



INTERNATIONAL RIGHT OF WAY ASSOCIATION

Kachina Chapter 28 Phoenix, Arizona

Newsletter

www.irwaaz.com

JUNE / JULY, 2005

2005 Kachina Chapter Executive Board

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JUNE BOARD MEETING

 Wednesday, June 1, 2005

 4:45pm

 3rd Floor Conference Room

 Az State Land

Confirm your attendance with
Chris Banks, SR/WA at
cdbanks@srpnet.com

JULY BOARD MEETING

 Wednesday, July 6, 2005

 4:45pm

 3rd Floor Conference Room

 Az State Land

Confirm your attendance with
Chris Banks, SR/WA at
cdbanks@srpnet.com

47th Annual Educational Seminar September 8-9, 2005

Dates: Thursday & Friday, September 8th & 9th, 2005

Location: Sheraton Phoenix Airport Hotel/1600 S. 52nd Street/
Tempe AZ 85281

Theme: "Steady As We Go - Navigating Obstacles"

Educational Course Offerings:

- C212 - Creatively Solving Problems in Groups
- C402 - Introduction to the Income Capitalization Approach

Seminar information is being posted on the Chapter website as it becomes available. Keep updated by watching:

<http://www.irwaaz.com/05seminar/05seminar.htm>

PRESIDENT'S MESSAGE

Chris Banks, SR/WA, Chapter President

I am almost packed for the International Conference in Toronto. If you are going too, please give me a call. I would like for us to have a good showing of members – and what better excuse to get out of this heat? I will leave on Saturday June 11 and will return the following Saturday. I took a look at the schedule of meetings and seminars and have come to the conclusion that this really is a “working” trip. When I attend these conferences I always look forward to meeting other Chapter members and seeing how much networking I can do (translation – how many hospitality suites can I visit in one night?). Truthfully, I love going to the International Conferences because I make contacts that inevitably become valuable resources for future projects. Just this last month I had to call someone I met to ask about utility corridors and stigma.

We are tying up loose ends on the Seminar and have all of the speakers lined up – well almost – one is still a little up in the air. And we're still out there soliciting donations for the “goody bags.” The class schedule is posted on our website. Remember, you can earn up to 7 SR/WA recertification credits for attending the 1st day, and 8 credit hours (real estate and IRWA) for attending a class on the 2nd day. And to top it off – you will get a very nice shirt, custom ordered for you, for attending either day if you register by the first week in August. Late registrants will get a shirt also, but we may not be able to guarantee your size or color choice.

Remember the complimentary class in October on the Relocation Act updates that I mentioned? Well, I got an email notice from another Chapter offering a 4 hour class at a substantially higher cost than the nominal amount we plan to charge for the same class. So before you sign up for any other class on relocation updates, check with Roger Ottaway, Doug McLaughlin or Charlie Grombacher who are putting put this class together for you.

I still can't believe how lucky I am to be representing such a wonderful Chapter! Remember – this could be you in 5 years if you decide to run for an office on the Executive Board. Have a great day and thanks for your support!

Thought for the Day

An optimist is a person who sees a green light everywhere, while the pessimist sees only the red stoplight. The truly wise person is colorblind.

RELOCATION

Roger Ottaway, Relocation Chair

On May 11, 2005, I attended the Uniform Relocation Act Seminar in Las Vegas, NV. Las Vegas' International Right of Way Chapter 44 hosted the seminar, and James Finnegan, SR/WA, Senior Vice President of Universal Field Services, was the seminar speaker. The seminar was extremely informative and provided an overview of the updated regulations.

Attendees were allowed to purchase a handbook that provided an easy-to-use reference comparing the old rules with the new rule changes. This handbook would benefit our local chapter in preparing for our upcoming mini seminar in October, and should be used as a basis to establish our seminar framework.

Don't forget to submit your special awards nomination letters. Criteria information is available on the Chapter website at: <http://www.irwaaz.com/05seminar/05seminar.htm>. Here is your chance to nominate a Chapter member who has gone above and beyond to support the IRWA.

Nomination letters are due by August 10th @ 5:00pm. Email nomination letters to Paul Herndon at paul.herndon@aps.com.

NOMINATIONS for the 2006 Chapter Officer elections will be taken from the floor at the August Luncheon. A candidates list will then be published in the September newsletter and the election will be held at the Awards Luncheon on September 8th. This year we will be using a paper ballot instead of a voice vote as we have done in the past. If you are interested in running for an office, please contact Paul Herndon at paul.herndon@aps.com.

REGISTER for the September Seminar before August 17th and pick the color and size of your Chapter shirt. You can find the registration form on the Seminar information page (see link above). This year you can register online or print off a registration form and fax it in.

MEMBERSHIP

Heather Davis-McCook, Chair

The following person was approved for membership at the May 4th Executive Board Meeting:

Alan Geyer, DOI Office of Appraisal Services

The following people were read for 30 day consideration at the May 4th Executive Board Meeting:

Robert L. Helmandollar, Consultant Engineering, Inc.

