

Министерство науки и высшего образования Российской Федерации
Федеральное государственное бюджетное образовательное учреждение
высшего образования
«Кузбасский государственный технический университет
имени Т. Ф. Горбачева»

Кафедра иностранных языков

ИЗУЧАЕМ КАДАСТР

**Методические материалы по английскому языку
для обучающихся направления подготовки
21.03.02 Землеустройство и кадастры**

Составители С. В. Лебединцев
В. А. Густов

Утверждены на заседании кафедры
Протокол № 7 от 09.04.2019
Рекомендованы к печати
учебно-методической комиссией
направления подготовки 21.03.02
Протокол № 04/19 от 30.04.2019
Электронная копия находится
в библиотеке КузГТУ

Кемерово 2019

Содержание

Предисловие	2
UNIT 1. URBAN CADASTRE.....	3
UNIT 2. HISTORY OF THE CADASTRE	8
UNIT 3. NAPOLEONIC CADASTRE	12
UNIT 4. LAND INFORMATION SYSTEM IN THE USA.....	17
UNIT 5. ADDITIONAL TEXTS FOR READING AND DISCUSSION	22
UNIT 6. APPENDIX	32
Literature.....	35

Предисловие

Данные методические материалы составлены в соответствии с рабочей программой дисциплины «Иностранный язык» направления подготовки 21.03.02 Землеустройство и кадастры и предназначены для практических занятий и самостоятельной работы обучающихся.

Содержание данных методических материалов представлено шестью тематическими разделами. Первые четыре раздела включают материал по землеустройству и кадастру: городской кадастр, история кадастра, кадастр Наполеона, земельно-информационная система США. Пятый раздел состоит из аутентичных текстов по специальности для совершенствования умений аннотирования и реферирования. Шестой раздел включает алгоритм составления аннотации и реферата, а также, связанные с ними языковые клише, которые направлены на совершенствование навыков аннотирования и реферирования.

В методические материалы включены задания и упражнения на основе профессионально-ориентированных текстов, содержащие лексику, характерную для данной области знаний.

Каждая тема сопровождается системой коммуникативных и лексико-грамматических заданий, которые направлены на приобретение студентами компетенций, предусмотренных федеральным государственным образовательным стандартом направления подготовки 21.03.02 «Землеустройство и кадастры:

ОК-7: способность к коммуникации в устной и письменной формах на русском и иностранном языках для решения задач межличностного и межкультурного взаимодействия, в том числе в сфере профессиональной деятельности;

ОК-8: способность к самоорганизации и самообразованию.

Для данных методических материалов характерны контрольно-тестовые задания, проверяющие сформированность навыков коммуникативной компетенции чтения.

Методические материалы могут быть использованы как дополнительный материал для факультативных занятий по английскому языку и для студентов направления 08.03.01 Строительство, профиль Экспертиза и управление недвижимостью.

UNIT 1

URBAN CADASTRE

Ex. 1: Study the vocabulary.

1. cadastre / cadaster	кадастр
2. national economy	народное хозяйство
3. inhabited locality	населённый пункт
4. location	местоположение
5. rule	норма, правило
6. land tenure	землевладение
7. land-utilization	землепользование
8. spatial	пространственный
9. coincide	совпадать
10. local government	местное самоуправление
11. urban / municipal	городской
12. municipal formation	городское образование
13. municipal economy	городское хозяйство
14. estimation	оценка
15. land fund	земельный фонд
16. housing conditions	жилищно-бытовые условия
17. production conditions	производственные условия
18. body	организация, орган
19. lay down a rule	установить правило
20. state-controlled	контролируемый государством
21. relevance	актуальность
22. artificial person	юридическое лицо (фирма)
23. public authorities	органы государственной власти
24. real estate	недвижимость

Ex. 2: Answer some questions.

1. Why did you make up your mind to become a specialist in the field of cadastre?
2. Did anybody advise you to choose the career?
3. What can you say about the role of a cadastre-specialist in a civilized society?
4. What do you think the term «urban cadastre» means?

Ex. 3: How would you entitle the text below? Read the first three paragraphs of the text and then choose the most appropriate title given below that in your opinion corresponds to the contents of the text.

1. Urban cadastre in Russia
2. Urban cadastre and the area of its application
3. History of urban cadastre
4. Rational use of land
5. Urban cadastre as a part of the national cadastre

Ex. 4: Read the text to answer the following questions.

1) What are the main functions of the urban cadastre? 2) What should be taken into consideration at the organization of the ground cadastre? 3) What must a specialist working in the cadastral system do to expand the municipal economy? 4) What kind of types does the urban cadastre include as a unified multilevel information system? 5) What is conducted on the uniform system?

1. In any civil society the land is one of the basic elements of national riches. Therefore its rational use essentially influences a national economy. As a rule the construction of new inhabited localities and expansion of the early-founded places are realized at the expense of involvement of new lands including an agricultural function as well.

2. Rational use of land is a many-sided problem that touches on the development of a municipal economy. In order to develop it successfully specialists must carefully study ground resources. Also, they must have an understanding of all-round information dealing with the amount of lands as well as their structure, their location and with the quality and the character of lands which are used not only at present, but in the long-term prospect, including grounds of the inhabited localities to be required to use. These specialists deal with the urban cadastre. The urban cadastre or the cadastre of the inhabited localities provides some information which materials are widely applied to solve some problems connected with land which is used on the areas of the populated places.

3. The urban cadastre is a component of the national cadastre of the country and it is represented as a system of the state-controlled measures.

It fulfils several functions, two aims are: 1) all-round study of the state of lands at legal, natural and economic levels by realization of the registration of the land tenures and the land-utilizations; 2) a quantitative and qualitative account of grounds and their economic estimation with the purposes of rational use of the territories.

4. Recognizing that the land acts as a spatial operational basis for the inhabited localities, the land characteristics get a prime meaning, and these grounds must meet the requirements of construction, namely, – geological structure, terrain slope, ground water location depth, presence of engineering networks, some characteristics of existing structures and buildings and others. In fact, all these land characteristics belong to the so-called land fund. Besides, one of the main tasks of the land fund of the inhabited localities is the satisfaction of requirements of the population concerning housing, cultural, production conditions. That is why the object of studying has distinctive features, which should be taken into account in the organization of the ground cadastre in these territories.

5. The urban cadastre (UC) is formed as a unified multilevel information system including the following types: 1) the ground cadastres of the administrative areas, towns and cities; 2) the ground cadastres of the municipal formations.

