

Kachina Chapter 28



INTERNATIONAL RIGHT OF WAY ASSOCIATION

Newsletter

JANUARY, 2008

www.irwaaz.com

2008 Kachina Chapter Executive Board

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Newsletter / Job Bank / Website

Cate Chamberlain
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January Board Meeting



Wednesday, Jan. 9, 2008



4:45pm



ASL Offices / 2020 West Indian School Road / Bldg C / Phoenix

Confirm your attendance with Doug at dougest@hotmail.com

FEBRUARY LUNCHEON

Tuesday, February 12, 2008

Information will be sent out by email when received.

Mark your calendars now to attend the first Chapter Luncheon

of 2008.

Contact:

Carrie Lundin for more information carriel@acqsl.com

May the sun
Bring you new energy by day

May the moon
Softly restore you by night

May the rain
Wash away your worries

May the breeze
Blow new strength into your being

May you walk
Gently through the world
And know its beauty
All the days of your life

Apache Blessing

PRESIDENT'S MESSAGE

Doug Estes, MAI, Chapter President

I'm here a year earlier than I anticipated, but that's ok. I'm happy to have the opportunity to serve as the chapter president.

As I have thought about who's influence is most responsible for my being here, a few people come to mind. But the one who is most responsible is Doc who a few years ago when he was running for president drafted me to run for treasurer. Fortunately or unfortunately, depending on how you want to look at it, I ran unopposed and was elected by default. Since then no body has ran against me in any of the other elections and here I am today.

So, depending on your take of what happens during my tenure as chapter president, you can either thank or blame Doc.

As I have thought about what my goals should be as president, I have thought about what membership in the IRWA has done for me.

When I joined in 2003, the purpose of joining was for primarily for networking. The IRWA has very much provided that opportunity for me.

At Sell & Associates, we were already doing a lot of right of way work. After joining the IRWA, I realized that many of our existing clients were also members. I can't tell you how many times (maybe 15 to 20) that I had know some one over only the phone, some for a few years, who I was able to meet in person and get to know better through the IRWA. It has been nice to put names and voices with faces.

I have also had the opportunity to meet or get to know better many other people who I have since had the opportunity to work with or that I know that I will work with in the future.

Besides getting to know clients and developing new ones, I have been able to get to know others who, with their specialized knowledge, have assisted me in the completion of my work. Collectively, with such diverse backgrounds we have a wealth of knowledge and talents that can benefit each other.

In addition to networking, membership in IRWA has provided good educational opportunities through both classes and seminars.

Prior to taking classes to get the SR/WA designation, most of my professional education had been concentrated on appraisal courses, specifically with the Appraisal Institute. IRWA has provided the opportunity to broaden my understanding of other areas of the larger right of way field. As I see many of the interesting educational opportunities, I often wish I had time to take more of them.

With that experience, my goal as president is to continue to provide these networking and educational opportunities to our chapter members.

We've been fortunate to have had good chapter leadership since I have been in IRWA. So my goal will be to simply continue what recent past presidents have done.

In our classes, luncheons and seminar, my goal would be that we get to know each other better and increase our interaction with each other. Any changes to accomplish this goal will be subtle and minor.

We are fortunate to have Kaye Bockmann as our education chair. She has done an excellent job this last year scheduling classes and seeing them through. And I've see the education schedule for next year. I know that she has at least as many classes scheduled next year and is considering adding more.

We are also fortunate to have Carrie Lundin as our luncheon chair. She has worked hard to find acceptable places to have our luncheons that will allow more people to attend and to keep the price low in the face of rising prices.

And Kathie Sholly, who will mostly responsible for our luncheon speakers, has certainly demonstrated a willingness to take on that task. And in our board meeting this month there were lots of good ideas mentioned for interesting speakers. So, our luncheons should be worthwhile.

And finally as a board and seminar committee, we will work effectively to have another great seminar.

