



The Connecticut Surveyor

November 2015

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Connecticut Association of Land Surveyors
78 Beaver Road, Wethersfield, CT 06109



Things to do in Connecticut in November:

- Attend one of the **largest helium balloon parades in the country**, the Stamford [UBS Parade Spectacular](#), filled with everyone's favorite childhood characters and a special performance. November 24th, 12:00 noon.
- Venture out Thanksgiving Day morning to see the [Manchester Road Race](#) in late November, the second oldest road race in the East. More than 13,000 runners will tackle the 4.75-mile race before the big meal, so bring the family, cheer everyone on and enjoy live bands at every half mile point!
- In late November, the [Lighted Holiday Boat Parade](#) **In Mystic is a special treat for seafarers and shore side spectators alike.** Dazzling boats parade down Mystic River and return to the Mystic River Park, where there's judging and awards for the most spectacular vessels.
- **November 6, 2016, CALS 48th Annual Meeting Saint Clements Castle, Portland, CT. Keynote speaker will be Gary Kent!**

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NSPS Fall Business Meeting

By Rick Howard

To all of my fellow CALS Members, Good day!

It was a pleasure to see my fellow NSPS Directors last week for a pleasant and productive meeting. As observed by NH Director Mr. Mark Sargent, there were many familiar faces in the room and it felt like the participants experience made for a calm, orderly meeting. Then again, perhaps the 800 lb gorilla in the room (in all its various forms for the last several years) has simply been put out in the hallway where it belongs. Thank you Kalahari Resorts! Past Presidents Bob Dahn (CT) and Wayne Harrison (MA) , pictured below, have agreed to do their best to keep it there.



The Professional Land Surveyors of Ohio were wonderful hosts. The meetings flowed smoothly and the facility was very interesting and capacious. Being surveyors, many of us could not prevent ourselves from pacing those hallway! (Over 300 feet, turn the corner, and there's another one) Also being surveyors, I heard of more than one way to get it done.

Setting the fun aside, most all of us in that room have played important roles in bringing our state societies together to form one unified voice for the surveying profession. I would offer that we can consider our 100% initiative a success. Thank you for supporting us and helping us grow.

If the world were perfect, it wouldn't be. Yogi Berra.



NSPS Fall Business Meeting continued...

By Rick Howard

Here than are a list of initiatives and observations from our fall meetings:

- The ALTA/NSPS Standards have been approved by both organizations and we will have new standards that take effect on February 23, 2016.
- NSPS will prepare a position statement on U.A.S. (unmanned aircraft systems) regulations and operations. We've also signed on with other mapping organizations in crafting a letter to urge the F.A.A. to codify the government's regulations for operating this technology in a more urgent manner.
- The young surveyors group had a productive meeting and started to think about bylaws, sub committees and addressing tasks that many have offered up for them to consider. Approximately 11 of them attended the Board of Directors meeting on Friday.
- We intend to broaden the awareness of the Young Surveyors and our National Society at educational institutions across the country by inviting a student to attend our meetings as our guest and write a short review that will be shared with all surveying programs. The program will be administered by the Young Surveyors and funded through NSPS Board of Director donations. We intend to have a student in attendance at the 2017 spring meeting.
- Our President Jon Warren & President-Elect Tony Cavell have each made a significant effort to re-align our committees and offer specific charges for these committees to work on. PLEASE consider having your constituents sign on to the email distribution lists for a committee by contacting the chair of that committee. It's a great way to be involved without the commitment of attending our meetings.
- The Director from Alaska requested support regarding the setting of monuments by the BLM when creating Townships that would be further subdivided and sold by the State of Alaska. As you might have guessed, the number of monuments being set has been drastically reduced. Our Government Affairs Committee will review and comment on the matter
- Certified Survey Technicians (CSTs) at all levels and existing membership can now have their annual certification fee waived by maintaining a membership in NSPS.
- The NSPS Joint Government Affairs Committee shoulders a great deal of responsibility in representing surveyors across the nation on Capitol Hill. Please review their report for the many tasks and/or accomplishments they have had over the last 6 months. Mr. Pat Smith, Chair of the Committee, requested direction from the BoD on the following matters:
 - NSPS will provide a position statement on the PHMSA (Pipeline Hazardous Materials Safety Agency) Proposed Rule which contains a number of references to surveying and mapping – and provide a standardized position to our state affiliates
 - NSPS will provide a position statement to the House Financial Services Committee which is considering modifications to the National Flood Insurance Program (NFIP), either to implement an improved working process or privatize the effort
 - Support the addition of the Small Business Administration (SBA) to Federal Acquisition Regulation (FAR) Council – given that many small businesses are effected by FAR regulations.
- The NSPS 100% Membership Program has been very successful. We currently have 47 states participating, just under 17,000 members, and continue to offer our help to those still considering the program.
- We continue to collaborate with NGS and participate in quarterly meetings on various initiatives
- We are recognized by ABET as the professional organization for evaluating 31 Surveying Programs across the country.
- Our CST program that has been a monumental success and run by several individuals for many years, and even decades. Their succession plans require them to look for individuals who are interested in serving on the CST Board and upholding the fine standard which has been set. Please consider this opportunity and contact President Warren if you are interested in this appointment.

