

**CATALOG INFORMATION**

Dept and Nbr: CEST 59B      Title: BNDRY CNTRL/LEG PRN  
Full Title: Boundary Control & Legal Principles  
Last Reviewed: 2/9/2015

| Units   |      | Course Hours per Week |      | Nbr of Weeks | Course Hours Total |       |
|---------|------|-----------------------|------|--------------|--------------------|-------|
| Maximum | 3.00 | Lecture Scheduled     | 3.00 | 17.5         | Lecture Scheduled  | 52.50 |
| Minimum | 3.00 | Lab Scheduled         | 0    | 11           | Lab Scheduled      | 0     |
|         |      | Contact DHR           | 0    |              | Contact DHR        | 0     |
|         |      | Contact Total         | 3.00 |              | Contact Total      | 52.50 |
|         |      | Non-contact DHR       | 0    |              | Non-contact DHR    | 0     |

Total Out of Class Hours: 105.00

Total Student Learning Hours: 157.50

Title 5 Category: AA Degree Applicable  
Grading: Grade Only  
Repeatability: 00 - Two Repeats if Grade was D, F, NC, or NP  
Also Listed As:  
Formerly: CET 59B

**Catalog Description:**  
Introduction to concepts of property line location including legal principles, history and current practices and procedures. Designed for those in the fields of surveying, engineering, title insurance or real estate.

**Prerequisites/Corequisites:**  
CEST 59A (formerly CET 59A) with grade of "C" or better.

**Recommended Preparation:**

**Limits on Enrollment:**

**Schedule of Classes Information:**  
Description: Introduction to concepts of property line location including legal principles, history and current practices and procedures. Designed for those in the fields of surveying, engineering, title insurance or real estate. (Grade Only)  
Prerequisites/Corequisites: CEST 59A (formerly CET 59A) with grade of "C" or better.  
Recommended:  
Limits on Enrollment:

Transfer Credit: CSU;  
Repeatability: Two Repeats if Grade was D, F, NC, or NP

## **ARTICULATION, MAJOR, and CERTIFICATION INFORMATION:**

|                      |                      |            |           |            |           |
|----------------------|----------------------|------------|-----------|------------|-----------|
| <b>AS Degree:</b>    | <b>Area</b>          |            |           | Effective: | Inactive: |
| <b>CSU GE:</b>       | <b>Transfer Area</b> |            |           | Effective: | Inactive: |
| <b>IGETC:</b>        | <b>Transfer Area</b> |            |           | Effective: | Inactive: |
| <b>CSU Transfer:</b> | Transferable         | Effective: | Fall 1981 | Inactive:  | Fall 2021 |
| <b>UC Transfer:</b>  |                      | Effective: |           | Inactive:  |           |

**CID:**

**Certificate/Major Applicable:**  
Not Certificate/Major Applicable

## **COURSE CONTENT**

### **Outcomes and Objectives:**

The students will:

1. List the methods of describing land boundaries and ownership.
2. Demonstrate their knowledge of legal descriptions by completing various deeds including easements and riparian rights.
3. Demonstrate their knowledge of the Federal Rules as applied to public land surveys by constructing Federal land survey plots, and other standard documents.
4. Evaluate several deeds and determine the order of importance of conflicting title elements.
5. List the steps in restoration of lost corners.
6. Compute single and double proportion on adjoining subdivision boundaries.
7. Define and give an illustrative example of riparian and littoral ownership.

### **Topics and Scope:**

1. Methods of describing land.
2. Transfer of real property.
3. Ownership and land location.
4. Locating sequence conveyances.
5. Simultaneous conveyances created by State Laws.
6. Legal principles of retracement under Federal rules.
7. Combination of sequence and simultaneous conveyances.
8. Locating reversion rights.
9. Riparian and littoral owners.

**Assignment:**

Reading, writing, and computational assignments include:

1. Legal description techniques and methods.
2. Written and unwritten rights.
3. Property of monuments, directions and distances.
4. General requirements of land conveyance.
5. Order of importance of conflicting elements that determine land location.
6. Sectionalized lands and Federal rules including proportional measurements, list corners, meander lines, and nonriparian rights.
7. "Of" descriptions within subdivisions and adjoining streets, metes and bounds and other descriptions.
8. Parallel and nonparallel lines.
9. Lots adjoining a subdivision boundary.
10. Riparian rights - navigable waters, accretion, avulsion and revulsion.
11. Conditions of navigability.
12. Tidal datum planes, tide lands and submerged lands.

### Methods of Evaluation/Basis of Grade:

**Writing:** Assessment tools that demonstrate writing skills and/or require students to select, organize and explain ideas in writing.

Essay exams

Writing  
10 - 25%

**Problem Solving:** Assessment tools, other than exams, that demonstrate competence in computational or non-computational problem solving skills.

Homework problems, Exams, Deed Descriptions

Problem solving  
10 - 25%

**Skill Demonstrations:** All skill-based and physical demonstrations used for assessment purposes including skill performance exams.

Performance exams

Skill Demonstrations  
30 - 40%

**Exams:** All forms of formal testing, other than skill performance exams.

Multiple choice, Matching items, Completion

Exams  
25 - 35%

**Other:** Includes any assessment tools that do not logically fit into the above categories.

Class Participation

Other Category  
0 - 10%

### Representative Textbooks and Materials:

BOUNDARY CONTROL AND LEGAL PRINCIPLES, 3rd ed. by Brown; John Wiley, 1986