

Cleveland Surveying News



Newsletter of
the Cleveland Chapter of
the Professional Land Surveyors of Ohio

"Sure I wave the American flag. Do you know a better flag to wave? Sure I love my country with all her faults. I'm not ashamed of that, never have been, never will be." -- John Wayne (1907 - 1979)

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Cleveland Surveying News

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John G. Hoy, P.S. Editor
Robert G. Hoy, P.S. Photographer

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Cleveland

Chapter of PLSO

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9 [City Blueprint of Toledo](#)
10 [Imaginit Technologies](#)
12 [Roberts Surveying Supplies](#)

On the Cover: "Flight of Old Glory" by John G. Hoy

Contents

Newsletter Information	2
Communication Committee, John G. Hoy	3
General Meeting Registration, Lou Veverka	5
Message from our President, John Bischof	6
Seminar Meeting Review, Tim Feller	7
Random Lines, John E. Dailey, Past	8
Executive Committee Meeting, Robert G. Hoy	10
Delegate's Report, Sean Boland	11
Surveying Industry News	12
Education Committee, Tom Snezek	13
Membership Committee, Tim Feller	14
Common Sense, Donald Himes	14
Calendar	16

2007 Executive Committee

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John J. Bischof (440) 439-1999	Joseph F. O'Donnell, Jr. (216) 529-6809	Robert G. Hoy (216) 389-7677	John G. Hoy (216) 476-3600	Louise Veverka (216) 251-6972
President Elect	Treasurer	Chapter Delegate	Education	Membership
Peter D. Zwick (440) 235-2729	David J. Bruckner (216) 664-2462	Sean A. Boland (440) 835-5632	Tom Snezek (216) 671-4902	Timothy Feller (440) 585-9800

Well, the spring 2007 seminars are behind us. I was reminded of the OUPS seminar as I ran off a construction site last week when an excavator cut the 2" gas service line. 85 minutes later the gas company found the shutoff. Details are still forthcoming for the Fall 2007 Seminars and will be in the September CSN issue. The Old Timers/Family Picnic is on August 9, 2007. Look for more information in July.



John G. Hoy
Communication Trustee
CSN Editor

Our next meeting is not a seminar meeting. PLSO President Brad Kramer is visiting the chapter and take the opportunity to express his views on PLSO. Any questions for him? This is your opportunity to ask.

The Chapter website www.plso.com is receiving a makeover courtesy of Robert Krause. Be sure to visit and see what's new.

The Firelands Chapter is hosting a golf outing just before the Summer Conference in Sandusky on August 1, 2007. This is a fund raising effort benefiting their education fund. A registration form is available at the state PLSO website under events [here](#).

34th Annual PLSO William J. Haas Memorial Golf Tournament June 22, 2007

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GENERAL MEMBERSHIP MEETING

THURSDAY, JUNE 7, 2007

CALL FOR RESERVATIONS BY JUNE 5, 2007 216-251-6972



Louise Veverka

Program Trustee

LOCATION:

Dimitri's Restaurant at Midtown Plaza
1830 Snow Road
Parma, Ohio

Social hour will be at 5:30 with dinner at 6:30

MENU CHOICES:

Breaded Pork chops topped with brown sauce and served with escaloped apples & potato pancake

Chicken Parmigiana, breaded breast of chicken with fresh tomato and melted provolone cheese

Sirloin Steak, full flavor top butt steak

Broiled Boston Scrod served with the veggie of the day

All of the above served w/ soup, salad, choice of rice or potato or pasta.

MEETING AGENDA:

The chapter sponsored local participation in the TrigStar competition. The winner in the chapter area attends Trinity High School and will be recognized at the meeting.

Brad Kramer, PLSO President, has been invited to attend the meeting and speak on PLSO and the future of the organization.

Dear Members,

I hope that the change to warmer weather finds all of you busy with the construction season upon us.

I urge all members to review Education Trustee Tom Snezek's report to the membership on proposed changes to the Survey School. Tom has spent a great deal of his time to address the issue of declining enrollment and the direction that should be taken to reflect the needs of our members. The recommendations that are being made are based on the responses received on the questionnaire that was circulated among the membership. If you have any additional comments on this issue, please contact Tom.

