

Derelict Fee Statute, Private Way Rights & Easements

~ A Practical Skills Session ~



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Julianna Charpentier, a member of Robinson+Cole's business litigation group, and real estate and title insurance team, focuses her practice on business and real estate litigation. She assists clients with complex business disputes, including claims for breach of contract and business torts, such as fraud, misrepresentation, and unfair and deceptive trade practices. In addition to traditional litigation, Julie also assists clients with alternative dispute resolution,

such as arbitration. She works with clients in a wide range of disputes, including land use, zoning, fraudulent title and conveyances, and commercial lending, representing individuals, businesses, and associations.

Julie's *pro bono* efforts include working with the Political Asylum/Immigration Representation (PAIR) Project, helping asylum-seekers navigate the judicial process. She also has represented a client in an Eighth Amendment claim against employees of the Massachusetts Department of Corrections. In 2024, Julie received the Robinson+Cole *Pro Bono* Award. Since 2022, she has been selected by her peers for inclusion in Best Lawyers: Ones to Watch, in the areas of Commercial Litigation and Litigation-Real Estate. In 2021, she was recognized as a Top Lawyer by *Boston Magazine*.

While in law school, Julie interned for the Brunswick County, North Carolina District Attorney's Office where her responsibilities included drafting court documents and researching and reviewing new cases. She also did *pro bono* work for the North Carolina Center on Actual Innocence, reviewing potential client files of inmates claiming factual innocence. Julie traveled to Cherokee, North Carolina, where she assisted low-income individuals by drafting wills and child custody forms.

Julie received her J.D. from University of North Carolina School of Law, and her B.A. in International Affairs from George Washington University.



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Robbie Hopkins, a shareholder at Phillips & Angley, has worked at the firm since 2014. Prior to joining the firm, he was a law clerk to Land Court Chief Justice Judith C. Cutler (ret.).

Robbie's areas of practice are concentrated on zoning, land use, real estate, telecommunications, counseling real estate developers, private landowners, neighbors and abutters, and corporate

clients throughout Massachusetts. He has extensive experience before the Land, Superior and Appeals courts, as well as the United States District Court for the District of Massachusetts.

Robbie serves as Clerk on the REBA Board of Directors, and as Co-chair of its Litigation Section. He is also a member of the Association's Commercial Real Estate Finance, Land Use & Zoning, and New Lawyers Sections. In 2019, Robbie received the Association's Emerging Leader Award, which honors new leaders who demonstrate a high level of involvement, excellence, collegiality, ethics and integrity. Robbie is also recognized as a "Rising Star" in Land Use/Zoning by *New England Super Lawyers*.

Robbie received his J.D., *cum laude*, from New England Law | Boston, and a B.A. in Political Science, with a minor in Philosophy, from the University of Kentucky.

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General Law - Part II, Title I, Chapter 183, Section 58

Real estate abutting a way, watercourse, wall, fence, or other monument

Section 58. Every instrument passing title to real estate abutting a way, whether public or private, watercourse, wall, fence or other similar linear monument, shall be construed to include any fee interest of the grantor in such way, watercourse or monument, unless (a) the grantor retains other real estate abutting such way, watercourse or monument, in which case, (i) if the retained real estate is on the same side, the division line between the land granted and the land retained shall be continued into such way, watercourse or monument as far as the grantor owns, or (ii) if the retained real estate is on the other side of such way, watercourse or monument between the division lines extended, the title conveyed shall be to the center line of such way, watercourse or monument as far as the grantor owns, or (b) the instrument evidences a different intent by an express exception or reservation and not alone by bounding by a side line.