

EASEMENTS

CESP	CAEP	Topic/Issue
	X	General
	X	• Broad classification of easements – “in gross” or “appurtenant”
	X	○ Elements of an Easement Appurtenant
	X	• Identifying Dominant and Servient Estates
	X	• Exclusive versus Non-exclusive
X	X	Creation Of Easements
X	X	• General Elements
X	X	○ Requisites
X	X	○ Duration
X	X	• Ways to create an easement
X	X	○ Express Grant
	X	○ Express Reservation
	X	○ Plat
	X	○ Statute
	X	• Eminent Domain and Condemnation
	X	○ Implication
	X	○ Prescription
	X	○ Estoppel
	X	○ Necessity
X	X	Types Of Easement
X	X	• Specific
X	X	• Blanket
X	X	○ Unlocatable
X	X	• Expansive (Centerline)
X	X	• Unrecorded Easement
X	X	Transfer of Easement Rights
X	X	• Authority to Transfer
X	X	• Limitations
X	X	Termination of Easements
	X	• Terms of Easement
X	X	• Release
	X	• Merger
	X	• Failure of Purpose
	X	• Abandonment
X	X	Insuring Easement Estates