



# The Florida Surveyor

Volume XXVII, Issue 8

September 2019

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*A publication of the Florida Surveying and Mapping Society since 1992*

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# President's Message



Here we are and another month has simply flown by. As I was contemplating a topic for this month's message I ran across an article written in 1961, by Curtis M. Brown, entitled "The Professional Status of Land Surveyors" which was published in the American Congress of Surveying and Mapping, *Surveying and Mapping*, vol. 21, no.1. I was truly astounded by how accurate and on point this article was some 20 years before we here in Florida actually did anything out our "professional status". I would like to provide you with some quotes from the article for you to ponder with regard to being considered a "professional" in what we call Geomatics/Surveying and Mapping.

***"Professional stature cannot be attained by self proclamation... If the land surveyor is to have a professional standing, that standing must be earned – and bestowed upon him by others."*** Think about that one.. A professional is not a "professional" because they think they are.. only what others think of you establishes you as a professional.

Under Attributes of a Profession, Mr. Brown states ***"Man's knowledge in itself does not make a profession; man must use knowledge to aid, assist, teach or benefit others. Application of knowledge to the affairs of others is an essential part of the definition of a profession."*** Our younger generation needs to understand this concept. While a degree in Geomatics is essential to becoming a professional in Florida, that degree does not make one a professional. ***"The knowledge and experience of a professional man combined with his ability to reason and arrive at a solution to a problem is why others seek his advice."***

***"Any surveyor can attain eminence without necessarily earning much money... what do other surveyors and the public think of you? Do they consider you ethical? Have you contributed anything to the surveying profession, or do you just sit back and let others advance the surveying?... Are you active in your professional society?... or do you just sit back on your prerogatives?... One of the first duties of a professional man is to advance his profession."***

Mr. Brown has a lot to say on Ethics and professionalism. ***"Ethics is that branch of moral science which treats of the duties which a member of a profession owes to the public, to his professional brethren, and to his client. Without ethics land surveying can never be a profession.... True professional stature arises from obedience to the unenforceable....If we as surveyors are to maintain a respected position as professionals in the community, we must look beyond the club of the law to ethical standards which prohibit doing of that which the law does not forbid."***

When we look at ourselves we must look at what others think of us. Many surveyors dislike the idea of being held liable for their work. In that Mr. Brown states ***"Since we as surveyors are liable, one of the greatest deterrents to substandard work is the liability. While liability to the individual may be considered a disadvantage, it is an advantage to a profession as a whole... professional liability is a privilege tending to prove the land surveyor's professional standing."***

There is so much more in this article I'd like to say as it really made me think about myself, the manner in which I conduct myself in business, as well as how "others" likely perceive us as a group. Are we truly "professionals" in this world? We should be, as what our court system indicates, there is nothing more important than the life of an individual and the property rights of the individual. I would encourage you to read the full article at: [1961 ACSM Brown Article.pdf](#)

"Never let the things you can't do stop you from doing what you can." - Ronald Reagan

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# Did YOU Ever WONDER

## Why?

Michael Whitting, PSM

### Why when we want to lessen something unpleasant do we “keep it at bay?”

Maybe your first thought is to think of a ship anchored out in the bay, away from all the troubles of the world. But there’s another definition of “bay.” It also means to bark with long, drawn-out sounds, as when a dog cries out at the moon (baying at the moon.) That definition comes from Old French words 'abbay' or 'abai' mean 'barking'. In the 14th century those words came into English, first as 'abay' and later as “at bay.” Hounds that were barking were said to be “at a bay.” To “keep at bay” meant then to be in a standoff with a baying dog that was intent on killing. In more recent times the phrase “keep at bay” has taken on the more general meaning of 'fend off'.

### Why do we call an unruly child a “brat?”

Another word originally from the 1500’s, “brat” comes from the Old Irish “bratt,” meaning a rough garment or rag. In England, “bratt” was a term for a cloak made of coarse cloth, especially as worn by poorer children. “Brat,” soon became slang for a ‘beggar’s child.’ Eventually “brat” was adopted as a term for the children themselves.



Photo by Sarah Louise Kinsella on Unsplash

### Why is “lo and behold” used to exclaim surprise?

“Lo” comes from Middle English and is a shortened form of loken, “to see.” “Behold means “to see, to look at” and comes from Old English bihaldan, meaning “give regard to, hold in view.” So the literal meaning of the phrase is “Look and see!”, but nowadays it is used as a set phrase and an interjection to express surprise.



Photo by Dylan Nolte on Unsplash

### Why when you mix socially with those of high social status are you said to “hobnob?”

The story begins in the 1500’s, with “hab nab” and “hab or nab.” These phrases represented some archaic form of the verb ‘have or have not’, more directly as “get or lose, hit or miss, succeed or fail; however it may turn out, anyhow; at a venture, at random.” By the 1700’s, and with a slight spelling change thanks to Shakespeare, “hob nob” became a drinking phrase, used by two persons drinking to each other. The phrases “to drink hob or nob” and “to drink hob a nob, meant “to drink to each other alternately, to take wine with each other with clinking of glasses.” In the 1820’s, people also began using a combined form, “hob-nob” or “hobnob.” And that’s also when “hobnob” acquired the meaning it has today, to associate familiarly, to be on familiar terms, and so on.

