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KAIPS 2010 SPRING-2010 ISSUE

May 2010 . Kentucky association of professional surveyors . Issue 2



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Letters must be signed and include a daytime telephone number. The name of the letter's author may be withheld if requested. Letters may be edited for clarity and length.

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KAPS Welcomes New Members

Audubon Robert C. Woloshen Barren River Robert Neuhaus Falls of the Ohio Joel Latto Todd Lopp Green River William Derek Bell Nicholas Burchett Highlands William Campbell Roy A Wright Northeast **Greg Barker** Northern Kentucky Matt Habedank Rick Hickle Michael Kral



KAPS 2010 Officers & Directors

President Brian Cox, PLS
President-Elect Donald Pedigo, PLS
/ice President,
External Affairs Joseph Mylor, PLS
/ice President,
Internal Affairs Chris Gephart, PLS
Past President Richey Newton, PLS
Secretary Robert Westermeyer, PLS
Freasurer James Mayo, PLS

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David Dummer, PLS	Chuck Felts, PLS
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Audubon	Tom Clayborn, PLS
Barren River	Thad Lucas, PLS
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Falls of the Ohio	William Jones, PLS
Green River	Bobby Miller, PLS
Highlands	Johnny Justice, PLS, PE
Northeast	Mike Ruggles, PLS
Northern Kentucky	Steve Stubbs, PLS
Purchase	J. D. Knoth, PLS
Southeast	Curtis Felts, PLS

KAPS Office Staff

Betty Gray, CPS, Executive Secretary

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KAPS 2010 Standing Committee Chairs & Co-Chairs

Annual Conference	Bill Jones, PLS
Annual Picnic	
Boy Scouts	
By-Laws	
County Surveyors Richard	rd Montgomery, PE, PLS
Education Joe Curd, P	LS & Andrew Kellie, PLS
Ethics & Professional Practice .	John Wells, PLS
Finance	David Dummer PLS
GISEdi	mund "Moe" Miller, PLS
Legislative	James Riney PE, PLS
Membership Ro	obert Westermeyer, PLS
Minimum Standards	Rudy Garten, PLS
	& Chris Gephart, PLS
Nominating	Donald Pedigo, PLS
Past Presidents	John Wells, PLS
Policy Manual	Tom Bushelman, PLS
Professional Development	James Mayo, PLS
	or Chris Gephart, PLS
Public Relations	. Johnny Justice, PLS, PE
Publications / Newsletter	Doug Comer, PLS, PE
Scholarship	John St. Clair, PLS

On the Cover:

Craig Palmer, NSPS Governor, accepts the KAPS Surveyor of the Year Award. Congratulations and thanks from KAPS for all your hard work!





KAPS • Issue 2 2010 Kentucky Association of Professional Surveyors • The Interior Angle

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From the President's Desk

Hello everyone, and welcome to spring, what a long winter it's been, and I'm glad to see the flowers blooming, but I'm sorry to see the greenery (from a surveyor's side, lots of chopping).

Anywho, with spring comes new life, and it makes me wonder about our future as an organization. Why should I join KAPS...what will KAPS do for me...what do I get for my money...

All very good questions and here is what I have come up with.

KAPS has been very active legislatively, with what happened with the KRS 322 re-write, and there being some confusion on what we

supported during the process. The bottom line is the bill has passed, and it is good. KAPS is now in the process of looking over the MTS re-write, and we have received good response from our members on the various standards. I look forward to working with the Board of Licensure on getting this through LRC.

KAPS is the voice of the surveyor in Kentucky and is the platform to voice your opinion on the issues important to surveying.

A surveyor takes an oath to protect the health, safety and welfare of the public. If you are not aware of the changes being made by our governing body, how can you protect the health safety and welfare

of the public? KAPS gives you an opportunity to be informed of what is happening in the state. You can do this by being active in your local chapter.

As I said at the conference. my theme this year is "Make a friend, be a friend, and bring that friend to KAPS". With that in mind, have a great enjoyable Spring, and we'll see you at the Golf outing on June 18, followed by the board meeting later that evening, and the Picnic on June 19.

Peace. Brian Cox, PLS 2010 KAPS President 859-781-3518 coxpls@insightbb.com

KENTUCKY STATE BOARD OF LICENSURE CALENDAR OF EVENTS

Board Meeting Frankfort KY July 16 August 13 **Board Meeting** Frankfort KY August 18-21 NCEES Annual Meeting Denver CO October 8 **Board Meeting** Frankfort KY PE, PS Exams Lexington KY October 29 FE, FS Exams Lexington & Louisville KY October 30

EARL DUDLEY, INC. The GRS-1 Receiver



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B. DAVID COX, EXECUTIVE DIRECTOR

Kentucky State Board of Licensure for Professional Engineers and Land Surveyors Kentucky Engineering Center 160 DEMOCRAT DRIVE • FRANKFORT, KENTUCKY 40601

The Board Report

Potential Shut Down of State Government

Unless the legislature passes a budget, the vast majority of state government (including our Board), will shut down effective July 1. 2010. Because of a Kentucky Supreme Court ruling during the previous administration, the Governor cannot continue to operate state government without a budget in place. Selected few items specifically mentioned in the State Constitution will continue, but that list is very small. Following is a list of services that will cease with the shutdown. This is by no means a complete list of everything we do.

Renewals

I urge everyone whose license expires June 30, to renew as soon as possible. We have hundreds of licensees who typically renew in July. You will not be able to do so if we are shut down and you cannot practice on an expired license. In fact, our entire website will be shut down including the online renewal system.

Comity

If you are attempting to get licensed in other states, please have the verification forms to us no later than June 1 to ensure that we can process before the shut down. Also, if you employees license in other states are seeking licensure in Kentucky, they need to complete the process by June 1.

