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Кафедра иностранных языков

КАДАСТР

(часть 1)

Методическая разработка для студентов 2-ого курса специальностей ГК и ЗК
инженерно-строительного факультета

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Методическая разработка «Кадастр» по английскому языку для студентов II курса специальностей ГК и ЗК инженерно-строительного факультета предназначена для студентов всех форм и специальностей обучения. Пособие включает в себя комплекс специализированных текстов с обучающими и контролирующими упражнениями на различные грамматические темы. В системе упражнений каждой темы имеются упражнения, как для развития устной речи, так и для практики перевода.

При составлении упражнений использовалась современная английская литература, периодические издания, лексика программных текстов, а также интернет-источники

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PART I: BASIC TEXTS

Text 1 Cadastre

1. Прочитайте следующие слова, обращая внимание на правила произношения гласных:

[æ] Cadastre; map; management; land;

[a:] Parcel;

[ʌ] Country; other; cultivation

[o] Property; document; block; lot; poll.

[ei] Detail;

[ai] precise; title; require;

[au] Bound; account; county.

[əu] ownership.

Area; rural.

2. Образуйте существительные от следующих глаголов:

a) при помощи суффиксов -er, -ship, -ment:

Own; survey; manage; assess;

b) при помощи суффиксов -tion, -ion:

Cultivate; tax; value;

A **cadastre** (also spelt **cadaster**), using a **cadastral survey** or **cadastral map**, is a comprehensive register of the metes-and-bounds real property of a country. A cadastre commonly includes details of the ownership, the tenure, the precise location (some include GPS coordinates), the dimensions (and area), the cultivations if rural, and the value of individual parcels of land. Cadastres are used by many nations around the world,^[1] some in conjunction with other records, such as a title register.

📍 In most countries, legal systems have developed around the original administrative systems and use the cadastre as a means of defining the dimensions and location of land parcels described in legal documentation. This leads to the use of the cadastre as a fundamental source of data in disputes and lawsuits between landowners.

In the United States, Cadastral Survey within the Bureau of Land Management is responsible for maintaining records of all public lands. Such surveys often required detailed investigation of the history of land use, legal accounts and other documents.

Etymology

The word "cadastre" came into English by way of French, itself from Late Latin *capitastrum*, a register of the poll tax, and the Greek κατάστιχον [*katastikhon*], a list or register, from κατά στίχον [*kata stikhon*], literally, "down the line", in the sense of "line by line" along the directions and distances between the corners mentioned and marked by monuments in the metes and bounds. The word forms the adjective *cadastral*, used in public administration, primarily for ownership and taxation purposes. The terminology used for cadastral divisions may include counties, parishes, ridings, hundreds, sections, lots, blocks and city blocks.

Cadastral surveys

Cadastral surveys are used to document the boundaries of land ownership, by the production of documents, diagrams, sketches, plans (plats in USA), charts, and maps. They were originally used to ensure reliable facts for land valuation and taxation. An example from early England is the Domesday Book. Napoleon established a comprehensive cadastral system for France which is regarded as the fore-runner of most modern versions. Cadastral survey information is often a base element in Geographic/Land Information systems used to assess and manage land and built infrastructure. Such systems are also employed on a variety of other tasks, for example, to track long-term changes over time for geological or ecological studies, where land tenure is a significant part of the scenario.

Cadastral map

A *cadastral map* is a map showing the boundaries and ownership of land parcels. Some cadastral maps show additional details, such as survey district names, unique identifying numbers for parcels, certificate of title numbers, positions of existing structures, section or lot numbers and their respective areas, adjoining and adjacent street names, selected boundary dimensions and references to prior maps.

Scott, in *Seeing Like a State*, has argued that all maps, but particularly cadastral maps, are designed to make local situations tangible to an outsider, and in doing so enabling states to collect data on their subjects. He sees the origins of this in Early Modern Europe, where taxation became more complex. Cadastral maps, he argues, are always a great simplification, but they in themselves help change reality (2874)

Vocabulary

1. Comprehensive	подробный, всесторонний
2. Mete	граница
3. Bound	граница, предел
4. Real property	недвижимость
5. Ownership	собственность, владение
6. Tenure	владение, имущество
7. Cultivation	возделывание (земли)
8. Parcel	участок земли
9. County	графство (<i>англ.</i>); округ (<i>амер.</i>)
10. Parish	церковный округ
Riding	ридинг (<i>административная единица графства Йоркшир</i>)
11. Survey	межевание
12. Section	участок, дистанция
13. Lot	участок земли, территория
14. Block	зд. квартал
15. Ensure	обеспечивать
16. Valuation	оценка, определение стоимости
17. Taxation	налогообложение
18. Fore-runner	предвестник
19. Assess	определять стоимость, оценивать имущество
20. Track	прослеживать
21. Long-term	долгосрочный
22. Scenario	программа, план
23. Boundary	граница, предел, межа
24. Adjoin	граничить
25. Adjacent	прилегающий, соседний
26. Lawsuit	тяжба в суде, судебный иск

1. Answer the following questions:

2. What is cadastre?
3. What does a cadastre commonly include?
4. Where did the word “cadastre” come from?
5. What are cadastral surveys used for?
6. Who established a comprehensive cadastral system for France?
7. What map is a cadastral one?
8. What details do cadastral maps show?
9. What do legal systems in the most countries use the cadastre as?

