

**SURV 59 Course Outline as of Fall 2021****CATALOG INFORMATION**

Dept and Nbr: SURV 59 Title: BNDRY CNTRL/LEGAL PRNCPL

Full Title: Boundary Control &amp; 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	17.5	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 59B

**Catalog Description:**

Introduction to the concepts in boundary control and legal principles associated with the history and current concepts of boundary line and property corner location. This is the second of two courses developed for those in the field of land surveying, civil engineering, title insurance and real estate interested in gaining a better understanding of boundary and legal principles.

**Prerequisites/Corequisites:**

Course Completion of SURV 51

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

Description: Introduction to the concepts in boundary control and legal principles associated with the history and current concepts of boundary line and property corner location. This is the second of two courses developed for those in the field of land surveying, civil engineering, title insurance and real estate interested in gaining a better understanding of boundary and legal principles. (Grade Only)

Prerequisites/Corequisites: Course Completion of SURV 51

Recommended:

Limits on Enrollment:

Transfer Credit:

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>		Effective:	Inactive:
<b>UC Transfer:</b>		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. Define the procedures used in the Public Land Surveying System
2. Compare and contrast simultaneous and sequential land conveyances
3. Analyze the difference between written and unwritten ownership and boundary rights
4. Apply concepts of easements, reversions and riparian rights

#### **Objectives:**

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

1. Summarize the historical development of boundary systems in California.
2. Evaluate types of ownership and their effects on transfers.
3. Describe the concepts of sectionalized lands, sequential conveyances, and simultaneous conveyances.
4. Interpret various types of legal description for boundary locations.
5. Analyze the effects of unwritten and senior rights on property surveys.
6. Identify and apply the concepts of easements, reversions, and riparian rights.
7. Describe the responsibilities of the professional surveyor and guidelines for performance of work.

#### **Topics and Scope:**

- I. Introduction and historical overview of the development and effect of boundary systems in California
  - A. Native American Lands
  - B. Spanish and Mexican Land Grants
  - C. Public Domain
  - D. Lands held in trust by the State of California

- E. Lands held privately and Common Law
- II. Ownership of real property
  - A. Acquisition and transfer of real property
  - B. Interests in real property
  - 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. Public control
  - A. Zoning
  - B. Subdivision Lands Act
  - C. Subdivision Map Act
  - D. Land Surveyors Act
- IV. Introduction to the various interpretations of both trial and appellate courts in California
- V. Creation of Public Lands and Common Law Boundaries
- VI. Surveying and Retracing Sectionalized Lands
- VII. Easement, Reversion, and Riparian Boundaries
- VIII. Surveying and Retracing Sequential Conveyances
- IX. Surveying and Retracing Simultaneous Conveyances
- X. Surveying and Retracing Combination Descriptions

**Assignment:**

1. Read approximately two chapters of the textbook per week
2. Homework assignments (5-17)
3. Quizzes (5-17)
4. 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.

Homework: Parcel definitions and descriptions

Writing  
20 - 30%

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

Homework: Research and interpret parcel characteristics

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.

Quizzes and final exam: 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:**

Brown's Boundary Control & Legal Principles, W. Robillard and D. Wilson, Wiley, 7th Edition, 2013.

Instructor prepared materials