Faculty

Floodplain Mapping, Insurance, and Regulation

William Nechamen, CFM *Principal and owner of Nechamen Consulting, LLC,*

Mr. Nechamen was the Floodplain Coordinator for the State of New York Department of Environmental Conservation for 21 years. During that period, he helped to promote higher floodplain standards in New York, including enacting a two foot "freeboard" requirement in New York's building code, saving property owners millions of dollars in flood losses and flood insurance premiums.

One of the founders of the New York State Floodplain and Stormwater Managers Association (NYSFSMA), a professional association with over 500 active members, Mr. Nechamen was their first chair and currently serves the Association as its treasurer and membership coordinator.

Mr. Nechamen has been a Board member of the Association of State Floodplain Managers (ASFPM) at various times for 13 years. ASFPM represents over 15,000 professionals across the United States and internationally and is a key national voice in policies designed to reduce flood risk while preserving the natural and beneficial functions of floodplains. Mr. Nechamen served as chair (2013-2015), vice-chair (2011-2013) and treasurer (2008-2010) and is currently co-chair of the Floodplain Regulations Committee as well as an active board member. He has received the ASFPM Meritorious Lifetime Achievement in Floodplain Management Award.

In his capacity as Floodplain Coordinator, Mr. Nechamen has led workshops and training sessions on the National Flood Insurance Program (NFIP), floodplain management and regulations, understanding and interpreting flood maps, flood insurance and the Community Rating System.

Boundaries and Easements

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

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Floodplain Mapping, Insurance, and Regulation

- Flood Insurance Rate Maps, Flood Insurance Studies, and Letters of Map Change
- National Flood Insurance Program and International Building Codes: Development Standards for Floodplain

Boundaries and Easements

- Locating Land Boundaries on Paper (And on the Ground)
- Physical Evidence and Boundaries
- Easements: Understanding Possessive Rights in Lands of Others
- Disputes: Boundaries, Shared Spaces, and Split Estates

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Floodplain Mapping, Insurance, and Regulation

Monday, May 11 and Tuesday, May 12, 2020 (6.0 hours)

- Flood Insurance Rate Maps, Flood Insurance Studies, and Letters of Map Change
- National Flood Insurance Program and International Building Codes: Development Standards for Floodplain

Boundaries and Easements

Wednesday, May 20 and Thursday, May 21, 2020 (6.0 hours)

- Locating Land Boundaries on Paper (And on the Ground)
- Physical Evidence and Boundaries
- Easements: Understanding Possessive Rights in Lands of Others
- Disputes: Boundaries, Shared Spaces, and Split Estates

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Floodplain Mapping, Insurance, and Regulation Webinar Series

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Landscape Architects: 6.0 HSW CE Hours **LA/CES:** 6.0 HSW PDHs
Floodplain Managers: 6.0 ASFPM CECs

Tuition: $299 per registrant

Floodplain Mapping, Insurance, and Regulation Day I

Monday, May 11, 2020, 11:00 AM - 2:15 PM CDT (including a 15min. break)

Flood Insurance Rate Maps, Flood Insurance Studies, and Letters of Map Change

History and types of flood maps
- Levels of detail
- Flood zones
- Flood mapping planning and needs

Reading and interpreting flood maps
- Map panel and index information
- Map features

Flood insurance studies
- Purpose and contents
- Floodway data table
- Stream profiles

Obtaining and using flood maps
Map determinations
Letters of Map Change
- Introduction to and purpose of LOMCs
- Letters of Map Amendment
- Letters of Map Revision based on Fill
- Letters of Map Revision

Floodplain Mapping, Insurance, and Regulation Day II

Tuesday, May 12, 2020, 11:00 AM - 2:15 PM CDT (including a 15min. break)

National Flood Insurance Program and International Building Codes: Development Standards for Floodplain

Types of floods and floodplains
Introduction to FEMA's Floodplain Regulatory Staircase: 44CFR60.3
Introduction to the International Building Code and relationship to FEMA regulations
Key terms and concepts
- Flood zones
- Lowest floor
- Basement
- Utilities
- Areas below the lowest floor

Ways to elevate
Floodways
Base flood elevations, design flood elevations, and freeboard
Flood zones that do not have flood elevations
Substantial improvement and substantial damage
Floodproofing
Manufactured homes
Recreational vehicles
Historic structures
Variances
Summary of recent code changes

Boundaries and Easements Webinar Series

Credits: **Land Surveyors:** 6.5 PDHs **Professional Engineers:** 6.5 PDHs
Architects: 6.5 CE Hours **AIA**: 6.5 LU|Elective **Landmen**: 6.5 AAPL Hours

Tuition: $299 per registrant

Boundaries and Easements Day I

Wednesday, May 20, 2020, 11:00 AM - 2:30 PM CDT (including a 30min. break)

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
- 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

(30 minute break)

Physical Evidence and Boundaries

The difference between a corner and a monument
Retracement surveys versus new or independent surveys
Discrepancies between the written record and what is on the ground
- Types of discrepancies
- Causes of discrepancies

The hierarchy of evidence revisited

Boundaries and Easements Day II

Thursday, May 21, 2020, 11:00 AM - 2:30 PM CDT (including a 30min. break)

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?

(30 minute break)

Disputes: Boundaries, Shared Spaces, and Split Estates

Distinctions between trespass, adverse possession, and prescriptive rights
Maintaining adverse claims
- Statute of limitations
- Elements of a claim

"Lost grant" claims
Quiet title actions
Acquiescence, laches, estoppel, and equity
Less litigious approaches to settling land interest disputes
- Practical location and boundary line agreements
- Boundary line commissions

Continuing Education Credit Information Details

Floodplain Mapping, Insurance, and Regulation Webinar Series

This webinar offers 6.0 PDHs/Continuing education hours to professional land surveyors and engineers and 6.0 HSW continuing education hours to architects and landscape architects in most states. It is not approved for land surveyors licensed in Florida, Kansas, Kentucky, New Jersey, Tennessee, and Texas or landscape architects licensed in Florida and New Jersey.

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The American Institute of Architects Continuing Education System has approved this webinar for 6.0 LU|HSW (Sponsor No. J885). The Landscape Architect Continuing Education System has approved it for 6.0 HSW PDHs. Only full attendance is reportable to the AIA/CES and LA CES.

The Association of State Floodplain Managers has approved this course for 6.0 CECs.

Boundaries and Easements Webinar Series

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The American Institute of Architects Continuing Education System has approved this webinar for 6.0 LU|Elective (Sponsor No. J885). Only full attendance is reportable to the AIA/CES.

The American Association of Professional Landmen has approved this webinar for 6.0 RL, RPL or CPL recertification credits (CEUs), and no CPL/ESA or Ethics credits for a total of 6.0 credits.