

CNST-2535: LEGAL PRINCIPLES IN SURVEYING

Cuyahoga Community College

Viewing: CNST-2535 : Legal Principles in Surveying

Board of Trustees:

September 2023

Academic Term:

Fall 2024

Subject Code

CNST - Construction Engineering Tech

Course Number:

2535

Title:

Legal Principles in Surveying

Catalog Description:

The study of statute and common law pertaining to land surveying and real property rights. Methods to describe real property. A review of current practices, current court decisions, and applicable laws. Ohio Surveying Laws are examined and applied to real world scenarios.

Credit Hour(s):

3

Lecture Hour(s):

2

Lab Hour(s):

2

Requisites

Prerequisite and Corequisite

CNST-2110 Basic Survey Practices.

Outcomes

Course Outcome(s):

Explain the legal principles involved in land surveys in Ohio.

Essential Learning Outcome Mapping:

Not Applicable: No Essential Learning Outcomes mapped. This course does not require application-level assignments that demonstrate mastery in any of the Essential Learning Outcomes.

Objective(s):

1. Explain the legal principles for surveys dividing lands simultaneously, sequentially, or by sections.
2. Explain legal principles for surveys of easements and revisions.
3. Explain legal principles for riparian surveys.

Course Outcome(s):

Research legal cases and write a property description.

Essential Learning Outcome Mapping:

Not Applicable: No Essential Learning Outcomes mapped. This course does not require application-level assignments that demonstrate mastery in any of the Essential Learning Outcomes.

Objective(s):

1. Research example cases in surveying in the Ohio and the U.S. court systems.
 2. Write a property description.
 3. Explain the development and retracement of the sectionalized land subdivision systems in Ohio.
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Methods of Evaluation:

1. Exams
2. Quizzes
3. Homework
4. Laboratory Activities

Course Content Outline:

1. Legal Foundation to Real Property
 - a. Introduction to Legal Research, Tri-C Library, and LEXIS/NEXIS Legal Research Resources
 - b. Court Systems, Ohio Revised Code, Ohio Administrative Code
 - c. History of Land Surveys in Ohio
 - d. Types of Conveyances
 - e. Riparian and Littoral Boundaries
 - f. Legal Descriptions – Research, Analysis, and Writing
 - g. Examples of county requirements
2. Professional Land Surveyor Responsibilities
 - a. Ethical and Moral Responsibilities of Professional Surveyors
 - b. Surveyor duties outlined in Ohio Revised Code and Ohio Administrative Code
3. Conveyances, Resurveying, Retracing
 - a. Locating Sequential and Simultaneous Conveyances
 - b. Resurveying and Retracing Sectionalized Lands
 - c. Locating Combination Descriptions
 - d. Locating Easements and Reversions

Resources

Robillard, Walter G. & Donald Wilson . (2013) *Brown's Boundary Control and Legal Principles*, Wiley.

Ghilani, Charles D. (2022) *Elementary Surveying: An Introduction to Geomatics*, Pearson.

Resources Other

Cuyahoga County Fiscal Officer Recorded Documents Database (2023) <https://cuyahoga.oh.publicsearch.us/>
Cuyahoga County GIS (2023) <https://gis.cuyahogacounty.us/html5viewer/?viewer=cegis>
Ohio Revised Code (2023) <https://codes.ohio.gov/ohio-revised-code>
Ohio Administrative Code (2023) <https://codes.ohio.gov/ohio-administrative-code>
Cuyahoga County Right-of-Way Plats (2022) <https://fiscalofficer.cuyahogacounty.us/en-US/PlatSearch.aspx>

Top of page

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