



FSMS Pioneers

A series that honors the legends of surveying in the state of Florida

PIONEER SURVEYOR

George Chapman (Chappy) Young, Jr., PSM
President of GCY, Inc., Professional Surveyors and Mappers

PROLOGUE:

FIRST, I would like to say that being considered a “Pioneer” in the surveying profession is a privilege! If I would ever be asked if I would ‘do it over again’ ... my career with all the challenges, suffering and difficulties, I would answer without hesitation, **ABSOLUTELY!**
“Success is not measured by money, but by happiness!”

SECOND, I believe that the reader is expecting “stories of old” from a Pioneer. So here they come. *“It is not what you gather, but what you scatter that tells what kind of life you have had!”*

MY STORY:

I was born in Bradenton, Florida, on April 2, 1947, at Dr. Sugg’s private Hospital. It’s my understanding that it was the only hospital in Bradenton at that time. Dr. Suggs was a family friend. Dad told me that he and Dr. Suggs were setting on the second story fire escape smoking cigarettes as Mom was in labor with me.
Who does that anymore?

At the age of three, my family moved to Belle Glade, Florida where my father George C. Young (RIP) became the manager of the newly created Glades Livestock Market, a cooperative market owned by local ranchers and Dad managed the market’s construction.

My mother (RIP Mom) had the highest IQ in our family and her score was deemed a genius. (Dad



Chappy Young Jr., PSM

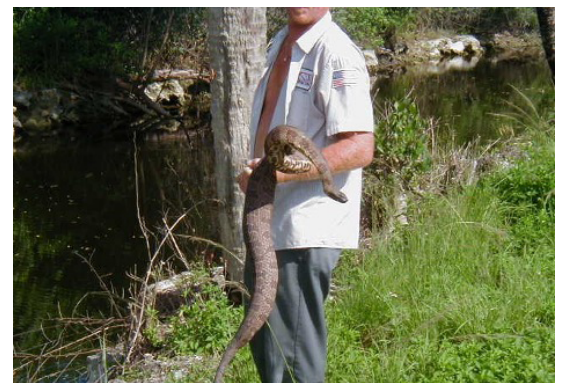
and I, not so much). She constantly read books, at least one a day usually, and her love of books led to her career as a librarian, from which she retired.

My only sibling and older sister, Edwina Jane retired from AT&T Long Lines. She was another family genius and worked for AT&T at the home office directly under one of the VPs. Jane, among other significant accomplishments, led a team of accountants and attorneys to submit AT&T's annual *long distance fees* submittal to be approved by the FCC. One package was delivered to the FCC in DC by Rail, and another (backup) was delivered by Truck, to ensure delivery on time. Later, Jane was tasked to develop early retirement packages with another team of accountants and attorneys, for the firm's employees. This was because of the federally mandated decentralization of the communication giant, AT&T. She finally created a retirement package she liked and retired at the age of 55. After retiring, Jane travelled extensively throughout the United States, Canada in her RV and hosted many Jeep 4x4 camporees leading Jeep drivers through many canyons and mountain trails throughout Colorado and the west. My family and I were privileged to have Jane with us at our home for her final two years. After a long illness, Jane passed away at the age of 72 (RIP Jane).

I attended school in Belle Glade, FL from kindergarten through junior high school. After junior high, my parents sent me to Battle Ground Academy (BGA), a non-military private school, in Franklin, Tennessee where I succeeded as a *poor student*. It was an expensive private school where my only success was football, playing defensive tackle. After two years at BGA, I transferred to Gainesville High School, living with my sister while she attended the University of Florida in Gainesville. There, too, I excelled as a *poor student*. However, ultimately, I graduated from West Palm Beach High School during their summer term with a GED (did I mention I was a *poor student?*).

