

LS Review Questions Boundary

1. Grantor in a deed is:
 - a. The agent acting on behalf of the recorder
 - b. Escrow Officer
 - c. Person that is conveying (selling) the land
 - d. Person that is purchasing the land
 - e. The witness

2. A quitclaim deed
 - a. Passes on to the grantee whatever title the grantor has at the time
 - b. Conveys fee title of the land described and owned by the grantor
 - c. Is an agreement between owners to fix a disputed boundary line
 - d. Remove an adverse claim or cloud on the title of property
 - e. Relinquishes a claim to prescriptive rights

3. Quiet Title
 - a. Passes on to the grantee whatever title the grantor has at the time
 - b. Conveys fee title of the land described and owned by the grantor
 - c. Is an agreement between owners to fix a disputed boundary line
 - d. Remove an adverse claim or cloud on the title of property
 - e. Relinquishes a claim to prescriptive rights

4. Estoppel indicates
 - a. Transfer of land cannot be completed
 - b. An action by the grantee forces relinquishment of the land
 - c. Reversion of land to the state or federal government
 - d. A claim of right is prevented by the actions of the claimant
 - e. A fact is accepted as false

5. Parol Evidence refers to
 - a. Evidence by a law enforcement official.
 - b. Evidence, which is not admissible in court.
 - c. Evidence gathered by testimony of witnesses
 - d. Evidence of record monuments.
 - e. Evidence only found in the files of the register of deeds.

6. Thread of a stream is best determined by:
 - a. Using the monuments nearest the streams
 - b. Splitting the distance between banks
 - c. Establishing the line of the lowest flow within the stream
 - d. Midway between the active water flow within the stream
 - e. Locate the highest top of bank

7. What is the length of one chain?
 - a. 0.66 feet
 - b. 66 feet
 - c. 0.0102 miles
 - d. 22 meters
 - e. 4 rods
 - f. b and e
 - g. All of the above

8. What is the area of a square field with sides 4 chains long?
 - a. 43,560 sq ft
 - b. 1.6 acres
 - c. 4 acres
 - d. 16 acres
 - e. 40 acres

9. An agreed boundary is
 - a. A boundary fixed by a judge's decree
 - b. A boundary that is moved by agreement of neighbors
 - c. A boundary that is shown on a record of Survey
 - d. A boundary that cannot be determined but neighbors agree on.

10. Metes and bounds descriptions are:
 - a. The only kind used in written deeds.
 - b. Not used in modern deeds.
 - c. Fixed by adjoiners.
 - d. Fixed by adjoiners, monuments, distances and directions.

11. A typical subdivision in a town or city is an example of:
 - a. Eminent Domain
 - b. Adverse Possession.
 - c. Simultaneous conveyance
 - d. Sequential conveyance
 - e. Riparian rights

12. When is it proper to apply proportionate measurement to the location of property corners?
 - a. To distribute a few feet of gap found to exist between a subdivision boundary and the boundary of the original tract.
 - b. When relocating lost corners in a sequence conveyance.
 - c. When relocating lost corners in a platted subdivision.
 - d. As the last resort.
 - e. None of the above.