Enforcement

Complaints are no longer being accepted until the potential shutdown is over. Our enforcement staff will cease work June 30 on complaints already in the system. We will not be available to stop the unlicensed practice of engineering or surveying or to discipline a licensee. All current legal cases will cease.

Exam Applicants

Depending on the length of the shutdown, exam applicants could be affected. We may not be able to process applications in time for everyone to sit for the October exams. We have to have the process completed by the end of August in order to meet NCEES deadlines.

Information

Since our website, phones and email system will be shut down; there will be no access to applications, forms, searchable roster, license verifications, etc. We will not be available to answer questions from licensees, the general public, other federal, state, or local agencies, or the court systems.

Because of immunity and insurance issues, neither I nor my staff can volunteer to work during this shutdown. Phone calls and emails will go unanswered. I strongly urge every licensee to

contact their state representative and senator to demand that they pass a budget in order to protect the health, safety, and welfare of the citizens of Kentucky.

Legislative Issues

Our legislation, House Bill 110, did pass this past session. It "took the long way around the barn" and was actually an amendment to Senate Bill 79 and passed through a Free Conference. Bottom line is our statutory changes presented passed except for two items.

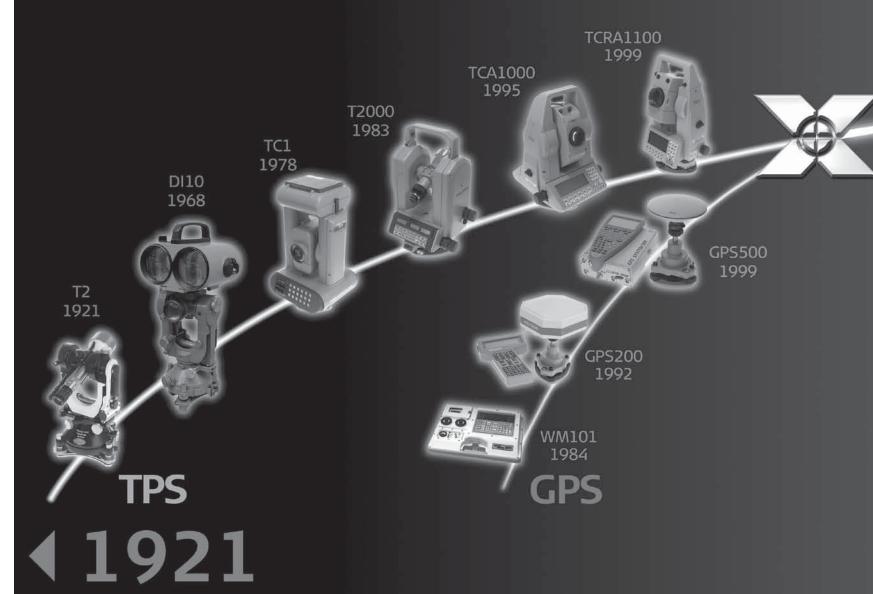
The first item not included was part of the proposed changes to KRS 322.060 where we attempted to add language to allow a licensee to be in responsible charge of more than one physical office. The other item not included was a proposed change to KRS 322.360 where we attempted to match the Architect's language that is already in force regarding administration of construction contracts for public works projects.

Standards of Practice Update

The Board's Surveying Committee continues work on the Standards of Practice. Individual surveyors as well as KAPS have submitted suggested changes to the Committee. The Committee is currently working through the suggestions and plans to present a final draft at the July 16 Board meeting.

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BOARD OF LICENSURE DISCIPLINARY ACTIONS

Kentucky Engineering Center 160 DEMOCRAT DRIVE • FRANKFORT, KENTUCKY 40601

Board Disciplinary Actions

For The Period Ending MAY 10, 2010

ADAM R. WEST. PLS In April 2007, in settlement of a disciplinary action, Mr. Adam R. West, PLS of Eminence, Kentucky entered into a Consent Decree with the Board. Among other things, that agreement required that Mr. West complete a college level time management course. Mr. West failed to complete the course within the specified time. In accordance with the terms of the Consent Decree and after being notified of the default, Mr. West's professional land surveyor's license was suspended. Mr. West was given additional time in which to take the required course. When he failed to do so, in accordance with the terms of the Consent Decree. his license was revoked. The revocation became effective February 16, 2010.

CHRISTIAN BADGER, PE In July 2009, in settlement of a disciplinary action, Mr. Christian Badger, PE of Lebanon Indiana, entered into a Consent Decree with the Board. That agreement required that Mr. Badger pay an administrative fine. Mr.

Badger failed to pay the fine within the specified time. In accordance with the terms of the Consent Decree and after being notified of the default, Mr. Badger's professional engineer's license was suspended. Mr. Badger was given additional time in which to pay the fine. When he failed to do so, in accordance with the terms of the Consent Decree. his license was revoked. The revocation became effective April 13, 2010.

ALOYSIUS F. WOLCZYK, PE WESC. LLC

Mr. Wolczyk was disciplined for operating of an engineering firm without a Business Entity Permit in violation of KRS 322.060. The case was settled by a Consent Decree wherein Mr. Wolczyk acknowledged the violation, agreed to apply for a Business Entity Permit, and agreed to pay a \$1000 fine. The Board accepted the Consent Decree on April 30, 2010.

JEFFREY L. ARNOLD, PE J.L. ARNOLD ENGINEERING, INC.

Mr. Jeffrey L. Arnold of St. Petersburg, Florida, was disciplined for practicing engineering on an inactive license, in violation of KRS

322.020 and for operating of an engineering firm without a Business Entity Permit in violation of KRS 322.060. The case was settled by a Consent Decree wherein Mr. Arnold acknowledged the violations and agreed to pay a \$2000 fine. The Board accepted the Consent Decree on April 30, 2010.