If the world were perfect, it wouldn't be.

Yogi Berra



NSPS Fall Business Meeting continued...

By Rick Howard

- The NSPS Foundation Concluded their Cruise Raffle – The winner is Randall Myers of West Virginia. He is Past President of both the West Virginia and Pennsylvania Surveying Societies. Congratulations Mr. Myers.
- We had previously decided that an At-Large Director(s) would represent those NSPS members who did not belong to a 100% Membership state. Given that we are now down to three states who do not belong, we passed a motion whereby the Past-President will provide representation to those individuals, albeit in a more cost effective manner.
- The NSPS Foundation has been instructed to rename the NSPS Board of Governors Scholarship to the NSPS Board of Directors Scholarship. The Board of Directors has agreed to continue providing personal funds at the conclusion of our meeting, as a means of funding this and the Trig-Star scholarship.
- The new web page for NSPS should be rolled out this fall. There have been many improvements in appearance and functionality.
- Meeting Schedule:
 - 2016 Spring – Joint Meeting with MAPPS Alexandria VA March 14-18th
(NSPS Business Meetings 17-18th)
 - 2016 Fall – Joint meeting with Western Federation of Surveyors, Phoenix AZ
 - 2017 Spring – Joint Meeting with MAPPS
 - 2017 Fall – Joint Meeting with Texas Society of Professional Surveyors

Many thanks to the NSPS staff for all of their efforts.

A heartfelt thank you to my fellow CALS members who allow me to represent them on the national stage, it is truly an honor.

Rick Howard

NSPS Director – CT



CALS would like to welcome CADNET Services, LLP, a new Sustaining Member of our organization.

CADNET is a technology company, dedicated to serving the AEC industry, which focuses on both the IT infrastructure and the CAD technology for small and medium sized firms throughout New England. We can help you with anything related to CAD and IT from setting up computers, printers, and networks to setting up your CAD system, correctly, the first time, to training you and your staff .

Stop by the CADNET booth at the Annual Meeting and learn more.

If the world were perfect, it wouldn't be.

Yogi Berra

Common Research Mistakes Surveyors Make (Seniority of Title)

By Knud E. Hermansen† P.L.S., P.E., Ph.D., Esq.

I am often involved in litigation involving surveying services and research mistakes. (I must also admit that in excess of forty years of practice, I have made my share of mistakes performing record research.) There are five common mistakes often made by surveyors when researching the records. The first article will explain the common mistake made by surveyors when determining senior title.

Many surveyors are under the misunderstanding that once a person conveys property, they cannot subsequently convey good title in the same property to another person. This is never true. In fact, there is not a single state recording act that would place senior title with the first grantee unless the grantee took immediate steps to record the deed or take possession of the property.

