

Agenda

Locating Land Boundaries on Paper and on the Ground

R. Stratton

- Solving land description and boundary location problems
- Interpreting land descriptions
 - Metes and bounds
 - Lot and block
 - Do's and don'ts for writing descriptions
- 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
- Understanding and using geographic information systems (GIS)

Identifying, Classifying and Locating Easements

G. George

- 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

Resolving Boundary Disputes

A. Macomber

- Types of boundary disputes
 - Adverse possession, easements, boundaries
- Obtaining and reviewing boundary evidence
- Methods for establishing disputed boundaries
- Participating in dispute resolution techniques
 - Litigation, arbitration, mediation, agreements, title insurance
- Examining boundary dispute case studies: exploring techniques for resolving sample disputes

Avoiding Boundary Disputes: Intro to Legal Due Diligence for Real Estate Transactions

G. George

- Introduction to legal due diligence; why should I care?
- Definition of legal due diligence
 - Legal risks not covered by title insurance
- Public record and “constructive notice”
- Types of documents filed at County Recorder’s Office
- Preliminary title report vs abstract of title
- Scenarios where legal due diligence matters

Avoiding, Identifying and Resolving Ethical Issues in Land Transactions and Disputes

A. Macomber

- Conflicts of interest: identifying your client
- What duties do you owe, and to whom do you owe them?
- Do you need to maintain confidentiality, and for whom?
- Complying with your professional responsibility for honesty and truthfulness
- Practicing only in areas of competence
- Ethical solicitation of business
- Taking referrals from other professionals

Boundaries and Easements: Best Practices for Identifying Them and Avoiding Disputes

Coeur d’Alene, ID - Thursday, October 17, 2019



HalfMoon Education Inc.
PO Box 278
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Learning Objectives

You’ll be able to:

Review land description and boundary location principles.

Locate described lands on maps and on the ground.

Explore state laws on easements.

Examine methods for establishing disputed boundaries, including agreements, title insurance, mediation and litigation.

Understand legal risks not covered by title insurance.

Comply with ethics standards while working on land transactions and disputes.



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Boundaries and Easements: Best Practices for Identifying Them and Avoiding Disputes

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Review land description and boundary location principles

Understand the process of creating an easement

Explore causes of land disputes, such as adverse possession, easements, and uncertain boundaries

Discuss legal risks not covered by title insurance

Study ethical issues encountered in land transactions and disputes

Continuing Education Credits

Attorneys

- 7.5 Idaho CLE Hours (1.5 Ethics Hours)
- 7.5 Washington CLE Hours (1.5 Ethics Hours)

Professional Land Surveyors & Professional Engineers

7.5 PDHs



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Rob Stratton

PLS/PE, Vice President of Stratton Land Services, Inc. in Rathdrum, Idaho

Mr. Stratton is licensed in Idaho, Washington, Oregon and California. He has been the Northern Section Director for Idaho Society of Professional Land Surveyors since 2013 and is a past state president of Land Surveyors’ Association of Washington. Mr. Stratton is the county surveyor for Shoshone County. He obtained a bachelor’s degree in Mining Engineering from Montana Tech in 1990. Mr. Stratton grew up working for his father, Bob Stratton, who has also been licensed as a professional land surveyor in six states. He has worked on a large variety of projects including boundary, platting, topography, cell sites, utility surveys, municipal surveys, construction and design. Mr. Stratton has given prior presentations to professional surveyors, survey technicians, realtors and K-12 schools on topics such as survey drafting, legal descriptions, the rectangular survey system, lot/ block surveys, monument evaluation, GPS surveying, when Lewis and Clark first saw Mt. Hood, and land surveying in general.

Gregory M. George

Attorney at Law with Macomber Law, PLLC - with offices in Spokane and Coeur d’Alene, Idaho

Mr. George received his Juris Doctor degree from University of Washington School of Law and graduated from Whitworth University *cum laude* with a degree in Economics. During law school, he served as a member of the *Washington Law Review*. Mr George joined Macomber Law in 2015 after practicing in Washington State in business law. He is an active member of the Idaho Bar Association and is admitted to practice law before the Idaho Supreme Court. Mr. George is also licensed in Washington. Originally from Spokane, Mr. George is committed to providing the

highest quality legal services in Eastern Washington and Northern Idaho. He has published in the Idaho State Bar’s *Advocate Magazine* and presented *Exceptions and Exclusions in Title Insurance* for continuing legal education credits to the local Kootenai County Bar.

