**Learning Objectives**

You’ll be able to:

**Understand** how easements are created by implication, prescription and necessity.

**Apply** rules of construction to correctly interpret the meaning of easements.

**Get** tips on resolving conflicts between easements owners and land title holders.

**Resolve** conflicts between competing easements.

**Determine** what is just compensation in an eminent domain case.

**Handle** ethics issues that can develop during real estate disputes

**Locate** easements and define their scope of use

**Participate** in eminent domain cases

**Obtain** just compensation for property rights taken through eminent domain

**Continuing Education Credits**

**Attorneys**
6.0 Wyoming CLE Hours
(.5 Ethics Hour)

**Professional Engineers & Professional Land Surveyors**
6.0 Wyoming CPC Units/PDHs

**Wyoming Title Insurance Producers**
6.0 General Cont. Ed. Hours

**Professional Landmen**
6.0 AAPLCredits

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**Overview**
Defining easements
Differences between easements, licenses, leases

**Creation of Easements**
Written grant, contract or reservation
Survey plats and dedication
Easements created by implication
Easements created by prescription
Easements of necessity
Irrevocable license/license coupled with an interest
Easements created through estoppel

**Characteristics of Easements**
Location and dimensions/vague or undefined easements
Easements as appurtenant or gross
Scope of use
Exclusive and non-exclusive

**Construction and Interpretation of Easements**
Express easements
Missing or incomplete terms

**Conflicts between Easement and Fee Interest**
Servient and dominant estates
Expansion of use and increased burden
Surface easements for exploration and production of minerals
Wyoming’s split estate law - W.S. 30-5-401-410

**Conflicts between Competing Easements**
First in time, first in right?
What constitutes interference?

**Enforcement of Easements**
Temporary restraining order/injunction
Declaratory judgment

**Eminent Domain**
What is eminent domain?
Distinction between public use and public purpose
Who is authorized to condemn property
Preliminary requirements to condemn
Procedure of an eminent domain case

**Ethics**
Good faith negotiations
Attorney involvement in negotiations

**Just Compensation**
Standards for measuring just compensation
Recognized valuation methodologies
Compensation for partial takings and easements
Use of comparable sales for partial takings
Evidence in eminent domain cases

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**Wyoming Law of Easements and Eminent Domain**

_Casper, WY - Thursday, November 1, 2018_

**Understanding** how easements are created by implication, prescription and necessity

**Locating** easements and define their scope of use

**Enforcing** easements with restraining orders, injunctions and declaratory judgments

**Handling** ethics issues that can develop during real estate disputes

**Participating** in eminent domain cases

**Obtaining** just compensation for property rights taken through eminent domain

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**Seminar Information**

**Ramkota Hotel & Conference Center**
800 North Poplar Street
Casper, WY 82601
(307) 266-6000

**Tuition**
- $279 for individual registration
- $259 for three or more simultaneous registrations.

Each registration includes a complimentary continental breakfast and printed seminar manual.

Receive a reduced tuition rate of $101 by registering to be our on-site coordinator for the day.

**How to Register**
- Visit us online at www.halfmoonseminars.org
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**Cancellation**
- Cancel at least 48 hours before the start of the seminar, and receive a full tuition refund, minus a $35 service charge for each registrant. Cancellations within 48 hours will receive a credit toward another seminar or the CD/manual package. You may also send another person to take your place.

**Registration Information**

**Tuition**
- (I) 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.
- (I) I am not attending. Please send me the CD/manual package for $289.00.
- (S) Included. Please allow five weeks from seminar date for delivery.

**Checks**
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