

A**ABANDONMENT**

Public property, adverse possession, § 4.11
Roads, § 9.1.Q

ABSTRACT PROPERTY

Setting boundaries, § 8.1.A.2

ACCEDE

Defined, § 6.2.B.5

ACCESS TO WATER

Riparian rights, § 6.3.A

ACCRETION

Government lots, drafting issues, § 2.6.B
Lakes and lakeshore, § 6.2.B.5

ACQUIESCENCE

Abandonment, establishing, § 4.11
Boundary by practical location
Adverse possession distinguished, § 1.3, § 5.1.B
Agreements, § 5.4
Boundary markers, § 5.5
Duration of acquiescence, § 5.3.A.3
Establishing, § 5.2
Physical demarcation, § 5.3.A.1
Recognition by landowners, § 5.3.A.2
Sample pleading language, Appendix A following § 5.10
Boundary lines
Encroaching structures, § 9.3.B
Fences, § 5.6.B, § 9.3.B
Registered property applications, § 8.1.B.1

ACTUAL POSSESSION

Generally, § 4.4.A

ADVERSE POSSESSION

Generally, §§ 4.1 to 4.14
Acknowledgment of title, § 4.8.A
Acquiescence, distinguished, § 5.1.B
Actual possession, § 4.4.A
Boundary agreements, considerations for adverse possession, § 7.2.C.5
Boundary by practical location
Alternative pleading, § 4.13.C
Comparison, § 5.1.B
Boundary lines, determination, § 1.1
Burden of proof, § 4.7
Claiming ownership by, § 4.13
Co-tenant claims, § 4.7.C
Conflicting surveys, § 4.7.B
Consent, effect, § 4.8.B
Continuous possession, § 4.4.D
Damaging encroachments, § 4.13.E
De facto takings, § 4.10.C
Defeating claim

Acknowledgment of title, § 4.8.A
Factors, § 4.8
Family relationship, § 4.8.C
Inferred consent, § 4.8.C
Permissive use, § 4.8.B

Defined, § 4.1

Easements distinguished, § 4.5

Ejectment actions, § 4.13.E
Elements of claim, § 4.4
Enforcement, ownership by adverse possession, § 4.14
Equitable relief, limitations, § 4.13.D
Evidence, strict construction, § 4.7.A
Exclusive possession, § 4.4.E
Forms

Sample answer and counterclaim, Appendix C following § 4.14
Sample boundary agreement, Appendix A following § 7.3.B
Sample complaint, Appendix B following § 4.14
Sample notice of lis pendens, Appendix D following § 4.14
Sample summons, Appendix A following § 4.14

Hostile possession, § 4.4.C
Identifying property, § 4.13.A
Implied easements, § 4.10.C
Nuisance, damaging encroachments, § 4.13.E

Open possession, § 4.4.B
Parties, property interests, § 4.13.B
Permissive use, § 4.4.C, § 4.8.B
Effect, § 4.8.A, § 4.8.B
Terminating, § 4.12
Terminating hostile possession, § 4.12

Prescriptive easements
Actual possession, § 4.4.A
Hostile possession, § 4.4.C
Inferred consent, § 4.8.C
Prescriptive easements distinguished from adverse possession, § 4.5

Presumptions, § 4.7
Property taxes, payment of, § 4.9
Public property, § 4.11
Roads, § 9.1.S

Registered property, § 4.10
Boundary by practical location, § 4.10.B
Dedication, § 4.10.C
General rule, § 4.10.A
Implied easements, § 4.10.C
Structures built over boundary lines, § 9.3.A.2

Remedies, limitations, § 4.13.D
Right against survey, § 4.2
Statute of limitations, § 4.1
Recovery of title and possession, § 4.3

Structures built over boundary lines, § 9.3.A
Elements, § 9.3.A.3
Registered property, § 9.3.A.2
Tacking ownership and possession, § 4.6
Terminating, § 4.12
Torrens property, § 4.10
Trespass, counterclaims, § 4.13.E

AFFIDAVITS

Forms
Sample affidavit for publication of summons, Appendix D following § 8.2.J
Sample affidavit of default, Appendix E following § 8.2.J
Hearings, affidavit of default, § 8.2.G
Quiet title actions, affidavit for publication, § 8.2.F.6

ALIQUOT PARTS

Defined, § 2.2.B
Legal descriptions, federal subdivisions, § 2.3.H
Proportional parts descriptions, § 2.3.D

ALIQUOT TRACTS

Mixing types of descriptions, § 2.3.D

ALLEYS

Deeds and conveyances, right-of-way abutting property, § 9.1.R

ALLUVION

Defined, § 6.2.B.5

ALTA (AMERICAN LAND TITLE ASSOCIATION)**SURVEYS**

ALTA vs. non-ALTA surveys, § 3.3.B.1
Boundary surveys, § 3.2.A
Registered property, filing survey, § 8.1.B.5
Reviewing surveys, methodology, § 3.6.B

ALTA/NSPS STANDARDS

Boundary surveys, § 3.3.C
Optional items, § 3.3.C.2
Requirements, § 3.3.C.1
Table A items, § 3.3.C.2

AMBIGUITIES

Legal descriptions, § 1.2

ANGLE DESCRIPTIONS

Azimuth, measurements, § 2.2.D
Bearings, measurements, § 2.2.D
Charts, elements of curve, Appendix F following § 3.8.E
Legal descriptions, § 2.2.D
Theodolite, field measurements, § 3.5.A.2

ANSWER

Forms, sample answer and counterclaim, Appendix C
following § 4.14

APPEALS

Registered property, contested case proceedings, § 8.1.B.11

ARCS

Charts, elements of curve, Appendix F following § 3.8.E

AREA DESCRIPTIONS

Lakes and lakeshore, § 6.2.C.4

AS-BUILT SURVEYS

Generally, § 3.2.B

AUDITOR SUBDIVISIONS

Generally, § 9.1.J
Plats, § 9.1.J.1

AUDITOR'S PLATS

Legal descriptions, § 2.3.K

AVULSION

Defined, § 6.2.B.5

AZIMUTH MEASUREMENT

Defined
Angle descriptions, § 2.2.D

BEARING QUADRANTS

Chart, Appendix D following § 3.8.E

BEARINGS

Angle descriptions, measurements, § 2.2.D
Basis of bearings, § 3.6.A.4
Boundary surveys, directions, § 3.6.A.1
Charts
Bearing quadrants, Appendix D following § 3.8.E
Naming convention for bearings, Appendix E following
§ 3.8.E
Chord bearing, § 3.6.A.3
Defined, metes and bounds descriptions, § 2.2.C
Directional descriptions, lakes and lakeshore, § 6.2.C.4
Full metes and bounds descriptions, § 2.3.F

BOUNDARY AGREEMENTS

Generally, § 7.2
Advantages, § 7.2.A
Considerations for adverse possession, § 7.2.C.5
Drafting, § 7.2.B
Easement grants, § 7.2.C.2
Forms, sample boundary agreement, Appendix A
following § 7.3.B
Leases, § 7.2.C.4
Letter agreements, § 7.2.C.5
Licenses, § 7.2.C.3
Voluntary resolution methods, § 7.2.C
Conveyance by deed, § 7.2.C.1

BOUNDARY BY PRACTICAL LOCATION

Generally, §§ 5.1 to 5.10
Acquiescence, § 5.2, § 5.3
Agreements, § 5.4
Boundary markers, § 5.5
Duration of acquiescence, § 5.3.A.3
Encroaching structures, § 9.3.B
Fences, § 9.3.B
Physical demarcation, § 5.3.A.1
Recognition by landowners, § 5.3.A.2
Adverse possession
Alternative pleading, § 4.13.C
Comparison, § 5.1.B
Agreements, § 5.4
Acquiescence, § 5.4.A.2
Elements, § 5.4.A
Express agreements, § 5.4.A.1
Boundary lines, fences, § 5.6.B
Boundary markers, § 5.6
Estoppel, § 5.2, § 5.5
Elements, § 5.5.A
Practical location vs. public body, § 5.8
Expert opinions, § 5.10
Express agreement, § 5.2, § 5.4
Duration of agreement, § 5.4.A.2
Precision of line, § 5.4.A.1
Fences, boundary markers, § 5.6.B
Forms, sample pleading language, Appendix A following § 5.10
Methods of establishing, § 5.2

Monuments, § 5.6.A
Nature of action, § 5.1.A
Practical location vs. public body, § 5.8
Practical location vs. surveys, § 5.10
Statutory authority, § 5.1.A
Structures built over boundary lines, § 9.3.B
Torrens property, § 4.10.B
 Application of law, § 5.1.A
 Judicial determinations, § 5.9
 Practical location, § 5.7

