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NEWSLETTER

APRIL, 2002

Executive Board Meeting

The next Executive Board Meeting will be held on Wednesday, April 3, 2002 at 4:45pm. The meeting will take place in the 3rd floor conference room at Arizona State Land. For more information, please visit www.irwaaz.com.

☺April Chapter Luncheon☺

Date/Time: Tuesday, April 9th @ 11:30am

Location: Holiday Inn @ 4300 E Washington

Cost: The cost of the luncheon will be \$14.00 for members and guests. *Please have exact change or your check made out to IRWA Chapter 28*

Menu Selections: One of the following will be chosen: Mexican Buffet **OR** Italian Buffet **OR** All American Buffet **OR** Chinese Stir fry
➤Chef's Choice will include Tossed Salad, Warm Rolls, Chef's Vegetables, Dessert and Tea or Coffee

Reservation Deadline: Friday, April 5th. You may RSVP online through the Chapter website, or call Pam Hicks at 602.236.5948.

LUNCHEON GUEST SPEAKER

Our speaker for April will be Gus Nezer of the FAA, Manager of the Phoenix TRACON (Terminal Radar Approach Control) and HUB Manager responsible for the Phoenix, Deer Valley, Scottsdale and Falcon Field Towers. Mr. Nezer's 20 years FAA air traffic control experience includes service as an air traffic controller in New York, air traffic supervisor in Ft. Worth, Texas and Branch Manager in Washington DC headquarters. Mr. Nezer has a Bachelors from Adelphi University in New York and a Masters in Public Administration from the University of North Texas.

Phoenix TRACON was recognized last year as the Western-Pacific Region's Facility of the Year and the Arizona Safety Advisor Group Facility of the Year.

Mr. Nezer will speak about the flight path and over flight issues over the Phoenix Metro area that have received much press and public attention in the past year.

CHAPTER WEBSITE

Cate Chamberlain & Mark Keller, SR/WA

Starting with the **MAY NEWSLETTER**, we will implement an **OPT IN** policy for members to continue receiving the paper newsletter. There is an **OPT IN** form on the website for you to complete if you want to continue receiving the paper newsletter. If we don't hear from you, you will be dropped from the newsletter mailing list and added to an email distribution list for site updates. *Note: If you've already opted-out of receiving your paper newsletter, you don't need to do anything.*

The Chapter roster database has been converted to a dynamic database that allows members to search by name, employer, or city. Each member has a unique username and password. To obtain yours, please complete the form located on the Chapter website or contact info@irwaaz.com.

MEMBERSHIP

Rebekah Louis, Chair

The following people have been approved for membership by the Kachina Chapter 28 Executive Board:

➤ Theodore Wall – Appraisal Technology

The following person was read for 30-day consideration at the March 6th Executive Board Meeting:

➤ Linda Beals, Az State Land Department

Kachina Chapter 28 is pleased to announce two \$250.00 Scholarships for potential students in the Colleges of Business and Engineering at Arizona State University. Please contact Mark Keller at 602.236.8164 or makeller@srpnet.com for additional information.

2002 SEMINAR COMMITTEE

Mark Keller, SR/WA

The next meeting for the 2002 Educational Seminar will be April 17, 2002. The meeting will be held at the Arizona State Land Department 3rd floor Conference Room at 4:30pm. All Chapter members are urged to participate in the planning of what will be another great Seminar.

If you need additional information, contact me at makeller@srpnet.com or 602.236.8164.

SEMINAR EXHIBIT OPPORTUNITY

Any business interested in having a small exhibit in the lobby of the hotel during the Seminar needs to contact me as soon as possible to make the necessary arrangements. This is an opportunity for you to share information about your company with those people attending the Seminar. Please contact me at: makeller@srpnet.com or 602.236.8164.

Chapter members are asked to participate in two surveys located in the Chapter website. One survey is for the Luncheon Committee and the other is to help the Executive Board plan some social activities for April & October. Put your two cents worth in and be part of the solution.

For current job openings, please visit the Chapter website Job Bank at the following URL:

http://www.irwaaz.com/jobbank_openings.html

Thought for the Day

It may be that your sole purpose in life is simply to serve as a warning to others.

EDUCATION

Dwight Davis, MAI, Chair

Upcoming Courses

☛800 – Principles of Real Estate Law

May 23, 24, 2002

Coordinator: Vince Davis at 480-968-7449

Location: SRP Mohave West

☛901 – Engineering Plan Development and Application

June 21, 2002

Coordinator: Doc Sterling at (480) 736-0944

Location: SRP Mohave East

☛214 – Skills of Expert Testimony

July 12, 2002

Coordinator: Doug McLaughlin at 602-506-4648

Location: SRP Mohave East

We have scheduled a number of core courses in 2002. These will be of special interest to candidates for the SR/WA designation. Please see the schedule by going to our website.

