



GEORGIA REAL ESTATE EXAM GLOSSARY

Metes and bounds

Metes and bounds is a legal-description method that traces a parcel's boundary using directions, distances, monuments, and a point of beginning, then closes by returning to that point.

OFFICIAL AREA

Property Ownership

KNOWLEDGE CLUSTER

Legal descriptions

LEARNING SYSTEM

Define, distinguish, apply, retrieve

SOURCE STANDARD

Official exam outline plus authoritative Georgia or federal references where the topic has a controlling rule. Independent educational resource, not affiliated with GREC or PSI.

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01 / COMPLETE LESSON

Build the complete exam definition

Learn the rule, separate it from the nearest distractor, then apply it to a Georgia fact pattern.

CORE DEFINITION

What does Metes and bounds mean?

Metes and bounds is a legal-description method that traces a parcel's boundary using directions, distances, monuments, and a point of beginning, then closes by returning to that point.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Metes and bounds follows boundary calls. Lot and block refers to a recorded subdivision plat, while the rectangular survey system uses principal meridians, baselines, townships, and ranges.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Metes-and-bounds descriptions are common in Georgia records. Physical and natural monuments can be important when calls conflict, but the exam focus is identifying the method.

WORKED EXAMPLE

A deed begins at an iron pin, runs north 220 feet to a creek, follows the creek, and returns through stated courses to the starting pin.

EXAM TRAP

A street address or tax parcel number helps identify property but is not automatically a sufficient legal description.

Memory cue: A street address or tax parcel number helps identify property but is not automatically a sufficient legal description.



02 / PRACTICE AND MASTERY

Retrieve the rule under exam conditions

Answer before reading the explanation. Then explain why every distractor belongs to a different term.

ORIGINAL PRACTICE CHECK

Which statement correctly explains Metes and bounds?

- A** Metes and bounds is a legal-description method that traces a parcel's boundary using directions, distances, monuments, and a point of beginning, then closes by returning to that point.
- B** Lot and block is a legal-description method that identifies a parcel by its lot and block numbers within a named subdivision and refers to a recorded plat for boundaries and dimensions.
- C** The rectangular survey system, also called the government survey system, describes land through principal meridians, baselines, townships, ranges, sections, and fractional parts of sections.
- D** A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

CORRECT ANSWER: A

Metes and bounds is correct. Metes and bounds is a legal-description method that traces a parcel's boundary using directions, distances, monuments, and a point of beginning, then closes by returning to that point. Metes and bounds follows boundary calls. Lot and block refers to a recorded subdivision plat, while the rectangular survey system uses principal meridians, baselines, townships, and ranges. Metes-and-bounds descriptions are common in Georgia records. Physical and natural monuments can be important when calls conflict, but the exam focus is identifying the method.

MASTERY TRACKER

Mark each box only when you can perform the skill without looking.

- ☐ I can define the term in one precise sentence.
- ☐ I can separate it from the closest look-alike.
- ☐ I can explain the Georgia rule or confirm that the national rule applies.
- ☐ I can answer the practice check and explain every option.



03 / CONNECTIONS AND AUTHORITY

Connect the term to the wider exam

Use these relationships to move from isolated recall to a connected exam model.

RELATED TERM

Lot and block

Lot and block is a legal-description method that identifies a parcel by its lot and block numbers within a named subdivision and refers to a recorded plat for boundaries and dimensions.

<https://www.passgeorgiarealestate.com/glossary/lot-and-block>

RELATED TERM

Rectangular survey system

The rectangular survey system, also called the government survey system, describes land through principal meridians, baselines, townships, ranges, sections, and fractional parts of sections.

<https://www.passgeorgiarealestate.com/glossary/rectangular-survey-system>

RELATED TERM

Deed

A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

<https://www.passgeorgiarealestate.com/glossary/deed>

RELATED TERM

Recordation

Recordation is filing an eligible real estate instrument in the appropriate public land records so it becomes part of the chain of title and provides the notice and priority effects given by law.

<https://www.passgeorgiarealestate.com/glossary/recordation>

RECOMMENDED NEXT COMPLETE LESSON

Property Ownership complete lesson

<https://www.passgeorgiarealestate.com/study-guide/property-ownership/legal-descriptions>

EXAM SOURCES AND AUTHORITY NOTES

1. PSI Georgia Candidate Information Bulletin, 7/1/2026

Official exam administration and content-outline source.

<https://test-takers.psiexams.com/api/content/bulletin/4672>

2. Georgia Superior Court Clerks' Cooperative Authority, Real Estate Index

Official statewide reference for Georgia real estate recording, indexing, and public land-record access.

<https://www.gsccca.org/learn/projects-programs/real-estate-index>