BRUCE BAILEY, PLS Mr. Bruce K. Bailey, PLS of Henderson, Kentucky, was disciplined for his failure to comply with the requirements of the surveying Standards of Practice 201 KAR 18:150, including failure to maintain a record of his survey of the Donald Hogge property, failure to properly analyze his client's deed in connection with his survey of the Marion Cates property, and a substantial number of other violations constituting a pattern violations of the Standards of Practice. The case was settled by a Consent Decree wherein Mr. Bailey acknowledged the violations and agreed to the following sanctions: (1) Reprimand, (2) \$1000 fine, (3) Additional training in Standards of Practice, (4) 2Yr. Probation with quarterly review of work product. The Board accepted the Consent Decree on April 30, 2010.

JOHN HENRY JUDE In September 2009, the Board received information that John Henry Jude was holding himself out to the public as a licensed land surveyor and that he had provided land surveying services in Martin County, without a license, in violation of KRS 322.020. The Board's investigation confirmed that Jude, an unlicensed person and former surveying company employee, had surveyed a disputed boundary and when confronted by the adjoining owner, provided him with a fictitious license number. The Board also received information that someone using the name John Henry Jude had attempted to purchase surveyor's ID caps from a surveying

supply company. With the assistance of the Paintsville Commonwealth's Attorney, the Board contacted Mr. Jude at the Big Sandy Detention Center after his arrest on other charges. The matter was settled with an agreed injunction. No penalties were assessed for the current violation. However the agreed injunction calls for a fine of \$1000 and ten (10) days in jail for any future violation. The agreed injunction was entered in the Franklin Circuit Court on May 4, 2010.

ROGER L BRUNER
In 2007, the Board received
information indicating that one
or more unlicensed persons
may have prepared a metes
and bounds survey description
for a portion of some property

belonging to Mr. Roger L. Bruner in Breckinridge County. The description had then been used in a deed of conveyance. The Board's investigation confirmed that Mr. Bruner. an unlicensed person, had marked the off-conveyance on the ground and prepared the survey description in violation of KRS 322.060. The matter was settled with an agreed injunction wherein Mr. Bruner agreed not to engage in any further unlicensed practice of land surveying. No penalties were assessed for the current violation. However the agreed injunction calls for a fine of \$1000 and ten (10) days in jail for any future violation. The agreed injunction was entered in the Franklin Circuit Court on May 10, 2010.

KENTUCKY STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS www.kyboels.ky.gov

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KAPS BOARD OF DIRECTORS MEETING MINUTES

Holiday Inn, University Plaza Hotel, Bowling Green, Kentucky - Dec 5, 2009

KAPS Board of Directors

CALL TO ORDER

KAPS President, Richey Newton called the December 5, 2009, KAPS Board of Directors meeting to order at 10 a.m.

PROXY VOTES

One proxy vote had been received. Tom Clayborn assigned his proxy to Tom Crabtree. Doug Comer made a motion to accept the proxy. Seconded by Don Pedigo. Motion passed.

MEMBERS PRESENT

Richev Newton – 2009 KAPS President: Brian Cox – President-Elect: Bob Fentress - Vice President of External Affairs; Don Pedigo – Vice President of Internal Affairs: John Wells - Immediate Past President; David Dummer – Director/Treasurer; Doug Comer – Director/Secretary; Tom Crabtree - Director: John Harrison – Director; Joseph Mylor – Director: Bob Westermeyer – KSPE Liaison; Joan Snyder – Barren River Chapter Chair; Bill Jones – Falls of the Ohio Chapter Chair; Richard Montgomery – Green River Chapter Chair; J. D. Knoth - Purchase Chapter Chair; Curtis Felts – Southeast Chapter Chair; Betty Gray – Executive Secretary.

Guests: John St. Clair – Scholarship Committee Chair; Rob Evans – KAPS member; Jim Adams – Co-Chair Barren River Chapter; Tom Bushelman – Policy Manual Chairman; Bobby Miller – KAPS member.

MEMBERS ABSENT

James Mayo – Director; Tom Clayborn – Audubon Chapter Chair; Rudy Garten – Bluegrass Capitol Chapter Chair; Johnny Justice – Highlands Chapter Chair; Mike Ruggles – Northeast Chapter Chair; Dan Farrell – Northern Kentucky Chapter Chair; Craig Palmer – NSPS Governor.

President Newton welcomed those present, and added some items to the agenda. Under old business, he added Boundary Law Review Manual as item 6(a). Under new business, he added Dea Riley as item 7(b), John Harrison as item 7(c), and board of licensure relations as item 7(d) with liaison position as 7(d)(i) and letter to the Board as 7 (d)(ii). The letter concerns who is authorized to speak on behalf of KAPS. John St. Clair wanted to discuss scholarships and this subject was added as item 7(e). David Dummer wanted to speak about Hancock Taylor and this was added to Old Business as item 6 (b).

The minutes of the October 3, 2009 Board meeting were reviewed. Doug Comer moved to approve the minutes as presented. Seconded by Don Pedigo. Motion carried.

President's Report – President Newton submitted a written report with attachments.

President Elect - Brian Cox did

not submit a written report. His oral report included nominations for next year's KAPS officers and directors. At the beginning of his report he said that he had not been able to find anyone to accept the nomination for President-Elect for next year. After much discussion, he asked if someone in the group would volunteer. Don Pedigo volunteered to be placed on the ballot as President-Elect (instead of being on the ballot for Director). The other nominees are: Vice President of External Affairs - Joseph Mylor and Michael Ruggles; Vice President of Internal Affairs - Thomas Crabtree and Chris Gephart; Directors; Thomas Bushelman, James Mayo, James Riney, John Schneider, and Bob Westermever. Bob Fentress moved to accept the nominations. Seconded by John Wells. Motion carried.

Treasurer's Report – A balance sheet and profit and loss statement were a part of the packets that Ms. Gray submitted. David Dummer asked that the report be accepted. Don Pedigo made a motion to accept the Treasurer's Report. Report accepted.

