

## 21 BOUNDARY SURVEYS

Asterisks (\*) indicate problems that have answers given in Appendix G.

### 21.1 Define the following terms:

(a) Retracement survey

From Section 21.2, paragraph 1:

"*retracement surveys* to recover and monument or mark boundary lines that were previously surveyed "

(b) Practical location

From Section 21.3, paragraph 2:

"The term *practical location* is used by the legal profession to describe an agreement, either explicit or implied, in which two adjoining property owners mark out an ambiguous boundary, or settle a boundary dispute."

(c) Color of title

From Section 21.11, paragraph 1: "a claim to a parcel of real property based on some written instrument, though a defective one."

(d) Parol evidence

From Section 21.2, paragraph 3:

"Often it is necessary to obtain *parol evidence*; that is, testimony from people who have knowledge of accepted land lines and the location of corners, reference points, fences, and other information about the correct lines."

### 21.2 What are the essential elements of a metes-and-bounds property description?

From Section 21.4, paragraph 5:

(1) Point of commencement, (2) Point of beginning, (3) Definite corners, (4) Lengths and directions of property sides, (5) Names of adjoining property owners, and (6) Areas.