BOUNDARY LINES

Abstract property adjoining registered property, § 8.1.A.2
Acquiescence, encroaching structures, § 9.3.B
Boundary by practical location, express agreement, § 5.4
Curved lines, § 3.6.A.3
Determination
 Legal descriptions, §§ 2.1 to 2.9
 Methods, § 1.1, § 1.3
Dispute resolution, § 1.4
Encroachments, § 1.2
Fences, acquiescence, § 5.6.B, § 9.3.B
Measurement, § 3.6
Registered property
 Contested case proceedings, § 8.1.B.11
 Practical location by acquiescence, § 8.1.B.1
 Process of setting, § 8.1.B
 Subsequent proceedings, § 8.1.C

BOUNDARY SURVEYS. See also SURVEYS AND SURVEYORS

Generally, § 3.2.A
ALTA/NSPS Standards, § 3.3.C
 Requirements, § 3.3.C.1
 Table A items, § 3.3.C.2
ALTA vs. non-ALTA surveys, § 3.3.B.1
Analysis, coordinate system, § 3.5.A.3
Basis of bearings, § 3.6.A.4
Bearings, basis of, § 3.6.A.4
Categorical exceptions, title opinions, § 3.4.D
Certification
 Form, § 3.3.D.1
 Parties, § 3.3.D.2
Charts
 Bearing quadrants, Appendix D following § 3.8.E
 Elements of curve, Appendix F following § 3.8.E
 Naming convention for bearings, Appendix E
 following § 3.8.E
Curved lines, § 3.6.A.3
Directions, § 3.6.A.1
Distance, § 3.6.A.2
Due diligence, § 3.3.A
Examples
 Survey based on corrected point of beginning, Appendix C
 following § 3.8.E
 Survey based on erroneous point of beginning, Appendix B
 following § 3.8.E
 Survey showing encroachment, Appendix A following § 3.8.E
Field measurements, § 3.5.A.2
Identifying errors, § 3.4.C

Lender requirements, § 3.3.B.2
Mapping the survey, § 3.5.A.4
Monuments, setting, § 3.5.A.5
Nomenclature, § 3.6.A
Process, § 3.5.A
Record vs. measured, § 3.6.A.5
Retracement surveys, § 3.2.A
Reviewing surveys, § 3.6
 Methodology, § 3.6.B
Terminology, § 3.6.A
Theodolite, field measurements, § 3.5.A.2
Title review, § 3.5.A.1
Unrecorded interests, § 3.4.C

BOUNDARY TREES

Generally, § 9.2.B

BOUNDS DESCRIPTIONS

Defined, § 2.3.E

C**CAD (COMPUTER AIDED DRAFTING)**

Mapping the survey, § 3.5.A.4

CARTWAYS

Generally, § 9.1.N

CERTIFICATE OF POSSESSORY TITLE (CPT)

Registered property, § 8.1.A.3

CERTIFICATES OF LOCATION

Public land corners, § 2.4.C

CERTIFICATION

Boundary surveys, § 3.3.D
Platted roads, § 9.1.G
Surveys and surveyors, checking requirements, § 3.6.B.6

CHAINS AND LINKS

Distance measurements, § 3.6.A.2

CHARTS

Bearing quadrants, Appendix D following § 3.8.E
Elements of curve, Appendix F following § 3.8.E
Naming convention for bearings, Appendix E following § 3.8.E

CHORD BEARING

Boundary surveys, curved lines, § 3.6.A.3
Charts, elements of curve, Appendix F following § 3.8.E

CITIES. See also MUNICIPALITIES

Vacation of roads, streets and highways, § 9.1.R

CO-TENANTS

Adverse possession, § 4.7.C
 Permissive use, § 4.4.C
Boundary trees, § 9.2.B

COMMON INTEREST COMMUNITIES (CICs)

Condominium-style communities, § 9.4.C.1
Cooperative-style common interest communities, § 9.4.C.3
Floor plans, condominium plans per Chapter 515, § 9.4.E
Planned community-style common interest
 communities, § 9.4.C.2
Plats, § 2.3.I
 Condominium plats per Chapter 515A, § 9.4.D

Vertical boundaries, § 9.4.C

COMMON LAW

- Dedication
 - Adverse possession, § 4.10.C
 - Roads, § 9.1.M

COMMUNICATION

- Non-clients, ethical considerations, § 7.3.B

COMPLAINT

- Forms
 - Sample complaint, Appendix B following § 4.14
 - Sample quiet title complaint, Appendix B following § 8.2.J
 - Quiet title actions, § 8.2.E.2

COMPUTER AIDED DRAFTING (CAD)

- Mapping the survey, § 3.5.A.4

CONDEMNATION

- Eminent domain, roads, § 9.1.O

CONDOMINIUMS

- Common interest communities (CICs), § 9.4.D
- Condominium floor plans per Chapter 515, § 9.4.E
- Condominium-style communities, § 9.4.C.1

CONSENT

- Adverse possession
 - Inferred consent, § 4.8.C
 - Permissive use, § 4.8.B

CONSTRUCTION OF LANGUAGE

- Legal descriptions, § 2.7

CONTINUOUS POSSESSION

- Generally, § 4.4.D

COOPERATIVES

- Cooperative-style common interest communities (CICs), § 9.4.C.3

COORDINATE SYSTEM

- Boundary surveys, analysis, § 3.5.A.3

CORNERS

- Certificates of location, § 2.4.C
- Government corners
 - Certificates of location, § 2.4.C
 - Judicial landmarks (JLMs), § 2.8.D
 - Re-establishing corners, § 2.6
 - Status of corners, § 2.5.C
- Metes and bounds descriptions, § 2.3.A

COUNTERCLAIMS

- Ejectment and trespass, § 4.13.E
- Forms, sample answer and counterclaim, Appendix C following § 4.14

COUNTIES

- Eminent domain, roads, § 9.1.O
- Examiner of titles, forms and instructions, § 8.1.A.4

COUNTY AUDITORS

- Legal descriptions, auditor's plats, § 2.3.K

COUNTY HIGHWAYS

- Defined, § 9.1.D

COUNTY HIGHWAYS AND ROADS

- Generally, § 9.1.D

COUNTY RECORDERS

- Legal descriptions, aliquot tracts, § 2.2.C
- Notice of lis pendens, quiet title actions, § 8.2.E.3
- Registered property, recording petition in land records, § 8.1.C.3

COUNTY SURVEYORS

- Certificates of location, § 2.4.C

COURT ADMINISTRATORS

- Registered property
 - Filing abstract of title, § 8.1.B.6
 - Filing petition with court administrator, § 8.1.C.2

CURVED LINES

- Charts, elements of curve, Appendix F following § 3.8.E

D

DAMAGES

- Adverse possession, terminating, § 4.12
- Encroachments, § 9.3.E
- Structures built over boundary lines, § 9.3.E
- Trees
 - Damage by trees, § 9.2.G
 - Damage to trees, § 9.2.F
 - Trespass, trees, § 9.2.E

DE FACTO TAKINGS

- Adverse possession, § 4.10.C

DEDICATION

- Adverse possession, § 4.10.C
- Cartways, § 9.1.N
- Roads, width of road, § 9.1.P
 - Common law dedication, § 9.1.M
 - Easements, § 9.1.G
 - Statutory dedication, § 9.1.B.1

DEED EXCHANGES

- Legal description, solving problems, § 2.8.F

DEEDS AND CONVEYANCES

- Boundary agreements, voluntary resolution methods, § 7.2.C.1
- Errors, reforming instrument, § 7.1.D
- Prescriptive easements (See PRESCRIPTIVE EASEMENTS)
- Quitclaim deeds
 - Boundary agreements, § 7.2.C.1
 - Quiet title actions, § 8.2.I
- Right-of-way abutting property, § 9.1.R
- Roads
 - Dedication, § 9.1.G
 - Relinquishment, § 9.1.Q
- Strip descriptions, § 2.3.C
- Surveys and surveyors
 - Boundary surveys, § 3.2.A
 - Encumbrances, § 3.4.C
 - Ordering surveys, § 3.3.A
 - Route surveys, § 3.2.C
- Town roads, maps, § 9.1.H
- Trees, ownership, § 9.2.A
- Utility easements, effect, § 3.4.B

