

ESSEX COUNTY COLLEGE
Engineering Technologies and Computer Sciences Division
CET 214 – Evidence and Procedure for Boundary Location
Course Outline

Course Number & Name: CET 214 Evidence and Procedure for Boundary Location

Credit Hours: 3.0 **Contact Hours:** 3.0 **Lecture:** 3.0 **Lab:** N/A **Other:** N/A

Prerequisites: Grade of “C” or better in CET 212

Co-requisites: None

Concurrent Courses: None

Course Outline Revision Date: Fall 2010

Course Description: This course addresses the concept of evidence relating to boundary locations as discoverable on the ground and through deeds or other written records, and the procedures followed by the land surveyor when conflicts occur between those items of evidence by relating laws and cases.

Course Goals: Upon successful completion of this course, students should be able to do the following:

1. explain the surveyor’s role as a gatherer of evidence in the property determination process;
2. explain the general principles of law used in the retracing of record title lines; and
3. write a legal description of a boundary survey.

Measurable Course Performance Objectives (MPOs): Upon successful completion of this course, students should specifically be able to do the following:

1. Explain the surveyor’s role as a gatherer of evidence in the property determination process:
 - 1.1 *explain the history and modern concepts of land ownership;*
 - 1.2 *describe the various types of evidence related to boundaries;*
 - 1.3 *describe the role of the surveyor in gathering evidence of boundaries; and*
 - 1.4 *explain the liability of the surveyor and professional ethics as related to the surveyor*
2. Explain the general principles of law used in the retracing of record title lines:
 - 2.1 *describe the procedures used by the courts for the determination of record title lines;*
 - 2.2 *explain the nature of statutory law, administrative code and case law as they affect the responsibility of the land surveyor; and*
 - 2.3 *explain the general principles of law regulating unwritten title boundaries and the surveyor’s obligations with respect to them*

Measurable Course Performance Objectives (MPOs) (continued):

3. Write a legal description of a boundary survey:
 - 3.1 *prepare a retracement boundary survey by analyzing field evidence;*
 - 3.2 *write a description of the metes and bounds;*
 - 3.3 *reference the boundary to a point of beginning; and*
 - 3.4 *write a description of any encumbrances*

Methods of Instruction: Instruction will consist of lecture and problem solving.

Outcomes Assessment: Quiz, homework, and exam questions are blueprinted to course objectives. Checklist rubrics are used to evaluate research assignments and/or papers for the presence of course objectives. Data is collected and analyzed to determine the level of student performance on these assessment instruments in regards to meeting course objectives. The results of this data analysis are used to guide necessary pedagogical and/or curricular revisions.

Course Requirements: All students are required to:

1. Maintain regular attendance.
2. Complete homework assignments on time.
3. Sit for all tests as scheduled.
4. Read all assigned textbook pages.
5. Participate in classroom discussion.
6. Complete research project with oral presentation (if assigned) on time.

Methods of Evaluation: Final course grades will be computed as follows:

Grading Components	% of final course grade
<ul style="list-style-type: none">● Homework, quizzes and class participation A perusal of homework problems and quizzes and class discussion will indicate the extent to which students master course objectives.	10 – 15%
<ul style="list-style-type: none">● Research assignments Research assignments will show evidence of applying course concepts to real world information as well as the ability to compose a technical report on a topic related to the course objectives.	20 – 30%

Methods of Evaluation (continued):

Grading Components	% of final course grade
<ul style="list-style-type: none">• Midterm Exam or Paper The midterm exam or paper will show evidence of the extent to which students meet course objectives and have understood and synthesized concepts taught in the first half of the semester.	20 – 30%
<ul style="list-style-type: none">• Final Exam or Paper The same objectives apply as with the midterm test or paper, but it is anticipated that students will provide increased evidence of synthesizing a combination of concepts.	20 – 30%

NOTE: The instructor will provide specific weights, which lie in the above-given ranges, for each of the grading components at the beginning of the semester.

Academic Integrity: Dishonesty disrupts the search for truth that is inherent in the learning process and so devalues the purpose and the mission of the College. Academic dishonesty includes, but is not limited to, the following:

- plagiarism – the failure to acknowledge another writer’s words or ideas or to give proper credit to sources of information;
- cheating – knowingly obtaining or giving unauthorized information on any test/exam or any other academic assignment;
- interference – any interruption of the academic process that prevents others from the proper engagement in learning or teaching; and
- fraud – any act or instance of willful deceit or trickery.

Violations of academic integrity will be dealt with by imposing appropriate sanctions. Sanctions for acts of academic dishonesty could include the resubmission of an assignment, failure of the test/exam, failure in the course, probation, suspension from the College, and even expulsion from the College.

Student Code of Conduct: All students are expected to conduct themselves as responsible and considerate adults who respect the rights of others. Disruptive behavior will not be tolerated. All students are also expected to attend and be on time for all class meetings. No cell phones or similar electronic devices are permitted in class. Please refer to the Essex County College student handbook, *Lifeline*, for more specific information about the College’s Code of Conduct and attendance requirements.

Course Content Outline: based on the text **Evidence and Procedure for Boundary Location**, 4th edition, by Brown, Robillard and Wilson; published by Wiley

Week	Topic
1	Introduction, definitions of land surveying
2	Nature of laws governing land surveying
3	Problems in boundary location, statutes and codes, ordinances, map filing law
4	Nature of land ownership, interests, rights, possession, transfer of land and establishment of boundaries
5	Original and retracement surveys, corner definitions, role of surveyor in retracement
6	Survey evidence, classification and analysis
7	Principles governing location and sequential conveyances, junior and senior rights
8	Midterm Exam or Oral presentations of students' technical papers Principles governing simultaneous conveyances, filed and unfiled maps, remnant rule
9	Retracement problems and rights in property, riparian boundaries, wetland legislation, eminent domain, vacations, reversions, easements
10	Writing legal descriptions
11	Preparation of survey plans and reports, preserving the evidence
12	New Jersey laws, standards of practice, professional associations, the surveyor as expert witness
13	Professional ethics, liability of the surveyor, contracts and certifications, professionalism in practice
14	Public lands surveys, concept of a cadastre Review of material covered in the course
15	Final Exam or Oral presentations of students' technical papers