Executive Secretary – Betty
Gray submitted a written report.
In her report she brought up
the subject of KAPS cutting
costs on the internet and phone
service. After checking with the
local provider there would be a
substantial savings to drop AT&T
and switch to the Frankfort Plant
Board for telephone service.
Don Pedigo made a motion to
switch from AT&T. Seconded by
David Dummer. Motion carried.

OLD BUSINESS

A discussion was held regarding the Kentucky Digest, a publication. There was a difference of opinion concerning the printing of the book. The **Executive Committee understood** they had the authority to order the book to be printed and proceeded to order 500 books. Others on the KAPS Board thought the idea was to be explored and acted upon at a later time. After a long discussion it was decided that since the action has been taken that the Board needs to start pulling together for the betterment of KAPS and get out the word that it is available and start selling the publication. David Dummer made a motion to approve the payment of the book. Seconded by Doug Comer. Motion passed.

David Dummer discussed the Hancock Taylor project. Mike Ruggles and a group are looking to further validate the information they have been given to-date. They now have a map that is supposed to show the grave location, and they will try to contact Mel Hankla who

supposedly owns the Hancock Taylor rifle. There will be further information at a later time.

NEW BUSINESS

KAPS next Board meeting will be February 17, 2010, at Holiday Inn University Plaza, Bowling Green at 7 p.m. local time.

The next item that was added to the agenda was Dea Riley. She is associated with Joe Curd's Legal Defense Fund. President Newton said that obviously he had a conflict of interest and he wanted President Elect, Brian Cox, to preside over this portion of the meeting. Ms. Riley had requested an audience with the KAPS membership. Mr. Cox said that he had sent the request to the Executive Committee and they were all in agreement that this was not something that was appropriate at KAPS General Membership Meeting. He told her that he would bring it up at the December 5, 2009, KAPS Board meeting and ask for discussion. Don Pedigo said that he was a relative of Ms. Riley's and he would not vote on this issue. Brian Cox recommended that the KAPS Board decline Ms. Riley's request. Richey Newton, Don Pedigo, and Bob Fentress asked to be excused from voting on this matter. Doug Comer made the motion to decline Ms. Riley's request. Seconded by Tom Crabtree. Motion carried.

A discussion was led by Richey Newton concerning John Harrison and the Minimum Standards Task Force. Mr. Harrison gave a background of the Original Task Force and described how Randall Russell changed the task force in such a way that KAPS members no longer have a voice in the decisions. KAPS thought they had a voice in the decisions and suddenly it is taken away, by the restructure of the task force.

President Newton had written Randall Russell and asked that John Harrison be removed from the task force. Mr. Harrison guestioned whether Mr. Russell had the authority to remove him from the task force, since he had been appointed by the board. Mr. Newton said he thought he (Newton) had the authority to do this because he felt it would lessen the friction between KAPS and the Licensure Board. A long discussion followed. Dennis Smith addressed the group and he said he hopes to have a finished product by the task force to present at the January 2010 Licensure Board meeting.

President Newton wanted to discuss Board of Licensure Relations. He felt that more continuity was needed with the appointment of the Board of Licensure Liaison. He said that appointment should be longer than one year. Brian Cox made a motion to appoint a person as Liaison for two years and if he is still interested re-appoint him for an additional two years. Seconded by Tom Crabtree. Motion failed. Bob Westermeyer made a motion to follow the guidelines in the Policy Manual in appointing a Licensure Board

(Continued on page 14)

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(Continued from page 13)

Liaison. Seconded by Don Pedigo. Motion passed.

A discussion was held regarding reports to the Board of Licensure. It was decided it should depend on KAPS President and the Liaison as they are the only ones who should report to the Board. If a KAPS board action has taken place, they can report it, but if a KAPS board action has not taken place, it should be referred to the board before the President or the Liaison make a report to the Board of Licensure.

John St. Clair wanted to discuss the KAPS Scholarships. He wanted to know if the 4-year scholarship is named for Ray Leigh. He questioned if the \$1,000.00 scholarship given each year would be called the Ray Leigh Memorial Scholarship. He wanted direction on what to call the scholarships that were to be awarded at the conference. A discussion followed. John Harrison made a motion to abolish what we had previously titled the Ray Leigh Scholarship fund and just call it KAPS 4-Year Scholarship Fund. Seconded by Don Pedigo. Motion carried.

A committee was appointed to set up guidelines for the 4-Year Scholarship. Those on the committee are: John St. Clair, Andrew Morzillo and Doug Comer.

EX-OFFICIO DIRECTORS (No reports.)

CHAPTER REPORTS Audubon - Tom Clayborn submitted a written report. He told of the success of The Basic Railroading Seminar his chapter hosted. They elected their officers for next year. Tom Clayborn will be Chapter Chair, Tom Crabtree will be Secretary/ Treasurer, and Joe Simmons will be Vice President.

Barren River – Joan Snyder had a written report. She said their focus for the past several months had been on KAPS 2010 Annual Conference. She said their Dendrology Seminar was well-received and they had positive comments regarding the instructor, Stacy White.

Falls of the Ohio - Bill Jones submitted a written report. His chapter has met every month since the last board meeting. Precision Products will help develop a training schedule for the next year and was interested in feedback from KAPS members as to what types of classes they would be interested in attending. December 15 is their Christmas party.

Northern Kentucky - No written report. Tom Bushelman made a few comments on some of the activities of his chapter.

Purchase - J. D. Knoth gave an oral report. His chapter meets every month. Their December meeting will be their Christmas Party and they will also have their election of officers for next year at that function.

Southeast - Curtis Felts had a written report. His chapter has requested Ross Mackay to re-calibrate the baseline at the

London-Corbin Airport in London that was originally calibrated in 2001. Mr. Mackay will recalibrate the baseline in the spring of 2010. They have a committee to prepare and revise the chapter's Policy Manual and By-Laws.