DEFINITIONS

Accede, § 6.2.B.5
Accretion, § 6.2.B.5
Adverse possession, § 4.1
Aliquot parts, § 2.2.B
Alluvion, § 6.2.B.5
Avulsion, § 6.2.B.5
Azimuth measurement, angle descriptions, § 2.2.D
Bearings, metes and bounds descriptions, § 2.2.C
Bounds description, § 2.3.E
County highways, § 9.1.D
Division line description, § 2.3.B
Existent corner, government corners, § 2.5.C
Hedge, government plantings to protect roads, § 9.2.A
Land surveying, § 3.8.A
Lost corner, government corners, § 2.5.C
Meander corner, § 2.4.B
Meander line, § 2.4.B
Mortgage inspections, § 3.2.E
Municipality, vacation of roads, streets and highways, § 9.1.R
Nuisance, § 9.2.C
Obliterated corner, government corners, § 2.5.C
Ordinary high water mark (OHWM), § 6.2.A
Ordinary low water mark (OLWM), § 6.2.A
Party wall, § 9.4.A
Public use, roads, § 9.1.B.1
Public way, vacation of roads, streets and highways, § 9.1.R
Quiet title action, § 8.2.A
Recede, § 6.2.B.5
Reliction, § 6.2.B.5
Riparian rights, § 6.2.B.5
Road authority, city streets, § 9.1.E
Strip description, § 2.3.C
Survey, § 3.1
Town roads, § 9.1.F
Towns, vacation of roads, streets and highways, § 9.1.R
Tree, government plantings to protect roads, § 9.2.A
Trespass, damages, § 9.2.E
Witness corner, § 2.4.B

DEPARTMENT OF NATURAL RESOURCES (DNR)

Jurisdiction, actions below OHWM, § 6.3.C

DESCRIPTIONS. See LEGAL DESCRIPTIONS**DIRECTIONAL DESCRIPTIONS**

Dispute resolution, incorrect directional assumptions, § 7.1.G
Lakes and lakeshore, § 6.2.C.4

DIRECTIONS

Terminology, boundary surveys, § 3.6.A.1

DISPUTE RESOLUTION

Generally, §§ 7.1 to 7.3
Avoiding boundary problems, § 7.1.A
Boundary agreements, § 7.2
 Advantages, § 7.2.A
 Considerations for adverse possession, § 7.2.C.5
 Drafting, § 7.2.B
 Easement grants, § 7.2.C.2
 Leases, § 7.2.C.4
 Letter agreements, § 7.2.C.5

Licenses, § 7.2.C.3

Voluntary resolution methods, § 7.2.C

Boundary lines, § 1.4

Erroneous legal descriptions, § 7.1.D

Ethical considerations, § 7.3

 Communication with non-clients, § 7.3.B

 Dual representation, § 7.3.A

Improvements, encroachment, § 7.1.B, § 7.1.C

Inaccurate surveys, § 7.1.E

Judicial resolutions, §§ 8.1 to 8.2

Non-judicial solutions

 Benefits, § 7.1.A

 Encroachments, § 7.1.B, § 7.1.C

 Erroneous legal descriptions, § 7.1.D

 Improper description of waterfront property, § 7.1.F

 Inaccurate surveys, § 7.1.E

 Incorrect directional assumptions, § 7.1.G

 Types of dispute amenable to, § 7.1

 Quiet title actions, § 8.2

DISTANCE

Terminology, boundary surveys, § 3.6.A.2

DISTANCE DESCRIPTIONS

Full metes and bounds descriptions, § 2.3.F
Measurements, § 2.2.D

DIVISION LINE DESCRIPTIONS

Defined, § 2.3.B

DIVISION LINES

Legal descriptions, § 2.3.B

DNR (DEPARTMENT OF NATURAL RESOURCES)

Jurisdiction, actions below OHWM, § 6.3.C

DOCKS

Riparian rights, § 6.3.A

DOUBLE BUNGALOW

Forms

 Sample easement for double bungalow, Appendix B
 following § 9.4.E

 Sample party wall easement and agreement and driveway
 easement and restrictive covenants for twin home,
 Appendix C following § 9.4.E

 Vertical boundaries, § 9.4.B

DRAINAGE EASEMENTS

Platted roads, § 9.1.G

DRIVEWAYS

Forms, sample party wall easement and agreement and driveway
easement and restrictive covenants for twin home, Appendix
C following § 9.4.E

DUAL REPRESENTATION

Ethical considerations, § 7.3.A

DUE DILIGENCE

Boundary surveys, § 3.3.A

Quiet title actions, identifying parties, § 8.2.D.3

E**EASEMENTS**

Adverse possession distinguished, § 4.5

ALTA/NSPS Standards, requirements, § 3.3.C.1
 Auditor subdivisions, plats, § 9.1.J.1
 Boundary agreements, easement grants, § 7.2.C.2
 City streets, § 9.1.E
 Drainage, platted roads, § 9.1.G
 Errors, reforming instrument, § 7.1.D
 Fee vs. easement, § 9.1.L
 Forms
 Sample easement for double bungalow, Appendix B following § 9.4.E
 Sample party wall agreement, Appendix A following § 9.4.E
 Sample party wall easement and agreement and driveway easement and restrictive covenants for twin home, Appendix C following § 9.4.E
 Government divisions, right-of-way (ROW) plats, § 2.3.J
 Grants, boundary agreements, § 7.2.C.2
 Implied easements, adverse possession, § 4.10.C
 Leases distinguished, § 7.2.C.4
 Licenses distinguished, § 7.2.C.3
 Platted roads, § 9.1.G
 Prescriptive easements (See PRESCRIPTIVE EASEMENTS)
 Right-of-way (ROW) plats, § 9.1.I
 Roads
 Abandonment, § 9.1.Q
 Relinquishment, § 9.1.Q
 Width of road, § 9.1.P
 Streets, road authority, § 9.1.E
 Strip descriptions, § 2.3.C
 Surveys and surveyors, encumbrances, § 3.4. C
 Town roads, maps, § 9.1.H
 Trees, ownership, § 9.2.A
 Utility companies, platted roads, § 9.1.G

EDM (ELECTRONIC DISTANCE MEASURING DEVICE)
 Field measurements, § 3.5.A.2

EJECTMENT ACTIONS
 Adverse possession, § 4.13.E
 Acknowledgment of title, § 4.8.A
 Terminating, § 4.12
 Counterclaims, § 4.13.E
 Forms, sample answer and counterclaim, Appendix C following § 4.14

ELECTRONIC DISTANCE MEASURING DEVICE (EDM)
 Field measurements, § 3.5.A.2

ELECTRONIC FILING
 Registered property, filing abstract of title, § 8.1.B.6

ELEMENTS OF CURVE
 Chart, Appendix F following § 3.8.E

EMINENT DOMAIN
 Roads, § 9.1.O
 Fee vs. easement by government, § 9.1.L

ENCROACHMENTS
 Acquiescence, boundary lines, § 9.3.B
 Adverse possession, damaging encroachments, § 4.13.E
 Boundary by practical location, acquiescence in structures, § 9.3.B
 Boundary lines, § 1.2
 Acquiescence, § 9.3.B
 Damages, § 9.3.E
 Example, survey showing encroachment, Appendix A following § 3.8.E
 Forms, sample boundary agreement, Appendix A following § 7.3.B
 Improvements, dispute resolution, § 7.1.B, § 7.1.C
 Injunctions, § 9.3.E
 Lakes and lakeshore, § 6.2.C.4
 Structures built over boundary lines, § 9.3
 Remedies, § 9.3.E
 Unrecorded interests, § 3.4.C

ENTRY ON PROPERTY
 Surveys and surveyors, statutory authority, § 3.8.B

EQUITABLE RELIEF
 Adverse possession, limitations, § 4.13.D
 Boundary by practical location, § 5.1.A
 Injunctions, encroachments, § 9.3.E
 Quiet title actions, nature of action, § 8.2.B
 Structures built over boundary lines, § 9.3.E

ESTOPPEL
 Boundary by practical location, § 5.2, § 5.5
 Elements, § 5.5.A
 Practical location vs. public body, § 5.8
 Sample pleading language, Appendix A following § 5.10

ETHICS
 Dispute resolution, § 7.3

EVIDENCE
 Boundary agreements, considerations for adverse possession, § 7.2.C.5

EXAMINER OF TITLES
 Registered property
 Filing evidence of title to adjoining lands, § 8.1.B.7
 Forms and instructions, § 8.1.A.4
 Reviewing examiner report, § 8.1.B.8

EXAMPLES. See also FORMS
 Legal description, Appendix A following § 2.9
 Survey based on corrected point of beginning, Appendix C following § 3.8.E
 Survey based on erroneous point of beginning, Appendix B following § 3.8.E
 Survey showing encroachment, Appendix A following § 3.8.E

EXCHANGE OF DEEDS
 Boundary agreements, voluntary resolution methods, § 7.2.C.1

EXCLUSIVE POSSESSION
 Generally, § 4.4.E

EXISTENT CORNERS
 Defined, government corners, § 2.5.C

EXPERT OPINIONS
 Boundary by practical location, § 5.10

EXPRESS AGREEMENTS
 Boundary by practical location, § 5.2
 Duration of agreement, § 5.4.A.2
 Precision of line, § 5.4.A.1

Sample pleading language, Appendix A following § 5.10

F**FEDERAL SUBDIVISIONS**

Legal descriptions, § 2.3.H

FENCES

Boundary by practical location, boundary markers, § 5.6.B
Boundary lines, acquiescence, § 5.6.B, § 9.3.B
Lakes and lakeshore, owner duties, § 6.3.B
Nuisance, § 9.2.C

