

Agenda

Locating Land Boundaries on Paper (And on the Ground)

- Interpreting land descriptions
 - Metes and bounds
 - Lot and block
 - Dos and don'ts for writing descriptions
- Applying principles of boundary location
 - Collecting and evaluating all types of boundary evidence: documents, physical evidence, people, surveys
 - Locating the described land on a map
 - Locating the described land on the ground
- Understanding and using geographic information systems (GIS)
- Solving land description and boundary location problems

M. Pallamary

Resolving Boundary Disputes

- How boundary disputes arise
- Obtaining and reviewing boundary evidence
- Methods for establishing disputed boundaries
- Boundary dispute resolution
- Examining boundary dispute case studies: exploring techniques for resolving sample disputes

S. Offord

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
- Knowing when and how to terminate easements
- Obstructing use of easements and determining remedies for obstruction

C. Barclay

Trespass, Adverse Possession, and Prescriptive Easements: What They Are and What To Do About Them

A. Graham

Understanding Riparian and Water Rights

- History and development of riparian rights
- Determining land boundaries near the water line
- Determining access rights to surface waters
- Determining rights to groundwater
- Complying with regulations restricting access to and use of surface water and groundwater

L. Layne



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California Boundaries and Easements

Live, Interactive Webinar - Friday, February 21, 2025

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Learning Objectives

You'll be able to:

- Locate** land boundaries on paper, online and on the ground.
- Identify, classify, maintain** and **terminate** private easements.
- Learn** techniques to resolve boundary disputes.
- Discuss** trespass, adverse possession and prescriptive easements.
- Determine** land boundaries near water lines, and determine access rights to surface water and groundwater.



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California Boundaries and Easements

Live, Interactive Webinar - Friday, February 21, 2025



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| Identify, classify and locate easements | Accommodate the rights of mineral and surface land owners |
| Obtain, review and interpret boundary evidence | Examine ways to resolve boundary disputes |
| Learn how to maintain and defend against claims of adverse possession | Understand utility easements and rights-of-way |

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Webinar Information

Online - Friday, February 21, 2025	
Log into Webinar	Break
8:00 - 8:30 am PST	11:15 - 11:45 am PST
Morning Session	Afternoon Session
8:30 - 11:15 am PST	11:45 am - 4:30 pm PST

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Faculty

Michael J. Pallamary, PLS *Owner, Pallamary & Associates*
Pallamary & Associates is owned and operated by Michael J. Pallamary, a professional land surveyor licensed by the State of California. Mr. Pallamary has 42 years experience in the land surveying, land planning, land use consultation and engineering professions. He is a nationally recognized authority on land surveying and local land development regulations. Mr. Pallamary is a founding member of the Land Surveyors Advisory Council on Technical Standards (LSACTS). He writes a regular column for *The American Surveyor* magazine. Mr. Pallamary has also been the owner and president of Land Survey Service of La Jolla since 1983. He is also the owner and operator of www.tiepoints.com, the state of California's premiere Land Surveyor Resource and Research Site. This site is also used as a tool to locate City of San Diego Tie Points. Pallamary & Associates specializes in land use litigation and the processing of complex land use permits, land planning, discretionary permits and coastal development permits issued by the City of San Diego and the California Coastal Commission. As the owner of Land Survey Service of La Jolla, Mr. Pallamary owns the largest private collection of property records and survey maps of La Jolla properties. Mr. Pallamary is also a former member of the City of San Diego's Board of Zoning Appeals in addition to having spent many years as a member of a variety of planning organizations including a term as the elected chairman of the Clairemont Mesa Planning Group, an elected member of the North Bay Project Area Committee and an appointed member of the Mission Bay Park Committee and Mission Bay Park Planners. In these capacities, he has co-authored the *Mission Bay Park Master Plan*, the *Clairemont Mesa Community Plan* and the *North Bay Redevelopment Master Plan*. Mr. Pallamary is also a co-author of the *City of San Diego's Mapping and Land Title Document Preparation Manual*.

Simon Offord *Managing Partner at Brewer Offord & Pedersen, LLP*
Mr. Offord graduated from the University of California at Santa Barbara in 2005. Thereafter, he remained in Santa Barbara to work at a general litigation firm before attending law school at Santa Clara University and earning his J.D. degree in 2009. Mr. Offord joined the firm in 2009 after clerking for a law practice that primarily focused on real estate litigation and transactions. His experience includes law and motion practice and all stages of civil trials, including serving as lead counsel in many bench and jury trials. He has participated in State and Federal trials. He is heavily involved in the local real estate community, with an active role in several local real estate associations. He has also obtained his Real Estate Broker's License from the California Department of Real Estate. He is regularly asked to be a speaker for local real estate organizations and brokerages, including SILVAR, Santa Clara County Association of Realtors®, and San Mateo County Association of Realtors®. He has also guest lectured at Menlo College for the Real Estate Law and Introduction to Law courses. In addition, Mr. Offord has been a speaker for both the Santa Clara County and San Mateo County Bar Associations. At Brewer Offord & Pedersen LLP, Mr. Offord works on matters representing real estate professionals and homeowners involved in neighbor and property disputes, as well as on commercial leasing matters and homeowner association issues.

