

Faculty

Presented by
Wendy Lathrop, PLS, CFM, CFS

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) and a Certified Floodplain Surveyor through the New Jersey Society of Professional Land Surveyors. 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.

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What's in Them and Why We Care
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3. Tracking the Railroads
4. Highways, Byways and Private Roads
5. Understanding Adverse Possession
6. How to apply for a Letter of Map Amendment,
Start to Finish
7. The Art and Science of the
Real Property Description: Situational Awareness

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1. Title Commitments and Reports: What’s in Them and Why We Care

Wednesday, June 21, 2023 | 11:00 am - 1:00 pm CDT **Tuition:** \$109

Credits: Professional Engineers: 2.0 PDHs Land Surveyors: 2.0 PDHs
Practicing Institute of Engineering: Pending

Agenda:
Defining “title” and title insurance Insurable title versus marketable title
What documents in a title report tell us, and what they don’t
The parts of a title commitment
Who is the reported owner of the property? (and why it matters)
Property descriptions in title documents (good, bad, and terrible)
Liens, encumbrances, and exceptions from title insurance policies
Do we agree with the title report?
Does title insurance work?

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2. Improving Survey Services for Floodplains

Wednesday, July 12, 2023 | 11:00 am - 2:15 pm CDT (incl. a 15-min break) **Tuition:** \$159

Credits: Professional Engineers: 3.0 PDHs Land Surveyors: 3.0 PDHs
Practicing Institute of Engineering: 3.0 PDHs

Agenda:
Flood Zones and Water Surface Elevations in the NFIP – What They Are and Why They Matter
General land use regulation and specific federal minimum standards
• Local land use and emergency planning
Insurance rating in the NFIP
• Recent changes in methodology and their effects
Recognizing hazards and risks
• How zones and elevations affect property owners

Sources of Base Flood and Other Water Surface Elevation information
Why water surface elevations beyond base flood elevation (BFE) matter
FEMA sources of BFE and how to use them (and when to be wary)
• Other possible non-FEMA sources of BFE
• “Best available data” • BFE in approximate A Zones
Design flood elevations

Using Elevation Data to Change Flood Zone Designations
LOMAs and LOMR-Fs: distinctions between them, required data for each
• The role of topography and the Elevation Certificate in flood zone changes
Using FEMA’s platforms to submit data for zone and other map changes

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3. Tracking the Railroads

Wednesday, August 16, 2023 | 11:00 am - 3:30 pm CDT (incl. two 15-min breaks) **Tuition:** \$209

Credits: Professional Engineers: 4.0 PDHs Land Surveyors: 4.0 PDHs
Practicing Institute of Engineering: 4.0 PDHs

Agenda Highlights:
What is a “Railroad” by Law? (And Why Does It Matter?)
Highway or utility – public rights and railroad responsibilities
The effects of railroads on development of the US
The evolution of the regulatory framework affecting railroads in the US

Railroad Records and Regulation
Finding information about physical, legal, and historical railroad aspects
The birth of Rails-to-Trails
Railroad abandonment
• What “abandonment” means, physically and legally
• The process for abandonment

Examining the Extent, Type, Location and Time/Duration of Railroad Rights
Deciphering if railroads acquired ownership or easement or other rights
The extent of railroad rights, and significance to landowners and railroads
Shared uses of the railroad corridor
Decisions relating to Rails-to-Trails conversions

23 USTITLCR 6 21 WEBR LH

4. Highways, Byways and Private Roads

Wednesday, Sept. 13, 2023 | 11:00 am - 3:30 pm CDT (incl. two 15-min break) **Tuition:** \$209

Credits: Professional Engineers: 4.0 PDHs Land Surveyors: 4.0 PDHs
Certified Planners: CM | 4 (no credit offered for engineers, surveyors or planners in NY and MO)

Agenda:
This is not meant to be an introductory course and is generally more appropriate for intermediate or advanced audiences.
Definitions of terms relating to roads and highways
The different ways roads and highways are created
What is physically and legally included in a road or highway
Special cases: landlocked tracts
Rights and responsibilities relating to roads and highways
When the road isn’t a road anymore: how the public, landowners, and utilities are affected

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To see full credit details, visit these course listings online.

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Recordings of these webinars are available for purchase. Visit these course listings on our website 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.

5. Understanding Adverse Possession

Wednesday, October 11, 2023 | 11:00 am - 2:15 pm CDT (incl. a 15-min break) **Tuition:** \$159

Credits: Professional Engineers: 3.0 PDHs Land Surveyors: 3.0 PDHs
Practicing Institute of Engineering: 3.0 PDHs

Agenda Highlights:
Different forms of possession
What gives rise to this claim How is it pursued
What is its effect on either clarifying or further muddying the chain of title that surveyors must follow?
Is there a difference between adverse possession claims and trespassing?
Is it true that there can be no adverse claims against a governmental entity?

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6. How to Apply for a Letter of Map Amendment, Start to Finish

Wednesday, November 8, 2023 | 11:00 am - 1:00 pm CST **Tuition:** \$109

Credits: Professional Engineers: 2.0 PDHs Land Surveyors: 2.0 PDHs
Practicing Institute of Engineering: 2.0 PDHs Landscape Architects: 3.0 HSW CE Hours
LA CES: 3.0 HSW PDHs Floodplain Managers: 2.0 ASFPM CECs

Agenda Highlights:
What is a Letter of Map Change, and why apply for one?
The differences between map amendments, map revisions, and variances
Required information to submit with a LOMA application, and where to find guidance, including:
• Preparing a description of the area that is the focus of the LOMA application
• Documenting sources of Base Flood Elevation for a LOMA application
• Reporting intervening high ground that affects a LOMA application
• Determining what flood zone the site should be in, rather than the mapped one
Online platforms for submitting map change applications: when to use one or the other
Responding to requests for additional information

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7. The Art and Science of the Real Property Description: Situational Awareness

Wednesday, January 10, 2024 | 11:00 - 3:30 pm CST (incl. two 15-min breaks) **Tuition:** \$209

Credits: Professional Engineers: 4.0 PDHs Land Surveyors: 4.0 PDHs
Practicing Institute of Engineering: 4.0 PDHs

Agenda Highlights:
Professional responsibilities of surveyors
Understanding historical context of the written description
Clarity and completeness: extrinsic evidence
Clarity and completeness: consider the future
Clarity and completeness: addressing three dimensions
Regional lexicon and local practice
Marketable and registered title
The effects of legislation and the courts on real property descriptions
Introducing uniform language (including grammar and punctuation)
Breaking old habits

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