Membership Trustee Tim Feller is aggressively tackling the issue of contacting chapter members that are new or reinstated to the PLSO. Tim would be happy to approach anyone that should be a member of our organization. If you know of anyone that should be contacted, let Tim know.

We are in need of a member to step forward and run the picnic this year. Let me know if you are interested. Help will be available.

As you remember, the June membership meeting was always designated as a time to host the Survey School graduation. Since we did not hold the classes this year, we are going to use the meeting to honor Colleen Maher, our Chapter Trig Star winner. Also, in addition to this activity and holding our regular meeting with trustee reports, our State PLSO President Brad Kramer has accepted my invitation to attend and say a few words on the State operation. I hope that we will have a good turnout to hear our State President and to honor our Trig star winner.

Remember, our golf outing is coming up in June. Get your tee time reserved early for what is sure to be a good time.

I hope you will all have a great summer, and look forward to seeing you at one of the summer activities.

Respectfully,

John J. Bischof, PS



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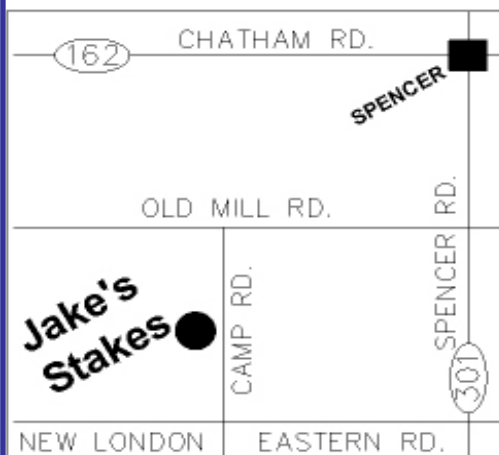
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Giant Hogweed.



Would you recognize it? Are you aware of its toxicity? Do you know where in Ohio it has been prevalent? *Well I do now!* Thanks to the Cleveland Chapter of the Professional Land Surveyors of Ohio May 4th seminar on poisonous vegetation, presented by Assistant Professor David Marrison from the Ohio State University Ashtabula Extension Service. A great dinner and an informative one-hour program presented by Professor Marrison topped off a wonderful Thursday evening.



by Tim Feller

The Director of Agriculture for Ohio maintains a list of noxious weeds which are designated as undesirable, troublesome and difficult to control. This list includes poison hemlock, thistles, vines and giant hogweed. He also covered a list of "normal" plants like pokeweed, honeysuckle, jimsonweed, mistletoe and privets which are toxic and can cause respiratory problems. Obviously, the worst of these weeds is the giant hogweed. Professor Marrison informed us where this invasive plant would most likely reside, along with its preferred habitat. The plant takes three to five years to mature and as soon as it seeds it dies. One plant can produce between 20,000 to 100,000 seeds that can survive in the soil for a hundred years. Aside from

its ability to proliferate, the problem is the sap in the stems of the plant. If you get the sap on your skin (some unsuspecting people have attacked the plants with weed-whackers) it dissolves the dermal layer of your skin that protects you from ultraviolet light. This prevents our own pigmentation from protecting us from the harmful rays of the sun. During the remainder of the day, unbeknownst to you, exposure to sunlight can cause severe burns and weeping blisters. These do not emerge until later just like sunburn. Because the dermal layer is gone you become hypersensitive to sunlight/ultraviolet for at least a week. If the sap gets in your eyes it can cause temporary or permanent blindness. If you're exposed, wash the sap off immediately and repeatedly.

Proper identification of the plant is essential to avoiding this beast of a weed. Mr. Marrison's photographs gave specific details for identifying the plant in any stage of its development. Other resources available: Identifying Noxious Weeds of Ohio - Bulletin 866 <http://ohioline.osu.edu/b866/index.html> and a brochure from Pennsylvania <http://ashtabulaa.osu.edu/ag/Adobe/PAhogweedbrochure.pdf>. Mr. Marrison can help in making a positive identification and can be contacted at 440-576-9008 or marrison.2@osu.edu. A positive identification should be reported to Lindsay Modesto, USDA-APHIS at 419-525-3500 or Lindsay.C.Modesto@aphis.usda.gov.

