

Cadastral Mapping — Glossary of Terms

Absolute Conveyance: A conveyance in which a right or property is transferred to another free of conditions or qualifications. (Black's Law Dictionary)

Acknowledgment: A declaration by an individual before a notarial officer that the individual has signed a record for the purpose stated in the record and, if the record is signed in a representative capacity, that the individual signed the record with proper authority and signed it as the act of the individual or entity identified in the record. (PRIA, Property Records Industry Association)

Acknowledgment: A notarial act in which a notary certifies that a signer, whose identity is personally known to the notary or proven on the basis of satisfactory evidence, has admitted, in the presence of the notary, to voluntarily signing a document for the document's stated purpose. (UCA 46-1-2)

Acute Angle: Any angle that is less than a 90 degree right angle.

Angles: The opening between straight lines that meet or intersect. The lines are called the sides of the angle and the point where sides meet is called the vertex of the angle.

Appurtenance: Something that belongs or is attached to something else; something that is part of something else that is more important. (Black's Law Dictionary)

Arc: (1) A part of the circumference of a circle or curve. (2) A continuous portion of a curved line.

Authentication: Within the scope of this paper, the process of confirming an identity of an individual or legal entity who participates in a signing transaction. (PRIA, Property Records Industry Association)

Awareness: The signer's basic capacity to understand the voluntary act of signing a document. (PRIA, Property Records Industry Association)

Azimuth Bearing: A bearing determined in angular degrees in a clockwise direction from north point being zero degrees to 360 degrees.

Bargain and Sale Deed: A deed that conveys property to a buyer for valuable consideration but that lacks any guarantee from the seller about the validity of the title. (Black's Law Dictionary)

Bargain and Sale: (1) A negotiated transaction, usually for goods, services, or real property. (2) A written agreement for the sale of land whereby the buyer would give valuable consideration (recited in the agreement) without having to enter the land and perform livery of seisin, so that the parties equitably "raised a use" in the buyer. The result of the transaction is to leave the legal estate in

fee simple in the seller and to create and equitable estate in fee simple in the buyer until legal title is transferred to the buyer by the delivery of a deed. (Black's Law Dictionary)

Beneficiary: As it relates to trust beneficiaries, includes a person who has any present or future interest, vested or contingent, and also includes the owner of an interest by assignment or other transfer; as it relates to a charitable trust, includes any person entitled to enforce the trust; as it relates to a "beneficiary of a beneficiary designation," refers to a beneficiary of an insurance or annuity policy, of an account with POD designation, of a security registered in beneficiary form (TOD), or of a pension, profit-sharing, retirement, or similar benefit plan, or other nonprobate transfer at death; and, as it relates to a "beneficiary designated in a governing instrument," includes a grantee of a deed, a devisee, a trust beneficiary, a beneficiary of a beneficiary designation, a donee, appointee, or taker in default of a power of appointment, and a person in whose favor a power of attorney or a power held in any individual, fiduciary, or representative capacity is exercised. (UCA 75-1-201)

Boundary Adjustment: see Parcel Boundary Adjustment.

Cadastre: (1) A survey and valuation of real estate in a county or region compiled for tax purposes. (2) A public record, survey, or map of the value, extent, and ownership of land as a basis of taxation. (1 - Black's Law Dictionary) (2 - American Heritage Dictionary)

Certificate: A part of, or an attachment to, a notarized document that is completed by a notary, bears the notary's official signature and seal, if required, and states the facts attested to by the notary for a particular notarial act. (PRIA, Property Records Industry Association)

Chain of Title: The series of conveyance documents discovered in a search should create a "chain" that links owners together through a series of purchase and sale transactions. Example- Party A grants to Party B. Party B grants to Party C. Party C grants to Party D, etc.