My introduction to surveying began in the winter of 1964 while working for Hutcheon Engineers, Inc. (HEI) at their Belle Glade, FL office. I started as a "green" rodman surveying 40,000 acres in the sawgrass of the Everglades, south of South Bay, Florida. This project lasted for several years as all work was done with a one minute mountain transit and a 200-foot chain in the soft muck of the Everglades. We retraced every exterior and interior section line, and the HEI engineers designed the drainage/irrigation infrastructure for its water management. Surveying the boundary, running profiles of the muck and the subsurface rock, and "as built" of all the contractors' work, was the survey involvement for this job. This project was to become Big B Ranch, owned by King Ranch out of Texas. Of course, this project was conducted when it was deemed 'OK' to develop the raw Everglades into agricultural use as

it was considered within their "Property Rights" ... not so much anymore. This job meant miles and miles of walking in the sawgrass in calf deep water, measuring behind an especially equipped D-6 dozer, killing water moccasins, and encountering alligators daily. Over the next few years, we surveyed other large acreages in the Everglades, and I rose to the level of Party Chief within HEI. In the meantime, the owner of HEI, Bob Hutcheon (Hutch) took a "shine" to me. We became personal friends and I got to know his family. I also worked under Norman Gimpel, PSM, the



Senior Surveyor and a Partner in HEI as well as Pedro Gonzalez, PSM and Office Manager in the Belle Glade office of HEI.

During this time, the war in Vietnam was heating up. Next door to our office in Belle Glade was the Selective Service Office where Mrs. Ulm worked as the secretary for the local Selective Service Board. One afternoon after work, Mrs. Ulm stopped me and advised me that my name was coming before the next board meeting and said I should expect a draft notice soon. *The military was going to knock on my door as my number was up! That certainly got my attention!* A Partner in HEI, Russ Gilbert, PE was also a Navy Lt. Commander in the West Palm Beach Reserves of the U.S. Naval Construction Battalion (CBs, aka: *Sea Bees*). Russ told me that the Sea Bees had a special enlistment program called the Direct Procurement of Petty Officers (DPPO) and were looking for experienced and skilled surveyors, together with other skilled construction tradesmen. Russ advised that if I was accepted into that program, I would receive an advanced rank of at least an E-4 (pay scale) in boot camp. I accepted and signed up, thus avoiding the draft into the Army or Marines. I became a Third-Class Engineering Aid Petty Officer (EA-3 with E-4 pay) into the United States Navy Construction Battalion 133 (NCB 133), stationed at Gulfport, Mississippi. On my initial deployment to Guam on the advance party, we began building a Sea Bee base, however I was soon redeployed to a detachment named Det Koala, to NAS MIRAMAR, the home of the Navy's "Top Gun" (*no, I never met Tom Cruise while I was there*). Det Koala was tasked to build the first "on base housing" (a trailer park) on stateside soil, a brainchild of then Chief of Naval Operations (CNO or the Senior Officer of the Navy) four-star Admiral Elmo Zumwalt who visited our detachment while I was stationed there. That was a Big Deal! During this deployment, I was the lead surveyor for the project and advanced to Second-Class Engineering Aid Petty Officer (EA-2 with E-5 pay).

After that duty, I volunteered for a 13-man Sea Bee Team (*Sea Bee Team 133-09*) to be trained as a counter insurgency team for Vietnam. We were cross trained with other construction skills, taught Vietnamese language and attended Survival, Evasion, Resistance & Escape (SERE) School in the woods of Northern Maine. We were treated as prisoners in a mock "*Hanoi Hilton*". They broke my nose in an "interrogation" and treated us like dirt for a week. We spent the week crawling on our hands and knees on cracked granite gravel with no sleep and very little food. The cadre were "psycs" (Dr. of Psychology and Psychiatry). Upon my debriefing, I was told I would have been killed within the first hour by the Northern Vietnamese Army (NVA) because I obstructed their every command. *Otherwise, I did great..., dead, but great!* One of our team "cracked" and was soon replaced. *"The sun that melts the ice is the same sun that hardens the crust"*.

Thankfully, the war was winding down and we were never deployed to Vietnam. Instead, my team was sent to Truck Lagoon (now renamed Chuuk Lagoon) in the Pacific where we worked with the native population to build tribal infrastructures such as boat docks, water catchments in Japanese bombed fuel tanks and new schoolhouses, etc. We became the Navy's Peace Corps. My Sea Bee team also taught construction skills to the native youth in Truck Lagoon. During the weekends, my leisure time on the island was spent SCUBA diving on the sunken Japanese war ships and armed freighters (full of Zero plane parts, ammunition and ordinance), that our Navy had sunk in the 40-mile diameter lagoon. I even dove on, and entered into a sunken Japanese Submarine, the I-169. You can Google it ... "*Operation Hailstorm*" and/or "*Japanese Submarine I-169*". My military experience was formable.

