

## **REQUIREMENTS FOR METES AND BOUNDS LEGAL DESCRIPTION**

1. Every description must be self-sufficient within itself and without the necessity of reference to any extraneous document. When a description refers to a deed of record, the deed should be used only as a secondary reference.
2. When writing a metes and bounds description of a contiguous annexation, all details of the contiguous annexation, all details of the contiguous portion(s) of the boundary may be omitted. The points of departure from the existing boundary must be clearly established.
3. A specific parcel description in sectionalized land (e.g., The SW 1/4 of Section 22, T1N, R1W) is permissible without a metes and bounds description of the perimeter boundary.
4. A parcel description making a reference only to a subdivision is not acceptable, unless all dimensions needed to plot the boundaries are given on a accompanying plat. The relationship of lot lines with street right-of-ways must be clearly indicated.