

# Course Outline

SURV 116

Surveying Law I

3 Semester Hours

3 Lecture Hours

## The Community College of Baltimore County

### **Description**

#### Survey Law I

Introduces students to the concepts of property law; describes the application of Maryland Property Law; covers mapping, land surveying and the problems of positioning of land boundaries; includes an overview of property, titles, and deeds, boundaries and boundary surveys, researching deeds, easements, right of ways, and trespass laws; and the duties, rights, and liabilities of the professional land surveyor.

3 credits; 3 lecture hours per week; no laboratory required. Offered fall semester only. Credit by exam available.

Prerequisite: SURV 111 (concurrent)

### **Overall Course Objectives**

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

1. discuss the history of boundary surveying.
2. explain the professional liability of boundary surveys.
3. perform courthouse/internet research for boundary surveys.
4. prepare a deed mosaic and a working map.
5. explain the order of importance of conflicting title elements.
6. analyze record and field data.
7. explain the aspects determining property boundaries.
8. explain the use of easements and rights of ways.
9. explain trespass law as it relates to boundary surveying.

### **Major Topics**

- I. History of Boundary Surveying
- II. Professional liability and the title deed
- III. Courthouse records and research of title deeds
- IV. Preparation of deed mosaics
- V. Order of importance of conflicting title elements
- VI. Field procedures
- VII. Analyze record data against field data
- VIII. Establishment of property boundaries
- IX. Documentation of property boundary determination
- X. Easements and Right of Ways
- XI. Trespass Law

### **Course Requirements**

Grading/exams: Grading Procedures will be determined by the individual faculty member but will include the following:

1. Quizzes, tests, exams: Individual instructors will notify students of procedures, but as a minimum, two tests or quizzes will be required.
2. Comprehensive Midterm Exam: The course will require a comprehensive Midterm Exam.
3. Comprehensive Final Exam: The course will require a comprehensive final exam.
4. Homework assignments: Individual instructors will notify students of procedures, but as a minimum two graded assignments will be given.
5. Project: Boundary Survey/Location Drawing problem to meet state standards.

### **Other Course Information**

This course is a core course in Surveying Degree and Certificate Programs.

This course is taught in a classroom environment.