Upon leaving the Sea Bees in 1972, I returned home to Florida and demolished and rebuilt our family's roof on our home. Then I rejoined working for HEI as a party chief. My former buddies that I had left behind when I joined the Sea Bees, were now senior party chiefs and had begun

taking survey courses at Lake Worth Junior College from David Gibson (prior to David founding the survey program at UF), Norman Gimpel and other volunteer “adjunct professors”. I started school again to catch up with the other chiefs and this time I excelled and graduated with an A.S. degree in Surveying. Dave Gibson also worked at HEI part time to gain his survey “experience” so that he could take the State surveyor’s license exam. Dave was an amazing and natural leader, teacher and, over time, became a good personal friend. Norman Gimpel taught Legal Aspects and Legal Descriptions at Lake Worth Junior College. Norman was revered by all who knew him and had him as a professor.

I became a Professional Land Surveyor in 1977 and over the years, rose in the ranks of HEI. I became a stockholder of the 70-man Engineering and Surveying company, a member of the 5-man Executive Committee and founded the Stuart office for HEI. Did I mention Hutch took a “shine to me” LOL? I once told him I was going to be his next partner and he replied: *“Not unless you become registered, you’re not”*. That sure put a burr under my saddle because he didn’t say NO WAY.

In 1984, Hutch retired, and the firm accepted a merger offer with Kimley Horn & Associates (KHA). HEI was the first of KHA’s many acquisitions. Later, as you may know, KHA became a nationwide engineering firm. I was crushed when I lost the family- oriented firm (HEI) that I grew up in and realized that the “bean counters” now were the new boss and that personal relationships weren’t as important and didn’t really matter. Since that kind of leadership and thinking wasn’t for me, the day after the Executive Committee voted to join KHA, I resigned and soon started my firm, GCY, Inc. in October of 1984.

Later, I became an Adjunct Professor teaching Legal Aspects of Surveying at Florida Atlantic University for their Surveying Engineering program. During my stint as an adjunct professor, a few students approached me saying: *“We know you started your own firm. Can you give us some advice as we wish ultimately to do the same?”* That caught me by surprise, and I paused for a few moments before I responded and said: *“Well, the very best advice I could give you is seek great Mentors and KEEP YOUR STANDARDS HIGH, as you can’t put a price on integrity. Starting out, you will be priced compared against every ‘mom and pop’ small surveyor firm and keeping your standards high will result in two things: First, you will lose often in a price war; and Second, once you prove your worth by quality services to those clients that accept your proposals, they will never leave you in the future.”* That has worked for me, and I wished them success.

Over the years, since the founding of GCY, Inc., our firm has performed survey related projects of over 499,400 acres in Florida. We have had two boundary surveys with fees in excess of \$1,000,000. Most of these large surveys have been for the FDEP/DSL/BSM. (totaling over 330,000+ acres conducted over 20+ years), while the rest of the large surveys were for private clients. As a foundation to all those acres surveyed, “Retracement Surveying”, according to the *BLM’s Manual of Surveying Instructions*, was at the core. As a result of this effort, I have become a student of history, *not by choice, but by necessity*. This is a niche of surveying that because of the large acreage surveys that our firm has done. I have embraced Retracement Surveying since my earliest days as a professional. I have attended approximately 13 “Retracement Surveying Courses (CEUs)” taught by Lane Bouman (RIP) and Corwin (Corky) Rodine. These two gentlemen soon became close personal friends and later retired from a career long tenure with the Federal Bureau of Land Management (BLM) and have taught many retracement courses throughout the southeastern U.S. Lane retired as the Chief Cadastral Surveyor of the BLM’s Eastern States division. Corky retired as a senior Cadastral Surveyor for the same agency.



Figure ~ Chappy & Lane

Lane, Corky, and the now Chief Cadastral Surveyor for the entire BLM, Dominica Van Koten, have been guest in my home for several days during a famous airboat journey into the Everglades. To say that my retracement surveying experiences have been a fun adventure, is an understatement. Additionally, Corky is now an employee of GCY, Inc. working remotely from his home in Arizona.

