

Agenda

Presented by Michael B. Davis

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

Creating and Managing Highway Rights-of-Way

- Identifying potential rights-of-way
- Negotiating and valuing easements
- Rights included in right-of-way
- Landowner rights
- Maintenance of right-of-way
- Alterations and encroachments

Understanding Utility Easements and Rights of Way

- 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

Eminent Domain Law

- Understanding eminent domain powers
 - Source of eminent domain powers
 - History of the exercise of eminent domain powers
 - Types of eminent domain “takings”
- Just compensation: valuing “taken” property
- Privatization of eminent domain and other current issues

Participating in the Condemnation Process

- Condemnation process for government use
- Hearing and right of appeal
- Valuing the property taken
- Condemnation process for utility and other quasi-public use

Easements, Rights-of-Way, and Eminent Domain

Roanoke, VA - Tuesday, September 10, 2019



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Learning Objectives

You'll be able to:

- Identify**, classify and locate easements.
- Negotiate** and value highway rights-of-way, and identify the rights of private landowners.
- Review** current law on electric, water, natural gas, and telecommunications easements.
- Understand** eminent domain powers and define just compensation for “taken” property.
- Discuss** the condemnation process for utility and other quasi-public use.



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- Understand** how to identify, classify and locate easements
- Receive** tips on how to participate in the condemnation process
- Review** laws relating to the power of eminent domain and the type of eminent domain takings
- Learn** about current issues involving easements, rights-of-way, and eminent domain
- Create** and maintain highway and utility rights-of-way

Continuing Education Credits

- Attorneys**
 - 6.5 Virginia CLE Hours
 - 7.8 West Virginia CLE Hours
- Virginia Title Insurance Producers**
 - 8.0 CE Title Hours
- Virginia Land Surveyors & Engineers**
 - 6.5 Credit Hours



Faculty

Michael B. Davis *Professional Land Surveyor with Dewberry*

Mr. Davis is a professional land surveyor in Maryland, the District of Columbia and Virginia, with over 30 years of experience. This varied experience includes small individual boundary surveys, surveys for both commercial and residential land development projects, ALTA Land Title Surveys, and surveys for long range transportation projects, including rail and highway. In addition, Mr. Davis is an adjunct faculty professor at the Community College of Baltimore County in the Surveying/Civil Engineering program. Classes taught include Elementary Surveying, Survey Computations, Topographic Mapping, Sediment Control and Hydrology, and Storm Drain Design.

In 2016, Mr. Davis was awarded the Russell E. Lowman Memorial Educational award from the Maryland Society of Surveyors for his contribution to the education of surveyors.

Seminar Information

Holiday Inn Roanoke 3315 Ordway Drive Roanoke, VA 24017 (540) 362-4500	Registration 8:00 - 8:30 am Morning Session 8:30 am - 12:00 pm	Lunch (On your own) 12:00 - 1:00 pm Afternoon Session 1:00 - 4:40 pm
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Tuition

\$289 for individual registration

\$269 for three or more simultaneous registrations.

Included with your registration:

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.

How to Register

- Visit us online at www.halfmoonseminars.org
- Mail-in or fax the attached form to 715-835-6066
- 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 self-study package. You may also send another person to take your place.

Additional Learning

Webinar Series

Stormwater Infiltration

- **Infiltration and Soil: Water Science**
Thurs., August 8, 2019, 11:00 AM - 12:30 PM CDT
- **Infiltrating Stormwater and Maximizing Infiltration**
Thurs., August 8, 2019, 1:00 - 2:30 PM CDT
- **Improving Infiltration with Low Impact Development Techniques**
Fri., August 9, 2019, 11:00 AM - 12:30 PM CDT

Proposal Writing

Wed., August 7, 2019, 11:00 AM - 3:30 PM CDT

Structural Design and Ethics

- **Structural Design: Ethical Issues**
Thurs., August 15, 2019, 11:00 AM - 12:00 PM CDT
- **Structural Design: Gravity Forces**
Thurs., August 15, 2019, 12:30 - 2:30 PM CDT
- **Structural Design: Lateral Forces**
Fri., August 16, 2019, 11:00 AM - 12:30 PM CDT
- **Structural Design: Wind, Seismic and Connections**
Fri., August 16, 2019, 1:00 - 2:30 PM CDT

Technical Writing

- **Planning Documents**
Wed., August 14, 2019, 11:00 AM - 1:00 PM CDT
- **Writing Documents**
Wed., August 14, 2019, 1:30 - 3:30 PM CDT
- **Revising and Editing Documents**
Thurs., August 15, 2019, 11:00 AM - 1:00 PM CDT
- **Technical Writing Best Practices**
Thurs., August 15, 2019, 1:30 - 3:30 PM CDT

Introduction to Hydro Energy Logic Modeling Software (HELP-FL)

- **Introduction to Hydro Energy Logic Program Modeling Software (HELP-FL), Part I**
Tues., August 20, 2019, 11:00 AM - 2:00 PM CDT
- **Introduction to Hydro Energy Logic Program Modeling Software (HELP-FL), Part II**
Wed., August 21, 2019, 11:00 AM - 2:30 PM CDT

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

Continuing Education Credit Information

This seminar is open to the public. The Virginia State Bar MCLE Board has approved this course for 6.5 CLE hours, and the West Virginia State Bar has approved it for 7.8 CLE credit hours.

The Virginia Insurance Continuing Education Board has approved the seminar for 8.0 title insurance credits.

This seminar offers 6.5 PDHs to Virginia professional land surveyors and 6.5 PDHs to Virginia professional engineers to whom the subject matter is professionally relevant.

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 Manual and Audio from the Live Seminar as a Self-Study Package!

Audio recordings of this seminar are available for purchase starting at \$269. See registration panel for more information and 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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() I need special accommodations. Please contact me.	

Tuition

() **I will be attending the live seminar.** Single Registrant - **\$289.00**. Three or more registrants from the same company registering at the same time - **\$269.00** each.

() **I am not attending.** Please send me the self-study package:

☐ Downloadable MP3 Audio/PDF Manual for **\$269.00**.

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