

## **SAMPLE EXAMINATION**

A sample Analytical examination is attached. This exam represents a typical Analytical examination and consists of 3 situations. Each situation is explained and some field work is provided. You must be able to use the information provided to answer the questions that follow each situation. This problem represents a typical examination and is offered as a study guide.

The Board will not respond to any questions regarding the answers or the method used to arrive at the answers.

An answer key is provided at the end.

SITUATION BB contains questions 1-3

SITUATION JJ contains questions 4-16

SIUTATION II contains questions 17-30

## SITUATION BB

A survey made in 1872 indicated the direction of the east line of the tract as south. The line began at a granite cliff and had a length of 3802 varas. The surveyor generally followed his magnetic compass and did not adjust for the approximately 8 degree east magnetic declination. He set a rock mound to mark the south end of this line. A patent was issued in 1883 to Samuel Gone.

The tract immediately to the east was initially surveyed in 1885 . It was part of a 1<sup>st</sup> class Headright certificate from 1837. The surveyor found the granite cliff and attempted to follow Mr. Gone's line. He traversed the direction of true south 10,560 feet. After unsuccessfully searching several hundred feet in all directions for the rock mound called for he constructed a new mound, at the terminus of his measurement, to replace the mound he believed was missing.

This line has never been occupied or otherwise marked. You have been hired to re-establish its location. In a field investigation, you find the granite cliff and two rock mounds which show considerable age. The coordinates of your local system for the found monuments are as follows:

Granite Cliff	N83216.75	E 1456.12
Rock Mound	N72655.37	E 1457.98
Evidence indicates this is the mound set in 1885		
Rock Mound	N72714.15	E 352.30
Evidence indicates this is the mound set in 1872		

Use only the information provided to make your determination.  
Information not provided should be considered not to exist.

1. The current location of the southeast corner of Mr. Gone's patent is:
  - (a) Rock Mound at N 72655.37 E 1457.98
  - (b) A new point set at N 72656.75 E 1456.12
  - (c) Rock Mound at N 72714.15 E 352.30
  - (d) Along the west line of the 1837 Headright claim.
  - (e) Calculated using the 8 deg E declination of 1872.

2. Which of the following is the rule used to determine Mr. Gone's southeast corner?

- (a) The 1837 Headright is senior to Mr. Gone's 1872 patent.
- (b) When an obvious error has occurred, the lines marked and set do not hold.
- (c) When there is a gap between existing patents, a deed of acquittance must be applied for.
- (d) The first surveyor established lines and corners which later surveyors must honor.
- (e) When monuments are lost or destroyed, direction controls over distance.

3. To plat Mr. Gone's tract, local ordinances require boundaries be referenced to geodetic meridians. You determine by solar observation, your local coordinate system has a declination of 3 degrees west. After making appropriate corrections, what is the direction to plat Mr. Gone's east line?

- (a) N 3 degrees 0 minutes 0 seconds E
- (b) N 3 degrees 0 minutes 36 seconds W
- (c) S 2 degrees 0 minutes 24 seconds W
- (d) S 0 degrees 0 minutes 0 seconds E
- (e) S 9 degrees 0 minutes 0 seconds W

**The following Fact Situation "JJ" applies to questions 4-16**

**SITUATION "JJ"**

The owners of the tracts conveyed to James Fender, Karmine Corne, and Hiram Klass (either original patentees or inheritor without survey) have retained you to survey their lands and report to them relative to the questions that follow.

The State Department of Highways and Public Transportation wants to build a bypass road centered on the old Fender Road with a right-of-way width of 200 feet, and projecting the centerline at both ends past the properties of your clients. They will buy fee title from the owners of this area, and in addition will buy any tract which is cut off by the new road and has a remaining depth from the road of less than 200 feet.

You have permission from your clients to provide the needed information to the highway department.

There are no conflicts with the east line of the Antonio Vargas Grant and it is not a consideration in answering questions.

Use point descriptions and circumstances of location. Also, read the excerpts of recorded documents. Select the best answer to the questions.

