Instructor Information:
Instructor(s): David Hammond, P.L.S.
Phone(s): (307) 460-1441 E-mail(s): dhammon2@uwyo.edu
Office(s): N/A Office Hours: TBA

Course Information:
Delivered and scheduled through the Outreach Credit Program

Prerequisites: None

Course Description:
Students will be introduced to the public, quasi-public, and private depositories of recorded and non-recorded documents which establish land ownership boundaries, easement boundaries, and land use rights and restrictions in both the Public Land Survey System and the Colonial States. The record depositories discussed will include the records traditionally searched by land title companies and attorneys and sources which they traditionally do not search. The sources which traditionally are not searched may contain additional information on boundary and/or monument locations which are crucial components for locating property boundaries during a field survey.

Disability Statement:
If you have a physical, learning, sensory or psychological disability and require accommodations, please let me know as soon as possible. You will need to register with, and provide documentation of your disability to, University Disability Support Services (UDSS) in SEO, room 330 Knight Hall.

Objectives/Outcomes/Standards:
Upon completion of this the course, the student will:
Have a working knowledge of land records research, know the locations of the records, and how to gain access to them in State, County, Parish, and Private depositories
Understand the use of maps and plats to determine rights-of-ways, public easements, and private rights
Be able to read, follow, and understand deeds from inception to the present time and find discrepancies in the order of conveyance
Look for references to occupation lines and monuments in deeds and other non-recorded documents not traditionally searched by Land Title Companies or Attorneys.

Text(s), Readings and Course Materials:
Interpreting Land Records,
Donald A. Wilson
John Wiley and Sons
Course Requirements/Assignments:
The course consists of 15 units. Each unit consists of a recorded lecture, a homework assignment, a lab exercise where the student will go to a local depository and conduct records research, and a teleconference call where the students can discuss any questions or concerns with the instructor.

Grading Standards:
The final grade will be composed of Homework - 100 points, Midterm Test - 100 points, Labs – 100 points and comprehensive final exam - 150 points. Grading will be based on A = 100% - 90%, B = 89% - 80%, C = 79% - 70%, D = 69% to 60%, F < 59%

Attendance/Participation Policy:
Students are expected to attend every teleconference and to participate in the discussions.

Academic Honesty:
The University of Wyoming is built upon a strong foundation of integrity, respect and trust. All members of the university community have a responsibility to be honest and the right to expect honesty from others. Any form of academic dishonesty is unacceptable to our community and will not be tolerated [from the UW General Bulletin]. Teachers and students should report suspected violations of standards of academic honesty to the instructor, department head, or dean. Other University regulations can be found at: http://uwadmnweb.uwyo.edu/legal/universityregulations.htm

Course Outline:
Topics:
- Location of archives for searches
- Deed and Title Searches
- Correctly Reading the Documents
- Order of Conveyance
- Researching documents back to their origin
- State and County Boundaries
- Public Right of Ways
- Unrecorded Documents
- Maps, Plats, and Plans and their uses in researches (i.e. Sanborn Maps)
- Grantor-Grantee Indexes
- Railroad Right of Ways
- Words commonly found in records that cause confusion

The instructor may make changes to the syllabus as the course proceeds. If necessary, these changes will be announced in class. Substantive changes made to the syllabus shall be communicated in writing to the students.