



INTERNATIONAL RIGHT OF WAY ASSOCIATION

Kachina Chapter 28 Phoenix, Arizona

Newsletter

www.irwaaz.com

JANUARY, 2006

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February 2006 Luncheon


Date:


Place: Doubletree @ 44th Street &
Van Buren


Cost: \$16 (Please have exact
change)

Menu:

JANUARY BOARD MEETING

 Wednesday, Jan. 4th, 2006

 4:45pm

 3rd Floor Conference Room

 Az State Land

Confirm your attendance with Doc
Sterling at docs@mwdaz.com

PRESIDENT'S MESSAGE

Michael "Doc" Sterling, Chapter President

3rd Annual Chapter 28 “Adopt a Family” Project

Melita Hillman, SR/WA

EDUCATION

Rebekah Louis, Education Chair

Following is the list of 2006 classes. Rebekah is still looking for coordinators for some of the classes. Please contact her if you are interested.

February 6th & 7th

Course 800 – Principles of Real Estate Law
Instructed by Ralph Brown
Coordinator – Rebekah Louis

February 8th & 9th

Course 205 – Bargaining Negotiations
Instructed by Ralph Brown
Coordinator – Pam Hicks

February 10th

Course 103 – Ethics and the R/W Profession
Instructed by Ralph Brown
Coordinator – Cate Chamberlain

February 13th

Course 500 - Uniform Relocation Assistance - Executive Summary
Instructed by Coral Sheehan
Coordinator –

February 14th

Course 505 – Advanced Relocation Assistance I - (Residential)
Instructed by Bev Francy
Coordinator –

February 15th & 16th

Course 506 - Advanced Relocation Assistance II - (Business)
Instructed by Cecilia Melanson
Coordinator –

September 8th

Course 603 – Understanding Environmental Contamination – Real Estate
Instructor – TBD
Coordinator –

Course 213 – Conflict Management
Instructor – TBD
Coordinator –

February is Education Month!

IRWA Chapter 28 is moving forward with a refreshing approach to attract more of our neighboring IRWA members to attend our education presentations. The Education Committee and Board members of Chapter 28 are marketing the course presentations with the following (4) priorities in mind:

1. Location: Providing the presentation in an affordable, convenient and accessible area that offers a good selection of after-hour restaurant and entertainment options.
2. Planning the courses during an attractive time of year for Valley visits.
3. Presenting a run of back-to-back courses; focusing on a particular discipline each year.
4. Establishing a consistent, annual tradition.

Why the change?

In the past few years there has been a steady decline in the attendance of our education presentations by our local chapter members. Historically Chapter 28 has benefited from a stronger local member attendance. These courses are expensive to present so you can understand that a minimum number of attendees is required for a presentation to succeed. Although there are many reasons for the downward attendance trend (such as limited available agency/ employer education funding) one of the more obvious (and good) reasons is the majority of our chapter members are SR/WA certified. Simply, there is a smaller number of local members who need to attend multiple courses each year. Because we all appreciate the convenience of a good (and local) course selection from year to year, the education committee set out to improve its standing as an education provider.

Outside of the annual Fall Chapter Education Seminar, it became obvious in 2004 that Chapter 28 needed to make a decision: Either reduce the amount of presentations to 2 - 3 a year relative to the local attendance numbers, or consider more viable alternatives that would allow us to keep a larger number of annual course presentations. We chose to pursue a new plan to attract members from outside Chapter 28 to sustain our education program.

The New Approach

The plan is to market the chapter presentations to a larger interest group. More and more of our recent courses have been a success because members from nationwide have been traveling to Arizona to join us. In order to attract these members, we need to provide them with some benefits for "making the trip." Given the expense of the courses, and the added expense for travel and hotel, the Chapter 28 Education Committee decided to make changes that would benefit both our local members and our visiting members of the IRWA. Based on the (4) marketing priorities, Chapter 28 members will recognize the following changes:

Course Discipline Focus. We will now select and focus on a course discipline for the year (Relocation is the upcoming focus)

Required Course Mix. Chapter 28 will mix in a course or two of basic required courses such as C103 & C104.

Back-to-back Courses. The annual courses will be scheduled back to back in a 1-2 week "run." This will allow for everyone to have the opportunity to attend a multiple number of courses in a short period of time and potentially benefit by earning a specialized certification. This is a popular approach nationwide.

Employer Funding Incentives. Many employers are more likely to fund multiple education courses if the travel expenses are reduced.

Instructor costs can be less Again, reduced travel expenses

Better deals for meeting room costs. This is important when we present courses in a locality near restaurants, hotels, airport, free shuttle, after hour entertainment, etc.

Convenience for course coordinators. Planning, arranging and preparing for coursework requires a significant amount of time from our volunteers. One major event, consolidated contracts, arrangements, advertising . . . less room for error compared to our experience with the random month to month schedule approach.

Why February? This is outside any major holidays and the weather is more inviting. This is essential if we are going to attract members from outside our chapter.

Our first Annual multiple education presentation will begin this coming February, 2006. As with any new program, there will be details that require adjustment or change as we go along. Certainly we there will be opportunities for improvement. The chapter should realize the full impact of the changes within one or two presentation programs under our belt. Three years from now we hope that IRWA Chapter 28 will be recognized nationwide for this annual production.