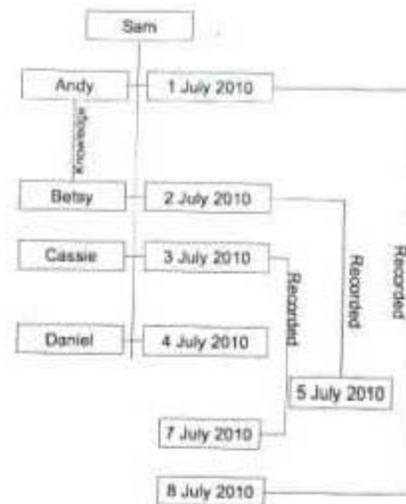
The recording acts in all states fall into one of three general categories of statute: 1) Race, 2) Notice, and 3) Race-Notice. The general definition of each category is the following:

Race — The first person to record their deed has senior title regardless of the sequence the conveyances were made or the knowledge a grantee had of an earlier conveyance.

Notice — The last conveyance made where the grantee did not have notice of an earlier conveyance has senior title

Race-Notice — The first person to record their deed who was conveyed the property without notice of an earlier conveyance has senior title.

Consider the following example: Sam conveys a lot to Andy on 1 July 2010. A short time later, Andy tells Betsy that he purchased the lot from Sam. Betsy goes to Sam and offers to buy the same lot that Sam sold to Andy. Even after Sam explains to Betsy that he has already conveyed the lot to Andy, Betsy insists of paying money to Sam in order to obtain a deed to the lot. Sam, with marginal ethics, goes for the money and conveys the same lot to Betsy on 2 July 2010 that was previously sold to Andy. Sam now realizes he can make a considerable profit if he keeps conveying the same lot to other individuals without knowledge of an earlier conveyance of the lot. Consequently, Sam conveys the same lot to Cassie on 3 July 2010. On 4 July, Sam conveys the same lot to Daniel. On 5 July, Betsy records her deed. (Thereby providing “the world” constructive notice of a conveyance of the lot from Sam.) On 7 July, Cassie records her deed. On 8 July Andy records his deed. Daniel never records his deed.



Common Research Mistakes continued...

Even though Andy was the first conveyance from Sam, he does NOT have senior title under any of the recording acts. Under the “race” category of recording act, Betsy has senior title. Betsy was the first to record a deed to the lot. Under the “notice” category of recording act, Daniel has senior title. Daniel was the last person to be conveyed the lot without notice of an earlier conveyance. In fact, Daniel will have senior title under a notice category of recording act even though Daniel never records his deed. Under a “race-notice” category of recording act, Cassie has senior title. Cassie was the first person to record a deed from Sam that was delivered to her without notice of an earlier conveyance.

As can be seen from this example, without knowledge of the category of a state’s recording statute, surveyors will often terminate their record research prematurely or will mistakenly determine senior title resides with the wrong person in a situation such as an overlap.

A surveyor should take the time and determine what category of recording statute is effective in their state. At least two states have more than one category of recording act in effect.

† Knud is a professor in the surveying engineering technology program at the University of Maine. He offers consulting services in the area of boundary litigation, title, easements, land development, and alternate dispute resolution.



ALTA Land Title Survey Requirements

The American Land Title Association (ALTA) was founded in 1907 and is the national trade association and voice of the abstract and title insurance industry whose members search, review and insure land titles to protect home buyers and mortgage lenders who invest in real estate. ALTA and the American Congress on Surveying and Mapping (ACSM), now the National Society of Professional Surveyors (NSPS) established the first set of Standard Detail Requirements for Survey drawings in 1964. These instructions were established to nationally standardize the requirements for survey drawings that were to be used for ALTA loans. Updates to the requirements often occur every four-to-six years. The last recent revision took place in 2011 in conjunction with NSPS. Notable changes implemented included:

- Requirement to reference a title report on the Certificate of Survey
- Requirement to include Standard ALTA Certification
- Greater attention to offsite easements and servitudes
- Changes to the Table A items for Optional Survey Responsibilities and Specifications.

