

Agenda

Identifying, Classifying and Locating Easements
What *is* and *is not* an easement
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

W. Wurm
Z. Buchheit

Trespass, Adverse Possession, and Other Unauthorized Access to Land
Elements of civil trespass to land
Reviewing the history of adverse possession
Maintaining a claim for adverse possession

- Statute of limitations
- Elements of a claim

Defending against a claim for adverse possession
Examining recent adverse possession cases

W. Wurm
Z. Buchheit

Creating and Managing Rights-of-Way
Identifying potential rights-of-way
Negotiating and valuing easements
Rights included in right-of-way
Landowner rights
Maintenance of right-of-way
Alterations and encroachments

M. Largent

Eminent Domain Procedures
Understanding eminent domain powers

- Source of eminent domain powers
- History of the exercise of eminent domain powers
- Types of eminent domain “takings”

Just compensation: valuing “taken” property
Privatization of eminent domain and other current issues

P. Henry

Valuation of Utility Easements – Eminent Domain
Condemnation process for government use
Hearing and right of appeal
Valuing the property taken
Condemnation process for utility and other quasi-public use

P. Henry

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Missouri Easements, Rights-of-Way, and Eminent Domain

Live, Interactive Webinar - Wednesday, May 11, 2022

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Learning Objectives

You’ll be able to:

- Identify** distinctions between easements in gross, easements appurtenant, and prescriptive easements.
- Understand** the elements of an adverse possession claim and examine recent adverse possession cases.
- Discuss** alterations and encroachments to rights-of-way.
- Explain** the source of eminent domain powers and types of eminent domain takings.
- Value** property taken through eminent domain.



HalfMoon Education Live Webinars

Missouri Easements, Rights-of-Way, and Eminent Domain

Live, Interactive Webinar - Wednesday, May 11, 2022



- Identify, classify, and locate** easements
- Discuss** highway, road, and railroad rights-of-way
- Examine** trespass, adverse possession, and other unauthorized access to land
- Explore** eminent domain procedures
- Value** property taken for government and quasi-government use

Continuing Education Credits

- | | |
|--|---------------------------|
| Professional Engineers & Land Surveyors | Missouri Attorneys |
| 6.5 PDHs | 7.8 MCLE Hours |
| Land Surveyor PDHs Pending | |



Faculty

William R. Wurm is an associate at Stinson LLP’s St. Louis office. His national practice focuses on commercial litigation with an emphasis on real estate and title. Mr. Wurm is licensed in Missouri, Illinois, and California, allowing him to serve his client’s needs across the country. Mr. Wurm has practiced in house for the nation’s largest title insurance company, as well as multiple, national and international law firms.

Zachary T. Buchheit is an associate at Stinson LLP’s St. Louis office. His practice focuses broadly on commercial litigation, and he is actively involved in matters touching on real estate, government contracts, intellectual property, employment law, product liability, class actions, and financial services. Mr. Buchheit is licensed in Missouri, and he previously practiced as a civil litigator for the Missouri Attorney General’s Office.

Meghan S. Largent is a member at Lewis Rice LLC. Her primary focus is representing landowners nationwide whose property has been taken by the federal government without just compensation. In addition to establishing when the government is liable for taking land, her practice centers largely on establishing the value of the land taken. Ms. Largent also focuses her practice on appellate litigation and commercial disputes. She has assisted in drafting dozens of appellate briefs in the U.S. Supreme Court, U.S. Court of Appeals for the Federal Circuit, Eighth Circuit, and Eleventh Circuit, as well as the Supreme Court and Appellate Courts of Illinois and Appellate Court of Missouri. Ms. Largent also has experience in litigation before the United States Tax Court, ERISA, products liability, and toxic tort.

Webinar Information

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

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Paul G. Henry is a principal partner at Denlow & Henry. Mr. Henry received his undergraduate degree in 1987 from Missouri State University where he graduated *cum laude* and his law degree in 1990 from Washington University, St. Louis. He serves as the only Missouri member of the Owners’ Counsel of America. This organization is by invitation only and consists of fewer than 50 eminent domain attorneys from across the entire United States who represent property owners in eminent domain/condemnation matters. Mr. Henry has served The Missouri Bar in many capacities over the years. He currently is the chair of the Eminent Domain Committee. In the past, he has served as a member of the Board of Governors and as chair of several committees. His efforts on behalf of the Bar were recognized when he was awarded the Distinctive Service Award by the Solo and Small Firm Committee of The Missouri Bar. Mr. Henry was an associate editor of the *Washington University Law Quarterly* and is the co-author of numerous publications on eminent domain law, including: “Trial of Exceptions in Missouri Condemnation Cases,” *St. Louis Bar Journal* (Spring 2007); Inverse Condemnation: Airplane Noise and Damages,” *The Southwestern Legal Foundation*, 1995; and two chapters in the *Missouri Condemnation Practice Handbook* (Third Edition, 2002 Supp.), co-authoring chapters on Inverse Condemnation and Taxation. He is a former editor of the *American Bar Association Committee on Condemnation Newsletter*. Mr. Henry is a frequent speaker on issues pertaining to eminent domain law. Another interest of Mr. Henry is the use technology in the practice of law.

Continuing Education Credit Information
This webinar is open to the public and offers 6.5 PDHs to Missouri professional engineers. HalfMoon Education has submitted this course to the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects for preapproval of land surveyor PDHs. This application is currently pending.

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

This webinar has been approved by the Missouri Bar for 7.8 MCLE hours for Missouri attorneys.

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

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Additional Learning

Missouri Soil Mechanics including Geotechnical Design and Construction Considerations
Tuesday, April 5, 2022 | 8:30 am - 4:15 pm CDT

Credits:
Professional Engineers: 6.5 PDHs
Architects: 6.5 HSW CE Hours | AIA: 6.5 LU | HSW
Landscape Architects: 6.5 HSW CE Hours
LA CES: 6.5 HSW PDHs
International Code Council: .65 CEUs (Sitework)

International Existing Building Code in Missouri
Wednesday, April 13, 2022 | 8:30 am - 4:20 pm CDT

Credits:
Professional Engineers: 7.0 PDHs
Architects: 7.0 HSW CE Hours | AIA: 7.0 LU | HSW
International Code Council: .7 CEUs (Building)

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Added Value: Enhance your learning - a recording of this webinar will be available for attendees to stream online for two weeks after the program date. (live webinar attendance required to receive credit)

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