

## **Table of Contents:**

<i>Introduction: What is a Prescriptive Easement?</i> .....	1
Notes on Book Format .....	3
<b><i>Chapter 1: History &amp; Development</i></b> .....	<b>4</b>
Early Prescriptive Easements in England—Bracton .....	5
Four Results of the Lapse of Time .....	6
The Lost Grant Theory .....	7
Limits of the Lost Grant Theory .....	8
English vs. Spanish Law: Arizona, California .....	9
French & Spanish Influence—Louisiana .....	10
Modern Interpretations and Re-Statements .....	11
<b><i>Chapter 2: Actual Use &amp; “Ancient Light”</i></b> .....	<b>16</b>
Arguments Against the Doctrine of Ancient Light .....	17
Prescription & Negative Easements .....	20
Limited Exception—Louisiana .....	20
Cattle, Wildlife and Trees .....	21
Beavers .....	23
Weeds, Tree Branches and Roots .....	24
Golf Balls .....	26
Final Thoughts .....	27
<b><i>Chapter 3: Legislation &amp; Judicial Notice</i></b> .....	<b>28</b>
Statutory and Common Law Limitations .....	28
Limitations & Judicial Construction .....	28
Dual Standard: Lost Grant for Easements .....	29
Separate Statute for Prescriptive Easements .....	30

Interaction with Adverse Possession Statutes .....	31
Legislative Changes to Limitations: Retroactive Laws .....	32
When Is a Prescriptive Easement Perfected? .....	34
Evidentiary Standard .....	36
<b>Chapter 4: Private Prescriptive Easements .....</b>	<b>39</b>
Common Law Requirements.....	39
Actual Entry under a Claim of Right .....	40
Exclusive Use .....	41
Hostile and Adverse.....	43
Presumed Adverse or Presumed Permissive.....	44
License as Proof of Permissive Use .....	45
Neighboring Accommodation .....	45
Reciprocal Prescriptive Rights.....	47
Neighboring Accommodation vs. Acquiescence .....	47
Unexplained Use of an Existing Road.....	48
Woodland Exception to Presumption of Permission .....	49
Open & Notorious.....	51
Continuous vs. Uninterrupted .....	53
Interruption of the Right—Two Contrasting Views.....	54
Color of Title .....	56
Color of Title—Limits of Claim .....	57
Prescription to Repair Irregularities.....	59
Mistaken Belief .....	60
Mistaken Belief in Location of an Express Easement .....	61
Scope of the Easement .....	63
Scope of a Utility Easement .....	64

Prescriptive Easement “in Gross” .....	65
Exclusive Easement by Prescription .....	66
Altered Use During Prescriptive Period.....	67
Tacking .....	69
Altering the Location of Prescriptive Easements.....	70
Expansion of a Record Easement by Prescription .....	72
Prescriptive Rights and Parking Areas.....	74
Condominium Parking & Prescription.....	75
Prescriptive Easements and Party Walls .....	76
Recreational Use Restrictions .....	77
Private Prescriptive Claim over Federal Lands .....	78
<b>Chapter 5: Public Prescriptive Easements .....</b>	<b>79</b>
Early Decisions—Confusion Over Lost Grant.....	80
Defining the term “Grant” .....	83
Rejecting Public Prescriptive Easements.....	83
Embracing Public Prescriptive Easements.....	85
Recent Decisions—Public Prescriptive Easements .....	85
Statutory Authority for Public Ways—Long Use.....	89
Public Prescriptive Claims for Foot Travel.....	90
Public Utility Easements by Prescription.....	92
Private Prescriptive Right Over Public Easement .....	94
Private Easement Becomes Public by Prescription .....	95
Inapplicable Codes, Ordinances & Statutes .....	95
Final Thoughts .....	97
<b>Chapter 6: Existing Roads, Gates &amp; Locks .....</b>	<b>98</b>
Improved vs. Unimproved Roads.....	99

Gate on Private Prescriptive Easement.....	100
Gates on Public Prescriptive Easements .....	103
Final Thoughts .....	105
<b><i>Chapter 7: Railroads &amp; Prescription .....</i></b>	<b>106</b>
Statutes Protecting Railroads .....	106
Common Law Protection of Railroads.....	108
Other Protections for Railroad Corridors .....	109
Claims Against Railroads—Confusing Precedent .....	110
States Allowing Prescription Against Railroads.....	111
Prescriptive Claims by Railways .....	112
Scope of Prescriptive Right for Railroads .....	113
Charter to Modify Common Law Presumptions.....	115
Active Use vs. Granted Width .....	116
Utilities within Active Rail Corridors .....	117
Final Thoughts .....	118
<b><i>Chapter 8: Water &amp; Profits a Prendre .....</i></b>	<b>119</b>
Categories of Disputes Relating to Water .....	119
Prescription by Submergence .....	119
Diversion of a Watercourse .....	121
Extent of Canal Rights.....	122
Irrigation Ditches .....	123
Prescriptive Right for Irrigation Drainage .....	124
Prescriptive Right to a Prior Appropriation.....	124
Burden on Servient Owner?.....	126
Utah—Unusual Precedent .....	127
Prescriptive Mill Rights Created and Abandoned .....	128

Profits a Prendre.....	130
<b>Chapter 9: Prescription Underground .....</b>	<b>132</b>
<b>Chapter 10: Abandonment &amp; Prescription .....</b>	<b>135</b>
Record Easements vs. Prescriptive Rights .....	136
Interruption & Permission are Not Abandonment.....	136
Separate Standard for Prescriptive Easements .....	138
Consistent Standard—Non-use & Intent .....	141
Discontinuance of Maintenance, Vacation .....	142
Public Prescriptive Way Abandonment .....	143
Prescriptive Easement over Abandoned Rail Line.....	144
Nature of the Original Prescriptive Right .....	145
Abandoning a Drainage Ditch .....	147
Final Thoughts .....	147
<b>Chapter 11: “Castle Associates Rule” .....</b>	<b>148</b>
Oregon and the Pure Mistake Doctrine .....	152
Termination of Negative Servitude by Prescription .....	154
<b>Chapter 12: Other Methods of Extinguishment.....</b>	<b>156</b>
Extinguished by Sale of Servient Estate .....	156
The Predominant Theory .....	157
The Minority Position .....	161
Summary—Sale of Servient Estate .....	164
Necessity Not Required for Prescriptive Easement.....	165
Frustration of Purpose.....	166
Cessation of Purpose .....	167
Doctrine of Merger .....	167
Overburden—Virginia.....	168

Partial Termination of Easement Rights ..... 169

***Closing Comments* ..... 170**

**What Prescriptive Easements are Not ..... 171**

***Glossary of Terms* ..... 174**

***Index* ..... 184**