

Metes and Bounds System for Surveying Land

In the Southern United States in the State-Land states, land is surveyed in the indiscriminate metes and bounds system. This survey system uses natural land features, such as trees and streams, as well as neighboring land owners, along with distances to describe plots of land.

In indiscriminate metes and bounds, distance is measured in 16 1/2 foot lengths which are interchangeably known as poles, rods, or perches. Note that 320 poles = 1 mile. The directions are measured in degrees as compass bearings, beginning with the first direction listed and moving toward the second direction. Thus "north 50 east" in the deed below means 50 degrees east of north and "south 30 west " means 30 degrees west of south.

Frequently, the description of the tract does not define a closed figure. There may be slight gaps or crossings where the end and the beginning do not meet exactly.