PATENT ISSUED TO: Hiram Klass, June 21, 1944  
SURVEYED BY: Ben Jorgan, Jr., February 14, 1943

**PARTICULAR DESCRIPTION:**

Beginning at a 10 inch cedar fence post in pile of rocks at the Southeast corner of James Fender survey, also the Northeast corner of the Karmine Corne survey;

Thence North 85 degrees East 2,224.8 varas to two 12 inch pecan trees;

Thence South 1 degree West 1,450.8 varas passing a granite outcrop, 2,502 varas passing a lightning struck 20 inch oak, 3,549.6 varas total to a RR spike;

Thence North 89 degrees West 2,268 varas to a steel pipe found with 1 1/2 inch inside diameter, 10 inches below the ground, marking the Southeast corner of the Karmine Corne survey;

Thence North 2 degrees East with the east line of the Karmine Corne survey 3317.5 varas to the point of beginning, containing 1,361 acres.

PATENT ISSUED TO: James Fender, June 19, 1904  
SURVEYED BY: Ben Jorgan, April 1, 1903

**PARTICULAR DESCRIPTION:**

Beginning at a cross chiseled in rock for the Northwest corner herein, a point in the east line of the Antonio Vargas Grant;

Thence East 2,800 varas to a 4 x 4 cedar post set;

Thence South 1,300 varas to a rock mound built;

Thence West 2,800 varas to a 12 inch oak scribed with initials J. F.;

Thence North 1,300 varas to the starting point, containing 644 acres.

PATENT ISSUED TO: Karmine Corne, January 6, 1947

SURVEYED BY: Dewey Cheatem, November 11, 1927

**PARTICULAR DESCRIPTION:**

Beginning at a 24 inch oak tree, carved with the letters JF, the southwest corner of the James Fender survey; Then easterly along the south line of Fender survey for 2,800 varas where we put a 1 1/2 inch pipe section for marker; Then straight south for 3,350 varas where we put a 1 1/2 inch pipe section for marker; Then straight west 2,800 varas to the point on the east line of the Antonio Vargas Grant where Deer Creek crosses course southeast a lone 20 inch walnut tree is 18 varas south of this point; Then 3,350 varas back to the beginning enclosing 1,660 acres.

**ACCESS EASEMENT**

CONVEYED TO: James Fender

RECORDED: Volume 49, page 273, July 30, 1944

**PARTICULAR DESCRIPTION:**

Being an easement 60 feet in width, along and 60 feet east of a line as follows:

Beginning at a cedar fence corner post at the Southeast corner of the James Fender survey and the Northwest corner of the Hiram Klass survey;

Thence following fence between the Hiram Klass survey and the Karmine Corne survey to a cedar fence corner post next to a 1 1/2 inch pipe for the Southwest corner of the Hiram Klass survey, the end of easement.

**COUNTY COURT MINUTES FOR SEPTEMBER 2, 1963**

The county commissioners voted unanimously to recognize Fender Road as a prescriptive roadway and the county commissioner for that area agreed to begin county maintenance. Said

roadway described in Volume 49, Page 273 shall be known as County Road 201. All adjacent property owners were at the meeting or were contacted and they concurred with the action.

COUNTY TO HIGHWAY DEPARTMENT, DECEMBER 31, 1966

The County conveyed 60' Road Easement (County Road 201) to the Highway Department.