6. The types of cadastres of all levels form a uniform system. This system has been established by means of the legislation of the Russian Federation (RF) and by means of the laws of local government. As a rule the territories served by the cadastre committees coincide with the territories of the appropriate administrative or municipal formations. The interaction rules of the state land cadaster are established by the federal legislation both at a federal level and at a municipal one as a subject of the Russian Federation.

7. The urban cadastre functions on the principle of reliability as well as its validity and its relevance of the received information about the objects of cadastral records. The information registered in the urban cadastre is a property of the Russian Federation or autonomous municipal bodies. The information is passed at the department of urban cadastre by public authorities and local government bodies as well as an artificial or a physical person to establish (or to change) the legal status of the real estate object or its physical characteristics.

Ex. 5: Find out if the following statements are true or false according to the information from the text. Fill in the chart.

Statements	True	False
1. The urban cadastre is a uniform monolevel information system.		
2. The urban cadastre forms a uniform system established only by the legislation of the Russian Federation.		
3. The land fund is responsible for ground characteristics.		
4. The ground characteristics must meet the construction requirements.		
5. The urban cadastre isn't a part of the state one.		

Ex. 6: Complete the sentence with the best answer (a, b or c) according to the information from the text.

1. In any civil society the land is ...
 - a) a many-sided problem that touches on the development of municipal economy.
 - b) one of the basic elements of national riches.
 - c) of great importance.

2. The urban cadastre is formed as a unified multilevel information system including ...
 - a) the ground cadastres of the municipal formations.
 - b) a quantitative and qualitative account of grounds.
 - c) grounds of the inhabited localities.

3. Such information is provided by the urban cadastre or ...
 - a) the national cadastre of the country.
 - b) the cadastre of the inhabited localities.
 - c) the land fund.

4. Expansion of the early-founded places is realized at the expense of an involvement of ...
 - a) the old lands including an agricultural function.

- b) the new lands including an industrial function as well.
- c) the new lands including an agricultural function as well.

5. The territories served by the cadastre committees ...

- a) don't coincide with the territories of the administrative or municipal formations.
- b) coincide only with the territories of the appropriate municipal formations.
- c) coincide with the territories of the appropriate administrative or municipal formations.

Ex. 7: What wasn't mentioned in the text?

- 1. The federal legislation of the RF lays down the interaction rules of the state ground cadastre both at a federal level and at an urban one.
- 2. The urban cadastre should be connected to the urban information system including a general database of statistics, design and planning bodies.
- 3. The UC is an important part of the state cadastre of the RF: it is a system of the state-controlled measures making some functions one of them is a large-scale study at different levels.

Ex. 8: Find in the text the synonyms for the following words and word combinations.

district; building; cadaster; place; ground; state; municipal; unified; populated; to expand; to create; to answer the purpose; to take into consideration

Ex. 9: Answer the following questions.

- 1) Why is a problem of the rational use of land connected with the development of a municipal economy? 2) Why is the UC formed as a unified multilevel information system? 3) Why do the land characteristics belong to the so-called land fund?

Ex. 10: Translate the sixth and the seventh paragraphs of the text in written form (30 minutes).

Ex. 11: Fill in the blanks with the correct words from the text.

The land is one of the basic elements of national riches. Its rational use is a very complex problem _1_ has a large influence on the development of _2_ municipal economy. In order to expand it successfully, _3_ the one hand, one must study ground resources in _4_ proper way. On the other hand, a possession _5_ the exact information dealing with the amount of _6_, with their structure and location as well as _7_ their quality in the inhabited localities is of _8_ importance for the specialists who work in the _9_ cadastre. They solve the problem of the efficient _10_ of land on the areas of the populated _11_.

Ex. 12: Summarize the information from the text, using expressions on pages 33-35.

UNIT 2 HISTORY OF THE CADASTRE

Ex. 1: Study the vocabulary.

1. identify the individual land unit	обозначить индивидуальный земельный участок
2. tax collection	сбор налогов
3. clay table	глиняная табличка
4. flood	наводнение
5. farm boundary line	граница фермы
6. fiscal (tax) cadastre	налоговый кадастр
7. tenant-in-chief over the land	землевладелец
8. detailed account of the land holdings	подробный регистр землевладений
9. tax	облагать налогом
10. parcel information	пакет документов о земельных участках
11. ground parcel	участок земли
12. pertinent	уместный, относящийся к делу
13. revenue	доход

Ex. 2: Answer some questions.

1. What do you know about cadastre?
2. What can you say about a fiscal (tax) cadastre and the modern fiscal cadastre?
3. Is it necessary to know history of the cadastre?

Ex. 3: Read the text to find answers to the given questions.

1. What can you say about history of the cadastre?
2. Why was the Nile Valley very important to the Egyptians?
3. What does the word cadastre mean?
4. What can you say about William the Conqueror?
5. What was written in the Domesday Book (кадастровая книга)?

History of the Cadastre

The cadastre has a long history. It was developed primarily to identify the individual land unit thereby making the tax collection and distribution process more efficient. The first known system dates back to 4000 B.C. when clay tables were produced by the Babylonians for mapping property. Contained within these tables were not only maps but also other pertinent land information. The cadastre was very important to the Egyptians because of the Nile Valley. Because of the flood, farm boundary lines were difficult to find without the land records. The word «cadastre» is derived from the Greek term «katastichon» meaning notebook. This Greek term evolved into the Roman world «capastrum» which was the register containing the Roman provinces territorial taxation units. One of the most famous of the early efforts in developing a fiscal (tax) cadastre comes from Norman England and the Domesday Book by William the Conqueror (1085–1086). William was the Duke of Normandy when he defeated King Harold at Hastings in 1066 and after 20 years of rule, he wanted to know who owned what so that he could collect his tax on the land. When William had taken the land from the Saxons, he gave it to the Norman barons who supported him in his battles. They became tenants-in-chief over the land.

It was also important for William to know who owned what and how much. This information was not only used to settle disputes over

land tenure but also gave the King the understanding of who held the balance of power in different localities when he disposed of his land to the barons. The Domesday Book consisted of two volumes. The report was not only a detailed account of all land holdings, i.e., estates and tenants within the kingdom, it also was a detailed demographic survey – the survey took seven months to complete. This was probably due to the combination of the forceful power of the Norman ruler and the existing bureaucracy.

The Domesday Book is a very important piece of literature in that it is still occasionally consulted in boundary and land rights cases. It also has special historical significance because of the insight it gives into the daily activities of the people who lived at the time.

New items of significance to scholars are continually being found. For example, there is some evidence suggesting that the King created enterprise zones by granting tax concessions.

