Learning Objectives

You'll be able to:

Interpret metes-and-bounds land descriptions, as well as lot-and-block descriptions.

Define trespass and understand the elements of a claim for adverse possession.

Identify and locate easements, including easements in gross, easements appurtenant and prescriptive easements.

Get guidance on exercising Michigan surface and groundwater rights.

Understand easements for electric, natural gas, petroleum and telecommunications rights-of-way.

Locating Land Boundaries on Paper (And on the Ground)

C. Beland

Interpreting land descriptions
- Metes and bounds
- Lot and block

Applying principles of boundary location
- Collecting and evaluating all types of boundary evidence:
  - documents, physical evidence, people, surveys
  - Locating the described land on a map
  - Locating the described land on the ground

Solving land description and boundary location problems

Defining Trespass and Adverse Possession

R. Apkarian, Jr.

Defining trespass

Reviewing the history of adverse possession
- Statute of limitations
- Elements of a claim

Defending against a claim for adverse possession

Examining recent adverse possession cases

Identifying, Classifying and Locating Easements

D. Sullivan

What is and is not an easement

Reviewing state law on easements

Creating easements: easements by necessity, easements by use, written easements

Identifying critical distinctions between easements in gross, easements appurtenant and prescriptive easements

Maintaining easements

Knowing when and how to terminate easements

Obstructing use of easements and determining remedies for obstruction

Understanding Michigan Surface Water and Groundwater Rights

S. Kelley

Practical and legal foundations for surface water and groundwater rights

Riparian, other access, and public rights on the Great Lakes and inland waters

Determining upland and bottomland boundaries and the scope of riparian and other access rights

Private property rights and the public trust doctrine

Determining rights to groundwater

Groundwater use, withdrawals, and discharges of and to groundwater

Understanding Utility Easements and Rights-of-Way

S. Estey

Current legal issues involving utility rights of way

- State laws and regulations
- Types of utilities affected
- Electric, natural gas, petroleum and telecommunications

Encroachments and interferences

Maintenance issues and vegetation management

Recent cases relating to utility easements

Condemnation law
Chris Beland – P.E., Brighton, MI  
Mr. Beland is a professional surveyor for PEA where he is a senior project manager specializing in land development with a focus on acquisition, due diligence and redevelopment. Through his education and experience, he has learned that the most important part of any project is the people on the project team and how they cohesively work together toward the same vision. Whether it’s the client or the end user, understanding their needs, expectations and perceptions is paramount to the project’s success. Mr. Beland was most recently the Director of the Office of Land Survey and Remonumentation for the State of Michigan and brings 20+ years of experience in the land surveying industry in public and private practice. He graduated from Ferris State University with a B.S degree in Surveying Engineering, and he graduated from Northwood University with an MBA degree in Business Management. 

Richard M. Apkarian, Jr.  
Paoesno Akkadian Apkarian, P.C., Bloomfield Hills, MI  
Mr. Apkarian joined Pashman Akkadian Apkarian, P.C. in 2011. He was previously with Dickinson Wright PLLC for ten years. Mr. Apkarian represents landowners and tenants in real estate litigation, including boundary disputes, property damage claims, lease disputes and eminent domain proceedings. He also represents companies and individuals in a variety of business cases, including shareholder disputes. His practice is a natural extension of his education and experience, he has learned that the most important part of any project is the people on the project team and how they cohesively work together toward the same vision. Whether it’s the client or the end user, understanding their needs, expectations and perceptions is paramount to the project’s success. Mr. Beland was most recently the Director of the Office of Land Survey and Remonumentation for the State of Michigan and brings 20+ years of experience in the land surveying industry in public and private practice. He graduated from Ferris State University with a B.S degree in Surveying Engineering, and he graduated from Northwood University with an MBA degree in Business Management. 

North Carolina School of Law and his undergraduate degree received his law degree, with honors, from the University of Michigan. In addition to his litigation practice, Mr. Apkarian negotiates and negotiates with a focus on acquisitions and redevelopment. Through his education and experience, he has learned that the most important part of any project is the people on the project team and how they cohesively work together toward the same vision. Whether it’s the client or the end user, understanding their needs, expectations and perceptions is paramount to the project’s success. Mr. Beland was most recently the Director of the Office of Land Survey and Remonumentation for the State of Michigan and brings 20+ years of experience in the land surveying industry in public and private practice. He graduated from Ferris State University with a B.S degree in Surveying Engineering, and he graduated from Northwood University with an MBA degree in Business Management. 

Seminar Information

Livonia Marriott 17100 Park Road North Livonia, MI 48152 (734) 462-3100

Registration 8:00 – 8:30 a.m.
Morning Session 8:30 – 11:30 a.m.
Lunch (On your own) 11:15 a.m. – 12:15 p.m.
Afternoon Session 12:15 – 4:30 p.m.

Continuing Education Credit Information
This seminar is open to the public and offers a non-credit continuing education opportunity to Michigan attorneys. It is approved for 6.5 CLE hours for Ohio attorneys and 6.5 general CLE hours for Indiana attorneys. It is approved for 6.5 CLE hours for Ohio attorneys, and Indiana CLE credit is applied for and pending.

This seminar offers Michigan professional engineers and professional surveyors 6.5 continuing education hours. Educators and courses are not subject to annual renewal in Michigan.

Professional engineers and surveyors seeking continuing education in other states will be able to apply the hours earned at this seminar, in most cases. Refer to specific state rules to determine eligibility.

Michigan specific course content is not eligible for continuing education credit in Indiana and Ohio.

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

April Webinar Series
Land Description Workshop
• Land Description Basics  
  Fri., Apr. 20, 2018, 9:00 - 10:30 AM CDT
• Interpreting Land Descriptions  
  Fri., Apr. 20, 2018, 10:30 AM - 12:30 PM CDT
• Writing Land Descriptions  
  Fri., Apr. 20, 2018, 1:00 - 2:30 PM CDT

Boundaries and Easements
• Locating Land Boundaries on Paper (On the Ground)  
  Weds., Apr. 25, 2018, 9:00 - 10:30 AM CDT
• Physical Evidence and Boundaries  
  Weds., Apr. 25, 2018, 1:00 - 2:50 PM CDT
• Easements: Understanding Possessive Rights in Lands of Others  
  Thurs., Apr. 26, 2018, 10:00 AM - 12:30 PM CDT
• Disputes: Boundaries, Shared Spaces, and Split Estates  
  Thurs., Apr. 26, 2018, 1:00 - 2:50 PM CDT

Registration Information

Name:  
Company/Firm:  
Address:  
City:  
State:  
Zip:  
Phone:  
Fax:  
Email:  
Additional Registrants:  
Name:  
Occupation:  
Phone:  
Fax:  
Email:  

How to Register
Online: www.halfmoonseminars.org

Tuition
$279.00 for three or more registrations.
$279.00 for individual registration
$259.00 for individual registration

Checks: Make payable to HalfMoon Education Inc.

Credit Card: Mastercard, Visa, American Express, or Discover
Expiration Date:
Cardholder Name:
Billing Address:
City:  
State:  
Zip:  
Phone:  
Fax:  
Email:  

© 2018 HEI #18 MIBNDESM 5 22 LVNA MB

Thurs., Apr. 26, 2018, 1:00 - 2:50 PM CDT

Livonia, MI 48152

Livonia, MI 48152

© 2018 HEI #18 MIBNDESM 5 22 LVNA MB

© 2018 HEI #18 MIBNDESM 5 22 LVNA MB