FOUND POINTS

DESCRIPTION

1. An old oak tree approximately 30 inches in diameter. The bark bears a scar that might have been a blaze or scribe marks. No other large oak trees or stumps are located in the immediate area.
2. A rusted steel pipe that has an outside diameter of two inches found 12 inches below the ground. A rotted cedar post is next to the pipe. No other evidence is found in the immediate area.
3. A barely visible chiseled cross is located in a shell outcrop. No other marks or evidence is found.
4. Twin 24-inch pecan trees are found in the middle of a scrub oak thicket. No other large pecans are found in the immediate area.
5. Digging through a rust colored spot in the soil, a short piece of rusted steel pipe, approximately two inches O.D., is found on the north end of a cultivated field. No other evidence is found.
6. A granite outcrop is found. The surrounding area is now pastureland and the outcrop is an unusual feature.
7. A wooden stake is found, dark in color. Although it bears the mark of time, it is recognizable as a 4x4-cedar post.
8. The charred stump of a 20-inch oak is found. It appears the tree may have been killed by lightning. No other large oak trees are located in the immediate area.
9. Under a pile of rocks, an old railroad spike is found buried about six inches below the ground.
12. A six-inch pipe corner post is found. Reliable testimony from witnesses says the pipe occupies the position of an earlier cedar fence post.
21. The stump of a 24-inch walnut tree is bound on the edge of a bank. There are several three to four inch walnut trees in the area, but No large trees.

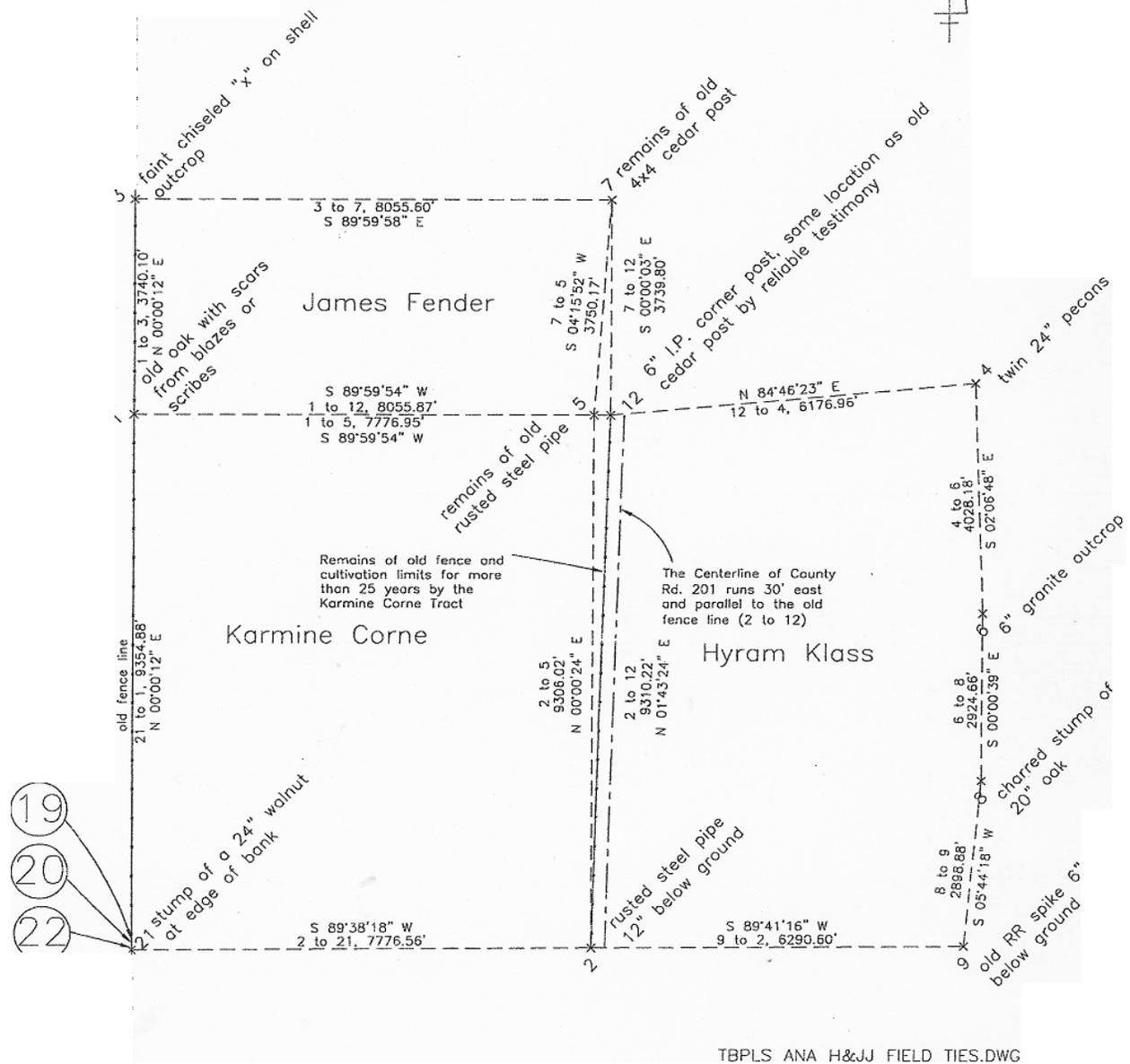
FENCE: There is evidence of an old fence that runs straight from point 12 to point 2. Only a few poles remain and no wire exists. It appears that the owner of the Karmine Corne tract has been cultivating crops and occupying up to this fence line for more than 25 years.

