
School of Applied Engineering and Technology

COURSE NUMBER	SET 307
COURSE NAME	Boundaries & Adjacent Property
COURSE STRUCTURE	(3-0-3) (lecture hr/wk - lab hr/wk – course credits) Classroom: CKB 126 (Friday: 6:00 pm – 8:50 pm)
COURSE DESCRIPTION	Topics include evidence and procedures for boundary control, legal research techniques, writing legal descriptions, real estate law, and boundaries, which include adjacent and riparian boundaries, with particular reference to New Jersey surveying history and state laws.
PREREQUISITE(S)	SET207, SET200, or equivalent
CO REQUISITE(S)	
TEXTBOOK(S)/ REQUIRED MATERIAL	A. Boundary Control and Legal Principles, C. M. Brown, W. Robillard, and D. Wilson, John Wiley & Sons, Inc., ISBN 0-471-04312-5 (Latest edition)
SUPPLEMENTARY MATERIALS	B. Black’s Law Dictionary, West Publishing Co. C. Writing Legal Descriptions, G. H. Wattles, G. H. Wattles Publications D. Supplemental Lecture Notes (provided by instructor) E.
COMPUTER USAGE	MS Word, Excel
COURSE LEARNING OUTCOMES	1) The student shall develop a broader based, critically analytical, and deeper philosophical perspective of boundaries and adjacent properties. 2) The student shall develop an analytical appreciation of Case Law for insight on how it guides and dictates the Land Surveyor’s conduct when preparing a land survey. 3) The student shall learn the concept of precedence and Stare Decis and their effects on the Land Surveyor professional practice.
CLASS TOPICS	Land and boundaries, title and land transfers, legal boundary doctrines, property descriptions for various types of surveys for conveyancing, easements, water boundaries, retracement surveys.
STUDENT OUTCOMES	
ONLINE LEARNING INFORMATION	Please become familiar <ul style="list-style-type: none">• WebEx: http://ist.njit.edu/webex• Online Proctoring: https://ist.njit.edu/online-proctoring/• Back2Classroom: https://back2classroom.njit.edu/getting-started-students
GRADING POLICY	Quiz Reviews (of Book Chapters) 35% Quiz on Case Briefs 10% Homework 20% Comprehensive Exam 35%

Score Assignment:

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D= [50-56], C= [57-62], C+= [63-69], B = [70-76], B+ = [77-84], A >85

Quizzes: Multiple choice quizzes of the required textbook chapters and selected case law. Quizzes will be administered via Canvas.

Homework: Solution of survey problems that require application of concepts learnt. Problems statements will also require the application of case law to solve boundary problems. Homework submission is a multiple-choice quiz.

Final Exam: Comprehensive final exam has two parts. Part I consists of multiple choice and True/False questions in a timed quiz with lockdown browser. Part II of the final exam comprises problem/solution type questions as a timed quiz with lockdown browser.

Note: Students cannot pass this course if you have NOT completed more than 80% of the quizzes and the homework assignments. Penalty for late submissions will be at a rate of 10% per day after the posted deadline. There will be no makeup exams.

Final Grade/Score Assignment (out of 100 %)

D = 50-56

C = 57-62

C+ = 63-69

B = 70-76

B+ = 77-84

A > 85

ACADEMIC INTEGRITY NJIT has a zero-tolerance policy regarding cheating of any kind and student behavior that is disruptive to a learning environment. Any incidents will be immediately reported to the Dean of Students. In the cases the Honor Code violations are detected, the punishments range from a minimum of failure in the course plus disciplinary probation up to expulsion from NJIT with notations on students' permanent record. Avoid situations where honorable behavior could be misinterpreted. For more information on the honor code, go to <http://www.njit.edu/academics/honorcode.php>

STUDENT BEHAVIOR

- See NJIT policy at <https://www.njit.edu/doss/code-student-conduct-article-11-university-policy-academic-integrity/>

MODIFICATION TO COURSE The Course Outline may be modified at the discretion of the instructor or in the event of extenuating circumstances. Students will be notified in a timely manner of any changes to the Course outline.

