

SURV 58 Course Outline as of Spring 2017**CATALOG INFORMATION**

Dept and Nbr: SURV 58 Title: BOUNDARY DETERMINATION

Full Title: Evidence and Procedures for Boundary Determination

Last Reviewed: 9/26/2016

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	6	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: CEST 59A

Catalog Description:

Introduction to the historic development, current concepts, and evidence and procedures used in boundary determination. This course is designed for those in the field of civil engineering, land surveying, real estate and title insurance.

Prerequisites/Corequisites:

Course Completion of SURV 60

Recommended Preparation:**Limits on Enrollment:****Schedule of Classes Information:**

Description: Introduction to the historic development, current concepts, and evidence and procedures used in boundary determination. This course is designed for those in the field of civil engineering, land surveying, real estate and title insurance. (Grade Only)

Prerequisites/Corequisites: Course Completion of SURV 60

Recommended:

Limits on Enrollment:

Transfer Credit: CSU;

Repeatability: Two Repeats if Grade was D, F, NC, or NP

ARTICULATION, MAJOR, and CERTIFICATION INFORMATION:

AS Degree:	Area	Effective:	Inactive:
CSU GE:	Transfer Area	Effective:	Inactive:

IGETC:	Transfer Area	Effective:	Inactive:
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CSU Transfer:	Transferable	Effective:	Fall 1981	Inactive:
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UC Transfer:		Effective:		Inactive:
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CID:

Certificate/Major Applicable:

Both Certificate and Major Applicable

COURSE CONTENT

Student Learning Outcomes:

Upon completion of the course, students will be able to:

1. List and define the differences between public lands and private lands boundaries
2. List and analyze types of evidence
3. Prepare and interpret legal descriptions of land boundaries
4. Describe and determine the differences between property rights, property ownership and property boundaries

Objectives:

Upon successful completion of this course, students will be able to:

1. Summarize the historical development of current land law in California and the U.S.
2. Identify the concepts and types of evidence used in boundary determination
3. List the types of ownership and evaluate the effects of transfers of property
4. Interpret and prepare various types of legal descriptions
5. Analyze the effects of unwritten title in property surveys
6. Describe the responsibilities of the professional surveyor, court, attorney, title company, engineer, local agencies and landowners in boundary determination

Topics and Scope:

- I. History & Overview of Property Surveying and Boundary Systems
 - A. Babylonian & Egyptian Systems
 - B. Native American Lands
 - C. French System
 - D. Spanish and Mexican Land Grants
 - E. Other systems: Texas, colonial/eastern seaboard states
 - F. Public Domain
 - G. Lands held in trust by the State of California
 - H. Lands held privately and Common Law
- II. Ownership of Real Property

- A. Acquisition and transfer of real property
 - 1. Simultaneous / Sequential Conveyances
 - 2. Unwritten Conveyances
 - 3. Eminent domain
- B. Interests in Real Property
 - 1. Individual vs. shared
 - 2. Controlling interest
 - 3. Lenders and title
- C. Supplemental laws
 - 1. Homesteads
 - 2. Statute of frauds
 - 3. Statute of Limitations
 - 4. Power of attorney
- D. Real property encumbrances
 - 1. Liens
 - 2. Trust deeds
 - 3. Land contracts
 - 4. Recording
 - 5. Judgments
 - 6. Title insurance
- III. Priority of Controlling Calls
 - A. Types of Controlling Calls
 - B. Order of Priority
- IV. Evidence Used for Locating Land
 - A. Types of evidence
 - B. Preserving and Recording Evidence
 - C. Evidence and technology
 - D. Calculations and Measurements as Evidence
- V. Requirements for Written Title Boundaries
 - A. Legal and Financial
- VI. Writing Legal Descriptions
 - A. Types of Legal Descriptions
 - B. Parts of a Legal Description
 - C. Considerations when drafting descriptions
- VII. The Surveying Profession
 - A. The surveyor in court
 - B. The surveyor in business
 - C. Professional liability
 - D. Professional stature

Assignment:

- 1. Textbook reading (1-3 chapters per week)
- 2. Homework assignments (8-14)
- 3. Quizzes (7-14)
- 4. Midterms (0-3)
- 5. Final exam

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.

Written definitions of concepts, short essay, homework

Writing
20 - 30%

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

Write, calculate and interpret legal descriptions (homework)

Problem solving
30 - 40%

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

None

Skill Demonstrations
0 - 0%

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

Midterms and final exams: Multiple choice, True/false, Matching items, Completion, Definitions and Descriptions.

Exams
30 - 50%

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

Class Participation

Other Category
0 - 10%

Representative Textbooks and Materials:

Evidence and Procedures for Boundary Control (6th). Brown, C. and Robillard, W. and Wilson, D. Wiley: 2007 (classic)

Evidence and Procedures for Boundary Location (6th). Robillard, W. and Wilson, D. Wiley: 2011 (classic)

Instructor prepared materials