The modern fiscal cadastre really has its roots in the land taxation philosophy of the Physiocrat Movement. This philosophy, espoused by the Frenchman Quesnay, was based on the premise that the earth was the basis of all riches therefore the maintenance of the community should be financed through revenues derived by taxing the land.

Tax revenues were obtained by levying a ground tax, ultimately based on the taxable revenue of the separate ground parcels, and buildings, subdivided according to their different use such as agricultural grounds, meadows, orchards, woods, houses, factories, workshops, etc. The result is a complex differential tax assessment system, which is based on different land uses. To support this system, parcel information is necessary.

Ex. 4: Read the following words and word combinations and translate them.

the distribution process, the pertinent land information, the land records, the register, territorial taxation units, the Domesday Book, existing bureaucracy, enterprise zones, to grant tax concessions, to finance through revenues, a ground tax, the taxable revenue, a complex differential tax assessment system, be financed through revenues derived by taxing the land

Ex. 5: Match the English words with the Russian ones.

- | | |
|---------------------------------|--|
| 1. flood | 1. регистр |
| 2. detailed account of the land | 2. налоговый кадастр |
| 3. fiscal cadastre | 3. точный подсчет земли |
| 4. parcel information | 4. предоставлять налоговые льготы |
| 5. distribution process | 5. налоговые поступления |
| 6. land records | 6. промышленные зоны |
| 7. register | 7. наводнение |
| 8. enterprise zones | 8. пакет документов о земельных участках |
| 9. to grant tax concessions | 9. процесс распределения. |
| 10. taxable revenue | 10. земельный регистр |

Ex. 6: Match the Russian words with the English ones.

- | | |
|--|--|
| 1. обозначить индивидуальный земельный участок | 1. clay tables |
| 2. глиняные таблички | 2. to identify individual land unit |
| 3. землевладельцы | 3. detailed account of the land holdings |
| 4. точный подсчет земли | 4. tenants-in-chief over the land |
| 5. права на землю | 5. existing bureaucracy |
| 6. подробный регистр землевладений | 6. land rights |
| 7. кадастровая книга | 7. ground tax |
| 8. существующая бюрократия | 8. Doomesday Book |
| 9. предоставлять налоговые льготы | 9. ground tax |
| 10. земельный налог | 10. to grant tax concessions |

Ex. 7: Which sentence doesn't correspond to the contents of the text?

1. The word «cadastre» was derived from the Spanish term «katastichon», meaning notebook.

2. The Domesday Book consisted of two volumes.
3. When William had taken the land from the Saxons, he gave it to the Norman barons.

Ex. 8: Answer the questions.

1. Why does cadastre have a long history?
2. Why was Domesday Book very important?

Ex. 9: Translate the second and the third paragraphs of the text in written form for 30 minutes (using the dictionary).

Ex. 10: Read the text again and put down key words which can be used to speak about history of the cadastre.

Ex. 11: Make up a summary of the text using expressions on page 33.

UNIT 3 NAPOLEONIC CADASTRE

Ex. 1: Study the vocabulary.

1. backbone	основа
2. specification	спецификация
3. location, planning, description and valuation of the parcel	местоположение, планирование, описание и оценка участка земли
4. mapping	картография
5. countrywide system	общенациональная система
6. uniform system	единая система
7. public utilization	общественное использование
8. records and maps	записи и карты
9. geometry of latitudes, longitudes and coordinates	геометрия широты, долготы и координат
10. taxation	налогообложение
11. community	сообщество
12. code	кодекс
13. land possession	владение землей

14. to prevent litigation	предотвратить тяжбу
15. expansion of the French Empire	расширение Французской Империи
16. France's administration	французские власти
17. territorial economy	территориальная экономика
18. private land ownership	частная собственность на землю
19. to govern the territory	управлять территорией
20. social changes	социальные изменения
21. in the light of information technology	в свете информационной технологии
22. public administration	государственное управление
23. edict	указ
24. cadastre program	программа кадастра

Ex. 2: Answer some questions.

1. What are the main principles of Napoleonic Cadastre System?
2. What did Napoleon say about taxation?
3. What do you know about Napoleonic Cadastre?

Ex. 3: How would you entitle the text? Skim the text and choose the most appropriate title given below that in your opinion corresponds to the contents of the text.

1. The Napoleonic Cadastral System
2. The backbone of the total cadastral system
3. Principles of cadastre
4. The cadastral system

Ex. 4: Read the text to answer the following questions.

1. What are the most distinctive characteristics of the Napoleonic cadastral system?
2. What do you know about Napoleon?
3. What can you say about the record?

Text

1. Cadastral system developed by Napoleon in 1807 deserves attention. The principles forming the backbone of his cadastral system were articulated in 1811 by 1444 articles describing the specifications outlining the location, planning, description and valuation of the parcels. Some of the most distinctive characteristics are:

1) Introduction of the land parcel as the basic unit on which the cadastral system was built up.

2) Surveying, mapping and valuation of properties in a countrywide system constituted the operational principle of the Napoleonic cadastre. In the accompanying registers, the size, nature, value, the name of the owners of properties, etc., were recorded.

The whole empire was to be covered by this uniform system.

Public utilization of survey records and maps.

The cadastral system must be kept up-to-date.

The location and description of the individual plats were to be related to the geometry of latitudes, longitudes, and coordinates.

2. Napoleon understood that there were more purposes of survey work than just taxation. He declared: «Half-measures always result in loss of time and money. The only way to sort out the confusion in the field of general land records is to proceed with the surveying and evaluation of each individual land parcel in all the communities of the Empire. A good cadastre will constitute a complement of my Code as far as land possession is concerned. The map must be sufficiently precise and complete so that they could determine the boundaries between individual properties and prevent litigations».

3. The Napoleonic cadastre did not just develop from the whim of the Emperor but rather evolved due to the expansion of the French Empire. France's administration became increasingly evolved in the cadastre. This extension of the government's role is based on three assumptions:

1) Intrinsic to the territorial economy was private land ownership.

2) The cost of governing the territory was to be generated mostly from taxation of the privately owned parcels.

3) A record system would be necessary to provide protection for rights by the owner as well as collecting taxes on the parcel.

4. A key to the cadastral effort was the record system, which was

designed to meet several purposes. Three of the more important are:

1) The record would consist of a complete history of all the transactions that occurred within the parcel.

2) The record was expandable and capable of including other types of informational needs that became obvious through government and private industry operation.

3) The record formed a basic management information system in that the government's managers could generate summaries of selected jurisdictions. Not only did the cadastre emerge because of the expansion afford, it also reflected the societal changes, both in structure and character, that were happening at this time. This effort by Napoleon is very significant in the light of information technology and public administration.

