

## 1: Large Parcels of Land for Sale in Southern Vermont - 10 Acres or More

*71 List of Speculators with at Least Acres in One Period or Three Parcels of Unknown Acreage or at Least Three Transactions Land, Power, and Economics on the.*

Doyle points out that horizontal and vertical reference systems coincide by less than ten percent. Vertical control points however, were established by the technique of spirit leveling which is more suited to being conducted along gradual slopes such as roads and railways that seldom scale mountain tops. If positions are measured relative to other positions, what is the first position measured relative to? Before reliable timepieces were available, astronomers were able to determine longitude only by careful observation of recurring celestial events, such as eclipses of the moons of Jupiter. Nowadays, geodesists produce extremely precise positional data by analyzing radio waves emitted by distant stars. Measuring Angles Angles can be measured with a magnetic compass, of course. For these reasons, land surveyors rely on transits or their more modern equivalents, called theodolites to measure angles. A transit consists of a telescope for seeing distant target objects, two measurement wheels that work like protractors for reading horizontal and vertical angles, and bubble levels to ensure that the angles are true. A theodolite is essentially the same instrument, except that some mechanical parts are replaced with electronics. Surveyors express angles in several ways. When specifying directions, as is done in the preparation of a property survey, angles may be specified as bearings or azimuths. An interior angle, by contrast, is an angle measured between two lines of sight, or between two legs of a traverse described later in this chapter. To achieve this level of accuracy, surveyors must overcome errors caused by faulty instrument calibration; wind, temperature, and soft ground; and human errors, including misplacing the instrument and misreading the measurement wheels. In practice, surveyors produce accurate data by taking repeated measurements and averaging the results. Measuring Distances To measure distances, land surveyors once used foot long metal tapes that are graduated in hundredths of a foot. This is the technique I learned as a student in a surveying class at the University of Wisconsin in the early s. The picture shown below is slightly earlier. Distances along slopes are measured in short horizontal segments. Skilled surveyors can achieve accuracies of up to one part in 10, 1 centimeter error for every meters distance. Sources of error include flaws in the tape itself, such as kinks; variations in tape length due to extremes in temperature; and human errors such as inconsistent pull, allowing the tape to stray from the horizontal plane, and incorrect readings. Hodgson, Since the s, electronic distance measurement EDM devices have allowed surveyors to measure distances more accurately and more efficiently than they can with tapes. To measure the horizontal distance between two points, one surveyor uses an EDM instrument to shoot an energy wave toward a reflector held by the second surveyor. It then calculates distance as a function of the elapsed time. Typical short-range EDMs can be used to measure distances as great as 5 kilometers at accuracies up to one part in 20,, twice as accurate as taping. Instruments called total stations combine electronic distance measurement and the angle measuring capabilities of theodolites in one unit. Next, we consider how these instruments are used to measure horizontal positions in relation to established control networks. Horizontal Positions Surveyors have developed distinct methods, based on separate control networks, for measuring horizontal and vertical positions. In this context, a horizontal position is the location of a point relative to two axes: Control points tie coordinate systems to actual locations on the ground; they are the physical manifestations of horizontal datums. In the following pages, we review two techniques that surveyors use to create and extend control networks triangulation and trilateration and two other techniques used to measure positions relative to control points open and closed traverses. Traverse Surveyors typically measure positions in series. Starting at control points, they measure angles and distances to new locations and use trigonometry to calculate positions in a plane coordinate system. Measuring a series of positions in this way is known as "running a traverse. Adapted from Robinson, et al. Using these two measurements, the UTM coordinates of point P can be calculated as follows: Measurement errors in a closed traverse can be quantified by summing the interior angles of the polygon formed by the traverse. Errors produced in an open traverse, one that does not end where it started, cannot be assessed or corrected. The only way to assess the accuracy of an open traverse is to measure

