

CATALOG INFORMATION

Dept and Nbr: SURV 59

Title: BNDRY CNTRL/LEGAL PRNCPL

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: 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:

Recommended Preparation:
Course Completion of SURV 50 (or CEST 50A or CET 50A) and Course Eligibility for ENGL 100 OR Course Eligibility for EMLS 100 (or ESL 100)

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. (Grade Only)
Prerequisites/Corequisites:

Recommended: Course Completion of SURV 50 (or CEST 50A or CET 50A) and Course Eligibility for ENGL 100 OR Course Eligibility for EMLS 100 (or ESL 100)

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:	Fall 2021
UC Transfer:		Effective:		Inactive:	

CID:

Certificate/Major Applicable:

Not Certificate/Major Applicable

COURSE CONTENT

Outcomes and 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 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
- V. 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. List and define the Boundary Systems of California.
- 2. List and define the types of property ownership.
- 3. Define and describe the types of real property acquisitions and transfers.
- 4. List and define the types of interests in real property.
- 5. Describe the different types of supplemental laws, homesteads, statute of frauds, statute of limitations, and power of attorney as it applies to property boundaries.
- 6. List and define real property encumbrances - Liens, Trust deeds, Land contracts, Recording, Judgments, and Title Insurance as it applies to property Boundaries.
- 7. Research, define and locate different public controls such as Zoning, Subdivision Lands Act, Subdivision Map Act, Land Surveyors Act.
- 8. Research and interpretation various of trial and appellate court decisions in California.
- 9. Researching state laws in the Subdivision Map Act and Land Surveyors Act.
- 10. From maps and field surveys, calculate Public Lands and Common Law Boundaries.
- 11. Determine the boundary of Sectionalized Lands.
- 12. Determine the location of easements, Reversion parcels, and Riparian boundaries from written descriptions and physical location.
- 13. Determine the boundary of parcels using Sequential Conveyances.
- 14. Determine the boundary of parcels using Simultaneous Conveyances.
- 15. Determine the boundary of parcels using combination descriptions.
- 16. Assigned readings in text, approximately 40 - 50 pages per week.
- 17. Three to five exams, including final.

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.

Definitions and descriptions.

Writing
20 - 30%

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

Research and interpret.

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.

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 & Legal Principles, 4th Edition. Brown/Robillard/Wilson. Wiley, 2004.