1. Give the Russian equivalents:

Cadastral survey; cadastral map; real property; details of ownership; land parcel; means of defining dimension and location of land parcel; lawsuit between landowners; to document the boundaries of land ownership; the fore-runner of the most modern versions.

3. Translate into English:

Недвижимость; границы; точное расположение; стоимость (цена) отдельного участка земли; основной источник (информации) в судебных спорах; обложение налогами; обеспечивать надёжные факты.

4. Complete the sentences:

1. Cadastre is a comprehensive register of
2. Cadastre is used as means of defining
3. The terminology used for cadastral divisions may include
4. Cadastral surveys are used to document
5. Napoleon established a for France.

Text 2 Cadastral Survey

1. Прочитайте следующие слова, обращая внимание на правила произношения гласных:

Operational; department; innovation; practical; national; spatial; coordinate; practical; large.

[ei] Spatial; survey; data; base; framework; locate.

[o:] framework; effort; record; boring; important; sort; perform; reward.

[ai] Wyoming; Idaho; expertise; Wildlife; define; primary; science.

-tion/ -ion: Spatial; innovation; determination; information; operational; national; mission.

[d3] Management; large; project; geographic; archeology; dendrology; geology; wledge; archeologist.

2. Определите, к каким частям речи относятся следующие слова, и переведите их:

Cadastral; management; federal; government; original; descendant; practical; spatial; perspective; relatively; ownership; measurement; physical; surveyor; archeologist.

3. Прочитайте интернациональные слова и переведите их:

Operational; program; bureau; management; department; interior; mission; focus; federal; original; public; practical; innovation; coordinate; project; perspective.

Cadastral Survey is an operational program within the Bureau of Land Management, Department of the Interior whose mission and focus includes:

Performing legal boundary surveys for the Federal Government. This includes consultation and boundary determination expertise for USFS, Park Service, Corps of Engineers, BIA, Fish and Wildlife Service, Bureau of Reclamation, etc

Steward of PLSS records for all active Public Land States, descendant from original General Land Office, or the GLO, the creators of the Public Land Survey System.

A 215 year history of getting the job done and practical innovation.

Currently maintains offices in Alaska, Arizona, California, Colorado, GCDB Denver, Eastern States, Idaho, Montana, Nevada, New Mexico, Oregon, Utah , Washington D.C. and Wyoming.

Produces and maintains the primary land tenure records: the survey field notes and plats.

Is a leader in developing spatial data as a basis for National Land Information System. This includes a large data collection efforts which is underway, known as the GCDB or Geographic Coordinate Data Base Project. This is the largest project in the world for development of records based geographic spatial framework.

So fine, but what is Cadastral really? The term comes from Latin base term Cadastre referring to a registry of lands. So actually Cadastral Surveying is surveying having to do with determining and defining land ownership and boundaries. Seems like a pretty boring thing perhaps? Well a lot of people think surveys are relatively unimportant until they find they have located many hundreds of thousands of dollars of improvements, buildings, etc. on someone else's land. Suddenly the value of knowing where your land is comes into perspective.

The practice of finding boundaries is neither a purely legal process, nor a purely scientific process. It is something in between with a twist. The boundary surveyor in *finding* an old survey must be cognizant of the legal description of the land and any conflicts which may affect it. This involves not only knowledge but skills in research and investigation. Then the surveyor must be part archeologist to find physical evidence of previous surveys and occupation on the ground. Throughout the process the surveyor must understand the concepts of good measurements to find and describe what is found, and be able to interpret it's relationship to the record. In the end those that do it well find it can be rewarding and fun, sort of as mathematical detective work, with archeology, dendrology, geology and paralegal aspects thrown in. So we sometimes use the old saying "Land Surveying" is both an *art* and a science.

Vocabulary

- | | |
|------------------|---|
| 1. Operational | оперативный, работающий, действующий, функционирующий, сданный в эксплуатацию |
| 2. Focus | внимание |
| 3. Perform | выполнять; делать; совершать |
| 4. Legal | юридический; правовой |
| 5. Determination | установление; определение |

6. USFS <i>сокр. от</i> (United States frequency standard) эталон частоты	Национального бюро стандартов США
7. Corps of Engineers	инженерные войска
8. BIA (Bureau of Indian Affairs)	бюро по делам индейцев
9. Public Land	общественная земля; государственная земля
10. Descendant	потомок
11. Primary	главный; основной; первостепенный
12. Tenure	владение недвижимостью, землевладение
13. Records	зд. документы
14. Plat	небольшой участок земли; делянка, надел
15. Underway	происходящий, имеющий место
16. Spatial	пространственный
17. Framework	база, основа; структура
18. Locate	размещать, располагать
19. Improvement	улучшение, модернизация
20. Cognizant	знающий, осведомленный
21. Affect	приносить вред, наносить ущерб

1. 1. Answer the following questions:

1. What is Cadastral Survey?
2. What does mission and focus of Cadastral Survey include?
3. What does performing legal boundary surveys for the Federal Government include?
4. What is GCDB?
5. Where does the term come from?
6. What does Cadastral Surveying actually have to do with?
7. Why is the practice of finding boundaries neither a purely legal process, nor a purely scientific process?
8. What must the boundary surveyor be cognizant of?
9. What knowledge and skills are necessary for the boundary surveyor?