Over the past 20+ years of my now 59-year long career, I have been asked to be an “*expert witness*” for many litigation boundary disputes. (Definition of EXPERT: *X=unknown and SPIRT is a drip under pressure*) Most

of these expert services have been relative to waterfront disputes, such as Riparian Rights and Sovereign Submerged Land claims. I have now developed a statement that I share with each client that I represent as an expert: “*I am your fact finder, not your advocate!*” I feel that the rightful duty of a surveyor is to present the facts to our clients so that they can apply those facts to make the best decisions for themselves. All too often, the mistaken approach I see some other surveyors make is to adopt a tactic and twist some facts to support their client’s belief, while ignoring other facts that may differ. We do not have that authority and cannot become advocates for our clients. Attorneys can be advocates, but not us! How many times have we seen attorneys representing murderers in a trial when we believe, or feel the defendant is guilty. (*OJ Simpson comes to mind*) In that case, the attorney is doing his job as an advocate for his client, as he should do.

At this point I have been involved in approximately 87 disputes, testified in some 33 depositions, and testified 18 times in court. I believe my clients have only lost once in court. *Reminder, one never knows the outcome of a court case until one hears the slap of the Judge’s gavel.* There are no guarantees. Of the 87 disputes, most never made it to court because the parties either reached a settlement agreement before a legal dispute is filed with the court, or the opposing party withdrew from the dispute after my work product was disclosed, or for some other unknown reason. GCY, Inc. has filed some 1,151 Certified Corner Records (CCRs), according to the latest available FDEP database. Now that I have had multiple “experiences” with legal disputes in depositions and in court, I can truthfully say that I have learned the very most from the most aggressive attorneys representing the opposing parties. Their tactics became a lesson each and every time. (*“Good judgement comes from Experience and Experience comes from Bad Judgements.”*) My clients in these challenges have been: Federal, State and Regional Governments, and of course, private clients, stretching from Fort Walton Beach to Key West, Florida.

Now, as the elder PSM at GCY, I like to quote the recent TV commercial by Farmers Insurance Company: “*I know a few things because I’ve seen a few things!*” I also recognize that our success is ‘*WE*’ thing, not a ‘*ME*’ thing. “*WE*” involves the entire staff at GCY ... those being long-standing and talented employees. I like to think we just don’t work together; we constantly train and lean together. We never stop learning and, if we do stop learning, we need to hang it up.

MY MENTORS:

There are three ways to learn: *First, you HAVE to learn. Second, you WANT to learn. And Third, you GET to learn.* A good mentor will excite in you the desire to GET TO LEARN.

Although the higher learning degrees mandated by Florida’s requirements to become a

Professional Surveyor and Mapper in this State is admirable, however it is not the end of one's learning. No doubt, this education requirement provides young surveyors with the foundation of knowledge to build upon. One should not discount the value of quality Mentors as these professionals can teach you what books cannot! It is my opinion that a surveyor graduate is just beginning to learn this profession. My advice upon graduation is to research the available surveying businesses and select those that excel in the type of surveying you desire to become proficient. *Seek firms that have quality mentors and discount the salary carrot!* That is where you refine your surveying skills to become the best professional you can possibly be.

I must apologize that the following list will be incomplete as I feel there are far too many men and women that have significantly contributed to my career, both personally and professionally. I will surely not be able to mention them all. In addition, the list is not limited to surveyors, but to those people who have helped shape who I am today. Some are as follows:

- **Beverly**, my dear wife of 38+ years. Bev has taught me to be a "family man" and that "family comes FIRST"! Her undying love of family is the beginning and ending of everything she does. She has provided us with three wonderful children (Luke, Geordie & Noelani) who, in turn, have provided us with four beautiful grandchildren so far (Cole, Lyla, George & Benni). By the same token, nobody should ever come between Bev and our family. The results won't be pretty. Bev was with me at the beginning of GCY, Inc. and still unselfishly supports me today. She likes to say she "*will always be YOUNG*" and "*If you're going to be dumb, you better be tough!*" Bev attended Marshal University during that fateful day when university's football team crashed in an airplane returning home after an away game and killed all aboard. It was a small school, and she lost many friends that day.
- My father, **George C. Young, Sr.** was the second GCY in our family tree and I am the third (consequently one of my sons is the fourth and his son is the fifth GCY in our family tree). *Pap*, as I called Dad in his later years, was a kind man that never ever raised his voice. He secured my first job as a surveyor with HEI as he was friends with Norman Gimpel, the lead surveyor at HEI. Pap's motive was to get me out of the house to teach me to become independent. Pap instilled in me the strength of character and honesty that shaped my future. I credit Pap with the old southern saying that I often quote: "*the addem-ups gotta equal the take-aways*". He told me that mantra works for level runs, traverse closures, checking accounts and relationships! How very true. Pap lived to be 93 years "Young" (RIP PAP).
- **Robert G. Hutcheon, PE** (RIP Hutch) was a giant of a man. Not just in physical stature (he was 6'-4") but also in his strength of character and in leadership. Hutch had a unique ability of boiling down a multitude of confusing facts to the very essence, in just a few seconds. As the Town Engineer for the Town of Palm Beach for several decades, he conversed with Royalty with ease and with the common laborer, with utmost respect. Hutch was a true leader of men and women. Did I mention he was on an Gold Medal Olympic rugby team while in college? Hutch saw something in me that he nurtured and gave me my opportunities. Hutch even bonused me extra money one Christmas to purchase stock in HEI. *Who does that?*
- **Norman Gimpel, PSM** was German born immigrant and an exacting masterful surveyor. Norman was noted for serving in a multitude of court cases as a surveying Expert. Norman was a stockholder in HEI and hired me in 1964. Norman was a hard man to get to know personally, but his dedication to perfection always gave me guidance and inspiration. Norman was also selected as a "Friend of the Court" by judges to help them understand the rules that govern our profession.
- The next Mentor(s) is actually two men, **Lane Bowman (RIP) and Corky Rodine** and were both Cadastral Surveyors (later retired) for the BLM. Together they took on the task of



