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NEWSLETTER

MAY, 2002

Executive Board Meeting

The next Executive Board Meeting will be held on Wednesday, May 1, 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.

LUNCHEON GUEST SPEAKERS

Our speakers for the May luncheon will be Jeffrey and Paul Wright of Sign Value, a Scottsdale billboard valuation and advisory services firm. As appraisers and financial analysts, they provide services to value business interests in closely held corporations and partnerships as well as billboards and other real property interests.

Jeffrey is a graduate of Arizona State University, a certified appraiser and Chartered Financial Analyst (CFA). Since 1978, he has specialized in the valuation of closely held businesses and business assets. He is a recognized expert in business valuation as well as the author of several articles regarding business valuation and billboards.

Paul is also a graduate of Arizona State University and a certified appraiser. He has worked in the banking industry as well as commercial real estate. He maintains a database of acquisition prices of billboards throughout the United States.

☺May Chapter Luncheon☺

CINCO de MAYO

Date/Time: Tuesday, May 7th @ 11:30am

Location: ADOT Human Resources Development Center @ 1130 N 22nd Avenue (there is a map on the website if you need directions)

Cost: The cost of the luncheon will be \$12.00 for members and guests. *Please have exact change or your check made out to IRWA Chapter 28*

Menu: Mexican Style Food Buffet prepared by Melteeno's Burritos Catering

Guests will be invited to choose two of the following: Chalupa Burros, Salsa Chicken Burros, Green Chile Burros, Fiesta Chicken Burros, Red Chile Burros or Deluxe Bean Burros. Served with Refried Beans, Fiesta Rice, and Tossed Salad. Dessert will be fresh baked Pumpkin Roll. Beverages include iced tea, soda or bottled water.

Reservation Deadline: Thursday, May 2nd. You may RSVP online through the Chapter website, or call Pam Hicks at 602.236.5948.

PRESIDENT'S MESSAGE

Gary Patchett, SR/WA

"On My Way To The Forum" the Region 1 Spring Forum that is. The Forum was especially worth our attendance in that I nominated Mark Keller as Vice Chair for Region 1 to fill the seat being vacated by Jim Finnegan and Mark was elected after a run-off vote to that position. Jim Finnegan is running for the International Assistant Secretary/Treasurer position. Congratulations Mark!!

Mark's enthusiasm and hard work will be a real asset to Region 1. Chapter 28 is well represented at the regional level with Mark at the Vice Chair position and 4 of us at Region Representative to International Committees.

I also volunteered to organize an open house for Mr. Finnegan. LoAnn Weight (Region Secretary) will be helping and I can use some help from those going to Mobile from the Chapter as well.

Chapter 28 is recognized as very strong chapter throughout the region. We should all be proud. You folks make it work. It's a privilege to serve you.

CHAPTER WEBSITE

Cate Chamberlain & Mark Keller, SR/WA

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.

For current job openings, please visit the Chapter website Job Bank at the following URL:
http://www.irwaaz.com/jobbank_openings.html

MEMBERSHIP

Rebekah Louis, Chair

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

➤ Linda Beals, Az State Land Department

The following person has transferred from Chapter 37 to 28:

➤ Darryl Root, O R Colan & Associate

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 & Melita Hillman, SR/WA

The next meeting for the 2002 Educational Seminar will be May 22, 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 Melita @ 480.644.2671 or by email at: melita_Hillman@ci.mesa.az.us

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.

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
Instructor: Beverly Francy

901 – Engineering Plan Development
and Application

June 21, 2002

Coordinator: Doc Sterling at
480.736.0944

Location: SRP Mohave East
Instructor: Lee Aitken

214 – Skills of Expert Testimony
July 12, 2002

Coordinator: Doug McLaughlin at
602.506.4648

Location: SRP Mohave East
Instructor: TBA

Please welcome our two newest
advertisers:

- Tierra Right of Way Services, Ltd
(Charles Grombacher)

 - Hulet & Associates, Inc.
(Jay G Hulet)
-

REGION 1 NEWS

Mark Keller, SR/WA

Please accept my thanks for the chapter support-Gary, Mike, Ron, and Ray at the Region 1 Spring Forum in my elected position as Vice-Chair for Region 1.

I look forward to this challenge and will represent the chapter well. From the statistics, Kachina Chapter 28 is the 7th largest chapter in IRWA. We are well represented on IRWA Committees. The reports presented by Gary, Mike, and Ron were well received. Our chapter is one of the best in the region and no doubt one of the best in the entire IRWA organization and that is attributed to great leadership and volunteerism by its members. Our website is tops.



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Contact:

Dave Burden
Can-Am Engineering Geomatics Arizona
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

The question: "Do all states use the State Plane Coordinate System?"

All states have some type of official "state" plane coordinate system. They come in two main varieties, the Lambert Conic projection, and the Transverse Mercator projection. Also, certain states, may have both. And, a few states, (such as Alaska), have 'special' projections to assist in covering very large areas and areas close to the polar region. We will discuss map projection in a future column.