PREPARED BY Dr. L. V. Potts

COURSE Dr. L. V. Potts

COORDINATED BY

School of Applied Engineering and Technology

Course Outline

Fall

Week	Date Week of	Reading/Activity	Topic(s)
1.	9/06		Introduction (Video - 1) <ul style="list-style-type: none"> • Syllabus and Responsibilities • General overview regarding boundary law. • Research NJ Statutes and Administrative Code relevant to Surveying Case Law Research Case Briefing
2.	9/12	A: Chapters 1 & 14 Quiz Chpt. 1 & 14	History of Boundaries (Video – 2) <ul style="list-style-type: none"> • Boundaries and Boundary References • Rights and Interest in Land • Role of the Court • Role of Surveyor Case Law – Opdyke v. Stephens (Example Case Brief)
3.	9/19	A: Chapter 2 Quiz Chpt. 2	Land and Boundaries (Video – 3) <ul style="list-style-type: none"> • Methods of Boundary Creation • Who creates Boundaries? Statutes and Administrative Code relevant to Surveying Case law: LaBruno v. Lawrence
4.	9/26	A: Chapter 3 Quiz Chpt. 3	Title & Land Transfers (Video - 4) <ul style="list-style-type: none"> • Source and Methods of Title Transfer • Descriptions • Survey Datum Information Case Law: Curtis v. Aaronson
5.	10/03	A: Chapter 4 Quiz Chpt. 4 HW #1	Boundaries, Law, and Presumption (Video - 5) <ul style="list-style-type: none"> • Boundary Problems under Constitutional Law • Researching the Law Case Law: Bell v. Jones
6.	10/10	A: Chapter 6 Quiz Chpt. 6	Creation of Non-sectionalized Boundaries (Video-6) <ul style="list-style-type: none"> • Methods of Creating Descriptions • Terms for Geometric Elements • Terms for Surveying Elements Standards and Specifications: BLM Requirements ALTA & ACSM Standards FEMA Requirements
7.	10/17	A: Chapter 8 Quiz Chpt. 8	Easements and Reversions (Video - 7) <ul style="list-style-type: none"> • Definition of Easements • Rules of Apportionment • Easements & Rights of Way • Dedication & Acceptance Case Law: O'Brien v. King

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8.	10/24	A: Chapter 9 Quiz Chpt. 9 HW #2	Riparian & Littoral Boundaries: (Video - 8) <ul style="list-style-type: none"> • Definitions • Ownership (Shoreline, Tidelands, Swamp) • Ambulatory nature of boundaries • Apportionment of Areas
9.	10/31	A: Chapter 5 Quiz Chpt. 5	Public Land Survey System – PLSS : (Video - 9) <ul style="list-style-type: none"> • Definitions • Rules and Monumentation Case Law: Baldwin v. Shannon.
10	11/07	A: Chapter 10 Quiz Case Briefs	Retracement Surveys - PLSS (Cont.) <ul style="list-style-type: none"> • Corner definitions - existent, obliterated, lost • Proportions measurements (single, double) • Lost Corner
11.	11/14	A: Chapter 10 Quiz Chpt. 10	Retracement Surveys - PLSS (Cont.) <ul style="list-style-type: none"> • Meander lines (riparian and non-riparian) • Junior/Senior rights • Aliquot descriptions
12.	11/21 "Friday" 11/23	A: Chapter 11 HW #3	Locating Sequential Conveyances (Video - 10) <ul style="list-style-type: none"> • Junior & Senior Rights • Priority of Conflicting Title Elements • Interpreting the Intent of a Deed
Thanksgiving Recess 11/24 – 11/25			
13.	11/28	A: Chapter 11 Quiz Chpt. 11	Locating Sequential Conveyances (cont.) <ul style="list-style-type: none"> • Corner & Monuments • Control between Conflicting Monuments
14.	12/05	A: Chapter 12 Quiz Chpt. 12	Locating Simultaneously Created Boundaries (Video - 11) <ul style="list-style-type: none"> • Subdivision Boundaries & Corners • Control between Conflicting Monuments within Subdivision • Establishments of Streets • Establishment of Lots within Subdivision • Remnant Rule & Proration Rule
15.	12/12	A: Chapter 13 Quiz Chpt. 13 HW #4	Locating Combo Descriptions and Conveyances (Video - 12) <ul style="list-style-type: none"> • Ambiguity in Conveyance by " ...of ..." • Overlaps and Gaps • Property Described by both M&B and Subdivision Description • Seismically-induced Natural Boundary Changes
16.	Final Exam On-line		