FIELD MEASUREMENTS

Surveys and surveyors, § 3.5.A.2

FLOOR PLANS

Common interest communities (CICs), condominium plans per Chapter 515, § 9.4.E

FORMS. See also EXAMPLES

Adverse possession

Sample answer and counterclaim, Appendix C following § 4.14

Sample complaint, Appendix B following § 4.14

Sample notice of lis pendens, Appendix D following § 4.14
Sample summons, Appendix A following § 4.14

Boundary agreements, sample boundary agreement, Appendix A following § 7.3.B

Boundary by practical location, sample pleading language, Appendix A following § 5.10

Easements

Sample easement for double bungalow, Appendix B following § 9.4.E

Sample party wall easement and agreement and driveway easement and restrictive covenants for twin home, Appendix C following § 9.4.E

Legal descriptions, section breakdown worksheet, Appendix C following § 2.9

Party walls

Sample party wall agreement, Appendix A following § 9.4.E
Sample party wall easement and agreement and driveway easement and restrictive covenants for twin home, Appendix C following § 9.4.E

Quiet title actions

Sample affidavit for publication of summons, Appendix D following § 8.2.J

Sample affidavit of default, Appendix E following § 8.2.J

Sample findings of fact, conclusions of law, order for judgment and judgment, Appendix F following § 8.2.J

Sample notice of lis pendens, Appendix C following § 8.2.J

Sample quiet title complaint, Appendix B following § 8.2.J

Sample quiet title summons, Appendix A following § 8.2.J

Section breakdown worksheet, Appendix C following § 2.9

Sample easement for double bungalow, Appendix B following § 9.4.E

Sample party wall agreement, Appendix A following § 9.4.E

Sample party wall easement and agreement and driveway easement and restrictive covenants for twin home, Appendix C following § 9.4.E

FULL METES AND BOUNDS DESCRIPTIONS

Bearings and distances, § 2.3.F

G**GOVERNMENT CORNERS**

Certificates of location, § 2.4.C
Re-establishing corners, § 2.6
Solving problems, judicial landmarks (JLMs), § 2.8.D
Status of corners, § 2.5.C

GOVERNMENT DIVISIONS

Aliquot parts, § 2.2.B
Legal descriptions, federal subdivisions, § 2.3.H
Methods, § 2.2.B
Right-of-way (ROW) plats, § 2.3.J

GOVERNMENT LOTS

Examples, legal description, Appendix A following § 2.9
Lakes and lakeshore, corner angles, § 6.2.C.4
Legal description
Drafting issues, § 2.6.B
Lakes and lakeshore, § 6.2.B.3

Meander lines, § 2.4.B
Public land survey system (PLSS), § 2.4.B

GOVERNMENT SUBDIVISIONS

Examples, legal description, Appendix A following § 2.9

GPS

Surveying equipment, accuracy, § 2.6.A

H**HEARINGS**

Affidavit of default, § 8.2.G
Quiet title actions
Default hearings, § 8.2.G
Entry of judgment with hearing, § 8.2.G.2
Registered property
Final hearing, § 8.1.B.15
Hearing schedule and attendance, § 8.1.C.6

HEDGES

Defined, government plantings to protect roads, § 9.2.A

HEIRS

Quiet title actions, identifying defendants, § 8.2.D.2

HIGHWAYS. See also ROADS

Public highways, statutory dedication, § 9.1.B.1
State roads, § 9.1.C
Vacation of roads, streets and highways, § 9.1.R

HOSTILE POSSESSION

Generally, § 4.4.C

I**IMPLIED EASEMENTS**

Adverse possession, § 4.10.C

IMPROVEMENTS

Adverse possession
Open possession, § 4.4.B
City streets, § 9.1.E
Dispute resolution, encroachments, § 7.1.B, § 7.1.C
Public property, adverse possession, § 4.11

INDEMNITY

Forms, sample boundary agreement, Appendix A following § 7.3.B

INDEXES

Legal descriptions, aliquot tracts, § 2.2.C

INJUNCTIONS

Encroachments, § 9.3.E

Structures built over boundary lines, § 9.3.E

INSURANCE

Boundary surveys, requirements, § 3.3.B.2

INTERESTS IN PROPERTY. See PROPERTY INTERESTS**INTERLOCUTORY ORDERS**

Counterclaims, setting boundaries, § 8.1.B.11

J**JUDGMENTS**

Forms, sample findings of fact, conclusions of law, order for judgment and judgment, Appendix F following § 8.2.J

Quiet title actions

Conclusiveness, § 8.2.J

Entry of judgment without hearing, § 8.2.G.1

Order for judgment and judgment, § 8.2.H

Solving problems

Judicial landmarks (JLMs), § 2.8.D

Title registration and JLMs, § 2.8.E

JUDICIAL DISPUTE RESOLUTION

Generally, §§ 8.1 to 8.2

Registration proceedings, § 8.1

JUDICIAL LANDMARKS (JLMs)

Examiner of titles, final review, § 8.1.B.13

Government corners, solving problems, § 2.8.D

Registered property, interlocutory order for monuments, § 8.1.B.11

Solving problems, title registration and JLMs, § 2.8.E

JURISDICTION

Actions below OHWM, § 6.3.C

K**L****LAKES AND LAKESHORE**

Accretion, § 6.2.B.5

Area descriptions, § 6.2.C.4

Avulsion, § 6.2.B.5

Determining boundaries, §§ 6.1 to 6.3

Directional descriptions, § 6.2.C.4

Dispute resolution, improper description of waterfront property, § 7.1.F

Easements, errors, § 7.1.F

Encroachments, § 6.2.C.4

Errors, reforming instruments, § 7.1.F

Government lots, § 6.2.B.3

Corner angles, § 6.2.C.4

Drafting issues, § 2.6.B

Legal descriptions, § 6.2.B

Problems, § 6.2.C.4

Shoreline description, § 6.2.C.3

Sufficiency of description, § 6.2.C.1

Lots and lotting, government divisions, § 2.3.H

Meander corners, § 6.2.B.2

Meander lines, § 6.2.B.4

Government lots, § 2.4.B

Metes and bounds, § 6.2.B.1

Navigable waters, ownership rights and limitations, § 6.2.A

Ordinary high water mark (OHWM), § 6.2.A

Ordinary low water mark (OLWM), § 6.2.A

Owner duties, § 6.3.B

Ownership of lake bed

Meandered lakes, § 6.1.B

Navigability factor, § 6.1.A.1

Non-meandered lakes, § 6.1.C

Ownership rights, § 6.3

Public property, adverse possession, § 4.11

Reliction, § 6.2.B.5

Riparian rights, § 6.3.A

Below OHWM, § 6.3.C

Rules of construction, natural monuments, § 2.7.A

Shoreline description, § 6.2.C.3

Shoreline monitoring, § 3.2.F

Surveys and surveyors, § 6.2.B

Usage rights, § 6.3.A

LAND DIVISION

Aliquot parts, § 2.2.B

Dividing sections, § 2.2.B

Government divisions, § 2.2.B

LAND MEASURES

Examples, legal description, Appendix A following § 2.9

LAND SURVEYING

Boundary surveys, § 3.2.A

Defined, § 3.8.A

LAND TITLE SUMMONS

Registered property

Petition and order for summons, § 8.1.B.9

Service of process, § 8.1.B.10

LANGUAGE

Boundary agreements, considerations for adverse possession, § 7.2.C.5

Legal descriptions, sufficiency of description, § 2.2.C, § 7.1.D

Rules of construction, legal descriptions, § 2.7

Sample pleading language, boundary by practical location, Appendix A following § 5.10

