

Missouri Society of Professional Surveyors

SPRING WORKSHOP

May 3 - 4, 2019

LODGE OF THE FOUR SEASONS

LAKE OZARK, MO

"Investing In Our Future"



Friday, May 3, 2019

- 7:00 am REGISTRATION and BREAKFAST BUFFET (included)
- 8:00 – 9:30 am **WHAT IS THE BEST EVIDENCE OF MARKETABLE TITLE FOR PREPARING THE SURVEYOR?**
Should the surveyor on behalf of Client/Landowner order:
 1. Letter report or Title report;
 2. Abstract of Title;
 3. Commitment of Title Insurance;
 4. Policy of Title Insurance?Why should there be an Owner's Policy and a Lender's Policy Issued? How does the Surveyor remove certain "standard" exceptions from Schedule B-II in the title insurance commitment? How will the Client/Owner recover on the title policy if a "valid" claim is filed? Should the Surveyor review the City's Subdivision Plat requirement before commencing the work?
Eric C. Harris, J.D.
- 9:30 – 10:00 am BREAK with EXHIBITS
- 10:00 – 12 noon **WHAT FORM OF DEED IS APPROPRIATE?**
There are many Deeds to consider: Quit Claim Deed, Special Warranty Deed, General Warranty Deed, Beneficiary Deed, Partition Deed, Sheriff's Deed, Collector's Deed, Trustee's Deed, Trustee's Deed in Foreclosure, Personal Representative's Deed, Conservator's Deed, etc. how best to protect your client as to what deed to use. Does the Trust/Mortgage complicate ownership? How may a Deed of Trust be released when canceling the entire debt or only releasing the lien on the subject property by Partial Deed of Release and maintaining the validity of debt.
Eric C. Harris, J.D.
- 12:00 – 1:00 pm LUNCH (included)
- 1:00 – 2:30 pm **WHAT OUR YOUNG SURVEYORS SHOULD KNOW**
Burn all the books, all you need is love! For many surveyors, the decision to start a surveying business is one made out of passion, not reason or logic, and certainly not by strategic planning. This session will introduce the passionate, but not particularly business savvy, surveyor to a few basic business concepts that might make their go of it a little less stressful.
Casey Young
- 2:30 – 3:00 pm BREAK with EXHIBITS
- 3:00 – 5:30 pm **PANEL DISCUSSION**
"WHAT A YOUNG SURVEYOR SHOULD KNOW OR PREPARE FOR"
Panelists: Bob Shotts, Mark Wiley, Johnnie Young and Mike Zahner
- 5:30 pm RECEPTION WITH EXHIBITORS (complimentary beer and wine)

Saturday, May 4, 2019

- 7:00 am REGISTRATION and BREAKFAST BUFFET (included)
- 8:00 – 9:30 am **SAFETY FOR SURVEYORS**
The Surveying Profession has always had an element of risk related to it. In historical times some of these risks might have been the Native Americans living in the land being surveyed, the diverse wild life found in the region or just the environment the surveyor was dealing with. Rarely do we think of the work place being safe for the surveyors of our past, has this risk gotten better or worse? In November of 1973 a Safety Manual for Surveyors was prepared and published by The Missouri Association of Registered Land Surveyors (MARLS) with help from the University of Missouri and aided by the Occupational Safety and Health Act (OSHA). Additional acknowledgements were given in this manual to National Safety Council, U.S. Forest Service, U.S. Postal Service, U.S. Coast and Geodetic Survey, U.S. Geological Survey, various utility companies and over thirty Highway and Transportation Departments. We will look at the differences of the work environment over the last 45 years and try to identify what is still relevant in today's work place and what is not. Are there new risks to manage not only for the field personnel but for the office staff too?
Mark Wiley, PLS
- 9:30 – 10:00 am BREAK with EXHIBITORS
- 10:00 – 12 noon **UNLOCKING BOUNDARY DISPUTES-WHO HOLDS THE KEYS?**
This course will provide a thorough examination of the key concepts of Real Property Law including Title Law, Conveyancing Law and Boundary Law with an in-depth discussion of the methods for creation and establishment of boundaries. Current and past court decisions defining the surveyor's role in determining land boundaries will be reviewed. Methods for determining solutions to multiple monumentation and the analysis of boundary evidence will be discussed. We will learn how to resolve difficult boundary conflicts by using alternative dispute resolution processes that benefit the land surveyor and the landowner and will also examine the surveyor's role in the litigation process. Participants will discuss various methods to prepare for depositions and courtroom testimony. The surveyor's role in documenting the final resolution of boundary problems will be presented and discussed.
John Stahl, PLS, CFedS
- 12:00 – 12:30 pm LUNCH (included)
- 12:30 – 2:00 pm **RESOLVING BOUNDARIES & RESEARCH continued**
- 2:00 – 2:15 BREAK
- 2:15 – 4:45 **RESOLVING BOUNDARIES WITH FINAL PRODUCT, SURVEY PLAT**
John Stahl, PLS, CFedS

