLT # 084 - 033.00

## QUIT CLAIM DEED

THIS INDENTURE, made the <sup>14<sup>th</sup></sup> day of November, 2009, by and between JOHNNIE L. BREWER, widow and CALVIN C. LEEPER and wife, RUTH P. LEEPER (Grantors), JOHNNIE L. BREWER, unmarried, (Grantees).

WITNESSETH

That this said Grantor, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell, remise, release and QUIT-CLAIM unto the said Grantee, the following described premises, to wit:

SITUATED in the Eighth (8th) Civil District of Knox County, Tennessee, and being more particularly described as follows:

BEGINNING at a new iron pin located on the Northern right of way line of Pine Grove Road 506.7 feet Northeast of the intersection of Moshina Rd. and Pine Grove Rd. and corner to the remaining lands of Brewer (WD. 1932 PG. 708), said pin located 25 feet from the centerline of said road, thence leaving the right of way of Pine Grove Rd. and with Brewer, North 25 deg., 58 min., 40 sec., West a distance of 309.43 feet to a new iron pin; thence continuing with Brewer, North 64 deg., 47 min., 29 sec., East a distance of 164.62 feet to a new iron pin; thence continuing with Brewer, South 28 deg., 29 min., 48 sec., East a distance of 141.44 FET to a new iron pin located on the Northern right of way line of Pine Grove Rd., thence with Pine Grove Rd., South 30 deg., 17 min., 27 seconds East a distance of 145.44 feet; thence South 57 deg., 11 min., 13 sec., West a distance of 149.45 feet; thence a curve turning to the right, an arc length 33.51', a radius of 625.63', and a chord bearing a distance of South deg., 43 min., 20 sec., West, 33.51', to a new iron pin; the point of beginning having a area of 1.18 acres, 51417.98 square fee.

Also conveyed with the aforesaid property, a 30 foot wide access easement to Pine Groves Rd. being more particularly described as follows: Beginning at a new iron pin located on the Northern right of way line, 25 feet from the centerline, of Pine Grove Rd. and being 689.66 feet Northeast from the intersection of Moshina Rd. and Pine Grove Rd. and being the Western most corner of the aforesaid property, North 30 deg., 17 min., 27 sec., West a distance of 145.44 feet to a new iron pin, thence leaving Western line of aforesaid property, North 59 deg., 42 min., 33 sec., East a distance of 143.74 feet to a point of the Northern right of way of Pine Grove Rd., thence with said right of way, South 55 deg., 04 min., 15 sec., West a distance of 10.33 feet, thence continuing, South 57 deg., 11 min., 13 sec., West a distance of 19.72 feet to a new iron pin, the point of beginning. Containing 0.10 acres, 4341.4 sq. feet.

According to the survey by Eddy R. Garrett, RLS#1544, 4839 Shady Rd. Strawberry Plains, TN. 37871, dated 10/26/09, and bearing a drawing Number of 09-179, subject property being part of Tax Map 84 Parcel 33.00.

BEING a portion of the same property conveyed to William E. Brewer and wife, Johnnie L. Brewer and Calvin C. Leeper and wife, Ruth P. Leeper by Deed from First Southern Bank, dated November 18, 1987 and recorded November 19, 1987 in Deed Book 1932, Page 708 in the Register's Office for Knox County, Tennessee.

Knox County Page: 1 of 3  
REC'D FOR REC 12/14/2009 4:08:46PM  
RECORD FEE: \$17.00  
M. TAX \$0.00 T. TAX \$0.00  
200912140040855

This Instrument Prepared By:  
**ALLIANCE TITLE SERVICES, INC.**  
10424 Kingston Pike, Suite 7  
Knoxville, TN 37922

**PART OF CLT # 084 – 033.00**

QUIT CL

QUIT CLAIM DEED

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REC'D FOR REC 12/14/2009 4:08:46PM  
RECORD FEE: \$17.00  
M. TAX: \$0.00 T. TAX: \$0.00  
**200912140040855**

# Examples:

**BEGINNING** at a steel pin on the shore line of Douglas Lake, a corner to Headrick, elevation 1002; thence with Headrick North 24 deg. 50 min. East 211.3 feet to a steel pin at the edge of the road; thence North 81 deg. 37 min. West 268.4 feet to a steel pin; thence South 70 deg. 38 min. West 176.4 feet to a steel pin; thence South 63 deg. 48 min. West 146 feet to a steel pin; thence South 20 deg. 27 min. East 400 feet to a pine on shore line (1002 elevation); thence along shore line 1002 elevation approximately 3500 feet to the **BEGINNING**.