ROAD: County road 201 runs parallel to the old fence. The center of the pavement is 30 feet east of the old fence.

#### SOLUTION OPTIONS

19. A point, which could be constructed by holding the call due West bearing from point 2 intersected with a due Southbearing from point 3.
20. A point which could be constructed by holding the call distance of 2,800 varas from point 2, intersected with a distance of 4,650 varas from point 3.
22. A point, which could be constructed by holding 18 varas due North of point 21.

**Field Ties of the J. Fender, K. Corne and H. Klass Surveys**  
**All bearings and distance field ties**  
**are between found points (x). All**  
**distances are in feet. Sketch is not to**  
**scale**





4. In determining the acreage of the Karmine Corne survey you would \_\_\_\_\_

- (a) Hold the east line to be between the found iron pipes at points 5 and 2.
- (b) Hold the east line to be along the occupied fenceline between points 12 and 2.
- (c) Hold the south line to be between the iron pipe at point 2 and the 24" walnut at point 21.
- (d) Hold the west line at point 1 and the east line the distance east necessary to get 1660 acres.
- (e) Hold the east line at a point 30 feet from points 12 and 2 along the center of county Rd. 201.

5. In determining the acreage within the James Fender Tract you would \_\_\_\_\_

- (a) Hold the east line through points 7 and 12.
- (b) Hold the east line through points 7 and 5.
- (c) Place the east line 2800 varas from the west line.
- (d) Set a point for the southwest corner 3611 feet south of the point of beginning.
- (e) Set a point for the northeast corner 100 varas west of point 7.

6. In determining the acreage of the Hiram Klass survey you would \_\_\_\_\_

- (a) Hold a straight line between points 4 and 9 without using points 6 and 8.
- (b) Construct a line through points 4, 6, 8 and 9 for the east line.
- (c) Place the west line between the found iron pipes at points 5 and 2.
- (d) Hold the west line at a point 30 feet from points 12 and 2 along the center of County Road 201.
- (e) Hold the west line through points 12 and 2, but deducting the area of the dedicated County Road.

7. The land acquired by the Highway Department in the Karmine Corne survey can be described as \_\_\_\_\_

- (a) A triangular section 70 feet on one end and 0 feet on the other.
- (b) A rectangular section 70 feet wide and west of points 2 and 12.
- (c) A rectangular section 100 feet wide and west of points 5 and 2.
- (d) A rectangular section including the land acquired by possession bounded by points 5, 12, and 2.
- (e) A triangular section beginning at point 5 and ending 100 feet west of point 2.

8. To determine the tract acquired in the Fender Survey by the Highway Department, You would \_\_\_\_\_

- (a) Place the right of way centerline 112.5 feet east of point 7.
- (b) Place the right of way centerline 142.5 feet east of point 7.
- (c) Place the right of way centerline 30 feet east of point 7.
- (d) Place the right of way centerline passing through point 7.
- (e) Place the right of way centerline 30 feet east of point 5.

