

Agenda

Locating Land Boundaries on Paper (And on the Ground)

B. Holden

- Interpreting land descriptions
- Metes and bounds
 - Types of surveys
 - Staff compass & chain
 - Total station
 - Bearing reference
 - Magnetic north & declination
 - Grid north
 - Town lotting maps
 - Sources
 - Writing descriptions
 - Dos & don'ts
 - Tax maps & parcel data
- Closure – Precision vs. accuracy
- Transit & tape, stadia, EDM
 - Compass & tape
 - GPS
 - True & astronomic north
 - Compass attraction
 - Referencing a town Lot

- Boundary location - Evidence & procedures
- Records
 - Physical evidence
 - Parol evidence
 - Maps, surveys & sketches
- Interpreting a written description and locating it on the ground
- Understanding and using geographic information systems (GIS)
- E911
 - Vermont ANR Atlas
 - VCGI
- Solving land description and boundary location problems

Identifying, Classifying and Locating Easements

R. Fox

- 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

Defining Trespass and Adverse Possession

A. Lorraine

- Defining trespass
- 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

Understanding Riparian and Water Rights

R. Fox

- 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

Understanding Utility Easements and Rights of Way

R. Fox

- Current law on utility rights of way
- Federal laws and regulations
 - State laws and regulations
- Types of utilities affected
- Electric, water, natural gas, telecommunications, satellite communications
- Basis for and definition of the easement
- Encroachments and interferences
- Maintenance
- Environmental issues
- Condemnation law
- Current issues involving utility easements

Boundaries and Easements

Burlington, VT - Wednesday, May 16, 2018



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Learning Objectives

You'll be able to:

Understand land descriptions including bearing references.

Explore land survey technology and survey methods.

Discuss easements by necessity, easements by use and written easements.

Review the history of adverse possession.

Comply with rules restricting access to and use of surface water and groundwater.

Understand current law on rights of way for electric, water, natural gas and telecommunications utilities.



Boundaries and Easements

Burlington, VT - Wednesday, May 16, 2018



Interpret land descriptions and apply principles of boundary location

Get tips on creating, maintaining and terminating easements

Understand the law of trespass and adverse possession

Learn about the history and development of riparian rights

Discuss easements for electric, water, natural gas, telecommunications and other utilities

Continuing Education Credits

Attorneys

- 7.0 Vermont CLE Hours
- 8.0 New York CLE Hours

Professional Engineers

- 7.0 PDHs

Land Surveyors

- 7.0 Vermont CEUs



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Bradford Holden, L.S. *in Underhill*

Mr. Holden is a seventh generation Vermonter who was raised in Underhill. He graduated from Paul Smith’s College of Arts and Sciences in 1988 with a degree in Land Surveying; he was licensed by the State of Vermont in 2000 and is currently the sole proprietor of a land surveying consulting business located in Underhill. Mr Holden has served on the Executive Committee of the Vermont Society of Land Surveyors and in that capacity served on multiple legislative advisory committees and represented Vermont throughout New England. He has volunteered his time in local government and continues to be an advisor to many surrounding municipalities. In his free time, Mr. Holden enjoys Vermont history, mountain biking and backcountry skiing.

Richard Fox *Founder of Richard J Fox PLLC in Shelburne*

Mr. Fox is a Vermont native and a graduate of Charlotte Central School and Champlain Valley Union High School. After leaving Vermont to attend Rutgers University and George Washington University Law School, Richard practiced law in Washington DC and Boston before returning to Vermont in 2004. He has been elected by Super Lawyers, a Thomson Reuters business, to the 2013, 2014, and 2015 Vermont Rising Stars list (for attorneys under the age of 40) and is a featured presenter at national and local continuing legal education (CLE) seminars on construction law, real estate law, landlord-tenant law, and title insurance for such providers of legal and professional education as the National Business Institute™, Lorman Education Services®, Institute for Paralegal Education™, Sterling Education Services, and NorthCap Educational Services. Mr. Fox lives in Shelburne with his wife and family, and when he is not serving his clients, he serves his community in a variety of roles.