LEASES

Adverse possession, acknowledgment of title, § 4.8.A

Boundary agreements, § 7.2.C.4

LEGAL DESCRIPTIONS

Generally, §§ 2.1 to 2.9

Aliquot tracts, § 2.2.C

ALTA/NSPS Standards, requirements, § 3.3.C.1

Ambiguities, § 1.2

Angle descriptions, § 2.2.D

Area descriptions, lakes and lakeshore, § 6.2.C.4

Auditor's plats, § 2.3.K

Bounds descriptions, § 2.3.E

Combination metes and bounds descriptions, § 2.3.G
Contemporary problems, § 2.6
Directional descriptions, lakes and lakeshore, § 6.2.C.4
Dispute resolution, § 2.8
Distance, measurements, § 2.2.D
Distance and angle descriptions, § 2.2.D
Dividing sections, § 2.2.B
Division lines, § 2.3.B
Drafting issues, § 2.1
Errors
 Dispute resolution, § 7.1.D
 Lakes and lakeshore, § 7.1.F
Examples, Appendix A following § 2.9
Federal subdivisions, § 2.3.H
Forms, section breakdown worksheet, Appendix C
 following § 2.9
Full metes and bounds descriptions, § 2.3.F
General vs. legal descriptions, § 2.2.C
Government lots
 Drafting issues, § 2.6.B
 Lakes and lakeshore, § 6.2.B.3
Lakes and lakeshore, § 6.2.B
 Encroachments, § 6.2.C.4
 Shoreline description, § 6.2.C.3
 Sufficiency of description, § 6.2.C.1
Meander lines, lakes and lakeshore, § 6.2.B.4
Metes and bounds, § 2.3.A
Mixing types of descriptions, § 2.3.D
Plats, § 2.3.I
Point of beginning vs. point of commencement, § 2.3.F
Preparation, process, § 1.1
Proportional parts, § 2.3.D
Public land survey system (PLSS), § 2.4
Re-establishing corners, § 2.6
Re-surveys, § 2.5
Reading rules, § 2.2.A
Registered land surveys (RLS), § 2.3.L
Retracement resources, Appendix B following § 2.9
Right-of-way (ROW) plats, § 2.3.J
Rules of construction, § 2.7
 Artificial monuments and marks, § 2.7.B
 Natural monuments, § 2.7.A
 Previously referenced point of beginning (POB), § 2.7.D
 Prior survey plats, § 2.7.E
 Quantity description, § 2.7.G
 Reference to recorded document, § 2.7.C
 Surveyor notes, § 2.7.F
Solving problems
 Deed exchanges, § 2.8.F
 Judicial landmarks (JLMs), § 2.8.D
 New description based on permanent markers, § 2.8.C
 Quiet title actions, § 2.8.B
 Surveyor judgment issues, § 2.8.A
 Title registration and JLMs, § 2.8.E
Strip descriptions, § 2.3.C
Sufficiency of description, § 2.2.C, § 7.1.D
Survey vs. title commitment, comparing, § 3.6.B.1
Surveys
 Confirming correct property, § 3.4.A

Identifying errors, § 3.4.C

LIS PENDENS

Forms, sample notice of lis pendens, Appendix C following § 8.2.J, Appendix D following § 4.14
Quiet title actions, § 8.2.E.3

LOCATION SURVEYS

Generally, § 3.2.E

LOST CORNERS

Defined, government corners, § 2.5.C

LOTS AND LOTTING

Government divisions, § 2.3.H
Public land survey system (PLSS), government lots, § 2.4.B

M**MAIL AND MAILING**

Quiet title actions, service of process, § 8.2.F.4

MAINTENANCE

Forms, sample party wall agreement, Appendix A
 following § 9.4.E
 Party walls, § 9.4.A

MANUAL OF SURVEYING INSTRUCTIONS

Government divisions, methods, § 2.2.B

MAPS

Town roads, § 9.1.H

MARKERS. See also MONUMENTS

Boundary by practical location, § 5.6
 Acquiescence, § 5.5
Bounds descriptions, § 2.3.E
Contemporary problems, § 2.6
Lost monuments, § 2.4.C
Public land survey system (PLSS), remonumentation, § 2.4.C
Rules of construction
 Artificial monuments and marks, § 2.7.B
 Natural monuments, § 2.7.A
Sections, § 2.2.B
Solving problems
 Judicial landmarks, § 2.8.D
 New description based on permanent markers, § 2.8.C
 State highways and roads, § 9.1.C

MEANDER CORNERS

Defined, § 2.4.B
Lakes and lakeshore, § 6.2.B.2

MEANDER LINES

Defined, § 2.4.B
Government lots, § 2.4.B
Lakes and lakeshore, § 6.2.B.4

MERIDIANS

Land division, § 2.2.B
Public land survey system (PLSS), § 2.4.A

METES AND BOUNDS DESCRIPTIONS

Generally, § 2.3.A
Bearings, § 2.2.C
Closing description, § 2.3.A
Combination metes and bounds descriptions, § 2.3.G

Directional descriptions, lakes and lakeshore, § 6.2.C.4
 Dispute resolution, incorrect directional assumptions, § 7.1.G
 Full metes and bounds descriptions, § 2.3.F
 Lakes and lakeshore, § 6.2.B.1
 Reference to other documents, § 2.3.A
 Strip descriptions, § 2.3.C
 Sufficiency of description, § 2.2.C

MONUMENTS

Boundary by practical location, § 5.6.A
 Acquiescence, § 5.5
 Boundary surveys, § 3.2.A
 Contemporary problems, § 2.6
 Disturbing monuments, § 3.8.D
 Lost monuments, § 2.4.C
 Meander corners, lakes and lakeshore, § 6.2.B.2
 Public land survey system (PLSS), remonumentation, § 2.4.C
 Registered property
 Filing survey, § 8.1.B.5
 Interlocutory order for monuments, § 8.1.B.11
 Rules of construction
 Artificial monuments and marks, § 2.7.B
 Natural monuments, § 2.7.A
 Setting, § 3.5.A.5
 Solving problems, new description based on permanent markers, § 2.8.C
 Surveyor identification, statutory authority, § 3.8.C

MORTGAGE INSPECTIONS

Defined, § 3.2.E

MORTGAGE SURVEYS

Generally, § 3.2.E

MORTGAGES

Boundary surveys, lender requirements, § 3.3.B.2
 Mortgage inspections vs. mortgage surveys, § 3.2.E

MUNICIPALITIES

Boundary by practical location, practical location vs. public body, § 5.8
 Cartways, § 9.1.N
 City streets, § 9.1.E
 De facto takings, adverse possession, § 4.10.C
 Defined, vacation of roads, streets and highways, § 9.1.R
 Eminent domain, roads, § 9.1.O
 Platted roads, § 9.1.G
 Public property, adverse possession, § 4.11
 Town roads, § 9.1.F

N

NAMING CONVENTION FOR BEARINGS

Chart, Appendix E following § 3.8.E

NEGLIGENCE

Sample boundary agreement, Appendix A following § 7.3.B
 Sample easement for double bungalow, Appendix B following § 9.4.E
 Sample party wall agreement, Appendix A following § 9.4.E
 Sample party wall easement and agreement and driveway easement and restrictive covenants for townhome, Appendix C following § 9.4.E
 Trees, § 9.2.D

NEWSPAPERS

Quiet title actions, service of process, § 8.2.F.3

NON-JUDICIAL SOLUTIONS

Dispute resolution, §§ 7.1 to 7.3

NOTICE

Adverse possession, terminating, § 4.12
 Eminent domain, roads, § 9.1.O
 Lis pendens, quiet title actions, § 8.2.E.3
 State highways and roads, § 9.1.C

NUISANCE

Adverse possession, damaging encroachments, § 4.13.F
 Defined, § 9.2.C
 Lakes and lakeshore, § 6.3.B
 Remedies, § 9.2.C
 Trees, § 9.2.C

O

OBLITERATED CORNERS

Defined, government corners, § 2.5.C

OHWM (ORDINARY HIGH WATER MARK)

Defined, § 6.2.A
 Riparian rights, below OHWM, § 6.3.C

OLWM (ORDINARY LOW WATER MARK)

Defined, § 6.2.A

OPEN POSSESSION

Generally, § 4.4.B

ORDERS

Forms, sample findings of fact, conclusions of law, order for judgment and judgment, Appendix F following § 8.2.J

ORDINARY HIGH WATER MARK (OHWM)

Defined, § 6.2.A
 Riparian rights, below OHWM, § 6.3.C

ORDINARY LOW WATER MARK (OLWM)

Defined, § 6.2.A

P

PARKING

ALTA/NSPS Standards, § 3.3.C.2
 Parking lots, § 3.4.A
 Platted roads, § 9.1.G
 Reviewing surveys, § 3.4.B.4
 Topographic surveys, § 3.1.D

PARTIES

Adverse possession, property interests, § 4.13.B
 Quiet title actions, identifying, § 8.2.D

PARTY WALLS

Generally, § 9.4.A
 Forms
 Sample easement for double bungalow, Appendix B following § 9.4.E
 Sample party wall agreement, Appendix A following § 9.4.E
 Sample party wall easement and agreement and driveway easement and restrictive covenants for twin home, Appendix C following § 9.4.E

PERMISSIVE USE

- Adverse possession
 - Effect, § 4.8.B
 - Family use, § 4.8.C
 - Terminating hostile possession, § 4.12
- Boundary agreements
 - Leases, § 7.2.C.4
 - Letter agreements, § 7.2.C.5
 - Licenses, § 7.2.C.3

PETITIONS

- Cartways, § 9.1.N
- Eminent domain, roads, § 9.1.O
- Registered property
 - Original registration, § 8.1.B.9
 - Subsequent proceedings, § 8.1.C
- Township roads, § 9.1.F
- Vacation of roads, § 9.1.N