9. In situation "JJ", your determination of the location of the southwest corner of the Karmine Corne survey is based on:

- (a) The boundary of a tract tied to a stream moves with the stream.
- (b) The called directions of the west and south side are intersected.
- (c) The best evidence of the corner as located by the original surveyor.
- (d) The west line is run the record distance along the Antonio Vargas Grant.
- (e) The corner is located to give the area called for in the patent.

10. In situation "JJ", considering only the James Fender patent, the owner of the James Fender survey might remove a possible cloud from title to a larger area if he/she would:

- (a) File for a Deed of Acquittance at the General Land Office.
- (b) File a Suit to Quiet Title at the District Clerk Office.
- (c) File a Trespass to Try Title suit at the District Clerk Office.
- (d) File an application for a vacancy at the General Land Office.
- (e) File an application for a vacancy at the County Surveyor Office.

11. In situation "JJ", considering only the Karmine Corne and Hiram Klass patents, the owner of the Karmine Corne survey might acquire fee title to a larger area. If the owner chooses to pursue this, the first step in the process would be:

- (a) File for a Deed of Acquittance at the County Surveyors Office
- (b) File a Suit to Quiet Title at the District Clerk Office.
- (c) File a Trespass to Try Title suit at the District Clerk Office.
- (d) File a good faith claim for a vacancy at the General Land Office
- (e) File an application for a vacancy at the County Surveyor Office.

12. In situation "JJ", your determination of the location of the east line of the Hiram Klass survey is based on:

- (a) All passing calls are to controlling monuments.
- (b) Passing calls only control lines of uncertainty.
- (c) Natural monuments always control over artificial.
- (d) The record area is the most controlling element.
- (e) The east line should be made parallel to the west line.

13. In situation "JJ", what will you indicate in your report to your clients about their tracts?

- (a) One has excess and two have a shortage.
- (b) One has a shortage and there is a possible vacancy.
- (c) There are two possible vacancies between tracts.
- (d) There are excesses in all three tracts.
- (e) There are three tracts with a shortage.

14. In situation "JJ", the decision by the county court to recognize a prescriptive roadway and begin maintenance created an unwritten conveyance. Which of the following most closely describes the circumstances?

- (a) The county now owns the road by adverse possession and limitation title.
- (b) Each of the adjacent owners now hold fee title to the center of the road.
- (c) The county accepted an unwritten conveyance and Klass has fee title.
- (d) The public has no right to the road because it is privately owned.
- (e) The county accepted a statutory dedication to create a public roadway.

15. In situation "JJ", considering the area bounded by the Fender, Corne, and Klass surveys, which one of the following DOES NOT have fee title right to the area the new right-of-way will cover?

- (a) The current owner of the James Fender survey.
- (b) The Public School Land Fund of the State of Texas.
- (c) The County in which these tracts are located.
- (d) The current owner of the Karmine Corne survey.
- (e) The current owner of the Hiram Klass survey.

16. In situation "JJ", the determination as to the location of the Southeast corner of the James Fender survey is most correctly based on:

- (a) The area should include 640 acres.
- (b) Perpetuation of original monuments by parol evidence.
- (c) Evidence of the 1 1/2 inch iron pipe.
- (d) Record distance of the south line.
- (e) Limits of long occupation.

**Situation II**

Oscar Neche sold his land to Richard Trance and Albert Lump without a survey. Trance and Lump have hired you to determine their deed lines.

Wet Creek is a perennial stream which was included in a patent from the Republic of Texas in 1842. (For the purpose of this problem, consider Wet Creek to have a constant width of 29 feet through this area.) No application under the Small Bill was made to acquire acreage within the stream bed.

The attached points and coordinates listed are your own local coordinates of all the points found during a field survey.