2. Give the Russian equivalents:

Cadastral Survey; operational program; legal boundary surveys; boundary determination expertise; primary land tenure records; the survey field notes and

plats; geographic spatial framework; determining and defining land ownership; a purely legal process; boundary surveyor; to be cognizant of; legal description of the land; physical evidence of previous surveys and occupation on the ground; to be able to interpret its relationship to the record.

3. *Translate into English:*

Кадастровая съёмка; экспертиза по определению границ; выполнять юридическую кадастровую съёмку границ; документы по владению землёй; землевладение; разработка пространственных данных; определение землевладения и границ; ни чисто юридический, ни чисто научный процесс.

4. *Complete the sentences:*

1. Cadastral ... is an program within the ... Department of the Interior.
2. Performing legal for the Federal Government includes consultation and ... expertise for USFS, Park Service, Corps of Engineers, BIA, Fish and Wildlife Service, Bureau of Reclamation, etc.
3. Cadastral Survey produces and maintains the primary ... records.
4. Cadastral Survey is a leader in developing....
5. The term comes from Latin base term Cadastre referring to a
6. The practice of ... is neither a purely ... process, nor a purely process.
7. The boundary surveyor in *finding* an old survey must be cognizant of
8. The practice of finding boundaries involves not only knowledge but skills in
9. Throughout the process the surveyor must understand the concepts of
10. Throughout the process the surveyor must understand the concepts of good measurements to find and describe what is found, and be able to

Text 3 Cadastral (Legal) Survey

1. Прочитайте следующие слова, обращая внимание на правила произношения гласных:

- a) С буквой a: establish; delineate; land; water; air; space; plan; practice; artificial; standard; grant; mapping; authorize; staff; pass.
- b) С буквой i: determine; delineate; rights; interest; consider; authorize; practice; province; digital; file; lien; rigorous.

2. Определите, к каким частям речи относятся следующие слова и переведите их:

Description; specific; professional; province; various; federal; rigorous; relevant; hydrography.

3. Прочитайте интернациональные слова и переведите их:

Commission; professional; original; federal; information system; province; hydrography; construction; electric; annotation; hydrography; agency.

Cadastral surveys establish or determine the boundaries that delineate rights to or interests in land, water, or air space by considering the relevant and appropriate natural features, artificial monuments, metes and bounds descriptions, survey plans, coordinates, and mathematical calculations. Only legally commissioned land surveyors are authorized to practice cadastral surveying. Commissions are granted only to those individuals who meet specific standards of education and geomatics training, and then pass a rigorous set of professional examinations related to several areas of expertise, including land surveying, mapping, hydrography, remote sensing, geographic information systems, and statute law.

Only commissioned land surveyors are entitled to use the designations Alberta Land Surveyor (ALS), British Columbia Land Surveyor (BCLS), and Canada Lands Surveyor (CLS). Our Alberta and British Columbia Land Surveyors are authorized by provincial statutes to practise cadastral surveying in those provinces. Our Canada Lands Surveyors are authorized by various federal statutes to conduct legal boundary surveys on Canada Lands, including aboriginal and First Nations Lands, National Parks, land in Yukon, Nunavut, and the Northwest Territories, and the offshore areas of Canada. MGI's commissioned Alberta Land Surveyors, British Columbia Land Surveyors, and Canada Lands Surveyors have been performing cadastral surveys in western and northern Canada for 30 years. We also perform precise cadastral base mapping from our own digital files and the various digital and non-digital files of public agencies. Our experienced field and office staff maintain the integrity of cadastral boundaries while cost-effectively compiling base maps appropriate to each client's specific requirements.

Cadastral Mapping Our cadastral mapping services support boundary definition, registrable descriptions and documentation, easements, expropriations, lease

agreements, oil and gas exploration and production, road and highway construction, right-of-way planning, land subdivision, retracement surveys, and electric power generation, transmission, and distribution. We are often engaged by petroleum exploration clients to provide a complete cadastral overlay on a digital orthophotography base encompassing as many as 100 townships.