Chain: A unit of measurement for distance. 1 Chain = 66 feet

Chattel Real: A real property interest that is less than a freehold or fee, such as a leasehold estate. The most important chattel real is an estate for years in land, which is considered a chattel because it lacks the indefiniteness of time essential to real property. Also termed real chattel. (Black's Law Dictionary)

Chattel: Movable or transferable property; personal property, especially a physical object capable of manual delivery and not the subject of real property. Ex. Chattel mortgage (Black's Law Dictionary)

Child Parcel: A parcel created when the original or "parent" parcel is split, divided, or otherwise changed resulting in a different number of parcels than there were previously.

Chord: A straight line segment connecting two points on a curve.

Circumference: (1) The distance around the perimeter of a circle. (2) The enclosing boundary of a curved geometric figure, especially a circle.

COGO: (1) Acronym for coordinate geometry. (2) A method for calculating coordinate points from surveyed bearings, distances, and angles. (3) Automated mapping software (such as GIS) that is used in land surveying that calculates locations using distances and bearings from known reference points. (4) The capture and automation of bearings and distances to create GIS data. (ESRI's GIS Dictionary)

Conveyance: The voluntary transfer of a right or property. (Black's Law Dictionary)

Coordinate Geometry: See COGO

Coordinates: A set of numbers which describe the distance north (or south) and east (or west) from a monument or reference point. Generally north and east distances are considered positive and south and west are considered negative.

Course: A unit of measure used in mapping which gives a direction (bearing) and length (distance) of a line.

Deed: (2) A written instrument by which land is conveyed. (3) At common law, any written instrument that is signed, sealed, and delivered and that conveys some interest in property. Also termed (in senses 2 and 3) evidence of title. (Black's Law Dictionary)

Descendant: All of an individual's descendants of all generations, with the relationship of parent and child at each generation being determined by the definition of child and parent contained in title 75 of the Utah Code. (UCA 75-1-201)

Devise: [*Noun*] A testamentary disposition of real or personal property. (UCA 75-1-201)
[*Verb*] To dispose of real or personal property by will. (UCA 75-1-201)

Devisee: Any person designated in a will to receive a devise. For the purposes of Title 75, Chapter 3, Probate of Wills and Administration, in the case of a devise to an existing trust or trustee, or to a trustee in trust described by will, the trust or trustee is the devisee, and the beneficiaries are not devisees. (UCA 75-1-201)

Diameter: (1) A straight line passing from side to side through the center of a circle. (2) The maximum distance from one point on a circle to another.

Document: Information that is inscribed on a tangible medium or that is stored in an electronic or other medium and is retrievable in perceivable form; and eligible to be recorded in the land records maintained by the county recorder. (UCA 17-21a-102)

Drafting: In connection with cadastral mapping, is the art of representing records on a plane surface such as paper, linen or mylar with aid of instruments.

Electronic Agent: A computer program or an electronic or other automated means used independently to initiate an action or respond to electronic records or performances in whole or in part, without review or action by an individual. (UCA 46-4-102)

Electronic Document: A document that is received by the county recorder in an electronic form. (UCA 17-21a-102)

Electronic Record: A record created, generated, sent, communicated, received, or stored by electronic means. (UCA 46-4-102)

Electronic Signature: An electronic sound, symbol, or process attached to or logically associated with a document or record and executed or adopted by a person with the intent to sign the document or record. (UCA 17-21a-102) (UCA 46-4-102) (PRIA, Property Records Industry Association)

Electronic: Relating to technology having electrical, digital, magnetic, wireless, optical, electromagnetic, or similar capabilities. (UCA 46-4-102) (UCA 17-21a-102)

Enfeoffment: (1) At common law, the act or process of transferring possession and ownership of an estate in land. (2) The property or estate so transferred. (3) The instrument or deed by which one obtains such property or estate. (Black's Law Dictionary)

Engineers Scale: A tool for measuring distances and transferring measurements at a fixed ratio of length and is divided into decimalized fractions of an inch. Its cross-section is like an equilateral triangle, which enables it to have six edges indexed for measurement.

Equilateral Triangle: When all three sides of the triangle have the same length and all three angles are equal.

Erasing Shield: A thin piece of metal used to protect the lines around those being erased.

eRecording: The process of recording documents into the public record via electronic methods. (PRIA, Property Records Industry Association)

ESIGN: Acronym for Electronic Signatures in Global and National Commerce Act.

