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Surveying
News

DEVELOPED BY :
JACK KEEN

October
2015

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DELEGATE
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george_hm@ameritech.net

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Cleveland Surveying News

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Scott Casey, PS
Michael Straub, PS

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Cleveland Chapter of PLSO
P. O. Box 81713
Cleveland, OH 44181-0713

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Social/Seminar Meeting

Thursday October 1

Location: **Canceled**

When: **Canceled**

This meeting has been canceled by the Executive Committee.

Seminar Meeting

Thursday November 5

Topic: Autodesk Civil3D Overview

Speaker: Dino Lustri, PE, PS

Meeting location and details in next month's CSN.

Looking for a better understand of what Civil3D is and what it's really doing? Join us! Dino has traveled around the country providing training to surveying and engineering professionals on C3D.

Online County GIS Upgrade

Stark County has upgraded their GIS software for their online public access GIS. They now use software providing a similar experience to Cuyahoga County <http://myplace.cuyahogacounty.us/> and Lake County <http://lakegis.org/> with fast map loading and "pan and zoom" with your mouse similar to within AutoCAD. This software might be Adobe Flash based which would make the site not load on an Apple computer.

Different Stark County GIS mapping portals can be found at: starkcountyohio.maps.arcgis.com/home

Click of the image labeled *Auditor's Office Appraisal View (Original)* to get the traditional GIS viewer. [Click Here](#) if you cannot find the correct part of their webpage to click on.

The upgrade is welcome, though Summit County is still using the web interface Stark had be using.

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Cleveland Chapter's Delegate Report

The report included herein is offered only as informational to the members of the Cleveland Chapter. The reader is deferred to the approved minutes of the P.L.S.O. for any clarifications

Friday September 11, 2015

Meeting called to order about 6:06PM



George Hofmann
Delegate

- It was determined that a quorum was present (20 voting members)
- Secretary's minutes for the July 2015 meeting were passed by a motion.
- Treasurer report for July and August 2015 were accepted for financial review.
- Motions were passed to accept the membership of 5 Professional, 1 Associates, 1 Affiliate, 1 Life and
- 3 Retired Member.

We have temporarily been granted permission to use the CEAO conference meeting for are September and November meeting. The October meeting will be held Thursday evening at the fall conference. The executive board discussed different options for places to meet in the future. Melinda Gilpin and the executive board will be looking into these options over the next few months.

- The State Board of Registration : Testing for Professional Surveyors Licensing will be computerized beginning in October of 2016, for the National portion only (6 hour test), The Ohio state specific testing will still be hand written and will be 2 hours).
- Political Action committee balance \$3,333.35. George Hofmann stated that the Cleveland chapter had given a sum of money to the state at the July meeting from their putting for the PAC event held at their annual golf outing that does not appear in this balance. PAC chair Brian Bingham said he will follow up on this.
- State line: Dean Ringle reported that they have had a little action on the PA. Line and that more work is still to come on all state lines.
- NSPS: Bob Akins reported that NSPS received a donation of \$130,000 for Scholarships from a private donor.

Committees

- Program: Future workshops will be held :11-02-2015 and 11-20-2015. See web site for topics and registration forms
- Membership: Potential drop list was passed out .
- Legislation: Representative Blessing will introduce a Bill requiring mandatory Ethics (2 hours per cycle), CPD from other states will be accepted.
- Finance Committee: George Hofmann reported that the July financial statements has been reviewed and is in order., The August statement has an entry which does not balance. Melinda Gilpin was at the Surveyors Historical Society rendezvous so she will look into this entry in the coming week. George Hofmann and Melinda Gilpin will have a budget committee meeting on Friday Sept. 18, 2015 to discuss the 2016/2017 Fiscal year budget.
- President McCall reported that the Management review committee met in August and made the yearly staff review.
- Scholarship : Bob Akins has again purchased a Frontier Carbine "Evil Roy" Edition Rifle to raffle off at the 2015 Fall conference. Contact Tom Snezek to purchase tickets. We will have these tickets available at different chapter events up until the conference. Only 500 tickets will be sold.

Brief summaries were given on Chapter delegates reports.

President – Elect Ken Taylor is accepting nominations for officers for 2016.

(Cont'd on Page 9)

Basis of Bearings Statement(s)

Last month two basis of bearings statements were shown, one of which is at the bottom, and I asked what was wrong with these? I hope you raised your hand high!

