**Boundaries and Easements**

**Boundaries and Easements**

Camp Hill, PA - Wednesday, May 13, 2020

**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
- Tying 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
  - Appurtenant, in gross, affirmative, negative and others
- Methods of easement creation
- Clues 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
    - 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
  - Split estates: surface versus subsurface rights
  - Examples of real-life disputes: causes and outcomes

**Learning Objectives**

**You’ll be able to:**

- **Learn** about different kinds of land descriptions in Pennsylvania, and discuss principles of boundary location.
- **Review** different types of easements, and discuss methods of creation and termination.
- **Distinguish** between trespass, adverse possession and prescriptive rights.
- **Examine** riparian and water rights.
- **Review** methods of resolving boundary disputes.

**Boundaries and Easements**

Camp Hill, PA - Wednesday, May 13, 2020

**Presented by Wendy Lathrop, PLS, CFM**

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

**Boundaries and Easements**

Camp Hill, PA - Wednesday, May 13, 2020

**Learning Objectives**

**You’ll be able to:**

- **Learn** about different kinds of land descriptions in Pennsylvania, and discuss principles of boundary location.
- **Review** different types of easements, and discuss methods of creation and termination.
- **Distinguish** between trespass, adverse possession and prescriptive rights.
- **Examine** riparian and water rights.
- **Review** methods of resolving boundary disputes.

**Boundaries and Easements**

Camp Hill, PA - Wednesday, May 13, 2020

**Learning Objectives**

**You’ll be able to:**

- **Learn** about different kinds of land descriptions in Pennsylvania, and discuss principles of boundary location.
- **Review** different types of easements, and discuss methods of creation and termination.
- **Distinguish** between trespass, adverse possession and prescriptive rights.
- **Examine** riparian and water rights.
- **Review** methods of resolving boundary disputes.
Seminar Information

Radisson Hotel Harrisburg
1150 Camp Hill Bypass
Camp Hill, PA 17011
(717) 765-7117

Tuition
$299 for individual registration
$279 for three or more simultaneous registrations.

Included with your registration:
Complimentary continental breakfast and printed seminar manual.

How to Register
Visit us online at www.halfmoonseminars.org
Mail-in or fax the attached form to 715-835-6066
Call customer service at 715-835-5900

Registration
8:00 - 8:30 am
Morning Session
8:30 - 11:45 am
Lunch (on your own)
11:45 am - 12:45 pm
Afternoon Session
12:45 - 4:00 pm

Continuing Education Credit Information
This seminar is open to the public. Pennsylvania CLE Board has approved this seminar for 4.5 substantive CLE hours for attorneys. HalfMoon Education Inc. is a New Jersey CLE Service Provider (No. 164), and this course offers 8.0 CLE hours to New Jersey attorneys. This course is approved for 6.5 CLE hours for Ohio attorneys.

The Pennsylvania Insurance Department has approved this seminar for 8.0 general continuing educations credits, intended for title insurance producers. This event offers 6.5 PDHs to Pennsylvania land surveyors and engineers. Educators and courses are not subject to preapproval in Pennsylvania.

The American Association of Professional Landmen has accredited this course for 6.5 RL, RPL or CPL recertification credits (CEU) and no CPL/ESA credits for a total of 6.5 credits. The American Institute of Architects Continuing Education System has approved this course for 6.5 LU/Elective (Sponsor J885). Visit www.halfmoonseminars.org for complete AIA/CES course information under this seminar listing.

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.

How to Register
Online:
www.halfmoonseminars.org
Tuition
Phone: 715-835-5900
Fax: Code: 715-835-6066
Mail: HalfMoon Education Inc., PO Box 278, Altoona, WI 54720-0278
Complete the entire form. Attach duplicates if necessary.

Registration Boundaries and Easements
Camp Hill, PA - Wednesday, May 13, 2020

Registrant Information
Name:________________________
Company/Firm:________________________
Address:________________________
City:________________________State:__________Zip:__________
Email:________________________
Phone:________________________

Additional Registrants:
Name:________________________
Occupation:________________________
Email:________________________
Phone:________________________

Tuition
[ ] $279.00 for three or more simultaneous registrations.
[ ] $299.00 for individual registration.
[ ] $299.00 for three or more simultaneous registrations.

Checks: Make payable to HalfMoon Education Inc.
Credit Card: Mastercard, Visa, American Express, or Discover
Credit Card Number:________________________
Expiration Date:__________CVV2 Code:__________
Cardholder Name:________________________
Billing Address:________________________
City:________________________State:__________Zip:__________
Signature:________________________
Email:________________________

© 2020 HEI #20 PABNDESM 5 13 CMPH LH