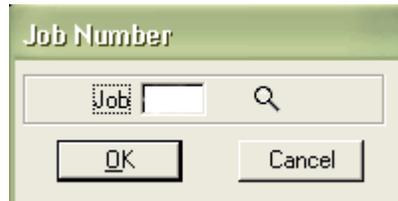


Exercise 6-2

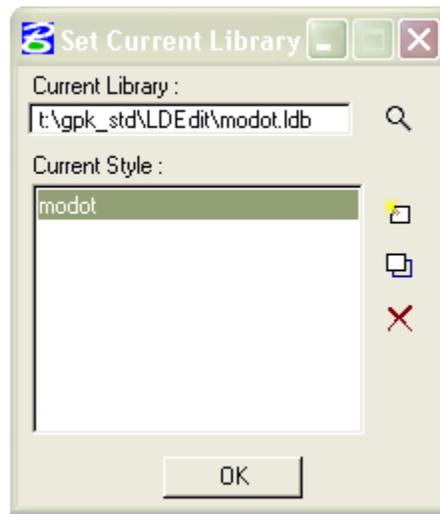
In this exercise we will be creating a property description of the taken for parcel 3.

1. Open the Legal Descriptions tool under **Applications > GEOPAK Road > Geometry > Legal Description** or under the **Geometry > Tools > Legal Descriptions** on the survey menu bar.

2. Using the browser, select the GPK in which the parcels have been stored. Then select the **OK** button. Select the **PROPO66 C/L** for the **Ref. Chain:**



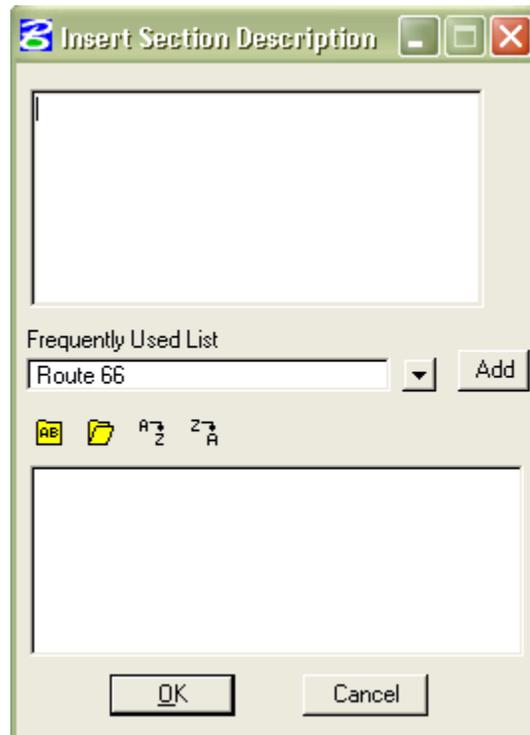
3. Open the library, then go to **Library > Set Current Library/Style**, which will display the **Set Current Library** dialog box. Use the browser to path out to where you have your library stored. Then select the **OK** button.



4. The first part of the description that we need to create is the heading or opening. To do this select **Insert > Text Phrase** which will invoke the **Insert Text Phrase** dialog. Then select **Opening** and the **Insert** button to start the property description.



5. This will start writing the opening and prompt you for Key in's. Read the top of the dialog box to see what information is needed. The **Insert Section Description** is looking for what part of the section are parcel is located in. By looking at the deed, we can see it is in the northwest quarter of the northwest quarter, so type that in the top box and hit the **OK** button.

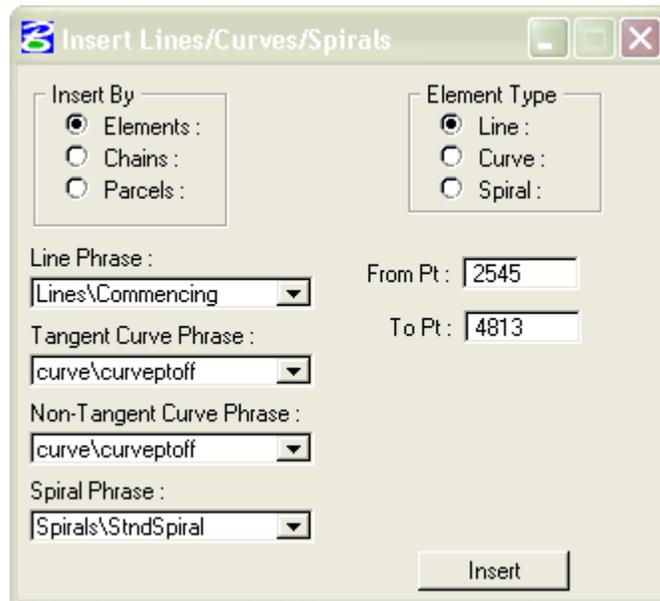


6. Continue to fill in the Key in variables as described in the top of the dialog. Below is what the heading should look like after you are finished with the key in feature in bold.