## Quick Facts:

- ⇒ Only one letter doesn't appear in the periodic table. It's the letter J. Go ahead and double check. We'll wait.
- ⇒ In Japan, only 1.5% of the people are foreigners. Even though the world is becoming more globalized by the second, seems to not be affecting Japan. This is because obtaining a visa is harder, and the culture is difficult to adapt to.
- ⇒ Australia has up to 1,500 different species of spiders. A handful of them are quite poisonous and dangerous, while others are just harmless arachnids. They can be found in residential and wild areas alike.
- ⇒ Anteaters can kill animals as big as a Jaguar. In their habitat, the most dangerous predators are jaguars, but an anteater is strong enough to kill them in one blow. The strength in their hind legs helps them have a strong posture and launch their forelimbs and claws out in attack. One of the worst anteater attacks in history happened in a zoo in 2007. A certain zookeeper approached the animal in its cage, and it suddenly launched out in attack, scooping out the person's bowels and killing him.

- ⇒ The first country to make scarecrows, and with the most popular use of scarecrows, is Egypt. They made scarecrows to protect their wheat fields from being plundered



Photo by Rikki Austin on Unsplash

around the famous Nile River.

- ⇒ Hippopotomonstrosesquippedaliophobia is the fear of very long words.

- ⇒ After watching 70 dogs do their business over a two-year period, researchers who published their work in the journal *Frontiers in Zoology* found that the pups needing to make a bowel movement preferred to “align along the North-South axis under calm magnetic field conditions.” Check on your own time.
- ⇒ Research out of the Massachusetts Institute of Technology from 2017 suggests that if we all keep an equal distance (similar to how birds in flocks fly), we'd get to our destinations twice as fast. The study confirmed that maintaining an equal distance between cars on either end of you gets you to your destination significantly faster than if you tailgate the car in front of you.
- ⇒ For those who might be conservative with their toothpaste use, you're likely to only use a nurdle, or a tiny dab of toothpaste, when brushing your pearly whites.
- ⇒ Though some may avoid this part of the pizza entirely, the most zealous pizza lover will indulge in all parts of the culinary treat, including the cornicione, or the pizza's outer crust.
- ⇒ You could say a poorly poured pint is overwhelmed with foam. Or, you could use the proper term and say that there's more barm than beer in your glass. According to Merriam-Webster, barm is the “yeast formed on fermenting malt liquors.”
- ⇒ According to *Wine Spectator*, punts, or the indentations at the bottom of a wine bottle, were first created to ensure that the bottle remained upright without toppling over. However, now they no longer seem to serve a purpose, as wine bottle manufacturers have found ways to reinforce the strength of the bottles without the use of a punt.
- ⇒ Instead of simply calling your smallest toes and fingers your “little toe” or “pinky finger,” sharpen your lingo by calling them by their medical term, minimus.
- ⇒ The job of Knocker-Upper (yes, that's really what they were called) originated in Britain during the Industrial Revolution, when people needed to wake up and get to work, but alarm clocks were not accessible to the general population. A knocker-upper's job was to literally take a wooden stick and knock on the door to make sure you'd wake up—just two to four knocks, and then they were on their way, no sticking around. Some even used pea-shooters to shoot dry peas at tenants on higher floors, in order to wake people up on top floors if stairs were not accessible.

Send your thoughts to [drmjw@aol.com](mailto:drmjw@aol.com)



