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Land Surveyors & Mapping
Consultants



Easement

- ⦿ A **non-possessory right** (*i.e., a property right held by someone who does not hold legal title to the property*) to use a parcel of land of another for a certain purpose
- ⦿ A **separate grant** of use of an extent of title on which it is binding (*adjoining property*)



Features of an Easement

- ⦿ Maybe related to a boundary or to a relevant topographic feature (*e.g.*, *pipeline etc.*)
- ⦿ Maybe defined by survey beacons
- ⦿ Has a deed plan (*without area*) - registered as a title document



Positive Easement

⦿ Right to do something with the land of
on another

⦿ Example; *right of drainage*



Negative Easement

⦿ It **stops** the landowner from doing something with his land if it affects the holder of the right

⦿ Example; *right of lateral support*



spot on

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