An ongoing revision has been completed and will become effective February 2016. Gary Kent, chair of the NSPS committee on the ALTA Standards has agreed to come to Connecticut on April 19, 2016, and present a full day seminar on these new changes.

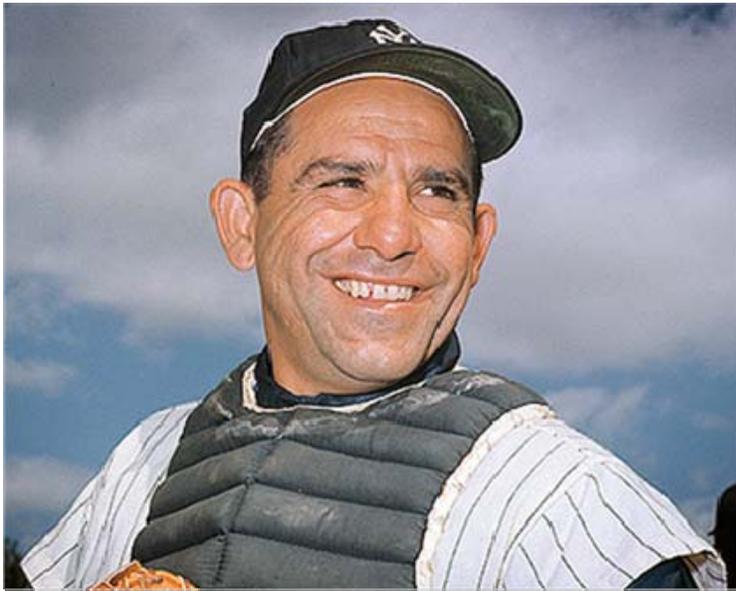


If the world were perfect, it wouldn't be.

Yogi Berra

I Lied to Yogi, and that is the Simple Truth

By Bob Dahn



When Yogi passed, my friend Alonzo posted some photos of and quips about Yogi. I had been thinking about Yogi and I shared this story with him. My wife suggested I share it with everyone or at least the everyone that I know.

The first baseball number I wore was 8. I played one form or another of organized ball into my sixties. I did not always wear 8, but when I finally finished playing ball 2 or 3 years ago I was wearing 8. Clearly 8 is the perfect number, whenever Yogi slid or dove for a ball it was infinity.

I don't remember a great deal prior to 1960, for that matter I don't remember a great deal after 1960. I do remember

a day in 1957 or 1958. Baseball was my first love, a love that has endured. My dad would bring us to a game or two a year. Sitting in the upper decks, by the foul poles, it did not matter. Being at the Yankee Stadium was a gift. Writing this is like seeing that perfect field for the first time all over again.

This particular day my dad had gotten front row tickets directly behind home plate. Even though it meant we would have no chance to catch a ball, I was thrilled to be sitting so close to Yogi. At some point early in the game a pitch was fouled directly toward our seats. It slammed into the base of the wall, squeezed underneath and appeared at my feet. I picked it up quickly and put it in my glove. Convinced I would be forced to give it back, I tried to act like I hadn't seen a thing.

The ball boy came over to retrieve the ball and after looking around without success went to the umpire to tell him that the ball was missing. The umpire and Yogi turned around and came over to have a look for themselves. Having no more luck than the ball boy, they looked at each other puzzled. Then Yogi turned, looked at me and said "Hey kid did you see where that ball went?" Probably red with guilt I looked down and mumbled something like no sir. I had lied to Yogi Berra and that is the simple truth.