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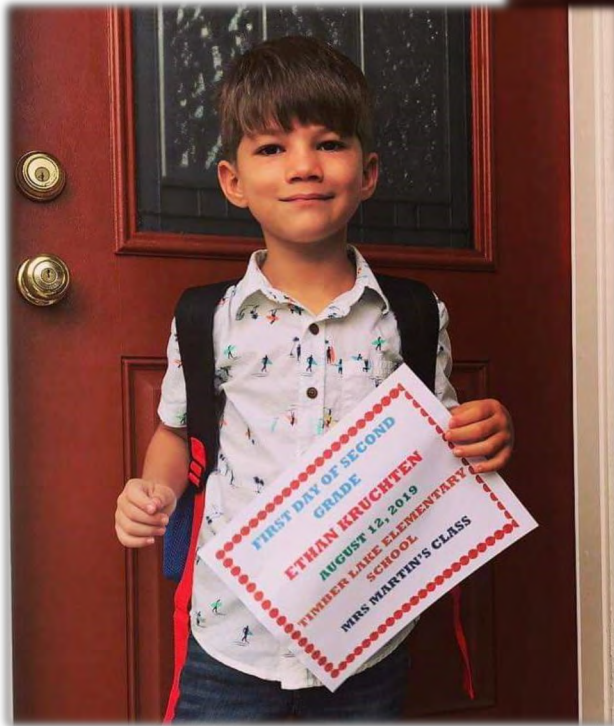
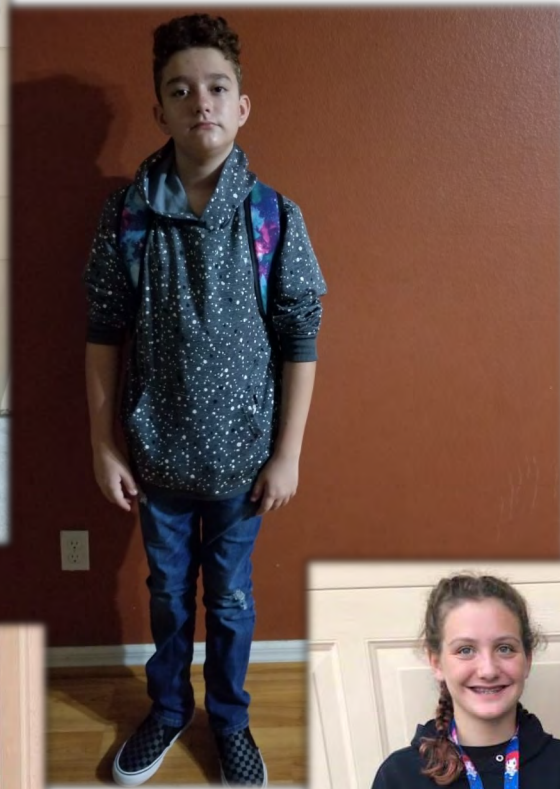


# Around the State



Emmalyn, age 7, 2nd grade

Dylan, age 11, 6th grade



Ethan, age 7, 2nd grade



Twins Kaylee and Paige, age 13, 8th grade

*We hope everyone has a great school year!*

*Photos courtesy of: Leon Hampton, PSM, Central Florida Chapter President*



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*Pictured from the left are Bon Dewitt, UF Associate Director for Geomatics, Jerry Hooker, Systems Sales for FLT, and Justin Thomas, Geomatics Lecturer at UF.*

FLT Geosystems and Leica Geosystems have donated four Leica GS15 RTK GNSS receivers and ancillary equipment to the University of Florida Geomatics Program.

FLT's Jerry Hooker configured the receivers and provided the training. Over the years, FLT and Leica have donated total stations, CORS reference stations, and other gear to UF, so we were happy to now add GNSS receivers to the equipment UF uses to train their geomatics students.



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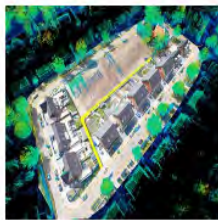
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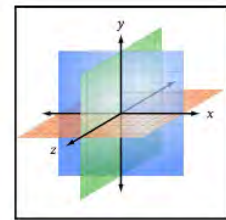
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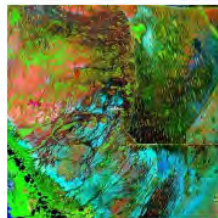
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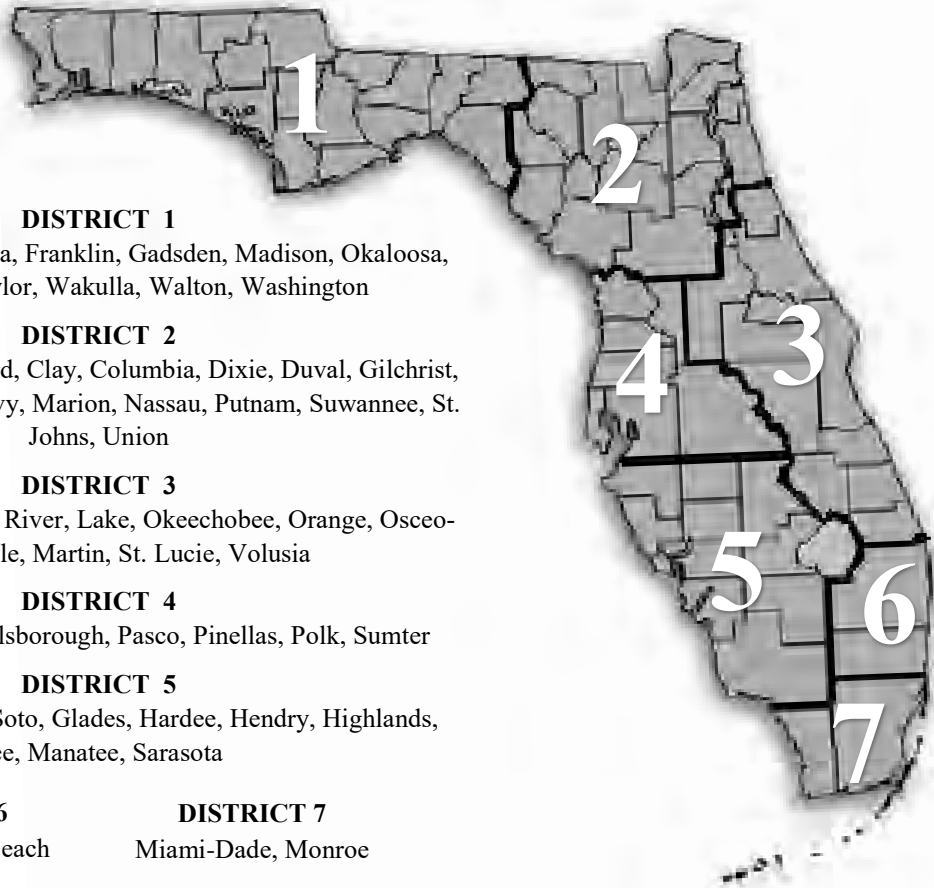
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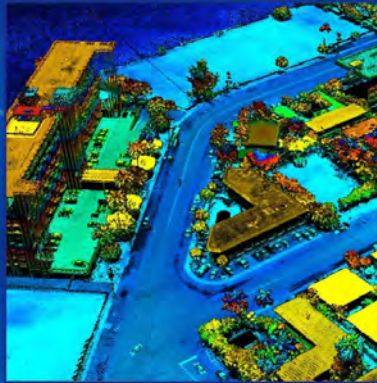