CONVEYANCE TO : Nathaniel Adams from Dudley Donright  
DATED: 12 December 1935  
SURVEYED: 25 November 1935  
RECORDED: Vol 127 Pg 465, 3 January 1936

Beginning at the Northwest corner at a 2 inch pipe set;  
Thence East. 662 varas to a 2 inch pipe set;  
Thence South 390 varas to a 2 inch pipe set;  
Thence West 662 varas to a 2 inch pipe set;  
Thence North 390 varas to the place of beginning containing 1/4 Labor of land.

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CONVEYANCE TO : Thomas Igor from Nathaniel Adams  
DATED: 4 June 1972  
SURVEYED: 3 March 1972  
RECORDED: Vol 288 Pg 562, 12 July 1972

Beginning at a point in the North line of the Nathaniel Adams 45 acre tract also being the center of Wet Creek, from which the Northwest corner of Nathaniel Adams bears West 147.3 feet;  
Thence with the North line herein and the North line of Nathaniel Adams, East 1691.5 feet to a 2 inch pipe found for the Northeast corner of Nathaniel Adams;  
Thence with the East line of Nathaniel Adams, South 571.0 feet to the center of Wet Creek;  
Thence along Wet Creek, West 880.0 feet to a turn in the creek;  
Thence continuing along Wet Creek, Northwest 55 degrees a distance of 992.2 feet to the point of beginning containing 17 acres, more or less.

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CONVEYANCE TO : Oscar Neche from Nathaniel Adams  
DATED: 7 August 1965  
SURVEYED: 2 November 1964  
RECORDED: Vol 183 Pg 108, 15 September 1965

Beginning at a point in the North line of the Nathaniel Adams 45 acre tract at the center of Wet Creek;

Thence West 210 feet to a 2 inch pipe found for the Northwest corner of the Nathaniel Adams tract;

Thence with the West line of Nathaniel Adams, South 1083 feet to a 2 inch pipe found for the Southwest corner of Nathaniel Adams;

Thence with the South line of Nathaniel Adams, East 1840 feet to a 2 inch pipe found for the Southeast corner of Nathaniel Adams;

Thence with the East line of Nathaniel Adams, North 560 feet to Wet Creek;

Thence along Wet Creek, an azimuth of 262 degrees a distance of 860 feet;

Thence with Wet Creek, an azimuth of 309 1/2 degrees a distance of 1010 feet to the point of beginning containing 28 1/2 acres.

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CONVEYANCE TO : Albert Lump from Oscar Neche

DATED: 2 February 2000

NOT SURVEYED

RECORDED: Vol 588 Pg 123, 23 January 2001

Ten acres from and out of that tract conveyed to Oscar Neche from Nathaniel Adams as recorded in Vol 183 Page 108 of This County deed records.

The boundaries being the East and South lines of said Neche tract, Wet Creek and a partition line parallel to the east line and exactly 800 feet west from it.

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CONVEYANCE TO : Richard Trance from Oscar Neche

DATED: 30 April 2000

NOT SURVEYED

RECORDED: Vol 588 Pg 145, 26 January 2001

All that certain tract conveyed to Oscar Neche by Nathaniel Adams in Volume 183 Page 108 of This County deed records. SAVE AND EXCEPT 10 acres as conveyed to Albert Lump in Volume 588 Page 123 of This County deed records, being 18.5 acres.

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#### POINTS FOUND DURING FIELD SURVEY

Point	Description	North	East
1	2" pipe (NW Adams)	11555.7888	10244.5072
2	2" pipe (NE Adams)	11555.7879	12083.2021
3	2" pipe (SW Adams)	10470.8149	10244.5079
4	2" pipe (SE Adams)	10470.8154	12083.2018

Wet Creek enters this area crossing the West line of the original Adams tract (point A), runs straight to a bend (point B), then straight to the exit point crossing the East line of the original Adams tract (point C).