Registration

Name _____ RLS# _____

Firm _____

Address _____

City, State _____ Zip _____

Phone _____ Email _____

REGISTRATION FEES

MSPS Member (\$250) Non-Member (\$400) Technician (\$150)

(Friday or Saturday option is \$125 per day, please indicate which day)

Golf per person (\$85)

PAYMENT OPTIONS

Credit Card (VS, MC, Dis, AmX)

Check

Invoice my Firm

Credit Card # _____ Exp. Date _____

CVV Code _____ Amount Enclosed \$ _____

Registration Information

Registration fee is \$250 for MSPS Members and \$400 for Non-Members. A special rate of \$150 is available for non-licensed technicians (Associate Members of MSPS). Registration fee plus 2019 Associate Membership is \$185. **Deadline for meeting registration is April 20, 2019.** After this date, a 10% processing fee will be added to registration fees. The fee includes instructional materials, refreshment breaks, luncheon on both days, cocktail reception and two breakfasts. To register, complete the registration form and mail it with your check to MSPS, 722 E. Capitol Avenue, PO Box 1342, Jefferson City, MO 65102. For more information on this course, call Sandra Boeckman at 573-635-9446.

Golf Tournament

The MSPS PAC Fundraiser Golf Tournament will be held on Thursday, May 2, 2019 at 1:00 pm at The Cove Golf Course and is \$85 per person. Two mulligans per person are included and prizes are given for first, second and third teams. Additionally there are prizes for long drive, closest to the pin, longest putt plus tons of fun!

Location and Lodging

The Lodge of Four Seasons, 315 Four Seasons Drive, Lake Ozark is the location for the Spring Workshop. A block of rooms has been reserved at the Lodge at a rate of \$124.00 for single or double occupancy. **Deadline for hotel reservation is April 10, 2019.** Make your reservation by calling the Lodge of Four Seasons at 888-265-5500.

Cancellation Policy

MSPS reserves the right to cancel the program and return all fees in the event of insufficient registration. A participant may cancel a registration up to two weeks before the course date and receive a refund less a \$25

processing fee. **NO REFUNDS AFTER APRIL 20, 2019.**

Continuing Education Credits

This course has been approved for 15 PDUs (7.5 each day) with the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.



MSPS, 722 E. Capitol Avenue, Jefferson City, MO 65101

573-635-9446 ~ Fax: 573-635-7823 ~ msp@missourisurveyor.org ~ www.missourisurveyor.org

Return your registration form to MSPS before April 20, 2019.

Speakers

Eric C. Harris graduated from Central R-III High School in 1969, Salutatorian. He attended undergraduate at Washington University in St. Louis later obtaining his Legal Education BS and BA in 1973 from University of Missouri Columbia and receiving his doctorate in 1976. He was admitted to the Missouri Bar in 1976 and to the Law Society at MU Law School in 2002. He became a Missouri Real Estate Broker in 1973. He has 42 years of litigation experience involving boundary line disputes, easements, quiet title, ejectment, partition of real estate, specific performance of real estate contract. He has earned an AV preeminent Peer Review rating by Martindale-Hubbell, the highest recognition possible in the legal industry for his professionalism and ethics. He represents several title insurance carriers in real estate litigation, represents the Mineral Area Board of Realtors since 1976 and has conducted numerous seminars and lectures for MSPS over 30 years. He belongs to the American Bar Association, The Missouri Bar, Missouri Trial Lawyers Association and the American Trail Lawyers Association. He has taught "Survey and Real Estate Law" course at Mineral Area College, Park Hills and currently is in practice with his daughter Ashlee F. Harris, in the firm Harris & Harris, P.C. in Parks Hills, Missouri.