Cadastral mapping is very precise. For example, we frequently use cadastral mapping for petroleum industry clients, designing a complete drilling program that includes geologically positioned wellsites and constructible access roads and pipelines. We produce large digital maps with cadastral data and Crown depositions precisely mapped, "zoom in" on a section to add new wellsites, roads, pipelines, and other facilities with appropriate annotations, and deliver a cadastral (legal) plan that is ready for registration with the appropriate authorizing agency. (2528)

Vocabulary

- | | |
|-------------------------|--|
| 1. Legal | правовой, судебный, юридический |
| 2. Delineate | зд. Определять размеры, границы |
| 3. Relevant | имеющий отношение, уместный, соответствующий |
| 4. Natural feature | природная особенность |
| 5. Legally commissioned | получивший поручение, уполномоченный |
| 6. Land surveyor | землемер, геодезист, инспектор |
| 7. Authorize | уполномочивать |
| 8. Practice surveying | осуществлять, проводить межевание |
| 9. Grant | разрешение, официальное представление |
| 10. Rigorous | жёсткий, тщательный, точный, строгий |
| 11. Mapping | картография, нанесение на карту |
| 12. Hydrography | гидрография |
| 13. Sensing | измерение, зондирование, контроль, обнаружение |
| 14. Statute law | выраженное в законах, писанный закон |
| 15. Entitle | называть, озаглавливать, давать, предоставлять право |
| 16. Designation | обозначение, определение, указание |
| 17. Easement | пристройки, полоса отчуждения |
| 18. Aboriginal | коренной |
| 19. Cost-effectivity | рентабельность |
| 20. Compile | составлять, собирать, накапливать, составлять карту |
| 21. Expropriation | изъятие, принудительное отчуждение имущества |

22. Lease	наём, напрокат, сдавать в аренду
23. Exploration	исследование, дальняя разведка
24. Subdivision	разукрупнение, разбивка на более мелкие части
25. Overlay	верхний слой, покрывать
26. Encompass	окружать, обносить (стеной), обводить (рвом)
27. Orthophotography	аэросъёмка в ортографической проекции, ортогональный снимок
28. Drilling program	программа обучения

1. Answer the following questions:

1. What do cadastral surveys establish or determine?
2. What is considered by determining boundaries?
3. Who is authorized to practice cadastral surveying?
4. Whom are land surveyors authorized by?
5. Who has been performing cadastral surveying in western and northern Canada for 30 years?
6. What does the office staff maintain?
7. What do the cadastral land mapping services support?
8. Why are surveyors often engaged by petroleum exploration clients?

2. Give the Russian equivalents:

Cadastral surveys; establish or determine the boundaries; delineate rights or interests in land, water or air space; artificial monuments; legally commissioned land surveyors; to maintain the integrity of cadastral boundaries.

3. Translate into English:

Кадастровое межевание; определять границы; отображать права на землю; учитывать природные особенности; законодательно (юридически) уполномоченный; производить межевание.

4. Complete the sentences:

1. Cadastral (Legal) surveys establish or determine
2. Only land surveyors are authorized to
3. Commissions are granted only to those individuals who meet
4. The office staff maintains the integrity of
5. Cadastral mapping services support

6. Cadastral mapping is frequently used for

Text 4 Cadastral alpha-numeric data

1. Прочитайте следующие слова, обращая внимание на правила произношения гласных:

- a) С буквой a: Basic; separate; data; estate; detail; parcel; part; marketing; master.
- b) С буквой i: individual; identifier; provide; submit; size; right.
- c) С буквой u: use; unique; unit; servitude; conclude; public; survey; building;
- d) Со звуком [ai]: provide; identify; apply; supply.
- e) Со звуком [ʌ]: public; cover; such; update; other.

2. Определите, к каким частям речи относятся следующие слова и переведите их:

Basic; register; individual; cadastral; original ;ownership; identifier; public; decision; numeric; servitude.

3. Образуйте существительные от следующих глаголов:

Identify; decide; survey; own;

4. Прочитайте интернациональные слова и переведите их:

Register; system; index; information; servitude; detail; cadastral; symbol; original; material.

The Cadastre is one of the country's basic registers. It shows individual cadastral units of landownership and parcels and areas separated from them. Each real estate unit - including transfers of part has a unique identifier which provides a key to all the data about them. The data is based on land surveys and decisions by the authorities. The Cadastre is a public register.

The Cadastre contains basic cadastral data on registered units, such as the name and size of real estate /cadastral unit, road rights and other servitudes applying to it, its share of common areas, whether it comes under a detailed land use plan or master plan, and information about other decisions pertaining to it. Cadastral register data is needed, for example, when real estate deals are concluded, applications for a building permit submitted and rights of servitudes examined.

All District Survey Offices can supply excerpts from the Cadastre covering the whole of Finland. In spring 1998, NLS introduced a new data system which

enabled it to update both the cadastral alpha-numeric and the digital cadastral index map in the same database, as well as provide information from the system.

Cadastral boundary index map

The cadastral index map shows the existing real estate/parcel/cadastral unit division and is part of the Cadastre. The cadastral index map shows the boundaries of existing real estate and cadastral unit numbers. Transfers of parts are entered in the Cadastre and depicted on the index map as symbols and with their identifiers. Servitudes and rights and restrictions entered in the register are also shown, as are the areas covered by approved master plans and town plans. Old servitudes formed before 1998 are still shown in text form.

Archives

The District Survey Official can also provide copies of original land survey documents and maps on request. This enables the landowner himself to investigate the location of boundaries or servitudes or other rights concerning his real estate.

District Survey Offices and NLS Sales and Marketing Services sell excerpts, printouts, and digital material from the Cadastre.