A coordinate system, such as the Ohio State Plane Coordinate System NAD83 listed below, *comes* with its own bearings. Once you rotate your project, being on a particular coordinate system, to “match” a record bearing for a centerline (for instance) you no longer are on that coordinate system! After rotation, the only point that might still be on that coordinate system is your rotation point provided it was within the coordinate system!

It is dangerous to use “state plane” coordinates - rotated to match a bearing because your coordinates still look like state plane values. If you establish your control with GPS/GNSS, leave your control unrotated.

-CSN

**BASIS OF BEARINGS: CENTERLINE SURVEY PLAT OF
RELOCATED PERKINS STREET AS RECORDED IN P.B.
111 PG 69 AND 70 SUMMIT COUNTY RECORDS.
BEARINGS ARE REFERENCED TO THE OHIO STATE
PLANE COORDINATE SYSTEM(NORTH ZONE) NAD 83.**

Chapter Elections

President-Elect:	_____ PS
Treasurer:	_____ PS
Secretary:	_____
Delegate:	_____

The above officer positions are elected in our Chapter. President-Elect and Treasurer must be a licensed member while Secretary and Delegate can be any Chapter member in Good Standing (dues paid).

To nominate yourself, or to suggest a member for nomination, contact President-Elect Steve Metcalf at sjmincleveland@yahoo.com

We also have committee activities that you can get involved in: Program-Social & Seminar; Education-Scholarship & TrigStar; Communication: Web & Newsletter; Finance.

Have a passion or interest in these committees? Contact us to find out how you can assist us even if you have only a little time to spare!



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Charleston, WV: 304.776.1831
Bridgeport, WV: 304.933.3036



"We're focused on YOU!"

Random Lines

by John Dailey, PS

reprinted from the August 2009 CSN

Every now and then we, as professionals, are called upon to put our signature, seal and livelihood on the line by signing a certification involving a survey project we have been involved in. These come in many sizes, shapes and forms, but they all have one thing in common: they are produced to make you take responsibility for what you have done. We have all received the two or three page typewritten certification from a law firm with the admonition to "change nothing in this certification." When I see that, I automatically reject it and start re-writing my own.

Certifications serve different purposes for different people in the property transaction. The owner wants the job done, the lender wants the Surveyor to protect the lenders investment, the attorney wants the client completely protected, the title company wants to shift the burden of liability for everything to someone else and the Surveyor wants to protect his or her assets. These desires are pretty far apart but the differences are not insoluble if everyone understands and follows the rules.

The Surveyor can certify to fact only, not opinion. The Surveyor can tell you exactly what was seen in the field and what was found in the records. They cannot and should not certify to anything under the surface of the ground unless the client is willing to pay for having every square inch of land dug up from the surface to the center of the earth. The Surveyor can identify and certify the location of whatever is on the surface, including manholes and catch basins, but not exactly how they connect. The Surveyor may list the utilities available to the site but not that "all utilities necessary for this building are available."

In the area of zoning, the Surveyor can only report on the zoning in effect at the time of the survey. They may be able to ask the community if any special use permits have been issued for the property or if the Zoning Board of Appeals has over ridden the zoning code. It is not the Surveyor's responsibility to determine if the property owner is complying with all the zoning laws or the occupancy/use permit.

Flood plain statements are another new buzz

phrase in the real property world. Here, the owner, lender, buyer, title company and attorney wants the Surveyor to guarantee that the parcel of land lies either within or without a specific flood plain area. The Surveyor can report the "apparent" flood zone according to the Flood Insurance Rate Maps published by the Federal Emergency Management Agency. These are the same maps used to establish the flood insurance rates. If that is not acceptable, the next step would be to perform a full topographic survey, conduct a flood plain study and an analysis of all past records dealing with possible flooding in the area. The preparation of an elevation certificate is time consuming and expensive.

The surveyor cannot certify to the presence or absence of hazardous wastes or to environmental issues. The surveyor's license does not cover these areas nor does the surveyor's liability insurance. The Surveyor can say the "there are six rusty barrels leaking a green liquid on the site" but not what that liquid is. Environmental issues are a separate science and the owner, title company, attorney or lender should find a qualified environmental engineer or chemist to certify to these items.

Wetlands are another bug-s boo. The late Bob Brower once said that "if it is wet, it is wetlands. If it is dry, it could be wetlands." That is an oversimplification, but close to the truth. A surveyor can locate the wetland areas delineated by someone qualified to make that determination and place that information on the plat with an accompanying note saying who delineated the wetland areas. Again, the surveyor's state license does not cover wetland identification.

