

SURV 58 "Evidence & Procedures for Boundary Location"

Course Syllabus

Fall 2004

Instructor: Jerry Miller

E-mail: jmiller@santarosa.edu

Office Phone: 527-4376 Fax: 527-4849

Office Hours: MTWTh 2:00 – 3:00 pm & by appointment

Course and Section Web Page:

- <http://online.santarosa.edu/course/homepage/?757>
- <http://online.santarosa.edu/section/?598>

Textbook and Required Supplies:

- *"Evidence and Procedures for Boundary Location" 4th Edition*; Brown, Robillard and Wilson; Prentice-Hall Publishing
- *"Brown's Boundary Control & Legal Principles" 5th Edition*; Brown, Robillard and Wilson; Prentice Hall Publishing
- Scientific-Engineering programmable calculator (i.e. TI-30, 82, 83, 86, 89, or HP 30, 32s, 33s 48GX, 49)

Course Goals and Objectives:

This is an introductory course in the evidence used, historic development, current concepts and procedures used in boundary determination. This is the first of two courses developed for those interested in a gaining a better understanding of boundary and legal principles. The course is designed for those in the field of civil engineering, land surveying, real estate and title insurance. It is assumed that the student has a basic understanding of the principles of plane surveying.

Upon successful completion of this course, the student 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.

Attendance:

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

Assignments:

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

Quizzes and Exams:

- Quizzes will be given at the beginning of every class on the previous topics discussed. Exams will be given on specific areas covered throughout the course. Sufficient notice will be given prior to the scheduled exam with a review conducted the previous class lecture.
- No make up exams or quizzes will be given!

- The final exam will consist of two parts a take home portion and a written portion. The take home portion will be due on the day of the written exam. Failure to take the final will result in a grade of "F" for the course.

Grading:

- Your grade is based on the total number of points accumulated with respect to the total number of points possible.
- The sum of the points in each category are multiplied by a weight percentage and then totaled to determine your total points.

Homework Points multiplied by 20%
+Assignment Points multiplied by 40%
+ Quiz/Exam Points multiplied by 40%
Total Accumulated points

- Your total accumulated points are compared to the possible points and grades are based on the following percentages:

90% to 100%	A
80% to 89%	B
70% to 79%	C
60% to 69%	D
Below 60%	F

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

SURV 58 "Evidence & Procedures for Boundary Location"

Course Outline

Fall 2004

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 reading and assignments. See Course Syllabus for guidelines and specific information on course objectives, reading, assignments, exams and grading.

"Introduction to Nature, Scope and Definition of Evidence and the Procedures for Boundary Location"

8/19 Class Sign-up, Course overview, Chapters 1 and 2

"Evidence used for locating land"

8/26 Chapters 3 and 4 "Verbal and Other Evidence"

9/2 Chapters 5 and 6 "Measurements and Plats as Evidence"

9/9 Chapters 7 and 8 "Evidence of Water Boundaries and Historical Knowledge as Evidence"

9/16 Chapter 9 "Preservation of Evidence" and Review Chapters 3-9

9/23 Exam on Chapters 1-9

"Legal Descriptions"

9/30 & 10/7 Chapter 14 "Understanding and Writing Property Descriptions"

"Procedures for Locating Written Title Boundaries"

10/14 Chapter 10 & 11 "Procedures for Locating Boundaries Described in Writings and on Maps" & "Original Surveys and Platting Laws"

"Ownership of Real Property"

10/21 Chapter 12 & 13 "Unwritten Transfers of Land Ownership" & "Guarantees of Title and Location"

10/28 Review Chapters 10-14

11/4 Exam on Chapters 10 - 14

11/11 Veteran' Day Holiday No Class

"The Surveying Profession"

11/18 Chapter 15 & 16 "Professional Liability" & "Professional Stature"

11/25 Thanksgiving Holiday - No Class

12/2 Chapter 17 & 18 "The Surveyor in Court" & "The Surveyor, the law and Evidence: A Professional Relationship"

12/9 Comprehensive Course Review

12/16 Final Exam