

2007 Kachina Chapter Executive Board

President:

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JANUARY BOARD MEETING

★ Wednesday, January 10, 2007

★ 4:45pm

★ 3rd Floor Conference Room

★ Az State Land

Confirm your attendance with
Caroline at carolint@acqsl.com

Meet your New
Education Chair...!!!



Kaye
Bockmann

Originally from Nebraska, I have been in AZ for 20 years. I received my bachelor's degree from Arizona State University College of Business. Following school, I worked at AT&T as a project analyst. Later, I changed my career to real estate which led me into the Right of Way field. I worked at Arizona Department of Transportation in both the Property Management and Acquisition Dept. I now work in the Land Acquisition Dept at SRP. I am a proud parent to my son, Tyler. My husband, Mike and I both enjoy going to the gym and spending time in Mexico.

ANDREA'S CLOSET



Left to Right:

- Melita Hillman-Potter, SR/WA**, City of Mesa
- Kenny Brunk**, President, Andrea's Closet
- Chris Banks, SR/WA**, Salt River Project

On December 15th, Melita Hillman-Potter, representing Chapter 28, presented Kenny Brunk of Andrea's Closet a check for \$810.00 from the Chapter.

PRESIDENT'S MESSAGE

Caroline Tillman, R/W-RAC, Chapter President

Wow can you believe another year has gone by?!? I suppose some of you are counting down the days, or even years, to retirement, but for some of us those days are a ways off. Oh well...I'm sure they'll get here sooner than we think if all the years go as fast as this year has!

The good news is that Chapter 28 has had a busy and successful year the flip side is that we have a lot of work ahead of us for 2007. Our first order of business this year will be to research our luncheon options. The Chapter overwhelmingly voted to keep holding our luncheons every other month, so now we need to work on a location(s) that provide the chapter with the quality lunches we desire and securing interesting speakers for the next year. I would like to ask that each member keep their eyes peeled for any interesting speakers they run across and share them with the Board so we can see about getting them for one of our luncheons. Or maybe even you hear about a specific topic that you would be interested in learning more about, let us know and we'll see about bringing someone in to speak about it. Our second order of business this year is the six (6) classes being held in February 5th to the 15th. Boy do we have some great classes lined up: Course 900 (Principles of Real Estate Engineering), Course 902 (Property Descriptions), Course 802 (Legal Aspects of Easements), Course 104 (Standards of Practice for the Right-of-Way Professional), Course 200 (Principles of Real Estate Negotiation), and Course 209 (Negotiating Effectively with a Diverse Clientele). Our third order of business is our Fall Educational Seminar, I know it's not until September, but we begin making plans for it in January.

I would like to personally invite all Chapter Members to the sit in on one of our Board meetings to see what chapter leadership is really all about. You might find out that were a pretty interesting group of folks and might like to get to know us better by serving on one of the committee, or better yet, run for a chapter office later this year. We are still in search of a chapter member to fill our opening on the Property Management Committee, if I recall there were a few "volunteers" at the December luncheon.

My last note is a Thank You to Kaye Bockmann for stepping up to Chair the Education Committee. This committee is not only vital to the chapter, but to all of us still seeking the illustrious SR/WA designation. I challenge all members who have not yet achieved this illustrious designation to review where you are at in taking your courses and work to obtain your SR/WA this year.

Thank you for the opportunity to serve as your President and have very prosperous and very happy New Year!

See you at the February Luncheon.

What's Happening in **REGION 1**

Chris Banks, SR/WA, Region 1 Vice-Chair



The Region 1 Spring Forum is coming up in March—the 23rd -25th in Laguna Beach California. More info will be coming soon. If you have any concerns you want brought up at the forum, please forward them to me.