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**SEPTEMBER 25-28, 2019**

**HILTON ORLANDO BONNETT CREEK**

**ORLANDO, FL**

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**National Society of Professional Surveyors Fall Meeting**  
**Hilton Bonnet Creek Hotel - Orlando, FL**  
**Sept 26-28, 2019**  
**Updated August 27, 2019**

**NSPS Office – Sarasota**

**Thursday, Sept 26**

7:00 am – 8:00 am	New Directors Orientation	Hamilton
8:00 am – 11:00 am	Western States Directors Council	Nassau
8:00 am – 11:00 am	Great Lakes Regional Council	Manatee
8:00 am – 11:00 am	Northeastern State Directors	Lake
8:00 am - 12:00 pm	Young Surveyors	Taylor
11:00 am – 12:00 pm	Bylaws & Resolutions/Policy & Procedures	Escambia
11:00 am – 12:00 pm	Public Relations	Hamilton
11:00 am - 12:00 pm	ALTA/NSPS	Indian River
	<b><i>Lunch on own</i></b>	
1:00 pm – 3:00 pm	County Surveyors	Taylor
1:00 pm – 3:00 pm	Workforce Development	Nassau
1:00 pm – 3:00 pm	Professional Standards	Escambia
1:00 pm – 3:00 pm	Education	Hamilton
1:00 pm – 3:00 pm	Membership	Manatee
1:00 pm – 4:30 pm	Hydrographer Exam	Indian River
3:00 pm - 5:00 pm	Awards (Sub-Committee)	Manatee
3:00 pm – 5:00 pm	Trig-Star	Lake
3:00 pm – 5:00 pm	UAS	Escambia
3:00 pm – 5:00 pm	Certified Survey Technician	Hamilton

**Friday, Sept 27**

7:00 am – 8:30 am	Fellows Breakfast/Meeting	Nassau
9:00 am – 11:00 pm	Joint Government Affairs	Manatee
8:00 am – 12:00 pm	State Executives Forum	Escambia
8:00 am - 12:00 pm	Young Surveyors	Taylor
8:45 am – 12:45 pm	NSPS Foundation Board	Lake
9:30 am – 12:30 pm	Certified Floodplain Surveyors Meeting	Nassau
1:00 pm – 5:00 pm	Board of Directors Committee/Liaison Reports	Salon B/C
	Update US Hydrographer Certification Program	
5:00 pm – 6:00 pm	<b>Budget and Finance Committee Report and Overview</b> (Silent Auction to benefit Get Kids into Survey)	

**Saturday, Sept 28**

8:00 am – 1:00 pm	Board of Directors Continued (Silent Auction to benefit Get Kids into Survey)	Salon B/C
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# Committees

## Standing Committees

Nominating Committee	Don Elder
Membership Committee	Jim Sullivan
Finance Committee	Bon Dewitt
Executive Committee	Dianne Collins
Education Committee	Justin Ferrans
Annual Meeting Committee	Matt LaLuzerne
Legal Committee	Jack Breed
Strategic Planning Committee	Don Elder
Ethics Committee	Joe Perez
Constitution and Resolution Advisory Committee	Eric Stuart

## Special Committees

Legislative Committee	John Clyatt
Awards Committee	Bob Strayer, Jr.
UF Alumni Recruiting Committee	Russell Hyatt

