

LEGAL DESCRIPTIONS AND SURVEY MAPS
4 HOURS

The object of this course is to teach the student how to read legal descriptions and survey maps. The student will be taught how to locate the information necessary to complete a real estate transaction. Also, what information to put on a real estate binder with regard to legal descriptions. The student will be taught how to read surveying maps in relation to the following:

1. The dimensions of the property
2. The dimensions of streets and alleys that abut and serve the property
3. To identify utility easements on maps

COURSE OUTLINE

- I. How to read maps and identify symbols such as: North arrow, scale, bargraph, and how to identify easement lines, etc.
TIME: 30 minutes
- II. U. S. Rectangular System:
How to identify the following:
 1. Township lines, range lines, sections, fractional lots land grant boundaries, Indian Pueblo Grant boundaries, original plats, dependent re-surveys, and corner identifications.
TIME: 30 minutes
- III. Recorded Subdivision Plats
How to identify bonafide subdivision plats:
 1. Determine lot and tract sizes (irregular)
 2. Utility easements and anchor easements
 3. Types of replats
 4. Replats for City, County regulations
TIME: 30 minutes
- IV. Middle Rio Grande Conservancy System
 1. Where to acquire the maps
 2. Index and numbering systems
 3. How to identify irrigation ditches, canals and drainage ditches
 4. How to determine the area of a parcel of land within the district.
TIME: 30 minutes
- V. Taxation Maps
 1. Re-appraisal survey maps
 2. Taxation code system
TIME: 30 minutes

VI. Street, roads, and highways

1. Where to acquire information with regard to public roads and thoroughfares
 2. The meaning of symbols shown on highway maps
 3. Determine if a parcel of land has open access
- TIME: 30 minutes

VII. City, county, state and government maps

1. Where and how to acquire maps
 2. The meaning of symbols shown on maps
- TIME: 30 minutes

Materials required for this course for each student:

1. Hand calculator
2. Engineer's scale
3. Protractor
4. Assortment of colored pens or pencils