

UNDERSTANDING DEEDS & DESCRIPTIONS

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SCOPE: The surveyor performs a very important function in preparing land or property descriptions. First, the professional must understand the distinction between the two, yet one is legal and the second is professional. A distinction must be made between preparing a description and then placing that distinction on the ground. In the event ambiguities occur, what can the surveyor expect the courts to rule what are the controlling elements?

OUTLINE

- I. **CLASSIFYING TYPES OF LAND DESCRIPTIONS**
 - a. Metes & Bounds
 - b. Aliquot Descriptions
- II. **REQUIREMENTS OF AN ADEQUATE DESCRIPTION**
 - a. Understanding what is being described
 - b. The use of descriptions
- IV. **FUNDAMENTALS OF ADEQUATE DESCRIPTIONS**
 - a. Types of descriptions
 - b. Parts of a description
 - c. Distinction between void, voidable and valid descriptions
- V. **WRITING A LEGAL & AN ADEQUATE DESCRIPTION**
 - a. What words to use
 - b. POB or POC
 - c. Basis of bearings
 - d. Making distinctions
 - e. Special circumstances
 - f. Multiple parcels
- VI. **SPECIAL DESCRIPTIONS**
 - a. Easements
 - b. Special shape descriptions
 - c. Timber deeds, etc.
 - d. Riparian descriptions
- VII. **ANALYZING & INTERPRETING DESCRIPTIONS: DO'S & DON'TS**

Using actual problem descriptions attendees will have an opportunity to evaluate, to analyze, to correct and to discuss descriptions that have been prepared by, surveyors, attorneys and the courts.

Time for presentation: 4 hours
12/01 SM 18