**STARTING** at chestnut oak to a maple pointed by black oak 18 poles eastward; thence northward cross hollow up hill 17 poles to a black pine stump pointed by a locust; thence westward 25 poles to a double chestnut oak; thence down hill across hollow 24 poles to chestnut oak to **Beginning**.

**TO FIND THE POINT OF BEGINNING** start at a railroad spike marking the intersection of the West line of Paint Rock Ferry Road and the North line of Onlake Drive; thence following Paint Rock Ferry Road North 34 degrees 45 minutes West 122.2 feet to an iron rod, **THIS BEING THE POINT OF BEGINNING**; from said point of beginning, bisecting the Gill land South 81 degrees 50 minutes West 359.6 feet to an iron rod in the 745 foot contour line; thence following that contour line on a curve having a chord call and distance of North 42 degrees 28 minutes East 65.0 feet to an iron rod; thence again following that contour line as it curves, having a chord call

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# Elements of a good legal description

- Must contain enough language to convey a sense of what is being described.
- Include all the elements shown on the plat that is feasible.
- This is a narrative, tell the story laid out on the plat.
- Have enough elements to reconstruct the description
- Describe, describe, describe...



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*Legal Description Comprehension*

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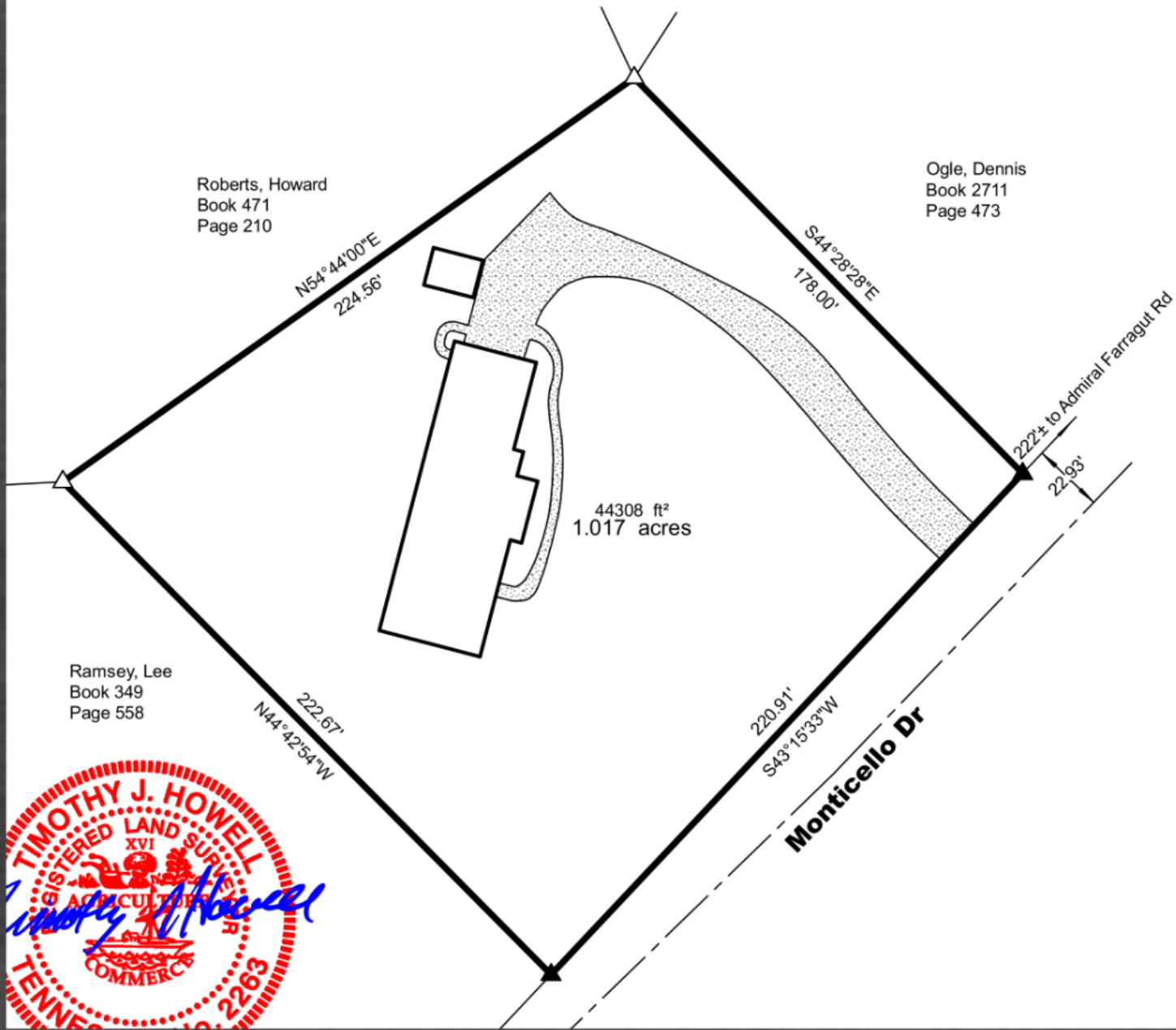