Annette Lorraine

Attorney and owner of Annette Lorraine, PLC in Montpelier

Ms. Lorraine is an attorney licensed in Vermont and experienced in a variety of real estate matters, land conservation and related tax matters, nonprofits, small business, and other general practice areas. She is an approved attorney with Stewart Title Guaranty Co. Ms. Lorraine earned her bachelor of science degree from the University of San Francisco and her JD/MSEL degree from the Vermont School of Law. She lives in the northeast kingdom area of Vermont surrounded by trees, moose, frogs and other critters. She serves on her town selectboard, and fancies herself a weekend painter.

Seminar Information

Doubletree by Hilton Burlington Vermont
870 Williston Road
Burlington, VT 05403
(802) 865-6600

Tuition

\$279 for individual registration
\$259 for three or more registrations.

Registration
8:00 - 8:30 am
Morning Session
8:30 am - 12:15 pm
Lunch (On your own)
12:15 - 1:15 pm
Afternoon Session
1:15 - 5:00 pm

Each registration includes a complimentary continental breakfast and printed seminar manual.

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How to Register

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- Call customer service at 715-835-5900

Cancellations: Cancel at least 48 hours before the start of the seminar, and receive a full tuition refund, minus a \$39 service charge for each registrant. Cancellations within 48 hours will receive a credit toward another seminar or the CD/manual package. You may also send another person to take your place.

Continuing Education Credit Information

This seminar is open to the public and offers 7.0 CLE hours to Vermont attorneys. HalfMoon Education Inc. is an accredited CLE provider in Vermont.

HalfMoon Education Inc. is certified by the New York State CLE Board as an Accredited Provider of CLE programs. This traditional format course offers 8.0 CLE hours, consisting 8.0 Areas of Professional Practice hours, which are appropriate for new and experienced attorneys.

This course offers 7.0 PDHs to Vermont professional engineers to whom the subject matter is professionally relevant.

The Vermont Board of Land Surveyors has approved this course for 7.0 CEUs.

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

- April Webinar Series**
- Land Description Workshop**
- **Land Description Basics**
Fri., Apr. 20, 2018, 9:00 - 10:30 AM CDT
 - **Interpreting Land Descriptions**
Fri., Apr. 20, 2018, 11:00 AM - 12:30 PM CDT
 - **Writing Land Descriptions**
Fri., Apr. 20, 2018, 1:00 - 2:30 PM CDT

- Boundaries and Easements**
- **Locating Land Boundaries on Paper (And on the Ground)**
Weds., Apr. 25, 2018, 9:00 - 10:30 AM CDT
 - **Physical Evidence and Boundaries**
Thurs., Apr. 26, 2018, 1:00 - 2:30 PM CDT
 - **Easements: Understanding Possessive Rights in Lands of Others**
Thurs., Apr. 26, 2018, 11:00 AM - 12:30 PM CDT
 - **Disputes: Boundaries, Shared Spaces, and Split Estates**
Thurs., Apr. 26, 2018, 1:00 - 2:30 PM CDT

For more information visit:
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Registration Boundaries and Easements

Burlington, VT - Wednesday, May 16, 2018

How to Register	Registrant Information Name: _____ Company/Firm: _____ Address: _____ City: _____ State: _____ Zip _____ Occupation: _____ Email: _____ Phone: _____ Additional Registrants: Name: _____ Occupation: _____ Email: _____ Phone: _____ Name: _____ Occupation: _____ Email: _____ Phone: _____ Name: _____ Occupation: _____ Email: _____ Phone: _____ Email address is required for credit card receipt, program changes, and notification of upcoming seminars and products. Your email will not be sold or transferred. () I need special accommodations. Please contact me.
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Tuition

() **I will be attending the live seminar.** Single Registrant - **\$279.00**. Three or more registrants from the same company registering at the same time - **\$259.00** each.

() **I am not attending.** Please send me the CD manual package for **\$289.00**. (S&H included. Please allow five weeks from seminar date for delivery)

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