



EASEMENTS AND RIGHTS-OF-WAY FOR THE LAND SURVEYOR

25 QUESTION FINAL EXAM

1. The term that refers to property in the form of land itself or to objects affixed to the land such as buildings:
 - a. Personal property
 - b. Real property
 - c. Chattel
 - d. Dominant estate

2. With this type of deed, the grantor makes no certain claims regarding his or her ownership of the real estate or the right to sell it:
 - a. Corporate warranty deed
 - b. Trust deed
 - c. Quitclaim deed
 - d. Executor's deed

3. This type of deed is executed between a borrower and a lender:
 - a. Warranty deed
 - b. Quitclaim deed
 - c. Bargain and sale deed
 - d. Mortgage deed

4. An easement that authorizes the holder to prevent the owner of the servient estate from engaging in certain activities is known as a:
 - a. Positive easement
 - b. Appurtenant easement
 - c. Affirmative easement
 - d. Negative easement

5. When the location of an easement is considered reasonably obvious and visible upon an ordinary inspection of a property, the easement is said to be:
 - a. Express
 - b. Apparent
 - c. Implied
 - d. Explicit

6. An easement that grants the right of passage over the land of another along a particular alignment is known as a:
- Right-of-entry
 - Right-of-passage
 - Right-of-way
 - Right-of-ingress
7. Which of the following items is not likely to be the subject of a utility easement:
- A public highway
 - A water pipeline
 - A fiberoptic cable
 - An overhead power line
8. An easement prohibiting the obstruction of a desired view is known as a:
- Beautification easement
 - Overlook easement
 - Natural easement
 - Scenic easement
9. An easement in which the intentions of the parties are clearly declared in writing is a:
- Implied grant
 - Reservation
 - Express grant
 - Prescriptive right
10. When a grantor in a land conveyance retains an easement right unto himself or herself, this is referred to as a:
- Easement by reservation
 - Easement by prescription
 - Easement by estoppel
 - Easement by necessity
11. When an easement is extinguished because the period of time for which it was granted has passed, the easement has been terminated by:
- Release
 - Abandonment
 - Cessation
 - Expiration

12. When a servient tenant acquires fee-simple title to land upon which he or she holds an easement, that easement is automatically extinguished by the principle of:

- a. Merger of title
- b. Vacation
- c. Release
- d. Reversion

13. Statements relating to the matters affecting an easement are known as:

- a. Warrants
- b. Recitals
- c. Assertions
- d. Affidavits

14. Which of the following types of easements is extinguished automatically upon the death of its holder?

- a. An easement in gross
- b. An appurtenant easement
- c. A right-of-way
- d. An easement by custom

15. When a servient estate to an easement is destroyed, the easement is automatically:

- a. Assigned
- b. Renewed
- c. Terminated
- d. Reverted