

**\*\*\* EXAMINATION \*\*\***

**RELATIVE IMPORTANCE OF CONFLICTING BOUNDARY ELEMENTS**

1. **A surveyor has a quasi-judicial function because:**
  - a) his resurveys require him to apply the correct laws to restore corners
  - b) the state administrative rules direct him to make boundary agreements
  - c) he is often the final judge of adverse possession
  - d) None of the above
  
2. **The construction of deeds generally follows the rules of:**
  - a) legal descriptions
  - b) contracts
  - c) wills
  - d) Any of the above
  
3. **The paramount essential and controlling rule for construction is:**
  - a) the intention of the surveyor
  - b) satisfying the requirements of the title company
  - c) the intention of the purchaser's attorney
  - d) the intention of the parties as shown in the deed
  
4. **Monuments control over courses, distances, and courses because:**
  - a) they are visible
  - b) they are more material
  - c) they are ascertainable objects
  - d) All of the above
  
5. **Any calls for course and distances inserted by mistake:**
  - a) will void the deed
  - b) will be a reason for seeking remedies for fraud
  - c) may be rejected
  - d) All of the above
  
6. **Errors of location:**
  - a) can be corrected by the courts
  - b) can be corrected by a later surveyor
  - c) cannot be corrected by a later surveyor
  - d) None of the above

7. **The duty of the surveyor resurveying a tract of land is to:**
  - a) relocate the corners at the same places as the original surveyor
  - b) reset all corners according to the recorded courses and distances
  - c) pull all erroneous corners
  - d) None of the above
  
8. **Natural and artificial monuments are less important than:**
  - a) distances
  - b) adverse possession
  - c) courses
  - d) area
  
9. **A description having two possible constructions will favor:**
  - a) the grantor
  - b) the grantee
  - c) the title company
  - d) the surveyor
  
10. **To be a valid description in Georgia, the premises must be identifiable:**
  - a) by the sheriff
  - b) by the surveyor
  - c) by the judge
  - d) by the title company inspector
  
11. **The part of a tree, that has been called for as a monument, is the:**
  - a) blaze facing the last monument
  - b) place where the fence is stapled to the tree
  - c) center
  - d) the face of the tree facing the last monument
  
12. **Boundary improvements built after the original survey may include:**
  - a) buildings
  - b) fences
  - c) walls
  - d) All of the above
  
13. **When the surveyor has assumed North for the basis of bearings, then:**
  - a) the magnetic meridian should be used to layout missing corners
  - b) the true meridian should be used to layout missing corners
  - c) the grid meridian should be used to layout missing corners
  - d) None of the above
  
14. **If the surveyor used the magnetic meridian for the basis of bearings, then:**
  - a) the magnetic meridian should be used to layout missing corners
  - b) the true meridian should be used to layout missing corners
  - c) the grid meridian should be used to layout missing corners
  - d) the variation between two found monuments should be used for layout.

15. **The land surveyor should use horizontal distances for calculations except:**
- a) when using state plane coordinates
  - b) when using GPS
  - c) when surface measurements have been used by surveyors in the area
  - d) None of the above
16. **When plat or descriptions errors are evident in the deed,**
- a) the description is voided
  - b) the description is still valid
  - c) course holds over distance
  - d) distance holds over course
17. **When the bearings and distances in a deed do not close, the error is**
- a) placed in the last call if there is no indication of the error
  - b) distributed by the Compass Rule
  - c) distributed by Least Squares Adjustment
  - d) None of the above
18. **Shortage in area:**
- a) will result in damages awarded to the current owner
  - b) will result in damages paid by the surveyor
  - c) will result in damages paid by the previous owner's attorney
  - d) None of the above
19. **Coordinates are superior to:**
- a) bearings
  - b) distances
  - c) area
  - d) claims of adverse possession
20. **Area is superior to bearing, distance, and coordinates when:**
- a) the parties intended the deed show they wanted to convey by area
  - b) Never
  - c) Always
  - d) None of the above
21. **Excess and deficiency may be proportioned for metes and bounds tracts if:**
- a) monuments are found at all corners but the acre of the tracts are unequal.
  - b) the conveyances are simultaneous
  - c) the tracts were made by the same surveyor
  - d) Any of the above
22. **An irregular lot in a subdivision block:**
- a) always receives any excess or deficiency
  - b) receives any excess or deficiency if it is monumented
  - c) receives any excess or deficiency if it doesn't have a plat dimension
  - d) All of the above

23. **Excess and deficiency may be proportioned:**
- a) past any line of adverse possession
  - b) past any line of acquiescence
  - c) past any original monument
  - d) None of the above
24. **An oral or written boundary agreement violates the statute of frauds if:**
- a) the true line is definite and ascertainable by both adjoiningers
  - b) the line was been recently surveyed
  - c) the line was incorrectly surveyed
  - d) there is no monumentation in the area
25. **If adjoining owners acquiesce in and possess up to an incorrect line,**
- a) the incorrect line becomes the boundary after five years
  - b) the incorrect line becomes the boundary after seven years
  - c) the incorrect line becomes the boundary after ten years
  - d) the incorrect line becomes the boundary after twenty years
26. **Acquiescence may be made in such objects as:**
- a) fences
  - b) roads
  - c) ditches
  - d) All of the above
27. **Passive acquiescence may**
- a) establish a boundary line between adjoiningers
  - b) not establish a boundary line between adjoiningers
  - c) establish a boundary line if the acquiescence is longer than 10 years
  - d) establish a boundary line if the acquiescence is longer than 20 years
28. **If the adjoiningers agree orally to a boundary line, the surveyor should:**
- a) stake the true line and prepare his plat
  - b) stake the agreed line
  - c) ask the adjoiningers to reduce their agreement to writing
  - d) Any of the above

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