Instructor Information:
Instructor(s): Dennis J. Mouland, P.L.S.
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Office(s): N/A
Office Hours: TBA

Course Information:
Delivered and scheduled through the Outreach Credit Program

Prerequisites: CE 2070 or consent of instructor.

Course Description:
The analysis of already recorded land descriptions used for title ownership and identification, plus the
writing of new descriptions which properly reflect the record and legal requirements is discussed in detail.

Disability Statement:
If you have a physical, learning, 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, (307) 766-6189, TTY:
(307)766-3073.

Objectives/Outcomes/Standards:
Upon completion of this class the student should be able to:
- Properly research record documents for boundary and/or title work
- Analyze the record in light of boundary law and intent of the parties
- Learn the seven land descriptions systems used in the U.S.
- Properly construct and compose land descriptions for new boundaries or retracement work
- Understand basics of special shape easements and boundaries

Text(s) and Readings:
“Professional Surveyors and Real Property Descriptions” by Stephen V. Estopinal and Wendy

Course Requirements/Assignments:
This course will consist of lectures, homework, and tests.

Grading Standards:
7 exercises at 9% each = 63%, Mid-term Exam = 15%, Final Exam = 22%
A = 100% - 90%, B = 89% - 80%, C = 79% - 70%, D = 69% - 60%, F >60%

Attendance/Participation Policy:
Students are expected to attend every teleconference.
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:

- Historic uses of land descriptions
- Basic boundary law regarding conflicts in intent of the parties
- Records research
- Analysis of the record, chain of title, and the bundle of rights
- Determination of what controls
- Terminology and legal conflicts
- Fundamentals of water boundaries
- The seven descriptions systems
- Occupation v. title issues
- Easements: meaning, intent, nature, purpose, limitations
- PLSS descriptions
- Special Shape descriptions

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.