PLAT DESCRIPTIONS

- Lakes and lakeshore, review of, § 6.2.C.2
- Legal descriptions, § 2.3.I
 - Auditor's plats, § 2.3.K
- Reading rules, § 2.2.A
- Sufficiency of description, § 2.2.C

PLATS

- Auditor subdivisions, § 9.1.J.1
- Common interest communities (CICs), § 2.3.I
 - Condominium plats per Chapter 515A, § 9.4.D
 - Condominium-style communities, § 9.4.C.1
 - Cooperative-style common interest communities, § 9.4.C.3
 - Planned community-style common interest communities, § 9.4.C.2
- Condominiums, common interest communities (CICs), § 9.4.D.1
- Legal descriptions, § 2.3.I
 - Auditor's plats, § 2.3.K
- Platted roads, § 9.1.G
- Public lands designated for roads, § 9.1.S
- Reading rules, § 2.3.I
- Right-of-way (ROW) plats, § 9.1.I
- Rules of construction, prior survey plats, § 2.7.E
- Survey, defined, § 3.1

PLATTED LAND

- Legal descriptions, sufficiency of description, § 2.2.C

PLEADINGS

- Forms
 - Sample pleading language, Appendix A following § 5.10
 - Sample pleading language -- boundary by practical location, Appendix A following § 5.10
 - Sample quiet title complaint, Appendix B following § 8.2.J
 - Sample quiet title summons, Appendix A following § 8.2.J
 - Quiet title actions, § 8.2.E

POINT OF BEGINNING (POB)

- Examples
 - Survey based on corrected point of beginning, Appendix C following § 3.8.E
 - Survey based on erroneous point of beginning, Appendix B following § 3.8.E
- Full metes and bounds descriptions, § 2.3.F

Metes and bounds descriptions, § 2.3.A

- Point of beginning vs. point of commencement, § 2.3.F
- Rules of construction, previously referenced point of beginning (POB), § 2.7.D
- Surveys, identifying errors, § 3.4.C

POINT OF COMMENCEMENT

- Metes and bounds descriptions, § 2.3.A
- Point of beginning vs. point of commencement, § 2.3.F

POPULAR NAME LAWS

- Torrens Act, § 4.10

PRESCRIPTIVE EASEMENTS

- Adverse possession
 - Actual possession, § 4.4.A
 - Distinguished, § 4.5
 - Hostile possession, § 4.4.C
- Family relationships, § 4.8.C
- Implied easements, § 4.10.C
- Inferred consent, § 4.8.C
- Party walls, § 9.4.A
- Public lands, roads, § 9.1.S
- Remedies, limitations, § 4.13.D
- Structures built over boundary lines, § 9.3.C
- Unrecorded interests, § 3.4.C

PRIVITY OF ESTATE

- Adverse possession, tacking ownership and possession, § 4.6

PROFESSIONAL CONDUCT

- Communication, non-clients, § 7.3.B
- Dispute resolution, ethical considerations, § 7.3

PROPERTY INTERESTS

- Boundary agreements, easement grants, § 7.2.C.2
- Encumbrances, § 3.4.B
- Identifying survey exceptions, § 3.6.B.2
- Lakes and lakeshore, ownership rights, § 6.3
- Party walls, § 9.4.A
- Unrecorded interests, § 3.4.C

PROPERTY SURVEYS

- Boundary surveys, § 3.2.A

PROPERTY TAXES

- Payment of, adverse possession, § 4.9

PROPORTIONAL PARTS DESCRIPTIONS

- Problems/solutions, § 2.3.D

PUBLIC LAND CORNERS

- Certificates of location, § 2.4.C
- Markers, § 2.2.B
- Metes and bounds descriptions, § 2.3.A
- Re-establishing corners, § 2.6
- Witness corners, government lots, § 2.4.B

PUBLIC LAND SURVEY SYSTEM (PLSS)

- Generally, § 2.4
- Aliquot parts, legal descriptions, § 2.3.H
- Government lots, § 2.4.B
- History, § 2.4.A
- Limitations, § 2.4.C
- Lost monuments, § 2.4.C
- Remonumentation, § 2.4.C

Retracing PLSS, § 2.5.B

PUBLIC PROPERTY

Adverse possession, § 4.11
Roads, § 9.1.S

PUBLIC RECORDS

Quiet title actions, identifying parties, § 8.2.D.3

PUBLIC USE

Defined, roads, § 9.1.B.1

PUBLIC UTILITY COMPANIES

Easements, platted roads, § 9.1.G
Trimming/removal of trees, § 9.2.H

PUBLIC WAY

Defined, vacation of roads, streets and highways, § 9.1.R

Q**QUIET TITLE ACTIONS**

Generally, § 8.2
Complaint, § 8.2.E.2
Conclusions of law, § 8.2.H
Considerations, § 8.2.A
Costs, § 8.2.I
Default hearings, § 8.2.G
Entry of judgment with hearing, § 8.2.G.2
Entry of judgment without hearing, § 8.2.G.1
Defined, § 8.2.A
Due diligence, identifying parties, § 8.2.D.3
Findings of fact, § 8.2.H
Forms
 Sample affidavit for publication of summons, Appendix D following § 8.2.J
 Sample affidavit of default, Appendix E following § 8.2.J
 Sample findings of fact, conclusions of law, order for judgment and judgment, Appendix F following § 8.2.J
 Sample notice of lis pendens, Appendix C following § 8.2.J
 Sample quiet title complaint, Appendix B following § 8.2.J
 Sample quiet title summons, Appendix A following § 8.2.J
Judgments, conclusiveness, § 8.2.J
Legal description problems, § 2.8.B
Lis pendens, § 8.2.E.3
Nature of action, § 8.2.B
Order for judgment and judgment, § 8.2.H
Parties
 Identifying defendants, § 8.2.D.2
 Identifying plaintiffs, § 8.2.D.1
Pleadings, § 8.2.E
Service of process, § 8.2.F
 Acknowledgment by defendant, § 8.2.F.5
 Affidavit for publication, § 8.2.F.6
 Businesses and governmental entities, § 8.2.F.2
 Individual defendants, § 8.2.F.1
 Mail and mailing, § 8.2.F.4
 Publication, § 8.2.F.3
Standing to maintain, § 8.2.C
 Claim of title to vacant property, § 8.2.C.2
 Defendant claims, § 8.2.C.3
 Persons in possession, § 8.2.C.1
Summons, § 8.2.E.1

QUITCLAIM DEEDS

Boundary agreements, voluntary resolution methods, § 7.2.C.1
Quiet title actions, costs, § 8.2.I

R**RADIUS**

Charts, elements of curve, Appendix F following § 3.8.E

RANGES

Land division, § 2.2.B

REAL ESTATE TAXES

Payment of, adverse possession, § 4.9

REAL ESTATE TRANSACTIONS

Surveys, use in, § 3.4

RECEDE

Defined, § 6.2.B.5

RECORDS AND RECORDING

Platted roads, § 9.1.G
Registered property, recording petition in land records, § 8.1.C.3
Rules of construction, reference to recorded document, § 2.7.C
State highways and roads, § 9.1.C
Town roads, § 9.1.F
 Maps, § 9.1.H

REGISTERED LAND SURVEYS (RLS)

Legal descriptions, § 2.3.L
Roads, § 9.1.K

REGISTERED PROPERTY

Abstract vs. registered property, contested case proceedings, § 8.1.B.11
Adverse possession, § 4.10
 Structures built over boundary lines, § 9.3.A.2
Application to register, § 8.1.A.1
 Boundary lines setting, § 8.1.B.1
 Contents, § 8.1.B.1
 Filing survey, § 8.1.B.5
 Filing with court after approval, § 8.1.B.3
 Recording in land records, § 8.1.B.4
 Submitting to examiner, § 8.1.B.2
Boundary by practical location, § 4.10.B, § 5.1.A
 Judicial determinations, § 5.9
Boundary lines
 Process of setting, § 8.1.B
 Subsequent proceedings, § 8.1.C
 Without court proceedings, § 8.1.A.3
Certificate of possessory title (CPT), § 8.1.A.3
Examiner of titles
 Forms and instructions, § 8.1.A.4
 Reviewing examiner report, § 8.1.B.8
Filing abstract of title, § 8.1.B.6
Filing evidence of title to adjoining lands, § 8.1.B.7
Final hearing, § 8.1.B.15
Interlocutory order for monuments, § 8.1.B.11
 Contested vs. noncontested case, § 8.1.B.11
 Delivery to surveyor, § 8.1.B.12
Judicial landmarks (JLMs), final review, § 8.1.B.13
Land title summons, service of process, § 8.1.B.10
Order and decree of registration