## ONE PERIOD OR THREE PARCELS OF UNKNOWN ACREAGE pdf

distances and angles repeatedly, forward and backward, and to average the results of calculations. Because repeated measurements are costly, other surveying techniques that enable surveyors to calculate and account for measurement error are preferred over open traverses for most applications. Triangulation Closed traverses yield adequate accuracy for property boundary surveys, provided that an established control point is nearby. Surveyors conduct control surveys to extend and densify horizontal control networks. Before survey-grade satellite positioning was available, the most common technique for conducting control surveys was triangulation. Using a total station equipped with an electronic distance measurement device, the control survey team commences by measuring the azimuth  $\alpha$ , and the baseline distance AB. These two measurements enable the survey team to calculate position B as in an open traverse. Before geodetic-grade GPS became available, the accuracy of the calculated position B may have been evaluated by astronomical observation. Knowing the interior angles and the baseline length, the trigonometric "law of sines" can then be used to calculate the lengths of any other side. Knowing these dimensions, surveyors can fix the position of point C. Having measured three interior angles and the length of one side of triangle ABC, the control survey team can calculate the length of side BC. This calculated length then serves as a baseline for triangle BDC. Triangulation is thus used to extend control networks, point by point and triangle by triangle. Trilateration Trilateration is an alternative to triangulation that relies upon distance measurements only. Electronic distance measurement technologies make trilateration a cost-effective positioning technique for control surveys. Not only is it used by land surveyors, trilateration is also used to determine location coordinates with Global Positioning System satellites and receivers. Trilateration networks commence the same way as triangulation nets. If only one existing control point is available, a second point B is established by open traverse. The total station operator may set up her instrument over point A, while her assistant holds a reflector mounted on a shoulder-high pole as steadily as he can over point B. Depending on the requirements of the control survey, the accuracy of the calculated position B may be confirmed by astronomical observation. Next, the survey team uses the electronic distance measurement feature of the total station to measure the distances AC and BC. Both forward and backward measurements are taken. After the measurements are reduced from slope distances to horizontal distances, the law of cosines can be employed to calculate interior angles, and the coordinates of position C can be fixed. The accuracy of the fix is then checked by plotting triangle ABC and evaluating the error of closure. Next, the trilateration network is extended by measuring the distances CD and BD, and fixing point D in a plane coordinate system. Use trilateration to determine a control point location Trilateration is a technique land surveyors use to calculate an undetermined position in a plane coordinate system by measuring distances from two known positions. The purpose of this exercise is to make sure you understand how trilateration works. Estimated time to complete: You will need to have the Adobe Flash player installed in order to complete this exercise. If you do not already have the Flash player, you can download it for free from Adobe. Display a coordinate system grid: In this exercise, you will interact with a coordinate system grid. First, display the coordinate system grid in a separate window so that you can interact with it while you read these instructions. Arrange the coordinate system grid window and this window so that you can easily view both. You may need to make this window more narrow. Two control points, A and B, are plotted in the coordinate system grid. A survey crew has measured distances from the control points to another point, point C, whose coordinates are unknown. Your job is to fix the position of point C. You will find point C at the intersection of two circles centered on control points A and B, where the radii of the two circles equals the measured distances from the control points to point C. Plot the distance from control point A to point C: On the coordinate system grid, click on control point A to display the data entry form. The form consists of a text field in which you can type in a distance and a button that plots a circle centered on point A. The radius of the circle will be the distance you specify. Enter that distance now, and click Plot to plot the circle. The measured distance from point B to point C is feet. Click on point B on the actual point, not the "B" , enter that distance, and plot a circle. Now click within the coordinate grid to reveal the position of point C. You may have to hunt for it, but you should know where to look based on the intersection of the circles. Now, continue extending the control network by plotting a fourth point, point D, in the coordinate system grid. First, plot new circles at points A and C. The measured distance from point A to point D is feet. The measured distance from point C to

point D is feet. You may wish to set the radius of the circle centered upon point B to 0. Finally, click in the coordinate system grid to plot point D. Vertical Positions A vertical position is the height of a point relative to some reference surface, such as mean sea level, a geoid, or an ellipsoid. The roughly , vertical control points in the U. Then they extended the control network inland using a surveying technique called leveling. Leveling is still a cost-effective way to produce elevation data with sub-meter accuracy. Hodgson, The illustration above shows a leveling crew at work. The fellow under the umbrella is peering through the telescope of a leveling instrument. Before taking any measurements, the surveyor made sure that the telescope was positioned midway between a known elevation point and the target point. Once the instrument was properly leveled, he focused the telescope crosshairs on a height marking on the rod held by the fellow on the right side of the picture.

## 2: Before Buying Vacant Land: Yes, You Need a Survey | [www.enganchecubano.com](http://www.enganchecubano.com)

*of land or three parcels of unknown acreage at one or other of two cross-sections ( and ) or as having engaged in at least three transactions beyond their immediate family.*

Immediately after the filing of the application to register the title to land or to any interest therein, the probate court or the court of common pleas shall enter an order referring it to one of the examiners of titles, who shall search the records and investigate all facts stated and all allegations made in the petition, or otherwise brought to his notice. Such examiner shall investigate particularly whether the land or any part thereof is occupied by, or is in the possession, actual or constructive, of any person other than the applicant and if so, by whom, the nature of the occupation or possession, and by what right; and whether the boundaries and monuments or objects called for marking such land, as shown by the record title, appear to be reasonably certain and definite. Such examiner shall file in the case a report on his investigation, concluding with a certificate of his opinion upon the title and the necessity for a resurvey of the land and giving the names, residences, and post-office addresses, if known or ascertainable by reasonable diligence, of any persons in addition to those named in the petition which in the opinion of the examiner are necessary or proper parties to a complete determination of the case and to the settling and determination by the court of all apparent or real interests in or liens or charges upon the lands described in the application or any part thereof. Such persons shall be made additional parties defendant to the application by amendment or by order of the court before the publication of the notice provided for in section . The examiner may require the applicant to file with him affidavits or other evidence relating to the title. Every report of an examiner shall be based upon a personal inspection and examination of the record or of a certified copy of the record of every instrument or proceeding affecting the title to said land for a period of at least seventy-five years prior to the filing of the application if the record title extends back that far. The clerk of the probate court or the clerk of the court of common pleas shall give notice to the applicant or his attorney of the filing of such report. If the opinion of the examiner is adverse to the applicant, such applicant shall, except in cases provided for in section . The election shall be made in writing and filed with the clerk. After the investigation authorized by section . The expense of such publication shall be paid by the applicant and taxed as costs in the case. The notice shall be issued by order of the court, attested by the clerk, and shall be in form substantially as follows: To here insert the names, residences, and addresses of all the defendants so far as known , and to all persons having any interest in or lien or charge upon the lands or any part thereof described herein. You are hereby notified that an application has been filed in said court by You are hereby required to answer said application on or before the And unless you appear at said court on or before the time aforesaid and make answer or other plea to said application, your default will be recorded, the said application will be taken as confessed, and you will be forever barred from contesting said application or any decree entered thereon. Judge of said Court, this The answer day of the notice set forth in section . The probate court or the court of common pleas shall, within seven days after the first publication of said notice in a newspaper, cause a copy of such published notice to be served on the defendants by registered letter, mailed by the clerk of the probate court or the clerk of the court of common pleas, with a five day return card thereon, to every defendant named in said notice whose address is given or known. The court shall cause a copy of the notice attested by the clerk to be posted by the sheriff in a conspicuous place on each parcel of land included in the application, at least fourteen days before the answer day of such notice. The court may cause additional notice of the application to be given or additional persons to be made parties and served as provided by law in civil actions. The court shall, so far as it considers it possible, require proof of actual notice to all adjoining owners and to all persons resident of the state who appear to be in possession or occupancy of, or to have any interest in or claim to, or lien or charge upon the land, or any part thereof, included in the application. If any registered letter containing such published notice, mailed by the clerk to a defendant named as a resident of the state, is returned undelivered, such notice shall be remailed by the clerk to any other address of such party of which the plaintiff is able to learn and which he shall designate by amendment of his application filed in the case. If there is no other address, or if said letter is again returned undelivered, the clerk shall thereupon, on