Not to rub it in to those who were unable to attend, but a great seminar meeting was missed. This seminar not only provided information to keep us safe while working in the field, but also gave us the tools to help reduce the spread of this noxious weed.



As you know, I do a lot of reading, especially of newspapers while I am on the road. One of them in Baltimore, Maryland, raised some interesting points which I am very happy we do not have to face here.



The Baltimore Sun newspaper ran a series about “ground rents”, a throwback to Colonial times and to old English law. As in jolly olde England, you may own your house or some structure but not the land under it. For the privilege of living there, you must pay the “land rent holder” a rent, usually twice a year. These are not normally exorbitant amounts, but do not miss one or be late on one. According to the Sun, there are between 115,000 and 120,000 ground leases in Baltimore. The City of Baltimore and a small part of Pennsylvania are the only areas with this situation.

Baltimore's arcane system of ground rents, widely viewed as a harmless vestige of colonial law, is increasingly being used by some investors to seize homes or extract large fees from people who often are ignorant of the loosely regulated process, an investigation by The Baltimore Sun found. Tens of thousands of Baltimore homeowners must pay rent twice a year on the land under their houses. If they fall behind on the payments, the ground rent holders can sue to seize the houses-- and have done so nearly 4,000 times in the past six years, sometimes over back rent as little as \$24.

Under state law, most people who are required to pay ground rent can redeem -- or buy out -- their leases. The rent holder must honor such a request. Leases negotiated between April 5, 1888, and July 1, 1982, can be redeemed by paying 16.66 times the annual rent. Buying out a \$96-a-year rent, for example, would cost about \$1,600. A ground rent payer usually needs a lawyer to do a deed transfer, which could cost an additional several hundred dollars.

Leases negotiated before April 8, 1884, generally are not redeemable unless there is a redemption provision written into the lease. One exception is on properties that have been condemned by Baltimore. More than half of the ground rent suits filed in the past six years were brought by entities associated with four groups of individuals and families, court records show. Most ground rent holders insist that home ownership is rarely put in peril. But Baltimore judges awarded houses to ground rent holders at least 521 times between 2000 and the end of March 2006, The Sun found, analyzing court computer data and studying hundreds of case files to document the trend for the first time. The properties ranged from boarded-up rowhouses to a 7,000-square-foot Victorian home.

In many cases, ground rent holders used their extraordinary power under state law to oust the owners from their houses and then sold the homes for tens of thousands of dollars in profits. Some homeowners reached settlements to regain their houses, paying legal and other fees many times the amount of ground rent owed, though court records don't make clear how often that happens. While some of the most aggressive investors have owned ground rents for years, it wasn't until the late 1990s that rising property values in Baltimore City made it attractive to attempt to seize houses. The number of new lawsuits rose 73 percent last year and shows no signs of leveling off.

The Maryland Legislature has recently passed a law outlawing new ground rents and they are looking into methods to do away with the older ground rents.

Unfortunately, a vast majority of the cases filed are in poorest areas of the city where the people do not have the financial sophistication to understand what their problems are or how to address them. Many title companies are having problems identifying ground rents or ground rent holders. The ground rents often come as a surprise since there is apparently no law regulating these rents or who the holders are.

Be grateful that we do not have to face these problems in Ohio.

[John E. Dailey, Past](#)



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Dale Glancy

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May 14, 2007 at the office of John R. Hoy and Associates, Inc.

In attendance: John Hoy, Pete Zwick, Dave Bruckner, Tom Snezek, John Bischof,
Tim Feller, Sean Boland, Joe O'Donnell, Bob Hoy.
Also in attendance: Jack Hoy, Mark Yeager



Robert Hoy

Secretary

Chapter will not change Chapter dues for upcoming yearly invoicing.

John Hoy is discussing the OSN editor position with State PLSO.

Tom Snezek received a total of 6 education needs surveys. His survey period has ended. He also reported the golf outing is going without problems.

Tim Feller is continuing to customize his welcoming letters for new Chapter members. Tim also volunteered to write the review of the May Seminar meeting.

The high scoring student from Trinity High School, who took the Trig*Star test, will be invited to the June membership meeting to receive an award from the Chapter.

The Chapter Data Bank is scheduled to be moved the week of May 18th to the Cuyahoga County Archives but no firm date has been set yet.

The summer picnic still needs a chairman.



