

## **CADASTRAL PRINCIPLES (SUR 4403)**

**M W F 4<sup>th</sup> Period**  
**302 Reed Lab**

### **Instructor Information:**

Dr. Grenville Barnes  
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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 (2014). *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 Issues and 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 "midterm" exams during the semester. Each of these will deal with the topics preceding the exam (see above for topics covered) that have not

been covered by another exam. 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 “midterm” and final 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 exam.

**Homework:**

These will be composed of homework **problems** and short research **assignments**. Homework problems typically focus on a real boundary problem that requires you to apply relevant cadastral principles to resolve. The projects include a legal research project and a chain of title search in the county courthouse (or on-line). The short assignments are related to questions that arise in class and usually require investigative research and a short write-up. The reading assignments are an important part of this class and you are strongly urged to read the assigned chapters or articles prior to class.

You are required to meet the specified deadlines for homework. A 10% late penalty will be assessed on late submissions and if this persists this will increase to 20%.

**Final Examination:**

The final examination will cover the entire contents of the course (comprehensive) and will be held as scheduled in the UF exam schedule (see course calendar).

**Grading:**

Exam 1.....	10%
Exam 2 .....	10%
Exam 3 .....	10%
Homework/Assignments .....	.40%
Attendance/On-line quizzes .....	5%
Final Exam .....	25%

**On-Line Quizzes:**

Six short open-book, on-line quizzes will be assigned during the semester. You will be graded for completing these not on the grade you score on the quiz assignment. These are important as they prepare you for the 3 main quizzes and final.

**Attendance Policy:**

Because class discussion 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>

## Technical Requirements

Canvas supports only the two most recent versions of any browser software. **Internet Explorer and Microsoft Edge are not recommended.**

For this course, you will also need to use Adobe Reader and Microsoft Office or equivalent. Login to Office365 at UF.

You may need a headset microphone and a webcam.

Students need to be aware that online learning can present significant challenges, particularly to individuals who are not 'self-starters' or those who do not possess good time management skills. The online classroom is available to you 24 hours a day. Unlike traditional instructional settings in which each student gets the same class, the online setting means that every student gets a different class, the class of his or her choosing. In theory, this type of instruction should be more adaptable to a variety of learning preferences. Recognizing that everyone learns differently, we avoid trying to prescribe the 'best way' to approach the course. You should note, however, that this course is not self-paced. You are expected to adhere to the class calendar.

## UF Honor Code & Helpful Resources

In all course related activities, students are expected to respect one another and use proper language.

### UF Honor Code

As a result of completing the registration form at the University of Florida, every student has signed the following statement: "I understand that the University of Florida expects its students to be honest in all their academic work. I agree to this commitment to academic honesty and understand that my failure to comply with this commitment may result in disciplinary action up to and including expulsion from the University."

The instructors of this course fully support the intent of the above statement and will not tolerate academic dishonesty. We, the members of the University of Florida Community, pledge to hold ourselves and our peers to the highest standards of honesty and integrity. All students are expected to follow the University of Florida Honor Code (excerpt above). Read more: <https://sccr.dso.ufl.edu/> (Links to an external site.)Links to an external site.

Students experiencing crises or personal problems that interfere with their general well-being are encouraged to utilize the university's counseling resources. Both the Counseling Center and Student Mental Health Services provide 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 Center, 301 Peabody Hall, 392-1575, [www.counseling.ufl.edu](http://www.counseling.ufl.edu) (Links to an external site.)Links to an external site.
- Career Resource Center, CR-100 JWRU, 392-1602, [www.crc.ufl.edu/](http://www.crc.ufl.edu/) (Links to an external site.)Links to an external site.
- Student Mental Health Services, Rm. 245 SHCC, 392-1171, [www.shcc.ufl.edu](http://www.shcc.ufl.edu) (Links to an external site.)Links to an external site.
  - Alcohol and Substance Abuse Program (ASAP)
  - Center for Sexual Assault / Abuse Recovery & Education (CARE)
  - Eating Disorders Program
  - Employee Assistance Program
  - Suicide Prevention Program

Students with disabilities requesting accommodations should first register with the Disability Resource Center (352-392-8565, [www.dso.ufl.edu/drc/](http://www.dso.ufl.edu/drc/) (Links to an external site.)Links to an external site.) by providing appropriate documentation. Once registered, students will receive an accommodation letter which must be presented to the instructor when requesting accommodation. Students with disabilities should follow this procedure as early as possible in the semester.

The School of Forest Resources & Conservation cares about your experience and we will make every effort to address course concerns. We request that all of our online students complete a course satisfaction survey each semester, which is a time for you to voice your thoughts on how your course is being delivered. If you have a more urgent concern, your first point of contact should be our Distance Education Coordinator for the SFRC, Rhiannon Pollard. You may also contact the Graduate or Undergraduate Coordinator for the program offering the course, if you prefer. More information on the University of Florida student complaint process can be found [here](#)