I am fortunate and happy to be working with many other good people on the board who have clearly demonstrated a willingness to contribute and help carry out the work of the chapter. And I want to thank them in advance for their help.

Once again I am happy to have the opportunity to serve as chapter president and I look forward to the coming year.

Thank You.



\$\$ COURSE 100 SPECIAL OFFER \$\$

Kachina Chapter 28 will discount tuition for Course 100 to \$675.00 if you register and pay for the class **THROUGH OUR CHAPTER'S WEBSITE** (irwaaaz.com) before January 7, 2008! That is \$75.00 off the original fee of \$750.00. Payment must be through PAY PAL to get the discount.

Course 100 is only offered every 3 years so don't miss this opportunity to take the course AND register at a discounted rate! **We will be offering this Class April 7-10 at The City of Peoria.**

Are you planning on attending the Spring Forum in Tucson Arizona? Why not extend your stay in Arizona and get 32 hours of certification credits in Phoenix.

If you want to know more about this offer or making arrangements to come to Phoenix for this course or any other Kachina Chapter 28 course – give me a Call at 602-236-3129

Kaye Bockmann
Chapter 28 Education Chair

EDUCATION UPDATE

Course 502 BUSINESS RELOCATION

February 12-13, 2008

Location:

City Hall – Pine Room
8401 West Monroe
Peoria AZ 85345

Facilitator: Coral Sheehan

Member: \$400.00
Non-Member: \$505.00
After 1/12/08
Member: \$500.00
Non-Member: \$605.00

Course Coordinator:

Kaye Bockmann
P: 602.236.3129
F: 480.452.1464
E: kaye.bockmann@srpnet.com

Course 506 ADVANCED BUSINESS RELOCATION ASSISTANCE

February 14-15, 2008

Location:

City Hall – Pine Room
8401 West Monroe
Peoria AZ 85345

Facilitator: Coral Sheehan

Member: \$400.00
Non-Member: \$505.00
After 1/14/08
Member: \$500.00
Non-Member: \$605.00

Course Coordinator:

Vicki Chamberlin
P: 602.262.6739
F: 480.452.1464
E: vickichamberlin@phoenix.gov

BROCURES and PAY PAL links are available at: http://www.irwaaz.com/education_classes.asp

IRWA Courses coming to Region I

604 Environmental Due Diligence and Liability 01.07.08 Tucson, AZ
600 Introduction to Environmental Issues 01.08.08 Tucson, AZ
603 Understanding Environmental Contamination in R.E. 01.09.08 Tucson, AZ
503 Mobile Home Relocation 01.18.08 Santa Ana, CA
602 Project Development and the Environmental Process 01.24.08 San Diego, CA
400 Principles of Real Estate Appraisal 01.28.08 Martinez, CA
220 Cultural Awareness TENTATIVE 01.31.08 CA
205 Bargaining Negotiations 01.31.08 Santa Ana, CA
802 Legal Aspects of Easements 02.11.08 Santa Ana, CA
900 Principles of Real Estate Engineering 02.12.08 Las Vegas, NV
502 Business Relocation 02.12.08 Peoria, AZ
200 Principles of R. E. Negotiation 02.13.08 San Diego, CA
506 Advanced Business Relocation Assistance 02.14.08 Peoria, AZ
800 Principles of Real Estate Law 02.14.08 Las Vegas, NV
403 Easement Valuation 02.18.08 Tucson, AZ
100 Principles of Land Acquisition 02.19.08 Downey, CA
410 Reviewing Appraisals in Eminent Domain 02.19.08 Tucson, AZ
505 Advanced Residential Relocation 02.20.08 Tucson, AZ
504 Computing Replacement Housing Payments 02.21.08 Tucson, AZ
600 Introduction to Environmental Issues 02.28.08 Riverside, CA
104 Standards of Practice for the Right of Way Professional TENTATIVE 02.29.08 , CA
201 Communications in R.E. Acquisition 03.03.08 Alhambra, CA
801 U.S. Land Titles 03.05.08 Reno, NV
501 Residential Relocation Assistance TENTATIVE 03.06.08 Huntington Beach, CA
703 Real Property Asset Management 03.14.08 Las Vegas, NV
401 The Appraisal of Partial Acquisitions 03.17.08 Sacramento, CA
100 Principles of Land Acquisition 04.07.08 Peoria, AZ
203 Alternative Dispute Resolution 04.10.08 Downey, CA
703 Real Property Asset Management 04.23.08 San Diego, CA
501 Residential Relocation Assistance 04.24.08 Las Vegas, NV
200 Principles of R. E. Negotiation 05.05.08 Martinez, CA
502 Business Relocation 05.22.08 San Diego, CA
100 Principles of Land Acquisition 06.09.08 San Diego, CA



