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Nota di contenuto	Easements Relating to Land Surveying and Title Examination; Contents; Preface; Acknowledgments; Chapter 1 Introduction; Rights and Interests in Land; Transfer of Ownership; Ownership in General; Transfer of Title and Property Rights; Means of Transferring or Obtaining Title or Rights in Land; Corporeal and Incorporeal Hereditaments; Chapter 2 Easements in General; Definition: What Is an Easement?; Identical with Servitude; Different from License; Different from Profit; Differing from Fee; Illustrative Case; Illustrative Decision; Canals; Easement Terminology; Dominant and Servient Ownership Appurtenant Easements vs. Easements in Gross Determining Whether an Easement Is Appurtenant or in Gross; Affirmative as Opposed to Negative; Apparent vs. Nonapparent; Continuous vs. Noncontinuous; Perpetual vs. Temporary; Public or Private Easements; Intermittent Easements; Quasi-Easements; Reciprocal Negative Easements; Secondary Easements; Easement by Substitution; Chapter 3 Types of Easements; Right of Way; Right of Way Line; Highways; Private Roads; Private Use of Water; Energy Easements; Chapter 4 Creation of Easements; Express Grant; Reservation or Exception; Agreement or Covenant

Implication Ways of Necessity; Rationale of the Court System; Paper Streets; Strict Necessity; Implication vs. Necessity; Estoppel; Prescription; Public Highway by Prescription; Dedication; Private Dedication; Ancient Rights; Eminent Domain; Private Condemnation; Custom; Public Trust Easements; Vote of a Governing Body; Extent and Scope of Easements; Chapter 5 Termination of Easements; Expiration; Release; Merger of Title; Abandonment; Right to Abandon Location; Estoppel; Prescription or Adverse Possession; Destruction of the Servient Estate; Cessation of Necessity; Eminent Domain Frustration of Purpose Cessation of Purpose; Overburden; Chapter 6 Easements and Descriptions; General; Void Instruments; Interpretation; Intent; Compilation; Chapter 7 Problem Easements; Undescribed Easements, Blanket Easements; Locating an Undefined Easement; Hidden Easements; Rolling Easements; Shore Road Allowances in Canada; The New Zealand Example; Chapter 8 The Process of Reversion; Estate in Reversion; Possibility of Reverter; Chapter 9 Reversion of Easements; Highways; Flowage; Railroads; Chapter 10 Reversion Relating to Highways: (and to Other Types of Rights of Way) Discontinuance or Abandonment Actual Highway Abandonment; Procedure; Presumption of Law; Overcoming the Presumption; Grantor Doesn't Own It, or Part of It; Intent of the Parties to the Transaction; Language Excludes Street; Abandonment, Strictly Speaking; Railroads; Road Reserves; Chapter 11 Rules of Locating and Defining Reversions; Basic Rule; Curved Street; Street Intersection; Ownership at Intersection with Reversion Only at One Street; Curved Street Intersection; Lots at an Angle Point in the Road; Lots Adjoining a Subdivision Boundary; Marginal Road; Special Cases; Problem Cases Documents Indefinite or Not Available

Sommario/riassunto

Concise, in-depth coverage of the complex issues of easements and their reversion. The definition, use, defense, and retirement of easements are areas of active work for land surveyors, lawyers, and the holders and buyers of easements, such as utility companies and highway departments. Easements Relating to Land Surveying and Title Examination is the most up-to-date reference that succinctly and incisively covers easements and reversions, written for land surveyors and title examiners. This comprehensive guide covers the various forms of easements, their creation, rever