COMMITTEE REPORTS Annual Conference – Please read your Committee Report for the 2010 Conference submitted by Joan Snyder. It is very comprehensive.

By-Laws - Tom Bushelman had a proposed amendment to Proxy votes for the KAPS By-Laws.

Article VI **Board of Directors**

Section 7: Absence Any member of the Board unable to attend a meeting shall notify the Chairperson in writing stating the reason for their absence. If a director is absent from two consecutive meetings for reasons which the Board declares to be insufficient, the Director's resignation shall be deemed to have been tendered and accepted. A state-at large member of the Board may designate any other member of the Board to vote by proxy on their behalf and a Chapter Director may designate any other KAPS member from the representative chapter to vote by proxy on their behalf. Voting by proxy shall not be allowed unless a copy of the proxy designation has been submitted to the President at least ten (10) days prior to the meeting. However, in situations deemed to be an emergency in nature by the Board, the proxy

designation and nature of the emergency shall be reviewed by the Board prior to other business being conducted and be either granted or denied by a vote of the majority. A Director may participate in a meeting by means of a conference telephone or similar equipment, through which means, all persons participating in the meeting can hear each other. Such participation will constitute presence at a meeting.

Bob Westermeyer made a motion to accept the By-Laws amendment with a slight modification to be made by Mr. Bushelman and sent to Betty Gray so that at the Annual Meeting this change can be ratified. Seconded by Don Pedigo. Motion carried. (The corrected version of the By-Laws proposed amendment is printed above).

Legislative – For the successive

terms on the Board of Licensure for the seats of David Atwell and Sam Williams, one will be shortened by one year to create a stagger in the appointments. After that three-year period, the shortened term would then resume the normal four-year period. Mike Helton, the KAPS government affairs agent. recommends that the Governor decide which term to shorten.

Membership – No written report. Bob Westermeyer said that he had printed the dues notices and labels and they would be mailed next week. He also had printed the labels of the voting members of KAPS for the ballots to be mailed from the KAPS office.

Past President - No report. It was mentioned that it would be good to have more past presidents participate at the Past President's Breakfast at the conference.

Publications/Newsletter - No

report. Doug Comer said there were several reasons the last newsletter was so late. He hopes the next issue delivery will be more timely.

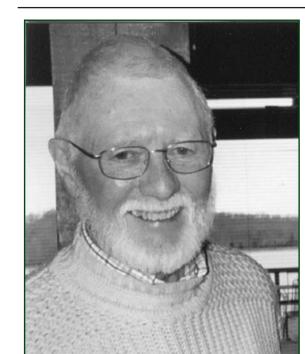
Scholarship – John St. Clair said there had been 10 applications received. The winners had not been determined at the time of the board meeting.

State Line – Don Pedigo announced there will be a meeting of the Kentucky State Line Committee on December 12, 2009.

Motion to adjourn was made by Bob Westermeyer. Seconded by Brian Cox. Meeting was adjourned at 3:40 p.m.

Respectfully submitted by

Doug Comer, PLS, PE KAPS Secretary 2009 Editor, The Interior Angle

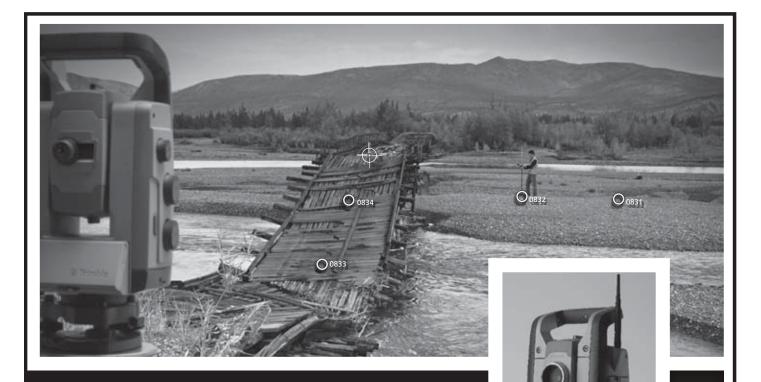


RESOLUTION OF RESPECT

Be it resolved that the Purchase Chapter of the Kentucky Association of Professional Surveyors declare their respect for our recently-departed member and compatriot, Jack S. Williams. We remember his diligent service to the chapter as Secretary-Treasurer and his faithful attendance and support. We also remember his positive attitude, pleasant demeanor, and cooperative spirit.

By vote of the chapter this 22 April 2010 at their regular meeting at Grand Rivers, Kentucky.

Bobby J. Byrd



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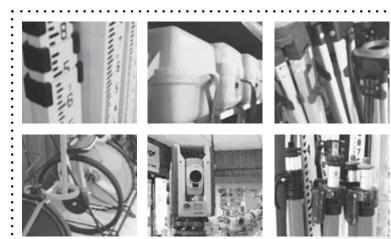
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June

These are tentative schedules only. Please verify dates, times and places with your local chapter.



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May 5, 2010

KAPS Board of Directors and General Membership;

There are two Professional Land Surveyor Seats on the Board of Licensure that expire at the end of 2010. The term for these two seats will become staggered at the end of their next term because of the passing of SB79. One seat will be for a 3 year term and the other will be for a four year term. The decision will be made by the Governor.

What the KAPS Board of Licensure Nomination Committee needs is nominations of Professional Land Surveyors interested in sitting on the Board of Licensure. We need a minimum of 6 candidates. If there are more than six then the committee will be able to select from the pool of candidates and forward three names for each seat on to the Governor for his selection.

