

# Chapter 1 - Property

## I. NATURE OF PROPERTY

### A. PERSONAL PROPERTY.

### B. REAL PROPERTY OR REAL ESTATE.

#### 1. LAND.

#### 2. ATTACHMENTS.

#### 3. RIGHTS OF REAL PROPERTY OWNERSHIP.

##### a. Water rights.

##### b. Mineral rights.

**c. Air rights.**

**C. PROPERTY CHANGES.**

**1. SEVERANCE.**

**2. FIXTURES.**

**a. Modification.**

**b. Attachment.**

**c. Relationship of the parties.**

**d. Intentions of annexing party.**

**e. Agreement.**

## **II. LAND CHARACTERISTICS**

### **A. PHYSICAL CHARACTERISTICS OF LAND.**

**1. IMMOBILITY.**

**2. NON-HOMOGENEITY.**

**3. INDESTRUCTIBILITY.**

### **B. ECONOMIC CHARACTERISTICS OF LAND.**

**1. LOCATION, PREFERENCE (SITUS).**

**2. IMPROVEMENTS.**

**3. FIXED INVESTMENT.**

**4. SCARCITY.**

**III. DESCRIPTIONS OF REAL PROPERTY**

**A. LEGAL DESCRIPTION.**

**1. METES AND BOUNDS.**

**2. RECTANGULAR SURVEY (A.K.A. GOVERNMENT SURVEY).**

**3. THE RECORDED PLAT (SHORT FORM) DESCRIPTION.**

**B. VERTICAL LAND DESCRIPTION.**

**C. GUIDELINES FOR USE OF LEGAL DESCRIPTION IN GEORGIA**

## CHECKLIST FOR LEGAL DESCRIPTIONS USED IN GA

**BASIC REQUIREMENTS - RECORDED PLAT (SHORT FORM):**

**BASIC REQUIREMENTS - METES & BOUNDS (LONG FORM):**

MATH PRINCIPLES: MEASUREMENT