the praecipe of the plaintiff, issue summons for such defendant as in other cases. Such summons shall be directed to the sheriff of each of the counties in which the plaintiff, in his application or any amendment thereof, states that such defendant resides. Such summons shall have attached thereto an attested copy of said published notice. If said summons and notice are returned unserved because the defendant cannot be found, then such defendant may be regarded as having been served by such published notice as a person whose place of residence and post-office address are unknown. In all cases, whether of original registration or subsequently arising in any way in reference to registered land or any interest in or lien or charge upon it, in which notice is required or may be ordered by the court to be given to parties by the clerk by publishing or mailing, or both, the certificate of the clerk, stating that he has served the notices as required or as directed by the court and stating which of the letters mailed by him containing said notices have been returned to him undelivered, shall be filed in the case before any order or decree is taken or made and shall be proof of such service. When proof of service of all orders of notice issued and when the probate court or the court of common pleas is satisfied that all necessary defendants are properly before the court, the court shall appoint a disinterested person, other than the examiner of titles by whom the title was examined and reported upon, to act as guardian ad litem for persons under any disability, and for all persons not in being, unascertained, unknown, or out of the state, who may have an interest, which is vested, contingent, in expectancy, or otherwise. The compensation of the guardian under the schedule of fees set forth in section Such guardian shall file an answer in the case and actively ascertain and protect, so far as is reasonably possible, the interests of all persons for whom he was appointed guardian for the suit and particularly represent, act for, and protect the interests and rights of all persons not in being. Any person who claims an interest in, or who may be affected by the judgment in a land registration case, whether or not named in the notice required by section Such answer shall state all objections to the application, shall set forth the interest claimed by the person who files it, and shall be signed and sworn to by him or by a person in his behalf. Any person claiming an interest in the land may by answer or other plea oppose the application for registration of the land as belonging to the plaintiff, or may by cross-petition set up a demand to have the title claimed by the plaintiff registered in the name of the cross-petitioner. If a person answering claims an interest in, or lien upon the property separate from that claimed by the plaintiff, such person may ask to have his title to such interest or lien registered. If no person appears and answers or files other plea to an application in a land registration case within the time allowed, after the appointment of a guardian ad litem and the filing of an answer by him as required in section The court shall in no case, either upon default or after a hearing, make a final order directing the registration of title to land until there is filed in the case the certificate of an examiner of titles to whom the matter shall be referred for that purpose, stating that all necessary and proper persons to a complete determination of the case have been made parties and properly brought before the court, and that the entry of such order would be correct. The court shall not be bound by the report of such examiner but may require further proof. By the description in the application and published notice, "all persons having any interest in or lien upon the land or any part thereof," all the world, except defendants personally served, shall be regarded as having been made parties defendant and properly served. If, in any land registration case, an answer is filed raising an issue, the cause shall be set down for hearing on the motion of either party. The probate court or the court of common pleas may refer the cause or any part thereof to one of the examiners of titles as master, to hear the parties and their evidence, and make report of such evidence and his findings on it to the court. The court may before decree, require a survey to be made by the county engineer for the purpose of determining boundaries and a more accurate and definite description of the land to be prepared and may order durable monuments to be set by said engineer and referred to in such description. The expense of the survey and monuments shall be taxed in the costs of the case and may be apportioned among the parties as justice requires. If no persons appear to oppose the application to register, such expense shall be borne by the applicant. If a survey is ordered, the clerk of the probate court or the clerk of the court of common pleas shall, at least five days prior to the time such survey is to be made, mail a notice thereof to each owner and occupant of adjoining lands at the addresses given in the application or any amendments thereof. Said engineer may call witnesses at the time and place of making such survey or at such other time and place as he may appoint, administer oaths, and take and report to the court