Tract of land located in the **Northwest Quarter of the Northwest Quarter** of Section **8**, Township **27** North, Range **32** West, **Jasper** County, Missouri, lying **on the south side or to the right** of the Median Centerline of a highway, now know as **Route 66**; to wit:

All the land of said grantors lying within the tract of land described as follows:

7. The second part of the description is the body. Select **Insert > Line/Curve/Spiral Phrase** which will invoke the **Insert Lines/Curves/Spirals** dialog. Set the **Insert By** to **Element**, **Element Type** to **Line**, and **Line Phrase** to **Lines\Commencing**. Go **From Pt 2545 To Pt 4813** then select the **Insert** button.



Continue to fill in the Key in variables as described in the top of the dialog. Below is what the heading should look like after you are finished with the key in feature in bold.

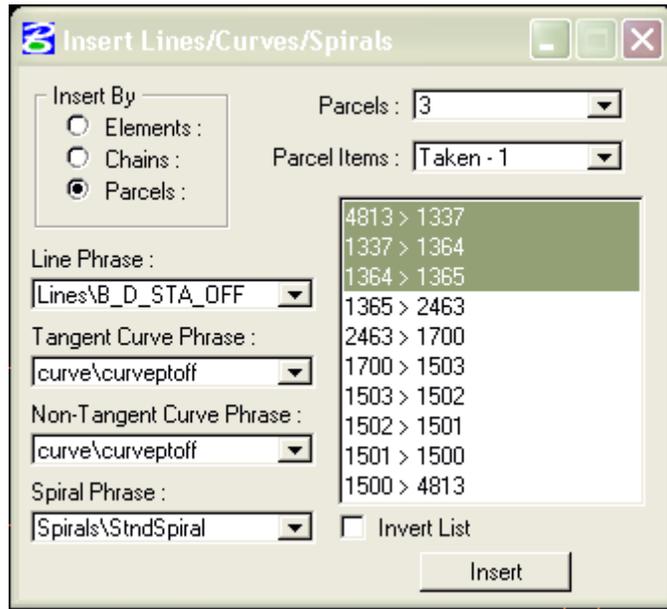
Commencing at **Found Iron Pin** at the **Northwest Corner** of Section **8** Township **27** North, Range **32** West, thence S 80 deg. 04 min. 41 sec. E, a distance of 473.63 feet to **Found Right-of-Way Marker** at station 4+67.74 74.44 Right of **Route 66**;

8. Since point 4813 is our point of beginning, we can use the **Insert > Text Phrase** which will invoke the **Insert Text Phrase** dialog. Then select **POB** and the **Insert** button.



Commencing at **Found Iron Pin** at the Northwest Corner of Section **8** Township **27** North, Range **32** West, thence S 80 deg. 04 min. 41 sec. E, a distance of 473.63 feet to **Found Right-of-Way Marker** at station 4+67.74 74.44 Right of **Route 66**; said point being the true point of beginning;