In our fair state, according to the Arizona Revised Statutes, (ARS) 33-131 through 33-138, (see: <http://www.azleg.state.az.us/ars/33/title33.htm>), we have the Arizona Coordinate System, 1983, which is based on the transverse Mercator projection on the North American Datum of 1983.

Our state is divided into three (3) "zones", (east-to-west), with the Eastern Zone composed of Apache, Cochise, Gila, Graham, Greenlee and Navajo counties, the central zone, composed of Coconino, Maricopa, Pima, Pinal, Santa Cruz and Yavapai counties. and, the west zone, composed of La Paz, Mohave and Yuma counties. The zones follow the political boundaries of the state, specifically so that any single counties is completely within one zone.

STATUTORY CAVEAT # 1: Just in case you are wondering, see: 33-135. Reliance of purchaser or mortgagee not required. - which states: "Nothing contained in this article requires any purchaser or mortgagee to rely on any land description, any part of which depends *EXCLUSIVELY* on the Arizona coordinate system, 1983." (*EMPHASIS* added.)

STATUTORY CAVEAT #2: And also read: 33-136. Public lands survey descriptions; conflicts; control "If coordinates based on the Arizona coordinate system, 1983, are used to describe a tract of land which in the same document is also described by reference to a subdivision, line or corner of the United States public land surveys, *THE DESCRIPTION BY COORDINATES SHALL BE CONSTRUED AS SUPPLEMENTAL* to the basic description of the subdivision, line or corner contained in the official field notes and plat filed of record, *AND IN THE EVENT OF A CONFLICT THE DESCRIPTION BY REFERENCE TO THE SUBDIVISION, LINE OR CORNER OF THE UNITED STATES PUBLIC LAND SURVEYS PREVAILS OVER THE DESCRIPTION BY COORDINATES.*" (*EMPHASIS* added.)

WHAT THE...? WHY? So, you may be wondering about all of the caveats in the ARS statutes concerning the use of the state plane coordinates. Why?

INSIGHT & ANSWERS, PART # 1: Well, it is because there are so many, many ways to misuse and abuse state plane GRID coordinates.

First, - note that these plane coordinates are on a GRID which is NOT the same thing as being on the GROUND, "generally" distances derived by inverting between "grid" coordinates will be 'shorter' than the actual measured distance on the ground. These 'differences' are dependent on where the distance is located within the zone, AND, also significantly effected by the ground elevation, the higher the elevation the more the difference, (for

example, very noticeable in some place line in Flagstaff, versus not nearly as large a factor in Yuma.)

Secondly, there are two main "flavors" of AZ State plane coordinates and many, many sub-variations thereof. As noted, the 'current' official AZ State plane Grid Coordinates are based on NAD-1983. Before the current statute took effect in January, 1987, the previous 'official' AZ coordinates were based on the NAD of 1927, (as noted in ARS 33-121 through ARS-33-128, repealed, January, 1997.)

Unfortunately there is no easy or convenience way to 'convert' NAD-27 grid coordinates into their NAD-83 counterparts, short of resurveying, or reacquiring the necessary field measurements to re-compute to the new system. As most federal, state, county, and, municipal agencies, including the utilities, had build up substantial geographical information systems' (GIS) databases in - (what is now euphemistically referred to as "Legacy Data") - NAD-27. The vast majority has not yet (even in 2002) begun to make any serious attempt to convert forward.

Meanwhile, the now ubiquitous utilization of Global Positioning Systems (GPS) for collecting new coordinate data, is exclusively tied to the NAD of 1983, and as such, to 'fit' data into the Legacy systems (of NAD-27) it requires additional complex computations to place them there.

(I know, it seems counter intuitive that there is a way to compute '27 coordinates from '83 coordinates, but not the reverse, but it way beyond the level of these articles to fully explain that computation anomaly. Please contact me directly if you have masochistic tendencies, and I will attempt to explain it.)

WELL... UNTIL NEXT TIME: So far, I have only 'briefly' discussed two (2) of the troublesome, annoying, vexing, and *WORRISOME* problems, associated with the abuse, exploitation, violence, and cruelty perpetrated onto and against - (what should have been a very beneficial concept) - the AZ State plane Grid coordinates.

Next time I will continue to highlight just how mutilated and mutated the coordinates can become.

Now, (if you have even read this far), you may not really care about all of this arcane and esoteric coordinate 'trivia' --- BUT you, as Land Professionals, should.

You see, as I hope to explain next time, AZ State Plane Grid Coordinates will become more and more of a significant background part of your professional (land-rights) endeavors.

They will be increasingly effecting, for better, (or very possibly for the worst), your work products. It will most certainly be "for the worst" for those who are uninitiated, and who are not aware of this creeping, growing, most prevalent, influential impact on not only on surveyors, but you, the land-rights professionals, who depend on locational information that is not only precise, but, more importantly, Accurate, and not confusing, or having latent ambiguities.)

