

Agenda

Presented by Wendy Lathrop, PLS, CFM

Defining Rights of Ways and 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
- Rights and responsibilities in easements
- How to terminate easements
- Obstructing use of easements and determining remedies for obstruction

Understanding Road Rights-of-Way

- Defining roads and highways, public and private
- Who owns the road, or has rights in it?
- Landowner rights
- Relocation of road rights of way
- Encroachments

Understanding Utility Easements and Rights of Way

- Defining what we mean by "utility"
- Rights and responsibilities of utilities – and why
- Utilities in roads and other locations
- Notifying utilities ("call before you dig")
 - Federal laws and regulations
 - State laws and regulations

Eminent Domain and Powers of Condemnation

- Understanding eminent domain
 - What is eminent domain?
 - Who can exercise eminent domain, and why
 - What can be condemned?
 - The process for condemnation and protests against it

The Effect of Roads and Utilities on Title

- Marketable title versus insurable title
- The effect of rights of way on public or private property
- The effect on rights of way by changes in use
- The effects on public or private property by changes in right of way use

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Pennsylvania Easements, Rights of Way & Eminent Domain

Live, Interactive Webinar - Wednesday, April 21, 2021



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Learning Objectives

You'll be able to:

Identify different types of private easements on land, including easements by use, easements by necessity and written easements.

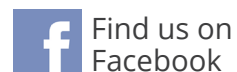
Distinguish among easements in gross, easements appurtenant and prescriptive easements.

Define rights in roads and rights of way, and discuss the rights of adjacent landowners.

Explore the rights and responsibilities of utilities for use and maintenance of utility rights-of-way.

Understand eminent domain powers and participate in the condemnation process.

Examine the effect of changes in right of way use on public and private property.



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HalfMoon Education Online Learning Pennsylvania Easements, Rights of Way & Eminent Domain

Live, Interactive Webinar - Wednesday, April 21, 2021



Understand differences between easements and rights-of-way

Learn rights and responsibilities in easements

Discuss utility easements and rights of way

Understand eminent domain rights and the condemnation process

Explore the effect of public rights-of-way on land titles

Continuing Education Credits

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Land Surveyors & Engineers

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Faculty

Wendy Lathrop, PLS, CFM *President and Owner of Cadastral Consulting, LLC*

Ms. Lathrop is licensed as a professional land surveyor in New Jersey, Pennsylvania, Delaware, and Maryland, and as a professional planner in New Jersey. She holds a master's degree in Environmental Policy, and has been involved in surveying since 1974 in projects ranging from construction to boundary establishment to environmental land use disputes. Ms. Lathrop is also a certified floodplain manager through the Association of State Flood Plain Managers (ASFPM). A former adjunct instructor at Mercer County College in New Jersey, she has also taught as part of the team for the licensing exam review course at Drexel University in Pennsylvania. Ms. Lathrop has been teaching seminars for surveyors since 1986 and has been writing articles for surveyors since 1983. She is a contributing editor for *The American Surveyor* magazine, and she has four articles included in the American Bar Association's text, *Land Surveys: A Guide for Lawyers and Other Professionals*. She and Stephen V. Estopinal, PLS, PE co-authored a book entitled *Professional Surveyors and Real Property Descriptions: Composition, Construction, and Comprehension*, published by John Wiley & Sons, Inc. in 2011. She is also on the faculty of GeoLearn, a web-based educational provider. Ms. Lathrop is a past president of the New Jersey Society of Professional Land Surveyors and of the National Society of Professional Surveyors, and she has served on the Board of Directors for the American Association for Geodetic Surveying

Webinar Information

Log into Webinar 8:00 - 8:30 am EDT	Break 12:00 - 1:00 pm EDT
Morning Session 8:30 am - 12:00 pm EDT	Afternoon Session 1:00 - 4:30 pm EDT

Tuition

\$289 for individual registration
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Additional Learning

Pruniversity:

Plant Health Through Pruning

- Thurs, Mar 4, 2021 | 9:00 am - 5:00 pm CST

Parking Structure Design, Construction and Maintenance

- Thurs, Mar 11, 2021 | 8:30 am - 4:30 pm CST

Pumping and Piping Systems

- Thurs, Mar 11, 2021 | 11:00 am - 2:15 pm CST
- Fri, Mar 12, 2021 | 11:00 am - 2:15 pm CST

How to Build a Sustainable Future

- Thurs, Mar 11, 2021 | 11:00 am - 2:15 pm CST

SketchUp for Building Professionals

- Thurs, Mar 11, 2021 | 11:00 am - 2:45 pm CST
- Fri, Mar 12, 2021 | 11:00 am - 2:45 pm CST

Retaining Wall Design and Global Stability Analysis

- Mon, Mar 15, 2021 | 9:00 am - 5:00 pm CDT

Engineered Lumber Design and Construction

- Wed, Mar 17, 2021 | 8:30 am - 5:00 pm CDT

Continuing Education Credit Information

This seminar is open to the public. HalfMoon Education Inc. is an Accredited Provider of CLE in Pennsylvania. This program has been approved for a total of 6.5 substantive CLE credit hours, including no ethics hours for attorneys licensed in Pennsylvania. HalfMoon Education Inc. is certified by the New York State CLE Board as an Accredited Provider of CLE programs. This non-traditional format course offers 7.5 CLE hours, consisting of 7.5 Areas of Professional Practice hours, which are appropriate for experienced attorneys.

The Pennsylvania Insurance Department has approved this activity for 6.0 general credits.

This event offers 6.5 PDHs to Pennsylvania land surveyors and engineers. Educators and courses are not subject to preapproval in Pennsylvania.

Completion certificates will be awarded to participants who complete this event, respond to all prompts, and earn a passing score (80%) on the quiz that follows the presentation (multiple attempts allowed).

Introduction to Green Infrastructure

- Wed, Mar 17, 2021 | 11:00 am - 2:30 pm CDT
- Thurs, Mar 18, 2021 | 11:00 am - 2:30 pm CDT

Bioretention System Design

- Fri, Mar 19, 2021 | 10:00 am - 12:00 pm CDT

Urban Planning and Design for Electric Bikes and Scooters

- Mon, Mar 22, 2021 | 9:30 am - 4:30 pm CDT

Considerations for Acquiring and Developing Brownfields Properties in the US

- Tues, Mar 23, 2021 | 1:00 - 4:00 pm CDT

Designing for Climate Resilience

- Thurs, Mar 25, 2021 | 11:00 am - 2:45 pm CDT
- Fri, Mar 26, 2021 | 11:00 am - 2:45 pm CDT

Threats to Trees

- Fri, Mar 26, 2021 | 9:00 am - 4:30 pm CDT

For more information and other online learning opportunities visit: www.halfmoonseminars.org

Registration

Pennsylvania Easements, Rights of Way & Eminent Domain Live, Interactive Webinar - Wednesday, April 21, 2021

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