Upcoming Education Classes in the Region

January, 2007

Chapter 44
C-200
Principles of R. E. Negotiation
01.16.07
Las Vegas

Chapter 44
C-400
Principles of Real Estate Appraisal
01.18.07
Las Vegas

Chapter 11
C-103
Ethics and the Right of Way Profession
01.26.07
San Diego, CA

Chapter 1
C-100
Principles of Land Acquisition
01.30.07
Los Angeles CA

Chapter 73
C-703
Real Property Asset Management
02.14.07
Tucson, AZ

Chapter 73
C-203
Alternative Dispute Resolution
02.15.07
Tucson, AZ

Chapter 46
C-213
Conflict Management
02.22.07
Reno, NV

Chapter 67
C803
Eminent Domain Law Basics for R/W Professionals
02.22.07
Santa Ana, CA

February, 2007

Chapter 27
C-502
Business Relocation
02.05.07
Sacramento, CA

Chapter 73
C-701
Property Management Leasing
02.12.07
Tucson, AZ

Chapter 50
C-401
The Appraisal of Partial Acquisitions
02.26.07
Fresno, CA

Chapter 46
C-410
Reviewing Appraisals in Eminent Domain
02.23.07
Reno, NV

GET ORGANIZED IN 2007

YES

You need it. You want it. If you can't replace it, keep it.

NO

Delegate it. Recycle it. Cancel it. If you don't use it, toss it.

MAYBE

Put it in a big box for sorting later. If later never comes, dump it.

1. Keep a daily master "To Do" list in a small notebook and carry it with you everywhere.
2. Declutter your desk by keeping only current work items on it.
3. Return calls in batches. Leave a range of call-back times.
4. A clean desk is a clear mind. Straighten your desk at the end of each day to keep your mind focused on the work ahead.
5. Toss all unwanted mail and papers as soon as you get them.
6. Save easiest tasks for last so you end the day on a positive note.
7. Color your files by category making project files one color, administrative another, personnel files a third, etc.
8. Keep an envelope in your bag or attaché just to hold receipts.
9. Don't put off making a decision if you can do it now.
10. When a piece of paper is applicable to more than one file, either copy it for the other files or write a "see also" note.
11. Set deadlines, know what they are and keep them.
12. Use one calendar for everything—personal and professional. Save time, eliminate scheduling conflicts & know what's what.
13. Presort your mail: To File... To Read... To Contact.
14. Keep all paperwork that pertains to a project in a large folder or basket. Subdivide with interior file folders as necessary.
15. Use your high-energy time for high-energy work.
16. Don't rely on your memory—write things down.
17. Multitask—ride your bike to pick up coffee so you exercise while you get a caffeine fix.
18. Time is on your side when you use timers or alarm clocks.
19. Keep similar items together—like all bill-paying supplies.
20. Make phone calls work harder with a time limit and an agenda. Say, "I've only got 10 minutes to talk about these 3 items."
21. Get a big wastepaper basket and learn to fill it.
22. Turn paper into bits and bytes. Scan it and toss the hard copy.
23. Make idle time productive time—stretch while you sit, read while you wait for others and listen to audio CDs during chores.
24. Create reference lists for passwords, birthdays, holidays, etc.
25. Get organized with constant practice.



THANK YOU

Roger Ottaway of Move Cost Specialists for the photographs in the last 2 newsletters. You will be seeing more of his photography in up-coming newsletters and on our website.

2007 CHAPTER SCHEDULE

MONTH	BOARD MEETINGS	CHAPTER LUNCHEONS
January	10	
February	7	13
March	7	
April	4	10
May	2	
June	6	12
July	11	
August	1	7
September	5	Seminar: 6 th & 7 th
October	3	
November	7	13
December	5	11

Unless otherwise noted, meetings will be held in the 3rd Floor Conference Room of Arizona State Land at 4:45pm.

Board Meetings are open to all Chapter Members. Visit the Chapter website for complete meeting information.

All Chapter Members are encouraged to attend the Luncheons held every other month (see schedule above). Mark your calendars now so you won't miss one all year.

Contact Information for your 2007 Executive Board

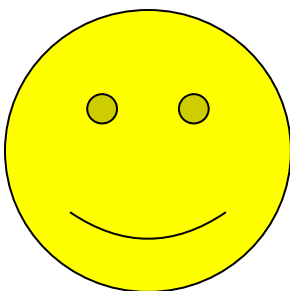
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President Elect	Cate Chamberlain	602.367.9322	cate@irwaaz.com
Secretary	Doug Estes	480.345.4111	dougest@hotmail.com
Treasurer	Kathie Sholly	623.930.3652	ksholly@glendaleaz.com



A freeway in Phoenix with no traffic? How can this be?