## Liaisons

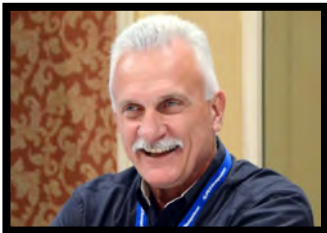
CST Program	Ronnie Figueroa
FDACS BPSM	Lou Campanile, Jr.
Surveyors in Government	Richard Allen
Academic Advisory UF	Bon Dewitt

## Practice Sections

Geospatial Users Group	Matt LaLuzerne
Young Surveyor's Network	Britney Powell

## Administrative Staff

**Tom Steckler**



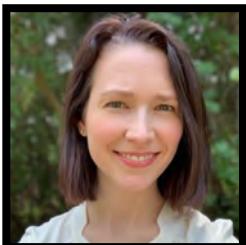
Executive Director  
director@fsms.org

**Rebecca Culverson**



Education Director  
education@fsms.org

**Laura Levine**



Communications Director  
communications@fsms.org

**Cathy Campanile**



Regional Coordinator  
seminolecc84@gmail.org

## Tom's Tip of the Month

Never underestimate the valuable and important difference you make in every life you touch for the impact you make today has a powerful rippling effect on every tomorrow.

LEON BROWN

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The Florida Surveyor is the official publication of the Florida Surveying and Mapping Society, Inc. (FSMS). It is published monthly for the purpose of communicating with the professional surveying community and related professions who are members of FSMS. Our award winning publication informs members eleven months of the year of national, state, and district events and accomplishments as well as articles relevant to the surveying profession. The latest educational offerings are also included.

## 2019 Sustaining Firms

Accuright Surveys of Orlando, Inc.	407-894-6314	CPH, Inc.	407-322-6841
Agnoli, Barber & Brundage, Inc.	239-597-3111	Craven-Thompson & Associates, Inc.	954-739-6400
AIM Engineering & Surveying, Inc.	239-332-4569	Cross Surveying, LLC	941-748-8340
Allen & Company, Inc.	407-654-5355	Culpepper & Terpening Inc.	772-464-3537
Allen Engineering, Inc.	321-783-7443	Cumbey & Fair, Inc.	727-324-1070
AM Engineering, Inc.	941-377-9178	Dagostino & Wood, Inc.	239-352-6085
American Consulting Professionals, LLC	813-435-2600	DeGrove Surveyors	904-722-0400
American Surveying, Inc.	813-234-0103	Dennis J. Leavy & Associates	561-753-0650
Amerritt, Inc.	813-221-5200	Dewberry	321-354-9729
Arc Surveying & Mapping, Inc.	904-384-8377	DMK Associates, Inc.	941-475-6596
Associated Land Surveying & Mapping, Inc.	407-869-5002	Donald W. McIntosh Associates, Inc.	407-644-4068
Avirom & Associates, Inc.	561-392-2594	Donoghue Construction Layout, LLC	321-248-7979
Axis Geospatial SE, LLC	386-439-4848	Douglass, Leavy & Associates, Inc.	954-344-7994
Banks Engineering	239-939-5490	DRMP, Inc.	407-896-0594
Barnes, Ferland and Associates, Inc	407 896-8608	DSW Surveying & Mapping, PLC	352-735-3796
Barraco & Associates, Inc.	239-461-3170	Durden Surveying and Mapping, Inc.	904-853-6822
Bartram Trail Surveying, Inc.	904-284-2224	E.F. Gaines Surveying Services, Inc.	239-418-0126
BBLS Surveyors, Inc.	239-597-1315	Echezabal & Associates, Inc.	813-933-2505
Bello & Bello Land Surveying Corporation	305 251-9606	ECHO UES, Inc.	888-778-3246
Benchmark Surveying & Land Planning, Inc.	850-994-4882	Eda Engineers-Surveyors-Planners, Inc.	352-373-3541
Berntsen International	608-443-2773	Eiland & Associates, Inc.	904-272-1000
Beta Company Surveying, Inc.	941-751-6016	Element Engineering Group, LLC	813-386-2101
Betsy Lindsay, Inc.	772-286-5753	Engenuity Group, Inc.	561-655-1151
Biscayne Engineering Company, Inc.	305-324-7671	Engineering Design & Construction, Inc.	772-462-2455
Boatwright and Durden Land Surveyors, Inc.	904-241-8550	England, Thims & Miller, Inc.	904-642-8990
Bock & Clark Corporation	330-665-4821	ER Brownell & Associates, Inc.	305-860-3866
Boundary & Mapping Associates, Inc.	407-696-1155	ESP Associates FL, Inc	813-295-9024
Bowman Consulting Group, Ltd.	703-464-1000	Exacta Land Surveyors, Inc.	305-668-6169
Brown & Phillips, Inc.	561-615-3988	F.R. Aleman & Associates, Inc.	305-591-8777
BSE Consultants, Inc.	321-725-3674	F.R.S. & Associates, Inc.	561-478-7178
Buchanan & Harper, Inc.	850-763-7427	First Choice Surveying, Inc.	407-951-3425
Bussen-Mayer Engineering Group, Inc.	321-453-0010	Florida Design Consultant, Inc.	727-849-7588
C&M Road Builders, Inc.	941-758-1933	Florida Engineering & Surveying, LLC	941-485-3100
Calvin, Giordano & Associates, Inc.	954-921-7781	FLT Geosystems	954-763-5300
Cardno, Inc.	407-629-7144	Fortin, Leavy, Skiles, Inc.	305-653-4493
Carter Associates, Inc.	772-562-4191	Geo Networking, Inc.	407-549-5075
Caulfield & Wheeler, Inc.	561- 392-1991	Geodata Consultants, Inc.	407-732-6965
Causseaux, Hewett & Walpole, Inc.	352-331-1976	Geoline Surveying, Inc.	386-418-0500
Chastain-Skillman, Inc.	863-646-1402	Geomatics Corporation	904-824-3086
CivilSurv Design Group, Inc.	863-646-4771	Geomni, Inc.	904-758-2601
Clary & Associates, Inc.	904-260-2703	GeoPoint Surveying, Inc.	813-248-8888
Clements Surveying, Inc.	941-729-6690	George F. Young, Inc.	727-822-4317
Coastal Supply, Inc.	321-345-4051	Geosurv, LLC	877-407-3734
Collins Survey Consulting, LLC	863-937-9052	Germaine Surveying, Inc.	863-385-6856
Compass Engineering & Surveying, Inc.	727-822-4151	Global One Survey, LLC	786-486-8088
Control Point Associates FL, LLC	908-668-0099	GPI Geospatial, Inc.	407-851-7880
County Wide Surveying, Inc.	850-769-0345	GPServ, Inc.	407-601-5816
Cousins Surveyors & Associates, Inc.	954-689-7766	Gustin, Cothorn & Tucker, Inc.	850-678-5141

