

CHAPTER 2 TEST

Fill in the blanks with short complete statements or words as needed:

1. Define plot plan as discussed in this chapter. **Also known as a lot plan or site plan, is a map of a piece of land that may be used for any number of purposes.**
2. Name the three types of legal descriptions. **1. metes and bounds; 2. rectangular system; 3. lot and block.**
3. Metes, or **measurements**, and bounds, or **boundaries**, can be used to identify the perimeters of any property.
4. Define bearings as discussed in this chapter. **Bearings are directions with reference to one of the quadrants of the compass.**
5. How would you label a bearing that is 30° from north toward the east? **N 30° E**
6. How would you label a bearing that is $47^\circ 30' 12''$ from south toward the west? **S $47^\circ 30' 12''$ W**
7. The metes and bounds land survey begins with a **Monument** known as the point-of-beginning.
8. A township, in the rectangular system of describing land, is a piece of land **6 mi.** by **6 mi.**, or a total of **36** square miles.
9. How many sections are there in a township? **36**.
10. How many acres are there in one section? **640**
11. Name the type of legal description that is associated with a lot within a named subdivision of land divided into several blocks, in which each block is divided into lots. **Lot and block system.**
12. Define topography as discussed in this chapter. **Topography is a physical description of land surface showing its variations in elevation, known as relief, and locating other features.**
13. Explain the difference in slope of the land when contour lines are spaced far apart as compared to when they are spaced close together. **When contour lines are spaced far apart the slope of the land is gentle and when the contour lines are close together the slope is steeper.**
14. Define grading plan. **Plots of construction sites that generally show existing and proposed topography.**

15. Describe the values of a curve labeled $R = 50.00'$, $L = 140.09'$, $\Delta = 132^\circ$. **R is the radius of the curve, and L is the length of the curve. $\Delta = 132^\circ$ is the Delta, which is the included angle of the arc.**

CHAPTER 2 PROBLEMS

PROBLEM 2.1

Refer to the site plan shown on page 45 and answer the following questions:

1. What is the legal description? **Lot 55, Wicher Heights, No. 2 SW 1/4 SE 1/4 section 19 T1S R1 W**
2. What are the following setbacks to the proposed structure?
Front **20'**
West side **5'**
East side **10'**
Rear **34'-6"**
3. What are the following minimum required setbacks?
Front **20'**
West side **5'**
East side **5'**
Rear **15'**
4. Give the scale of this plot plan. **1/8"-1'-0"**
5. Describe the structure to be built on this property. **One story single family residence.**
6. Give the finish floor elevation. **101.0 feet**
7. Give the elevations at the following property corners:
Northwest **100.0 feet**
Northeast **100.0 feet**
Southwest **102.0 feet**
Southeast **102.0 feet**
8. What is the name of the street that runs in front of this proposed home? **Sw Loma Vista Street**
9. What is the length of the south property line? **67.20 feet**
10. What is the length of the west property line? **92.6 feet**

PROBLEM 2.2

Refer to the grading plan shown on page 46 and answer the following questions:

1. What is the legal description for this property? **Lot 18 of Highpoints in the NE 1/4 of section 34. T1S R2TE San Bernardino Meridian, Happy Valley, San Diego, California**
2. What is the minimum front setback? **20 feet**
3. What are the minimum side yard setbacks? **10 feet**
4. What is the width of the public sanitary sewer easement? **15 feet**
5. Give the west property line length and bearing. **220.16 feet and a bearing of S 41° 15' 57"**
6. Give the east property line length and bearing. **264.62 feet and a bearing of S 21° 16' 25" E**
7. Give the south property line length and bearing. **187.52 feet and a bearing of S 43° 33' 49" W**
8. What is the contour interval? **One foot.**
9. How often are contour lines labeled? **Every five feet.**
10. What is the difference between the contour lines that are labeled and those that are not labeled? **The labeled contour lines are called index contour lines where the contour line elevation is given. The unlabeled contour lines are called intermediate contour lines that establish the contour interval.**
11. What is the entry floor elevation? **195.00 feet**
12. What is the lower finish floor elevation? **184.00 feet**
13. What is the upper finish floor elevation? **193.00 feet**
14. How do the site work contour lines differ from the natural contour lines? **The natural contour lines are represented as described in question number ten and the site work contour lines are drawn as either thick or thin solid lines and they take off from the natural contour lines where the contour changes for grading.**
15. What is the height of the highest retaining wall? **8'-0"**
16. What is the difference in elevation between the garage finish floor and the entry finish floor? **No difference in elevation.**
17. What is the difference in elevation between the upper finish floor and the lower finish

floor? **9 feet**

18. What are the driveway specifications? **Four inch concrete driveway over gravel fill.**
19. What is the elevation of the highest contour line shown on this plan? **210 feet**
20. What is the elevation of the lowest contour line shown on this plan? **165 feet**

PROBLEM 2.3

Refer to the plat shown on this page and answer the following questions:

1. Name the two roads that intersect at the northeast corner of the plat. **Gatlin Street and Ewing Avenue**
2. Give all property line dimensions, values, and bearings for lot 1, starting at the northeast corner of the lot and going counterclockwise around the lot. **95.00', N1°29'48"E; 100.00', N88°06'14"W; 85.70', S1°29'48"W; R=10.00', L=13.70', Δ=89°; 90.00', N88°30'12"W.**
3. Provide the legal description for lot 8. **Lot 8, Sandy Estates, City of Houston, County of Harris, State of Texas.**
4. What does the $R = 50.00'$ mean? **This is a property line with a radius of 50.00'**
5. Explain the meaning of the $L = 48.39'$ value. **L is the length of the curve. There are three sub-lengths in this curve. L = 48.39' is for Lot 4.**
6. Name and define the Δ symbol and give the meaning of the $\Delta = 55^\circ$ value. **Plats typically show a Delta angle for curves, which is represented by the symbol Δ . The Delta angle is the included angle of the curve. The included angle is the angle formed between the center and the endpoints of the arc. The included angle of the L=48.39' value is 55° .**
7. Which way is north? **North points to the top of the sheet.**
8. Describe the purpose of the 1/2 IRON ROD END in CONC. **This is probably the monument identifying the point of beginning of the survey for the plat.**