April "Multi-Modal" Greenbelt Event

Don't forget the April Scottsdale Greenbelt Event on Saturday, April 6. Join us at the parking lot on 77th Street just north of McDowell Road at 10:00 AM. Bring your bikes, roller blades or just your feet. We will explore and enjoy this unique recreation and flood control area by walking, blading or riding along the paths. After a relaxing or invigorating excursion (your own pace is OK) in the Arizona spring weather, we will enjoy some food and drink about noon. Bring your family and join us for an activity you will enjoy. Don't forget to bring water too.

If you don't have a bike or blades to bring and want to rent from shops close by, you might try these:

➤Bike Rentals - Arizona Outback Adventure at 7607 East McDowell (SEC McDowell & Miller) 480-945-2881.

➤Roller Blades - Scottsdale Sidewalk Surfer at 2602 North Scottsdale Road (just south of Thomas) 480-994-1017.

Let's All Go to the Holiday Inn - Again!

Pam Hicks, Luncheon Chair

Thank you for such positive feedback on the March luncheon at the Holiday Inn. Although I was unable to attend, I was happy to receive numerous compliments on the excellent quality of food and favorable atmosphere. They have

exceeded in addressing all of our concerns in regard to good food, capacity allowance, and clean and conducive environment for our meetings and location. Their prices are consistent, if not cheaper, than other comparisons.

Please try to make your reservation before the posted deadline so that we may forward our final count to Holiday Inn at that time. If you are unable to submit a reservation BEFORE the deadline, we ask that you arrive at least 20 MINUTES EARLY to the luncheon so that accommodations can be made for you. We understand that unforeseen circumstances can affect your attendance and appreciate your efforts in working with us to provide a great luncheon experience.

Thanks again to those of you who sent their reservations online. We will be drawing names for the free lunch from those printed RSVP's. Congratulations to Teresa Grombacher who won the free lunch for March! See you at the Holiday Inn on April 9th.



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480-288-2271**

Employer of the Year Criteria

Does Employer:

- ✓ Encourage participation in IRWA at local, regional and/or international levels?
- ✓ Pay member dues, luncheons, courses, etc?
- ✓ Encourage participation by allowing time off (with pay) while members attend Chapter and Association functions?
- ✓ Encourage membership? Encourage participation by employees to serve on Committees and/or the Executive Board?
- ✓ Support the Association by donation, in dollars, by providing equipment, meeting rooms, etc?
- ✓ Recognize value of possessing the SR/WA designation? Increase pay, adding designation to your business cards, allows signature usage to include SR/WA after your name, etc?

Special Awards Criteria

- ✓ How long a member if IRWA? Of Chapter 28?
- ✓ How active? Has the member served on or chaired any committees or served as a Board Member?
- ✓ Community involvements are a plus but NOT a requirement
- ✓ Is the individual ready, willing and available for special projects?
- ✓ Does the individual put forth "above and beyond" effort to consistently assist other members (especially new members)?
- ✓ Does the individual advocate membership?
- ✓ Does the individual present a professional and personable image and represent the IRWA in the manner consistent with the Association Code of Ethics and guidelines?

Professional of the Year Criteria

- ✓ How long a member if IRWA? Of Chapter 28? How active?
- ✓ Has the individual served as an elected officer of Chapter 28 or any other Chapter of IRWA? If yes, what offices has this individual had?
- ✓ What appointed positions has individual held? Served as Chair or member of

committee? What committees and for how long?

- ✓ Is the individual an SR/WA? If so, how long? Is he/she a Candidate?
- ✓ Does or has this individual served as Chair or as a member on any Regional Committee?
- ✓ Does or has this individual served as Chair or as a member on any International Committee?
- ✓ Does this individual attend monthly meetings, executive board meetings, local educational seminars, regional forums or international seminars?
- ✓ Does this individual participate at these functions as a speaker, program coordinator or committee member?
- ✓ Does this individual willingly give his/her time to help at Chapter/Regional/International levels? If so, what responsibility has this individual completed in a professional and successful manner?
- ✓ Has this individual come up with suggestions that help make money for the Association at the Chapter/Regional/International level?
- ✓ Have they written or provided an article for the newsletter or R/W Magazine?
- ✓ Is this individual an IRWA Instructor?
- ✓ Does this individual participate in other organizations that benefit the community/nation? If so, in what capacity or in what manner?
- ✓ Does this individual present the professional image that the IRWA seeks to project to the public? In other words, does this person represent the association in a professional, friendly and selfless manner promoting and serving the association and the membership, rather than promoting themselves and how the association can serve/promote their own agenda/interests and goals.