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State Executive Committee Meeting

May 11, 2007



Sean Boland
Chapter Delegate

- 3.0 **Treasurer's Report**- Report for April was submitted and accepted-noted low balance. Finance Committee to meet July 20 a representative from Smith-Barney will attend.
- 4.0 **Unfinished Business**
- 4.1 The 24 quarter hour requirements for BSCE report will be ready for the July 20, State Executive Committee Meeting.
- 5.0 **New Business**
- 5.1 New Members
(5) Professional members
(2) Student members
Motions were passed to accept all the new members.
- 6.0 **Inter - Association Delegates**
- 6.2 ODOT- Jim Keyon reported ODOT continuing to work on policy for setting right of way iron pins on ODOT projects.
Currently working on standards for GPS control.
- 6.4 OGRIP- Stu Davis gave a presentation on the Location Based Response System (LBRS). LBRS provides a current high resolutions of maintained street centerline with address ranges and site specific address points. Useful to coordinate emergency response to remote locations.
- 6.3 **State Board of Registration** - Mark Jones is writing a letter to ask for a definition on what the engineer does and what a surveyor does, in a lot of cases both seals should be required on a plan.
Wetland location does not need to be done by a surveyor.
- 7.0 **Committee Reports**
- 7.11 Political Action - April had a beginning balance of 1372.85 and an ending balance of 772.85, fund raisers Rep. Shaffer Sen. Gardner, concerned about low balance.
PAC fund-raiser is scheduled for Aug. 2, 2007 at the Kalahari Resort. The guest speaker is senate majority floor leader Senator Randy Gardner who had been a good supporter of PLSO. Tickets are \$60.00.
- 7.2 **Newsletter** - Issue number two of OSN is going out now. Deadline for issue # 3 is July 15, issue #4 Sept. 15 and issue #5 Nov. 15th.
- 7.31 **Trig Star**- Six chapters participated - 1st place went to a student in the Miami Valley chapter.
- 7.41 **2007 Annual Conference** - Showed a profit of \$39,000
- 7.412- **Tuscarawas Valley Chapter** - The fall seminar showed a profit of \$11,000.00
- 7.413 **2007 Summer Seminar** - Firelands chapter at the Klahari Resort - Registration forms are available on PLSO website.
- 7.414 **2007 Business Seminar** - Information available on the PLSO website.
- 7.45 **Legislation** - PLSO is supporting a bill which already has been passed by the senate to extend the Lewis and Clark National Historic Trail from Western Illinois to Monticello.
- 7.48 **Scholarship Committee** - Meeting 2:00 PM July 20. Selections will be made at that time. I will represent the Cleveland Chapter at this meeting.
- 7.50 **Management Review Committee** - Setup to review PLSO administrative management. Will be conducting a performance review on the Executive Director.

NEWS IN THE SURVEYING INDUSTRY

HAYES INSTRUMENT

In early May it was announced that Topcon Positioning Systems, Inc. has entered into an agreement to purchase Hayes Instrument Company of Shelbyville, Tennessee. Hayes instrument currently represents Topcon in several states and is a regional Topcon repair center. Plans include opening a retail store in Atlanta this summer with more stores to follow. Topcon Positioning Systems, Inc. is located in California and its parent company is Topcon Corporation of Tokyo, Japan.

ALLEN PRECISION

Hexagon AB, a global technology group, has agreed to purchase all outstanding shares of Allen Precision Equipment, Inc. of Duluth, Georgia. Allen Precision will continue to operate as a stand alone company. In 2005 Hexagon acquired Leica Geosystems. Hexagon AB is a Swedish public limited company and has business operations in 30 countries with over 8,000 employees.

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REPORT FROM THE EDUCATION COMMITTEE

(May 18, 2007)

**Tom Snezek**

Education Trustee

The summary of the comments from the respondents are as follows:

- The full 28- week curriculum was not supported.
- Generally, the respondents would favor a more specialized series of classes that focus on specific surveying operations.
- The majority of respondents would rather see field operations focused on as opposed to office operations.
- Some of the respondents would be willing to host and /or teach a class.
- Only one of the respondents currently has a Certified Technician on staff.
- Only one of the respondents indicated that they would reward a staff member financially if they became certified.