Fannon, Joseph  
Book 438  
Page 766

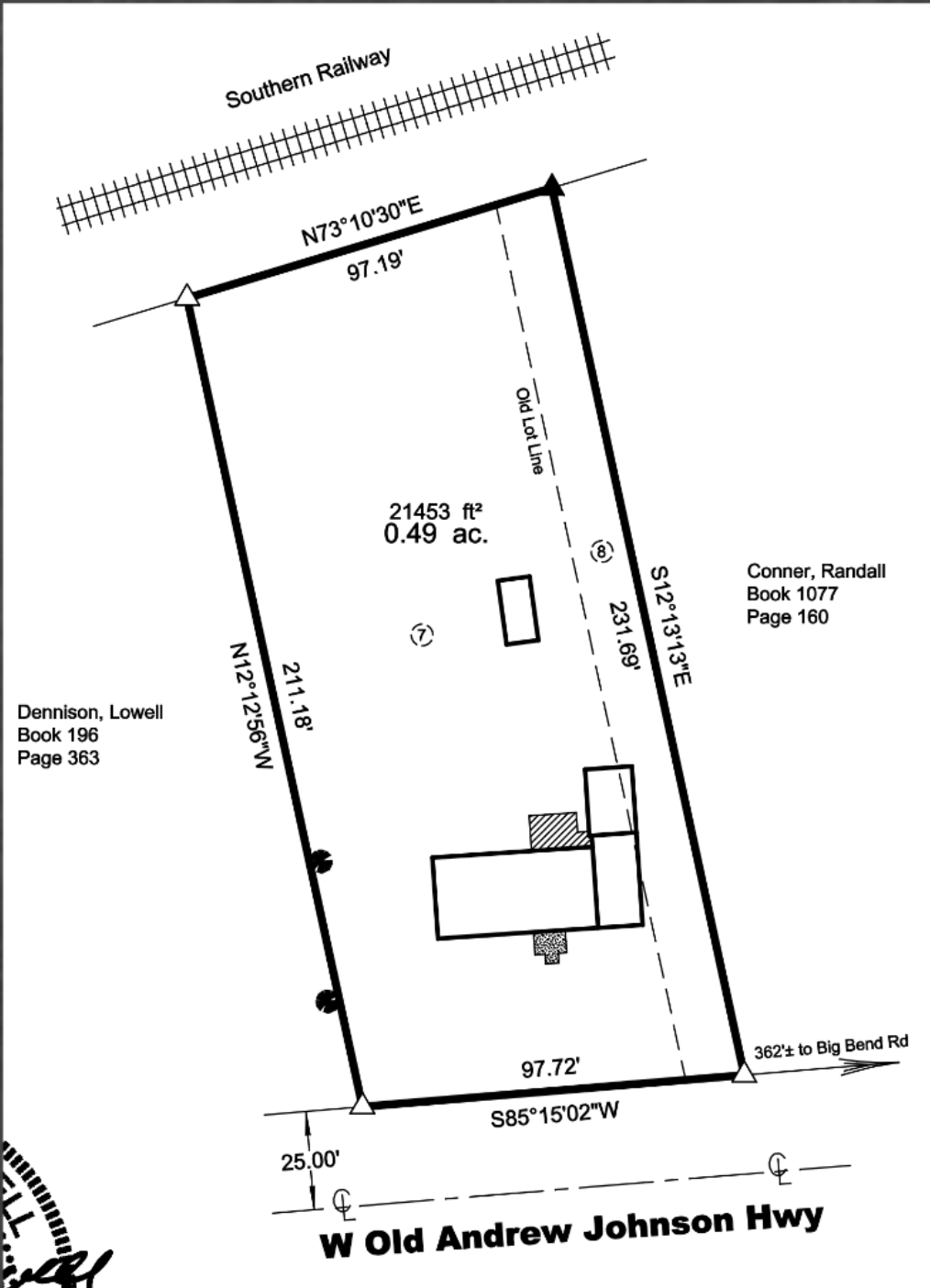
Roberts, Howard  
Book 471  
Page 210

Ogle, Dennis  
Book 2711  
Page 473



Ramsey, Lee  
Book 349  
Page 558





Dennison, Lowell  
 Book 196  
 Page 363

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