Learning Objectives

You’ll be able to:

Learn about different kinds of land descriptions in Pennsylvania, and discuss the principles of boundary location.

Review different types of easements, and methods of creation and termination.

Distinguish between trespass, adverse possession and prescriptive rights.

Examine riparian and water rights.

Review methods to resolve boundary disputes.

Continuing Education Credits

Attorneys
6.5 Pennsylvania CLE Hours
6.75 Ohio CLE Hours

Pennsylvania Title Insurance Producers
8.0 General CE Hours

Land Surveyors & Engineers
6.5 PDHs

Presented by Wendy Lathrop

Locating Land Boundaries on Paper (And on the Ground)
What a deed tells us about real property interests and their locations – or doesn’t
Common kinds of land descriptions in Pennsylvania:
  • Metes and bounds
  • Reference to a subdivision
  • Reference to a tax parcel  • “Strip” descriptions
  • 3-D descriptions (condominiums, split estates)
  • Blanket easements
Reading a description to find evidence of location
The work involved in writing a description
Sizing the paper deed to the ground. What is evidence of a boundary?
Why paper and ground may not match
When the paper and the ground don’t match: The hierarchy of evidence in descriptions

Easements: Understanding Possessive Rights in Lands of Others
Distinctions between ownership and possession
Easements distinguished from other possessory rights
Types of easements and distinctions between them: appurtenant, in gross, affirmative, negative, and others
Methods of easement creation
Claims in documents to determine if interests are fee or easement
The effect of the Statute of Frauds on possessory rights
Methods of easement termination
What happens after termination?

Defining Trespass and Adverse Possession
Defining trespass
Distinctions between trespass, adverse possession, and prescriptive rights
Maintaining adverse claims
  • Statute of limitations
  • “Lost grant” claims
  • Elements of a claim
  • Quiet title actions

Understanding Riparian and Water Rights
The Public Trust Doctrine and riparian rights
Locating land boundaries near the water line
Determining access rights to surface waters
Determining rights to groundwater
Water-related regulations affecting land use and land ownership in Pennsylvania

Disputes: Boundaries, Shared Spaces, and Split Estates
An overview of methods to resolve disputes
Acquiescence, laches, estoppel, and equity
Less litigious approaches to settling land interest disputes
  • Practical location and boundary line agreements
  • Boundary line commissions
Examples of real-life disputes: causes and outcomes

Boundaries and Easements
Bethlehem, PA - Friday, February 16, 2018

Learn about different kinds of land descriptions and the principles of boundary location.

Review different types of easements, and methods of creation and termination.

Explore riparian and water rights.

Review methods to resolve boundary disputes.
Faculty

Wendy Lathrop  President and Owner of Cadastral Consulting, LLC

Ms. Lathrop is licensed as a professional land surveyor in New Jersey, Pennsylvania, Delaware, and Maryland, and as a Professional Planner in New Jersey. She holds a master’s degree in Environmental Policy, and has been involved in surveying since 1974 in projects ranging from construction to boundary to environmental land use disputes. Ms. Lathrop is also a certified floodplain manager through the Association of State Flood Plain Managers (ASFPM). A former adjunct instructor at Mercer County College in New Jersey, she has also taught as part of the team for the licensing exam review course at Drexel University in Pennsylvania. Ms. Lathrop has been teaching seminars for surveyors since 1986 and has been writing articles for surveyors since 1983. She is a contributing editor for The American Surveyor magazine, and she has four articles included in the American Bar Association’s text, Land Surveys: A Guide for Lawyers and Other Professionals. She and Stephen W. Estep, PE co-authored a book entitled Professional Surveyors and Real Property Descriptions: Composition, Construction, and Comprehension, published by John Wiley & Sons, Inc. in 2011. She is also on the faculty of GeoLearn, a web-based educational provider. Ms. Lathrop is a past president of the New Jersey Society of Professional Land Surveyors and of the National Society of Professional Surveyors, and has served on the Board of Directors for the American Association for Geospatial Surveying.