evidence pertinent to said survey and boundaries, and may adjourn the making of said survey and the taking of said evidence from time to time until such survey is completed. In a land registration case, if the probate court or the court of common pleas finds that the applicant does not have a title proper for registration, a decree shall be entered dismissing the application. Such decree may be ordered to be without prejudice, in whole or in part; but unless it is so ordered it shall bind the parties, their privies, and the land in respect to any issue of fact or law which has been tried and determined. The dismissal of the application of the plaintiff shall in no way affect any cross-petition filed in the case, but the issues raised by such cross-petition may be tried and determined by the court notwithstanding such dismissal, and all parties, their privies, and the land shall be bound by such determination. All statutes of limitation relating to the recovery of possession or title to any interest in land, or the enforcement of any lien or charge on such land, shall apply and be given effect only in favor of and against the applicant or plaintiff, in all actions or proceedings under sections . If the applicant in a land registration case dies between the filing of the application and the final decree thereon, the proceedings shall not abate, but shall be completed in the name of the widow or widower and heirs and devisees of the applicant. If the probate court or the court of common pleas orders the land registered, such court shall order that the certificate issue to such widow or widower and heirs and devisees of the applicant, according to their respective rights and interests, but subject to the right of the creditors of the deceased to have said land sold to pay his debts and subject to the right to contest any will of such deceased applicant. The personal representative of the deceased, the relict, or any of said heirs or devisees may by supplemental petition set up the facts relating to the transmission of the title to said land by reason of the death of the original applicant and cause all necessary new persons to be made parties and properly brought before the court as upon the filing of an application, or by summons or other process as provided by law in civil actions as the court directs. If the probate court or the court of common pleas after a hearing in a land registration case finds that the applicant has title in whole or in part as stated in his application, and proper for registration, then to the extent of the title so found a decree of confirmation and registration shall be entered, which shall have the effect of a decree in rem and, subject only to the exceptions stated in section . After the expiration of the time for appeal and except as otherwise provided in sections . After the expiration of the time for appeal, except as otherwise provided in such sections, no such person shall in any of the courts of this state assert by suit or otherwise any claim to an interest in or lien or charge upon registered land in derogation of or contrary to the purport of such decree. Such decree shall not, after the expiration of the time for appeal, be opened because of the absence, infancy, or other disability of any person affected thereby, or by any suit or proceeding at law or in equity for opening up judgments or decrees because a party has not had actual notice of the suit or proceedings. Any person deprived of land or of any interest therein or lien or charge thereon by a decree of registration obtained by fraud may file a petition in the case to open up and review such case within one year after the entry of the decree, provided no innocent purchaser for value, mortgagee, or other lien holder has acquired an interest. If there is any such purchaser, mortgagee, or other lien holder, the decree of registration shall not as to them or any person holding under them be opened, but shall remain in effect forever, subject only to the right of appeal. Any person who is aggrieved by such decree may pursue his remedy by action of tort against the applicant or against any other person for fraud in procuring the decree. A Every decree of registration in land registration cases shall bear the year, month, day, hour, and minute of its entry and shall be signed by the clerk of the probate court. The decree may contain any other matter properly to be determined by the court under this chapter and Chapter . The decree shall be stated in a form convenient for physical transcription upon, transcription by any of the applicable nonpaper means referred to in division D of section . The clerk, under the direction of the court, shall make and keep indexes of all applications and of all decrees of registration. B On and after March 30, , a decree of registration in a land registration case shall not set forth pursuant to division A of this section any restrictive covenant that appears to apply to the land or any part of the land, if any inclusion of the restrictive covenant in a transfer, rental, or lease of housing accommodations, any honoring or exercising of the restrictive covenant, or any attempt to honor or exercise the restrictive covenant constitutes an unlawful discriminatory practice under division H 9 of section . A Immediately upon the entry of the decree of registration as provided in sections . The recorder shall transcribe or bind the decree in a book to be called

the register of titles, in which leaves in consecutive order shall be devoted exclusively to each title, with appropriate blanks for the entry of memorials and notations. The recorder shall note in the register the day, hour, and minute when the decree is filed with the recorder. The entry made by the recorder in the register in each case shall be the original certificate of title and shall be signed by the recorder. Each certificate of title with its blanks for memorials and notations shall constitute a separate folium of the register. All memorials and notations that may be entered upon the register under this chapter or Chapter All certificates of title shall be numbered consecutively, beginning with number one. The certified copy of the decree of registration shall, in case it is transcribed into the register, be filed and numbered by the recorder, with a reference noted on it to the place of record of the original certificate of title. The recorder may rebind or retranscribe the certificates in new volumes of the register containing respectively canceled and uncanceled certificates and prepare new indexes for the uncanceled certificates. If more than one entire and distinct parcel of land lying wholly in the county is included in the application and decree, the clerk shall, if required by the applicant, send the recorder certified copies of the decree insofar as it relates to each of the separate and distinct parcels, giving plat and description of each parcel; separate registration of each parcel shall be made accordingly by the recorder. B If the county recorder maintains registered land records by nonpaper means under section The certificate of title first registered in pursuance of a decree of registration in regard to any parcel of land shall, in the register of titles, be entitled "Original certificate of title, entered pursuant to decree of the. Subsequent certificates relating to the same land shall be in like form, but shall be entitled "Transfer from No. The recorder shall make out and deliver to the proper parties duplicates of all subsequent certificates. Duplicate certificates may be issued to each person holding a lesser estate but the recorder shall note in the register of titles and on each duplicate to whom such duplicate was issued. All certificates of title shall contain an accurate plat and description of the lands covered thereby. A registered owner who holds one duplicate certificate for several distinct parcels of land may surrender such certificate and have separate registration and duplicate certificates for portions thereof, or if he holds separate duplicate certificates for several distinct parcels he may surrender them and have registration made of and take out a single duplicate certificate for the whole land, or several registration and duplicate certificates for different portions thereof. If a new or different plat and description is to be given in any new certificate so issued, such plat and description must be definite and certain and in conformity with the previously registered plat and descriptions and must be subject to the approval of the county recorder, who may in any case require the same to be approved by the court. An owner who subdivides a tract of registered land into lots shall file with the clerk of the probate court or the clerk of the court of common pleas a plan thereof, when applying for a new certificate, and the probate court or the court of common pleas, before ordering such certificate to be issued, shall cause the plan to be certified and filed with the recorder and recorded, and require that all boundaries, streets, and passageways shall be distinctly and accurately delineated thereon. B This section shall be printed or written on all duplicate certificates of title before delivery by the county recorder. On and after the effective date of this section, no county recorder shall do any of the following: A Transcribe or bind in the register of titles and, if applicable, file a certified copy of a decree of registration sent by the clerk of a probate court pursuant to section The obtaining of a decree of registration and receiving a certificate of title is an agreement running with the land that the land shall, unless the owner complies with the provisions of section Such agreement is binding on the applicant and the successors in title. All dealings with the land or any interest therein, after such land has been brought under such sections, and all liens, encumbrances, and charges upon such land shall be made only subject to such sections. If any involuntary interest in registered land has come into existence by executory devise, executory limitation, or otherwise since the issuing of any certificate of title, the registered owner or the person claiming such interest may apply to the court by petition, to which all persons in interest shall be made parties and brought before the probate court or the court of common pleas, as provided in original registration or as in other civil actions, to have such interest registered. The court upon a hearing shall make such order as the case requires and direct the county recorder to make registration accordingly. If signed elsewhere, the receipt or signature card shall be acknowledged before an officer authorized to take acknowledgment of deeds. When signed, witnessed or acknowledged, and filed with the recorder, the receipt shall be regarded as containing the genuine signature of