Observations and Suggestions;

The low survey response count has lead the committee to the conclusion that the curriculum and the associated class outline would need to be restructured to accommodate the needs of today's surveying community if we are to continue offering this service.

We therefore determined that a new approach would be explored this fall by offering at least two specialized classes on a trial basis. The classes would be conducted out of the classroom facilities at the County Engineer's Test Lab.

The Education committee will entertain any suggestions from the membership as to the topics of the classes.

The classes are envisioned as being 2-3 hours long with a portion of the class being practical hands-on training conducted by an experience professional in the subject topic.

The cost of the class will be dependant on class size, equipment needs, and documentation required to instruct the class. At this time a range of \$35 to \$75 is anticipated per session.

It is hoped that the students completing this course program will apply and take the Level One Certified Surveying Technician examination. It is believed that if Survey Managers and Company Administrators support this program we will all benefit in the development of qualified surveying personnel.

Respectfully submitted,

Thomas M. Snezek, P.S.
Education Committee Chairman

The Cleveland Chapter has gained a total of 4 new members since the first of the year:

- 1 student
- 1 affiliate
- 2 reinstatement

Membership packets will be sent this month.



Tim Feller
Membership
Trustee

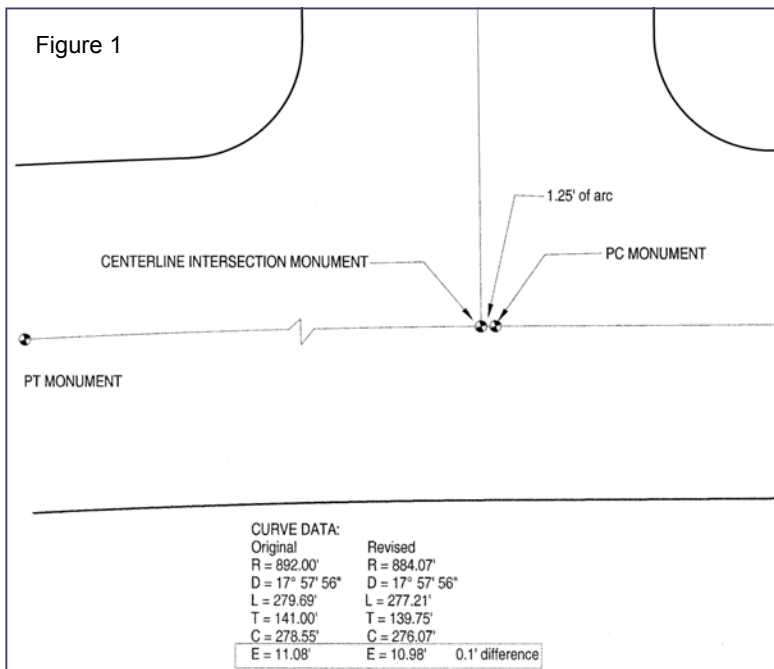
COMMON SENSE

DO NOT LET YOUR COMPUTER DICTATE YOUR PRODUCT

I began my surveying career in the summer of 1965. My college "CO-OP" office placed me on a survey crew at the Allegheny National Forest in Warren, Pennsylvania. By the end of the summer, I was so enthralled with surveying that I changed my major from mathematics to civil engineering. Fortunately for me, one of my future "co-op" jobs required me to work in an office. I felt trapped. I quit college and entered the surveying field "full-time". I am now a Registered Surveyor in Ohio and Pennsylvania.

I can remember carrying into the field a "hand-crank" MONROE calculator and a 3-1/2 inch thick book of "trig" functions. I was thrilled when Hewlett-Packard came out with the HP-35 calculator which contained all the "trig" functions. I stayed with Hewlett-Packard through the programmable HP-65. I then bought my first computer.

I chose the SIMPLICITY SURVEY 2 program to do my computer survey calculations, mainly because it was written by a surveyor for surveyors (not as an afterthought for civil engineers). I have progressed through the simplicity programs. Today I use the SIMPLICITY SIGHT SURVEY program for my calculations and "drafting".