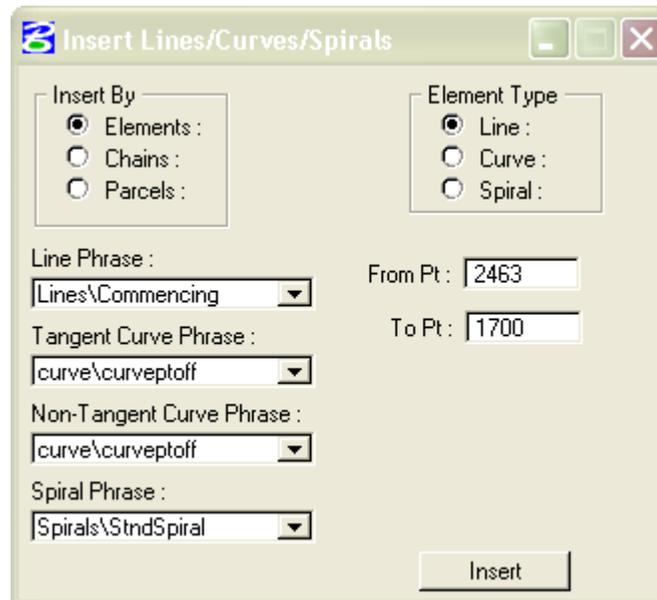
9. Now use **Insert > Line/Curve/Spiral Phrase** which will invoke the **Insert Lines/Curves/Spirals** dialog. Set the **Insert By** to **Parcel**, **Parcels:** to **3**, **Parcel Items** to **Taken - 3:** and **Line Phrase** to **Lines\B_D_STA_OFF**. Go **From Pt 4813 To Pt 1365** then select the **Insert** button.



Continue to fill in the Key in variables as described in the top of the dialog. Below is what the heading should look like after you are finished with the key in feature in bold.

thence N 85 deg. 13 min. 34 sec. E, a distance of 251.41 feet to a **Found Right-of-Way Marker** at station 7+17.94 49.67 feet Right of **Route 66** Centerline; thence N 85 deg. 29 min. 27 sec. E, a distance of 103.33 feet to a **Found Right-of-Way Marker** at station 8+20.81 39.97 feet Right of **Route 66** Centerline; thence S 00 deg. 09 min. 05 sec. W, a distance of 10.03 feet to a **Found Right-of-Way Marker** at station 8+20.94 50.00 feet Right of **Route 66** Centerline; thence S 89 deg. 04 min. 27 sec. E, a distance of 80.52 feet to a **Found Right-of-Way Marker** at station 9+01.46 50.06 feet Right of **Route 66** Centerline;

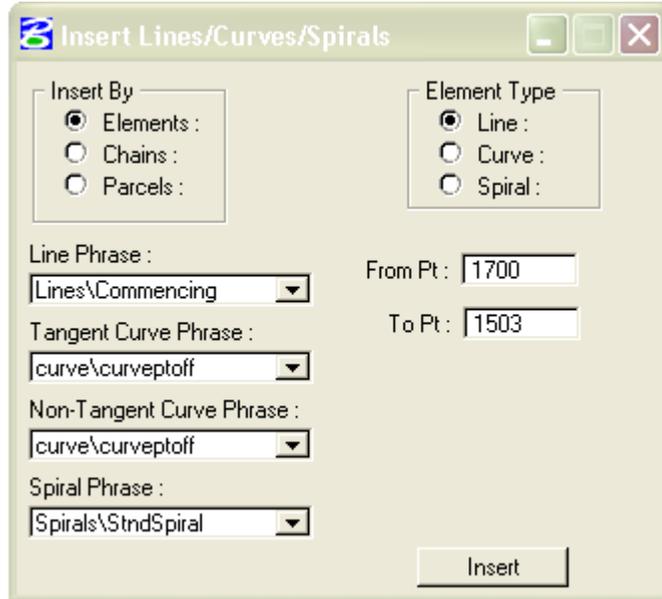
10. Now use **Insert > Line/Curve/Spiral Phrase** which will invoke the **Insert Lines/Curves/Spirals** dialog. Set the **Insert By** to **Element**, **Element Type** to **Line**, and **Line Phrase** to **Lines\B_D_STA_OFF**. Go **From Pt 2463 To Pt 1700** then select the **Insert** button.



Continue to fill in the Key in variables as described in the top of the dialog. Below is what the heading should look like after you are finished with the key in feature in bold.

thence S 1 deg. 37 min. 0 sec. W, a distance of 34.94 feet to a to a **point on the existing Right-of-Way** at station 87+80.71 50.00 feet Right of **Route 66** Centerline;