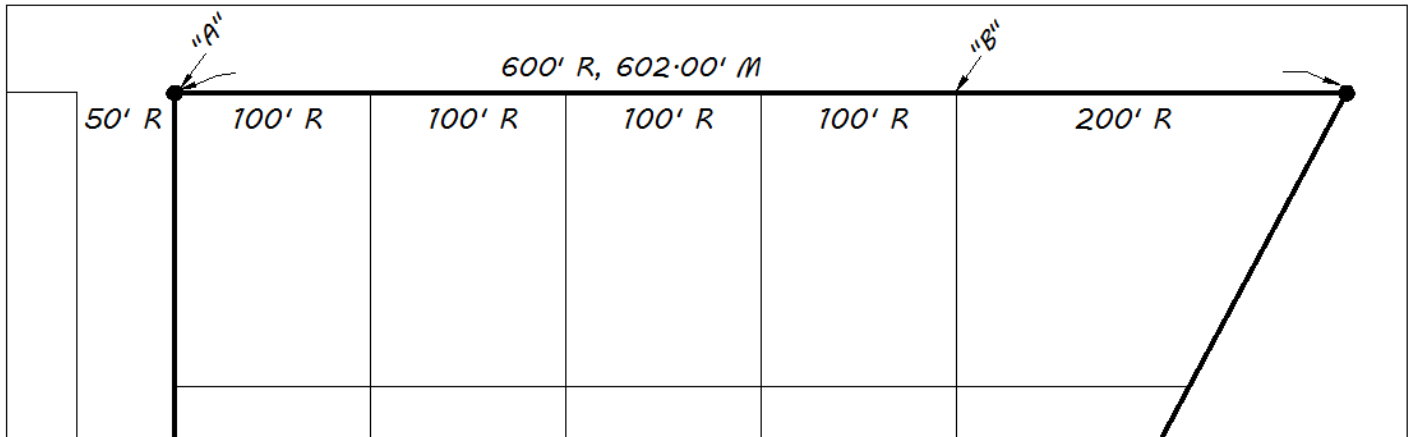
13. In relocating an old survey from the deed description, the factor which can out-weigh the others in determining a boundary is
 - a. Area.
 - b. A senior adjoiner.
 - c. A bearing given to seconds.
 - d. A distance given to the hundredths of a foot.
 - e. "c" and "d" together called "metes"

14. When establishing the position of a lost corner through a curve in a subdivision, the error should be
 - a. Prorated along the tangents
 - b. Prorated along the arc
 - c. Prorated along the chord
 - d. All of the above will give you the same position.

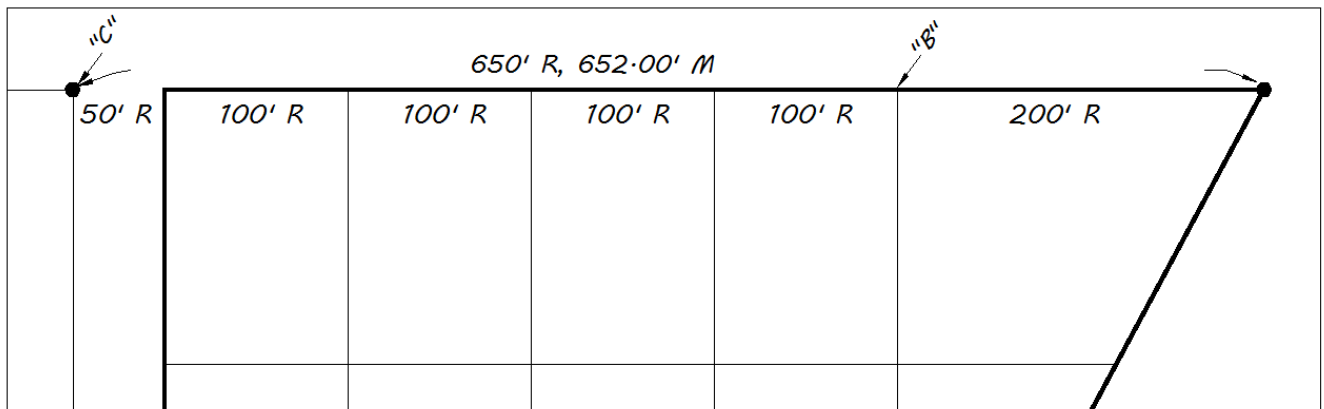
15. In a deed description, the term "normal to" is used to describe:
 - a. One line as tangent to another.
 - b. A situation where witness corners have been set.
 - c. The median or middle portion.
 - d. A position adjacent or contiguous to another previously described position.
 - e. Perpendicular lines.