Often times the attorney, lender or title company will send the Surveyor a certification that has the Surveyor taking responsibility for everything in the world. I have received a great many of these, most of which I would revise to something I am comfortable with. This often causes heartburn with some lenders and their counsels, but if you take the time to explain why their certification is not acceptable, they will usually back down. The paralegal is



John Dailey, P.S.

(Cont'd on Page 14)

Delegate Report (from Page 5)

If you are attending the fall conference consider sitting in on the executive committee meeting Thursday evening to see how this committee works and how you could become a part of it.

– Nominations for Surveyor of the Past and member of the year are now being accepted

– President McCall reported that the office staff has been busy with preparations for the Fall Conference

Meeting adjourn about 7:45 PM

Respectfully submitted,

George A. Hofmann
2015 Cleveland Chapter Delegate

www.plso.info

Chapter Members can visit our Online Survey Database to search and view about 10,000 surveys mostly within Cuyahoga County.

Forgot your log-in info?

Email Website Committee Chair

Dino Lustrì: dino@dlengineeringllc.com

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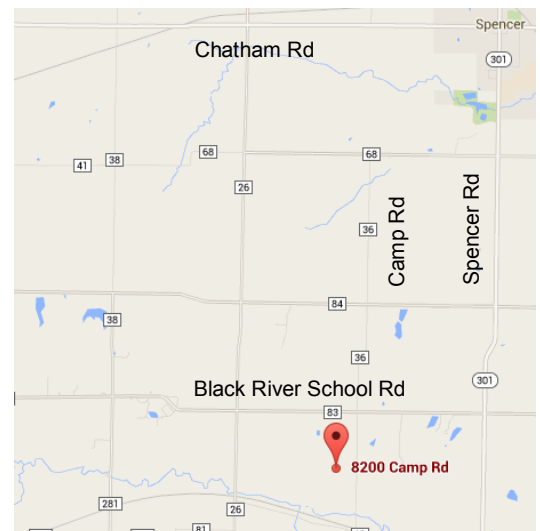
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NEXUS Land Surveying

Last month Mr. Dailey mentioned the bad press that Surveyors have been receiving over the right of entry dispute for a natural gas pipeline happening in counties surrounding Cuyahoga. News of the pipeline and Surveyors being implicated continue. Here's the latest article:

http://www.cleveland.com/business/index.ssf/2015/09/not_in_my_backyard_ohio_homeow.html

This article gives details other have not. It's a good read. Here are some disturbing quotes from it:

..claiming its surveyors harassed them and ignored orders to leave their property.

"DO NOT allow surveyors onto your land."

"They drop stakes, they drop markers, they say they can hack anything with a machete," That's called trespassing."



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Chapter Area CPD Opportunity



Cleveland Area CPD Workshop: **Registration opens for all Fall Workshops** **on Oct. 1, 2015**

see PLSO website for details after Oct 1



Monday, November 16

8am - 5pm (8 total CPD hours)

Location:

Cleveland Airport Marriott
4277 West 150th Street
Cleveland, OH 44135

Schedule:

8am - 12pm

Survey Pro Technology, Tips and Tricks -

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Registration Information:

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Afternoon only **\$80** (includes afternoon refreshments, CPD form, does NOT include lunch)

All Day **\$150** (includes all day refreshments, lunch, and CPD form)



Condition Found

Although it's not required by state law at this time, it is customary to include the condition, when the monument is disturbed, of found monumentation on the plat of survey. Moreover it's important for the person determining the parcel boundary to know which monuments were found disturbed.

This stone is about 12 inches above ground and leaning about 30 degrees. It was noted on a recorded plat earlier this year as "drill hole in stone found and used". I'd have a hard time holding a drill hole that was disturbed a 6 to 8 inches. This plat had many pipe callouts at other corners as "found and used" some of which were very bent and disturbed.



This brings the question: do your field crews understand the important of noting the condition of monuments? If you don't have the information to consider during boundary determination, you can't incorporate it. You might think the crew knows how to locate and describe items located, but it's certainly worth the conversation.