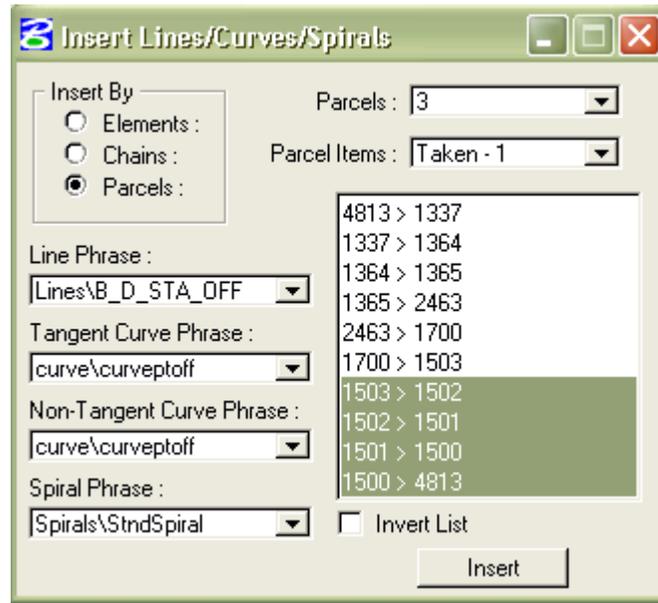
11. Now use **Insert > Line/Curve/Spiral Phrase**, which will invoke the **Insert Lines/Curves/Spirals** dialog. Set the **Insert By** to **Element**, **Element Type** to **Line**, and **Line Phrase** to **Lines\B_D_STA_OFF**. Go **From Pt 1700 To Pt 1503** then select the **Insert** button.



Continue to fill in the Key in variables as described in the top of the dialog. Below is what the heading should look like after you are finished with the key in feature in bold.

thence N 89 deg. 7 min. 12 sec. W, a distance of 55.07 feet to a **set 5/8" Iron Pin with a cap stamped PLS 20110111** at station 87+25.64 85.00 feet Right of **Route 66** Centerline;

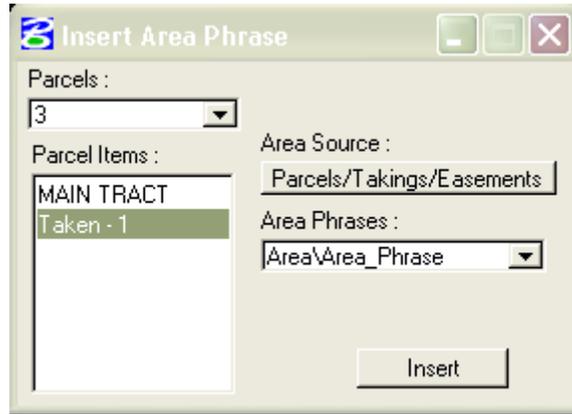
13. **Insert > Line/Curve/Spiral Phrase** which will invoke the **Insert Lines/Curves/Spirals** dialog. Set the **Insert By** to **Parcel**, **Parcels:** to **3**, **Parcel Items** to **Taken - 1**; and **Line Phrase** to **Lines\B_D_STA_OFF**. Go **From Pt 1503 To Pt 4813** then select the **Insert** button.



Continue to fill in the Key in variables as described in the top of the dialog. Below is what the heading should look like after you are finished with the key in feature in bold.

thence S 62 deg. 48 min. 27 sec. W, a distance of 85.00 feet to a **set 5/8" Iron Pin with a cap stamped PLS 20110111** at station 7+70.93 125.00 feet Right of **Route 66** Centerline; thence N 89 deg. 07 min. 12 sec. W, a distance of 50.00 feet to a **set 5/8" Iron Pin with a cap stamped PLS 20110111** at station 7+20.93 125.00 feet Right of **Route 66** Centerline; thence N 62 deg. 33 min. 18 sec. W, a distance of 111.80 feet to a **set 5/8" Iron Pin with a cap stamped PLS 20110111** at station 6+20.94 74.99 feet Right of **Route 66** Centerline; thence N 88 deg. 54 min. 44 sec. W, a distance of 153.19 feet to a **set 5/8" Iron Pin with a cap stamped PLS 20110111** at station 4+67.74 74.44 feet Right of **Route 66** Centerline to the point of beginning;

14. Now use **Insert > Area Phrase** which will invoke the **Insert Area Phrase** dialog. Under **Parcels** select **3**, in the **Parcels Items** select **Taken - 1** and then select the **Insert** button.



The following text will be added to the end of the description: and containing 0.37 acres more or less.

15. The last part of the description that we need to create is the closing. To do this select **Insert > Text Phrase** which will invoke the **Insert Text Phrase** dialog. Then select **BK&PG** and the **Insert** button to start the property description.



Fill in the Key in variables as described in the top of the dialog. Below is what the heading should look like after you are finished with the key in feature in bold.