Robert "Bob" Shotts, PLS, attended Kansas State University in Manhattan, Kansas. After two years he transferred to the University of Missouri in Columbia, Missouri, graduating with a BS in Forestry in 1971. Upon graduation he was commissioned as an officer in the US Navy and saw the world, including a tour in Vietnam in 1972. Upon completing his active duty commitment, he returned to the Midwest and once again attended Kansas State University doing graduate work in Landscape Architecture. He worked as a Landscape Architect and Planner for the City of Lee's Summit, Missouri for three years and then moved to Lebanon, Missouri. After working for Barton Engineering for 13 years, he started his own company in 1994. In 2000 he, Ralph Riggs and Craig Ruble founded Ruble, Riggs & Shotts. Both companies continue today. Bob is licensed as a Professional Surveyor in Missouri, Kansas, Illinois, Arkansas and Colorado. He is also licensed as a Professional Landscape Architect in Missouri, Kansas and Arkansas. In addition he became a Certified Federal Surveyor in 2007 and a Certified Floodplain Manager in 2005. He has been a County Surveyor since 1989. He has served as president of MSPS and is the recipient of the Robert E. Myers Service Award (2005) and MSPS Surveyor of the Year (2001).

John B. Stahl, PLS, CFedS, is a registered professional land surveyor in the states of Utah and Montana, currently owning and operating Cornerstone Professional Land Surveys, Inc., and Cornerstone Land Consulting, Inc., in Salt Lake City. Mr. Stahl specializes in surveying land boundaries, resolving boundary conflicts, performing title and historical research, land boundary consultation services, mediation, and dispute resolution. He has been qualified as an expert witness in numerous boundary, access, and negligence cases and has actively participated in the preparation of amicus curiae briefs to the Utah Supreme Court. He has furthered his education by participating in a state-qualified mediation training program and earning recognition as a Certified Federal Surveyor. Mr. Stahl has served his profession as state chairman of the Utah Council of Land Surveyors and a Utah delegate to the Western Federation of Professional Surveyors. He is an adjunct instructor for the Salt Lake Community College and the Utah Valley University, where he has taught mathematics, ethics and liability and boundary law courses for land surveying students since 1991. He also is a licensed Real Estate Instructor in Utah. Mr. Stahl received his A.A.S. degree in land surveying from Flathead Valley Community College in Kalispell, Montana and has authored numerous articles and publications covering topics on boundary laws, research, and resolving conflicts of evidence.

Mark Wiley, PLS, is a Second generation Surveyor who currently manages the Surveying Department for Heideman + Associates Inc. Licensed in Missouri in 1991 he has done course work at St. Louis Community College, Mineral Area Community College, and the University of Missouri Rolla in Surveying related courses. He began his career prior to 1978 working for his father during the summers and on weekends and has continued in this profession ever since. Working for himself in Ste. Genevieve from 1994 to 1999 he set a precedent in prescriptive Road Cases. He has worked in Metro St. Louis and in the Springfield area, as well as Jefferson, Ste Genevieve, St Francois, Franklin, and Washington counties during his 40 year career.

Casey Young has studied engineering at UMR, eventually earning a BS in Business Management from Columbia College and has nearly a decade of management experience, in a variety of fields. She has been gaining experience in a variety of surveying roles while working towards becoming licensed, and currently works for Daniel Surveying in Ava, MO. She serves as the MSPS Young Surveyors

committee chair and delegate to the NSPS Young Surveyors Network, and has been active in the Ozark Chapter on the Social Media committee. She loves living and working in the Ozarks, and particularly enjoys kayaking on Southern Missouri lakes and rivers.

Johnnie Young, PLS, Young Survey Consulting, Rolla, MO. Growing up on a farm in Dent County, I spent my teenage years hunting, fishing, hauling hay and helping the family in the cordwood and logging business. On the Civil Service exam that I took as a junior in high school, I scored high in "Surveying" as a potential career field. Upon graduating from Salem High School in 1967 I accepted a position as a surveying technician with the Mark Twain National Forest. I became a PLS in 1986 and would continue to work with the land survey program on the Mark Twain before retiring on May 30, 2005 with 37 years of service. In the 1980's and 1990's, along with Norman Brown, I conducted many corner search seminars. I have been a member of MSPS since early in my Forest Service career. Between my love of the outdoors growing up and spending my early career searching, recovering and perpetuating PLSS corners during the era of compass/transit and chain surveying, I gained a great appreciation for original and past surveyors before and the work and surveys they performed. Educational Background: Survey coursework at University of Missouri-Rolla, Arizona BLM Training Center, University of Florida, Montana State University and University of Montana. During my career with the Mark Twain NF, I was also a wildland firefighter and helitac crew member on many large forest fires in Missouri, Minnesota and the northwestern states. After retiring from federal service, I started Young Survey Consulting performing surveys in the state of Missouri.

Michael D. Zahner, PLS, President of Zahner & Associates, is licensed in Missouri and Illinois. Mr. Zahner brings with him more than 30 years experience in the surveying industry. He is a past president of Missouri Society of Professional Surveyors, as well as the past president of the Missouri Association of County Surveyors. He is an active member of the Missouri Society of Professional Land Surveyors Association and the National Society of Professional Surveyors.