Arthur B. Macomber

Senior Attorney with Macomber Law, PLLC - with offices in Spokane and Coeur d’Alene, Idaho

Mr. Macomber graduated from Hastings College of the Law at the University of California and received his undergraduate degree from George Fox University. He has practiced real property law in the inland northwest since 2006 bringing practicality, plain language and a detail-oriented approach to legal problems. Mr. Macomber bases his practice on 25 years of non-legal experience including forestry, construction and real estate sales. He publishes regularly in *The Idaho State Bar Advocate*. Mr. Macomber taught Contracts for Paralegals at North Idaho College and Legal Writing and Research at Gonzaga University School of Law. He is admitted to practice in the following districts: Idaho Supreme Court, United States District Court, District of Idaho, Washington Supreme Court and United States District Court, District of Washington.

Here’s what past attendees had to say about the program:

“Speakers very professional with exceptional knowledge.” – *Engineer*

“Excellent information covered on boundary disputes.” – *Surveyor*

“Great seminar for attorneys in the real estate field.” – *Attorney*

Seminar Information

Hampton Inn & Suites Coeur d’ Alene

1500 Riverstone Drive
Coeur d’Alene, ID 83814
(208) 769-7900

Tuition

\$289 for individual registration

\$269 for three or more 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. For availability and job description, please visit www.halfmoonseminars.org.

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

Cancellations: Cancel at least 48 hours before the start of the seminar, and receive a full tuition refund, minus a \$39 service charge for each registrant. Cancellations within 48 hours will receive a credit toward another seminar or the self-study package. You may also send another person to take your place.

Continuing Education Credit Information

This seminar is open to the public. The Idaho State Bar has approved it for 7.5 CLE hours, which includes 1.5 ethics hours, for attorneys. The Washington State Bar Association has approved this course for 7.5 CLE hours, including 1.5 ethics hours. Attendance will be monitored and reported for attorneys.

This program offers 7.5 PDHs to Idaho professional land surveyors and professional engineers to whom the subject matter is professionally relevant. Educators and courses are not subject to preapproval in Idaho.

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

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.

Additional Learning

Boundaries and Easements Webinar Series

Locating Land Boundaries on Paper (And on the Ground)

Wed., September 25, 2019, 11:00 AM - 12:30 PM CDT

Physical Evidence and Boundaries

Wed., September 25, 2019, 1:00 - 2:30 PM CDT

Easements: Understanding Possessive

Thurs., September 26, 2019, 11:00 AM - 12:30 PM CDT

Disputes: Boundaries, Shared Spaces, and Split Estates

Thurs., September 26, 2019, 1:00 - 2:30 PM CDT

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

Can’t Attend? Order the Manual and Audio from the Live Seminar as a Self-Study Package!

Audio recordings of this seminar are available for purchase starting at \$269. See registration panel for more information and please refer to specific state licensing rules or certification requirements to determine if this learning method is eligible for continuing education credit.

Registration

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How to Register	Registrant Information
Online: www.halfmoonseminars.org	Name: _____ Company/Firm: _____ Address: _____ City: _____ State: _____ Zip _____ Occupation: _____ Email: _____ Phone: _____
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Complete the entire form. Attach duplicates if necessary.	
Email address is required for credit card receipt, program changes, and notification of upcoming seminars and products. Your email will not be sold or transferred.	
() I need special accommodations. Please contact me.	

Tuition

() **I will be attending the live seminar.** Single Registrant - **\$289.00**. Three or more registrants from the same company registering at the same time - **\$269.00** each.

() **I am not attending.** Please send me the self-study package:

☐ Downloadable MP3 Audio/PDF Manual for **\$269.00**.

☐ CD/Manual Package for **\$289.00**.

(Please allow four weeks from seminar date for delivery)

Checks: Make payable to HalfMoon Education Inc.

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