First, the edict and the cadastre program it generated were seen as a potential method for dealing with a growing set of societal problems. Second, it reflected a politically directed administrative solution, i.e., a governmental policy reflecting political acceptance of a responsibility for a function of an administrative vehicle for its discharge. Third, it reflected a confluence of technological and social developments, which were inherently symbiotic.

Ex. 5: Match the English words with the Russian ones.

- | | |
|--|----------------------------------|
| 1. описывать (составлять) спецификацию | 1. the Cadastre of Napoleon |
| 2. кадастр Наполеона | 2. to describe specification |
| 3. современный | 3. location and description |
| 4. местоположение и описание | 4. up-to-date |
| 5. геометрия широт | 5. taxation |
| 6. налогообложение | 6. geometry of latitudes |
| 7. полумеры | 7. the communities of the Empire |
| 8. разобратся в беспорядке | 8. a good cadastre |
| 9. сообщества империи | 9. to sort out the confusion |
| 10. хороший кадастр | 10. half-measures |

Ex. 6: Match the English words with the Russian ones.

- | | |
|-------------------------------------|-----------------------------------|
| 1. complement of a code | 1. определять границы |
| 2. land possession | 2. предотвращать тяжбы (споры) |
| 3. to determine the boundaries | 3. дополнение к кодексу |
| 4. to prevent litigations | 4. владение землей. |
| 5. French Empire | 5. система записи |
| 6. private land ownership | 6. обеспечивать защиту прав |
| 7. record system | 7. французская империя |
| 8. to provide protection for rights | 8. отчет |
| 9. record | 9. частная собственность на землю |
| 10. social changes | 10. социальные изменения |

Ex. 7: Match the English words with the Russian ones.

- | | |
|---------------------------------------|-----------------------------------|
| 1. a countrywide system | 1. единая система |
| 2. mapping | 2. основа кадастровой системы |
| 3. uniform system | 3. кодекс |
| 4. the backbone of cadastral system | 4. общенациональная система |
| 5. code | 5. картография |
| 6. records and maps | 6. сообщества империи |
| 7. the communities of the Empire | 7. расширение французской империи |
| 8. the expansion of the French Empire | 8. управлять территорией |
| 9. territorial economy | 9. записи и карты |
| 10. to govern the territory | 10. территориальная экономика |

Ex. 8: Complete the sentence with information from the text.

- | | |
|---|--|
| 1. The whole empire was to be covered ... | 1. must be kept up-to-date. |
| 2. The cadastral system ... | 2. a complete history of all the transactions. |
| 3. The record would consist of ... | 3. private land ownership. |
| 4. Intrinsic to the territorial economy was ... | 4. by this uniform system. |
| 5. The record was expandable and capable of ... | 5. including other types of informational needs. |

Ex. 9: What wasn't mentioned in the text?

1. Intrinsic to the territorial economy was private land ownership.
2. A good cadastre will constitute a complement of a code.
3. Napoleonic Cadastre was established to provide a municipal economy in Paris.

Ex. 10: Translate the third and fourth paragraphs of the text using a dictionary for 30 minutes.

Ex. 11: Make up a summary of the text using expressions on page 33.

UNIT 4
LAND INFORMATION SYSTEM IN THE USA

Ex. 1: Study the vocabulary.

- | | |
|----------------------------------|-------------------------------|
| 1. parcel/tract/piece of land | участок земли |
| 2. spatially referenced database | территориальная база данных |
| 3. attribute | признак |
| 4. unit of government | единица управления |
| 5. improvement | усовершенствование, улучшение |
| 6. versus | против |

7. public ownership	государственная собственность
8. restriction	запрет, ограничение
9. inducement	стимул, побуждающий фактор
10. externality	внешний фактор
11. internality	внутренний фактор
12. fiscal	фискальный, финансовый
13. juridical	юридический, правовой
14. property tax	налог на имущество
15. records management	оперативный учет
16. legal interest	установленный законом процент
17. spatial	территориальный
18. real property	недвижимость

Ex. 2: Read the introduction and answer the following questions.

- 1) What is a cadastre?
- 2) What types of cadastre are there, define each of them.

Introduction

There are many different methods of defining what a cadastre is. One of them defines it as a subsection of a land information system. The cadastre is dependent upon a parcel-based land information system. There are four basic types of cadastre: fiscal, juridical, environmental and multipurpose.

The fiscal cadastre is primarily concerned with the fiscal aspects of the government. This includes items like property taxes, but also includes the aspects of raising money for the government with a spatial component.

The juridical cadastre involves the definition of the legal interests in the real property.

The environmental cadastre deals with environmental problems involving parcels.

Finally, the multipurpose cadastre is one that meets the needs of myriad of users by making the data across division lines.

Ex. 3: Study the text and find out what the two major parts of the land information system are. Name in short the nine principle attributes of land.

Land Information System in the USA

A land information system is a tool used in records management to make a decision involving legal, administrative and economic area. It consists of two major parts: a spatially referenced database and procedures and techniques used in data collection, updating, processing and distribution. This type of records management underlines the complexity of land. To determine the problems in getting accurate and up-to-date information on land use, the Committee on Land Use Statistics of the USA identified nine major attributes of land:

1. Location or the relation of a specific parcel of land to the poles, the equator, and the major oceans and landmasses. This is basic to all other data about land; it is the one unchangeable aspect of a piece of land. If the location of a tract of land is properly identified, then data from any source describing that particular tract can be associated with that location. The important aspect of location is the relation of one tract to others of similar or different kinds. Another important aspect of location is political – in which units of government is the tract located?

2. Activity on the land; for what purpose is this piece of land being used? It may be used to plant and harvest crops, manufacture various articles, carry on trade, reside, play, or do any of myriad things in a complex modern society.

3. Natural quality of the land, including its surface and subsurface characteristics, and its vegetative cover.

4. Improvements on the land. Leveling, filling, drainage, and similar changes are in the land itself, and are likely to persist for long periods. Buildings are improvement on the land. There is a close relation between improvements and activity. One may even use the kind of building as an aid in describing the activity. One may say that single-family residence is a different activity than multi-family residence.

5. Intensity of land use, or amount of activity per unit of area. Intensity may vary greatly; single-family residences on five acres tracts versus twenty story apartments, wilderness areas versus intensively used city park, and many other contrasts could be cited.

6. Land tenure. Who owns the land, who uses it, and what is the relationship between them? In addition to public ownership of much land, the state affects the use of private land by restrictions or inducements it applies to a tract.