Corky & Lane

teaching “RETRACEMENT CAMPS” for several State Surveying Societies, including Florida and Alabama. Over the years I got to know Lane and Corky personally as I attended some 13+, four day camps in several states. On one such camp in the 1980s at the Ocala National Forest, I found a littered stump with spayed roots and put it in my truck. I took it out and secretly sat it on the ground upright nearby when Corky was explaining how he discovered original evidence of a proven corner. When he finished his spiel, I spoke up and asked: “Corky, did you consider this stump?” I can still see the puzzled look on his face wondering if he had missed it. When I picked it up, Lane

and the rest of my fellow students roared with laughter. I laughed and said that one never knows when one needs another witness tree to prove a corner. He still hasn’t forgiven me for that one. At another Camp at Fisheating Creek, a 60,000 acre retracement survey that GCY performed for the FDEP/DSL/BSM, Corky, Chip Allen and Pete Andersen, riding in a Government Suburban raced Lane and I, in my Suburban, while I was pulling my trailered Swamp Buggy, to the next corner to study prior to the event. I almost beat him there, as Lane and I took a little known short cut. There is a lot more to this story and one day, I will share a poem I wrote about it with you. Another great story that I wrote about was “JACK IN THE GLADES”. Unfortunately, I can’t share those details for several more years, for reasons I can’t disclose. Lane passed away on October 29, 2018, while retired in Ashland, Oregon. *Did I mention that Corky now works for GCY?* Although Corky lives in Arizona, we speak several times a week about several Court Cases we both serve as Experts on. I will always be proud to call Corky and Lane my friends.

- **Fred C. Elliot, PE**, the Trustees of the Internal Improvement Trust (TIIF) (Governor and Cabinet of Florida) senior staff member in the early 1900’s. Although I never met him, Fred Elliot is one of my survey Heroes. I have researched much of Fred’s work and followed his survey crews throughout the Everglades and even on Florida’s east coast. Fred was not only the State’s (TIIF) Chief Drainage Engineer, but he was also the first (to my knowledge) *State of Florida “Cadastral Surveyor”* (in those days engineers were also surveyors) creating many original surveys of townships in the Everglades. Fred was responsible for all issues of land conveyances and surveys by the TIIF. Fred was also responsible for all the surveying of the Everglades obtained from the Federal Government, by virtue of the Federal Swamp and Overflowed Lands Act of 1850. I have a copy of a written report, published in an early newspaper, in which Fred advised the TIIF to build reservoirs in the Everglades that would hold back drainage waters to rehydrate that vast region. Unfortunately, the TIIF didn’t have the funds to accomplish his plan. A true visionary no doubt, as today we are spending multiple hundreds of millions (dollars) to do just that!



During my retracement surveys in the Everglades, I have measured hundreds of miles of Fred’s surveyor’s work and can attest to his miles always being within ten feet of his record distances, when compared to today’s modern measurement devices. Don’t forget, his surveyors used dugout canoes to access their survey lines in the Everglades during the early 1900’s. Also, I have acquired several of Fred’s letters to the Grantee(s) of the TIIF DEEDS to submerged lands in Lake Worth (the body of water) in 1924 that became the pivotal clue to an important

civil suit I recently worked on, and they allowed me to successfully challenge a commonly used section corner in the urban environment of today.

