

## **Chapter 9 Questions Legal Descriptions**

1. How many acres are in a lot that is  $\frac{1}{4}$  of a mile wide by  $\frac{1}{4}$  of a mile long?
  - a. 10
  - b. 120
  - c. 40
  - d. 80
  
2. The numbering of sections in a township begins in the section in the
  - a. northeast corner and then runs easterly.
  - b. northwest corner and then runs easterly.
  - c. northeast corner and then runs westerly.
  - d. northwest corner and then runs westerly.
  
3. 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?
  - a. 2.5
  - b. 5
  - c. 10
  - d. 20
  
4. A township contains
  - a. 6 square miles.
  - b. 640 acres.
  - c. 23,040 square feet.
  - d. 36 sections.
  
5. Strips of land six miles wide that run north and south are called
  - a. tiers.
  - b. ranges.
  - c. latitudes.
  - d. longitudes.

6. A metes-and-bounds legal description
  - a. can be made only in areas excluded from the rectangular survey system.
  - b. is not acceptable in court in most jurisdictions.
  - c. must commence and finish at the same identifiable point.
  - d. is used to complete areas omitted from recorded subdivision plats.
  
7. How many lots, each measuring 72.5 feet wide by 100 feet deep, could be made from a two-acre parcel of land?
  - a. 6
  - b. 7
  - c. 12
  - d. 14
  
8. A parcel of land described as "the NW 1/4 and the SW 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?
  - a. \$5,000
  - b. \$2,500
  - c. \$12,800
  - d. \$15,000
  
9. The section of land reserved for school purposes in the rectangular survey system is section
  - a. 12.
  - b. 16.
  - c. 20.
  - d. 36.
  
10. The system of legal description that defines a parcel of land by tracing its perimeter is the
  - a. geodetic survey.
  - b. rectangular survey.
  - c. lot and block system.
  - d. metes and bounds system.

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 rectangular survey system is the
  - a. township line.
  - b. base line.
  - c. range line.
  - d. principal meridian.
  
13. 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
  
14. "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?
  - a. 80 acres
  - b. 160 acres
  - c. 240 acres
  - d. 320 acres
  
15. 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.

16. 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
17. The primary survey line running north and south in any area described by the rectangular survey system is its
- a. township line.
  - b. base line.
  - c. range line.
  - d. principal meridian.
18. A recorded subdivision plat is used in the
- a. geodetic survey system.
  - b. rectangular survey system.
  - c. lot and block system.
  - d. metes and bounds system.
19. In parts of the country where there are many lakes and rivers, the rectangular survey system designations will often include
- a. hyphenated sections.
  - b. meander-line sections.
  - c. mean water-line sections.
  - d. fractional sections.
20. A standard rectangular survey system section contains
- a. 36 townships.
  - b. 160 government lots.
  - c. 160 acres.
  - d. 640 acres.

21. The method of describing land that uses degrees, feet, and monuments is known as the
- a. angular system.
  - b. metes-and-bounds system.
  - c. rectangular-survey system.
  - d. lot-and-block 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. Government survey
  - c. Metes and bounds
  - d. Lot and block
24. A farmer owned Section #17 and sold the south one-half. He then fenced in the northern one-half. How many linear 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