

Complete this assignment “cold” without referring to any references.

Definitions

a. Statute of Frauds

b. Informative term

c. Corner accessory

d. Extrinsic evidence

e. Latent ambiguity

True/False

- T F 1. An exterior lot inherits the subdivision boundary’s junior-senior relationship with the adjoining property.
- T F 2. A gap between a senior and junior parcel is always assigned to the senior parcel.
- T F 3. An ambiguity exists when a deed term can be reasonably interpreted more than one way.
- T F 4. By virtue of his “quasi-judicial capacity,” a surveyor is able to render a binding decision on adverse possession.
- T F 5. Physical evidence can be used to override the written terms in a description.
- T F 6. A USPLS closing corner is an example of a monument that controls line direction but not necessarily its termination.
- T F 7. A call for another property as an adjoiner in a description means that property is senior to the instant parcel.
- T F 8. A monument cannot control a corner location if it, or the survey establishing it, is not called for in the description.
- T F 9. A USPLS Township plat is a simultaneous boundary creation.
- T F 10. Once legally created, a boundary exists forever unless removed by another legal action.

Questions

Question (1)

Arrange these potentially conflicting title elements in order of greatest to least importance:
Monument, Area, Senior right, Direction, Right of possession

Question (2)

A corner at which there are no remaining traces of the original monument but whose accessories are intact is a(n) _____ corner.

- (a) found
- (b) obliterated
- (c) lost
- (d) constructive

Question (3)

What condition(s) must be met in order for a monument to control corner location?

Question (4)

What condition(s) must be met in order to accept a corner location by *common report*?

Question (5)

A parcel describe by metes and bounds was *probably* created by a _____ process.

- a. Combination
- b. Condemnation
- c. Sequential
- d. Simultaneous

Question (6)

What is the difference, if any, between the following descriptions?

Northeast quarter of Section 15...

Northeast 160 acres of Section 15...

Question (7)

The description of a property is:

“...Beginning at a 1-inch diameter iron bar in the north line of the Pohl property; thence $N10^{\circ}20'E$ 241 ft to a 1/2-inch iron pin; thence $N85^{\circ}35'E$ 267 ft to a 1/2-inch iron pin; thence $S18^{\circ}45'W$ 283 ft; thence back to the point of beginning”

The surveyor performing the property resurvey finds the first two courses with no issues. However, the third course presents a dilemma. The magnified diagram below shows the situation with the third course.

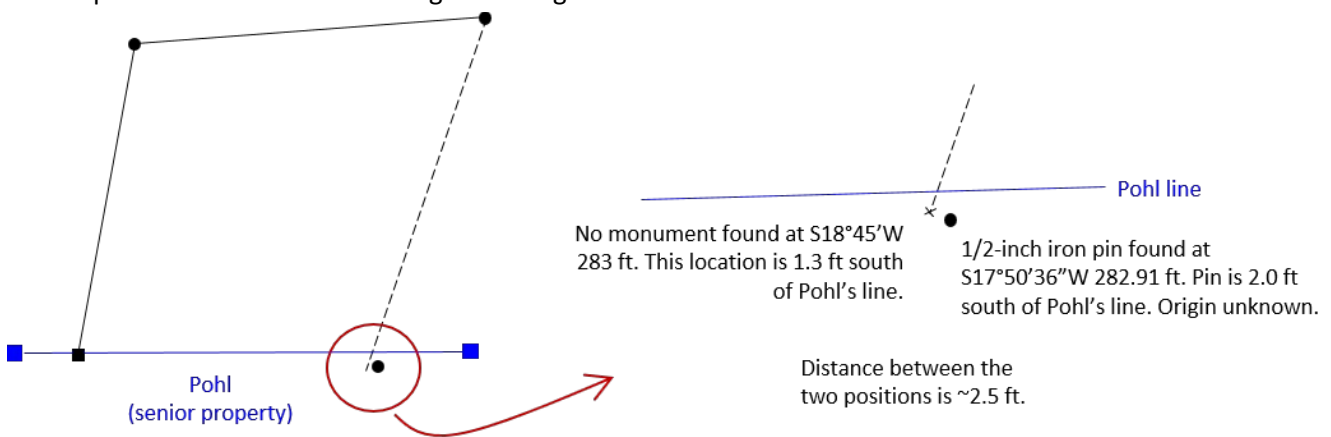


Figure 1

Assuming no other evidence is available and using only the description, how should the surveyor locate the last two courses?