that person. If a duplicate certificate of title is lost or destroyed, the owner, together with other persons having knowledge of the circumstances, may make affidavit before the county recorder, stating the facts of the case, the names and residences of the registered owners, and such other matters that the recorder requires. The county recorder shall keep books to be known as "records of surveys of registered land," in which the recorder shall accurately copy each survey ordered by the probate court or the court of common pleas in the original or any subsequent registration. The volume and page of such book where such survey is recorded shall be entered on the register of land titles on each certificate of title to said land thereafter issued. A The county recorder shall keep tract indexes if the board of county commissioners orders the recorder to do so and provides the proper records for those indexes. In those indexes, the recorder shall enter the lands registered in the numerical order of the townships, ranges, and sections, or original surveys, and, in the case of subdivisions, the blocks and lots in the subdivisions; the name of the owners; and a reference to the volume and folium of the register in which the lands are registered.

## 3: Chapter 5: Land Surveying and GPS

*Bibliographic record and links to related information available from the Library of Congress [www.enganchecubano.com](http://www.enganchecubano.com):  
Electronic data is machine generated. May be incomplete or contain other coding.*

Is a deed restriction the same as a restrictive covenant, covenant, or plat restriction? In general, all of those words and phrases involve the same concept. Typically, a deed restriction is created in a document that is recorded with the county register of deeds records where the property is located. Deed restrictions can only be created with the written consent of the owner of the lot or parcels involved at the time the deed restrictions are created. In most cases, deed restrictions constitute a comprehensive set of regulations imposed by a land developer when creating a plat sometimes called a subdivision, condominium development, multi-parcel land division, or other development. However, any property owner can impose deed restrictions on one lot or numerous parcels of land owned by that individual before the lot or parcels of land are sold to third parties. Typical deed restriction regulations include prohibitions on mobile homes, junk, commercial or business activities in a residential area, dwellings under a certain size, further dividing the lot involved, multi-family use, nuisances, farm animals, or large pole barns. The overwhelming majority of properties in Michigan are not subject to any deed restrictions. Deed restrictions are private contractual matters that bind real estate. If none of the prior owners of the lot or properties involved imposed any deed restrictions, they do not exist. Prior to buying any property, a prospective purchaser should obtain either a title search or title insurance commitment by a reputable title insurance company in order to determine whether the property at issue is subject to deed restrictions, and if so, the nature of the deed restrictions involved. In general, deed restrictions are enforceable in Michigan. Furthermore, the penalty for violating deed restrictions can be quite severe. On occasion, the Michigan courts have ordered that dwellings or buildings be torn down that do not comply with mandatory setbacks or other deed restrictions. In general, deed restrictions protect property owners and property values. If you are purchasing property in a deed restricted development or community, the deed restrictions represent somewhat of a guarantee that certain matters will not occur. As with any contract, however, deed restrictions are not infallible. For example, if you are going to sell the parcel next to the lot with your dwelling which you will keep, you may want to consider imposing certain deed restrictions on the lot to be sold for example, that the lot to be sold cannot have a mobile home located thereon, there can be no barking dogs, and no commercial or business uses will be allowed to occur thereon. Anyone seeking to impose deed restrictions on any property should retain the services of an experienced real estate attorney. Common deed restrictions can regulate the following areas: Types of housing Proper usage of the waterfront Setbacks.

### 4: Vacant Land for Sale | LandLeader | Baxter Creek Acreage

*If you find parcels of land that can potentially be claimed, the process of officially doing so can be complicated. Work with a real estate lawyer in your area to ensure that you complete all requirements correctly, and legitimately take ownership of any land that can be claimed.*