Gregg Tuttle, Manager
SRP Land Department
Surveys Division



Surveyor's Corner

Gregg, doesn't Canada have a public land survey system very similar to the one in the USA?

The answer to that question is a strictly qualified "yea, kinda" -- ("it depends").

It is referred to as the **DOMINION LAND SURVEY**.

It is the method used to divide "most" of *WESTERN* Canada into one-square-mile "sections" for agricultural and other purposes. It is (in part) based on the PLSS used in the USA, but the Dominion Land Survey (**DLS**) has several differences.

The DLS is the dominant survey method in the Prairie provinces, and it is also utilized in British Columbia along the Railway Belt ("near" the main line of the Canadian Pacific Railroad), and also in the Peace River Block in the northeast of that province.

The DLS began July 10, 1871, shortly after Manitoba and the North-West Territories became part of Canada. It covers about (then 309,000 square-miles; now 800,000 square kilometers).

The DLS and its terminology are deeply ingrained in the rural culture of the Prairies.

The most important north-south lines of the survey are the **meridians**:

The First (or Principal) Meridian at 97°27'28.41" west, just west of Winnipeg, Manitoba.

- The Second Meridian at 102° west, which forms the northern part of the Manitoba-Saskatchewan boundary.
- The Third Meridian at 106° west, near Moose Jaw and Prince Albert, Saskatchewan.
- The Fourth Meridian at 110° west, which forms the Saskatchewan-Alberta boundary.
- The Fifth Meridian at 114° west, which runs through Calgary, Alberta (Barlow Trail is built mostly on the meridian) and Stony Plain, Alberta (48th Street).
- The Sixth Meridian at 118° west, near Grande Prairie, Alberta and Revelstoke, British Columbia.

The Seventh Meridian at 122° west, between Hope and Vancouver, British Columbia.

The Meridians were determined by painstaking survey observations and measurements and in reference to other horizontal control monumentation across the continent, but the meridians were determined using 19th century technology. Consequently, although they were remarkably accurate for the time, today they are known to be several hundred **meters** different than their published locations.

The main east-west lines are the **base lines**. The First Base Line is at 49° north, which forms much of the Canada-United States border in the West. Each subsequent base line is slightly more than 24 miles (now about 39 km) to the north of the previous one.

Starting at each intersection of a meridian and a base line and working west (also working east of the First Meridian), nearly square **townships** are surveyed, which are about six miles (now 9.8 km) in both north-south and east-west extent. There are two tiers of townships to the north and two tiers to the south of each base line.

Because the east and west edges of townships (**range lines**) are meridians of longitude, they converge towards the North Pole. *Therefore, the north edge of every township is slightly shorter than the south.* Only along the base lines do townships have their nominal width from east to west.

The two townships to the north of a base line gradually narrow as one moves north, and the two to the south gradually widen as one moves south. Halfway between two base lines, wider-than-nominal townships abut narrower-than-nominal townships. The east and west boundaries of these townships therefore do not align, and north-south roads that follow the survey system have to jog to the east or west. These east-west lines halfway between base lines are called **correction lines**.

