Agenda

Locating Land Boundaries on Paper (And on the Ground)  
B. Holden

Interpreting land descriptions
- Metes and bounds
- Types of surveys
  - Staff compass & chain
  - Transit & tape, stadia, EDM
  - Compass & tape
- Total station
- GPS

Bearing reference
- Magnetic north & declination
- True & astronomic north
- Grid north
- Compass attraction

Town lotting maps
- Sources
- Referencing a town lot

Writing descriptions
- Dos & don’ts
- Tax maps & parcel data

Boundary location
- Evidence & procedures
- Records
- Physical evidence
- Puriﬁcation
- Maps, surveys & sketches

Interpreting a written description and locating it on the ground

Understanding and using geographic information systems (GIS)
- Esri
- Vermont ANR Atlas
- VCGI

Solving land description and boundary location problems

Classifying and Locating Easements  
R. Fox

Identifying, Classifying and Locating Easements

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

Defining Trespass and Adverse Possession  
A. Lorraine

Defining trespass

Reviewing the history of adverse possession

Maintaining a claim for adverse possession

Statute of limitations

Elements of a claim

Defending against a claim for adverse possession

Examining recent adverse possession cases

Understanding Riparian and Water Rights  
R. Fox

History and development of riparian rights

Determining land boundaries near the water line

Determining access rights to surface waters

Determining rights to groundwater

Complying with regulations restricting access to and use of surface water and groundwater

Understanding Utility Easements and Rights of Way  
R. Fox

Current law on utility rights of way
- Federal laws and regulations
- State laws and regulations

Types of utilities affected
- Electric, water, natural gas, telecommunications, satellite communications

Basis for and deﬁnition of the easement

Encroachments and interferences

Maintaining

Environmental issues

Current issues involving utility easements

Learning Objectives

You’ll be able to:

Understand
- land descriptions including bearing references
- land survey technology and survey methods
- the law of trespass and adverse possession

Explore
- easements by necessity, easements by use and written easements

Discuss
- adherence to and use of surface water and groundwater

Review
- the history of adverse possession

Comply
- with rules restricting access to and use of surface water and groundwater

Current law on rights of way for electric, water, natural gas and telecommunications utilities.

Interpret
- land descriptions and apply principles of boundary location

Get
- tips on creating, maintaining and terminating easements

Learn
- about the history and development of riparian rights

Burlington, VT - Wednesday, May 16, 2018

Boundaries and Easements

Continuing Education Credits

Attorneys
7.0 Vermont CLE Hours
8.0 New York CLE Hours

Professional Engineers
7.0 PDHs

Land Surveyors
7.0 Vermont CEUs
Faculty

Bradford Holden, L.S. in Underhill
Mr. Holden is a seventh generation Vermonter who was raised in Underhill. He graduated from Paul Smith's College of Arts and Sciences in 1988 with a degree in Land Surveying, he was licensed by the State of Vermont in 2000 and is currently the sole proprietor of a land surveying consulting business located in Underhill. Mr. Holden has served on the Executive Committee of the Vermont Society of Land Surveyors and in that capacity served on multiple legislative advisory committees and represented Vermont throughout New England. He has volunteered his time in local government and continues to be an advisor to many surrounding municipalities. In his free time, Mr. Holden enjoys Vermont history, mountain biking and backcountry skiing.

Richard Fox Founder of Richard J Fox PLLC in Shelburne
Mr. Fox is a Vermont native and a graduate of Charlotte Central School and Champlain Valley Union High School. After leaving Vermont to attend Rutgers University and George Washington University Law School, Richard practiced law in Washington D.C. and Boston before returning to Vermont in 2004. He has been elected by Super Lawyers, a Thomson Reuters business, to the 2011, 2014, and 2015 Vermont Rising Stars List (for attorneys under the age of 40) and is a featured presenter at national and local continuing education legal (CLE) seminars on construction law, real estate law, landlord-tenant law, and title insurance for such providers of legal and professional education as the National Business Institute™, Lorman Education Services®, Institute for Paralegal Education™, Sterling Education Services, and NorthCap Educational Services. Mr. Fox lives in Shelburne with his wife and family, and when he is not serving his clients, he serves his community in a variety of roles.

Annette Lorraine
Attorney and owner of Annette Lorraine, PLC in Montpelier Ms. Lorraine is an attorney licensed in Vermont and experienced in a variety of real estate matters, land conservation and related tax matters, nonprofits, small business, and other general practice areas. She is an approved attorney with Stewart Title Guaranty Co. Ms. Lorraine earned her bachelor's degree from the University of San Francisco and her JD/MSEL degree from the Vermont School of Law. She lives in the northeast kingdom area of Vermont surrounded by trees, moose, frogs and other critters. She serves on her town selectboard, and fancies herself a weekend painter.

Seminar Information

Doubletree by Hilton Burlington Vermont
870 Williston Road
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This seminar is open to the public and offers 7.0 CLE hours to Vermont attorneys. HalfMoon Education Inc. is an accredited CLE provider in Vermont.

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This course offers 7.0 PDHs to Vermont professional engineers to whom the subject matter is professionally relevant.

The Vermont Board of Land Surveyors has approved this course for 7.0 CEUs.

Additional Learning

April Webinar Series
Land Description Workshop
• Land Description Basics
  Apr. 20, 2018, 9:00 - 10:30 AM CDT
• Interpreting Land Descriptions
  Apr. 20, 2018, 11:00 AM - 12:30 PM CDT
• Writing Land Descriptions
  Apr. 20, 2018, 1:00 - 2:30 PM CDT

Boundaries and Easements
• Locating Land Boundaries on Paper (And on the Ground)
  Weds., Apr. 25, 2018, 9:00 - 10:30 AM CDT
• Physical Evidence and Boundaries
  Thurs., Apr. 26, 2018, 1:00 - 2:50 PM CDT
• Easements: Understanding Possessive Rights in Lands of Others
  Thurs., Apr. 26, 2018, 11:00 AM - 1:30 PM CDT
• Disputes: Boundaries, Shared Spaces, and Split Estates
  Thurs., Apr. 26, 2018, 1:00 - 3:00 PM CDT

For more information visit: www.halfmoonevents.org/webinars/

Registration

Boundaries and Easements
Burlington, VT - Wednesday, May 16, 2018

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