16. Possession lines may be used as field evidence to prove the physical location of record title if:
- Record title is based on an original survey and possession was established soon after the original survey was made.
 - Possession has existed for more than the statutory period.
 - There has been an unwritten agreement between the adjoining parties.
 - The adjoining parties have acquiesced in the possession line.
 - The adjoining parties are estopped from claiming to the true line when found.
17. The description of Huffman's land ends with the phrase "together with an easement across Johnson's land for road purposes as shown ...". With respect to Huffman's description the easement is:
- Informative
 - Controlling
 - Simultaneous
 - Encumbering
 - Augmenting
18. A description calls for a line to run N 55° 34' W 1900 feet to an iron Pipe. A present day survey finds the iron pipe called for at a position N 56° 22' 31" W 1910.64 feet. What should you do?
- Hold the iron pipe called for and show the relationship to the original calls
 - Hold the original bearing but use the new distance
 - Hold the new bearing and the old distance
 - Set a new monument at the correct position.
19. What is the controlling call in the following portion of a metes and bounds description?
- “ . . . Thence N 80° 20' E a distance of 800.28 ft to a 12-In oak tree blazed on the south side, thence . . . ”*
- N 80° 20' E
 - 800.28 Feet
 - The Oak Tree
 - Both (a) and (b) above
20. What is the controlling call in the following portion of a metes and bounds description?
- “ . . . thence north 80° 20' 20" west a distance of 1320 feet to the north line of Lot 43 of Tract 123 as shown in Book 45 of Maps at page 34, in the County Records Office, of said county, thence ... ”*
- North 80° 20' 20" west
 - 1320 feet
 - North line of Lot 43
 - Book 45 of Maps at page 34
 - Both a and c above
21. In interpreting conflicting elements in a deed, the "rectangular coordinates of various property corners usually rank
- Above unwritten rights.
 - Above area shown.
 - Below direction and distance
 - Below area shown.
 - Does not rank

22. In performing a survey on a lot in an old subdivision, you find an original tagged 2x2 hub buried 12" below a paved driveway. It appears to be in disagreement with a long standing fence by about 1 foot. You determine
- The hub is the corner and you set your monument through the hub
 - The hub is the corner, and leave it undisturbed
 - The fence represents the true line and set your monument on the extension of the fence line with the Right of way, and remove the hub
 - The fence represents the true line and set your monument on the extension of the fence line with the Right of way, but preserve the hub.
 - More surveying must be done.



23. In the survey depicted above, what would the measured distance from "A" to "B" be, assuming this is within a standard subdivision?
- 400.00 ft.
 - 401.33 ft.
 - 401.50 ft.
 - 401.60 ft
 - 402.00 ft.



24. In the survey depicted above, what would the measured distance from "C" to "B" be, assuming this is within a standard subdivision?
- 450.00 ft.
 - 451.33 ft.
 - 451.38 ft.
 - 451.50 ft.
 - 452.00 ft.

The diagram below represents your survey of Block 2 of the First Addition to the City of Ocean View, California. This subdivision was originally monumented only at the block corners with iron pipes that were all found in good condition. The subdivision map contains a note on it indicating that all lots are 200' x 200' and that the streets run North and East.

The original purchaser of Lot 1 conveyed portions of the lot as follows:

1921-conveyed the following (preamble omitted):