Catherine A. Hartman, Salt River Project

Richard J. Erickson, Universal Field Services, Inc.

Jeffrey L. Mathiesen, Frontier Communications

Gaye L. Ruton, Maricopa County Public Works/Land & Right of Way Division



Surveyor's Corner

Gregg Tuttle, Manager
SRP Land Department
Surveys Division

Questions: (As received on the Kachina Chapter website)

"I have an acre and a quarter of land outside of Holbrook AZ, in Navajo County. Is there any member within your organization that will survey this land, and if so, how much? Is there any activity going on in that area? if not, can you supply details on how I can obtain this information? If you are unable to answer these questions, can you supply the name of a surveyor who can?"

An e-mail note with those questions was forwarded to me, via our Kachina Chapter of IRWA, for response to questions about land surveying.

(The original note had some more specific and personal information, which has been redacted for this article.)

The following was our response to those questions:

FINDING A SURVEYOR IN YOUR AREA:

There is a good source for locating *professional* Arizona Registered Land Surveyors (AZ/RLS), and, as important, registered firms, providing land surveying services.

Please reference the website of the Arizona Board of Technical Registration (AZ/BTR) <http://www.btr.state.az.us/>

Once there you can scroll down the left side column until you get to "LISTINGS" Under listings you can find both individual surveyors (Professional Registrant Listings), and, also, you can find professional firms offering surveying services, (under the Firm/Branch Listings section, just below the professional registrant listings, on the scrollable left side column).

Once you click onto Professional Registrant Listings you will open a new screen "Search for Professionals" - - at the bottom of that screen you can narrow your search specifically search for "Land Surveying" - - You can further narrow your search by entering an Arizona zip code for your area, (in this specific case, Holbrook AZ = 86025).

A search of the FIRM/BRANCH Listing can be performed in a similar manner.

If you do not find any surveyors / surveying-firms in Holbrook, you may need to widen the search to include Winslow & Showlow as the next best options, (Zip Codes 86047, and, 85901, respectively. Zip Codes (for U.S. cities) can be found at: <http://zip4.usps.com/zip4/welcome.jsp>).

NOTE: It is a very good idea to verify - (using the AZ/BTR website) - that BOTH the surveying-firm, AND, the responsible individual surveyor, are BOTH registered with the AZ/BTR, (as is required by AZ Statute law, @ ARS 32-141).

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Surveyor's Corner...continued

THE COST OF THE SURVEY:

As to the costs, please note that Surveyors' fees, like those of any professional, are dependent on the type of services requested and/or required. That in turn determines the level of effort, and the number of personnel, and types of equipment necessary.

The following is a partial list of factors that influence the cost of a boundary survey.

- Available information.
- Research (of records and physical evidence) required.
- Clarity, (or vagueness), of the existing written property boundary description.
- Amount of surrounding land to be surveyed to correctly locate the specific 1.25 acres (often times it is necessary to investigate an entire section (one mile square) of land to successfully determine the accurate position of the individual parcel.)
- Number of property corners and their associated monuments.
- Terrain and vegetation.
- Accessibility.
- Whether or not improvements, appurtenances, easements, etc. will need to be located and referenced in the boundary survey.
- Whether or not a boundary dispute is known or discovered.
- The Surveyor's familiarity with the immediate area where the property is located.

The variables, as noted, can make it difficult to determine exact fee costs, but based on general experiences in the area of the survey, and the type of work requested / required, most surveyors should be able to furnish adequate estimates of costs. Note that surveyors more familiar with an area to be surveyed usually have the advantage of experiential knowledge over surveyors who are less familiar with the area.

(Note: In my email response, I attached a PDF copy of a pamphlet entitled: "HOW TO CONSULT A LAND SURVEYOR" from the Arizona Professional Land Surveyors Association (APLS). Kachina Chapter members can review my article on consulting with a land surveyor in the September 2002 issue of this Newsletter.)

WHERE TO OBTAIN INFORMATION ON LAND SALE ACTIVITIES:

As to any 'activity' going in that area:

you can visit the Navajo County's Assessor's Office's website:

http://www.co.navajo.az.us/Assessors/Assessors_Start_Page.aspx

you can also visit the Navajo County's Records Office website: (http://www.co.navajo.az.us/Recorders/Recorders_Start_Page.aspx)

Using both the Assessor's and the Recorder's websites you can find out information about your own parcel and surrounding parcels, including valuation and recent sales information.

And, also, Navajo County's own website: <http://www.co.navajo.az.us/> for potential sources of information about activities within their County.

Well, I hope that this response has successfully addressed and answered the questions.

And, we wish the questioner the very best of positive outcomes to the search for information.

If anyone has feedback or comments, please feel free to share them. As always, I am interested in the opinions from, the readers of the Kachina Chapter 28 Newsletter. Please keep sending in those surveying questions.

Until next time, Thanks for reading about land surveying & land surveyors. –

Gregg Tuttle, AZ/RLS # 11121

Manager, SRP LAND-Surveys Division