COURSE INFORMATION FORM

DISCIPLINE

Land Surveying

COURSE TITLE

Boundary Control and Legal Principles

CR.HR  3  LECT HR.  3  LAB HR.  CLIN/INTERN HR.  CLOCK HR.

CATALOG DESCRIPTION

A study of the legal principles of land boundaries, section corners, area; interpretations of land descriptions, identification of land parcels; legal principles of boundary locations, and the United States land survey system.

PREREQUISITES

SRVY 135

EXPECTED STUDENT OUTCOMES IN THE COURSE (ESO)

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

1. Classify the legal principles that govern the location of land parcels.

2. Reconstruct a parcel boundary on the ground by evaluating the legal principles produced in a typical court case.


4. Evaluate the requisite information needed to perform a land boundary survey.

5. Read and write land descriptions.
GENERAL EDUCATION OUTCOMES (ESO)

Specify which general education outcomes, if any, are substantially addressed by the course. Numbers in parentheses identify the Expected Student Outcomes linked to the specific General Education Outcome.
PROGRAM-LEVEL OUTCOMES

CAREER AND TECHNICAL EDUCATION PROGRAM OUTCOMES
Specify which Career and Technical program outcomes, if any, are substantially addressed by the course by completing the “Career and Technical Education template” to show the relationship between course and program outcomes to assessment measures.

1. Students will apply technical skills and critical thinking skills to solve surveying related problems.
2. Students will work with others by engaging in real world field exercises that relate to land surveying.
3. Students will demonstrate the skills necessary to research and apply information of the public record as it applies to both boundary retracement and the subdivision of real property.
4. Students will demonstrate the highest level of professional ethics while applying effective business practices.

CLASS-LEVEL ASSESSMENT MEASURES
Student accomplishment of expected student outcomes will be assessed using the following measures. (Identify which measures are used to assess which outcomes.)

1. Students will be required to submit a short biographical sketch outlining experience in the surveying profession. This will be used to target the overall class level and as a guide to how the material will be presented. (1-5)
2. Three exams, 2 hourly and a final exam. (1-5)
3. Court case presentation: instructor will assign a court case to groups of two or three students. Each student will be required to produce an individual paper discussing the case and as group member to share the responsibility of the oral presentation to the entire class. (1-5)
COURSE OUTLINE FORM

DISCIPLINE: Land Surveying

COURSE TITLE: Boundary Control and Legal Principles

Individual instructors may order this outline as fits the needs of their individual courses. In addition, they may place more emphasis on some areas than on others. What is assured is that this particular list is covered in the course. Other topics may be added to a course as the instructor sees fit, and as time and interest allow. An *asterisk can be used to mark an item as optional.

I. Introduction. The history of boundaries and how they are created.
   A. The surveyor’s role
   B. Written title
   C. Rights and Interests in Land

II. The ownership, transfer and description of Real Property with boundaries, law and presumptions.
   A. Public v. Private lands
   B. Unwritten rights
   C. Land Descriptions

III. UMKC Block Law Library visit.

IV. The creation of general Land Office boundaries.
   A. A history of the U. S. Public Survey System
   B. How the GLO surveys were performed

V. The creation of non-sectionalized land boundaries.
   A. Metes descriptions
   B. Bounds descriptions
   C. Combinations

VI. Federal and State non-sectionalized land boundaries.
   A. Original surveys which do not fit the GLO system
   B. How these surveys proceed

VII. Re-surveying and retracing sectionalized lands.
   A. Evidence
   B. Testimony, Parol evidence

VIII. Locating easements and reversions.
      A. How are easements granted
B. Fee title ownership or easement rights
C. Reversion rights

IX. Riparian and littoral boundaries.
   A. Tidelands
   B. River (navigable/non-navigable) boundaries
   C. Lakes and submerged lands

X. Locating sequential conveyances.
   A. Possession
   B. Junior/senior rights

XI. Locating simultaneously created boundaries
    A. Aliquot parts
    B. Intention of the parties to the transaction

XII. The ever-changing role of the land surveyor
     A. The surveyor's function
     B. Statutory responsibilities
     C. Ethics