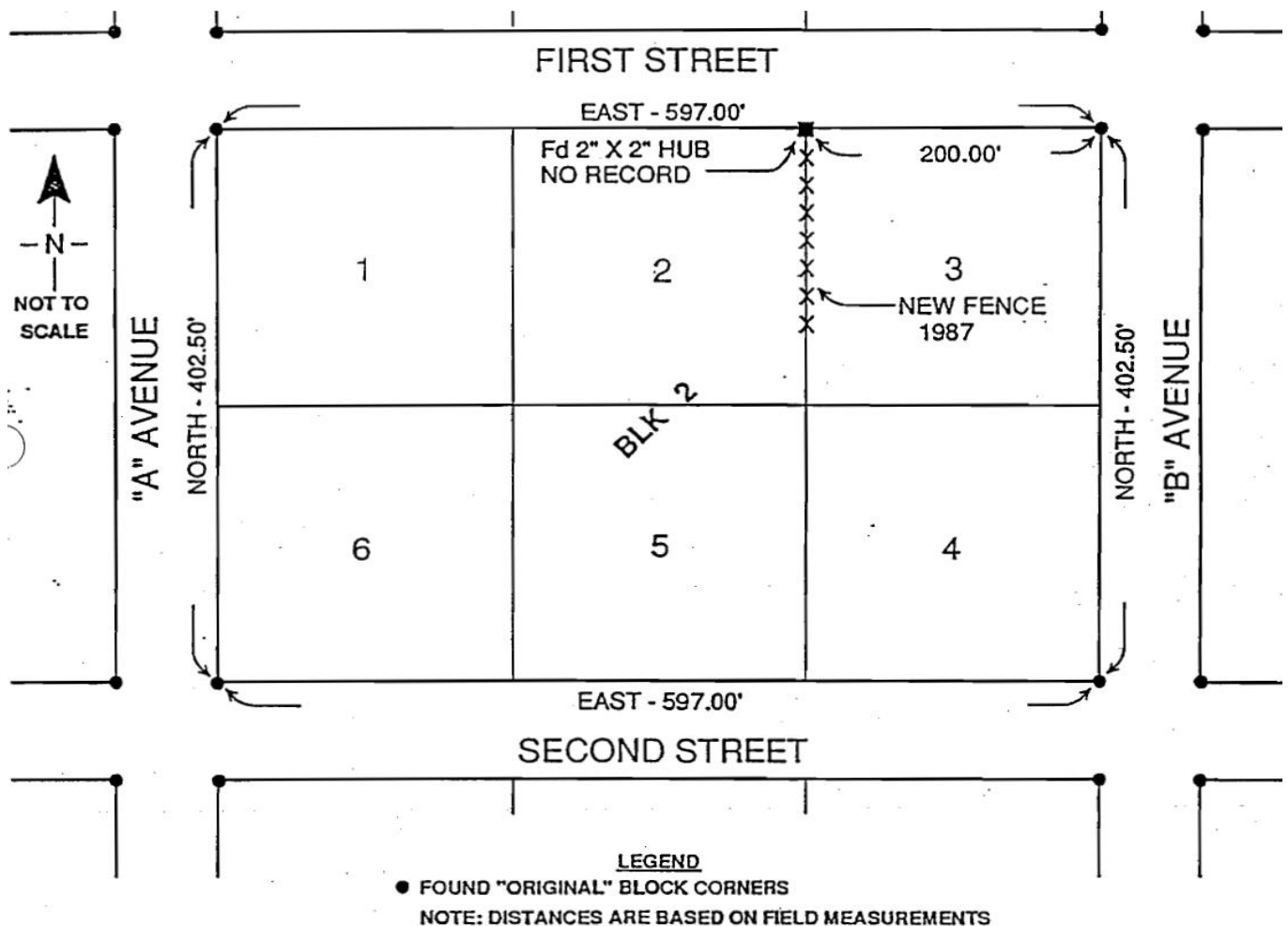
Beginning at the Southeast corner of First Street and "A" Avenue; thence, East along the North line of Lot 1, 65.00 feet; thence, South, at right angles, 200.00 feet; thence, West, at right angles, to "A" Avenue; thence North along "A" Avenue to the point of beginning.

1937-conveyed the following to the owner of Lot 2 (preamble omitted):

The East 5.00 feet of Lot 1.

1988-conveyed the following to your client (preamble and recording references omitted):

Lot 1, excepting those portions conveyed in 1921 and 1937.



Answer the following three questions based on the information above.