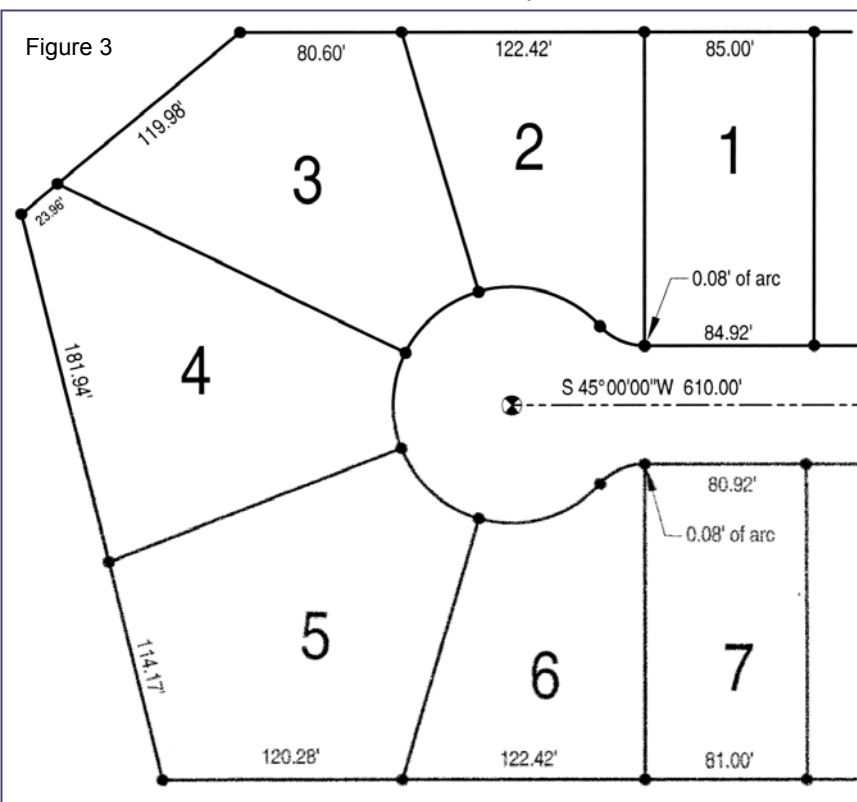
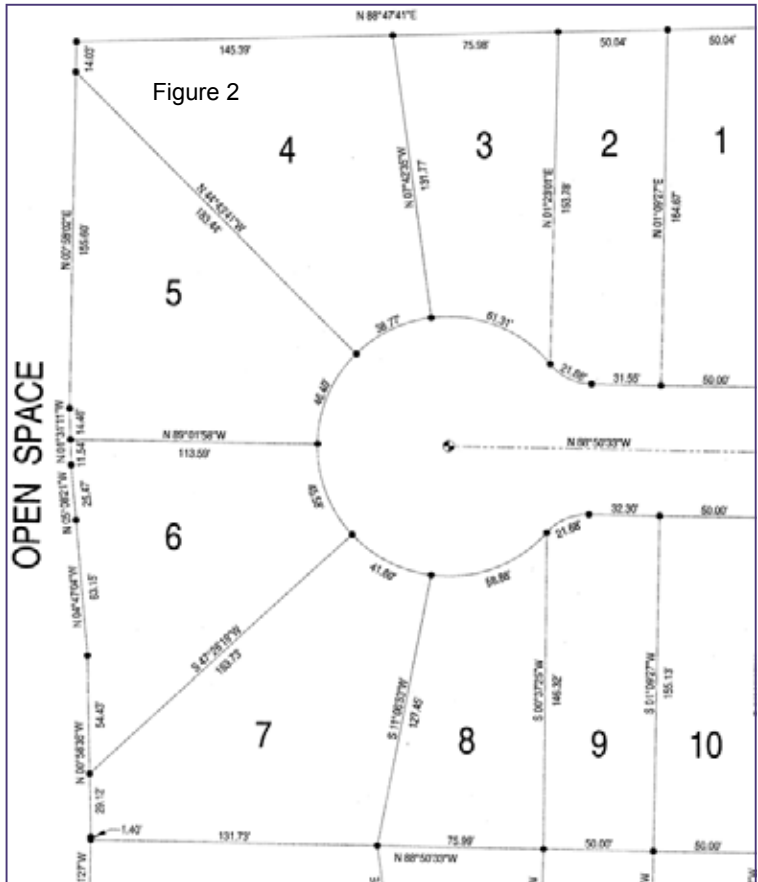
It is the "computer drafting" that has raised my concerns regarding our profession. I now see too many survey plats that, while mathematically correct, are not well thought out and do not reflect well upon our profession.