Here’s what past attendees had to say about the seminar and presenter Wendy Lathrop:

“Very informative! A real experienced and knowledgeable expert.” — Land Surveyor

“A most interesting presentation.” — Consulting Engineer

“Very good. Very interesting. Good teacher.” — Title Agent

Seminar Information


Building Operations and Efficiency

February 1, 2018, 8:30 AM - 12:00 PM CST

Thurs., Feb. 1, 2018, 11:00 AM - 12:30 PM CST

Integration of “Energy Modeling” in the Design of High Performance Buildings

Thurs., Feb. 1, 2018, 10:00 - 12:30 PM CST

High Efficiency Building Design Standards

Fri., Feb. 2, 2018, 11:00 AM - 12:30 PM CST

Commissioning and Operation of High Performance Buildings

Fri., Feb. 2, 2018, 1:00 - 3:00 PM CST

International Mechanical Code

International Mechanical Code Background and Application

Thurs., Feb. 15, 2018, 11:00 AM - 12:30 PM CST

Chapters 2-5: Definitions, Regulations and Ventilation

Thurs., Feb. 15, 2018, 1:00 - 3:00 PM CST

Chapters 6-10: Ventilation, Appliances and Equipment

Fri., Feb. 16, 2018, 11:00 AM - 1:00 PM CST

Chapters 11-15: Refrigeration, Piping and Appendices

Fri., Feb. 16, 2018, 1:30 - 3:00 PM CST

National Electrical Code: A Solar Photovoltaic System Perspective

National Electrical Code for Building Professionals, Part I

Thurs., Feb. 22, 2018, 11:00 AM - 2:15 PM CST

National Electrical Code for Building Professionals, Part II

Thurs., Feb. 22, 2018, 11:00 AM - 2:15 PM CST

Erosion and Sediment Control

Erosion and Sediment Overview

Thurs., Feb. 22, 2018, 11:00 AM - 12:30 PM CST

Stormwater Permit Requirements and Procedures

Thurs., Feb. 22, 2018, 1:30 - 2:30 PM CST

Stream Stabilization Measurements

Fri., Feb. 23, 2018, 11:00 AM - 12:00 PM CST

Best Management Practices and Maintenance

Fri., Feb. 23, 2018, 1:30 - 2:30 PM CST

Additional Learning

Continuing Education Credit Information

This seminar is open to the public and is approved by the Pennsylvania CLE Board for 6.5 substantive CLE hours for attorneys. The Supreme Court of Ohio Commission on Continuing Legal Education has approved this program for 6.75 total CLE hours of instruction. The Pennsylvania Insurance Department has approved this course for 8.0 general continuing education hours for insurance producers. This event offers 6.5 PDHs to Pennsylvania land surveyors and engineers. Educators and courses are not subject to preapproval in Pennsylvania. Attendance will be monitored, and attendance certificates will be available after the seminar for most individuals who complete the entire event. Attendance certificates not available at the seminar will be mailed to participants within fifteen business days.

Can’t Attend? Order the CD/manual Package:

An audio recording of this seminar is available for $289 (including shipping). Allow five weeks from the seminar date for delivery. Please refer to specific state licensing rules or certification requirements to determine if this learning method is eligible for continuing education credit.

Additional Learning

February Webinar Series

Building Operations and Efficiency

• Identifying Energy Efficiency Opportunities in Major Renovations

Thurs., Feb. 1, 2018, 11:00 AM - 12:30 PM CST

• Integration of “Energy Modeling” in the Design of High Performance Buildings

Thurs., Feb. 1, 2018, 10:00 - 12:30 PM CST

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For more information visit:

www.halfmoonseminars.org/webinars/

Registration Boundaries and Easements
Bethlehem, PA – Friday, February 16, 2018

How to Register

Online:

www.halfmoonseminars.org

Phone:

715-835-5900

Fax:

715-835-6066

Mail:

HalfMoon Education Inc., PO Box 278, Altoona, WI 54720-0278

Complete the entire form. Attach duplicates if necessary.

Tuition

(1) I will be attending the live seminar. Single Registrant - $279.00. Three or more registrants from the same company registering at the same time - $259.00 each.

(2) I am not attending. Please send me the CD manual package for $289.00. (S&H included. Please allow five weeks from seminar date for delivery)

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