Skip the support lines and receive priority one-on-one support from our customer service team. Please contact us for additional pricing. Get this calculator for your site: Converting from feet to acres is extremely easy with our FREE acreage calculator. Multiplying the length of the land times the width of the land in feet gives you the total land square footage and then converting that square footage into acres is as simply as clicking on the CALCULATE button. The area of a piece of property is important for an owner or a potential buyer to know. The price is usually determined by the size of a parcel, so that is where most buyers and sellers begin a negotiation. Knowing the exact size that is calculated to two decimal points allows both the buyer and the seller to have precise figures as the basis for discussion. There are only three steps to take when you want to find the square foot area of a parcel: Enter the land width in feet in a box below Acre Calculator. Enter the land length in feet in the space below the first box. Click the Calculate button. You can use the Acre Calculator to find the square footage in a property that has uneven lengths or widths. For example, a parcel that is 70 feet wide but has a length of feet on one side and feet on the other is calculated in two steps. The first thing to do is subtract 20 feet from the longer side so the parcel then forms the shape of a rectangle. Enter 70 in the land width in feet space. Enter in the land length in feet space. Click the Calculate button to find that the area is. The area that is the irregular portion of this parcel forms the shape of a triangle. So the dimensions that you need to enter into the Acre Calculator are 70 feet for the width and 20 feet for the length. The Calculate button produces the result at. You remember basic math that finds the area of a triangle at half the size of a rectangle, so you need to add half of. Variations in the length and width of parcels are common, owing to many factors that can include owner preferences, surveying errors, the curvature of the earth and others. You can use our FREE online calculator to quickly find the accurate square footage of an acre in just a few clicks. More often than not, the length and width are approximately the same, but a small deviation can make a big difference. Property uses have to meet zoning requirements in most locales, and the regulations are very clear on the matter. If a parcel needs to form a full acre and you determine by way of our calculator that it falls short by even a small amount, then that difference can make or break a deal. Accuracy is important, and our calculator gives it to you. But if you want to know the exact formula for calculating acre then please check out the "Formula" box above. Click the "Customize" button above to learn more!

5: Washington Metro., Etc. v. One Parcel of Land, Etc., F. Supp.    www.enganchecubano.com

*Three people own a large parcel of undeveloped land in joint tenancy. One of them wants to build a shopping center on the property, while the other two want to use it as an organic farm. The individual tries to buy the other tenant's interests, but they refuse to sell.*

Slye, Watertown, as referee for Bart J. Bruley and Kari A. Hamilton and Sherry A. Donais and Leslie L. Grace and Victoria P. Williams and Christine A. Kilmer and Trudy M. Peterson, North Las Vegas, Nev. Peterson, sold to Clifford K. Thomas and Courtney N. Clemons, Watertown, sold to Candice E. Clement and Andrew J. Schonfield, Dexter, sold to Eric B. Kraeger, Brantingham, as referee for the John H. Jones and Julia A. Sears, Carthage, sold to David A. Roberts, Winter Garden, Fla. Lopez Rivera and Giselle M. Bank National, Owensboro, Ky. Martin, Baldwinsville, as executor of the estate of Lillian G. Kevin Glover, Churchville, sold to Jeffrey P. Glover and Eileen M. Hetzer, Rochester, Deborah J. West, Spencerport, James C. Hetzer, Rochester, and Kenneth R. Hetzer, Grove City, Pa. Unknown acreage, Westminster Park Parcel Zumbo, Victor, sold to Barney T. Villa, San Pedro, Calif. Chaney and Linda K. Bernard and Tonya F. Miranda Diaz, Kathleen, Ga. Fuller and Kelli J. Rice and Jessica A. Benson and Lisa M. Madison, Bronx, sold to Nicholas J. Strianese, Watertown, sold to Joan K. Benz, as administrator of the estate of Mark S. Gravelin, as trustee of the Mark J. Gravelin and Karen M. Bogdan, Sackets Harbor, as referee for Jayson G. Busler, sold to Community Bank N. Kiah and Kari J. Leen and Elizabeth C. Leen, Henderson, sold to Mitchell G. Peebles and Susan L. Dusharm, sold to Alden J. Village of Port Leyden: Donnelly, sold to David A. Prince Brook Road, Anthony M. Town of New Bremen: Lehman, sold to Jamie P. LaRock, sold to Jeffrey I. Poole, sold to Carl A. Cobb Road, Patrick J. Snyder, sold to Thomas J. Thayer Hill Road, Robert F. Bouchard, sold to Ralph A. Erie Canal Road, Donald G. Lustyik, sold to Ralph A. Widrick, sold to Colleen A. Giovannini, sold to Matthew J. Cummings, sold to David T. Tanaka, sold to Michael J. Lyons, sold to Joseph M. Factory Road, Geoffrey L. Neil, sold to Land First Inc. When responding to issues raised by other commenters, do not engage in personal attacks or name-calling.

## 6: How to Claim Land (with Pictures) - wikiHow

*Hello, I have 3 parcels of land side by side in Arkansas. I purchased all three from the state commissioner here in Arkansas. They were all on the negotiated sales list (didn't sell at auction) and all of them were an S4 category.*

