

Advanced Map Reading and Surveys for the Real Estate Professional
8 Hours Education Credit

Land Ownership and Title Authorities

The student will be introduced to the history and origins of maps, and the evolution of mapping and surveying.

The student will be able to identify the various granting authorities for allodial land ownership in the United states.

The student will be able to list the various jurisdictions that may have authority over land division and planning matters.

The student will be able to determine which authority approved the last division of a parcel of land.

I. General

- A. Origin
- B. Types of Maps
- C. Development
- D. Western "Discovery"
- E. Surveys
 - 1. Surveyors job
 - a. Type of Descriptions
 - b. Surveys and Dependent re-survey
 - c. Divisions
 - (1) Regulations
 - d. Hierarchy of evidence
 - e. Settlement of Disputes
 - 2. Elements of a survey

Land Descriptions

The student will be able to list three different types of legal descriptions

The student will be able to plot a metes and bounds legal description, using a protractor and engineers scale.

The student will be able to determine the location and acreage of a parcel described using the US Government Rectangular Survey Method.

The student will be able to locate a parcel using the Lot and Block system of land description.

The student will be able to use a plat map to determine lot sizes and easements within a subdivision

- I. U.S. Governmental Rectangular Survey
- II. Uniform Property Tax Code System
- III. Compass Bearings
- IV. Metes and Bounds Descriptions
- V. Lot and Block Descriptions

Map Resources

The student will be able to list the resources necessary to locate maps and other land description documents.

The student will assemble a list of Internet and Computer resources for mapping and platting of land descriptions.

The student will be able to interpret the Uniform Property Tax Code to determine the location of a parcel.

- A. Internet resources
- B. Computer Software
- C. Tools
- D. Map vendors

Topographical Maps

The student will be able to list three different reference systems on a topographical map.

The student will be able to define declination and its role in map reading.

The student will be able to determine the location of a point on a topographical map using longitude and latitude coordinates.

The student will be able to determine the location of a point on a topographical map using the Universal Transverse Mercator Grid coordinates.

The student will be able to determine the bearing between two points on a topographic map using a protractor or compass.

The student will use a GPS unit to determine longitude and latitude and UTM coordinates for the class location, and plot the location on a USGS Map.

- I. Topographical Maps
- II. Universal Transverse Mercator Grid
- III. Longitude and Latitude
- IV. State Plane Coordinate System
- V. Global Positioning Systems