The ball was kept in an honored location for several years, until one day the desire to catch, throw and hit the Yogi ball was overwhelming. I grabbed the ball and rushed off to use it in a pick up game. Without uttering a word to anyone about the ball, we began the game. Sure enough it got hit into the woods, probably by some kid wearing 7, never to be seen again. At the time it seemed like the most foolish thing I could have done. Today thinking about Yogi, the ball and that day so long ago, maybe it should be the fate of every ball to be lost in the woods or the hands of some awe struck kid sitting in the cheap seats.

Yogi was a blessing both on and off the field. Reflecting on this special day, with my wonderful father, the stadium and the ball, I can imagine Yogi might have said, the ball may have been lost but it made real good time getting there.



If the world were perfect, it wouldn't be.

Yogi Berra

November 2015

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|--|-----|--|--|--|-------------------------------|-----|
| 1 Day Light Savings Time  | 2 | 3  Election Day | 4 | 5 | 6 CALs 48th Annual Meeting | 7 |
| 8 | 9 | 10 | 11  Veterans Day | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 BOD Meeting | 20 | 21 |
| 22 | 23 | 24 | 25 | 26  Happy Thanksgiving | 27 | 28 |
| 29 | 30 | CALS 2016 membership dues notices go out December 1st. | | | | |

If the world were perfect, it wouldn't be.

Yogi Berra

Classified

Fairfield County

Immediate Need for multiple positions at a relaxed and friendly land survey firm. Positions include:

- **Entry Level Field Surveyor** (willing to train the right candidate)
- **Experienced Party Chief** with research and AutoCAD abilities.

Please send resumes to: ctsurveyjob@gmail.com

- **Survey/Field Technicians** to join the Redniss & Mead Team of Land Surveying, Civil Engineering, and Land-Use Planning professionals in a growing firm located in Fairfield County, CT. Candidates should have 3+ years experience in the surveying field and experience in the processing and preparation of all types of surveys, including boundary surveys, topographic surveys and construction layout. Knowledge of AutoCAD and Data Collection is required. Responsibilities include performing fieldwork, processing and mapping of fieldwork, coordination with clients and in-house staff. Work for this position will be on a variety of project types including residential, commercial and institutional. For consideration, please forward your resume to Lawrence W. Posson, PLS, Director of Surveying: L.Posson@rednissmead.com. We are an Equal Opportunity Employer and offer a competitive compensation package including salary, medical benefits, paid vacation, paid holidays, performance bonuses, 401K retirement plan, direct deposit, and a health club membership.

- **Pereira Engineering, LLC** is an established Civil/Environmental/Land Surveying firm located in Shelton, CT and we are looking to fill the following positions as of October 2015:

Instrument/Survey Technician - with a minimum of five (5) years experience in all facets of land surveying from boundary surveying to construction layout. The qualified candidate must be highly-motivated and detail-oriented and must be familiar with Trimble Instruments, Trimble Data Collectors, and GNSS systems. AutoCAD Civil 3D experience a real plus!

Duties include field surveying, downloading/uploading survey data, land record research, and AutoCAD drafting.

Civil Engineer - experienced in various types of site development projects including residential, commercial, and municipal projects. Responsibilities include the design of site layouts, subdivisions, septic systems, storm and sanitary sewers, storm water management systems, grading, roads, and hydrologic/hydraulic studies. Duties will include preparation of plans, specifications, and calculations as well as coordination with other design professionals and public officials.

Qualified candidate must have a B.S. in Civil Engineering from an accredited engineering program and must be proficient with AutoCAD Civil 3D and other commonly used design and drainage analysis software. Candidate must also be organized, highly-motivated, and detail-oriented.

Pereira Engineering offers a very competitive salary and benefits package including Major Medical Insurance, 401(k) Profit Sharing Plan, Life Insurance including Short-Term Disability and AD&D coverage, paid Vacation, Holidays, Sick Days, Direct Deposit for payroll, and a Health Club membership.

Please email resume and salary requirements to: joe.pereira@pereiraeng.com or fax to: (203) 944-9945.

- **CAD Technician** with Land Surveying Experience.
Full time for Civil Engineering/Surveying company located in Greenwich, CT.
Preferred 5 years experience. Excellent salary and benefits.
For more information contact risoli@optonline.net.