Electronic Signatures in Global and National Commerce Act: Federal legislation designed to provide national legislation to cover states that have not adopted a version of UETA and was signed in 2000. UETA and ESIGN provisions are substantially the same. (PRIA, Property Records Industry Association)

Estate: The property of the decedent, trust, or other person whose affairs are subject to this title as originally constituted and as it exists from time to time during administration. (UCA 75-1-201)

Fee Simple: An interest in land that, being the broadest property interest allowed by law, endures until the current holder dies without heirs; esp. a fee simple absolute. Often shortened to fee; also termed estate in fee simple; fee simple title; exclusive ownership; feudum simplex; estate in fee. (Black's Law Dictionary)

Freehold: (1) An estate in land held in fee simple, in fee tail, or for term of life; any real property interest that is or may become possessory. At common law, these estates were all created by enfeoffment with livery of seisin. (2) The tenure by which such an estate is held. Also termed freehold estate, estate in freehold, freehold interest, frank-tenement; liberum tenementum. (Black's Law Dictionary)

Geographic Information System: See GIS

Geometry: A branch of mathematics concerned with questions of shape, size, relative position of figures, and the properties of space. The word Geometry comes from a combination of the Greek words geo, "earth" and metron, "measure"

GIS: (1) An acronym for Geographic Information System (2) A computer system that integrates hardware, software, and data for capturing, managing, analyzing, and displaying all forms of geographically referenced information. (3) Software framework that allows someone to view, understand, question, interpret, and visualize our world in ways that reveal relationships, patterns, and trends that are quickly understood and easily shared in the form of maps, globes, reports, and charts. (ESRI's GIS Dictionary)

Global Positioning System: See GPS

GPS: (1) Acronym for Global Positioning System. (2) A complex system of constellation satellites orbiting the Earth that can determine the location of a receiver on the ground. (3) The use of the term GPS often refers just to the GPS receiver.

Grant: (1) An agreement that creates a right or interest in favor of a person or that effects a transfer of a right or interest from one person to another. Examples include leases, easements, charges, patents, franchises, powers, and licenses. (2) The formal transfer of real property. (3) The document by which a transfer is effected; esp. deed. (4) The property or property rights so transferred. (Black's Law Dictionary)

Grantee: One to whom property is conveyed. (Black's Law Dictionary)

Grantor: (1) Someone who conveys property to another; (2) Settlor. (Black's Law Dictionary)

Greenbelt: An undeveloped area of land around a city, esp. one set aside for parks or farmland or preserved as natural wilderness. (Black's Law Dictionary)

Heirs: (1) The following surviving persons; spouse, children (see UCA 75-2-114), natural parents or adoptive parents, the decedent's stepchildren who are in their minority at the time of decedent's death and are primarily financially dependent on the decedent. If the decedent is not survived by any of those persons then the heir is any blood relative as provided by the law. (UCA 78B-3-105) except as controlled by Section 75-2-711, (2) Persons, including the surviving spouse and state, who are entitled under the statutes of intestate succession to the property of a decedent. (UCA 75-1-201)

Hereditaments: (1) Any property that can be inherited; anything that passes by intestacy. (2) Real property; land. (Black's Law Dictionary)

Horizontal Lines: Straight lines that are parallel to the top and bottom of the drawing as used in drafting.

Hypotenuse: The side of a right triangle opposite of the right angle.

Identification, Positive/Satisfactory: The personal knowledge or satisfactory evidence relied upon by a notary to verify a signer's identity. (PRIA, Property Records Industry Association)

Incapacitated: Functional limitations after proof by clear and convincing evidence that an adult's ability is impaired to the extent that the individual lacks the ability, even with appropriate technological assistance, to meet the essential requirements for financial protection, physical health, safety, or self-care and is unable to receive and evaluate information; make and communicate decisions; or provide for necessities such as food, shelter, clothing, health care, or safety. (UCA 75-1-201)

Information Processing System: An electronic system for creating, generating, sending, receiving, storing, displaying, or processing information. (UCA 46-4-102)

Information: Data, text, images, sounds, codes, computer programs, software, databases, or the like. (UCA 46-4-102)

Intersecting Lines: Any lines that cross each other. The point at which they cross is called the point of intersection.