CONCLUSION:

As I craft this article today, I have been surveying for 59+ years and I pray for many more years yet to come. GCY has 6,000+ field books and hundreds of maps from several surveyors and firms that are no longer alive or are active. The earliest field record I have found in these records was scribed in 1900. I look forward to sharing what I know with all that ask.

Thank you,

Chappy Young

From gcyinc.com:

SURVEYING CAREER

- Began Surveying with Hutcheon Engineers, Inc. in Palm Beach County ~1964.
- Served as a surveyor in the U.S. Navy SeaBees and Honorably Discharged (Construction Battalion 133) from 1969 to 1972.
- Continued Surveying for Hutcheon Engineers, Inc. from 1972 to 1982. During that time I became the office manager of the Stuart, Florida office, a Stockholder and a member of the Corporate Executive Committee of the firm.
- In 1982 Hutcheon Engineers, Inc. was acquired by Kimley Horn & Associates, Inc. and I continued as Stockholder and Office Manager.
- In 1984, I left the employee of Kimley Horn & Associates, Inc. to establish the firm of GCY, Inc., Professional Surveyors and Mappers.
- 1984 to Present I have been the President and Chairman of the Board of Directors of GCY, Inc.
- 2010 Teaching “Legal Aspects of Land Surveying” at FAU in the Geomatics Engineering (Surveying) Department. This course is a senior level course for a four-year degree in Geomatics (Surveying).

PROFESSIONAL REGISTRATION & AFFILIATIONS

- Professional Surveyor & Mapper, State of Florida License No. 3036. Date of Registration: 1977.
- Past officer 1977-1983 (President, V. President, Secretary, Treasure and Member) of the Palm Beach Chapter of the Florida Society of Professional Surveyors (now Florida Society of Professional Surveyors and Mappers).
- Current member of Florida Society of Professional Surveyors and Mappers.
- Past member of the Alabama Society of Professional Land Surveyors.
- Past member of the American Congress of Surveying and Mapping.

CERTIFICATIONS OR CONTINUING EDUCATION CREDITS

- Retracement and Restoration of Original Corners. (39 mandays)
- Survey Quality GPS training, San Jose, CA and Alexandria, VA. (4 manweeks)
- Advance Cyclone Training, Norcross, GA., 2006. (Leica Scanner) (1 manweek)
- Multiple Professional Level Continuing Education classes at the rate of 24 credit hours every two years.
- 2007 Riparian Rights Continuing Education course.
- 2013 Testifying as an Expert.

OTHER AFFILIATIONS (PRESENT AND PAST)

- Member Martin County Planning & Zoning Board (1984 thru 1988), Former Chairman.
- Member Martin County Local Planning Agency (1984 thru 1988), Former Chairman.
- Member Martin County Airport Advisory Committee 1988-1990.
- Martin County Leadership Program Graduate ~ CLASS 01.
- Florida GPS User Group.
- Martin County Code Enforcement Board. (Past Appointment)
- Martin County Agricultural Landowners - Executive Director 1988-1996/Founding Member.
- Member of Board of Directors of First Bank and Trust of Indiantown, 1992-2012, Vice-Chair 2008-2012.
- Member of Board of Directors of "Treasured Lands Foundation, LLC" a non-profit Land Trust, 2009-2012.
- Florida Atlantic University Advisory Board Member to the Geomatics Engineering (Surveying) four-year degree Program, 2009 to 2012.
- Florida Atlantic University Adjunct Professor teaching "Legal Aspects of Surveying" Geomatics Engineering Program, 2010.

PRINCIPAL AREAS OF PRACTICE

- Boundary Surveys (from 108,000 +/- acres to 1/4 acre lot surveys)
- F.D.E.P. Acquisition Surveys
- F.D.E.P. Mapping Projects
- F.D.E.P. Submerged Land Lease Surveys
- Expert Testimony on Boundary and Construction disputes
- Riparian Rights Line Allocation Determination
- Condominium Surveys
- Geodetic Horizontal and Vertical Surveys
- GPS Surveys
- Construction Staking
- Mean High Water Surveys
- As Built Surveys
- Subdivision, Platting and Land Development
- Topographic Surveys
- Mortgage and Title Surveys
- Materials Quantity Surveys