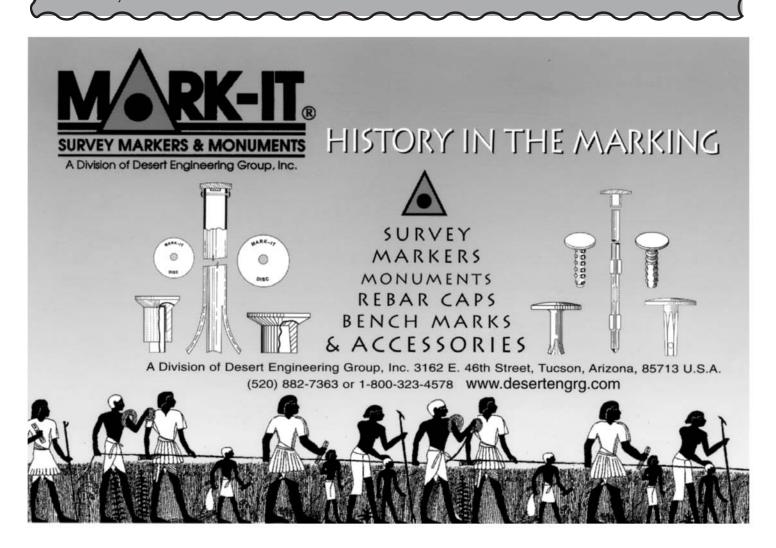
The qualification to be a Board of Licensure Member is spelled out in KRS 322.240. Each candidate must meet all the requirements in the statute.

Please forward in writing, the names and contact information for those interested to the KAPS Office, attention KAPS Board of Licensure Nomination Committee. The Committee will need to proceed with sending questionnaires to the candidates in June, 2010.

KAPS Board of Licensure Nomination Committee: Bob Westermeyer, Chairman David Dummer Chuck Felts Bill Jones Don Pedigo

Coxie's Corner

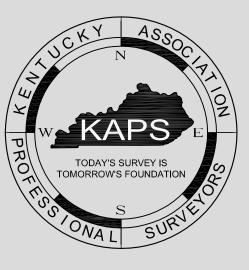
Coxie here, and Spring has sprung. Unfortunately that means it's time to start chopping line again. One thing you might want to do is ask permission prior to chopping line. Where it's easier to beg forgiveness than ask permission, replacing an entire garden can be costly one man's weed may be another man's life line. Unfortunately I found this out the hard way, but not enough room to explain here. I've found that sometimes you only need to trim a little bit in order to get a good shot through some expensive shrubbery, as I like to carry a pair of pruning sheers to accomplish this. And most time you can't even tell the shrubs have been modified. I hope you are busy with lots of work. Cheers, Coxie.



COMMONWEALTH OF KENTUCKY

FOR LAND BOUNDARY ISSUES REFERENCE MANUAL

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For more than 235 years, land surveyors have been laying out land and retracing boundaries in Kentucky. For 225 years, the courts have been handing down decisions instructing surveyors in the proper method for locating boundaries. For that entire time, surveyors have been learning those instructions by word of mouth from attorneys who have passed on a tidbit of information about this rule or that rule to be used in a particular situation. The failure of surveyors to receive the full measure of education about boundary location is not their fault. They have not been instructed on how to find the official rules, or, if so, have not had easy access to them.

Now, by publishing this book, KAPS has made it possible for a conscientious surveyor to obtain the "official rules" in an easy, straightforward manner. With little effort, a surveyor can possess the ability to find the answer to every conceivable question that can arise in a Kentucky boundary retracement. (Numerous caveats apply!)

Excerpt from the Instructions, By B.R. Salyer, JD.



Player 1

KAPS GOLF 2010

REGISTER EARLY

Date: Friday, June 18, 2010 Time: 9:30 (Local Time)

Location: My Old Kentucky Home State Park 668 Loretto Road Bardstown, Kentucky 40004-0323 Phone: 502.349.6542

Cost: \$65.00 per player-No Refunds
(Includes 18 hole-greens fees, cart & lunch.)
PRIZES AWARDED 1ST, 2ND & 3RD PLACE

You may register as four person teams or individually. Deadline for reservations: June 16, 2010.

Please return registration form to: KAPS 124 Walnut St., Frankfort, Ky. 40601.

Avg. Score

Names	of persons on Your Team & Avg. Score For Each Player:
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Player 3	Avg. Score
Player 4	Avg. Score
Address:	
City, State, Zip:	
Daytime Phone:	
Method of Payment	: Check or cash:
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Ph.: 502.349.0100 or Toll Free at 800.HAMPTON
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Planned activities include but not limited to: Compass & Chain Challenge, Timed Survey Events, Pacing, & Survey Instrument Setups.

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General Counsel, Board of Licensure (Retired)

Do You Run Titles?

After working for years with numerous surveyors on boundary disputes. I have come to realize that many surveyors do not do sufficient research on a project. Many look at the client's deed and the adjoiner's deed and then hit the ground running. They are not able to say. "This particular instrument describes the *true* boundary and controls the survey." If the surveyor cannot make that statement, then his opinion of the boundary location is a blind guess. and if his location turns out to be correct, it is mere coincidence.

With four exceptions, if a surveyor performs a retracement without either tracing both the client's and the adjoiner's titles to a common source. or tracing the client's title to a patent, the survey is not trustworthy. To state it more forcefully, the **surveyor** is not trustworthy.

For a surveyor's work to be trustworthy, his methodology must meet the requirements established by the courts for proving a boundary. In simplest terms, the surveyor must determine which deed—his client's or the adjoiner's—legally describes the boundary separating the parties. Generally, this will be the senior deed. A boundary must be retraced by the senior deed, and that requires the surveyor to locate either the first deed out of a common source or run his client's deed back to the Commonwealth.

Legally, if a common source of title cannot be found in the deeds, but the client's title can be traced to a patent, it is not necessary to trace the adjoiner's title to a patent from the Commonwealth. However, good practice would suggest that an attempt be made. A patent from the Commonwealth creates a

presumption of superior title to the land in question, but if the adjoiner can trace his title to an *earlier* patent covering the same land, then he has the first patent (i.e., deed) out of a common source—the Commonwealth.