Vocabulary

- | | |
|-----------------------------------|--|
| 1. Alpha-numeric
нумерационный | буквенно-цифровой; алфавитно- |
| 2. Register | официальный список, реестр; перечень |
| 3. Transfer | передача, трансферт (переход права собственности от продавца к покупателю) |
| 4. Real estate | недвижимое имущество, недвижимость |
| 5. Unique
исключительный | уникальный, единственный в своем роде, |
| 6. Identifier | идентификатор, признак; метка |
| 7. Servitude | юр.сервитут |
| 8. Share | часть; доля; квота |
| 9. Common
публичный | 1) общий, совместный; 2) общественный, |

10. Master plan	генеральный план
11. Pertain	принадлежать; относиться, иметь отношение
12. Deal	сделка, соглашение, договор
13. Conclude	завершать, заканчивать
14. Application	заявление
15. Permit	разрешение; позволение
16. Submit	представлять, подавать (документы); передавать, представлять на рассмотрение
17. Enable	давать возможность или право что-л. сделать, создавать возможность, облегчать
18. Update	1) модернизировать, усовершенствовать, приводить в соответствие с современными стандартами 2) обновлять, дополнять (сведения, информацию); дорабатывать
19. Index	показатель, признак; алфавитный каталог
20. Parcel	участок земли; надел
21. Enter	регистрировать, фиксировать
22. Depict	описывать, изображать
23. Restriction	ограничение
24. Approved	принятый, утверждённый
25. Request	запрос; заявка; прошение
26. Landowner	землевладелец
27. Concerning	касательно, относительно
28. Excerpt	выборка, выдержка, извлечение, цитата, отрывок, выписка
29. Printout	распечатанные данные, распечатка

1. Answer the following questions:

1. What is cadastre?
2. What does the cadastre show?
3. What provides the key to the data about the real estate units?
4. What data does the Cadastre contain?
5. When is Cadastral register data needed?
6. What does the cadastral index map show?
7. What can the District Survey Official can also provide?
8. What is the landowner enabled to investigate?
9. Where can the landowner receive excerpts, printouts, and digital material from the Cadastre?

2. Give the Russian equivalents:

Alpha-numeric data; individual cadastral units of land-ownership and parcels and areas; real estate unit; the data, based on land surveys and decisions by the authorities; basic cadastral data on registered units; a detailed land use plan; Master plan; real estate deals; to submit applications for a building permit; to supply excerpts from the Cadastre; to show the boundaries of existing real estate and cadastral unit numbers.

3. Translate into English:

30. Буквенно-цифровые; алфавитно-нумерационные данные; передача, трансферт (переход права собственности от продавца к покупателю); недвижимое имущество, недвижимость; уникальный идентификатор, признак, метка; совершать сделки с недвижимостью; подавать заявление на разрешение строительства; заносить, регистрировать, фиксировать данные.

4. Complete the sentences:

1. Cadastre is one of the country's
2. The Cadastre shows
3. Each real estate unit - including transfers of part has

4. Each - including of part has a unique identifier which provides a key to all the data about them.
5. The Cadastre contains basic cadastral data on
6. Cadastral register data is needed, when
7. All District Survey Offices can supply ... from the Cadastre covering the whole country.
8. The cadastral index map shows
9. ... shows the boundaries of existing real estate and cadastral unit.
10. Transfers of parts are ... in the Cadastre and ... on the ... as symbols and with their....

Text 5 What is the Cadastre in France?

1. Прочитайте следующие слова, обращая внимание на правила произношения гласных:

- a) С буквой а: France; registration; call; maintain; auspice; tax; authority; graphical; plan; detail; particular; base.
- b) С буквой о: Boundary; show; owner; obtain; plot; document.
- c) С буквой и: Boundary; consult; public; particular; auspice; authority.

2. Определите, к каким частям речи относятся следующие слова и переведите их:

Official; registration; graphical; particular; document; owner; public; ownership; description; definitive; statement; legal; necessarily; Napoleonic; non-existent.

3. Образуйте при помощи соответствующих суффиксов существительные от следующих глаголов:

Register; state; describe; survey; divide; determinate

4. Прочитайте интернациональные слова и переведите их:

Public; graphical; plan; reflect; calculate; era; service; process; notary; aerial; photo.

The official system of land registration in France is called the *cadastre*, maintained by the French public land registry, under the auspices of the French tax authority, the *Direction Générale des Finances Publiques (DGFIP)*.

The title plans are called *plans cadastrales*, a graphical plan of the boundaries of land parcels in France. The plans themselves do not show details of the owner of a property, or (necessarily) all the land parcels in a single ownership. To obtain information on the owner of a particular plot you need to consult a related document called the *matrice cadastrale*.

The plans show numbered plots on which the ownership of land is based. Whilst they will show buildings, the size of the plot and the place name (*lieudit*) of the property to which it belongs, the boundary description on the *cadastre* may often be vague, or even non-existent.

Moreover, the *cadastre* does not show the precise boundaries between properties and, as a result, they are **not a definitive statement of the legal boundaries of a property**, which can only be established by a land survey. This reflects the origins of the plans, which were created in the Napoleonic era for the purposes of calculating land tax.