Cecily T. Barclay *Partner, Perkins Coie*
Cecily Barclay advises clients on land use and entitlements, real estate acquisition and development, and local government law matters. She assists with land use application processing, drafting and negotiating purchase and sale agreements, and negotiating and securing the approval of development agreements. She also handles general plan amendments, annexations, initiatives and referendums, and tentative and final subdivision maps. Ms. Barclay's projects include redevelopment of land for market rate and affordable housing, life science campuses, hotels and resorts, and transit-oriented mixed-use development projects. Her work involves advising on land use initiatives, negotiating school fee mitigation agreements, preparing conservation easements to mitigate for loss of biological resources, and drafting affordable housing programs, Williamson Act contracts, and related issues pertaining to agricultural properties. Ms. Barclay works with local agencies on drafting ordinances relating to updating general plans and housing elements, planned development zoning, specific plans, mitigation fees, affordable housing, and growth

management. She focuses on how agencies and developers can apply state housing laws, particularly antiNIMBY (Housing Accountability Act) and density bonus laws. Ms. Barclay is a lead author of *Curtin's California Land Use & Planning Law*. She also co-authored *Development by Agreement*, an ABA publication providing a national analysis of laws and practices concerning various forms of development agreements. Ms. Barclay regularly speaks and writes for the American Bar Association, American Planning Association, Urban Land Institute, and other state and national associations and conferences.

Alice M. Graham
Founder and Principal of Graham Law Corporation in Marina Del Rey, California
Ms. Graham has practiced law in the area of real estate transactions and litigation for over 30 years, and has served as a mediator for over 15 years. Her law practice focuses on transactional real estate law and civil appeals. Ms. Graham's mediation practice emphasizes business and real estate matters. She has also mediated personal injury, unlawful detainer and civil harassment disputes. Ms. Graham is an author of a chapter of the CEB treatise *Neighbor Disputes: Law and Litigation*. She also edits chapters CEB's *California Easements and Boundaries: Law and Litigation*. Ms. Graham has a background in title insurance and liability insurance. She litigated an insurance bad faith matter which ultimately went to the California Supreme Court. She served as a mediator for the Los Angeles Superior Court Alternative Dispute Resolution Panel, serving on both its pro bono and pay panels during which time she mediated contract, business, real estate, unlawful detainer, personal injury and civil harassment matters, as well as private mediations. Ms. Graham has served as a member of the Executive Committee of the California State Bar Real Property Section and as a member of the Board of Trustees of Santa Monica Bar Association. She is an active member of the Los Angeles County Bar Association Small Firms and Solo Section and presently serves on its executive committee. Ms. Graham trained as a mediator with the Strauss Institute for Dispute Resolution of Pepperdine University School of Law. She holds a B.A. degree in English from UCLA and a J.D. degree from Loyola Law School.

Lauren D. Layne *Baker Manock & Jensen, PC*
Lauren Layne is a shareholder at Baker Manock & Jensen, PC, in Fresno, where she chairs the firm's Business Department and leads the firm's Water Law and Public Agency practice groups. Her law practice focuses on general water and environmental law, including CEQA and NEPA compliance, and includes various business transactional matters in the areas of water rights, water quality, public agency law, agribusiness, and real property. She also assists clients with land acquisitions and eminent domain proceedings. In addition to representing private farming clients, she serves as general counsel to various irrigation and water districts, flood control districts, and a number of groundwater sustainability agencies. Ms. Layne attended California Polytechnic State University, San Luis Obispo, where she majored in Soil Science, and earned her J.D. degree, with distinction, from McGeorge School of Law. She is a native of Porterville and has an agricultural background that includes farming and raising sheep. She is currently serving as vice chair of the Dean's Advisory Council for the Cal Poly College of Agriculture Food and Environmental Sciences and as immediate past president to both the Cal Poly Alumni Association and the McGeorge School of Law Alumni Association. She is the chair of the Association of California Water Agencies (ACWA) State Legislative Committee and serves on the ACWA Legal Affairs Committee. Ms. Layne is co-chair of the Fresno County Bar Association Ag Law Section and is a member of Fresno County Farm Bureau.

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