

# SUR 4403 CADASTRAL PRINCIPLES

**M W F 4<sup>th</sup> Period**

**302 Reed Lab**

**Instructor Information:**

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406 Reed Lab

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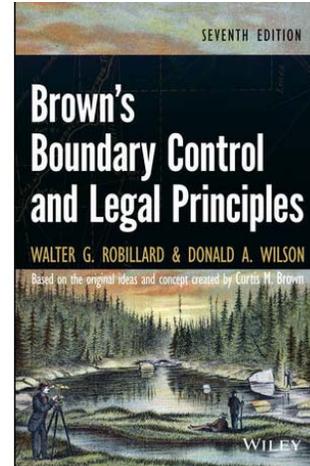
Office Hours: M F 11:30am – 12:30pm (other hours by appointment)

**Objective:**

Cadastral principles are used to **weigh up oral, written, and measurement evidence to determine the most defensible location** of a boundary. The course will give students an understanding of the **basic principles underlying the creation, identification, description and recovery of property boundaries**. Students should be able to analyze any boundary problem which contains conflicting evidence and make a **persuasive written argument** in support of the most defensible location of boundary lines.

**Recommended Text:**

Robillard, W. and D. Wilson (2013). *Brown's Boundary Control and Legal Principles*, 7th Edition. John Wiley & Sons Inc., Hoboken, NJ (6th edition can also be used)



**Outline of Topics (reading):**

- 1. Introduction and Overview of Course**
- 2. How Boundaries are Created (Ch. 2)**
  - Types of boundaries; corners vs monuments; original surveys vs resurveys

### **3. Property Descriptions (Ch. 5)**

- Metes and Bounds; aliquot parts; reference to plan; distance, proportion, exception, area, and “of” descriptions

### **4. Rights, Interests and Estates (Ch. 1)**

- History; title; rights and interests; common-law estates

### **5. Transfer of Real Property (Ch. 3)**

- Deed vs Title registration systems; chain of title; types and requirements of deeds; on-line systems; unwritten transfers

### **6. Locating Sequential Conveyances (Ch. 11)**

- Junior/senior rights; adjoiners; conflicting elements; hierarchy of evidence; existent vs obliterated vs lost corner

**EXAM 1 (covers topics 1 - 6)**

### **7. Locating Simultaneously Created Boundaries (Ch. 12)**

- Definition; subdivision; protraction vs monumentation; common report; street lines; proration

### **8. Creation of PLSS Boundaries (Ch. 6)**

- History; sections, ranges and townships; FL half-mile posts;

### **9. Resurveys of PLSS Land (Ch. 10)**

- Dependent vs independent resurvey; ‘following the footsteps,’ restoring lost corners; single vs double proportionate measure

### **10. Locating Combinations Descriptions (Ch.13)**

- Metes and bounds within subdivisions; direction of dividing line; overlaps/gaps

### **11. Locating Easements and Reversions (Ch. 8)**

- Dominant vs servient tenement; surveyor’s responsibility; apportioning reversion rights

**EXAM 2 (covers topics 7 – 11)**

### **12. Boundary Law (Ch. 4)**

- Common-law vs civil law; court structure; case reports and citations; presumptions

### **13. Riparian and Littoral Boundaries (Ch. 9)**

- Public trust doctrine; tidal vs non-tidal; navigable vs non-navigable; locating sea, lake and river boundaries; mean high vs ordinary high water lines

### **14. Cadastral Problem Solving**

- Review typical licensing exam questions

**EXAM 3 (covers topics 12 – 14)**

### **15. Current Cadastral Issues**

- Topical issues and perspectives

**FINAL EXAM (covers all topics)**

### **Exams:**

There will be 3 in-class closed book exams during the semester. Each of these will deal with the topics preceding the quiz (see above for topics covered) that have not been covered by another quiz. These will take the form of multiple choice, definition and problem questions. Students taking the class remotely are required to organize proctors well in advance of the exams. These can be licensed land surveyors or other professional persons and they will need to send an email directly to me indicating that they are willing to proctor your quiz or exam.

## Quizzes:

A total of six open book quizzes will be taken during the semester. All of these are scheduled during the Friday lecture period. These will be in the form of multiple choice questions covering the material preceding the date of the quiz (see table below). With the exception of Quiz 1 (groups can only be formed once drop/add has past), all of these quizzes will be taken individually in class and then as a group (of 3 students). The grade for the individual part of the quiz and the group quiz is weighted equally. Students taking the course remotely will be able to work within their group either through Canvas or some other communication options (like Skype) and their group meetings should be scheduled close to the Gainesville schedule (e.g. on Thursday nights).

Week	Topics	
1	Syllabus, Intro, Boundary Creation	Quiz 1*
3	Boundary Descriptions, Hierarchy of Evidence, Tenure and Estates, Easements	Quiz 2
5	Property Transfers, Registration of Deeds, Registration of Titles, Adverse Possession, Sequential Conveyances	Quiz 3
9	Simultaneous Conveyances, PLSS	Quiz 4
11	Combined Conveyances, Easements and Reversions, Legal Systems	Quiz 5
15	Riparian Boundaries	Quiz 6

\* only individual

## Homework:

These will be composed of homework problems and projects. Some of the homeworks will be done within your group (see quizzes section above) during Friday lecture periods, alternating with quizzes. Each group will submit a single homework solution and the same grade will be assigned to each member of the group.

