

Agenda

Presented by David G. Ditto

Overview

Defining easements
Differences between easements, licenses, leases

Creation of Easements

Written grant, contract or reservation
Survey plats and dedication
Easements created by implication
Easements created by prescription
Irrevocable license / license coupled with an interest / estoppel

Characteristics of Easements

Location and dimensions / vague or undefined easements
Easements as appurtenant or gross
Scope of use
Exclusive and non-exclusive

Construction and Interpretation of Easements

Express easements
Missing or incomplete terms

Access to Oil, Gas and Minerals

Servient and dominant estates
Surface easements for exploration and production
Wyoming's split estate law - W.S. 30-5-401-410

Conflicts between Competing Easements

First in time, first in right?
What constitutes interference?

Enforcement of Easements

Temporary restraining order / injunction
Quiet title
Declaratory judgment

Eminent Domain

What is eminent domain?
Who is authorized to condemn property
Preliminary requirements to condemn
Procedure of an eminent domain case
Condemnation for transmission lines, pipelines, access

Ethics

Good faith negotiations

Just Compensation

Standards for measuring just compensation
Recognized valuation methodologies
Compensation for partial takings and easements

Wyoming Law of Easements and Eminent Domain
Casper, WY - Thursday, November 14, 2019

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Learning Objectives

You'll be able to:

Learn about the differences between easements, licenses and leases.

Get tips on interpreting easements that have missing or incomplete terms.

Learn about easements for access to oil, gas and minerals.

Resolve conflicts between competing easements.

Discuss eminent domain and the preliminary requirements to condemn property.

Explore just compensation in eminent domain cases.



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Understand how easements are created by implication, prescription and necessity

Resolve conflicts between competing easements

Enforce easements with restraining orders, injunctions and declaratory judgments

Learn rules about access to oil, gas and minerals

Participate in eminent domain cases

Obtain just compensation for property rights taken through eminent domain

Continuing Education Credits

Attorneys

6.0 Wyoming CLE Hours
(.5 Ethics Hour)

Professional Engineers & Professional Land Surveyors

6.0 Wyoming CPC Units/PDHs

Wyoming Title Insurance Producers

5.0 General Credit Hours
1.0 Ethics Hour

Professional Landmen

5.5 Recertification Credits
.5 Ethics Credit



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Faculty

David G. Ditto is a partner in the office of ALG Law in Cheyenne, Wyoming. Mr. Ditto’s practice focuses primarily on real estate litigation relating to easements and eminent domain, including electric transmission easements, oil and gas easements, access easements, subsurface gas storage easements, fiber optics and telecommunications, roads and highways, and other linear assets and facilities. For the past 15 years, he has conducted an annual full-day seminar on easements, eminent domain and split estates. Mr. Ditto also lectures at various other seminars on easement issues. He wrote the *Wyoming Handbook on Easements, Eminent Domain & Split Estates*, and also wrote the section of the American Bar Association’s *50-State Compendium on Eminent Domain* for the State of Wyoming. Mr. Ditto is a member of the International Right of Way Association, the American Bar Association, and the Colorado and Wyoming State Bar associations. He is admitted to practice in all state and federal courts in Wyoming and Colorado. In his spare time (ha, ha) Mr. Ditto enjoys mountain biking, hiking, snowboarding and wakeboarding with his wife and children.

Here’s what past attendees had to say about the program and presenter David Ditto:
“Great course.” — Title Insurance Professional
“Very knowledgeable on subject matter.” — Engineer
“Very well done.” — Attorney
“Great presentation. I will suggest this course to any new landmen that I come across.”
— Landman

Seminar Information

Ramkota Hotel & Conference Center 800 North Poplar Street Casper, WY 82601 (307) 266-6000	Registration 8:30 - 9:00 am Morning Session 9:00 am - 12:30 pm	Lunch (On your own) 12:30 - 1:30 pm Afternoon Session 1:30 - 4:30 pm
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Tuition

\$289 for individual registration
\$269 for three or more registrations.
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.

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

- Component Tolerance Analysis**
- **Introduction to Component Tolerance Analysis**
Thurs., Oct. 17, 2019, 11:00 AM - 12:00 PM CDT
 - **Dimensional Tolerance Analysis**
Thurs., Oct. 17, 2019, 12:30 - 3:00 PM CDT
 - **Application of Dimensional Tolerance Analysis**
Fri., Oct. 18, 2019, 11:00 AM - 2:15 PM CDT

National Electrical Code

- **National Electrical Code, Part I**
Tues., Oct. 22, 2019, 11:00 AM - 3:30 PM CDT
- **National Electrical Code, Part II**
Wed., Oct. 23, 2019, 11:00 AM - 3:30 PM CDT
- **National Electrical Code, Part III**
Thurs., Oct. 24, 2019, 11:00 AM - 3:30 PM CDT

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

- Slope Stability and Landslide Prevention**
- **Slope Movement and Mechanisms**
Thurs., Oct. 24, 2019, 11:00 AM - 1:00 PM CDT
 - **Slope Stabilization Methods**
Thurs., Oct. 24, 2019, 1:30 - 3:00 PM CDT
 - **Landslide Hazard and Risk Assessment**
Fri., Oct. 25, 2019, 11:00 AM - 12:00 PM CDT
 - **Slope Stabilization and Landslide Mitigation**
Fri., Oct. 25, 2019, 12:30 - 2:30 PM CDT

HEC-RAS Webinar Series

- **Hydraulic Principles and Applications**
Tues., Oct. 29, 2019, 11:00 AM - 1:00 PM CDT
- **Working with the HEC-RAS User Interface**
Tues., Oct. 29, 2019, 1:30 - 3:00 PM CDT
- **Water Surface Profiling**
Thurs., Oct. 31, 2019, 11:00 AM - 1:00 PM CDT
- **Steady Flow Surface Profile Demonstrations**
Thurs., Oct. 31, 2019, 1:30 - 3:30 PM CDT

Continuing Education Credit Information

This seminar is open to the public. The Wyoming State Bar has approved this course for 6.0 CLE hours, including .5 ethics hour, for attorneys.

This seminar offers 6.0 CPC Units to Wyoming professional engineers and land surveyors to whom the subject matter is professionally relevant. Wyoming engineers and land surveyors with continuing education requirements in other states will be able to apply the continuing education credits earned at this seminar, in most cases. Refer to specific state rules to determine eligibility.

The Wyoming Department of Insurance has approved this course for 5.0 general classroom continuing education credits and 1.0 ethics credit, for a total of 6.0 credits, intended for title insurance producers.

The American Association of Professional Landmen has accredited this course for 5.5 RL, RPL or CPL recertification credits, 0.0 CPL/ESA credits, and .5 ethics credit for a total of 6.0 credits.

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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How to Register	
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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.	
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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:
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