

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

Virginia Easements, Rights-of-Way and Eminent Domain
Live, Interactive Webinar - Friday, December 3, 2021

NON-PROFIT
U.S. POSTAGE PAID
EAU CLAIRE, WI
PERMIT NO. 2016

HalfMoon Education Inc.
PO Box 278
Altoona, WI 54720-0278



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.



HalfMoon Education Live Webinars

Virginia Easements, Rights-of-Way and Eminent Domain

Live, Interactive Webinar - Friday, December 3, 2021



Understand how to identify, classify and locate easements

Review laws relating to the power of eminent domain and the type of eminent domain takings

Create and **manage** highway rights-of-way

Receive tips on how to participate in the condemnation process

Create and **manage** utility easements and rights of way

Learn about current issues involving easements, rights-of-way, and eminent domain

Continuing Education Credits

Engineers & Land Surveyors
6.5 PDHs

Virginia Attorneys
6.5 Credit Hours

Virginia Insurance Producers
8.0 Title Insurance 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.

Webinar Information

Log into Webinar 8:00 - 8:30 am EST	Break 11:55 am - 12:25 pm EST
Morning Session 8:30- 11:55 am EST	Afternoon Session 12:25 - 4:00 pm EST

Tuition
\$289 for individual registration
\$239 for three or more registrants from the same company at the same time.
Included with your registration: *PDF seminar manual.*

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

Webinars are presented via GoToWebinar. Instructions and login information will be provided in an email sent close to the date of the webinar. For more information, please visit our FAQ section of our website, or visit www.gotowebinar.com.

Cancellations: Cancel at least 48 hours before the start of the webinar, and receive a full tuition refund, minus a \$39 service charge for each registrant. Cancellations within 48 hours will receive a credit toward another webinar or the self-study package. You may also authorize another person to take your place.

Can’t Attend? Order the Webinar as a Self-Study Package!
Recordings of this webinar are available for purchase. 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.

Credit Information

This webinar is open to the public and offers 6.5 PDHs to Virginia professional engineers and land surveyors. Educators and courses are not subject to preapproval in Virginia.

This course or program has been approved by the Virginia Mandatory Continuing Legal Education Board for 6.5 hours of credit, of which 0.0 hours will also apply in the area of legal ethics or professionalism.

The Virginia Insurance Continuing Education Board has approved this event for 8.0 title insurance continuing education hours (Course ID 223498).

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).

Additional Learning

Managing Construction Projects - Tues, Nov 2, 2021 8:30 am - 4:30 pm CDT	How to Design a Reinforced Slope - Wed, Nov 10, 2021 10:00 am - 12:00 pm CST
Handling Ethical Issues in Professional Engineering Practice - Wed, Nov 3, 2021 3:00 - 4:00 pm CDT	National Electrical Code 2020: Grounding and Bonding - Wed, Nov 10, 2021 8:30 am - 5:00 pm CST
Unreinforced Slope Stability Analysis - Wed, Nov 3, 2021 10:00 am - 12:00 pm CDT	Stream Restoration for Design Professionals - Fri, Nov 12, 2021 9:00 am - 4:30 pm CST
Drone-Based Inspection and Maintenance - Fri, Nov 4, 2021 8:30 am - 4:30 pm CDT	The Arborist Short Course: Advanced Tree Knowledge for Better Tree Care - Tues, Nov 16, 2021 9:00 am - 4:30 pm CST
Stormwater Best Management Practices - Thurs, Nov 4, 2021 8:30 am - 5:00 pm CDT	Introduction to HEC-RAS Modeling - Tues, Nov 16, 2021 8:30 am - 5:00 pm CST
Commercial Site Pavement Design, Installation and Maintenance - Fri, Nov 5, 2021 8:30 am - 4:30 pm CDT	Industrial Stormwater Management - Fri, Nov 19, 2021 9:00 am - 4:00 pm CST
Engineering Project Management - Mon, Nov 8, 2021 8:30 am - 5:00 pm CST	For more information and other online learning opportunities visit: www.halfmoonseminars.org

Self-Study

Art of Retracement for Surveyors
Recorded Tuesday, April 20, 2021. Available on USB drive or as a digital download.

- Define retracement boundary surveys and related terminology
- Discuss the importance of identifying the intent of original boundary surveyors
- Determine the best evidence of original surveyors’ intent
- Meet challenges in evaluating evidence of intent
- Resolve ambiguities within boundary evidence
- Apply boundary law principles to resolve boundaries

For more information, visit the self-study the section at **www.halfmoonseminars.org**

Registration

Virginia Easements, Rights-of-Way and Eminent Domain
Live, Interactive Webinar - Friday, December 3, 2021

How to Register	Registrant Information
Online: www.halfmoonseminars.org	Name: _____ Company/Firm: _____ Address: _____ City: _____ State: _____ Zip: _____ Occupation: _____ Email: _____ Phone: _____
Phone: 715-835-5900	Additional Registrants: Name: _____ Occupation: _____ Email: _____ Phone: _____ Name: _____ Occupation: _____ Email: _____ Phone: _____
Fax: 715-835-6066	Code:
Mail: HalfMoon Education Inc., PO Box 278, Altoona, WI 54720-0278	
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 webinar. Single Registrant - \$289.00 . Three or more registrants from the same company registering at the same time - \$239.00 each. () I am not attending. Please send me the webinar recording: ☐ Streamable MP4 Video/PDF Manual for \$299.00 . ☐ USB Video/PDF Manual for \$299.00 .	
Checks: Make payable to HalfMoon Education Inc. Credit Card: <i>Mastercard, Visa, American Express, or Discover</i> Credit Card Number: _____ Expiration Date: _____ CV2 Code: _____ Cardholder Name: _____ Billing Address: _____ City: _____ State: _____ Zip: _____ Signature: _____ Email: _____	
© 2021 HEI #21 VAEROWED 12 3 WEBR LH	