7. Land prices, land market activity, and credit as applying to land.

8. Interrelations between different tracts of land. The externalities of a piece of land usually affect the activity on it more than do its internalities. We live, work, shop, and play on different tracts of land, many of which we share with others. The many and complex interrelations between different tracts of land are made possible only by methods of transportation of goods and persons and by methods of exchanging ideas. The access that a piece of land has to other tracts may affect the activity on it and its value more than any characteristic of the piece of land itself.

9. Interrelations between activities on the land and other economic and social activities. Since all human activity takes place somewhere, as well as at some time, one might argue that everything is land activity. However, some kinds of data reflect activities which are only loosely tied to particular pieces of land and it seems better to consider these as human activities rather than as land activity. Much employment, output, income, investment, and other data fall in this category.

Ex. 4: Answer the following questions.

1) What is the land information system? 2) What are the purposes of using land? 3) Are leveling, filling, drainage improvements on the land? 4) How can the intensity of land use vary? 5) Does the state affect the use of private land? 6) Does the value of any parcel of land depend on its access to other tracts? 7) Can we consider economic and social activities as land activity and why?

Ex. 5: Find the English equivalents for the following.

Земельно-информационная система, налог на имущество, сбор данных, землепользование, землевладение, цена на землю, активность на рынке земли, многоквартирный дом, многоквартирный дом, земельный массив, заполнение пустот, нивелирование (выравнивание), осушение (обезвоживание)

Ex. 6: Study the text more carefully and agree or disagree with the statements. Fill in the chart.

Statements	true	false
1. Location of a parcel of land to the poles, the equator and the major oceans is the changeable aspect of a piece of land.		
2. The piece of land can be used to produce various articles, plant and harvest crops, carry on trade and so on.		
3. Leveling, filling, drainage are likely to remain for long periods, but buildings are improvement on the land.		
4. Intensity of land use cannot vary greatly.		
5. The public ownership of land does not affect the use of private land.		
6. The interrelations between different tracts of land are possible by transportation of goods and persons, and they affect the activity on land.		
7. Employment, output, investment and income can be considered as human activity.		

Ex. 7: Complete the sentences with information from the text.

- 1) The data from any source describing the particular piece of land can be associated with any location if ...
- 2) A piece of land is being used to ...
- 3) As for buildings, they are ...
- 4) There is a close link between improvements and ...
- 5) Amount of activity per unit of area may ...
- 6) The use of private land is often affected by ...
- 7) The externalities of a piece of land affect the activity on it more than ...
- 8) It is possible to put in touch with different tracts of land only by ...
- 9) Activities that are loosely tied to any pieces of land are considered as ...

Ex. 8: Answer the following questions.

- 1) Why is the location of a specific parcel of land to the poles, the equator and the oceans basic to all other data about land?
- 2) Why is there

a close relation between improvements on the land and activity on it?
3) Why do we say that intensity of land use can vary greatly? 4) Why do externalities of a tract of land affect the activity on it more than internalities?

Ex. 9: Resume the text in written form using expressions on page 33.

UNIT 5 ADDITIONAL TEXTS FOR READING AND DISCUSSION

Ex. 1: Read Text 1 in order to make an abstract of it. Use expressions on pages 33-35.

Text 1 Bureau of Land Management

The Bureau of Land Management (BLM) is an agency within the United States Department of the Interior that administers America's public lands, totaling approximately 253 million acres, or one-eighth of the landmass of the country. The BLM also manages 700 million acres (2,800,000 km²) of subsurface mineral estate underlying federal, state, and private lands. Most public lands are located in western states, including Alaska. With approximately 10,000 permanent employees and close to 2,000 seasonal employees, this works out to over 21,000 acres (85 km²) per employee. The agency's budget was US \$960,000,000 for 2010 (\$3.79 per surface acre, \$9.38 per hectare).

History: The BLM's pure roots go back to the Land Ordinance of 1785 and the Northwest Ordinance of 1787. These laws provided for the survey and settlement of the lands that the original 13 colonies ceded to the federal government after the American Revolution. As additional lands were acquired by the United States from Spain, France and other countries, the United States Congress directed that they be explored, surveyed, and made available for settlement. In 1812, Congress established the General Land Office in the Department of the Treasury to oversee the disposition of these federal lands. As the 19th century progressed and the nation's land base expanded further west, Congress encouraged the settlement of the land by enacting a wide variety of laws,

including the Homestead Act and the Mining Law of 1872. These statutes served one of the major policy goals of the young country—settlement of the Western territories. With the exception of the Mining Law of 1872 and the Desert Land Act of 1877 (which was amended), all have since been repealed or superseded by other statutes.

The late 19th century marked a shift in federal land management priorities with the creation of the first national parks, forests, and wildlife refuges. By withdrawing these lands from settlement, Congress signaled a shift in the policy goals served by the public lands.

Instead of using them to promote settlement, Congress decided that they should be held in public ownership because of their other resource values.

In the early 20th century, Congress took additional steps toward recognizing the value of the assets on public lands and directed the Executive Branch to manage activities on the remaining public lands. The Mineral Leasing Act of 1920 allowed leasing, exploration, and production of selected commodities, such as coal, oil, gas, and sodium to take place on public lands.

The Taylor Grazing Act of 1934 established the U.S. Grazing Service to manage the public rangelands. The Oregon and California (O&C) Act of August 28, 1937, required sustained yield management of the timberlands in western Oregon.

In 1946, the Grazing Service was merged with the General Land Office (a product of the country's territorial expansion and the federal government's nineteenth-century homesteading policies) to form the Bureau of Land Management within the Department of the Interior. When the BLM was initially created, there were over 2,000 unrelated and often conflicting laws for managing the public lands. The BLM had no unified legislative mandate until Congress enacted the Federal Land Policy and Management Act of 1976 (FLPMA).

In FLPMA, Congress recognized the value of the remaining public lands by declaring that these lands would remain in public ownership. Congress used the term «multiple use» management, defined as «management of the public lands and their various resource values so that they are utilized in the combination that will best meet the present and future needs of the American people».

BLM today: Most of the public lands held by the Bureau of Land Management are in the Western states. Alaska ranks first in total BLM

acreage at 87 million acres (350,000 km²), while Nevada and Utah have the highest percentage of their lands under BLM management.

The BLM regulates activities in hunting, fishing, camping, hiking, boating, hang gliding, shooting, off-highway vehicle driving, mountain biking, birding, and visiting natural and cultural heritage sites. The BLM administers 205,498 miles (330,717 km) of fishable streams, 2.2 million acres (8,900 km²) of lakes and reservoirs, 6,600 miles (10,600 km) of floatable rivers, over 500 boating access points, 69 National Back Country Byways, and 300 Watchable Wildlife sites.