Accordingly, whilst in most cases the *cadastre* does the job you need it to do, it can be contested.

If there is a need to determine the boundaries of a property because the *cadastre* is unclear, it is disputed, or a plot is to be broken up into different ownerships, the process is known as *bornage*.

If this occurs, it is obligatory to engage the services of a land surveyor (*géomètre*) to undertake a formal determination of the boundaries and division of the land. You can read more about that process.

2. Viewing the *Cadastre*

A copy of the local *cadastre* will be held in the local *mairie*, or the local land registry office, called the *Centre des Impôts Foncier*. You are entitled to visit their offices and freely inspect it. The local notaire will also have a copy.

You can also view the land registry plans on-line at French Cadastre.

If used in tandem with the aerial photos provided through the site of Geoportail you can obtain a lot of useful information about a property from comfort of your home.

Using these web resources, you can view land and building plots, measure their surface area, order hard-copy versions of the plans, or print off from the site.

However, those of you who may be familiar with the UK land registry on-line plans are going to be a little disappointed, particularly in rural areas. The Ordnance

Survey plans in the UK are of a higher quality, with more topographical information, and the French plans do not show title boundaries, as is the case with the UK plans.

Accordingly, if you type in the address of a property, you may be lucky enough that the plots offered up correspond to the title of the property, but to not bank on it. You may get more or less than all the plots in the current ownership of the owner. To get accurate information you also need the plot numbers that correspond with the title.

Neither do the plans provide personal information on the owner, nor the price paid by the present owner, as is the case with the UK Land Registry site.

If you wish to know the ownership of a parcel of land you should visit your local *mairie* in order to obtain details from the *matrice cadastrale*, or alternatively visit the *Centre des Impôts Foncier* in the administrative area where the land is located. To obtain precise information on ownership from abroad you will need to get the cooperation of the seller to provide the plot numbers, or the estate agent selling the property. Agents are probably going to insist that you sign a visit form, before they will supply you with the co-ordinates on Geoportail, or the plot numbers from the plans.

The information on the *plan cadastrale* may not be completely up to date, as it can take up to three years for new developments or other changes to be entered on to the plan.

Vocabulary

1. Registry регистрация, журнал записей, учёта, реестр
2. Auspice содействие, покровительство
3. Title право собственности
4. Single ownership единоличное владение
5. Plot участок земли (обычно занятый чем-либо или отведённый под что-либо)
6. Numbered пронумерованный
7. Vague неясный, смутный, нечёткий

8. Non-existent	несуществующий
9. Definitive	определённый, окончательный
10. Whilst	пока, в то время, как
11. Contest	оспаривать,
12. Dispute	спорить, подвергать сомнению
13. Rural	сельский
14. Bank on	полагаться, рассчитывать на что-либо

1. Answer the following questions:

1. How is the official system of land registration in France called?
2. What is official system of land registration in France maintained by?
3. 3. What is called *plans cadastral*?
4. What details do not the plans themselves show?
5. What is necessary to do to obtain information on the owner of a particular plot?
6. What do the plans show?
7. What process is known as *bornage*?
8. Where will a copy of the local cadastre held?
9. What is the difference between the UK Land registry site and the French site of Geoportail?

2. Give the Russian equivalents:

The official system of land registration; French public land registry; boundaries of land parcels; to show details of the owner of a property; single ownership; to consult related documents; boundary description; precise boundaries between properties; a definitive statement of legal boundaries; purpose of calculating land tax.

3. Translate into English:

Земельная регистрация; земельный участок (2 варианта); границы участка земли; единоличное владение; владелец определённого участка земли; установление юридических границ.

4. Complete the sentences:

1. The official system of land registration in France is maintained by
2. ... are called *plans cadastrales*, a graphical plan of the boundaries of

3. The plans themselves do not show the details of
4. To obtain information on the owner of a particular plot you need to
5. The plans show numbered plots on which
6. The *cadastre* does not show the precise boundaries between properties, they are not
7. If there is a need ..., the process is known as

Text 6 Multipurpose Marine Cadastre

1. Прочитайте следующие слова, обращая внимание на правила произношения гласных:

- a) Data; demonstrate; provide; identify; siting; direct.
- b) Cadastre; attention; address; system; multipurpose; format; decision.
- c) Multipurpose; support; Earth; source; research; format; external.
- d) Offshore; software; marine.

2. Определите, к каким частям речи относятся следующие слова и переведите их:

Alternative; viewable; attention; continental; decision; available; viewer.

3. Определите, от каких слов образованы следующие слова и переведите их:

Multipurpose; decision; continental; application; viewer; viewable; additional.

4. Прочитайте составные слова и догадайтесь, что они означают:
Multipurpose; offshore; software; download; website; geospatial.

Geospatial data and tools for marine spatial planning

An increasing demand for alternative energy is focusing attention offshore. The Multipurpose Marine Cadastre, a marine information system for the outer continental shelf and state waters, is addressing these issues by providing direct

access to authoritative marine cadastral data, and by demonstrating how boundary and other data are being used to support decisions on ocean uses.

