

# Agenda

## Locating Land Boundaries on Paper (And on the Ground)

K. Dedrick

- Interpreting land descriptions
  - Metes and bounds
  - Lot and block
- Dos and don'ts for writing descriptions
- Applying principles of boundary location
  - Collecting and evaluating all types of boundary evidence: documents, physical evidence, people, surveys
  - Locating the described land on a map
  - Locating the described land on the ground
  - Understanding and using geographic information systems (GIS)
- Solving land description and boundary location problems

## Identifying, Classifying and Locating Easements

B. Quitmeier

- 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

## Defining Trespass and Adverse Possession

R. Davis

- Defining trespass
- Reviewing the history of adverse possession
- Maintaining a claim for adverse possession
  - Statute of limitations
  - Elements of a claim
- Defending against a claim for adverse possessions
- Examining recent adverse possession cases

## Resolving Boundary Disputes

R. Davis

- Types of boundary disputes
  - Adverse possession, easements, boundaries
- Obtaining and reviewing boundary evidence
- Methods for establishing disputed boundaries
- Participating in dispute resolution techniques
- Litigation, arbitration, mediation, agreements, title insurance
- Examining boundary dispute case studies: exploring techniques for resolving sample disputes

## Understanding Utility Easements and Rights of Way

J. Wilson

- 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

Boundaries and Easements  
Overland Park, KS - Wednesday, December 6, 2017



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



# Learning Objectives

### You'll be able to:

**Interpret** land descriptions and apply principles of boundary location.

**Explore** different types of easements, and learn how they are created, maintained and terminated.

**Understand** the law of trespass and adverse possession.

**Review** methods for establishing disputed boundaries.

**Understand** easements for utility rights of way, including electric, water, natural gas, and telecommunications lines.



# Boundaries and Easements

Overland Park, KS - Wednesday, December 6, 2017



**Interpret** land descriptions and apply principles of boundary location.

**Get** tips on creating, maintaining and terminating easements.

**Understand** the law of trespass and adverse possession.

**Obtain** boundary evidence and establish disputed boundaries.

**Understand** easements for electric, water, natural gas, telecommunications and other utilities.

### Continuing Education Credits

#### Attorneys

- 8.0 Kansas CLE Hours
- 8.0 Missouri CLE Hours

#### Title Insurance Producers

- 4.0 Kansas CE Hours

#### Professional Engineers

- 6.5 PDHS

#### Land Surveyors

- 6.5 Kansas PDHS
- Missouri Pending



# Faculty

## Kenneth Dedrick

*Survey Manager at Kaw Valley Engineering, Inc. in Lenexa, KS*  
Mr. Dedrick is a professional land surveyor licensed in Kansas, Missouri, Nebraska, Iowa and Tennessee. He has over 39 years of land surveying experience, performing over 2000 ALTA, boundary, topographic, engineering and control surveys. Currently Mr. Dedrick manages and directs five to seven survey crews in the performance of land surveys, geodetic control surveys, engineering surveys, global positioning (GPS) system control networks, and construction surveys. He is a speaker at the University of Missouri Kansas City Law School on Legal Aspects of Surveying and Boundary Description Creation and Interpretation. He is also a past member of the National Council of Examiners for Engineering and Surveying (NCEES) national test writing committee. Mr. Dedrick is a past chairman of the Missouri Society of Professional Land Surveyors (MSPS) handbook committee. He revised the *MSPS Survey Safety Manual*, later adopted by the City of Lenexa, Kansas, and Miami County, Kansas, Survey Department. Mr. Dedrick was a contributing member of the National Geodetic Survey Height Modernization Committee in Washington, D.C. in 2000. He is also a previous speaker at the Kansas Society of Land Surveyors annual seminar and National Business Institute.

## William Quitmeier

*President at Quitmeier Law firm in Kansa City, MO*  
Mr. Quitmeier has been practicing law for nearly 40 years. He earned his Bachelor of Arts degree in Economics from the University of Kansas in 1973 and his Juris Doctor degree, also from the University of Kansas, in 1975. He is the owner of Quitmeier law firm and has held a real estate brokers license since 1977. Mr. Quitmeier is licensed to practice law in the states of Kansas and Missouri. He served as alderman for the City of Parkville from 1985 to 1991 and then as mayor from 1991 to 2002. Mr. Quitmeier is also an experienced teacher. He has taught environmental law at Park University and has teaching experience in the areas of real estate law, real estate contracts, and business law.

## Rick Davis

*Attorney at Rick Davis Legal in Overland Park, KS*  
Mr. Davis graduated from the University of Kansas before earning his law degree from Washburn University School of Law. He is licensed to practice in both Kansas and Missouri. After spending time as a partner with a large firm in South Florida, Mr. Davis returned to the Kansas City area and started his own practice. While at the previous firm, he represented many of the nation's largest banks and mortgage servicing companies in the areas of residential real estate and mortgage lending. His practice focuses primarily on the areas of residential real estate and he regularly represents individual homeowners, contractors, landlords, property

managers, home buyers and sellers, real estate agents, home owners associations and others within the real estate industry. Current and former clients include Bank of America, Ocwen, Lumber Liquidators, Stonehouse Rentals, Schaedler Enterprises, and Wells Fargo. Mr. Davis has been quoted as a real estate attorney in numerous national and local news publications, including, the *Associated Press*, *ABC News*, the *New York Times*, *Realtor.com* and the *Kansas City Star*.