## 2019 Sustaining Firms

H. L. Bennett & Associates, Inc.	863-675-8882	On The Mark Surveying, LLC	321-626-6376
Hamilton Engineering & Surveying, Inc.	813-250-3535	PEC - Surveying & Mapping, LLC	407-542-4967
Hanson Professional Services, Inc.	217-788-2450	Pennonni Associates, Inc.	215-222-3000
Hanson, Walter & Associates, Inc.	407-847-9433	Pickett & Associates, Inc	863-533-9095
Hole Montes, Inc.	239-254-2000	Pittman Glaze & Associates Inc	850-434-6666
Honeycutt & Associates, Inc.	321-267-6233	Platinum Surveying & Mapping, LLC	863-904-4699
Hutchinson, Moore & Rauch, LLC	251-626-2626	Point Break Surveying, LLC	941-378-4797
Hyatt Survey Services, Inc.	941-748-4693	Point to Point Land Surveyors, Inc.	678-565-4440
I.F. Rooks & Associates, LLC	813-752-2113	Polaris Associates, Inc.	727-461-6113
Inframap Corporation	804-550-2937	Porter Geographical Positioning & Surveying, Inc.	863-853-1496
John Ibarra & Associates, Inc.	305-262-0400	Pulice Land Surveyors, Inc.	954-572-1777
John Mella & Associates, Inc.	813-232-9441	Q Grady Minor & Associates, PA	239-947-1144
Johnston's Surveying, Inc.	407-847-2179	R. M. Barrineau & Associates, Inc.	352-622-3133
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Keith and Associates, Inc.	954-788-3400	Reece & White Land Surveying, Inc.	305-872-1348
Kendrick Land Surveying	863-533-4874	Rhoden Land Surveying, Inc.	352-394-6255
King Engineering Associates, Inc.	813-880-8881	Rhodes & Rhodes Land Surveying, Inc.	239-405-8166
L&S Diversified, LLC	407-681-3836	Richard P. Clarson & Associates, Inc.	904-396-2623
Landmark Engineering & Surveying Corporation	813-621-7841	Robayna and Associates, Inc.	305-823-9316
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Leiter Perez & Associates, Inc.	305-652-5133	Rogers, Gunter, Vaughn Insurance, Inc. (HUB Florida)	850-386-1111
Lengemann	352-669-2111	S&ME, INC.	407-975-1273
Leo Mills & Associates, Inc.	941-722-2460	SAM Surveying and Mapping, LLC	850.528.1005
LidarUSA	256-274-1616	Sergio Redondo & Associates, Inc.	305-378-4443
Long Surveying, Inc.	407-330-9717	Settimio Consulting Services	850-341-0507
Ludovici & Orange Consulting Engineers, Inc.	305-448-1600	Shah Drotos & Associates, PA	954-943-9433
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Manuel G. Vera & Associates, Inc.	305-221-6210	Sherco, Inc.	863-453-4113
Marco Surveying & Mapping, LLC	239-389-0026	Sliger & Associates, Inc.	386-761-5385
Maser Consulting, P.A.	813-207-1061	Southeastern Surveying & Mapping Corporation	407-292-8580
Massey-Richards Surveying & Mapping, LLC	305-853-0066	Stephen H. Gibbs Land Surveyors, Inc.	954-923-7666
Masteller, Moler & Taylor, Inc.	772-564-8050	Stoner & Associates, Inc.	954-585-0997
McKim & Creed, Inc.	919-233-8091	Strayer Surveying & Mapping, Inc.	941-497-1290
McLaughlin Engineering, Co.	954-763-7611	Suarez Surveying & Mapping, Inc.	305-596-1799
Metron Surveying and Mapping, LLC	239-275-8575	Surv-Kap	520-622-6011
Metzger + Willard, Inc.	813-977-6005	SurvTech Solutions, Inc.	813-621-4929
Mock Roos & Associates, Inc.	561-683-3113	Thurman Roddenberry & Associates, Inc.	850-962-2538
Moore Bass Consulting, Inc.	850-222-5678	Tradewinds Surveying Services, LLC	863-763-2887
Morris-Depew Associates, Inc.	239-337-3993	Tuck Mapping Solutions, Inc	276-523-4669
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# Report of Survey