2007 CHAPTER LEADERSHIP

Position	Name	Phone #	Email Address
President / 2 Year Int'l Director	Caroline Tillman, R/W-RAC	623.516.1052	carolint@acqsl.com
President Elect	Cate Chamberlain	602.367.9322	cate@irwaaz.com
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** Education Certification & Credits Co-Chair	Melita Hillman SR/WA	480.644.2671	melita.hillman@cityofmesa.org
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Ethics	Charlie Grombacher	480.477.6567	cgrombacher@orcolan.com
Job Bank	Cate Chamberlain	602.367.9322	cate@irwaaz.com
*** Job Bank Committee	Chris Banks, SR/WA	602.236.8175	chris.banks@srpnet.com
Local Public Agency	Vance Tuttle	602.604.8118	vtuttle@ufsaz.com
Luncheon	Carrie Lundin	623.516.1052	carriel@acqsl.com
Marketing/Awareness/Public Relations	Doug Estes, MAI	480.345.4111	dougest@hotmail.com
Membership	Debra Carter, SR/WA	602.604.8118	dcarter@ufsaz.com
Newsletter	Cate Chamberlain	602.367.9322	cate@irwaaz.com
*** Newsletter Committee	Chris Banks, SR/WA	602.236.8175	chris.banks@srpnet.com
Nominations & Elections	Chris Banks, SR/WA	602.236.8175	chris.banks@srpnet.com
PDC Chair	Mark Keller, SR/WA	602.236.8164	mark.keller@srpnet.com
PDC - 2 year member	Ray Warriner, SR/WA	602.542.2146	rlw2@azstateparks.gov
PDC - 3 year member	Lisa Amos, SR/WA	602.506.4747	lla@mail.maricopa.gov
Property Management			
Region 1 Vice Chair	Chris Banks, SR/WA	602.236.8175	chris.banks@srpnet.com
Relocation	Roger Ottaway	602.604.8115	r.ottaway@mcspecialist.com
Seminar	Caroline Tillman, R/W-RAC	623.516.1052	carolint@acqsl.com
Seminar Co-Chair	Cate Chamberlain	602.367.9322	cate@irwaaz.com
Survey	Gregg Tuttle, ASA	602.236.3170	gregg.tuttle@srpnet.com
Title & Escrow	Sharon Dyke	602.863.1000	sdyke@etaaz.com
Transportation	Gary Patchett, SR/WA	480.350.8652	gary_patchett@tempe.gov
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Happy New Year



Surveyor's Corner

Gregg Tuttle, Manager
SRP Land Department
Surveys Division

The QUESTION:

Gregg - This has to do with "*small sections*".

The section in question is Section-19, Township 3 North, Range 14 East, Gila and Salt River Meridian. The question is that the section only has about 1985 (+/-) feet of width in its east/west dimension (only an east 1/2 of a section?)

Our mapping group has named the 1/4 sections "NE" and "SE", with no corresponding "NW" or "SW" 1/4-sections. We are looking for verification as to this naming scenario.

We have found out that the sections in question were digitized from the "Arizona Protraction Diagrams" as obtained from the U.S. Bureau of Land Management (BLM).

BACKGROUND:

Township Three North, Range Fourteen East is primarily federal public lands (with some minor private holding in Sections 05, 26, 35 and 36) totally within the administrative boundaries of the Tonto National Forest (U.S. Department of Agricultural, U.S. Forest Service - USFS), in Gila County, Arizona. Apparently this public land was not field surveyed on the ground by the U.S. General Land Office (USGLO, - the predecessor of the BLM), before the land was transferred to the USFS.

Surveyor's Analysis and Opinion:

Whenever/Wherever lands of the public domain have not yet been field surveyed; they are graphically represented on a "protraction diagram".

The BLM's 1973 Manual of Surveying Instructions ('73 Manual) defines

(@ 2-14, page 17) A Protraction Diagram as:

"A diagram representing the plan for the extension of the rectangular system over unsurveyed public lands, based upon computed values for the corner positions, is termed a protraction diagram. Such diagrams have been prepared for substantially all unsurveyed areas of public lands except the Aleutian Islands and southeastern Alaska."

@ 3-79, page 81, of the '73 Manual further states:

"Sections which are invaded by meanderable bodies of water, or by approved claims at variance with regular legal subdivisions, are subdivided by protraction into regular and fractional parts as may be necessary to form a suitable basis for the administration of the public lands remaining undisposed (sic) of, and to describe the latter separately from the segregated areas."