Intestacy: The quality, state, or condition of a person's having died without a valid will. (Black's Law Dictionary)

Inverse Traverse: The calculation of bearing and distance between two points of known coordinates.

Isosceles Triangle: When two sides of the triangle have the same length.

Journal: A tangible or electronic record created by a notary to preserve a chronological account of the notarizations performed by that notary. (PRIA, Property Records Industry Association)

Land Measure Compass: A specific type of protractor for measuring or laying out of angles based on compass direction usually referred to as bearings. It is laid out in a full circle and is broken into four 90° directional quadrants with the measurements divided into degrees and half-degrees.

Legal Description: A formal, detailed, and sufficient property description that definitively identifies and locates a specific property. Intended as legal documents such as deeds. (Black's Law Dictionary)

Link: A unit of measurement for distance. 1 Link = 0.66 feet

Measurements of Angles: Angles are measured in relation to a circle containing 360 degrees.

Meter: A unit of measurement for distance. 1 Meter = 3.2808 feet

Metes and Bounds: A description beginning at a point and following all the boundary lines of a parcel of land around the perimeter and back to the point of beginning, by the use of a bearing and distance for each line of the boundary with the beginning point described and tied to a permanent known location such as a section corner.

Mile: A unit of measurement for distance. 1 Mile = 5280 feet

Mortgage: Any conveyance, agreement, or arrangement in which property is used as security. (UCA 75-1-201)

Municipality: A city, a town, or a metro township. (UCA 10-1-104)

Notarial Act: An act, whether performed with respect to a tangible or electronic record, that a notarial officer may perform under the law. The term generally includes taking an acknowledgment, administering an oath or affirmation, taking a verification on oath or affirmation, witnessing or attesting a signature, certifying or attesting a copy, and noting a protest of a negotiable instrument. (PRIA, Property Records Industry Association)

Notarization: See Notarial Act.

Notary Public: An individual commissioned to perform a notarial act by a commissioning officer or agency. For the purposes of this paper, the definition includes "notarial officer" (individual other than a notary public authorized to perform a notarial act).

Oath: A notarial act which is legally equivalent to an affirmation in which an individual makes a vow of truthfulness on penalty of perjury. (PRIA, Property Records Industry Association)

Oblique Angles: Any angle that is not a right angle is an oblique angle.

Obtuse Angle: Any angle that is greater than a 90 degree right angle.

Official Map: A map drawn by county authorities and recorded in the county recorder's office that shows rights-of-way, centerlines, highways and other transportation facilities and has been adopted as an element of the county's general plan. (UCA 17-27a-103)

Operative Words: In a transactional document, the words that actually effect the transaction; the particular phraseology by which the object of a legal instrument is given effect. For example, in a conveyance, the operative words are those that pass title. (Black's Law Dictionary)

Owner: Someone who has the right to possess, use, and convey something; a person in whom one or more interests are vested. An owner may have complete property in the thing or may have parted with some interests in it (as by granting an easement or making a lease) (Black's Law Dictionary)

Parallel Lines: Any lines that are the same distance apart throughout their length.

Parallelogram: A shape with four sides and two pairs of parallel sides and the parallel sides have the same length. If the sides of one pair are perpendicular to the other pair, it is a rectangle

Parcel Boundary Adjustment: A recorded agreement between owners of adjoining unsubdivided properties adjusting their mutual boundary if no additional parcel is created. (UCA 17-27a-103)

Parent Parcel: The original parcel described as it existed before a split, division, subdivision, or combination that created a change in parcel boundaries.

