

*Modern Real Estate Practice in Illinois, 6<sup>th</sup> Edition*  
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**Chapter 9 Review Quiz**

1. The numbering of sections in a township begins in the section in the
  - a. northeast corner then runs easterly.
  - b. northwest corner then runs easterly.
  - c. northeast corner then runs westerly.
  - d. northwest corner then runs westerly.
  
2. A particular parcel of land is described by reference to how many principal meridians?
  - a. 0
  - b. 1
  - c. 2
  - d. 3
  
3. The following legal description contains how many acres: the South 1/2 of the SE 1/4 of the NW 1/4 of the NE 1/4 of Section 7?
  - a. 2.5
  - b. 5
  - c. 10.5
  - d. 20
  
4. A metes-and-bounds legal description
  - a. can be made only in areas excluded from the rectangular survey system.
  - b. is not acceptable in court in most jurisdictions.
  - c. must commence and finish at the same identifiable point.
  - d. is used to complete areas omitted from recorded subdivision plats.

5. A parcel of land described as "the NW 1/4 and the SW 1/4 of Section 6, T4N, R8W of the Third Principal Meridian" was sold for \$875 per acre. The listing broker will receive a 5 percent commission on the total sales price. How much will the broker receive?
  - a. \$1,750
  - b. \$5,040
  - c. \$14,000
  - d. \$15,040
  
6. A township contains
  - a. 6 square miles.
  - b. 640 acres.
  - c. 23,040 square feet.
  - d. 36 sections.
  
7. The section of land reserved for school purposes in the rectangular survey system is section
  - a. 12.
  - b. 16.
  - c. 20.
  - d. 36.
  
8. Strips of land six miles wide that run north and south are called
  - a. tiers.
  - b. ranges.
  - c. latitudes.
  - d. longitudes.
  
9. The system of legal description that defines a parcel of land by its perimeter is the
  - a. geodetic survey.
  - b. rectangular survey.
  - c. lot-and-block system.
  - d. metes-and-bounds system.

10. A lot-and-block legal description must
- cover an area larger than 10 acres.
  - be used in areas not covered by the rectangular survey system.
  - refer to a registered subdivision plat map.
  - always use north as the basis for directions.
11. The primary survey line running east and west in the rectangular survey system is the
- township line.
  - base line.
  - range line.
  - principal meridian.
12. Which of the following parcels of land is the smallest?
- Two sections
  - Five percent of a section
  - Two square miles
  - 1,280 acres
13. "Beginning at the SE corner of the NE 1/4 of the section, then due west 5,280 feet more or less to the SW corner of the NW 1/4, the north along the west line of the section 2,640 feet more or less to the NW corner of said NW 1/4, then in a straight line to the point of beginning." How many acres does this parcel contain?
- 80 acres
  - 160 acres
  - 240 acres
  - 320 acres
14. The primary survey line running north and south in the rectangular survey system is the
- township line.
  - base line.
  - range line.
  - principal meridian.

15. A recorded subdivision plat is used in the
- geodetic survey system.
  - rectangular survey system.
  - lot-and-block system.
  - metes-and-bounds system.
16. In parts of the country where there are many lakes and rivers, the rectangular survey system designations will often include
- hyphenated sections.
  - meander-line sections.
  - mean water-line sections.
  - fractional sections.
17. A land survey would best be described as a
- legal description of the land.
  - graphic description of the land.
  - narrative description of the land.
  - visual description of the land.
18. A section
- is one mile square.
  - contains 460 acres.
  - has a perimeter of 5,280 square feet.
  - can be numbered from 1 through 50.
19. The rectangular survey system section contains
- 36 townships.
  - 160 government lots.
  - 160 acres.
  - 640 acres.

20. The method of describing land by degrees, feet and monuments is known as the
- angular system.
  - metes-and-bounds system.
  - rectangular survey system.
  - lots-and-blocks system.
21. How many acres are in a description reading, "The NW 1/4 of the SE 1/4 and the S 1/2 of the SW 1/4 of the NE 1/4 of Section 4"?
- 40 acres
  - 50 acres
  - 60 acres
  - 80 acres
22. Which of the following is the best way to ensure that there are no encroachments and verify the boundaries of a parcel of land?
- write a legal description.
  - get a spot survey.
  - find the monuments.
  - verify the benchmarks.
23. The owner has a large parcel of land surveyed into lots and streets and files a subdivision plat. Each lot can be legally described by use of which of the following?
- street address
  - government survey
  - metes and bounds
  - lots and blocks
24. One tract of land contains 25 acres. An adjoining tract of land is 1 square mile. The owners agreed to sell for \$1,500 per acre. What was the total price of the 2 lots?
- \$ 37,500
  - \$960,000
  - \$979,500
  - \$997,500

25. An area of land that is two miles by three miles contains how many acres?
- a. 10,560
  - b. 18,540
  - c. 3,840
  - d. 16,270

**IN ILLINOIS . . .**

26. All of the following meridians are located within the boundaries of Illinois, *EXCEPT* the
- a. Second Principal Meridian.
  - b. Third Principal Meridian.
  - c. Fourth Principal Meridian.
  - d. Third and Fourth Principal Meridians.
27. Under the Illinois Plat Act, when an owner divides a parcel of land into two or more parts, each must be surveyed separately if any of them are less than how many acres?
- a. 3
  - b. 5
  - c. 7
  - d. 9
28. What is the general datum plane used by Illinois surveyors?
- a. The Chicago Survey Datum
  - b. The mean depth of Lake Michigan
  - c. The USGS datum
  - d. The ADSS datum