

Plat and Parcel System

- Also called Subdivision & Lot Number
- In describing a lot from a recorded plat, now called a file plan, the lot and block number, the name or number of the subdivision plat, name of county and state would be used.
- Land court property is described by lot number with reference to the map number and the TCT. It is rarely described by metes and bounds.
- Review samples.



Metes & Bounds Description

- ▶ Metes are measures of length.
- ▶ Bounds are boundaries.
- ▶ Old descriptions used trees, stones & creeks.
- ▶ Monuments are physically identifiable objects.
- ▶ Benchmarks are monuments used to measure elevation.



Tax Map Key Numbers

- ▶ Not adequate for a legal description.
- ▶ Commonly used by title & escrow companies, lenders and real estate agents.
- ▶ Hawaii is divided into four tax divisions.
 - ▶ Oahu = Division 1
 - ▶ Maui County = Division 2
 - ▶ Big Island of Hawaii = Division 3
 - ▶ Kauai County = Division 4



Tax Map Key

- Division-Zone-Section-Plat-Parcel-CPR
- Double underlined number is parcel number.
- Number with circle around it is the developer lot number.

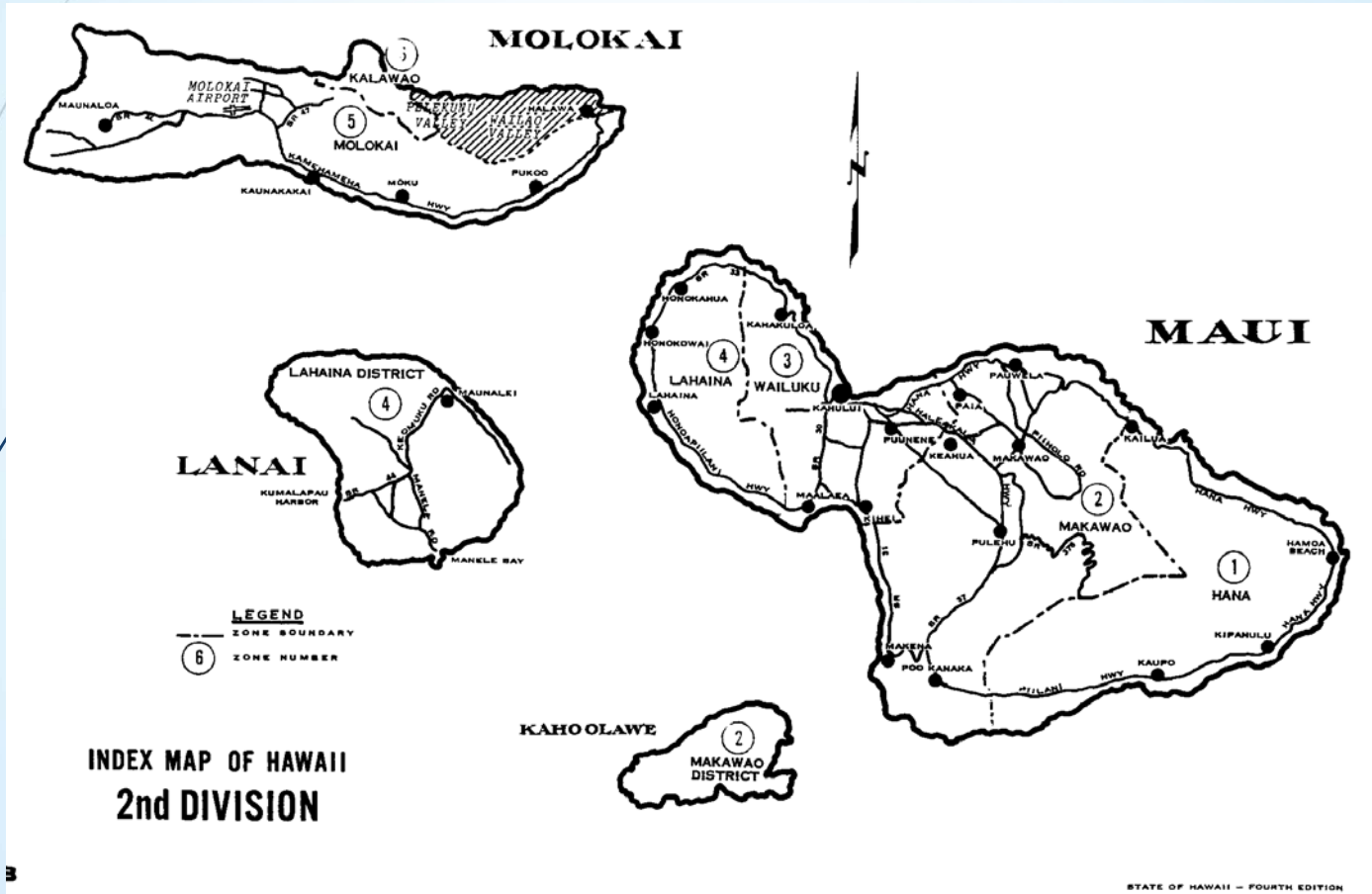


Information on a Tax Map

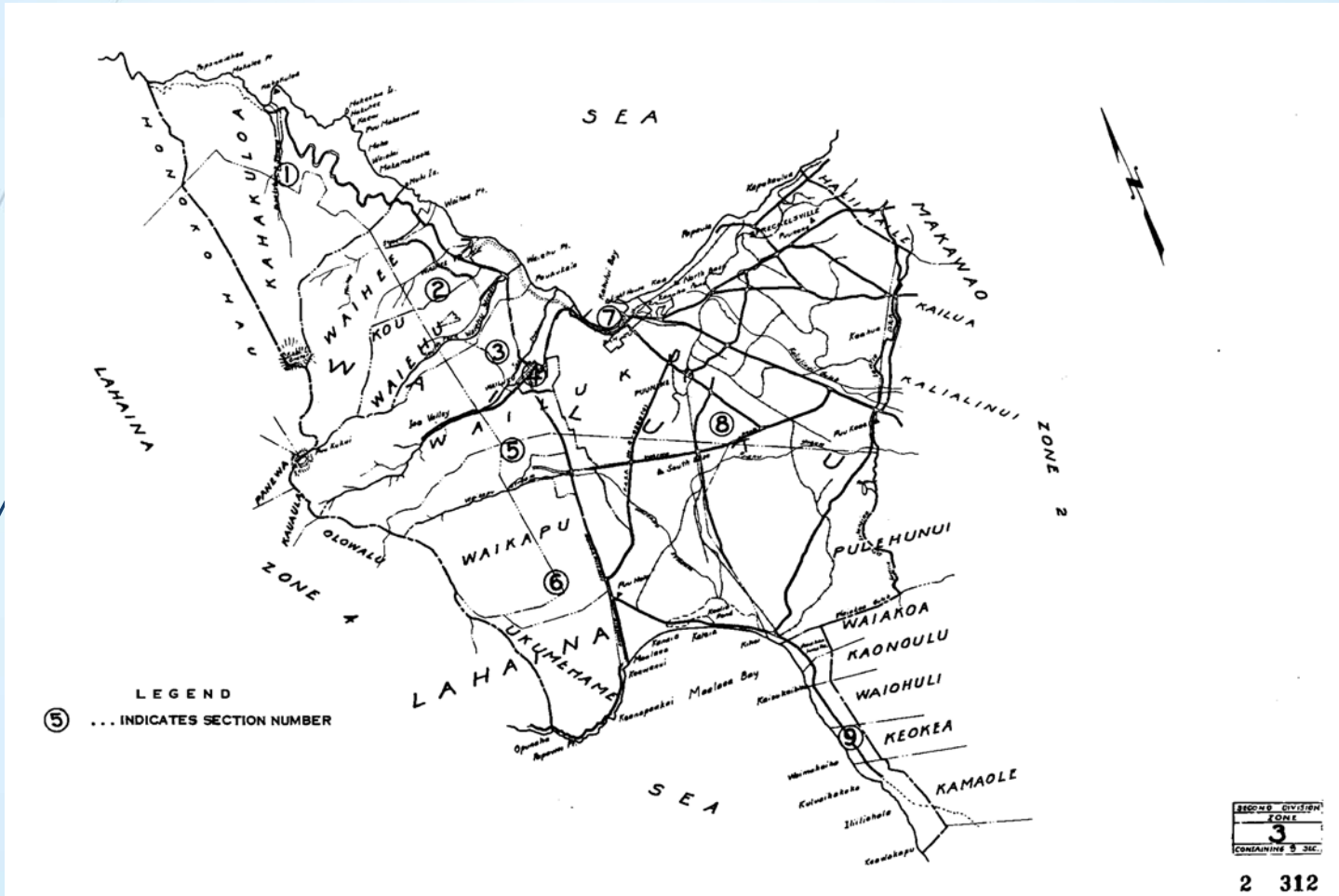
- ▶ Sketch of the boundaries, dimensions and square footage.
- ▶ Name of owners and the tenancy.
- ▶ Easements on or adjacent to the property.
- ▶ Abutting parcels & parcels in the vicinity.
- ▶ Abutting private & public streets.



Division 2



Zone 3



Plat 33