Peninsula: When used to describe an unincorporated area, it is an area surrounded on more than 1/2 of its boundary distance, but not completely, by incorporated territory and situated so that the length of a line drawn across the unincorporated area from an incorporated area to an incorporated area on the opposite side shall be less than 25% of the total aggregate boundaries of the unincorporated area. (UCA 10-1-104)

Perimeter: The distance around a closed object of any shape.

Perpendicular Lines: Lines that are at right angles (90°) with each other.

Person: An individual, corporation, partnership, limited liability company, organization, association, trust, governmental agency, or any other legal or commercial entity. (UCA 10-1-104) (UCA 46-4-102) (UCA 17-21a-102)

Personal Appearance: The notary is physically close enough to see, hear, communicate with, and receive identification documents from a principal and any required witness. (PRIA, Property Records Industry Association)

Personal Representative: Includes executor, administrator, successor personal representative, special administrator, and persons who perform substantially the same function under the law governing their status. (UCA 75-1-201)

Plat: A map or other graphical representation of lands being laid out and prepared. (UCA 17-27a-103)

PLSS: (1) Acronym for Public Land Survey System. (2) A way of subdividing and describing land in the United States by a rectangular system of Section Township and Range surveys regulated by the U.S. Department of the Interior, Bureau of Land Management.

Point of Intersection: The point at which two (or more) lines cross.

Point of Tangent: The single point where a curve and a straight line meet, and the radius of the curve is at a 90° angle from the line segment.

Prima Facie: A legal term meaning evidence accepted as authentic unless proven otherwise. (PRIA, Property Records Industry Association)

Property: (1) Collectively, the rights in a valued resource such as land, chattel, or an intangible. It is common to describe property as a “bundle of rights”. Those rights include the right to possess and use. (2) Any external thing over which the right of possession, use, and enjoyment are exercised. (Black’s Law Dictionary) (3) Includes both real and personal property or any interest therein and means anything that may be the subject of ownership. (UCA 75-1-201)

Protractor: An instrument for measuring or laying out of angles.

Pythagorean Theorem: A relation in geometry among the three sides of a right triangle. It states that the square of the hypotenuse (the side opposite the right angle) is equal to the sum of the squares of the other two sides. $a^2 + b^2 = c^2$

Quadrangle: (1) An area that consists of 16 townships and is twenty four miles square. (2) The area shown on one of the standard topographic map sheets published by the U.S. Geological Survey: approximately 17 miles (27 km) north to south and from 11 to 15 miles (17 to 24 km) east to west.

Radius: The distance of a straight line from the center to the circumference or outside of a circle often used to determine the size of a circle or a curve. The radius is equal to half the diameter.

Real Property: Land and anything growing on, attached to, or erected on it, excluding anything that may be severed without injury to the land. Real property can be either corporeal (soil and buildings) or incorporeal (easements). (Black’s Law Dictionary)

Record of Survey: A map of a survey of land that has filed in the County Surveyor's office. (UCA 17-27a-103)

Record Owner: (1) A property owner in whose name the title appears in the public records. (2) Stockholder of record. (Black’s Law Dictionary)

Record: [*Noun*] Information that is inscribed on a tangible medium or that is stored in an electronic or other medium and that is retrievable in a perceivable form. (UCA 46-4-102) (PRIA, Property Records Industry Association)
[*Verb*] To deposit an authentic official copy in the public record. (PRIA, Property Records Industry Association)

Remainder Parcel: (1) The left over portion of an original parcel that was not included in or described as part of the split, division, or subdivision of that parcel. (2) That parcel remaining in the Grantor's name after the original parcel is split and part is conveyed to another party.

Right Angle: A right angle is when two lines are perpendicular to each other forming a 90 degree angle.

Right Triangle: A triangle where two of the sides are perpendicular to each other or at a right angle to each other.

Rod: A unit of measurement for distance. 1 Rod = 16.5 feet

Scalene Triangle: When all three sides of the triangle all have different lengths.

Sector: (1) An area or portion that is distinct from others. (2) The area enclosed by two radii of a circle and the arc between them.

