

# SURV 59 - "Boundary Control & Legal Principles" Spring 2005 Course Syllabus

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**Office Hours: MW 1100-1200, TTh 1300-1400**

**Course web page: <http://online.santarosa.edu/section/?981>**

## **Textbook Required and Recommended Supplies:**

- "*Brown's Boundary Control and Legal Principles*", 5th Ed., Brown/Robillard/Wilson, Prentice Hall
- Recommended: "Evidence and Procedures for Boundary Location" 4<sup>th</sup> Ed., Manual of Instruction for the Surveying of the Public Lands of the United States 1973
- Scientific-Engineering Calculator

## **Course Goals and Objectives:**

This is an introductory course 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. All students should have a basic understanding of the principles of plane surveying prior to taking this course.

The student will:

- Study the historical development of boundary systems in California
- Identify types of ownership and the effects on transfers
- Identify the concepts of sectionalized lands, sequential conveyances, and simultaneous conveyances
- Interpret various types of legal description for boundary locations
- Study the effects of unwritten and senior rights on property surveys
- Identify the concepts of easements, reversions, and riparian rights
- Describe the responsibilities of the professional surveyor and guidelines for performance of work

## **Attendance:**

- Attendance is required. You are responsible for your attendance. Excused absence may be accepted only by contacting instructor prior to the beginning of class.

## **Assignments:**

- All assignments are to be done per instruction and due at the beginning of class on the assigned due date. Late assignments will only be accepted with instructor's prior approval. A substantial penalty (25%) will be deducted from the grade of the late assignment.

## Quizzes and Exams:

- Exams will cover specific areas of study. Sufficient notice will be given prior to the scheduled exam. Review for the exam will be conducted during the previous lectures.
- **NO MAKE UP EXAMS WILL BE GIVEN.**
- The final exam will be comprehensive. The final exam is scheduled for Tuesday, May 17, 2005, from 6:00 to 8:45 p.m. The final exam is mandatory. Failure to take this exam will result in a grade of "F" for the course.

## Grading:

- Your grade is based on the total number of points you accumulate with respect to the "top score" total number of points. The sum of the points in each category are multiplied by the following percentages and then added together to determine total points accumulated:

$$\begin{array}{r} \text{Assignment points multiplied by 60\%} \\ + \text{ Quizzes/Exam points multiplied by 40\%} \\ \hline \text{TOTAL ACCUMULATED POINTS} \end{array}$$

- Your total accumulated points are compared to the "top score" total accumulated points and final grades are based on the following percentages:

<b>90% to 100%</b>	<b>A</b>
<b>80% to 89%</b>	<b>B</b>
<b>70% to 79%</b>	<b>C</b>
<b>60% to 69%</b>	<b>D</b>
<b>Below 59%</b>	<b>F</b>

- A grade of Incomplete "I" will only be given with prior approval of the instructor.

## **SURV 59 - "Boundary Control & Legal Principles"**

### **Spring 2005 Course Outline**

The objective of this outline is to assist you in planning your schedule. Every effort will be made to stay on schedule. However, the instructor may find it necessary to make appropriate changes to meet the learning objectives for the entire class. It is the responsibility of the student to be familiar with the material covered in these chapters *prior* to the class lecture. You should allow yourself at least 6 hours per week to complete the required reading and assignments. See the Course Syllabus for guidelines and specific information on course objectives, assignments, exams, and grading.

- 1. History and Concept of Boundaries and How Boundaries are Created.**
  - Reading assignment Chapters 1, 2 & 14
  
- 2. Ownership, Transfer and Description of Real Property and Boundaries, Law and Presumption**
  - Reading assignment Chapters 3 & 4.
  
- 3. Creation of Metes and Bounds and Non-Sectionalized Descriptions**
  - Reading assignment Chapter 5.
  
- 4. Creation of GLO Boundaries and Resurveying Sectionalized Land**
  - Reading assignment Chapters 6 & 10.
  
- 5. Locating Easements and Reversions and Riparian and Littoral Boundaries.**
  - Reading assignment Chapter 8 & 9.
  
- 6. Locating Sequential Conveyances.**
  - Reading assignment Chapter 11.
  
- 7. Locating Simultaneous Conveyances.**
  - Reading assignment Chapter 12.
  
- 8. Locating Combination Descriptions and Conveyances.**
  - Reading assignment Chapter 13.