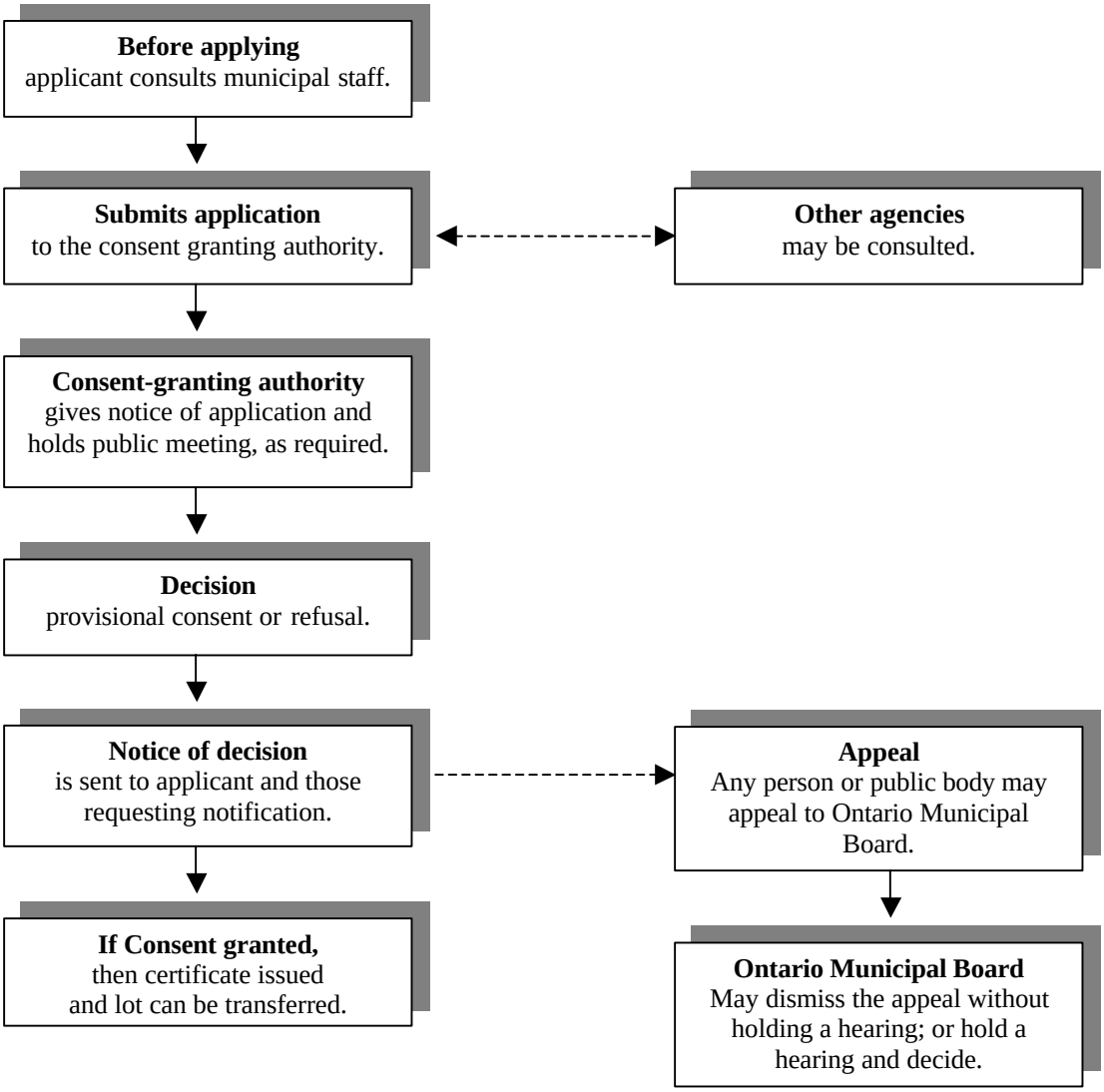The Land Severance Process