Despite the central importance of land in a settlement society, land markets are surprisingly little studied. Perhaps the property market is so everyday that it is taken for granted, but more likely deterrents are the abundance and character of the evidence and the conceptual challenges of working with it. Thus there is much reason to welcome this book, the product of more than thirty years work by John Clarke, professor of historical geography and environmental studies at Carleton University in Ottawa. His authority is evident in an immense bibliography that requires six pages just to list cartographic sources and that includes at least thirty articles of which he is sole or joint author. Intending it as an integration of his entire research career, he has produced a monumental work. There are almost pages of text; another pages of endnotes, many of which also contain text; a glossary; various appendices, including biographical information on about people; almost figures; more than 60 tables; and about 30 plates. On the other hand, parts of the interior of the county, where large-scale drainage works were needed to permit the exploitation of the heavy soils, were among the last southern Ontario farmland to be brought into full production. Ultimately the land would be divided into over lots, some continuously in use since the French regime, others not even patented until the twentieth century. While important, the latter were not that large by , the effective end date for the book. He has used all of the relevant sources to explore the land market here, from initial French settlement and subsequent native surrenders of land, through surveys, the setting aside of reserves for clergy, crown, and natives, alienation of remaining land by the crown, and subsequent sales. A key source is the abstract index to deeds, which permits tracking every transaction on a property. Few students of Canadian history have had the determination and patience to get into this type of record so systematically for so large a territory and to wrestle with the complexities of extracting meaningful information. He offers careful discussion of the relationship between formal patenting of land and actual occupation and settlement; of the various instruments by which transactions were effected and debts secured; and of the relationships between policy and the actual processes of taking up the land. At every point, the story is more complex than simple. As the title indicates, a central theme is the relationship among land, power, and wealth in the county, with particular attention to land speculation. This definition catches a disparate group of people, including some prominent names from the county and from elsewhere, such as the future prime minister, John A. In what is often a highly technical discussion, revolving around appropriate statistical measures, the actual business of turning position into land and land into income and wealth is sometimes obscure, and the ultimate conclusions rather general. It requires careful reading in the notes to discover that the rate of return calculations are each based on different, small, and apparently unrepresentative subsets of all the land transactions in the county. At even the lowest rate in Table 8. No doubt economy also explains why the maps are compressed onto half-pages; to provide detail sometimes on a lot by lot basis with as many as six gradations of data in so small a space is to render the information illegible except perhaps with a powerful magnifying glass. I intend it as a compliment to John Clarke to say that I hope his work on this subject is not yet complete. A lean, tight, chronologically-organized version that addresses the implications of his various findings in non-technical language would be very welcome. Meanwhile, specialists will be grateful for this book. If at times perplexing, it is nevertheless a rich, rewarding record of one of the most intensive explorations of the Upper Canadian land market that there is ever likely to be. Douglas McCalla is the author of *Planting the Province*: Among his current research projects is a study of consumption in the Upper Canadian countryside as seen through customer accounts at country stores.

## 7: Acre Calculator | Calculate Acreage | Square Feet to Acreage Calculator

*The acreage can be subdivided into a number of 8 acre or larger parcels, for additional income or investment opportunities. Includes a foot waterfall, streams with trout, mineral mines, access to Sugar Hollow Brook, and abundant wildlife.*

Howard and Ramsey, District Judges F. Herbert and Aileen H. United States District Court, D. Rosendorf and John L. Edwin Brown, Rockville, Md. There are eight condemnation cases filed by the plaintiff pursuant to the Declaration of Taking Act, 40 U. The easements condemned by the plaintiff include the right to "review but not to approve plans and specifications for excavation or construction above or adjacent to" the properties through which the subsurface easements run. These eight cases were consolidated for trial before the Land Commission of this Court, pursuant to Order of Reference, and they were tried together during a period of eight days in October, The Commissioners viewed the property prior to trial. After trial, the Land Commission filed its reports, awarding varying amounts as just compensation for the takings herein. Because all the exceptions treat identical legal issues in these consolidated cases, the undersigned judges Northrop, Harvey, Miller, Murray, Howard, and Ramsey, JJ. Beasley, calculated a before value for each property and applied to it a percentage reduction in value due to the taking to arrive at his conclusion of after value. The percentage varied from case to case, influenced by factors such as the size of the portion of the property affected and the depth of the tunnel through the particular property. In each case, although generally adopting Mr. In no case did the Commission award compensation for damage to the above ground improvements on a property, although Mr. Beasley was of the opinion that there was damage to the improvements. Before Values Percentage Percentage Comp. The report of a land commission appointed pursuant to Fed. The standard of review specified therein is tantalizingly brief: In particular, the report must demonstrate to the reviewing court the reasoning used by the commissioners in deciding on a particular award, the standards the commissioners followed in evaluating evidence, and the line or lines of testimony they adopted in making their findings. The plaintiff contends that the reports fail to meet the standards of specificity required by United States v. These cases consumed eight days of trial, involving 19 witnesses. The Commission rendered a lengthy report in each case, stating the description of the property, the nature of the taking, a synopsis of the testimony of the witnesses, and a series of enumerated findings specifically addressing the issues of highest and best use, damage to the improvements on the property, and damage to the property exclusive of improvements. There is no such requirement recognized in the case law. Certainly, a land commission is not required to evaluate every piece of evidence and every line of testimony presented to it. If this were the case, its report would be almost as bulky as the trial transcript itself. When compared with reports found acceptable in cases cited in United States v. Certain Parcels of Land, etc. Beasley, was unworthy of belief and should have been rejected by the Commission, because Mr. In essence, the plaintiff contends that Mr. Beasley lied, in that he stated on direct that he had made certain investigations of underlying data such as comparable sales , whereas, on cross-examination, he admitted that much of this underlying data was compiled by staff members in his organization and by other persons employed by him for case preparation. The Court has examined the specific transcript references cited by plaintiff in support of its first exception Tr. Nothing in the Federal Rules of Evidence prohibits an expert from relying on the work of others in formulating his ultimate opinion. If anything, the Rules can be said to encourage the opposite. Clearly, that rule was intended to permit an expert to give an opinion based on something other than his own direct perceptions, which would not be the case were he an ordinary fact witness. The credibility of witnesses is a matter left entirely to the discretion of the trier of fact in this type of case. See Commission Instruction Although the extent of Mr. The Court is convinced that Mr. Beasley did not intend to mislead the Commission or to falsify his testimony in any regard. As is true of most condemnation cases, the present cases involved directly conflicting expert testimony. Beasley, testifying for the landowners, established a before value for each property. Beasley, utilizing his considerable experience in evaluating railroad, utility and other easements including tunnel easements , concluded that there was severance damage to the landowner caused by the imposition of the easement.

