

Legal Descriptions

Three examples from

Interpretation of Real Property Descriptions

FLORIDA ASSOCIATION OF CADASTRAL
MAPPERS

In conjunction with
THE FLORIDA DEPARTMENT
OF REVENUE

Presents
FACM COURSE 3
INTERPRETATION OF REAL PROPERTY
DESCRIPTIONS

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- (1) Lot 32 of Hillside Heights Subdivision, as recorded in Plat Book 115, Pages 43 and 44, of the Public Records of Polk County, Florida.

- (2) A strip of land 20 feet wide in Section 13, Township 28 South, Range 23 East, Polk County, Florida, lying 10 feet on each side of the following specifically described centerline: From the Northwest Corner of said Section 13, bear N.45°W. a distance of 100.00 feet to the terminus of said centerline.

- (3) From the Northwest Corner of Section 10, Township 10 South, Range 2 West, Tallahassee Meridian, bear N.45°W. a distance of 10.00 feet to the intersection thereof with the Centerline of United States Highway 90 (US 90) as per Florida Department of Transportation Right of Way Maps for Section 02601-256-456 having a latest date of January 1, 1956; thence N.45°E. along the said centerline a distance of 10.00 feet to the intersection thereof with the centerline of Fred Street as shown on the recorded subdivision plat of Fred's Subdivision, a subdivision as recorded in Plat Book 34 on Page 23 of the Public Records of Leon County, Florida; thence S.45°E. along said the centerline of said Fred Street, a distance of 10.00 feet to the intersection thereof with a line which lies 10 feet Southeasterly of and parallel with the centerline of said US 90; thence S.45°W. along said parallel line a distance of 10.00 to the Point of Beginning.

Locating the Property:

What state?

What county?

Is there an official plat?

What US survey?

What township (identified by Township and Range numbers)?

Is the location narrowed down by one or more rectangles?

Is there a metes and bounds description (perhaps starting at the smallest rectangle)?

Where does the metes and bounds description start?

Where does the metes and bounds description end?

Does the description close?