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Surveyor's Corner continued

Townships are designated by their **township number** and **range number**. Township 1 is the first north of the First Base Line, and the numbers increase to the north. Range numbers recommence with Range 1 at each meridian and increase to the west (east of First Meridian they are numbered eastward). On maps, township numbers are marked in Arabic numerals, but range numbers are often marked in Roman numerals. Individual townships are designated such as "Township 52, Range XXV west of the Fourth Meridian," abbreviated "52-XXV-W4." In Manitoba, the First Meridian is the only one used, so the abbreviations are even more terse, e.g., "3-I-W" and "24-II-E."

Every township is divided into thirty-six **sections**, each about one-mile square. Sections are numbered within townships as follows (north at top):

```
31 32 33 34 35 36
30 29 28 27 26 25
19 20 21 22 23 24
18 17 16 15 14 13
  7  8  9 10 11 12
  6  5  4  3  2  1
```

In turn, each section is divided into four **quarter sections**: southeast, southwest, northwest and northeast. This quarter-section description is primarily used by the agricultural industry. The full legal description of a particular quarter section is "the Northeast Quarter of Section 20, Township 52, Range 25 west of the Fourth Meridian", abbreviated "NE-20-52-XXV-W4."

A section may also be split into as many as 16 **legal subdivisions (LSDs)**. LSDs are commonly used by the oil and gas industry as a precise way of locating wells, pipelines, and facilities. LSDs can be "quarter-quarter sections" - square land parcels roughly 1/4 mile on a side, comprising roughly 40 acres or (now 16,200 m² in area) - but this is not necessary. Many are other fractions of a section (a half-quarter section - roughly 80 acres or 32,300 m² in area is common.) *LSDs may be square, rectangular, and occasionally even triangular.* LSDs are numbered as follows (north at top):

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13 14 15 16
12 11 10  9
  5  6  7  8
  4  3  2  1
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Occasionally, resource companies assign further divisions within LSDs such as "A, B, C, D etc." for example, to distinguish between multiple sites within an LSD. These in no way constitute an official change to the Dominion Land Survey system, but nonetheless often appear as part of the legal description.

Between certain sections of a township run **road allowances** (but not all road allowances have had an actual road built on them). The road allowances add to the size of the township (they do not cut down the size of the sections): this is the reason base lines are not exactly 24 miles apart.

In townships surveyed from 1871 to 1880 (most of southern Manitoba, part of southeastern Saskatchewan and a small region near Prince Albert, Saskatchewan), there are 30-meter-wide (1.5-chain-wide) road allowances surrounding every section. In townships surveyed from 1881 to the present, road allowances are reduced both in width and in number. They are 20 **me-ters** wide (one chain) and run north-south between all sections; however, there are only three east-west road allowances in each township, on the north side of sections 7 to 12, 19 to 24 and 31 to 36. This results in a road allowance every mile going east-west, and a road allowance every two miles going north-south. This arrangement reduced land allocation for roads, but still provides road-access to every quarter-section.

As in the American system, certain sections of townships were reserved for "special" purposes, such as: the BAY Sections; land-grants for railways (known locally as the CPR sections); school sections; and homesteads. Note, Homesteads were available as late as the 1950s but the bulk of the settlement of the Prairies was between 1885 and 1914. A review of various DLS townships that contain sections of "special purposes" will reveal the familiar "checkerboard patterns" so familiar in part of Arizona where private, state, and federally owned sections are laid out in a checkerboard.

Legal surveys conducted before and even after the Dominion Land Survey grid was laid out often have their own legal descriptions and delineations. Early settlement lots still retain their own original legal descriptions, but often have townships superimposed over them for the sake of convenience or for certain tasks. Urban developments superimpose new survey lots and plans over the older section and township grid also.

I hope this quick overview gives a feel for the similarities and the differences between the USA/PLSS and the Canadian/DLS.