## Jeffrey Wilson

*Associate at Anderson & Byrd, LLP in Ottawa, KS*  
Mr. Wilson received his undergraduate degree from the University of Kansas in 2010 and received his law degree from Washburn University School of Law in 2014. He joined Anderson & Byrd, LLP in 2014 as an associate, and is admitted to practice before all courts in Kansas including the U.S. District Court for the District of Kansas. Mr. Wilson is admitted to practice before the U.S. Court of Appeals for the Tenth Circuit. The bulk of his experience lies with oil and gas law and electric utility regulation. Specifically, Mr. Wilson has practiced in the areas of title examination, transactional drafting, leasing disputes, general litigation, arbitration, disputes involving electric utilities, and representation before the Kansas Corporation Commission (KCC) on behalf of public utilities and oil and gas operators. He is a member of the Kansas Bar Association's, Oil, Gas and Mineral Law section and is the president of the Franklin County Bar Association. Mr. Wilson is also the city attorney for Richmond, Kansas.

# Seminar Information

## Hilton Garden Inn

5800 College Blvd.  
Overland Park, KS 66211  
(913) 345-2661

## Registration

8:00 - 8:30 am

Morning Session  
8:30 - 11:45 am

Lunch (On your own)  
11:45 am - 12:45 pm

Afternoon Session  
12:45 - 4:40 pm

## Tuition

**\$279** for individual registration  
**\$259** 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](http://www.halfmoonseminars.org).

## How to Register

- Visit us online at [www.halfmoonseminars.org](http://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 CD/manual package. You may also send another person to take your place.

## Continuing Education Credit Information

This seminar is open to the public and has been approved for 8.0 CLE hours for Kansas and Missouri attorneys.

This seminar is approved for 4.0 Title continuing education hours for Kansas insurance producers.

This event offers 6.5 PDHs to Kansas land surveyors and engineers. Educators and courses are not subject to preapproval in Kansas. Course approval is applied for and pending for Missouri land surveyors.

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 CD/Manual Package:

An audio recording of this seminar is available for \$289 (including shipping). Allow five weeks from the seminar date for delivery. Please refer to specific state licensing rules or certification requirements to determine if this learning method is eligible for continuing education credit.

# Additional Learning

## Webinar Series

### Floodplain Mapping and Regulation

#### • Floods, Floodplains and Introduction to Floodplain Management

Wed., Oct. 18, 2017, 11:00 AM - 12:30 PM CDT

#### • Flood Maps and Flood Zones

Wed., Oct. 18, 2017, 1:00 - 2:30 PM CDT

#### • Elevations in the National Flood Insurance Program (NFIP) and Floodplain Regulation

Thurs., Oct. 19, 2017, 11:00 AM - 12:30 PM CDT

#### • Practical Floodplain Management

Thurs., Oct. 19, 2017, 1:00 - 2:30 PM CDT

## HEC-RAS Webinar Series

#### • Hydraulic Principles and Application

Thurs., Oct. 26, 2017, 11:00 AM - 1:00 PM CDT

#### • Working with the HEC-RAS User Interface

Thurs., Oct. 26, 2017, 1:30 - 3:00 PM CDT

#### • Water Surface Profiling

Fri., Oct. 27, 2017, 11:00 AM - 1:00 PM CDT

#### • Steady Flow Surface Profile Demonstrations

Fri., Oct. 27, 2017, 1:30 - 3:30 PM CDT

For more information visit:

[www.halfmoonseminars.org/webinars/](http://www.halfmoonseminars.org/webinars/)

# Registration

## Boundaries and Easements

Overland Park, KS - Wednesday, December 6, 2017

## How to Register

### Online:

[www.halfmoonseminars.org](http://www.halfmoonseminars.org)

### Phone:

715-835-5900

### Fax:

715-835-6066

### Mail:

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

**Complete the entire form.** Attach duplicates if necessary.

## Registrant Information

Name: \_\_\_\_\_

Company/Firm: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Occupation: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

## Additional Registrants:

Name: \_\_\_\_\_

Occupation: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Name: \_\_\_\_\_

Occupation: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

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( )  I need special accommodations. Please contact me.

## Tuition

( ) **I will be attending the live seminar.** Single Registrant - **\$279.00**. Three or more registrants from the same company registering at the same time - **\$259.00** each.

( ) **I am not attending.** Please send me the CD manual package for **\$289.00**. (S&H included. Please allow five weeks from seminar date for delivery)

**Checks:** Make payable to HalfMoon Education Inc.

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