By Rodney D. Michael, PLS

This article is being written to help all surveyors better communicate their professional services. This is by no means a treatise on the subject, merely a starting point in the conversation as to preparing one. As we all know, there are varied opinions on preparing a Report of Survey and in New York, it is not yet mandated that a report be prepared. I can only say from my own professional experience, that having to revisit a Report of Survey from 35 years ago, there is always room for improvement. We should always strive to minimize any ambiguities. I do believe that this is one of the best communication tools with a client. I personally believe that the client should sign this document upon your explanation of it to them. If, during the presentation process the client raises questions of a magnitude worth including they too should be included. The report should then be revised and re-issued with a new document number. The best client is the most informed client. This report will serve as future reference for the client, you the author and any fellow surveyors.

The idea in the Report of Survey, is to set forth and convey that extraneous information that is not shown on the plat and/or that played a part in the formation of your professional opinion. There are a few states that require a narrative report, to be included as part of the survey to address the weight given to conflicting information, evidence recovered, encroachments, gaps, overlaps. Indiana, Oregon and West Virginia being three of them. Indiana requires that you provide information on measurement related uncertainties. The state of Pennsylvania states, "that a separate written report should be made whenever the results of the survey require explanation and should include:

- a. All the pertinent facts and the analysis thereof,
- b. The conclusion drawn or opinion derived from the facts.

In accordance with the Indiana Administrative Code, Title 865, Article 1, Chapter 12, Rule 12 (865 IAC 1-12-12):

- a. When conducting a retracement survey of an original survey, a registered land surveyor shall do the following:
  1. Furnish the client with a written surveyors report that, in addition to other pertinent data, identifies the type of survey, explains the theory of location applied in establishing or retracing the lines and

corners of the surveyed parcel and gives the registered land surveyors professional opinion of the cause and the amount of uncertainty in those lines and corners because of the following:

- A Availability and condition of reference monuments,
- B. Occupation or possession lines,
- C. Clarity or ambiguity of the record description use and of adjoiner's descriptions and the relationship of the lines of the subject tract with adjoiners' lines.
- D. The relative positional accuracy of the measurements.

To date, there are in my opinion two great authors on this subject. Mr. Knud E. Hermansen PhD, LS, JD and Mr. Gary Kent, PS. Both authors should be consulted whenever you are going to draft a Report of Survey. I can't express strongly enough, that the best written report will not excuse or exonerate a retracement survey that used flawed or improper application of proper boundary law principles.

---

*"The best client  
is the most  
informed client."*

---

If you are unlucky enough to become entangled in a law suit against another land surveyor's findings, it will become readily apparent to the judge and/or jury, dependent upon the trial, what you did or didn't do. The foundational items that you put forth and the convincing way in which you say it, will be your best defense. A Report of Survey will help in preparing for depositions and in pre-trial preparation.

In Mr. Hermansen's Part 3 Article on preparing a Report of Survey, "stating the limitations of the surveying services in a survey report provides unlimited space to expand and explain limitations to the surveying services. This section will educate the client on limitations to the services that were performed on the client's behalf." Your report should speak specifically to what was and wasn't done, as well as any other notes on the plat.