Beasley gave an opinion on the ultimate issue of just compensation, a prerogative he was clearly entitled to exercise under Fed. Dieudonne, on the other hand, adopted a different approach. He testified that, based on his analysis of comparable sales, there was only nominal severance damage in each case. Beasley, in contrast, concluded that there were no sales that, in his opinion, were appropriate to be used in these cases as comparable sales. HM at 5; Tr. Those Rules evince a clear intent to broaden the role of expert testimony in federal litigation. There is nothing in the Rules that prohibits an expert from basing his opinion on an entirely different set of criteria from those employed by another expert in addressing the same issue. The Court has carefully reviewed Mr. The Commission did not err in accepting Mr. There was no inherent flaw in Mr. See Commission report at 10, finding 4. Commission report at 6. Plaintiff does not dispute the evidence on this point, but relies on language in the Declaration of Taking stating that all that has been condemned with regard to plans is a right to review, not a right to approve. It appears that Mr. When his rebuttal testimony was put on the record, plaintiff objected. Review of the record shows that Mr. The Court has reviewed Mr. Unlike most civil cases, the defendant in a condemnation case bears the burden of proof on the cardinal issue to be litigated. Two Parcels of Land, F. Meyer did not introduce a new theory of the case during rebuttal. Rather, his testimony tended directly to refute specific evidence of non-damage introduced by the plaintiff in its case in chief. Two Parcels of Land, wherein the Fourth Circuit characterized the improper rebuttal testimony as "not only a violation of a pretrial order; [but also] an apparently wholly unanticipated injection into the case of new concepts and new considerations with which counsel Prior to the trial of these cases, Magistrate Smalkin ruled that no evidence of damage to the improvements on the condemned property due to WMATA blasting in the general vicinity could be presented to the Land Commission. Neither plaintiff nor any defendant took any exception to that ruling at the time, nor does anyone except to it now. The Court has reviewed Dr. Berry to give evidence as to blasting damage. Berry was expressly prohibited from giving testimony as to blasting damage. Rather, the Commission characterized Dr. Commission Report at 2. In giving his opinion on the adverse consequences of tunnelling, Dr. Berry was not prohibited by either common sense or the pretrial ruling in these cases from taking into account the fact that blasting was a construction technique employed by the plaintiff in making its tunnels. For reasons adequately stated above, this Court finds that the report is sufficient under the Merz standards. In each of the consolidated cases, Mr. Beasley presented a percentage by which he thought that the taking had diminished the value of the property. The Land Commission, in each case, rejected Mr. The table in Part II of this opinion, supra, details the percentages in each case. In making the adjustments to Mr. The Commission determined that the lower figure it employed in each case was "most realistic. Although it has been held that a land commission is not to substitute its own expertise for competent evidence in the case, United States v. The limitation on this rule is, of course, that expressed in United States v. Plainly, the Commission, as finder of fact, is not required to reduce its reasoning to mathematical formulae. Beasley was not clearly erroneous. Finally, the defendant complains that the Land Commission improperly rejected Mr. Beasley testified that the improvements suffered "economic and functional obsolescence. The date of taking in these cases was fixed at October 1, , well before the start of the tunnel construction. Beasley as "economic and functional obsolescence" to the existing above ground improvements in these cases. Dieudonne, it was brought out that he had worked with both Mr. HM , which is suitable to serve as a general reference as to the points discussed in the text. Newsletter Sign up to receive the Free Law Project newsletter with tips and announcements.

### 8: Land, Power, and Economics on the Frontier of Upper Canada

*A one acre parcel of land that is square is divided into four lots of equal size. If the lots are rectangular, parallel to each other and are ' deep, the width of each lot is most nearly: A. '.*

### 9: Watertown Daily Times | PROPERTY SALES

*Learn to evaluate the risks and rewards of subdividing land into residential lots. In this first of three articles on the*

## ONE PERIOD OR THREE PARCELS OF UNKNOWN ACREAGE pdf

*subject, a developer and real estate lawyer provides landowners specific items to evaluate when considering whether or not to subdivide land.*

*Campaign medals of the British Army 1815-1972 Battling through the barriers Take Each Day One Step at a Time Wedding march trumpet sheet music Ritz Address Book How to retire on the house Address delivered before the Aquidneck agricultural society, at their annual exhibition, 1853 Nutrition, gender and poverty in the Caribbean subregion The pastors presence in celebration One thing is needful, or, Serious meditations upon the four last things, death, judgment [brace and [brac Early Buddhist sanghas and viharas in Sri Lanka (up to the 4th century A.D.) Flight reservation system project Keep Em Rolling, Andy Capp Science of musical sound Charles Taylor Science and Philosophy More Bigoted Than Religion The Higher Calculus Mathildas victory Pt. 1. The road to Adwa Farmers organisations and farmer-led marketing in promoting agribusiness 1988 Yearbook of Astronomy In the arms of the sky Part one : The inward disciplines. A handful of nails Movies and American society Smartypants guide to environmental science The Institution of War Grower experiences with millet in Eastern Washington, 1997-1999 Hexem John James H. Cobb Towards more effective monetary policy From Considerations on the proposed removal of the seat of government, by Aristides, March 17, 1786. The constitution, Hizbollah, border tension, human rights and justice Applying time to feminist philosophy of the body Lanei Rodemeyer. A hunt in the Delta PLAY INTER ETHNIC COMMUNICAT (The Evolution of North American Indians) An introduction to simulation using SIMSCRIPT II.5 Hugh Memoirs Of A Brother TOEFL Exam Success in Only 6 Steps (Skill Builders (Learningexpress)) Probable plan of the tabernacle Waffles from morning to midnight Christian Metz and the reality of film*