See the Chapter Website for more details or contact Rebekah Louis at 602-236-8195 or by email at rblouis@srpnet.com. Thank you for your continued support!

IRWA Chapter 28 Education Committee

Rebekah Louis, Education Chair—Dan Kovichich, Education Co-Chair

Article by Dan Kovichich



Surveyor's Corner

Gregg Tuttle, Manager
SRP Land Department
Surveys Division

Question: I have heard that the ALTA Standards have been revised?

Correct! As of January 1st, 2006 there will be a NEW set of Minimum Standard Detail Requirements for the ALTA/ACSM Survey.

Both the American Land Title Association, (ALTA), (in June of 2005), and, The National Society of Professional Surveyors, (NSPS), (on September 24th, 2005), APPROVED the NEW 2005 ALTA Minimum Standard Detail Requirements.

Copies can be downloads at:

<http://www.acsm.net/alta.html>

http://www.alta.org/industry/ALTA2005_Standards.pdf

The ACSM website contains both the NEW copy PLUS a red-lined copy of the current 1999 standards so one can find the changes and revisions.

"The 2005 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys are effective January 1, 2006. As of that date all previous versions of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys are superseded by the 2005 standards."

One items of note is that they are change from the ALTA/ACSM (American Congress of Surveying and Mapping) to the ALTA/NSPS (National Society of Professional Surveyors) *Minimum Standards*.

The new standards now recognize and understand that local and state standards (standards of care) which surveyors in those respective jurisdictions are bound by may augment or even require variations to the ALTA standards. Where conflicts between the ALTA/NSPS standards and any jurisdictional statutes or regulations occur, the more restrictive requirements shall apply.

Arizona is such a jurisdiction, in which ALTA surveying standards fall within the purview of the ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (AzBSMS), which has certain recordation requirements of the results-of-survey drawings that the ALTA standards do not address. Also there are other ARIZONA requirements in the AzBSMS that are more restrictive than their ALTA counterparts.

The NEW 2005 ALTA standard request shall set forth the record description of the property to be surveyed, or in the case of an original survey, the record description of the parent parcel that contains the property to be surveyed.

In the NEW section # 6:

" . . . When in the opinion of the surveyor the results of the survey differ significantly from the record, or if a fundamental decision related to the boundary resolution is not clearly reflected on the plat or map the surveyor may explain this information with notes on the face of the plat or map... If the relative positional accuracy of the survey exceeds that allowable, the surveyor shall explain the site conditions that resulted in that outcome with a note on the face of the map or plat."

continued on next page....

Surveyor's Corner...continued

The new standards as to precision and accuracy have been revised to reflect the modern surveying technologies of GPS (Global Positioning Systems) and other high precision measurement capabilities. The old 'linear' precision such as the closure will be better than 1 in 15,000 have been superseded, along with all of the technical requirements involving instrumentation (such as how many angles to measure with what type of theodolite). This is all replaced with the simple statement that the NEW "Allowable Relative Positional Accuracy for Measurements Controlling Land Boundaries on ALTA Land Title Surveys will be 0.07 feet (or 20mm) + 50ppm."

On the TABLE A (Option Survey Responsibilities and Specifications) in the "NOTE" at the preface, there is the following revision:

"The surveyor cannot make a **certification** on the basis of an interpretation **or opinion of another party.** Items 16, 17, and 18 are only for use on projects for the U.S. Department of Housing and Urban Development (HUD)."

There is certain to be more continuing "discussions" between professional surveyors and their clients, (most likely the clients' attorneys), about surveyors sealing & signing off on anything other than the ALTA Certificate provided for in the ALTA Standards. This, historical, has been THE one bone of contention between the surveyor and the intended recipient of the completed ALTA survey documents.

If you would like to find much more about the NEW 2005 ALTA Survey Standards, and about the AzBSMS, then you may wish to attend either the half day, or, full day seminar being organized by the Arizona Professional Land Surveyors (APLS) Association.

It is to be held on Friday the 13th 2006 (hopefully you are superstitious), at the Park Plaza Phoenix North Hotel (602-978-2222) 2641 West Union Hills Drive, Phoenix Arizona.

(for more information about registration, please go to the APLS website calendar: <http://www.azpls.org/>)

The areas of the seminar are:

Session I (8:30AM – NOON)

8:30AM New Alta Standards

2005 ALTA Standards—The presenters will provide an overview of the modification to the 1999 ALTA standards that make up the 2005 ALTA standards. The effective date for these new standards will be January 1, 2006.

10:00am Interpretation of ALTA Maps

Samples of ALTA maps and drawings provided and detailed explanation of the aspects of each will be explained.

Session II (1:30 – 4:30PM)

1:00pm AZ Minimum Standards

The presenters will provide an overview of the Arizona Minimum Standards for Land Boundary Survey. This is a must know for anyone that deals with any type of survey drawings, legal description or contract.

2:45pm Understanding Survey Drawings

Samples of drawings will be provided and detailed explanation of the aspects of each will be explained.

Well, that's it for this month's 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*