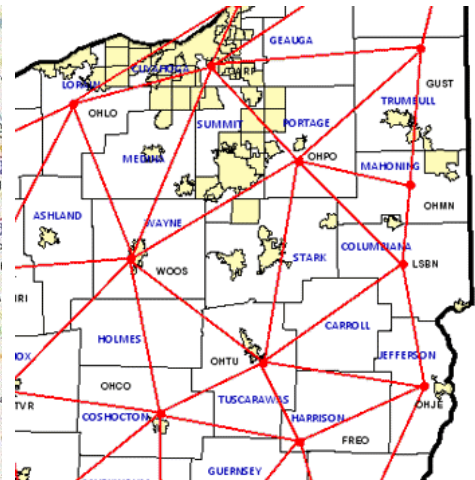
ODOT CORS



NGS CORS Map



Old ODOT CORS Map



Current ODOT CORS Map

Notice the large hole in the layout of CORS stations in the Canton area on the NGS website? It's not due to lack of stations. NGS has stopped accepting data for new or replaced CORS stations. Probably too much (data to manage) of a good thing.

The Old ODOT CORS map shows two stations (LISB and OHTS) not found on the NGS site. These stations have been replaced by the new station names on the Current ODOT CORS map.

Static data from ODOT CORS stations can be downloaded via their ftp site:

<ftp://cors.dot.state.oh.us/odot-cors/>



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Random Lines (from [Page 8](#))

usually the hang up. They feel that the certification should be signed and not changed, I would usually ask for the lead attorney, explain the situation and what I am willing to certify and they would understand the situation.

I, as a professional, must be satisfied with what I am certifying to and must be satisfied that I am taking on no more liability than I have contracted for. I must be scrupulously honest in what I say and do and should be willing to certify what I am sure of and what I am legally licensed to do. As I said earlier, the Surveyor must certify only to fact and to what is known beyond a reasonable doubt, not to opinion or what someone else wants the Surveyor to certify.

There was a pamphlet published in 1989 by the architect/engineers "Pro Net" called "CERTIFICATIONS. THE OWNER IS ON THE PHONE, AND THE LENDER NEEDS THOSE

PAPERS SIGNED NOW!" that speaks well to the certification process and the problems involved. Although it is directed towards architects and engineers, the basis is well taken for all professions. It discusses risk and profit, time and pressure, suggested alternatives and sorting through the issues. It basically says what I just said, speak only to what you know, what you are legally licensed to and explain the situation to the client/lender in the clearest possible terms.

I advise the surveyors I speak to not be afraid to hold their ground. If they are honest and correct, they do not have to back down.

John Dailey, Past
idaileye@sbcglobal.net

Cover Photo

This was found while preparing for an office move. Was this type of aid even relevant back in 1989?

An invaluable tool for Cleveland Chapter members is exclusive access to the Survey Bank containing thousands of surveys in our area. Painstakingly catalogued by member volunteers, this is a searchable database covering Cuyahoga County with overlap into adjoining counties.

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PLSO.info

Free Cleveland Chapter Member login

Contact the Website Committee Chair:
Dino Lustri
dino@dles.co

Executive Committee Meeting Highlights

September 17, 2015



Mike Kral
Secretary

Neff & Associates: 6405 York Road, Parma Heights, OH 44130

In attendance: Steve Metcalf, George Hofmann, Tim Feller and Michael Kral.

Meeting called to order at 6:20 p.m.

Chapter Delegate:

George Hofmann-Delegate, The meeting room the state Executive Committee has been using for meeting has been lost. The State Executive Committee is searching for a new place to hold their meetings. The October State Executive Committee Meeting will be held at Kalahari Resort
The PS is planned to be computer based by 2016.

Committees:

Website Committee:

The Executive Committee feels it would be a beneficial to find several retired area surveyors to scan and catalogue the records that the chapter has been collecting.

Program Committee:

George suggested that the chapter hold social and seminar gatherings on an alternating schedule.

Education/ Scholarship Committee:

Tim Feller has sent the scholarship awards to the recipient's schools and the recipients have acknowledged the receipt of the funds.

Elections:

The Chapter is still searching for nominations or volunteers for a president.

Meeting adjourned 7:30

Cleveland Chapter of PLSO 2015 Calendar

Chapter Executive Meetings are held 6 p.m. at the office of: Neff & Associates at 6405 York Road, Parma Heights and are open to all PLSO members who want to attend.

Oct 1 Meeting TBA
Oct 8 PLSO Executive Meeting at Fall Seminar
Oct 12 Chapter Executive Meeting
Oct 23 Cleveland Surveying News deadline

Nov 5 Meeting TBA
Nov 13 PLSO Executive Meeting
Nov 17 Chapter Executive Meeting

Dec 14 Chapter Executive Meeting (if needed)

2016
Jan 8 PLSO Executive Meeting
Jan 11 Chapter Executive Meeting
Jan 13 Cleveland Surveying News deadline
Jan 28 Annual Meeting