Agenda

Presented by Wendy Lathrop

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 in Pennsylvania:
- 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

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?

Defining Trespass and Adverse Possession
Defining trespass
Distinctions between trespass, adverse possession, and prescriptive rights
Maintaining adverse claims
- Statute of limitations
- Elements of a claim
- "Lost grant" claims
- Quiet title actions

Understanding Riparian and Water Rights
The Public Trust Doctrine and riparian rights
Locating land boundaries near the water line
Determining access rights to surface waters
Determining rights to groundwater
Water-related regulations affecting land use and land ownership in Pennsylvania

Disputes: Boundaries, Shared Spaces, and Split Estates
An overview of methods to resolve disputes
Acquiescence, laches, estoppel, and equity
Less litigious approaches to settling land interest disputes
- Practical location and boundary line agreements
- Boundary line commissions

Examples of real-life disputes: causes and outcomes

Boundaries and Easements
Bethlehem, PA - Friday, February 16, 2018

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Learning Objectives

You'll be able to:

Learn about different kinds of land descriptions in Pennsylvania, and discuss the principles of boundary location.

Review different types of easements, and methods of creation and termination.

Distinguish between trespass, adverse possession and prescriptive rights.

Examine riparian and water rights.

Review methods to resolve boundary disputes.

Boundaries and Easements

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Learn about different kinds of land descriptions and the principles of boundary location

Review different types of easements, and methods of creation and termination

Discuss the elements of claims for trespass and adverse possession

Explore riparian and water rights

Review methods to resolve boundary disputes

Continuing Education Credits

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Faculty

Wendy Lathrop *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 has served on the Board of Directors for the American Association for Geodetic Surveying.

Here's what past attendees had to say about the seminar and presenter Wendy Lathrop:

"Very informative! A real experienced and knowledgeable expert." — *Land Surveyor*

"A most interesting presentation." — *Consulting Engineer*

"Very good. Very interesting. Good teacher." — *Title Agent*

Seminar Information

Courtyard by Marriott
Allentown/Lehigh Valley Airport
2160 Motel Drive
Bethlehem, PA 18018
(610) 317-6200

Registration
8:00 - 8:30 am
Morning Session
8:30 - 11:45 am
Lunch (on your own)
11:45 am - 12:45 pm
Afternoon Session
12:45 - 4:40 pm

Tuition

$279 for individual registration
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Continuing Education Credit Information

This seminar is open to the public and is approved by the Pennsylvania CLE Board for 6.5 substantive CLE hours for attorneys. The Supreme Court of Ohio Commission on Continuing Legal Education has approved this program for 6.75 total CLE hours of instruction.

The Pennsylvania Insurance Department has approved this course for 8.0 general continuing education hours for insurance producers.

This event offers 6.5 PDHs to Pennsylvania land surveyors and engineers. Educators and courses are not subject to preapproval in Pennsylvania.

Attendance will be monitored, and attendance certificates will be available after the seminar for most individuals who complete the entire event. Attendance certificates not available at the seminar will be mailed to participants within fifteen business days.

Can't Attend? Order the CD/Manual Package:
An audio recording of this seminar is available for $289 (including shipping). Allow five weeks from the seminar date for delivery. Please refer to specific state licensing rules or certification requirements to determine if this learning method is eligible for continuing education credit.

Additional Learning

February Webinar Series

Building Operations and Efficiency

- **Identifying Energy Efficiency Opportunities in Major Renovations**
  Thurs., Feb. 1, 2018, 11:00 AM - 12:30 PM CST
- **Integration of "Energy Modeling" in the Design of High Performance Buildings**
  Thurs., Feb. 1, 2018, 1:00 - 2:30 PM CST
- **High Efficiency Building Design Standards**
  Fri., Feb. 2, 2018, 11:00 AM - 12:30 PM CST
- **Commissioning and Operation of High Performance Buildings**
  Fri., Feb. 2, 2018, 1:00 - 3:00 PM CST

International Mechanical Code

- **International Mechanical Code Background and Application**
  Thurs., Feb. 15, 2018, 11:00 AM - 12:30 PM CST
- **Chapters 2-5: Definitions, Regulations and Ventilation**
  Thurs., Feb. 15, 2018, 1:00 - 3:00 PM CST
- **Chapters 6-10: Ventilation, Appliances and Equipment**
  Fri., Feb. 16, 2018, 11:00 AM - 1:00 PM CST
- **Chapters 11-15: Refrigeration, Piping and Appendices**
  Fri., Feb. 16, 2018, 1:30 - 3:00 PM CST

National Electrical Code: A Solar Photovoltaic System Perspective

- **National Electrical Code for Building Professionals, Part I**
  Wed., Feb. 21, 2018, 11:00 AM - 2:15 PM CST
- **National Electrical Code for Building Professionals, Part II**
  Thurs., Feb. 22, 2018, 11:00 AM - 2:15 PM CST

Erosion and Sediment Control

- **Erosion and Sediment Overview**
  Thurs., Feb. 22, 2018, 11:00 AM - 12:00 PM CST
- **Stormwater Permit Requirements and Procedures**
  Thurs., Feb. 22, 2018, 12:30 - 2:00 PM CST
- **Stream Stabilization Measures**
  Fri., Feb. 23, 2018, 11:00 AM - 12:00 PM CST
- **Best Management Practices and Maintenance**
  Fri., Feb. 23, 2018, 12:30 - 2:30 PM CST

For more information visit:
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Registration

Boundaries and Easements
Bethlehem, PA - Friday, February 16, 2018

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