

EASEMENTS, RIGHTS OF WAY, & ENCUMBRANCES IN LAND

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SCOPE: This seminar /workshop will discuss one of the areas in which surveyors are becoming more professionally involved. The seminar will discuss the purpose of easements; how they are created; How they are terminated and other interests in land. The instructor will show how the area of easements can possibly be a new source of expertise for the surveyor. Using actual case studies the full impact of this specialized area will be examined, as they relate to the surveyor.

OUTLINE

I. THE BASICS OF EASEMENTS: UNDERSTANDING PROPERTY RIGHTS

The philosophy of property rights.
Definition of an easement and encumbrances.
Types of easements.

II. HOW EASEMENTS ARE CREATED

Grant
At Law
Implication
Necessity
Prescription
As seen through case law.

IV. TERMINATION OF EASEMENTS

Natural
Merger
Destruction
Prescription
Release
Abandonment
As Seen by Case Law

V. OTHER ENCUMBRANCES ON LAND

Covenants & Restrictions

Time for presentation: 7 hours

12/01- SM 21