If your title research indicates that the adjoiner has the senior title, then the retracement of your client's boundary requires you to locate the line according to the adjoiner's deed.

When you testify, the first question a knowledgeable judge or opposing attorney will ask is, "Is your client's land described by the first deed out of a common source?" or "Who has the senior title, your client or the adjoiner?" If the answer is "No" or "I don't know", the court should dismiss your client's claim or defense unless you can fit the retracement into one of the exceptions set out below. How do you explain that to your client?

It is not an exaggeration to state that if a surveyor takes a client's money and surveys by the client's deed when the adjoiner has the senior title, the surveyor has committed fraud or theft, or something equally bad. At the very least, it could be considered misconduct in the practice of surveying under KRS 322.180. A survey performed without the necessary research is legally indefensible.

In come cases, your client may not need to have the senior title. You only have to perform your retracement by the senior title, even if it is the adjoiner's deed.

The exceptions to the senior title rule are as follows:

· Bounded deeds: if a client's deed calls for his line to run with the adjoiner's boundary, or the adjoiner's

deed runs with the client's deed. seniority is automatically established in the descriptions and the line is run according to the referenced deed. I have never encountered a situation where both deeds call to run with the boundary of the other, but given the hundreds of thousands of descriptions that have been created by laymen over the last 225 years, I would be surprised if some example could not be found. If you encounter one, contact me and we will attempt to find a solution.

- If the client's deed and the adjoiner's deed call for the same line (though perhaps described in different terms) there is no title issue, but only a question of where the described line falls on the ground. Therefore, a title search is not required.
- If a court has previously determined the boundary, the line would be run according to the judgment without reference to seniority.
- When the client's and the adjoiner's land have both been conveyed by reference to the same recorded plat. as in a subdivision, seniority is not an

Every boundary retracement must be performed with the assumption that it will end up in litigation. Any retracement performed without the anticipation of a dispute often ends in one. If it does, you do not want to have to admit after the law suit is filed that you did not do all the necessary homework before you put your seal and signature on the plat. Even if later research proves your location, considerable doubt is cast on your knowledge and methodology.

I can be reached at 606-776-0119 or budsalyer@roadrunner.com if you need to discuss some point discussed

KAPS 2010 Annual Conference



KAPS would like to celebrate the 2010 scholarship winners.

KAPS Executive Secretary, Betty Gray, welcomes members to the conference



KAPS Ushers in a new Board of Directors headed by President, Brian Cox.



Chuck Felts presents the David Atwell Award to John Ledington of the Southeast Chapter, John unfortunately was not there to accept. Congratulations John!

Kentucky Association of Professional Surveyors • The Interior Angle KAPS • Issue 2 2010

ANDY KELLIE PLS

Department of Industrial Engineering - Murray State University Murray, KY 42071 Andy.Kellie@murraystate.edu

Monday, Monday

It was Monday morning, but with the economy improving, and plenty of work ahead for the week no one was complaining. True, there were some time constraints on the work, but time constraints are part of the job of a surveyor. The retracement crew was doing a survey to settle an estate on the east side of the county. The land was second growth river bottom hardwood, and consequently, despite the damp location. quite valuable. Central to the retracement was the location of a monument marking the southwest corner of the tract. The adjoiner on the west was an industrial landowner with a reputation for well-marked lines and corners. The corner still to be found was described in the writings as a "cedar post, painted orange, set in rocks". If the monument was there and undisturbed, it would control corner location. If it were lost, we would have to rely on other physical evidence to restore the corner. I went over the importance of finding this monument and the strategy for doing so with Samantha, the chief of the retracement crew. If things went according to plan, they would finish locating physical evidence (including the still-to-be-found corner) today. Then we could decide on the boundary and mark the corners in time for the final probate hearing on Friday.

The staking crew had two jobs scheduled for Monday: a simple building staking in the existing Wood Haven subdivision, and setting the final corners in the new Creekwood subdivision. Both jobs were time sensitive. Excavation was scheduled for Monday afternoon at Wood Haven. At Creekwood, we needed to finish staking corner monumentation before the planning board meeting on Tuesday evening. If things went according to plan, the crew would finish both with time to

For the Wood Haven job, the owner had dropped off a deed and a set of building plans at our office on Friday afternoon and had signed a work order for us to stake the foundation of his new home. The owner explained to the secretary that he had already marked the location for the house on the ground, but the contractor had insisted that a surveyor was needed to check the owner's location and to ensure that the foundation was square. The deed furnished by the client described the land conveyed as "...being lot 21, block 2, as shown on the plat of the Wood Haven subdivision, and being subject to all covenants thereon." A photocopy of that part of the plat showing lot 21 was stapled to the back of the deed.

Terry, chief of the staking crew, had it all under control. "We'll use the existing monumentation as control, and match our work as closely as possible to what

the owner wants. It's a simple enough building—rectangular, two story house with an attached garage. We'll stake the footings at Wood Haven and if things go according to plan, we'll get over to Creekwood by 10 o'clock." Even I thought that was optimistic.

Since I'm the surveyor, it seemed prudent to obtain the plat of Wood Haven. If the deed referred to a plat then the plat was part of the deed, and I particularly wanted to know about the "covenants thereon." Wood Haven was an older subdivision, and we had never done any work in it. I obtained a copy of the Wood Haven plat at the courthouse while the crew hunted up the control shown on the photocopy of the lot. If all went according to plan, they would have recovered the control and be ready to stake the building when I got there.

I found the crew looking mighty glum. Despite the assiduous use of shovel and pin finder, there was only one monument—of any kind—marking the corners of lot 21. I called the owner and the contractor and told them we were going to have to set the lot corners before we set the building corners. The owner said to go ahead and asked what it would cost. The contractor said to get it done and to watch for the backhoe.

