

Agenda

Presented by Wendy Lathrop, PLS, CFM

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

- 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

Summary: elements of a good description

Physical Evidence of Boundaries

The difference between a corner and a monument

Retracement surveys versus new or independent surveys

Discrepancies between the written record and what is on the ground

- Types of discrepancies
- Causes of discrepancies

The hierarchy of evidence revisited

Easements: Understanding Possessive Rights in Lands of Others

Distinctions between ownership and possession

Easements distinguished from other possessory rights

Types of easements and distinctions between them:

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?

Disputes: Boundaries, Shared Spaces, and Split Estates

Distinctions between trespass, adverse possession, and prescriptive rights

Maintaining adverse claims

- Statute of limitations
- Elements of a claim

"Lost grant" claims

Quiet title actions

Acquiescence, laches, estoppel, and equity

Less litigious approaches to settling land interest disputes

- Practical location and boundary line agreements
- Boundary line commissions

Boundaries and Easements in Pennsylvania

Live, Interactive Webinar - Wednesday, November 17, 2021

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Learning Objectives

You'll be able to:

Understand common kinds of land descriptions, including metes and bounds, strip descriptions, and 3-D descriptions.

Examine the types and causes of discrepancies between written records and what is on the ground.

Define types of easements, including appurtenant, in gross, affirmative and negative.

Distinguish trespass, adverse possession, and prescriptive rights.

Resolve boundary disputes using practical location and boundary line agreements.



HalfMoon Education Live Webinars Boundaries and Easements in Pennsylvania

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Locate land boundaries on paper and on the ground

Read and **write** boundary descriptions

Examine physical evidence of boundaries

Understand the types of easements and the distinctions between them

Resolve boundary disputes

Continuing Education Credits

Attorneys

6.5 Pennsylvania CLE Hours

Pennsylvania

Title Insurance Producers

8.0 General CE Hours

Land Surveyors & Engineers

6.5 PDHs

Architects

6.5 AIA LU | Elective

Certified Planners

CM | 6.5



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 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 EST	Break 11:45 am - 12:45 pm EST
Morning Session 8:30 - 11:45 am EST	Afternoon Session 12:45 - 4:30 pm EST

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Additional Learning

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- Fri, Oct 15, 2021 | 7:30 am - 3:30 pm CDT

AIA Contract Document Workshop
- Mon, Oct 18, 2021 | 8:30 am - 4:30 pm CDT

Handling Ethical Issues in Construction Contracting
- Mon, Oct 18, 2021 | 10:00 - 11:00 am CDT

Retaining Walls and Lateral Earth Pressure
- Wed, Oct 20, 2021 | 10:00 am - 12:00 pm CDT

How to Use Less Toxic Insect Control in Interior Spaces
- Thurs, Oct 21, 2021 | 11:00 am - 1:00 pm CDT

Effective Stormwater Infiltration
- Tues, Oct 26, 2021 | 8:30 am - 4:45 pm CDT

Focus on Volatile Organic Compounds (VOCs)
- Wed, Oct 27, 2021 | 3:00 - 5:00 pm CDT

Focus on Natural Restoration
- Wed, Oct 27, 2021 | 10:00 am - 12:00pm CDT

Handling Ethical Issues Associated with Construction Defects and Failures
- Wed, Oct 27, 2021 | 9:00 - 10:00 am CDT

Internal Design of MSE Walls and Geosynthetics
- Wed, Oct 27, 2021 | 10:00 am - 1:15 pm CDT

Vegetated Green Roof Technology: Design and Construction
- Thurs, Oct 28, 2021 | 8:30 am - 4:00 pm CDT

Unreinforced Slope Stability Analysis
- Wed, Nov 3, 2021 | 10:00 am - 12:00 pm CDT

Drone-Based Inspection and Maintenance
- Fri, Nov 4, 2021 | 8:30 am - 4:30 pm CDT

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Continuing Education Credit Information
This webinar is open to the public. The Pennsylvania CLE Board has approved this seminar for 6.5 substantive CLE hours for attorneys.

The Pennsylvania Insurance Department has approved this seminar for 8.0 general continuing education 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 Institute of Architects Continuing Education System has approved this course for 6.5 LU | Elective (Sponsor J885). Only full participation is reportable to the AIA/CES.

HalfMoon Education is an approved CM Provider with the American Planning Association. This course is registered for CM | 6.5 for Certified Planners.

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).

Registration

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