The BLM also manages 4,500 miles (7,200 km) of National Scenic, Historic, and Recreational Trails, as well as thousands of miles of multiple use trails used by motorcyclists, hikers, equestrians, and mountain bikers.

Of the BLM's 253 million acres (1,020,000 km²), the Bureau manages 55 million acres (220,000 km²) of forests and woodlands, including 11 million acres (45,000 km²) of commercial forest and 44 million acres (180,000 km²) of woodlands within 11 western States and Alaska. 53 million acres (210,000 km²) are productive forests and woodlands on Public Domain lands and 2.4 million acres (9,700 km²) are on Oregon and California Grant lands in western Oregon.

Additionally, as part of its trust responsibility, the BLM oversees minerals operations on 56 million acres (230,000 km²) of Indian lands. In addition, the BLM also has a National Wild Horse and Burro Program in which it manages animals on public rangelands.

Even though the BLM manages one of the largest amount of public land in the United States, resource protection of BLM public lands is being done on an on-going reduced budget, with uniformed law enforcement rangers patrolling an average of 1.45 million acres (5,900 km²) per ranger.

The BLM is a significant revenue producer to the United States budget. In 2009, public lands were expected to generate an estimated \$6.2 billion in revenues, mostly from energy development. Nearly 43.5 percent of these receipts are provided directly to states and counties to support roads, schools, and other community needs.

Increasingly, the BLM has had to address the needs of a growing and changing West. Ten of the 12 western states with significant proportions of BLM-managed lands have among the fastest rates of population growth in the United States.

One of the BLM's goals is to recognize the demands of public land users while addressing the needs of traditional user groups and working within smaller budgets. Perhaps one of the Bureau's greatest challenges is to develop more effective land management practices, while becoming more efficient at the same time.

The BLM has a wide range of responsibilities, including collecting geographic information, maintaining records of land ownership and mineral rights, conserving wilderness areas while allocating other areas for grazing and agriculture, and protecting cultural heritage sites on public land.

The BLM operates the National Landscape Conservation System, which protects some U.S. National Monuments, some National Wild and Scenic Rivers, and some designated wildernesses among other types of areas including wilderness study areas.

The BLM is a major employer of wild land firefighters, range conservationists, foresters, botanists, land specialists, geologists, archaeologists, biologists, outdoor recreation planners, and surveyors.

(taken from: <http://en.wikipedia.org/wiki/BLM>)

Ex. 2: Read Text 2 in order to make an abstract of it. Use expressions on pages 33–35.

Text 2 Land Registration

Land registration generally describes systems by which matters concerning ownership, possession or other rights in land can be recorded (usually with a government agency or department) to provide evidence of title, facilitate transactions and to prevent unlawful disposal.

The information recorded and the protection provided will vary by jurisdiction.

In common law countries, particularly in jurisdictions in the Commonwealth of Nations, when replacing the deeds registration system, title registrations are broadly classified into two basic types: the Torrens title system and the English system, a modified version of the Torrens system.

Ireland

Land registration is compulsory across all of Ireland, and two parallel registries are maintained: the Land Registry (Clárlann na Talún in Irish) and the Registry of Deeds (Clárlann na Gníomhas).

The system in Ireland follows the English system, but with features typical of the Torrens system (for example, anyone can inspect the register). Robert Torrens himself drafted the Record of Title (Ireland) Act, 1865 in order to record titles conveyed. The Landed Estates Court a register, the «Record of Title». While the record was not open to the public, the index could be inspected by anyone, today the index and folios can be viewed by anyone with an administration charge. Recording of title under the Act was voluntary and this was one of the reasons why the Act proved ineffective.

The Land Registry has been dealing with the registration of all transactions (purchase, sale, mortgage, remortgage and other burdens) concerning *registered land* since 1892, and issued *land certificates* which are a state guarantee of the registered owner's good title up to 1 January 2007.

Land Certificates have been abolished by virtue of Section 23 of the Registration of Deeds and Title Act, 2006. Every piece of land in the register – which is arranged by county – is granted a folio number, under which all transactions pertaining to the land can be examined on request and after payment of a fee. Approximately 90% of land by area, and 85% of title, is registered.

The Registry of Deeds has since 1708 dealt with the registration of wills, title deeds, mortgage documents and other documentation concerning granting of title over land. It was originally set up to enforce the legislation regarding ownership of land by Catholics. A registered deed took precedence over an unregistered deed.

Original deeds and their schedules were not retained by the registry, but rather detailed summaries (called «memorials») of conveyancing and mortgage documents are stamped and filed by the registrar.

These documents are generally signed by at least one of the parties and one of the witnesses of the deeds. No certificates or guarantees of title are issued: the registry merely endeavours to provide information concerning the deeds lodged against a certain property – and, crucially,

the order in which they were lodged – such as the last named owner or the latest mortgage to be lodged.

Both registries are managed by the Property Registration Authority and have offices in Dublin, Waterford and in Roscommon. Since most of Ireland gained independence in 1922, the registries have dealt with the land in the 26 counties of the Republic of Ireland (formerly the Irish Free State, 1922–37) only, the registers of land in Northern Ireland now being administered by the Land and Property Services in the Northern Ireland Department of Finance and Personnel.

Recording of title under recent legislative changes is now compulsory. Public access to the index and folios is limited to individuals who have an account with the Property Registration Authority, alternative sources of this information for the public is from Land Registry Ireland. The Property Registration Authority in Ireland is connected to the European Land Information Service EULIS.

United Kingdom

A national system of land registration was first attempted in England and Wales under the Land Registration Act 1862, a register having operated for the county of Middlesex (excluding the City of London) since 1709.

This voluntary national system proved ineffective and, following further attempts in 1875 and 1897, the present system was brought into force by the Land Registration Act 1925. It is operated by HM Land Registry.

Over time various areas of the country were designated areas of compulsory registration by order so in different parts of the country compulsory registration has been around longer than in others.

The last order was made in 1990, so now virtually all transactions in land result in compulsory registration. One difference is land changing ownership after death, where land is gifted rather than sold; these became compulsorily registrable only in April 1998. Similarly it became compulsory to register land when a mortgage is created on it in 1998.

The Land Registration Act 2002 leaves the 1925 system substantially in place but enables the future compulsory introduction of electronic conveyancing using electronic signatures to transfer and

register property. The Land Registry is connected to the European Land Information Service EULIS.

Details of registrations are available to any person upon payment of the prescribed fees. Precautionary measures have been introduced in recent years to verify the identity of persons attempting to change records of title.