**Review the criteria and then
forward your nomination letters
to me at:**

Paul Herndon, SR/WA
13337 W Cambridge Avenue
Goodyear AZ 85338

SURVEYOR'S CORNER

Gregg Tuttle, Manager, SRP LAND-Surveys

Before we discuss this month's question, I need to make a correction to an item in last month's article. In my attribution concerning an opinion about the role of land surveyors, on the Arizona State Bar website (www.azbar.org/Sections/RealProp/aschenbach.asp), as authored by Ron Aschenbach, I noted that Ron is both an AZ-RLS, and is an Assistant Attorney General for the State of Arizona. That was incorrect. While Ron is an Assistant Attorney General for Arizona, and while he is a registered land surveyor, he is registered in Kansas, NOT in Arizona. My apologies to Mr. Aschenbach for the confusion, as the web page from which I quoted only noted that he "is a registered land surveyor" and I mistakenly concluded that it was Arizona.

Now that I have made my mea culpa, on to this month's question.

How do you evaluate the age of a survey?

Interesting question.

I would like to quote and paraphrase from a useful book, entitled: "A Guide to UNDERSTANDING LAND SURVEYS" by Stephen V. Estopinal, 2nd Edition, 1993, published by John Wiley & Sons, (possibly still available through either Amazon.com, or Barnes & Noble.com).

In Chapter nine, "Evaluating Survey Plats", at 9.4 "Evaluating the Age of the Survey": "Evaluating the age of the survey is a little more involved than simply reading the date of the survey plat. The 'age' of the survey is also a reference to the methods employed by the surveyor who conducted the work. The precision of the work, and thereby the confidence that can be placed in the accuracy of the results, is directly related to the 'age' of the survey."

Mr. Estopinal goes on to note that a boundary line 'run' by magnetic compass in 1980 is not more precise than one run in 1910, and may not even be as precise. He notes that a distance measured using rigidly controlled procedures and a calibrated steel measuring tape in 1920 could be more accurate than a poorly controlled chaining of either 1950, or poor work done in 1970.

He also notes that a phone call with the originating surveyor, who performed the work, is probably the best way to determine the 'age' (i.e., methodologies, quality) of the survey. If this is not possible, then the general history of the originating surveyor, and the survey procedures utilized by that surveyor, may still be discoverable from other local surveyors, and/or surveyors' associations or societies, through some combination of inquiry into their institutional memory and 'tribal knowledge' of these groups and individuals.

Find the local 'survey historian' - if one exists. There are many good amateur historians who have great knowledge about surveys, surveyors, and the procedures, methods, and perhaps most importantly, the "problems" in a given geographical area.

It is very important for the present surveyor to make as valid as possible a determination of when a survey monument was established, (and how, and why), so that the surveyor can formulate some ideas as to what technical knowledge and skill would (should) have been applied by qualified registrants who practiced in same area of interest during the same timeframe as when the monument was established. This present determination becomes much more problematical without at least a survey drawing from which to form inferences. (Yet one more good reason to require that ALL results-of-survey boundary drawings be recorded.)

Without appropriate 'background' information, an existing monument may not receive the appropriate recognition and authority that it deserves. If the present survey can not make a qualified determination about a 'found' (but unidentifiable) monument, then the pressure increases to reject the found object, and the pressure further mounts to perhaps establish a new monument, (near the existing 'object'), rather than to accept the existing object as a bona fide, original corner monument. Tough decisions, w/o proper documentation from which to gauge the age of survey (quality) and its monuments. This lack of historical information / documentation is one of the leading contributors to the phenomena of the multiple corner monuments (i.e., "pin cushions"). If the new surveyor cannot find enough 'comfort' in an existing object, then there is great anxiety and stress to create a new object (monument) at "the-correct" (i.e. deed) location. This is referred to as the use of 'professional-judgment'. Surveyors get to play a version of the game called: "You-Make-the-Call!!"

Estopinal further notes that most lending agencies and financial institutions have strict rules regarding the acceptable amount of elapsed time between the survey and any loan that may be based on that existing survey. These agencies have learned, (the hard way), through experience, that changes in the possession and use of the land can be quite rapid. Buildings can be erected or expanded. New fences can announce the commencement of acquisitive possession. There are a host of activities or occurrences that can alter the use and enjoyment (and thereby the title) of real property.

In an area of rapidly advancing urban growth ("sprawl"?) such as the Phoenix metro mess, even a survey that is only six-months old, may be 'too-old'.

If in doubt, always ask your friendly neighborhood surveyor to take that existing but 'old-survey-drawing' into the field for an evaluation of its current relevancy.

Unlike fine wines, 'old' survey drawings do not usually get better with age.

Well I hope that this gives you some insights into why surveyors must evaluate the 'age' of the survey.

Until next time, THANK YOU.



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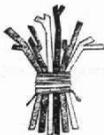
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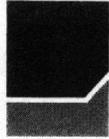
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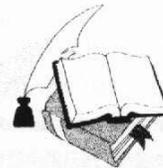
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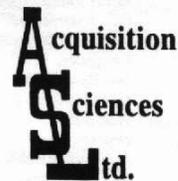
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