In FIGURE No. 1 the centerline monument and the PC monument are 1.25 feet apart. IN THE FIELD, THIS LOOKS LIKE A MISTAKE! Holding the original PI and Delta angle, reducing the tangent distance by the 1.25 feet, a new curve can be calculated with the PC and the centerline intersection being the same point. This calculation results in a "relocation" of the street of only 0.10 of a foot (external distance). Recently, I have also discovered another plat having a similar situation - only 0.34 feet apart, yet there is only one monument box and it has only one pin - which one?

In FIGURE No. 2 not one line from Sublot 3 through Sublot 8 is radial. WHY? The lots are not at the minimum square footage. The 10 to 30 seconds rotation required to make the lots radial results in only a 0.01 foot rotation at the front of the lot. The angle points shown in the rear lines of Sublot 5 through Sublot 7 are unnecessary and will be confusing to the future owner of the Sublot (especially the 1.40 feet in the rear of Sublot No. 7). I have discovered fences, sprinkler systems, landscaping and sheds encroaching simply because of the homeowner's confusion between an angle point and the common property corner.

In FIGURE No. 3 both Sublot No. 1 and Sublot No. 7 have 0.08 feet of arc in the frontage. None of the lots shown are at minimum square footage. It is physically impossible to set two 5/8-inch diameter iron pins, with caps as required by Ohio law, 0.08 feet apart. Why not eliminate this situation by increasing the length of the street by 0.08 feet, thus making both sublots rectangular.

While the "RECORD PLATS" in all of these examples are mathematically correct, we are not providing a "PROFESSIONAL" service to our clients when we, as surveyors, provide a product that has not benefited from our experience and our common sense approach to design. It is not enough to simply provide the computer with the minimum data needed to compute the subdivision and draft the plat (area, frontage, building line frontage, etc.). We are obligated to our client to provide a product which is not only accurate but also clear, straight-forward and cost effective.



Unnecessary monuments and angle points are not only costly to set, they are often confusing to the future owners.

Just as we double-check our angles and distances in the field, we must also double-check our calculations made in the office. The computer does not care that we cannot set pins 0.08 feet apart, does not care that lines are not radial, does not care what the subplot looks like or how buildable it is - it simply calculates to the parameters we have given it. It is imperative that we do not accept these calculations as gospel - that we double-check them and make adjustments as necessary, thus providing our client with a product that is not only accurate but well thought out as well.

Respectfully,

Donald E. Himes,
Ohio Registered Surveyor No. 6163

Calendar

June 7	General Membership Meeting
June 22	Annual William J. Haas Memorial Golf Tournament
July 20	State Executive Committee Meeting
August 2-4	PLSO Summer Seminar, Kalahari Resort, Sandusky
August 9	Family – Old Timers Picnic
August 10	<i>CST Survey School registration deadline</i>
August 13	Executive Committee Meeting
August 17	Cleveland Surveying News Deadline
September 6	Seminar Meeting
September 10	<i>CST Survey School Begins</i>
September 14	State Executive Committee Meeting
September 17	Executive Committee Meeting
September 21	Cleveland Surveying News Deadline
September 24	PLSO Business Seminar, Columbus
October 4	Seminar Meeting
October 12	State Executive Committee Meeting
October 15	Executive Committee Meeting
October 19	Cleveland Surveying News Deadline
October 25-26	PLSO Fall Seminar, Cherry Valley Lodge, Granville
November 1	Seminar Meeting
November 9	State Executive Committee Meeting
November 19	Executive Committee Meeting
December 10	Executive Committee Meeting (if needed)
December 14	State Executive Committee Meeting (if needed)
January 11, 2008	State Executive Committee Meeting
January 14, 2008	Executive Committee Meeting
January 18, 2008	Cleveland Surveying News Deadline
January 24, 2008	Annual Meeting
February 7-9, 2008	PLSO Annual Conference, Cleveland

Executive Committee Meetings are held at the office of John R. Hoy and Associates 4562 W. 130 St., Cleveland and are open to all members of the Chapter who want to attend.