Seisin: (1) Completion of the ceremony of feudal investiture by which the tenant was admitted into "freehold". (2) Possession of a freehold estate in land ownership. (Black's Law Dictionary)

Settlor: (1) Someone who makes a settlement of property, especially one who sets up a trust; also termed creator, donor, trustor, grantor, founder. (2) A party to an instrument. Also spelled (in both senses) settler. (Black's Law Dictionary)

Sign: (1) To execute or adopt a tangible symbol; or to attach to or logically associate with the record an electronic symbol, sound, or process. (2) With present intent to authenticate or adopt a record other than a will. (UCA 75-1-201)

State: A state of the United States, the District of Columbia, Puerto Rico, the United States Virgin Islands, or any territory or insular possession subject to the jurisdiction of the United States. (UCA 17-21a-102)

Subdivision: Any land that is divided into two or more parts of land for the purpose of sale, lease, or development by deed, metes and bounds description, map, plat, or other recorded instrument for residential, commercial, or industrial purposes. The term "Subdivision" does used for a Parcel boundary adjustment that does not violate land use ordinances, or a division of agricultural land for agricultural purposes. (UCA 17-27a-103)

Successors: Persons, other than creditors, who are entitled to property of a decedent under the decedent's will or this title. (UCA 75-1-201)

Tangent: See Tangent Line. See also Point of Tangent.

Tangent Line: A straight line that touches the circumference of a circle at only one point. A tangent line is often called the tangent.

T Square Ruler: A technical drawing instrument shaped like a "T" used by draftsmen primarily as a guide for drawing horizontal lines on a drafting table.

Tenancy: (1) The possession or occupancy of land under a lease; a leasehold interest in real estate. (2) The period of such possession or occupancy. (3) The possession of real or personal property by right or title, especially under a conveying instrument such as a deed or will. (Black's Law Dictionary)

Tenement: Property, (esp. land) held by freehold; an estate or holding of land. (Black's Law Dictionary)

Town: A municipality classified by population as a town. (UCA 10-1-104)

Trapezoid: A shape with four sides and only two sides are parallel.

Traverse: (1) To travel from one point to another. In mapping it means to move along the course of a legal description to define or trace a property boundary. (2) A tool in ArcGIS as part of the COGO toolbar that is used to draw property descriptions.

Triangle: Any three (3) sided figure

UAC: Acronym for Utah Association of Counties

UACR: Acronym for Utah Association of County Recorders

UCA: Acronym for Utah Code Annotated

UETA: Acronym for Uniform Electronic Transaction Act.

Uniform Electronic Transaction Act: A uniform statute promulgated by the Uniform Law Commission and the American Law Institute that nearly all states have enacted to establish the legal validity and enforceability of electronic signatures, contracts, and other records. (PRIA, Property Records Industry Association)

Uniform Real Property Electronic Recording Act: A Law passed in Utah as part of the 2014 general legislative session that removes any doubt with regard to the ability of a local recording office to

accept and otherwise process electronic documents and signatures for recording. The act establishes that any requirement for originality of a paper document or for a writing manually signed, is satisfied by an electronic document and signature. It establishes standards for electronic recording and establishes a board that can set additional statewide uniform standards. (Uniform Law Commission; see also UCA 17-21a)

Unincorporated: Not within a municipality. (UCA 10-1-104)

URPERA: Acronym for Uniform Real Property Electronic Recording Act (see UCA 17-21a)

Vertical Lines: Straight lines that are parallel to the sides of the drawing as used in drafting.

Vest: (1) To confer ownership (of property) on a person; (2) To invest (a person) with the full title to property; (3) To give (a person) an immediate, fixed right of present or future enjoyment; (4) To put (a person) into possession of land by the ceremony of investiture. (Black's Law Dictionary)

Will: Includes codicil and any testamentary instrument which merely appoints an executor, revokes or revises another will, nominates a guardian, or expressly excludes or limits the right of an individual or class to succeed to property of the decedent passing by intestate succession. (UCA 75-1-201)

Yard: (1) A unit of measurement for distance. 1 Yard = 3.00 feet (2) The property or area around a house that is used for sitting, playing, and growing plants.