

HalfMoon Education Live Continuing Education Webinars

Pennsylvania Land Rights

Online

Wednesday, December 11, 2024 | 1:00 - 4:30 pm EST

Thursday, December 12, 2024 | 1:00 - 4:30 pm EST

Credits: Professional Engineers: 6.5 PDHs

Land Surveyors: 6.5 PDHs | Attorneys: 6.5 CLE Hours

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Agenda Day One:

Wednesday, December 11, 2024 | 1:00 - 4:30 pm EST

Locating Pennsylvania Land Boundaries on Paper (And on the Ground)

Interpreting intent in common types of land descriptions in PA

- Metes and bounds
- Reference to a subdivision
- Reference to a tax parcel
- "Strip" descriptions
- 3-D descriptions

Dos and don'ts for writing descriptions

Applying principles of boundary location

- Collecting and evaluating evidence of boundary location: documents, physical evidence, people, surveys
- Understanding the role of geographic information systems (GIS)

Addressing discrepancies between land descriptions and boundary locations

Identifying, Classifying and Locating 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

Maintaining easements

Obstructing use of easements and determining remedies for obstruction

Knowing how to terminate easements

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

Defending against a claim for adverse possession

Examining recent adverse possession cases

Agenda Day Two:

Thursday, December 12, 2024 | 1:00 - 4:30 pm EST

Resolving Boundary Disputes

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 cases

Accommodating Surface Use and Mineral Rights (Split Estates)

History and development of severed mineral rights

Exercising rights to mineral access and development

How dormant mineral rights laws vary between states

Examining disputes between surface owners and mineral rights owners

Eminent Domain and Condemnation Law

Understanding eminent domain powers

- Source of eminent domain powers
- History of the exercise of eminent domain powers
- Types of eminent domain "takings"

Appealing a condemnation decision

Understanding regulatory "takings" and inverse condemnation

Tuition

\$339 for individual registration.

\$237 per attendee for group registrations of two or more people registering at the same time for the same program.

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Recordings of this webinar are available for purchase. See details online for more information

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.

Credit Information

This webinar is open to the public and is designed to qualify for 6.5 PDHs for professional engineers and land surveyors in Pennsylvania. The Pennsylvania State Registration Board for Professional Engineers, Land Surveyors and Geologists does not provide preapproval for any continuing professional competency activities, courses or providers.

HalfMoon Education is an approved CLE provider with the Supreme Court of Pennsylvania's Continuing Legal Education Board (No. 1613); this webinar offers 6.5 CLE hours to Pennsylvania attorneys.

Attendance will be monitored, and attendance certificates will be available after the webinar for those who attend the entire course and score a minimum 80% on the quiz that follows the course (multiple attempts allowed).

On-Demand Credits

The preceding credit information only applies to the live presentation. This course in an on-demand format is not pre-approved by any licensing boards and may not qualify for the same credits; please consult your licensing board(s) to ensure that a structured, asynchronous learning format is appropriate.



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