25. What would be the most appropriate way to establish the northeast corner of Lot 1
 - a. Measure 200 feet from the northwest corner along the south right of way of First Street
 - b. Measure 199 feet from the northwest corner along the south right of way of First Street
 - c. Measure 198.5 feet from the northwest corner along the south right of way of First Street
 - d. Measure 200 feet from the found 2 x 2 hub
 - e. Measure 199 feet from the 2 x 2 hub

26. What is the distance from the northwest corner of Lot 1 to your clients northeast corner
- 200.00 feet
 - 195.00 feet
 - 194.00 feet
 - 193.50 feet
 - 199.00 feet
27. What is the area of your clients property?
- 40,000 sq. ft.
 - 40,049 sq. ft.
 - 26,000 sq. ft.
 - 25,961 sq. ft.
 - 26,042 sq. ft.
28. A description is found to contain the following course: "thence S10° W, 67.0 (Seventy-six) feet to a point." Which of the following statements is true unless the contrary can be proved.
- The description is void.
 - The digits control the distance.
 - The spelled out distance controls.
 - The first distance, whether figures or spelled out, controls.
 - There is no general principle covering such a mistake.
29. If an easement is intended to touch upon and maintain constant and continuous contact along a certain line, the term that is most likely to ensure the proper conveyance of this meaning is:
- Coincident with
 - Adjacent to
 - Adjoining
 - Contiguous with
30. You are asked to survey the location of an easement. The easement is an access easement and part of the description reads ". . . a 30 foot wide easement, the centerline being the center of the current traveled way . . .". What should you do.
- Tell your client the easement is invalid
 - Tell your client that the easement can not be determined
 - Recommend to your client an attorney, specializing in determining location of descriptions on the ground
 - Located the current traveled way as mentioned in the description
 - Determine when the description was originally written and determine the center of the travelled way at that time.
31. Which statement is NOT true about easements?
- All existing easements on a parcel of land can be extinguished by mutual consent of the grantee and grantor during conveyance of the parcel.
 - An easement can be created without the consent of the property owner.
 - An easement can be valid if it is unrecorded.
 - An easement on the parent title becomes a condition binding upon any lot created there from
 - An easement cannot be conveyed separately and apart from the land it benefits.

32. In trying to find an old original land corner you find that the surveyor, in chaining out the line, crossed a stream at 45.6 chains and set the corner at 51.25 chains total measure. From other lines in the area, you find a very constant chaining factor of 100.00 feet of your measure equals 99.75 feet of the original surveyor's. How far beyond the same point in the stream would you measure to find the original corner today? Assume the stream has not shifted.
- 5.66 feet
 - 66.00 feet
 - 371.97 feet
 - 372.90 feet
 - 373.84 feet
33. A property parcel which borders on a small non-navigable stream will usually be bounded by
- Mean low water
 - The thread of the stream
 - The mean high water line
 - The deepest part of the channel
 - The flood line
34. The boundaries of the U.S. Public Lands, when approved and accepted by the proper U.S. Government agency, are generally unchangeable, except in which of the following cases?
- Junior rights are interfered with
 - Adjacent property owners file suit against the government
 - Mexican Land Grants are interfered with
 - When the statutory Period of compliance has elapsed
 - When a dependent resurvey shows the distance between section corners to actually be 81.00 chains.
35. You are asked to survey Lot 23 of Rancho Agogo, in the County of Solano. Lot 23 spans River Geico, a navigable river. Where do you establish the boundary along the river for Lot 23?
- The thalweg of the River
 - The meander line of the river
 - The low water mark of the river
 - The high water mark of the river
 - There is no boundary issue concerning the river
36. For Navigable waters the following are true:
- The federal government owns the underlying land
 - The State of California owns to the high water mark
 - Riparian owners own the underlying land, but the state has rights to the water
 - The federal government has control over the waterway
 - The State of California owns from the high water mark to the low water mark.