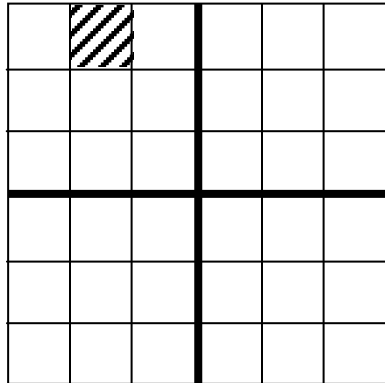


RE 310 – Principles of Real Estate
Sample Exam Questions – Legal Property Descriptions – Solutions

Dr. Stanley D. Longhofer

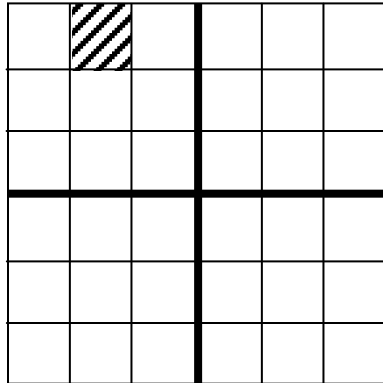
- _____ 1. **TRUE** or False: One advantage of the recorded plat system is that it generally provides for very simple legal description of real estate.
- _____ 2. Sean owns the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 24, T5W, R27S of the 6th principal meridian. How much land does he own?
- A. 10 acres.
 - B. 20 ACRES.**
 - C. 40 acres.
 - D. 80 acres.
 - E. None of the above.

- _____ 3. If the dark lines represent the principal meridian and baseline for this area, what is the proper description of the shaded township in this illustration?

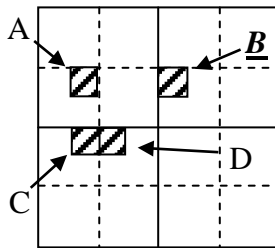


- A. T3N, R2E
 - B. T2N, R3W
 - C. T3N, R2W**
 - D. T3S, R2E
 - E. None of the above.
- _____ 4. Roughly speaking, how large is a township?
- A. One square mile.
 - B. THIRTY-SIX SQUARE MILES.**
 - C. 43,560 square feet.
 - D. 640 acres.
 - E. None of the above.

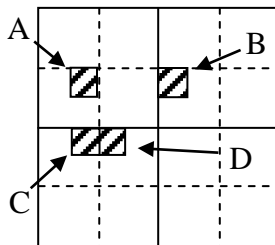
- _____ 5. If the dark lines represent the principal meridian and baseline for this area, what is the proper description of the shaded township in this illustration?



- A. T3N, R2E
 - B. T2N, R3W
 - C. T3N, R2W**
 - D. T3S, R2W
 - E. None of the above
- _____ 6. The diagram below depicts a section of real estate under the rectangular survey system. Which of the shaded areas of a section depicts the NW¹/₄ of the SW¹/₄ of the NE¹/₄?



- E. None of the above
- _____ 7. The diagram below depicts a section of real estate under the rectangular survey system. Which of the shaded areas of a section depicts the NW¹/₄ of the SW¹/₄ of the NW¹/₄?



- E. NONE OF THE ABOVE.**

- _____ 8. Big Bird purchased a 2.5-acre parcel for \$0.50 per square foot. How much did he pay for this parcel?
- A. **\$54,450**
 - B. \$108,900
 - C. \$21,780
 - D. \$80,000
 - E. None of the above
- _____ 9. Elmo owns the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 22, T14W, R27S of the 6th principal meridian. How much land does he own?
- A. 640 acres
 - B. **5 ACRES**
 - C. 2.5 acres
 - D. 10 acres
 - E. None of the above
- _____ 10. Georgia purchased a 1.5-acre parcel for \$0.75 per square foot. How much did she pay for this parcel?
- A. \$32,670.
 - B. **\$49,005.**
 - C. \$326,700.
 - D. \$490,005.
 - E. None of the above
- _____ 11. Correction lines are needed in the rectangular survey system because
- A. monuments such as large rocks or trees can be moved or may not last forever.
 - B. **THE CURVATURE OF THE EARTH MEANS THAT RANGE LINES ARE NOT PARALLEL AND THEREFORE NOT EXACTLY SIX MILES APART AT EVERY POINT.**
 - C. plat maps sometimes provide inaccurate instructions for identifying a parcel of real estate.
 - D. surveying equipment in the 1800s was not precise enough to ensure that each township was exactly 36 square miles.
 - E. None of the above
- _____ 12. True or **FALSE**: All sections in a township are exactly one square mile in size.
- _____ 13. True or **FALSE**: A street address is usually sufficient for legally describing real estate.
- _____ 14. True or **FALSE**: The recorded plat system is not used very often as a means of legally describing real estate because it is too complicated.
- _____ 15. True or **FALSE**: Metes and bounds descriptions can never be used in conjunction with legal property descriptions based on the rectangular survey system.

- _____ 16. Consider the following legal property description: Beginning at the SW corner of section 14, T4N, R23E, thence 200 feet north, thence 350 feet east, thence 200 feet south, thence 350 feet west to the point of beginning. Upon which method(s) is this description based?
- A. Metes and bounds
 - B. Rectangular survey
 - C. Recorded plat
 - D. BOTH A AND B**
 - E. Both A and C
- _____ 17. Which of the following types of real estate descriptions defines property by outlining its boundaries using directions and distances from a specific point of beginning?
- A. Datum system.
 - B. METES AND BOUNDS SYSTEM.**
 - C. Recorded plat system.
 - D. Rectangular survey system.
 - E. None of the above.
- _____ 18. If a parcel's legal description reads "Lots 4 and 5, Block 2, Marsh Manor Addition to the City of Wichita, Sedgwick County, Kansas," what method is used to describe this property?
- A. Datum system.
 - B. Metes and bounds system.
 - C. RECORDED PLAT SYSTEM.**
 - D. Rectangular survey system.
 - E. None of the above.