Filing, § 8.1.B.16
Preparation, § 8.1.B.14
Original registration proceedings, § 8.1.A.1
Petition and order for summons, § 8.1.B.9
Practical location, determination, § 5.7
Quiet title actions, considerations, § 8.2.A
Roads, registered land surveys (RLS), § 9.1.K
Setting boundaries, abstract property adjoining registered property, § 8.1.A.2
Subsequent proceedings
 Filing final order and survey, § 8.1.C.7
 Filing petition with court administrator, § 8.1.C.2
 Hearing schedule and attendance, § 8.1.C., § 8.1.C.6
 Preparing final order, § 8.1.C.5
 Preparing petitions, § 8.1.C.1
 Recording petition in land records, § 8.1.C.3
 Service of process, § 8.1.C.4
Subsequent proceedings to registration, § 8.1.A.2

REGISTRAR OF TITLES
Order and decree of registration, filing, § 8.1.B.16
Registered property, filing final order and survey, § 8.1.C.7

RELICTION
Government lots, drafting issues, § 2.6.B
Lakes and lakeshore, § 6.2.B.5

REMEDIES
Nuisance, § 9.2.C
Structures built over boundary lines, § 9.3.E

RETRACEMENT RESOURCES
Legal description, Appendix B following § 2.9

RETRACEMENT SURVEYS
Boundary surveys, § 3.2.A

RIGHT-OF-WAY (ROW) PLATS
Generally, § 9.1.I
Government divisions, § 2.3.J
Informal maps or plats, § 9.1.I.1
Proposed acquisitions, § 9.1.I.2

RIPARIAN RIGHTS
Below OHWM, § 6.3.C
Defined, § 6.2.B.5
Determining boundaries, §§ 6.1 to 6.3
Usage rights, § 6.3.A

RIVERS
Determining boundaries, §§ 6.1 to 6.3
Dispute resolution, improper description of waterfront property, § 7.1.F
Errors, reforming instruments, § 7.1.F
Government lots, drafting issues, § 2.6.B
Lots and lotting, government divisions, § 2.3.H
Meander lines, government lots, § 2.4.B
Navigable waters, ownership rights and limitations, § 6.2.A
Ownership of river bed
 Meandered rivers, § 6.1.B
 Navigability factor, § 6.1.A.1
 Non-meandered rivers, § 6.1.C
 Owners on opposite banks of non-navigable river, § 6.1.D

Riparian rights, § 6.3.A
Below OHWM, § 6.3.C
Rules of construction, natural monuments, § 2.7.A
Shoreline monitoring, § 3.2.F

ROAD AUTHORITY
Defined, city streets, § 9.1.E
Government plantings to protect roads, § 9.2.A

ROADS
Generally, § 9.1
Abandonment, § 9.1.Q
Adverse possession, public lands, § 9.1.S
Auditor subdivisions, § 9.1.J
 Plats, § 9.1.J.1
Bounds descriptions, § 2.3.E
Cartways, § 9.1.N
City streets, § 9.1.E
Common law dedication, § 9.1.M
County highways and roads, § 9.1.D
Dedication, § 9.1.P
 Statutory authority, § 9.1.B.1
Deeds and conveyances
 Relinquishment, § 9.1.Q
 Right-of-way abutting property, § 9.1.R
Easements
 Abandonment, § 9.1.Q
 City streets, § 9.1.E
 Platted roads, § 9.1.G
 Relinquishment, § 9.1.Q
 Width of road, § 9.1.P
Eminent domain, § 9.1.O
Fee vs. easement by government, § 9.1.L
Government plantings to protect, § 9.2.A
History, § 9.1.A
Military roads, § 9.1.B
Negligence, trees, § 9.2.D
Platted roads, § 9.1.G
Public highways
 Fee vs. easement by government, § 9.1.L
 Statutory dedication, § 9.1.B.1
Public use, § 9.1.B.1
Registered land surveys (RLS), § 9.1.K
Right-of-way (ROW) plats, § 2.3.J, § 9.1.I
 Informal maps or plats, § 9.1.I.1
 Proposed acquisitions, § 9.1.I.2
Route surveys, § 3.2.C
Six-year dedication, § 9.1.P
State highways and roads, § 9.1.C
 Markers, § 9.1.C
Statutory authority
 Cartways, § 9.1.N
 City streets, § 9.1.E
 County roads, § 9.1.D
 Fee vs. easement by government, § 9.1.L
 Platted roads, § 9.1.G
 Registered land surveys (RLS), § 9.1.K
 Township roads, § 9.1.F
 Width of road, § 9.1.P
Statutory dedication, § 9.1.B.1

Strip descriptions, § 2.3.C
 Surveys and surveyors, § 9.1.A
 Town roads, maps, § 9.1.H
 Township roads, § 9.1.F
 Trees in roadways, § 9.2.A
 User roads, § 9.1.B
 Vacation of roads, streets and highways, § 9.1.R
 Width of road, § 9.1.P

RODS
 Distance measurements, § 3.6.A.2

ROUTE SURVEYS
 Generally, § 3.2.C

RULES OF CONSTRUCTION
 Legal descriptions, § 2.7

S

SAMPLE PLEADING LANGUAGE
 Boundary by practical location, Appendix A following § 5.10

SECTION BREAKDOWN WORKSHEET
 Form, Appendix C following § 2.9

SECTION LINES
 Examples, legal description, Appendix A following § 2.9
 Markers, § 2.2.B
 Moving line, strip descriptions, § 2.3.C

SECTIONS
 Aliquot parts, § 2.2.B
 Examples, legal description, Appendix A following § 2.9
 Forms, section breakdown worksheet, Appendix C following § 2.9
 Historic vs. calculated centers, § 2.2.B
 Land division, § 2.2.B
 Markers, § 2.2.B

SELF-HELP ACTIVITIES
 Trees, § 9.2.I

SERVICE OF PROCESS
 Forms, sample affidavit for publication of summons, Appendix D following § 8.2.J
 Land title summons, registered property, § 8.1.B.10
 Quiet title actions, § 8.2.F

SPLIT PARCELS
 Proportional parts descriptions, § 2.3.D

STATE
 De facto takings, adverse possession, § 4.10.C
 Eminent domain, roads, § 9.1.O

STATE HIGHWAYS AND ROADS
 Generally, § 9.1.C

STATUTE OF LIMITATIONS
 Adverse possession, § 4.1
 Recovery of title and possession, § 4.3
 Structures built over boundary lines, § 9.3.A.1
 Boundary by practical location, acquiescence, § 5.2
 Surveys and surveyors, recovery for error, § 3.8.E

STATUTORY DEDICATION
 Adverse possession, § 4.10.C

STREAMS. See also RIVERS
 Dispute resolution, improper description of waterfront property, § 7.1.F
 Navigable waters, ownership rights and limitations, § 6.2.A
 Ownership of river bed, owners on opposite banks of non-navigable stream, § 6.1.D
 Ownership of stream bed
 Meandered streams, § 6.1.B
 Navigability factor, § 6.1.A.1
 Non-meandered streams, § 6.1.C
 Riparian rights, § 6.3.A
 Below OHWM, § 6.3.C

STREETS. See also ROADS
 Road authority, § 9.1.E
 Vacation of roads, streets and highways, § 9.1.R

STRIP DESCRIPTIONS
 Defined, § 2.3.C

STRUCTURES
 Boundary lines, acquiescence in encroachments, § 9.3.B
 Riparian rights, § 6.3.A

STRUCTURES BUILT OVER BOUNDARY LINES
 Generally, § 9.3
 Acquiescence in encroachments, § 9.3.B
 Adverse possession, § 9.3.A
 Elements, § 9.3.A.3
 Registered land, § 9.3.A.2
 Statute of limitations, § 9.3.A.1
 Boundary by practical location, § 9.3.B
 Damages, § 9.3.E
 Equitable relief, § 9.3.E
 Inaccurate surveys, § 9.3.D
 Injunctions, § 9.3.E
 Prescriptive easements, § 9.3.C
 Remedies, § 9.3.E

SUBDIVISIONS
 Legal descriptions, auditor's plats, § 2.3.K

SUMMONS
 Forms
 Sample affidavit for publication of summons, Appendix D following § 8.2.J
 Sample quiet title summons, Appendix A following § 8.2.J
 Sample summons, Appendix A following § 4.14
 Quiet title actions, § 8.2.E.1
 Registered property, petition and order for summons, § 8.1.B.9

SURVEY BASED ON CORRECTED POINT OF BEGINNING
 Example, Appendix C following § 3.8.E

SURVEY BASED ON ERRONEOUS POINT OF BEGINNING
 Example, Appendix B following § 3.8.E

SURVEY SHOWING ENCROACHMENT
 Example, Appendix A following § 3.8.E

SURVEYS AND SURVEYORS
 Generally, §§ 3.1 to 3.8
 Adverse possession
 Conflicting surveys, § 4.7.B
 Identifying property, § 4.13.A