This conveyance includes all the realty and realty rights described in the preceding paragraphs that lie within the limits of a tract of land described and recorded with the

Jasper County Recorder of Deeds in Book 555 at Page 444.

Once you have the description finished you can select all of the text and place it in a word document or paste it into the standard property description form Right-of-Way has online.

Example:

CCO FORM: RW01
Approved: 6/93 (TLP)
Revised: 5/05 (BDG)
Modified:

COUNTY:
ROUTE:
PROJECT:
FED. PROJECT:
PARCEL:

QUITCLAIM DEED

THIS INDENTURE, made this ___ day of ___, 20___, between the State of Missouri, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (the grantor), 105 W. Capitol Avenue, Jefferson City, Missouri 65102, party of the first part and ___ (Mailing address of first-named grantee)

of the County of ___, State of ___, party/parties of the second part,

WITNESSETH: In consideration of the payment of the sum of ___ DOLLARS, the receipt of which is hereby acknowledged, the said party of the first part does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to the said party/parties of the second part, a tract of land, lying situated and being in the County of ___, State of Missouri, to wit:

Tract of land located in the Northwest Quarter of the Northwest Quarter of Section 8, Township 27 North, Range 32 West, Jasper County, Missouri, lying on the south side or to the right of the Median Centerline of a highway, now know as Route 66; to wit:

All the land of said grantors lying within the tract of land described as follows:

Commencing at Found Iron Pin at the Northwest Corner of Section 8 Township 27 North, Range 32 West, thence S 80 deg. 04 min. 41 sec. E, a distance of 473.63 feet to Found Right-of-Way Marker at station 4+67.74 74.44 Right of Route 66; said point being the true point of beginning; thence N 85 deg. 13 min. 34 sec. E, a distance of 251.41 feet

to Found Right-of-Way Marker a at station 7+17.94 49.67 feet Right of Route 66 Centerline; thence N 85 deg. 29 min. 27 sec. E, a distance of 103.33 feet to a Found Right-of-Way Marker at station 8+20.81 39.97 feet Right of Route 66 Centerline; thence S 00 deg. 09 min. 05 sec. W, a distance of 10.03 feet to a Found Right-of-Way Marker at station 8+20.94 50.00 feet Right of Route 66 Centerline; thence S 89 deg. 04 min. 27 sec. E, a distance of 80.52 feet to a Found Right-of-Way Marker at station 9+01.46 50.06 feet Right of Route 66 Centerline; thence S 1 deg. 37 min. 0 sec. W, a distance of 34.94 feet to a to a point on the existing Right-of-Way at station 87+80.71 50.00 feet Right of Route 66 Centerline; thence N 89 deg. 7 min. 12 sec. W, a distance of 55.07 feet to a set 5/8" Iron Pin with a cap stamped PLS 20110111 at station 87+25.64 85.00 feet Right of Route 66 Centerline; thence N 89 deg. 07 min. 12 sec. W, a distance of 175.00 feet to a set 5/8" Iron Pin with a cap stamped PLS 20110111 at station 8+45.94 85.00 feet Right of Route 66 Centerline; thence S 62 deg. 48 min. 27 sec. W, a distance of 85.00 feet to a set 5/8" Iron Pin with a cap stamped PLS 20110111 at station 7+70.93 125.00 feet Right of Route 66 Centerline; thence N 89 deg. 07 min. 12 sec. W, a distance of 50.00 feet to a set 5/8" Iron Pin with a cap stamped PLS 20110111 at station 7+20.93 125.00 feet Right of Route 66 Centerline; thence N 62 deg. 33 min. 18 sec. W, a distance of 111.80 feet to a set 5/8" Iron Pin with a cap stamped PLS 20110111 at station 6+20.94 74.99 feet Right of Route 66 Centerline; thence N 88 deg. 54 min. 44 sec. W, a distance of 153.19 feet to a set 5/8" Iron Pin with a cap stamped PLS 20110111 at station 4+67.74 74.44 feet Right of Route 66 Centerline to the point of beginning; and containing 0.37 acres more or less.

This conveyance includes all the realty and realty rights described in the preceding paragraphs that lie within the limits of a tract of land described and recorded with the Jasper County Recorder of Deeds in Book 555 at Page 444.

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said *party/parties* of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first written above.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

By _____

ATTEST:

By _____
Secretary to the Commission