In a recent court case, I had two different maps submitted into evidence. The one map showed specific items along the boundary line in dispute and the opposing counsel tried to discredit my work as being deceptive. It was in his opinion, that I didn't show all physical evidence because I was trying to deceive everyone. Had a Report of Survey been prepared detailing what

the client had directed me to show, it would have made his cross examination much more abbreviated. My testimony, however; made it perfectly clear, that the client only wanted to know where certain things were, that were of a concern to him. The good news is, we did prevail in the case. It came down to, what the other surveyor did not do in his retracement exercise

For those of you out there who think that preparing a report takes too much time and how can you possibly get paid for it? I submit the following from Mr. Gary Kent, from the American Surveyor, May 2005, "there are many surveyors who are hesitant or even hostile towards the idea of providing such information in a report. Some believe it is proprietary information that should, for a variety of reasons, not be given out, some believe it increases their liability, some think it will take too much time and cost too much. These are not valid arguments. Providing information so other surveyors can readily understand the evidence and procedures used in a boundary resolution will encourage those that come after, to follow in your footsteps rather than wonder what you did."

---

*The idea in the Report of Survey, is to set forth and convey that extraneous information that is not shown on the plat and/or that played a part in the formation of your professional opinion.*

---

There are many varied opinions as to what should go into a Report of Survey, but suffice it to say, all will have a preamble and the body of the Report. The preamble should speak to some of the following items:

1. Client and contact information,
2. Contractual arrangement between the parties detailing the Scope of Services,
3. Purpose of survey,
4. Standards to which the work was performed to,
5. Dates of services and parties involved in the survey,
6. Equipment used,
7. Statement of limitations as to the services performed and the opinions rendered,
8. Confidentiality agreement,
9. Copyright statements,
10. Other information deemed pertinent to the author,

The body of the Report should speak to the surveyor's opinion as to the location of the boundary lines and corners. The following are suggested areas to be covered:

1. Title information provided,
2. Additional records researched and relative significance,
3. Ambiguities in record descriptions of surveyed parcel and adjoining parcels,
4. Record call for monumentation and statement as to reference monuments found, the condition of the physical evidence, monumentation set, reset or replaced. (photographic evidence suggested),
5. Described occupation or possession lines and any parole evidence gathered, by owner or adjoiner as to area in use, if any,
6. Explain as best possible as to encroachments, adverse use, overlaps, gaps, describe any unwritten rights and any knowledge as to licenses granted, (include photographic evidence),
7. The theory of location in establishing or retracing the lines and corners of the surveyed parcel.
8. Relative positional accuracy,
9. Explanation as to whether ambiguities exist and that a boundary line agreement may be warranted,
10. Address those pertinent questions put forth by the client in an updated report, setting forth a new release date, edition, or document number. Keep track of all number of copies issued and to whom.
11. Other pertinent information deemed important by the author.

The time has come for all professional surveyors to become better communicators and educators. We as surveyor's will not only serve our clients better, but provide ourselves and those that come behind us, with a document that will be invaluable in the years to come.

I do believe it's only a matter of time before this will be formally mandated. Until then, let's remember, that the best client is the one, who completely understands the professional services rendered and the limitations thereto.

*About the Author:*

*Rodney D. Michael, PLS is the Owner of RDM Surveying Consultants in Troy, NY.*

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# Additional Information

## Upcoming Events

### NSPS and PAC Golf Outing

September 25, 2019

Waldorf Astoria Orlando

### Board Meeting

October 3-4, 2019

Tallahassee, FL

## Past Presidents

<b>1956</b>	Paul T. O'Hargan	W. Lanier Mathews, II
H.O. Peters	William G. Wallace, Jr.	Jack Breed
Harry C. Schwebke	Robert W. Wigglesworth	<b>2000</b>
John P. Goggin	<b>1980</b>	Arthur A. Mastronicola
R.H. Jones	Ben P. Blackburn	Michael H. Maxwell
<b>1960</b>	William B. Thompson, II	John M. Clyatt
Hugh A. Binyon	John R. Gargis	David W. Schryver
Russell H. DeGrove	Robert A. Bannerman	Stephen M. Gordon
Perry C. McGriff	H. Bruce Durden	Richard G. Powell
Carl E. Johnson	Buell H. Harper	Michael J. Whitling
James A. Thigpenn, III	Jan L. Skipper	Robert W. Jackson, Jr.
Harold A. Schuler, Jr.	Steven M. Woods	Pablo Ferrari
Shields E. Clark	Stephen G. Vrabel	Steve Stinson
Maurice E. Berry II	W. Lamar Evers	<b>2010</b>
William C. Hart	<b>1990</b>	Dan Ferrans
Frank R. Schilling, Jr.	Joseph S. Boggs	Jeremiah Slaymaker
<b>1970</b>	Robert L. Graham	Ken Glass
William V. Keith	Nicholas D. Miller	Russell Hyatt
James M. King	Loren E. Mercer	Bill Rowe
Broward P. Davis	Kent Green	Dale Bradshaw
E.R. (Ed) Brownell	Robert D. Cross	Lou Campanile, Jr.
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1/2 Page	\$575	\$320/issue
1/4 Page	\$290	\$175/issue
Business Card	\$120	\$100/issue

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