

Agenda

Presented by Wendy Lathrop, PLS, CFM

Day One: Wednesday, December 1, 2021 | 9:00 am - 12:15 pm EST
(including a 15-min. 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

Physical Evidence of 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

Day Two: Thursday, December 2, 2021 | 9:00 am - 12:15 pm EST

(including a 15-min. 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?

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

New York Boundaries and Easements for Design Professionals

Online - Wed., December 1 and Thurs., December 2, 2021

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Learning Objectives

You'll be able to:

Explore common types of land descriptions used in New York, including metes and bounds, subdivision descriptions and 3-D descriptions.

Discuss what to do when boundary evidence in a deed does not match the evidence on the ground.

Describe the hierarchy of boundary evidence, which includes legal descriptions, documents, physical evidence, and evidence of occupation.

Distinguish between land ownership and possessory rights.

Describe easements appurtenant, easements in gross, affirmative easements, negative easements and others.

Define trespass, adverse possession and prescriptive rights in land.

Learn how to maintain adverse claims to land, and how to defend against them.



HalfMoon Education Online Learning

New York Boundaries and Easements for Design Professionals

Live, Interactive Webinar

Wednesday, December 1 and Thursday, December 2, 2021



Analyze different kinds of land descriptions and review the principles of boundary location

Learn to tie the paper deed to the ground: What is evidence of a boundary?

Discuss retracement surveys versus new or independent surveys

Understand possessive rights in lands of others

Review different types of easements, and methods of creation and termination

Discuss methods to resolve boundary disputes

Continuing Education Credits

Engineers and Land Surveyors **Landscape Architects**

6.0 PDHs

6.0 Non-HSW CE Hours

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Faculty



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.

Webinar Information

Day One: Wednesday, December 1, 2021
9:00 am - 12:15 pm EST (including a 15-min. break)

Day Two: Thursday, December 2, 2021
9:00 am - 12:15 pm EST (including a 15-min. break)
(please log into the webinar 15 - 30 minutes before start time)

Tuition
\$289 for individual registration
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Additional Learning

- Managing Construction Projects**
- Tues, Nov 2, 2021 | 8:30 am - 4:30 pm CDT

Handling Ethical Issues in Professional Engineering Practice
- Wed, Nov 3, 2021 | 3:00 - 4:00 pm CDT

Unreinforced Slope Stability Analysis
- Wed, Nov 3, 2021 | 10:00 am - 12:00 pm CDT

Drone-Based Inspection and Maintenance
- Fri, Nov 4, 2021 | 8:30 am - 4:30 pm CDT

Stormwater Best Management Practices
- Thurs, Nov 4, 2021 | 8:30 am - 5:00 pm CDT

Commercial Site Pavement Design, Installation and Maintenance
- Fri, Nov 5, 2021 | 8:30 am - 4:30 pm CDT

Engineering Project Management
- Mon, Nov 8, 2021 | 8:30 am - 5:00 pm CST

How to Design a Reinforced Slope
- Wed, Nov 10, 2021 | 10:00 am - 12:00 pm CST
- National Electrical Code 2020: Grounding and Bonding**
- Wed, Nov 10, 2021 | 8:30 am - 5:00 pm CST

Stream Restoration for Design Professionals
- Fri, Nov 12, 2021 | 9:00 am - 4:30 pm CST

The Arborist Short Course: Advanced Tree Knowledge for Better Tree Care
- Tues, Nov 16, 2021 | 9:00 am - 4:30 pm CST

Introduction to HEC-RAS Modeling
- Tues, Nov 16, 2021 | 8:30 am - 5:00 pm CST

Focusing on the Legal Ramifications of Drone Use for Utilities
- Fri, Nov 19, 2021 | 10:00 am - 12:00 pm CST

Industrial Stormwater Management
- Fri, Nov 19, 2021 | 9:00 am - 4:00 pm CST
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This course is open to the public and offers 6.0 PDHs to professional engineers and land surveyors, and 6.0 non-HSW continuing education hours to architects and landscape architects licensed in New York. Refer to Board rules to determine specific course eligibility.

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Completion certificates will be awarded to participants who complete this event, respond to prompts, and earn a passing score (80%) on the quiz that follows the presentation (multiple attempts allowed).

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Registration

New York Boundaries and Easements for Design Professionals
Live, Interactive Webinar Series - Wed., December 1 and Thurs., December 2, 2021

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