

Syllabus

SUR 4403
Cadastral Principles
(Legal Aspects of Boundary Location)
3 credits

Catalog Description:

Cadastral systems, land boundaries, corners, and areas; writing land descriptions and identification of land parcels; legal principles of boundary survey, office and business practices; professional standing.

Information on how to reach the instructor, e.g., phone number, e-mail address, office location

INSTRUCTOR: Prof. Dave Gibson
Room 304 Reed Lab
392-4995
dgibs@ifas.ufl.edu

Topical outline of lectures/laboratories

LECTURE TOPICS, Readings

Topic#		Read:	Assign:
1	Course Intro	none	in class
2	Our System of Law -- deed, title policy, and survey.	Ch 1	in class
3	Chain of Title -- deed research on the chain of title.	Ch2	in class
4	Development of Legal Principles -- Law library/case research to determine principles.	TBA	in class
5.	Writing Land Descriptions	TBA	in class
5	Objectives of Land Location Systems -- overview	TBA	in class
6	Principles of deed interpretation – sequence deeds	TBA	in class
7	Deed Interpretation – simultaneous deeds	TBA	in class
8	Deed Interpretation – dividing line descriptions	TBA	in class
9	The U.S. Public Land Survey System – methods, history	TBA	in class
10	Deed Interpretation – the public land survey system	TBA	in class
11	Ownership principles – senior rights	TBA	in class
12	Ownership principles – possession	TBA	in class
13	Water boundaries and riparian rights	TBA	in class
14	Roads as boundaries	TBA	in class

Listing of course objectives

Following this course, the student should be able to:

1. Analyze a deed description of land and identify the controlling written intent.
2. Evaluate field evidence of markers, adjoiners, and measurements to find the field location of described parcels.
3. Identify field and record facts that affect ownership and title, giving a valid opinion of ownership.
4. Write valid land descriptions.
5. List the prominent features of our system of land law and land tenure.
6. Identify and list the prominent legal principles associated with sequence deeds, simultaneous deeds, dividing line deeds, public land survey deeds, riparian rights, water boundaries, roads, and possession doctrines.
7. Research written texts and case law to determine proper survey principles.

Grading

GRADING: A final grade for the course will be assigned based on the following point system

ITEM	POSSIBLE POINTS
Midterm (or progress quizzes)	100 poss points
Final exam (comprehensive)	100 poss points
Homework Projects (approximately 14 at 10 each)	140 poss points
Total poss pts=	340 poss points

Grade assignment will be by the UF Grade Scheme: A:greater than 95, A-:90-94.99, B+:87-89.99, B:83-86.99, B-:80-82.99, C+:77-79.99, C:73-76.99, C-:70-72.99, D+:67-69.99, D:63-66.99, D-:60-62.99, E:59.99 or less. Grades are assigned by straight cut-off with NO ROUNDING. (see UF policy below)

NOTE: All HWs are required for the course. For each HW not completed, you will loose the points given for one that you did submit.

Typical Assignments/Projects: Typical projects assigned in this course include

1. Analysis of a deed, title policy, and survey.
2. Courthouse deed research on the chain of title.
3. Writing land descriptions.
4. Deed analysis for controlling intent.
5. Evidence analysis for deed coverage location.
6. Evidence analysis for ownership issues.
7. Law library/case research to determine principles.
8. Analysis of Public Land Survey situations.
9. Analysis of water boundary and riparian situations.
10. Analysis of roads as boundaries.

Make-up policy

Course items may be submitted late for grading oonly with the prior permission of the instructor.

Attendance policy

Students are to attend each course session, however attendance is not graded.

Textbook: This text is required.

Brown's Boundary Control and Legal Principles, 5th or latest edition

Robillard, Wilson, Brown

Wiley

ISBN Number: 0471215988

Other Sources for Study:

course video tutorials as available

Academic Honesty:

The University of Florida requires all members of its community to be honest in all endeavors. Cheating, plagiarism, and other acts diminish the process of learning. When students enroll at UF they commit themselves to honesty and integrity. Your instructor fully expects you to adhere to the academic honesty guidelines you signed when you were admitted to UF. As a result of completing the registration form at the University of Florida, every student has signed the following statement: *"I understand the University of Florida expects its students to be honest in all their academic work. I agree to adhere 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."* Furthermore, on work submitted for credit by UF students, 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 to be assumed all work will be completed independently unless the assignment is defined as group project, in writing by the professor. This policy will be vigorously upheld at all times in this course.

Students with Disabilities Act:

The Dean of Students Office coordinates the needed accommodations of students with disabilities. This includes the registration of disabilities, academic accommodations within the classroom, accessing special adaptive computer equipment, providing interpretation services, and mediating faulty-student disability related issues. *Dean of Students Office*, 202 Peabody Hall, 392-7066, www.dso.ufl.edu.

Campus Counseling Resources:

Students experiencing crisis or personal problems that interfere with their general wellbeing are encouraged to utilize the university's counseling resources. Both the Counseling Center and Student Mental Health provide confidential counseling services at no cost for currently enrolled students. Resources are available on campus for students having personal or lacking clear career and academic goals, which interfere with their academic performance. The Counseling Center is located at 301 Peabody Hall (next to Criser Hall). Student Mental Health is located on the second floor of the Student Health

Services in the Infirmary.

1. *University Counseling Center*, 301 Peabody Hall, 392-1575; personal and career counseling: www.counsel.ufl.edu
2. *Student Mental Health*, Student Health Care Center, 392-1171, personal counseling: www.hsc.ufl.edu/shcc/smhs.htm
3. *Sexual Assault Recovery Services (SARS)*, Student Health Care Center, 392-1161, sexual assault counseling; and
4. *Career Resource Center*, Reitz Union, 392-1601, career development Assistance and counseling.

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.

UF Plus and Minus Grades: Note as of the summer 2009, UF has adopted a new grade policy of giving letter grades A, B, C, D, E but also optional PLUS grades B+, C+, D+ and optional MINUS grades A-, B-, C-, D-. The instructor has the option of using PLUS and/or MINUS grades. For further information on the new university grading policy see:

<http://www.isis.ufl.edu/minusgrades.html>