(Underlining, italicized [and "sic"] emphases added.)

@3-81, page81,

"Fractional sections are subdivided so as to contain as many aliquot parts as possible, . . ."

"In the case of fractional lots along the north and west boundaries of a township, and in other similar cases where a lot has a full normal width of 20 chains in one direction, it is generally advisable to avoid areas of than less then 10 or more than 50 acres."

(Italicized and underlining emphasis added.)

The *intent* of the GLO/BLM was to allow for the division of sections of the public land into the largest aliquot parts that can be so established, and in most sections this would initially be the classic 1/4-section (about 160 (+/-) acres. Then if/when necessary, the section could be further subdivided into smaller and smaller aliquot parts.

However, in the case of Section 19 this becomes the subdivision of a "Fractional Section", and in the case in point, the subdivision of a "Fractional Quarter Section" in which case it is stated (3-90, page 86), in part, that:

The subdivisional lines of fractional quarter sections will be run from . . . quarter-quarter or sixteenth-section corners, with courses governed by the conditions represented upon the official plat (or in this case the protraction diagram) which renders such sections fractional.

Continued on next page....

Surveyor's Corner continued

Because of the extreme narrowness of the east/west dimension of the section, (1985-ft), it is not even possible to obtain the north-east or southeast $\frac{1}{4}$ section aliquot part, which would require an east/west dimension reasonably close to 2640' (2,376' to- 3,904' for a typical 90% - 110% dimension); - however, - in this protraction diagram, the entire sectional dimension is only 75% of a "normal" $\frac{1}{2}$ sectional (2640') dimension.

Therefore it is only possible to obtain "traditional" aliquot parcels of the 40 acre size, by establishing the E-1/16 corner positions, from which can be extracted the four (4), Forty (40) acre parcels tentatively identified as (a), the NE $\frac{1}{4}$, NE $\frac{1}{4}$; (b), the SE $\frac{1}{4}$, NE $\frac{1}{4}$; (c), the NE $\frac{1}{4}$, SE $\frac{1}{4}$; and, (d), the SE $\frac{1}{4}$, SE $\frac{1}{4}$.

As for the remainder of the section is about 665' (+/-) east/west dimension, it would seem that it might be possible to extract some twenty (20) acre parcels - however, in these cases, the BLM would normally divide the remaining area into numbers **LOTS**, running from north to south lots # 1, 2, 3, & 4 containing about 20.15(+/-) acres each (presuming about 665' x 1,320' for each lot.) This is to avoid the 5'(+/-) remaining strip west of the 20 acres.

In conclusion, it is this surveyor's **opinion** that if the BLM and/or USFS were to further subdivision sections 19, or 30, or 31, T3N/R14E, G&SRM, that they would arrive at a similar solution to the one expounded on above, in that they would only have the eastern tier of 40 acre "aliquot" parcels (identified as noted above) and then would assign lot numbers the remaining four - twenty+ acre areas (Lots 1 through 4). This analysis is based on how BLM would handle such a section with these given dimensions, IF said sections have already been field surveyed with the corner monuments existent on the ground.

Examples such as these present unique challenges and potential problems for any mapping operations as how to so identify these "irregular" PLSS sectional areas into computerized GIS programs. This township and others close to it (see - T4N/R14E) are interesting and challenging - in that the irregular sized sections are not just limited to the exterior northerly row and/or the westerly tier of sections, but they appear in interior sections (witness Sections 17, 10, and 3 in T3N/R14E). All of these are sections with extremely narrow east/west dimensions, which will present the same difficulties as Sections 19, 30 and 31.

There are other even more challenging "irregular" sectional areas that might be addressed in the future, - those are sections which are greatly larger than 640 acres which present all new questions about how to properly identify the "extra" or "overage" areas within the 'normal' GIS format.

There are also "fraction Townships (versus sections), - but we will also save that discussion for when and if a question is forthcoming from other mapping and/or cartographic personnel.

Thank you for the opportunity to comment and share feedback on this question.

We wish everyone the "BEST-of-good-luck" on arriving at a mutually beneficial consensus in the pursuit of a viable solution.

Well, that's it for this article from the "*Surveyor's Corner*."

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 questions.

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

Gregg Tuttle, AZ/RLS # 11121; Manager, SRP LAND-Surveys Division.