Homework problems will typically focus on a real boundary problem that requires you to apply relevant cadastral principles to resolve. The projects will include a legal research project and a chain of title search. You are strongly urged to read the assigned chapters or articles prior to class.

## Final Examination (25%):

The final examination will cover the entire contents of the course and will be held on the Monday of Exam Week (see course calendar).

## Grading:

Quizzes (individual and group).....	10%
Exam 1.....	10%
Exam 2 .....	10%
Exam 3 .....	10%
Homework/Projects/Assignments .....	35%

Final Exam ..... 25%

**Attendance Policy:**

Because class discussion and activities is a key component of this class, you are allowed no more than two unexcused absences. Any additional absences will result in a decrease in your final grade. For students taking the course asynchronously, your attendance will be judged by the frequency of visits to the course website plus mail activity in e-learning. Requirements for class attendance and make-up exams, assignments and other work are consistent with university policies that can be found at:

<https://catalog.ufl.edu/ugrad/current/regulations/info/attendance.aspx>

**Grades and Grade Points:**

For information on current UF policies for assigning grade points, see

<https://catalog.ufl.edu/ugrad/current/regulations/info/grades.aspx>

**Online Course Evaluation Process:**

Student assessment of instruction is an important part of efforts to improve teaching and learning. At the end of the semester, students are expected to provide feedback on the quality of instruction in this course using a standard set of university and college criteria. These evaluations are conducted online at <https://evaluations.ufl.edu>. Evaluations are typically open for students to complete during the last two or three weeks of the semester; students will be notified of the specific times when they are open. Summary results of these assessments are available to students at <https://evaluations.ufl.edu/results>.

**Academic Honesty:**

As a student at the University of Florida, you have committed yourself to uphold the Honor Code, which includes the following pledge: *“We, the members of the University of Florida community, pledge to hold ourselves and our peers to the highest standards of honesty and integrity.”* You are expected to exhibit behavior consistent with this commitment to the UF academic community, and on all work submitted for credit at the University of Florida, the following pledge is either required or implied: *"On my honor, I have neither given nor received unauthorized aid in doing this assignment."*

It is assumed that you will complete all work independently in each course unless the instructor provides explicit permission for you to collaborate on course tasks (e.g. assignments, papers, quizzes, exams). Furthermore, as part of your obligation to uphold the Honor Code, you should report any condition that facilitates academic misconduct to appropriate personnel. It is your individual responsibility to know and comply with all university policies and procedures regarding academic integrity and the Student Honor Code. Violations of the Honor Code at the University of Florida will not be tolerated. Violations will be reported to the Dean of Students Office for consideration of disciplinary action. For more information regarding the Student Honor Code, please see: <http://www.dso.ufl.edu/sccr/process/student-conduct-honor-code>.

**Software Use:**

All faculty, staff and students of the university are required and expected to obey the laws and legal agreements governing software use. Failure to do so can lead to monetary damages and/or

criminal penalties for the individual violator. Because such violations are also against university policies and rules, disciplinary action will be taken as appropriate.

### **Services for Students with Disabilities:**

The Disability Resource Center coordinates the needed accommodations of students with disabilities. This includes registering disabilities, recommending academic accommodations within the classroom, accessing special adaptive computer equipment, providing interpretation services and mediating faculty-student disability related issues. Students requesting classroom accommodation must first register with the Dean of Students Office. The Dean of Students Office will provide documentation to the student who must then provide this documentation to the Instructor when requesting accommodation.

- 0001 Reid Hall, 352-392-8565, [www.dso.ufl.edu/drc/](http://www.dso.ufl.edu/drc/)

### **Campus Helping Resources:**

Students experiencing crises or personal problems that interfere with their general well-being are encouraged to utilize the university's counseling resources. The Counseling & Wellness Center provides confidential counseling services at no cost for currently enrolled students. Resources are available on campus for students having personal problems or lacking clear career or academic goals, which interfere with their academic performance.

- *University Counseling & Wellness Center, 3190 Radio Road, 352-392-1575, [counseling.ufl.edu/cwc/](http://counseling.ufl.edu/cwc/)*
- Counseling Services
- Groups and Workshops
- Outreach and Consultation
- Self-Help Library
- Wellness Coaching
- *Career Resource Center, First Floor JWRU, 392-1601, [crc.ufl.edu/](http://crc.ufl.edu/)*

### **Distance Student Complaints:**

Each online distance learning program has a process for, and will make every attempt to resolve, student complaints within its academic and administrative departments at the program level. See <http://distance.ufl.edu/student-complaints> for more details.

### **Other Requirements:**

Cell phones and other electronic devices must be turned off during class.