Data Portal

Data are available in several common file formats such as ESRI and KML, and as Web services.

U.S. Marine Cadastre Data Viewer

Data can be viewed through both ArcIMS and Google Earth applications. If using the Google Earth viewer, please download the Google Earth software. Options are also available to download data from their authoritative sources.

- **Alternative Energy Viewer**

This data viewer contains marine cadastral and other data that have been identified as critical to alternative energy siting and research. Because of the large amount of data and links to external map services, the data are viewable through an ArcReader application. If you do not already have ArcGIS 9.x ArcReader installed, please download and install ArcReader before downloading the Alternative Energy Viewer.

- **Web Services**

Find Open Geospatial Consortium (OGC) Web services for a select set of data in the Data Portal. Website updates will be made as additional data become available as Web services.

- **Technical Services**

- **Web Mapping and Support Services**

Interested in building your own mapping application? Standard templates and documentation for visualization and analysis of geospatial data are available for your organization. Whether you are a user or provider of marine cadastral data, the Multipurpose Marine Cadastre project team can provide assistance in acquiring, using, and sharing offshore boundary data. Technical support is available on a case-by-case basis. A standards and best practices document will be completed by the end of 2009.

Vocabulary

1. Marine морской
2. Geospatial data данные о месторасположении, картографические данные
3. Spatial пространственный

4. Offshore	находящийся на некотором расстоянии от берега (в море)
5. Shelf	отмель, шельф
6. Issue	вопрос, предмет (спора)
7. Authoritative	официальный, авторитетный
8. Application	приложение
9. Download	загружать, скачивать
10. Critical	важный, насущный, необходимый
11. Viewer	зритель, обозреватель
12. Template	шаблон, клише, лекало, образец
13. Acquire	приобретать, овладевать
14. Share	делить, разделять, распределять

1. Answer the following questions:

1. What is focusing attention offshore?
2. What is the multipurpose Marine Cadastre?
3. What does the multipurpose Marine Cadastre provide direct access to?
4. In what way can data be viewed?
5. What assistance can The Multipurpose Marine Cadastre Project team provide?

2. Give the Russian equivalents:

The multipurpose Marine Cadastre; demand for alternative energy; to provide direct access to authoritative cadastral data; to support decisions on ocean uses.

3. Translate into English:

Морской кадастр; данные о месторасположении; обеспечивать прямой доступ; у берега (в море); использование океана; официальные кадастровые данные; официальный источник

4. Complete the sentences:

1. An increasing demand for ... is focusing attention
2. The Multipurpose Marine Cadastre is a marine information system for

3. The Multipurpose Marine Cadastre is addressing these issues by
4. Options are available to download from
5. The data viewer contains marine cadastral and other data that have been identified as

Text 7 Cadastre Record

Record placed into the real estate land registry

Record placed into the cadastre of real estate

Written by Richard Gürlich

1. Прочитайте следующие слова, обращая внимание на правила чтения:

- a) буквы а: Placed; real estate; explanation; land; gardens; orchards; area.
- b) буквы о: Cover; record; collection; according; orchards; plot.
- c) буквы с: Cover; cadastre; record; collection; according; republic; location.
placed; proceeding; office; evidence.
- d) буквы г: Surrounding; geometrical; legal.
- e) звука [dʒ]: Registry; subject; geometrical.

2. Распределите следующие слова и по частям речи и переведите их:
Section; registry; evidence; location; geometrical; determination; legal; legally; descriptive.

3. Образуйте при помощи суффиксов как можно больше производных слов (существительных и прилагательных) от следующих слов:

Describe; determine; construct; own.

This section covers the explanation of the workings of the cadastre of real estate and to questions surroundings this. The subject of cadastre of real estate is divided into sections; what the cadastre of real estates is, proceedings with the cadastre office and finally the recording of such evidence.

According to the Cadastre Law the cadastre of real estates is defined as a collection of data about real estates in the Czech Republic that includes ; their schedule and description and their location and geometrical determination .The cadastre of real estates is shows evidence of ownership and other legal interests to real estate . It is public evidence whereby everybody has the right to view such evidence in the presence of the officer of cadastre office. The public can take copies, extracts or drawings. Some data evidenced in cadastre of real estate are available on the internet pages of the cadastre.

The first thing to consider is the plot that is considered as a part of ground that is identified by a certain number (‘plot number‘). There are several kinds of plots , namely arable land, hop gardens, vineyards, gardens, orchards, forest land, water areas , built-up areas, courtyards and other areas.

The cadastre also shows buildings with allotted descriptive or evidenced numbers, also buildings with no such numbers. Buildings are mainly constructions connected with the ground by a solid base. Not all constructions are in the cadastre, for example underground constructions or constructions that are not connected with the ground by solid base or “petty constructions” are not included. Flats and non –residential areas are evidenced in the cadastre.

The details include geometrical determination s of real estate, location determination of real estate, determination of territory cadastre, plot numbers, kinds of plots, plot acreages and /or use of land. The cadastre may include also data about legal relationships, including data about the owners and their rights.