A	Wet Creek	11409.3122	10244.5070
B	Wet Creek	10988.8540	11290.1686
C	Wet Creek	10948.7004	12083.2019

#### FIELD ANGLES

Instrument Point	Backsight	Foresight	Angle
A	B	3	68 deg 06 min R
C	B	2	87 deg 06 min L

17. To determine the dividing line between Thomas Igor and Oscar Neche, which should you use?

- (a) The measured points by bearing and distance along the North line of Oscar Neche since his deed is most senior.
- (b) The measured points by bearing and distance along the South line of Thomas Igor since his survey is the most recent.
- (c) The measured center location of Wet Creek as determined in your field survey to preserving riparian ownership rights.
- (d) Division of the Nathaniel Adams tract to give Oscar Neche the 18.5 acres called for as the senior claim.
- (e) A line along the Northern gradient boundary of Wet Creek giving the creek bed to the most senior conveyance.

18. Proper construction of the Albert Lump conveyance results in a tract of \_\_\_\_\_ acres.

- (a) 10.0
- (b) 9.1
- (c) 9.4
- (d) 10.2
- (e) 9.6

19. Using your coordinate system, what is the location of the Northeast corner of the Richard Trance tract ?

- |     | North    | East     |
|-----|----------|----------|
| (a) | 11019.54 | 11213.86 |
| (b) | 10991.66 | 11283.20 |
| (c) | 10984.79 | 11235.56 |
| (d) | 10988.85 | 11290.17 |
| (e) | 10910.38 | 11283.20 |

20. Which of the following is most correct regarding the location of the west line of the Albert Lump tract.

- (a) Area is the controlling factor since it is first in the description.
- (b) Distance is controlling since it is an exact quantity.
- (c) Direction is the controlling factor since it is monumented.
- (d) Direction and distance control over area when locatable.
- (e) Area is controlling since boundary measurements are not given.

21. Which of the following is most correct regarding the location of the northwest corner of the tract currently owned by Richard Trance.

- (a) The Northwest corner of the Nathaniel Adams tract as described in 1935.
- (b) The Northwest corner of the Thomas Igor tract as described in 1972.
- (c) The current center of Wet creek at the boundary of the Nathaniel Adams tract.
- (d) The South gradient boundary line of wet creek and the West Nathaniel Adams boundary.
- (e) The Northwest corner of the Richard Trance tract as described in 2000.

22. One of the grants in the subject area is called to be a league of land. The aerial photograph shows the grant occupied in a north-south direction of approximately 14,000 feet and 14,100 feet in an east-west direction. This should prompt you to look at the possibility of a:

- (a) 73.8 acres excess
- (b) 73.8 acres conflict
- (c) 103.3 acres deficiency
- (d) 103.3 acres excess
- (e) 573.9 acres conflict

23. Smith sold to Brown the "westerly five acres" of a parcel previously conveyed in a deed as 20 acres. Later Smith conveyed the "easterly 15 acres" to White. Still later, a surveyor correctly found the original 20 acres tract actually included 24 acres. What acreage does each owner have?

- (a) Smith 0; Brown 5; White 19
- (b) Smith 0; Brown 6; White 18
- (c) Smith 3; Brown 6; White 15
- (d) Smith 4; Brown 5; White 15
- (e) Smith  $2/3$ ; Brown  $5 \frac{5}{6}$ ; White  $17 \frac{1}{2}$

24. Most of the original surveys in Texas were done with a compass. The declination between true north and magnetic north changes from time to time. Which of the following does not affect the declination of the compass in the field?

- (a) Magnetic storms
- (b) Daily variation
- (c) Mass of hills
- (d) Minerals in the ground
- (e) Sidereal time

25. In 1880, Joe Jones purchased a 640 acre tract on the south line of which is a creek. The Jones' deed calls to the centerline of the creek; thence with the center line of creek. Bill Lee owns a tract of land south of the creek. He purchased the tract in 1885. The North line of Bill Lee's tract calls for the north bank of said creek and thence with the north bank of creek. Through the years, the creek has eroded and is currently 30' south of its original location. The current boundary line is:

- (a) Midway between centerlines of present creek and original creek position.
- (b) Centerline of creek in its original position.
- (c) North high bank of present creek.
- (d) Centerline of present creek.
- (e) North high bank of creek in its original position.