No details will be on record for any land which has not had a relevant transaction recorded as will often occur if, for example, ownership was last transferred before the introduction of compulsory registration in a particular area.

Land registration commenced in Scotland with the creation of the Register of Sasines by the Registration Act 1617. The Land Registration (Scotland) Act 1979 introduced a new system which now records all changes of ownership of land and creation of new titles. The *Registers of Scotland* agency is responsible for maintaining both the Register of Sasines and the new register.

Land registration in Northern Ireland is operated by *Land and Property Services*, an executive agency within the Department of Finance and Personnel for Northern Ireland. Prior to 1 Apr 2007 it was dealt with by the *Land Registers Northern Ireland* government agency.

A legal boundary deals with the precise separation of ownership of land. It is an invisible line dividing one person's land from another's. It does not have thickness or width and usually, but not always, falls somewhere in or along a physical boundary feature such as a wall, fence or hedge.

The exact positions of the legal boundaries are almost never shown on registered title plans and are not shown on Ordnance Survey maps.

In a joint statement between Land Registry (England and Wales) and Ordnance survey they state that:

1) This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.

2) This is a clear statement that Land Registry is unable to tell you precisely where a property boundary is located.

(taken from: http://en.wikipedia.org/wiki/Land_registration)

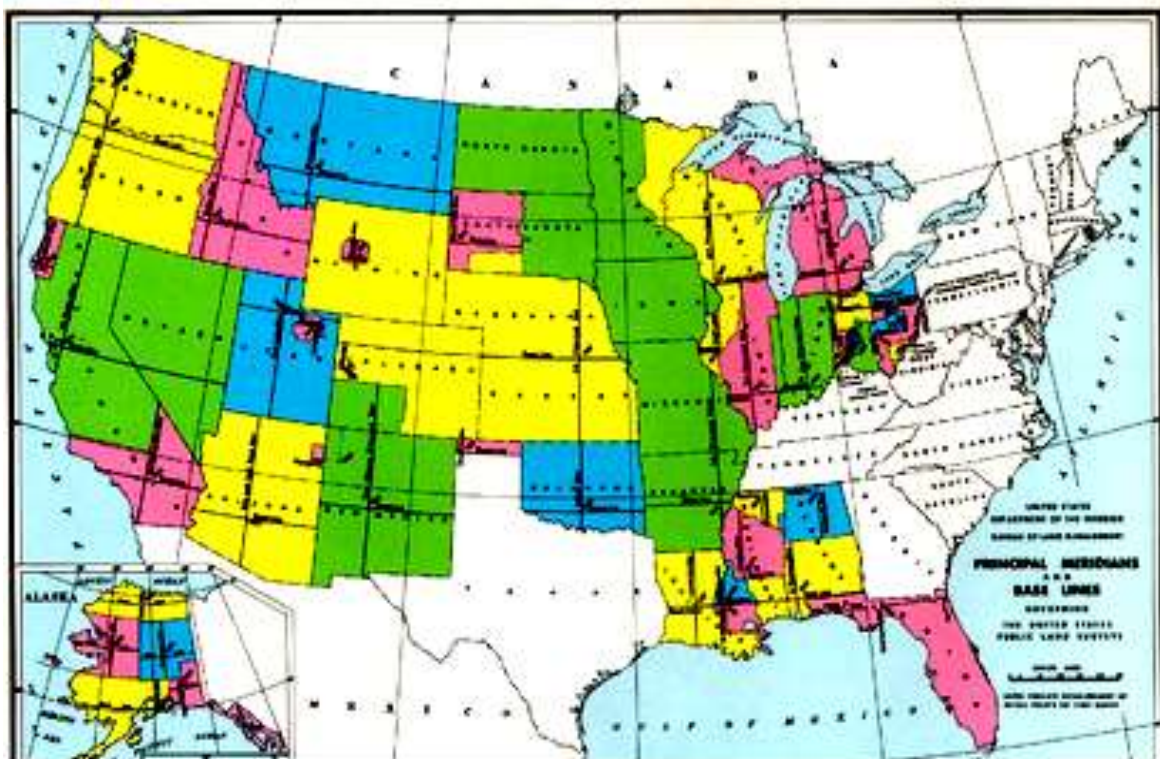
Ex. 3: Read Text 3 in order to make an abstract of it. Use expressions on pages 33–35.

Text 3 Public Land Survey System

The Public Land Survey System (PLSS) is the surveying method used historically over the largest fraction of the United States to survey and spatially identify land parcels before designation of eventual ownership, particularly for rural, wild or undeveloped land. It is sometimes referred to as the rectangular survey system (although non rectangular methods such as meandering can also be used).



Seal of the BLM



This BLM map depicts the principal meridians and baselines used for surveying states (colored) in the PLSS.

The survey was the first mathematically designed system and nationally conducted cadastral survey in any modern country and has been cited as an object of study by public officials of foreign countries as a basis for land reform. Much of the actual surveying was done in the

nineteenth century under a contract system managed by the General Land Office (GLO). Required and suggested survey methods changed over time, as described in a series of Instructions and Manuals issued by the GLO beginning in 1851, although the basic framework has remained substantially unchanged since the several experimental methods were first used in Ohio, the first state surveyed under the system the latest edition being the «The Manual of Instructions for the Survey of the Public Lands of the United States, 20089989» available from the U.S. Government Printing Office.

History of the system

Originally proposed by Thomas Jefferson to create a nation of «yeoman farmers», the PLSS began shortly after the American Revolutionary War, when the federal government became responsible for large areas of land west of the original thirteen colonies.

The government wished both to distribute land to Revolutionary War soldiers in reward for their services, as well as to sell land as a way of raising money for the nation. Before this could happen, the land needed to be surveyed. The Land Ordinance of 1785 was the beginning of the Public Land Survey System. The Continental Congress was deeply in debt following the Declaration of Independence. With little power to tax, the federal government decided to use the sale of the Western Territories to pay off American Revolutionary War debt.

It has been expanded and slightly modified by Letters of Instruction and Manuals of Instruction, issued by the General Land Office and the Bureau of Land Management and continues in use in most of the states west of Pennsylvania, south to Florida, Alabama, and Mississippi, west to the Pacific Ocean, and north into the Arctic in Alaska.



Monument referencing the beginning point of the PLSS

Origins of the system

The original colonies (including their derivatives Maine, Vermont, Tennessee, Kentucky and West Virginia) continued the British system of metes and bounds. This system describes property lines based on local markers and bounds drawn by humans, often based on topography. A typical, yet simple, description under this system might read «From the point on the north bank of Muddy Creek one mile above the junction of Muddy and Indian Creeks, north for 400 yards, then northwest to the large standing rock, west to the large oak tree, south to Muddy Creek, then down the center of the creek to the starting point».

