

Agenda

Locating Land Boundaries on Paper and on the Ground

W. Dale

- Solving land description and boundary location problems
- Interpreting land descriptions
 - Metes and bounds
 - Lot and block
 - Do's 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)

Identifying, Classifying and Locating Easements

G. George

- 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

Resolving Boundary Disputes

A. Macomber

- 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 case studies: exploring techniques for resolving sample disputes

Avoiding Boundary Disputes: Intro to Legal Due Diligence for Real Estate Transactions

G. George

- Introduction to legal due diligence; why should I care?
- Definition of legal due diligence Legal risks not covered by title insurance
- Public record and “constructive notice”
- Types of documents filed at County Recorder’s Office
- Preliminary title report vs abstract of title
- Scenarios where legal due diligence matters

Avoiding, Identifying and Resolving Ethical Issues in Land Transactions and Disputes

A. Macomber

- Conflicts of interest: identifying your client
- What duties do you owe, and to whom do you owe them?
- Do you need to maintain confidentiality, and for whom?
- Complying with your professional responsibility for honesty and truthfulness
- Practicing only in areas of competence
- Ethical solicitation of business
- Taking referrals from other professionals

**Boundaries and Easements:
Best Practices for Identifying them and Avoiding Disputes**
Spokane, WA - Tuesday, November 6, 2018



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Learning Objectives

You'll be able to:

- Review** land description and boundary location principles.
- Locate** described lands on maps and on the ground.
- Explore** state laws on easements.
- Examine** methods for establishing disputed boundaries, including agreements, title insurance, mediation and litigation.
- Understand** legal risks not covered by title insurance.
- Comply** with ethics standards while working on land transactions and disputes.



Boundaries and Easements: Best Practices for Identifying them and Avoiding Disputes

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- Review** land description and boundary location principles
- Understand** the process of creating an easement
- Explore** courses of land disputes, such as adverse possession and easements
- Discuss** legal risks not covered by title insurance
- Study** ethical issues encountered in land transactions and disputes

Continuing Education Credits

Attorneys	Land Surveyors
6.0 Law & Legal Procedure Hours	7.5 PDHs
1.5 Ethics Hours	
Washington LPOs	Engineers
6.0 Law & Legal Procedure Hours	Non-Credit WA Cont. Ed.
1.5 Ethics Hours	7.5 PDHs





Walter O. Dale
Owner of Dale & Dale LLC dba Benthin and Associates – Professional Land Surveying and Planning in WA

Mr. Dale is a professional licensed land surveyor in Washington since 1992 and Idaho since 2004. His firm evolved from James F. Benthin & Associates, which opened in January 1984 and was purchased by Mr. Dale in 2004. He is actively involved in his practice, not only as the professional land surveyor of record in the office, but also actively and intimately involved in the fieldwork on a regular basis. Mr. Dale was appointed to the urban surveying position of the Washington State Department of Natural Resources Survey Advisory Board by the Commissioner of Public Lands for a third term 2014 – 2019 and is the current chair. This position involves reviewing and creating Washington Administrative Code for the land surveying profession along with establishing educational paths and materials for the profession. He is also the liaison to the State Auditor’s Association Recording Committee. Mr. Dale is also a featured speaker presenting land surveying issues concerning the Recording Act, conflicting legal descriptions, title elements, boundary disputes, boundary agreements and land development to surveyors, title companies, realtors and attorneys. He also served as a peer review professional consultant for Board of Registration for Professional Engineers and Land Surveyors 2009-2010 and a Pro-Tem board member in 2015-2016 involving active investigations. Mr. Dale also serves on a regular basis in Eastern Washington and Northern Idaho providing supporting exhibits and testifying for lost boundary resolution, mediation and litigation as an expert witness.

Gregory M. George
Attorney at Law with Macomber Law, PLLC - with offices in Spokane and Coeur d’Alene, Idaho

Mr. George received his Juris Doctor degree from University of Washington School of Law and graduated from Whitworth University *cum laude* with a degree in Economics. During law school, he served as a member of the *Washington Law Review*. Mr George joined Macomber Law in 2015 after practicing in Washington State in business law. He is an active member of the Idaho Bar Association and is admitted to practice law before the Idaho Supreme Court. Mr. George is also licensed in Washington. Originally from Spokane, Mr. George is committed to providing the highest quality legal services in Eastern Washington and Northern Idaho. He has published in the Idaho State Bar’s *Advocate Magazine* and presented *Exceptions and Exclusions in Title Insurance* for continuing legal education credits to the local Kootenai County Bar.

Arthur B. Macomber
Senior Attorney with Macomber Law, PLLC - with offices in Spokane and Coeur d’Alene, Idaho

Mr. Macomber graduated from Hastings College of the Law at the University of California and received his undergraduate degree from George Fox University. He has practiced real property law in the Inland Northwest since 2006 bringing practicality, plain language and a detail-oriented approach to legal problems. Mr. Macomber bases his practice on 25 years of non-legal experience including forestry, construction and real estate sales. He publishes regularly in *The Idaho State Bar Advocate*. Mr. Macomber taught Contracts for Paralegals at North Idaho College and Legal Writing and Research at Gonzaga University School of Law. He is admitted to practice in the following districts: Idaho Supreme Court, United States District Court, District of Idaho, Washington Supreme Court and United States District Court, District of Washington.

Seminar Information

The Davenport Grand Hotel
333 West Spokane Falls Blvd.
Spokane, WA 99201
(509) 458-3330

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 - 5:30 pm

Tuition
\$279 for individual registration
\$259 for Three or more registrants from the same company at the same time.

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

Receive a reduced tuition rate of \$101 by registering to be our on-site coordinator for the day. For availability and job description, please visit www.halfmoonseminars.org.

Continuing Education Credit Information

This seminar is open to the public. It has been approved by the Washington State Bar Association for 6.0 Law and Legal Procedure CLE hours and 1.5 Ethics hours for attorneys and limited practice officers.

This course offers 7.5 PDHs to Washington land surveyors. Educators and courses are not subject to preapproval in Washington. Land surveyors seeking continuing education credit in other states will be able to apply the hours earned at this seminar, in most cases. Refer to specific state rule to determine eligibility.

This course offers a non-credit continuing education opportunity to Washington engineers. Engineers seeking continuing education credit in other states will be able to apply the 7.5 PDHs earned at this seminar, in most cases. Refer to specific state rule to determine eligibility.

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.

Additional Learning

Webinar Series

Stormwater Management Systems

- **Basics of Stormwater Regulations and Requirements, Including New EPA Regulations**
Thurs., Oct. 4, 2018, 11:00 AM - 12:00 PM CDT
- **Working with the Regulator**
Thurs., Oct. 4, 2018, 12:30 - 2:00 PM CDT
- **Site Planning and Choosing Best Management Practices**
Fri., Oct. 5, 2018, 11:00 AM - 12:00 PM CDT
- **Long-term Stormwater Management Practices**
Fri., Oct. 5, 2018, 12:30 - 2:00 PM CDT

For more information and other online learning opportunities visit:
www.halfmoonseminars.org/webinars/

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.

Registration

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How to Register	Registrant Information
Online: www.halfmoonseminars.org	Name: _____
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	City: _____ State: _____ Zip _____
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	Phone: _____
Fax: 715-835-6066	Additional Registrants:
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	Occupation: _____
	Email: _____
	Phone: _____
Mail: HalfMoon Education Inc., PO Box 278, Altoona, WI 54720-0278	Name: _____
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	Phone: _____
Complete the entire form. Attach duplicates if necessary.	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.

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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