Classified

Hartford County

- **Land Survey Manager** - We are currently seeking a qualified Licensed Survey Professional(s) to lead our survey staff and our ongoing survey program. This person will play a vital role in the success of the firm and its reputation. Proven ability to lead staff, think critically and provide support to multiple teams simultaneously is required. Previous project management experience, including project development / marketing is a plus. The qualified candidate will oversee a wide variety of planning, design, and construction surveying projects.

Job Responsibilities:

- Work with project managers to plan surveying processes to support ongoing project efforts and ensure effective and timely completion of surveying deliverables.
- Coordinate with various staff members to ensure a quality product is consistently delivered to clients.
- Interface with clients and stakeholders in order to properly identify and meet surveying needs.
- Manage daily work activities of party chiefs including preparation of daily work requirements and expectations.
- Collaborate with principals, project managers, and clients to participate in project proposals and interviews as requested.

Qualifications: Must currently hold a Professional Land Surveying License.
Please respond to jdebeatham@freemancos.com at Freeman Companies.

- **Survey Crew Chief/Party Chief** - Loureiro Engineering Associates, Inc. (LEA), an employee owned, full-service multi-disciplinary engineering and construction firm located in Plainville, CT. has an immediate opening in our Civil/Survey division for a Survey Crew Chief/Party Chief.

Key responsibilities are related to experience in boundary work, deed research, topographic surveys, utility mapping, and construction layout. Requirements include 3-5 years experience, field crew supervision, and good communication and team skills. GPS, Robotic Total Station, and AutoCAD experience a plus.

We offer a competitive salary and comprehensive benefits package. Apply online to Resume@Loureiro.com; by fax (860)-410-2993; or mail to- Loureiro Engineering, Attn: Human Resources, 100 Northwest Drive, Plainville, CT. 06062. EOE/AA

Classified

Windham County

- **Professional Land Surveyor** - J & D Civil Engineers, LLC, a small, flexible, surveying and civil engineering firm with 28 years of experience in northeastern Connecticut is looking for a professional land surveyor. Surveyor must be capable of performing "field to finish" surveys for a variety of projects in the private and public sectors. Salary is negotiable, depending on experience and qualifications. Paid vacation and a retirement plan with employer matching contribution are available. Will consider part time applicants, provided availability is at least 3 days per week.

Duties - Performing all types of field services including boundary surveys, ALTA/ACSM surveys, topographical surveys and construction staking; Ability to work alone using a Leica robotic total station as well as with an assistant using a Leica total station with Carlson data collectors; Property record research, writing legal descriptions; Assist in project scheduling and preparing cost estimates; Perform quality control of all survey documents; Willingness to work outside in all weather conditions on uneven and unstable terrain carrying; survey equipment up to 50 pounds; Prepare finished plans using AutoCAD LDD (Civil 3D a plus); Interact positively and collaboratively with clients, regulatory agency employees, subcontractors, etc.; Occasional oral presentations at evening Wetlands or P & Z Commission meetings.

Knowledge, Skills, and Experience - Licensed Land Surveyor in the State of Connecticut, or ability to obtain license within a year (licensure in Massachusetts a plus); 5-10 years of experience performing most of the tasks noted above; Proficiency with Microsoft Word, (Excel, Outlook, and Adobe Acrobat a plus); Strong oral and written communication skills, i.e. ability to write letters and memos; Excellent organizational skills; Must be proactive and excellent at both prioritizing and multi tasking; Valid CT driver's license; Problem solving and decision making ability both in field and in office; Ability to work independently or as part of a team; Ability to meet project deadlines.

Please submit cover letter and resume with requested salary to: 401 Ravenelle Road, N. Grosvenordale, CT 06255 or email to info@jdcivilengineers.com. No phone calls please.

PLEASE SUPPORT YOUR SUSTAINING MEMBERS



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**Professional Liability for
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