Particularly in New England, this system was supplemented by drawing town plats. The metes-and-bounds system was used to describe a town of a generally rectangular shape, 4 to 6 miles (6 to 10 km) on a side. Within this boundary, a map or plat was maintained that showed all the individual lots or properties. There are some difficulties with this system: Irregular shapes for properties make for much more complex descriptions; Over time, these descriptions become problematic as trees die or streams move by erosion; It wasn't useful for the large, newly surveyed tracts of land being opened in the west, which were being sold sight unseen to investors. In addition this system didn't work until there were already people on the ground to maintain records. In the 1783 Treaty of Paris recognizing the United States, Britain also recognized American rights to the land south of the Great Lakes and west to the Mississippi River. The Continental Congress passed the Land Ordinance of 1785 and then the Northwest Ordinance in 1787 to control the survey, sale, and settling of the new lands. The original 13 colonies donated their western lands to the new Union, for the purpose of giving land for new states. These include the lands that formed the Northwest Territory, Kentucky, Tennessee, Alabama, and Mississippi. The state that gave up the most was Virginia, whose original claim included most of the Northwest Territory and Kentucky, too. Some of the western land was claimed by more than one state, especially in the Northwest, where parts were claimed by Virginia, Pennsylvania, and Connecticut, all three of which had claimed lands all the way to the Pacific Ocean.

(taken from: <http://en.wikipedia.org/wiki/PLSS>)

UNIT 6

APPENDIX

Алгоритм составления аннотации

1. Запишите заголовок аннотируемой работы с указанием фамилии её автора, названия издательства, места и года издания, страниц и т.д.
2. Пронумеруйте абзацы текста.
3. Просмотрите текст и определите его ведущую тему.
4. Определите тему и подтемы каждого абзаца и выпишите их вместе с номером каждого абзаца. Составьте логический план текста.
5. Дайте описание выделенных пунктов плана, используя ключевые фрагменты и языковые клише.
6. Прочтите составленный текст аннотации и отредактируйте его.

Алгоритм составления реферата

1. Прежде чем начать реферировать материал, внимательно прочитайте его, досконально поймите все нюансы его содержания, разберитесь в научной стороне освещаемого вопроса.
2. Составьте подробный план всего первоисточника. Разбейте его на разделы, подразделы и пункты. Часто уже сам источник имеет такую разбивку. Сформулируйте все пункты такого плана назывными предложениями. Преобразуйте назывные предложения плана в предложения, формулирующие главную мысль каждого раздела.
3. Выделите главную мысль каждого раздела и важнейшие доказательства, подкрепляющие эту мысль.
4. Завершите обработку всех пунктов плана, сформулируйте главную мысль всего первоисточника, если это не сделано самим автором. Обычно автор формулирует главную мысль и все выводы в конце источника.
5. Составьте текст реферата, начав его с предметной рубрики, темы и выходных данных, после чего запишите формулировку главной мысли и последовательно все полученные формулировки

по каждому из пунктов плана, а также вывод автора по материалу в целом.

6. Завершите реферат кратким комментарием по схеме:
а) актуальность материала; б) на кого он рассчитан; в) степень прогрессивности материала; г) какой круг читателей он может заинтересовать.

7. Составив полный текст реферата, прочитайте его снова и, если необходимо, отредактируйте его, стремясь увязать отдельные пункты реферата в единый связный текст. Добивайтесь плавного и логического развития единой для всего материала мысли.

8. Снова прочитайте весь источник и немедленно вслед за этим весь составленный реферат. Затем реферат перепишите на белом.

Языковые клише для составления аннотаций и рефератов

а) для представления данных «шапки»:

The title (the headline, the heading) of the article (text) is ...

It is published in the methodical book «.....» of 2019.

The author of the article (text) is ...

It is written by ...

б) для информационной части аннотации или реферата:

The article (text) deals with (touches upon, is devoted to, describes)

...

The main idea of the article is to show ...

It consists of (contains) ... parts (chapters) dealing with the information on ...

It is reported about the development of (the improvement of, the experiment in the field of, the results of, a new design of, the characteristics of) ...

Details of the design (of the technology, of the process) are given.

It is spoken in detail about ...

A brief description of ... is given.

It is spoken in short about ...

Mention is made of ...

Special (much) attention is given (is paid) to ...

It is specially noted that ...

в) для заключительной части аннотации и реферата:

The author concludes with consideration of ...

The author comes to the conclusion that ...

In conclusion the author says that ...

The article (text) embodies good drawings, photographic illustrations, diagrams, schemes.

The article (text) is (well, poorly, not profusely) illustrated with ...

The information of the article (the text) is addressed to students (graduates, engineers, specialists, all those interested in) ...

The article (text) may be recommended to ...

The information of the article (text) is interesting (important, useful, hard to understand, rich in contents).

Literature

1. Аникин А. В. Англо-русский словарь по экономике и финансам / под ред. А. В. Аникина. – Санкт-Петербург: Экономическая школа, 1993. – 534 с.
2. Варламов А. А. Земельный кадастр: в 6 т. / Т. 1. Теоретические основы государственного земельного кадастра. А. А. Варламов. – Москва: КолосС, 2003. – С. 36–74.
3. <http://en.wikipedia.org/wiki/BLM>
4. <http://en.wikipedia.org/wiki/Cadastre>
5. http://en.wikipedia.org/wiki/Domesday_Book
6. http://en.wikipedia.org/wiki/Land_registration
7. <http://en.wikipedia.org/wiki/PLSS>
8. <http://www.history-magazine.com/domesday.html>

Составители
Сергей Владимирович Лебединцев
Вячеслав Александрович Густов

ИЗУЧАЕМ КАДАСТР

**Методические материалы по английскому языку
для обучающихся направления подготовки
21.03.02 Землеустройство и кадастры**

Рецензенты:

Профессор, доктор педагогических наук, зав. кафедрой иностранных языков

Зникина Людмила Степановна

Кандидат технических наук, доцент, председатель учебно-методической комиссии
направления подготовки 21.03.02 Землеустройство и кадастры

Шабает Сергей Николаевич

Печатается в авторской редакции

Подписано в печать 10.06.2019. Формат 60×84/16.

Бумага офсетная. Отпечатано на ризографе. Уч.-изд. л. 2,0.

Тираж 20 экз. Заказ

КузГТУ. 650000, Кемерово, ул. Весенняя, 28.

Издательский центр КузГТУ. 650000, Кемерово, ул. Д. Бедного, 4а.