Before I could get back to the problem at Wood Haven, Sam

called. The crew had found a cedar post that matched the description of the southwest corner. The post was painted in company colors (international orange), and even scribed with the corner location. However, Sam was clever enough to realize that the post wasn't on the extension of either the west line (which the crew had been following that morning) or on an extension of the south line of the property (which they had retraced last week).

Since I'm the surveyor, I was expected to figure it all out. I had Sam photograph the post and email it to me. I could see why she was concerned. Apart from the location, the post wasn't set in a pile of rocks, and the blaze orange paint stopped a foot above the ground. Monuments only control if undisturbed, so I told Sam to keep looking. If things went according to plan, there would still be time for the retracement crew to close on the GPS work during the afternoon.

While I was on the phone, Terry had started aggressively locating existing corners and other boundary evidence at Wood Haven, but it was almost 10 o'clock before the crew was ready to dump their data logger into my laptop. The result was electronic surveying at its finest—seamless data transfer, accurate coordinate computation, clear symbols and labels. Unfortunately, the result was also boundary-retracementin-an-older-subdivision at its worst—a combination of original and indeterminate monumentation, physical evidence that was contradictory, and bearings and distances that were equivocal.

Terry suggested a solution. He

had been studying boundary law in preparation for the Fundamentals exam, and he recalled immediately that in any simultaneous conveyance, excess or deficiency must be shared equally. "Let's just divide up the differences and mark it on the ground just as the book says." I wasn't so sure. First, there was a lot of physical evidence that showed the location of boundary lines by adjoining owners. We needed to reconcile that before going further. Second, there might be a simple mistake in one (or more) of the lines. It didn't seem to make sense to distribute the mistake amongst all the other (unmistaken) measurements. Third, I just couldn't see myself explaining to some judge why I felt it necessary to change all the boundaries in a subdivision that had been in place and undisputed for a couple of decades. At this point, the backhoe the contractor had warned me about rolled up.

Since I'm the surveyor, it was up to me to figure it all out. By persistent work with the inverse and intersection functions of the coordinate geometry routine on my laptop, it was possible to get a solution that reconciled the physical evidence and all but one of the measurements. The west line of the adjoiner on the south was longer than platted, but the remaining differences in lines and corners were in surprising agreement with the original plat. The solution seemed reasonable: I uploaded the coordinates to the data logger and Terry staked the lot corners. If everything went according to plan, we could still stake the building and get over to Creekwood this afternoon.

I walked the location the owner had marked for his new home.

To take advantage of the view, the owner had selected an area on the north side of the lot and placed the front of the building artistically at a 30 degree angle with the centerline of the adjoining road. A guick measurement with a cloth tape showed the location as staked to encroach by 5 feet on the adjoining property to the north, and the 30 degree rotation was prohibited by one of the covenants listed in the fine print on the side of plat referred to in the client's deed.

Since I'm the surveyor, I had to deal with this situation. Before calling the client, Terry and I tried to find a solution. We moved the foundation to the south and rotated it parallel to the road and set back line as required by the covenants. This solved the encroachment, but it put the southwest corner of the building 6 feet above grade. At 11 o'clock, I called the owner and the contractor and explained the problem to both. The owner said to wait at the site and he'd be right there with the architect to decide on a new location. The contractor said to wait at the site and he'd be right there because it was too late to cancel and he didn't have any place to dump 12 yards of concrete on Tuesday morning.

By now it was almost noon, and just about nothing was going according to plan. The retracement crew still hadn't found the southwest corner, the owner didn't know where he wanted his building, and the contractor still needed to know where to put that 12 yards of concrete. At this point, Sam called again. Her crew had found a pile of rocks splashed with international orange paint at the

(Continued on page 30)

(Continued from page 29)

intersection of the west and south lines. There was a hole in the pile of rocks big enough for a cedar post. The rocks had been covered by leaves, and the crew had only found the rocks because they were looking for them. That was good news, but I was beginning to worry about getting the Creekwood job done before the planning board meeting. The probate hearing wasn't until Friday, so I pulled the retracement crew of their job and sent them to do staking on Creekwood for the afternoon. I told them that if all went according to plan, we would finish at Wood Haven by two o'clock and, with two crews working at Creekwood, we could still get done in time for the planning board meeting

Tuesday evening.

At one o'clock, the backhoe the contractor had sent earlier left for another job. At two o'clock the owner, contractor, and architect all showed up at Wood Haven, and Sam called from Creekwood to say that some control had been knocked out and they were a little behind. At three o'clock, the owner and architect agreed on a site that conformed to both the terrain and the covenants. The contractor asked us to both stake the corners and set batter boards. That way. if everything went according to plan, the contractor could still get the footings dug before dark. We finally left Wood Haven at half past four just as a trackhoe was arriving.

All in all, it was a typical Monday, and nothing had gone according to plan. The rest of the week was typical, too. On Tuesday, both crews were assigned to Creekwood, the staking was completed, and the subdivision was approved by the planning board. On Wednesday, both crews were assigned to retracement. On Thursday, we finished the plat for the probate court. On Friday, the Wood Haven client (for whom we had saved thousands of dollars) came in to complain about his bill, and the probate hearing was moved to the next week because of some problems being encountered by the lawyers.

It just doesn't get any better than this!

KAPS wants to thank the Exhibitors at the 2010 KAPS Annual Conference at the University Plaza in Bowling Green!

The following vendors and associates had booths at the exhibit hall:

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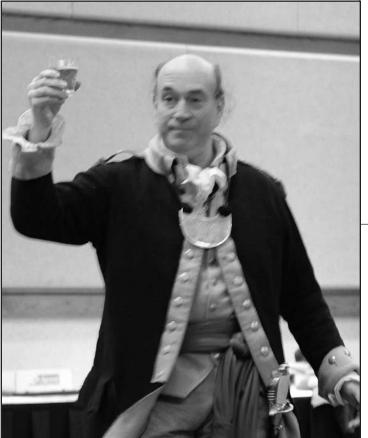
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