SURV 58 Course Outline as of Fall 2020

CATALOG INFORMATION

Dept and Nbr: SURV 58 Title: BOUNDARY DETERMINATION
Full Title: Evidence and Procedures for Boundary Determination
Last Reviewed: 12/13/2021

Units		Course Hours per Week		Nbr of Weeks	Course Hours Total	
Maximum	4.00	Lecture Scheduled	3.00	17.5	Lecture Scheduled	52.50
Minimum	4.00	Lab Scheduled	3.00	6	Lab Scheduled	52.50
		Contact DHR	0		Contact DHR	0
		Contact Total	6.00		Contact Total	105.00
		Non-contact DHR	0		Non-contact DHR	0

Total Out of Class Hours: 105.00 Total Student Learning Hours: 210.00

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, records research, field methods 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, records research, field methods 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:
CSU Transfer:	Transferable	Effective:	Fall 1981	Inactive:	
UC Transfer:		Effective:		Inactive:	

CID:

Certificate/Major Applicable:
Both Certificate and Major Applicable

COURSE CONTENT

Student Learning Outcomes:
At the conclusion of this course, the student should 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
5. Perform basic records research and reconnaissance for boundary surveys
6. Perform basic field methods in support of boundary surveys

Objectives:
Students will be able to:
1. Summarize the historical development of current land law in California and the United States
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
7. Research and obtain hard copy and electronic land surveying related records from public agencies
8. Perform various boundary surveying support field methods

Topics and Scope:

I. History and 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 and 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
B. 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

LABORATORY TOPICS AND SCOPE

I. Boundary Survey Planning and Implementation
A. Client intent, survey needs
B. Records assembly and review
C. Geographic Information System (GIS) data acquisition

D. Hard copy maps versus digital maps
E. Adjoiner notification, legal access
F. Equipment familiarization, preparation, and use

II. General Boundary Research at County Offices
A. Introduction to Sonoma County Surveyor's Office
B. Introduction to Sonoma County Clerk-Recorder's Offices
C. Introduction to adjoining county offices

III. Boundary Survey Field Reconnaissance
A. Records assembly and review
B. GIS data acquisition
C. Hard copy maps versus digital maps
D. Adjoiner notification, legal access
E. Field evidence identification
F. Equipment familiarization, preparation, and use

IV. Boundary Survey Field Methods
A. Boundary creation versus retracement
B. Measurement equipment
C. Locating equipment
D. Evidence assessment
E. Field notes and data collection

V. Boundary Review and Resolution
A. Review data
B. Interpret data
C. Resolve, opine on boundary location

VI. Boundary Mapping and Submittal
A. Review data
B. Interpret data
C. Create map in Computer-Aided Design and Drafting (CADD)
D. Mock map submittal for review and recording

Assignment:

Lecture-Related Assignments:
1. Textbook reading (1-2 chapters per week)
2. Homework assignments (8-14)
3. Quizzes (7-14)
4. Midterm(s) (0-3)
5. Final exam

Lab-Related Assignments:
1. Weekly or bi-weekly office or field laboratory exercises and performance evaluations
2. Written lab reports, field reports, plats and legal descriptions (3-6)

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.

Legal descriptions and written homework	Writing 15 - 25%

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

Written reports	Problem solving 20 - 30%

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

Field laboratory exercises	Skill Demonstrations 10 - 20%

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

Quizzes, midterm(s), final	Exams 30 - 40%

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

Class Participation	Other Category 10 - 15%

Representative Textbooks and Materials:
Evidence and Procedures for Boundary Control. 7th. Robillard, Walter and Wilson, Donald. Wiley. 2013 (classic)
Forensic Procedures for Boundary and Title Investigation. Wilson, Donald. Wiley. 2008 (classic)
Instructor prepared materials