

APLS FALL SEMINAR October 15, 2021

PROPERTY RIGHTS AND THE LAND SURVEYOR

What are real property rights and where do they come from? Should the land surveyor be concerned with property rights? How have the courts reacted to the issue of property rights and the land surveyor? This seminar will examine these questions and many other related topics. Subjects to be covered include: Torts that can impact property rights, written conveyances, deed interpretation, unwritten rights, junior & senior rights, adverse possession, estoppel, and more. These issues will be covered through court opinions from across the country. In addition to examining the problems associated with property rights, common solutions for the most common problems will be explored. Resolving conflicts in boundaries should be a high priority for any practicing boundary surveyor concerned with the property rights of the client and adjoining property owners. Power Point presentation.

LEGAL DESCRIPTIONS AND CONVEYANCES

A key component of any conveyance of real property is the interpretation of the deed of conveyance and, in particular, the description of the property, often referred to as the “legal description.” It is often said that when it comes to the interpretation of a deed of conveyance “intent is king.” Nevertheless, the absolute “keys to the kingdom” are ambiguities in the documents of conveyance. This presentation examines the law that applies to the conveyance of real property and the interpretation of these conveyances, including ambiguities. Fundamental issues affecting property law will be discussed through court cases and the problem of resolving conflicts in the written instrument (patent ambiguities) and conflicts between the written instrument and the physical evidence on the ground (latent ambiguities) will be analyzed. Monuments and the role they play in the interpretation of legal descriptions will be discussed and studied. Senior/junior rights and so-called “unwritten conveyances” will be studied. Problem legal descriptions and interpretation problems will be discussed in detail. Issues affecting title and the Marketable Record Title Act (MRTA) will be studied. Re-writing bad legal descriptions, pros and cons, will be discussed. Several case studies will be examined on the issues involving the conveyance of real property and involving the property description contained therein. This presentation assumes that participants are familiar with writing legal descriptions, therefore, the fundamentals of writing legal descriptions are only covered in passing. This program will be accompanied by a Power Point presentation.

LOCATION:

Wild Horse Pass Hotel
Chandler, AZ

PROGRAM & REGISTRATION INFO:

AzPLS.org



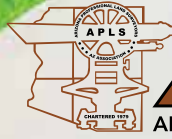
Meet The Speaker

Jeff Lucas, PLS, Esq.

Jeffery N. Lucas started his career as a land surveyor and is a licensed surveyor in Alabama, Florida, Georgia, Mississippi and Tennessee. Lucas is a recognized expert in boundary surveying, land title surveys, and property law. He obtained his first land surveying license in Florida (1984) where he spent the first part of his surveying career. After relocating to Alabama, he has practiced across five southeastern states. Lucas attended and graduated from law school later in his career. He is also a licensed attorney and member of the Alabama State Bar (2003). His practice is focused on land boundary issues and real property law, including adverse possession, boundary disputes, professional liability, real property, and zoning and land use issues. He has been an expert witness and consultant in many cases involving land surveying and boundary disputes. As a result of his experience and background, Lucas is also a continuing education seminar leader on surveying and legal topics. He has developed a library of over 40 titles and conducts continuing education seminars for land surveyors, engineers and attorneys all across the country. In addition, he has authored over 100 articles on surveying, boundary, and legal issues that have been published in state and national professional journals. He has a regular legal column in P.O.B. magazine and has been writing for the magazine since 2004. Lucas has also authored three books on land surveying and boundary law: “Alabama Boundary Law” (2009), “The Pincushion Effect, The Multiple Monument Dilemma in American Land Surveying” (2011), and “Illinois Boundary Law” (2012). Lucas is currently the Alabama Survey Division Manager for ESP Associates (AL), Inc.



APLS
ARIZONA PROFESSIONAL LAND SURVEYORS



APLS

ARIZONA PROFESSIONAL LAND SURVEYORS

Present

2021
Golf
TOURNAMENT

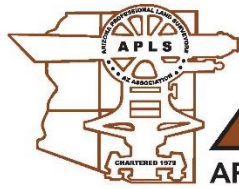
SATURDAY
OCTOBER 16, 2021

Breakfast Awards Lunch	Whirlwind Golf Club	8 AM Shotgun Start
---------------------------------------	--------------------------------	-----------------------------------

Sponsorships Available!

\$200 per player or \$650 per foursome

More Info Available at: AzPLS.org



APLS

ARIZONA PROFESSIONAL LAND SURVEYORS

SEMINAR & GOLF TOURNAMENT

October 15-16, 2021 – Wild Horse Pass

REGISTRATION INFORMATION

Name:		
Company:		
Address:		
City:		State & Zip:
Bus. Phone:		
Email:		

Seminar Registration: APLS Member Price: \$150 Non-Member Price: \$250

Seminar Registration Includes: Full day seminar featuring Jeff Lucas, Refreshments, and Luncheon

Golf Registration: Individual - \$200 Foursome - \$650

Golf Registration Includes: Golf, Cart, Range Balls, Breakfast and Awards Luncheon

GOLF TEAM INFORMATION

Golfer 1:	
Golfer 2:	
Golfer 3:	
Golfer 4:	

If registering more than one foursome, please use separate form.

SPONSORSHIPS AVAILABLE!

- Gold Sponsor: \$1250 – Exclusive Sponsorship.** *Receives top billing on APLS website, email blasts, social media, signage at seminar and golf tournament. 18th hole sponsor.*
- Silver Sponsor: \$850 – 3 Available.** *Logo on APLS website, email blasts, social media and signage at seminar and golf tournament. Hole sponsor.*
- Bronze Sponsor: \$500 – 5 Available.** *Listing on APLS website, email blasts, social media, and signage at seminar and golf tournament. Hole sponsor.*
- Hole Sponsor: \$150 – Listing on APLS website and email blasts. Signage at the golf tournament.**

PAYMENT INFORMATION

HOTEL INFORMATION:
Wild Horse Pass Hotel & Casino:
 Discounted Room Rate: \$145
 Reservations: (520) 796-4900
 Group Code: APLS
 Cut-Off Date: September 14th

QUESTIONS:
 T. (888) 994-3317 E. info@AzPLS.org

Check - Payable to APLS & Mailed to:
 Arizona Professional Land Surveyors (APLS)
 526 South E Street, Santa Rosa, CA 95404

Visa **Mastercard** **Total to Charge:** _____

CC # _____

Exp. _____ CID (3 digits on back) _____

Billing Zip Code: _____