

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

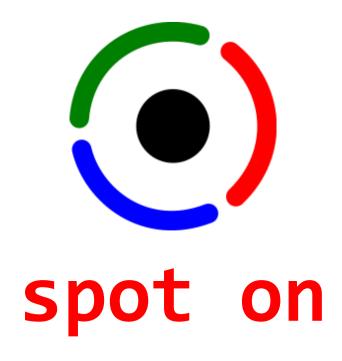
• Example; right of drainage



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



www.openmaps.co.ke