Right against survey, § 4.2
ALTA/NSPS Standards, § 3.3.C
Checking conformance, § 3.6.B.5
Analysis, coordinate system, § 3.5.A.3
As-built surveys, § 3.2.B
Avoiding boundary problems, § 7.1.A
Basis of bearings, § 3.6.A.4
Boundary lines, determination, § 1.1
Boundary surveys, § 3.2.A
Categorical exceptions, title opinions, § 3.4.D
Certificates of location, § 2.4.C
Certification, § 3.3.D
Checking, § 3.6.B.6
Charts
 Bearing quadrants, Appendix D following § 3.8.E
 Elements of curve, Appendix F following § 3.8.E
 Naming convention for bearings, Appendix E
 following § 3.8.E
Confirming correct property, § 3.4.A
Conflicting surveys, § 3.7
 Resolving conflicts, § 3.7.B
Contemporary problems, § 2.6
Defined, § 3.1
Dispute resolution
 Improper description of waterfront property, § 7.1.F
 Incorrect directional assumptions, § 7.1.G
Encumbrances, § 3.4.B
Entry on property, statutory authority, § 3.8.B
Errors, § 3.7.A.2
 Statute of limitations, § 3.8.E
Evidence differing from survey, § 3.7.A.3
Examiner of titles, final review, § 8.1.B.13
Examples
 Survey based on corrected point of beginning, Appendix C
 following § 3.8.E
 Survey based on erroneous point of beginning, Appendix B
 following § 3.8.E
 Survey showing encroachment, Appendix A following § 3.8.E
Existent corners, § 2.5.C
Expert opinions, boundary by practical location, § 5.10
Field measurements, § 3.5.A.2
Full metes and bounds descriptions, § 2.3.F
Gaps and overlaps, § 7.1.D
History, survey system, § 7.1.D
Identifying exceptions, § 3.6.B.2
Inaccurate surveys
 Dispute resolution, § 7.1.E
 Structures built over boundary lines, § 9.3.D
Instruments and accuracy, § 3.5.B, § 3.7.A.1
 Old surveys, § 7.1.E
Interlocutory order for monuments, delivery to
 surveyor, § 8.1.B.12
Lakes and lakeshore, § 6.2.B
 Determining encroachments, § 6.2.C.2
Legal description, retraction resources, Appendix B
 following § 2.9
Legal descriptions, comparing, § 3.6.B.1
Licensing, § 3.2.A
Location surveys, § 3.2.E
Lost corners, § 2.5.C
Mapping the survey, § 3.5.A.4
Monuments
 Disturbing, § 3.8.D
 Setting, § 3.5.A.5
 Surveyor identification, § 3.8.C
Mortgage inspections vs. mortgage surveys, § 3.2.E
Mortgage surveys, § 3.2.E
Nomenclature, § 3.6.A
Obliterated corners, § 2.5.C
Opinion of surveyor, § 3.7.A.4
Original descriptions, types of surveys, § 2.5.A
Practice of land surveying, defined, § 3.8.A
Property interests, encumbrances, § 3.4.B
Public land survey system (PLSS), history and basis, § 2.4.A
Re-establishing corners, § 2.6
Re-surveys, § 2.5
 Types of surveys, § 2.5.A
Reading survey notes, § 3.6.B.4
Real estate transactions, use in, § 3.4
Record vs. measured, § 3.6.A.5
Registered land surveys (RLS)
 Legal descriptions, § 2.3.L
 Roads, § 9.1.K
Registered property, interlocutory order for monuments,
 § 8.1.B.11
Retracement surveys, § 3.2.A
Retracing PLSS, § 2.5.B
Reviewing surveys, § 3.6
 Methodology, § 3.6.B
Road boundaries, § 9.1
Route surveys, § 3.2.C
Rules of construction
 Prior survey plats, § 2.7.E
 Surveyor notes, § 2.7.F
Shoreline description, § 6.2.C.3
Shoreline monitoring, § 3.2.F
Solving problems, surveyor judgment issues, § 2.8.A
Statute of limitations, recovery for error, § 3.8.E
Surveying equipment, accuracy, § 2.6.A
Title review, § 3.5.A.1
Topographic surveys, § 3.2.D
Trees, § 9.2
Unrecorded interests, identification, § 3.4.C
Walking the property, § 3.6.B.3

T**TANGENTS**

Charts, elements of curve, Appendix F following § 3.8.E

TAX PARCELS

Legal descriptions, auditor's plats, § 2.3.K

TAXES

Payment of property tax, adverse possession, § 4.9

THEODOLITE

Field measurements, § 3.5.A.2

TITLE

Adverse possession, acknowledgment of title, § 4.8.A

Auditor subdivisions, plats, § 9.1.J.1

Boundary agreements, voluntary resolution methods, § 7.2.C.1
 Boundary surveys, title review, § 3.5.A.1
 Examiner of titles, forms and instructions, § 8.1.A.4
 Fee vs. easement, § 9.1.L
 General vs. legal descriptions, § 2.2.C
 Identifying survey exceptions, § 3.6.B.2
 Legal descriptions, sufficiency of description, § 2.2.C
 Solving problems, title registration and JLMs, § 2.8.E

TITLE INSURANCE

Avoiding boundary problems, § 7.1.A
 Boundary surveys, requirements, § 3.3.B.2
 Categorical exceptions, title opinions, § 3.4.D
 Surveys and surveyors, certification, § 3.3.D.2

TOPOGRAPHIC SURVEYS

Generally, § 3.2.D

TORRENS PROPERTY. See also REGISTERED PROPERTY

Adverse possession, § 4.10
 Structures built over boundary lines, § 9.3.A.2
 Boundary by practical location, § 4.10.B, § 5.1.A
 Judicial determinations, § 5.9
 Practical location, determination, § 5.7
 Registered land surveys (RLS), legal descriptions, § 2.3.L
 Roads, registered land surveys (RLS), § 9.1.K

TOWN ROADS

Abandonment, § 9.1.Q
 Cartways, § 9.1.N
 Defined, § 9.1.F
 Maps, § 9.1.H
 Vacation of roads, streets and highways, § 9.1.R

TOWNS. See also MUNICIPALITIES

Defined, vacation of roads, streets and highways, § 9.1.R

TOWNSHIP ROADS

Generally, § 9.1.F
 Trees, ownership, § 9.2.A

TOWNSHIPS. See also MUNICIPALITIES

Eminent domain, roads, § 9.1.O
 Examples, legal description, Appendix A following § 2.9
 History, survey system, § 7.1.D
 Land division, § 2.2.B
 Lots and lotting, government divisions, § 2.3.H
 Section lines, markers, § 2.2.B

TREES

Generally, § 9.2
 Boundary trees, § 9.2.B
 Damage by trees, § 9.2.G
 Damage to trees, § 9.2.F
 Defined, § 9.2.A
 Government plantings to protect roads, § 9.2.A
 Negligence, § 9.2.D
 Nuisance, § 9.2.C
 Ownership, § 9.2.A
 Self-help activities, § 9.2.I
 Trees in roadways, § 9.2.A
 Trespass, damages, § 9.2.E
 Trimming trees, utility companies, § 9.2.H
 Wrongful removal of trees, utility companies, § 9.2.H

TRESPASS

Adverse possession
 Counterclaims, § 4.13.E
 Terminating, § 4.12
 Counterclaims, § 4.13.E
 Defined, damages, § 9.2.E
 Forms, sample answer and counterclaim, Appendix C following § 4.14
 Trees, § 9.2.E

TWIN HOMES

Forms
 Sample easement for double bungalow, Appendix B following § 9.4.E
 Sample party wall easement and agreement and driveway easement and restrictive covenants for twin home, Appendix C following § 9.4.E
 Vertical boundaries, § 9.4.B

U

UNREPRESENTED PARTIES

Ethical considerations, communication with non-clients, § 7.3.B

USAGE RIGHTS

Lakes and lakeshore, § 6.3.A
 Party walls, § 9.4.A

UTILITY COMPANIES

Easements, platted roads, § 9.1.G
 Trimming/removal of trees, § 9.2.H

V

VACANT PROPERTY

Quiet title actions, standing to maintain, § 8.2.C.2

VACATING PROPERTY

Vacation of roads, streets and highways, § 9.1.R

VERTICAL BOUNDARIES

Generally, § 9.4
 Common interest communities (CICs), § 9.4.C
 Forms
 Sample easement for double bungalow, Appendix B following § 9.4.E
 Sample party wall agreement, Appendix A following § 9.4.E
 Party walls, § 9.4.A
 Twin homes, § 9.4.B

W

WALLS. See also PARTY WALLS

Generally, § 9.4

WATERFRONT PROPERTY. See LAKES AND LAKESHORE; RIVERS

WITNESS CORNERS

Defined, § 2.4.B

X,Y

Z

ZONING AND PLANNING

Boundary agreements, voluntary resolution methods, § 7.2.C.1
 Platted roads, § 9.1.G