Procedure with the cadastre office

The Procedure for admission of record into the cadastre office is divided into the cadastre office is divided into several sections. It includes the embarkation of procedure, correction of draft of contribution, reconsideration of draft and related documents and finally adjudication.

Embarkation of procedure – draft of record into the cadastre

The procedure is opened up by the delivery of a draft of record of ownership into the cadastre. The draft must conform to particular terms so office can complete the record. The draft must include an indication of the cadastre to which the draft is addressed, the exact identification of the individuals who are party to the procedure and also the designation s of rights which are supposed to be entered into the cadastre.

The titles of the cadastre offices can change and so it is necessary to check the correct exact title of the office. This is possible to find in Cadastre Code.

Exact identification is important. The code exactly states the disclosures which are absolutely necessary for identification. It is assumed that if someone does not have a birth number. Then date of birth is enough.

The third condition on the draft is the indication of rights that means that the applicant must draft what is to be entered. A draft illustration of sale contract is attached. This draft must be have annexes attached stating the correct number of executions.

According to the Code , upon entry to the cadastre documents must be annexed to the draft of contribution and that means the deed that states the basis upon which it is to be entered into the Cadastre (for example Purchase Contract). By power of attorney if the attendant is represented by the third party, a certificate of incorporation or other legally stated person/entity.

Vocabulary

1. Registry	журнал записей, учёта, реестр
2. Working	работа; труд; занятие; дело
3. Surround	окружать; обступать
4. Proceeding	образ действия; порядок осуществления
действия; практика	
5. Evidence	основание; доказательство
6. Schedule	список, перечень, каталог; опись, реестр
7. Determination	определение, постановление (суда)
определение; установление, фиксирование	
8. Legal interests	законные проценты
9. Whereby	посредством чего, при помощи чего; в
соответствии с чем	
10. Plot	надел, делянка; кусок или участок земли
<i>(обычно занятый чем-л. или отведённый для чего-л.)</i>	
11. Arable land	пахота; пашня, пахотная земля
12. Hop garden	поле хмеля
13. Vineyard	виноградник
14. Orchard	фруктовый сад
15. Forestland	лес
16. Built-up area	зона застройки
17. Courtyard	внутренний двор

18. Allot	предоставлять, выделять предназначать
19. Descriptive	описательный; изобразительный; дескриптивный, наглядный
20. Solid base	массивное основание
21. Petty	мелкий, незначительный; второстепенный, маловажный
22. Flat	квартира
23. Non -residential	нежилой
24. Acreage	площадь земли в акрах
25. Admission	доступ
26. Draft	получение средств по чеку, снятие со счёта
27. Contribution	вклад, взнос
28. Adjudication	присуждение; вынесение решения
29. Conform	согласовываться, соотноситься; соответствовать
30. Designation	обозначение, называние, указание
31. Disclosure	обнаружение, открытие, разоблачение, раскрытие
32. Annex	прилагать, присоединять как приложение; делать приложение
33. Entry	запись; занесение; регистрация
34. Deed	акт, документ
35. Purchase	покупка, приобретение
36. Attorney	поверенный, доверенное лицо
37. Attendant	присутствующий (в суде)
38. Entity	организация

1. Answer the following questions:

1. What is defined as a collection of data about real estates?
2. What sections is the subject of cadastre of real estate divided into?
3. What does cadastre of real estates show?
4. What right does everybody have?
5. Where are some data evidenced in cadastre of real estate available?
6. What is the first thing to consider?
7. What part of ground is considered as a plot?

8. What kinds of plots are there?
9. What constructions are not in the cadastre?
10. What do the details include?
11. What sections is the Procedure for admission of record into the cadastre office divided into?
12. What is the procedure is opened up by?
13. When must the documents be annexed to the draft of contribution according to the Code?

2. Give the Russian equivalents:

Cadastre record; real estate; real estate land registry; location and geometrical determination; evidence of ownership; legal interests; the right to view such evidence in the presence of the officer of cadastre office; to take copies, extracts or drawings; a part of ground; to be identified by a certain number; plot number; arable land; vineyards; orchards; forestland; water areas; built-up areas; courtyards; buildings with allotted descriptive or evidenced numbers; non-residential area.

3. Translate into English:

журнал записей, учёта, реестр; кадастр недвижимости; основание владения; определение, установление, фиксирование; надел, делянка; кусок или участок земли (*обычно занятый чем-л. или отведённый для чего-л.*); пахота; пашня, пахотная земля; виноградник; зона застройки; массивное основание; площадь земли в акрах; договор (контракт) на приобретение, покупку.

4. Complete the sentences:

1. The subject of cadastre of real estate is divided into ...;
2. Cadastral record is a record
3. According to the Cadastre Law the cadastre of real estates is defined as a
4. The cadastre of real estates shows

5. It is public evidence whereby everybody has the right
6. The plot is considered as a ...that is....
7. The cadastre also shows buildings
8. Buildings are mainly constructions connected with the ground by
....
9. Flats and non-residential areas are ... in the cadastre.
10. The cadastre may include also data