26. John James was issued certificate no. 962, dated March 1, 1881, for 160 acres of land. T. Mock purchased certificate no. 962 on 12/14/81. S. M. Jarvis surveyed this tract on March 25, 1882 and returned the field notes to the G.L.O. These notes were received and filed in the G.L.O. on 6/4/82 and patent was issued by the State of Texas to Timothy Mock October 19, 1882.

Which of the following dates would determine the seniority of the T. Mock 160 acre survey?

- (a) March 1, 1881
- (b) December 14, 1881
- (c) June 4, 1882
- (d) October 19, 1882
- (e) March 25, 1882

27. While surveying an interior tract, a surveyor found and tied the corners of a parent tract, finding it to match all calls. The surveyor then followed a course description of the interior tract which read, "thence East 628.35 feet to a point for corner." Upon expending the distance on the proper course, the surveyor found an old rusty 1" iron pipe exactly one foot farther and on line. At two feet beyond call he found a fence corner and an old fence that paralleled the next deed call. How did he properly treat the "point for corner"?

- (a) He decided to hold the iron pipe and cornered on it because it was an ancient monument of long recognition.
- (b) He set an iron rod at the fence corner, on line, because the fence was an ancient monument of long recognition.
- (c) He held the center point of the corner post and set a reference iron rod back five feet as a witness corner.
- (d) He set an iron rod on call distance and bearing and tied in the iron pipe and fence corner for future reference.
- (e) He set no corner because the deed did not call for one and continued around the perimeter following other calls.

28. A square shaped survey with parallel sides has a North-South dimension of 5330.00 feet and an East-West dimension of 5380.00 feet. Which is closest to the difference in acreage between the SE/4 and the East 2640.00 feet of the South 320.00 acres?

- (a) 4.57 acres
- (b) 3.05 acres
- (c) 6.73 acres
- (d) 7.54 acres
- (e) 2.97 acres

29. Given this record evidence: "Beginning at an Axle (A) from which 10" Pine brs. S. 30 degrees E. 7 varas and 12" Pine brs. S. 42 degrees W. 6.5 varas. Thence East 950 varas to stake (B) from which 11" Post Oak brs. N. 80 degrees E. 10 varas and 14" Pine brs. S. 15 degrees E. 5 varas. Thence East 950 varas to stake (C) from which 18" Pine brs. N. 5 degrees E. 7 varas and 21" Pine brs. East 5 varas." On the ground you find: Buggy Axle from which 14" pine brs. S. 30 degrees E. 6.9 varas, and surveying East at 950 varas concrete mon. from which Pine stump brs. S. 15 degrees E. 4.9 varas and center of stump hole brs. N. 81 degrees E. 10.3 varas, and 1900 varas in all, a rebar from which Pine stump brs. N. 5 degrees E. 7.1 varas. You would locate corner (B) where?

(a) At the found concrete monument from which Pine stump brs. South 15 degrees East 4.9 varas and center of stump hole brs. North 81 degrees East 10.3 varas.

(b) At point of intersection of witness distance calls from the found Pine stump and the center of stump hole.

(c) At point of intersection of witness bearing calls from the found Pine stump and the center of stump hole.

(d) At point where South 80 degrees West from stump hole intersects straight line from Buggy Axle to rebar.

(e) At point midway between Buggy Axle and end corner relocated 7 varas South 5 degrees West from found Pine stump.

30. Generally, in order to determine whether a document granting a right of way conveys an easement and not fee title, one must search for words that state:

(a) Do hereby bargain, grant, sell and convey

(b) To have and to hold from this day forward

(c) Grantee's type of business or function

(d) The grantee does not have right to convey

(e) The special purpose for the conveyance



## Answer Key

1. C
2. D
3. A
4. A
5. A
6. A
7. A
8. B
9. C
10. A
11. E
12. B
13. D
14. C
15. C
16. B
17. C
18. B
19. B
20. D
21. C
22. D
23. D
24. E
25. D
26. E
27. D
28. D
29. A
30. E