

COURSE OUTLINE **Survey Law**

Course Description

SR 222. Survey Law. 3 hours credit. Prerequisite: SR 204 with a C or better. This course will enable the student to interpret land descriptions, identify land parcels, and understand legal principles of boundary locations within the United States land survey system.

Course Relevance

The concepts and theories taught in this course will allow the student to understand the legal principles defining surveying practice and ethics.

Required Materials

Keene, J., (2000). *Land surveying law*. (4th ed.). Harper & Row.

Robillard, Wilson & Brown., *Brown's boundary control and legal principles* (6th ed.).
John Wiley & Sons

Kansas Statutes and Limitations: Provided by the Kansas Society of Land Surveyors (KSLS)

Learning Outcomes

The intention is for the student to be able to

1. Demonstrate an understanding of the legal principles of land divisions and conveyance
2. Demonstrate an understanding of the surveyors function in disputes
3. Demonstrate an understanding of the regulatory environment, the ethical standards and application of anti-trust rules

Learning PACT Skills that will be DEVELOPED and/or documented in this course

Through the student's involvement in this course, he/she will develop his/her ability in the following PACT skill areas:

Analytical Thinking Skills

1. Critical Thinking
 - Through reading, identifying, gathering, and interpreting data related to legal aspects and applying to current situations

Major Summative Assessment Task(s)

These learning outcomes and the Learning PACT skills will be demonstrated by

1. Completing a practical survey project requiring the student to interpret and apply legal aspects, ethical standards, and rules

Course Content

- I. Themes – Key recurring concepts that run throughout this course:
 - A. Surveying fundamentals
 - B. Surveying law

- II. Issues – Key areas of conflict that must be understood in order to achieve the intended outcome:
 - A. How parcels of land are created
 - B. Potential disputes in conveyance of land
 - C. Legal responsibilities of the surveyor
 - D. Ethical responsibilities of the surveyor
- III. Concepts – Key concepts that must be understood to address the issues:
 - A. Understand the legal foundation for conveyance of land
 - B. Know the difference between fee simple, easement, license and condominium law
 - C. Understand anti-trust policies as they relate to surveying
- IV. Skills/Competencies – Actions that are essential to achieve the course outcomes:
 - A. Read and interpret land title documents
 - B. Write clear, precise descriptions
 - C. Recognize disputable areas
 - D. Apply ethical standards
 - E. Demonstrate understanding of the legalities of creating interest in land

Learning Units

- I. Legal foundations and conveyances
 - A. Types of conveyances
 - B. Titles and title insurance
- II. Basic conveyancing
 - A. History of public land surveys and their effect
 - B. Zoning and development
- III. Estates in land (fee simple, easements, etc.)
 - A. Definitions and terminology
 - B. Categories of easements and their functions
 - C. Duration and termination of easements
- IV. Monumentation
 - A. Control and classification of monuments
 - B. Corner and corner monuments
- V. Legal descriptions
 - A. Definitions and descriptions
 - B. Ambiguities and conflicts in boundary descriptions
 - C. Metes and bounds descriptions
- VI. Deed interpretation
 - A. Rules of construction
 - B. Descriptions and interpretation of deeds
- VII. Litigation

- A. Rules of evidence
- B. Surveyor as an expert witness

VIII. Adverse Possession

- A. Elements of possession
- B. Actions required and statutory requirements for possession

IX. Eminent domain

- A. Title by power of eminent domain
- B. Proceedings to declare eminent domain

X. Surveyor ethics, rights and responsibilities

- A. Duty under contract
- B. Certification
- C. Statutes of limitation
- D. Malpractice and adherence to minimum standards
- E. The role of the Kansas State Board of Technical Professions

Learning Activities

Learning activities will be assigned to assist the student to achieve the intended learning outcomes through lecture, instructor-led class discussion, guest speakers, group activities, drills/skill practice and others at the discretion of the instructor.

Grade Determination

The student will be graded on learning activities and assessment tasks. Grade determinants may include the following: daily work, quizzes, chapter or unit tests, comprehensive examinations, student projects, student presentations, class participation, and other methods of evaluation employed at the discretion of the instructor.