

MONUMENTS GOING UP IN SMOKE • RECORD OF SURVEY OR CORNER RECORD?

CALIFORNIA

Surveyor

issue #197
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New Partnership with Naylor Includes a Magazine Makeover.

Don't Miss the 2024 Joint Conference!

Kim Oreno, CLSA Executive Director

Dear CLSA Members,
I'm happy to bring you an update on the latest developments with the California Land Surveyors Association. Exciting changes are taking place. Read on for details!

1 Forge Ahead with Naylor: A New Era of Partnership

We're excited to unveil a brand-new collaboration that's set to improve our association's communication. CLSA has partnered with Naylor, an industry leader renowned for their exceptional association communication services. With this partnership, Naylor will oversee the printing and publishing of our beloved magazine, as well as the distribution of our informative monthly email newsletter. This collaboration is poised to streamline our communication efforts and elevate the overall quality of our publications. Brace yourselves for an era of enhanced efficiency and engagement!

2 Magazine Metamorphosis: A Visual Delight Awaits

Intriguing visuals and compelling design are at the heart of our association's identity. And now, we're taking it a step further. With Naylor's expert design team on board, our magazine is undergoing a stunning makeover. Get ready to be captivated by a refreshed layout that boasts a modern, engaging look. This rejuvenated design not only promises an elevated reading experience but also underscores our commitment to staying at the forefront of industry trends.

3 The Countdown Begins: 2024 Western Regional Survey Conference

Here's an announcement that deserves a special place in your calendars! The much-anticipated Western Regional Survey Conference for 2024 is officially on the horizon. From March 23rd to 26th, 2024, we're inviting you to join us at the Horseshoe

Hotel in Las Vegas for an event that's set to be an absolute game-changer. Our conference promises a dynamic platform for networking, knowledge sharing, and forging meaningful connections with fellow professionals. The conference committee is hard at work to curate an unforgettable experience, so save the date and stay tuned for further updates on registration, speakers, and the comprehensive agenda.

Conclusion

These updates represent a significant leap forward for the California Land Surveyors Association. Our partnership with Naylor, the magazine's new look, and the impending 2024 conference collectively demonstrates our dedication to innovation, growth, and providing unparalleled value to our esteemed members. Thank you for your commitment to CLSA's success. We look forward to embracing these exciting changes and the positive impact they're bound to bring. ●

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CLSA-SPONSORED BILL SIGNED

Mike Belote, CLSA Legislative Advocate

Each year your representatives in Sacramento add approximately 1000 new laws to the California Codes. The essence of the job for legislators is to identify problems and propose solutions to those problems.

In a sense, those proposed solutions are really experiments: if the proposal does not ultimately solve the problem, a new proposal should be introduced to try again. And sometimes, bills are introduced which are really "solutions in search of a problem."

In order to enact 1000 new laws, the California Legislature begins with approximately 2500 new bills every year. Where do these 2500 bill ideas come from? Some are the brainchild of the legislator him or herself. But most come from organizations like CLSA, who suggest the idea to a legislator, and ask that Senator or Assembly Member to author a bill to enact the idea. In Sacramento parlance, the group suggesting the idea and seeking passage of the resulting bill is known as the "sponsor" of the bill. The legislator actually carrying the bill is referred to as the "author."

For 2023, CLSA is pleased to have sponsored SB 566, carried by the Republican Leader in the Senate, Brian Jones from Santee in San Diego County. The bill amends 17 sections of the California Public Resources Code, updating references in the California coordinates system. This simple

sounding change is of course incredibly complicated, but the language contained in Public Resources Code Section 8801, new subdivision (d) acts as a sort of summary: "The California portion of the system of plane coordinates defined as the State Plane Coordinates System of 2022 (SPCS2022) as established by NGS and maintained by either NGS or CSRC shall be known as the 'California Plane Coordinate System of 2022'".

So how much do legislators actually know about the practice of land surveying, spatial references, use of global positioning systems, datums, curvature of the earth, and all the rest? The answer lies in the very nature of legislating. Legislators must know a little bit about an amazing variety of issues, literally everything that touches the lives of forty million Californians. They cannot possibly understand the details of land surveying, or ophthalmology, or life insurance actuarial science, or literally thousands of other issues important to keep our state running.

For the detail the legislature relies on organizations like CLSA. Our organization reads every bill, and every amendment to every bill, in order to advise legislators on statutes relating to land surveying, licensing of land surveyors, the role of land surveyors in construction, housing and public improvements, the importance of monumenting, and much, much more. And

the legislature relies on information from CLSA to make decisions. So if CLSA tells the legislature that the Public Resources Code should be amended to reflect more precise elements of the state plane coordinates system, the legislature will normally enact those amendments, unless another group objects.

Of course no legislator runs for office on a platform of updating the state plane coordinates system. Bills like SB 566 really are part of the "good government" work that makes up the majority of the 1000 new laws enacted every year. The work in developing the appropriate language in this case came largely from CLSA member Steve Martin, with vetting by Mike Butcher and the hardworking members of the Legislative Committee, which ultimately reports to the Board of Directors.

SB 566 was signed by Governor Newsom on July 21, 2023, as the 111th bill signed so far this year. The bill goes into effect on January 1, 2024. We should expect perhaps 850 more bills to be signed when the governor finishes acting on all bills sent to him; he has until October 14 to sift through the mountain of bills enacted by the legislature.

The business of making laws has sometimes been analogized to the process of making sausage. Sometimes the analogy is apt, but often bills are intended simply to update the California Codes, on important issues such as getting surveys right. ●

editor's *report*

WILDFIRE SEASON

Warren Smith, County Surveyor

This wildfire season has included our sister state, Hawaii. A California contingent of emergency service personnel has deployed to Maui for assistance. Here in California, in addition to wildfires,

has seen a tropical storm make landfall and deposit annual amounts of precipitation over a weekend in Southern California.

This issue contains an article relating to monument preservation during the post-disaster recovery and rebuilding efforts.

This pertains to mudslides and other impacts from natural causes.

Among the decisions we make is whether it is appropriate to file a record of survey or a corner record. Included here is a perspective from a County Surveyor. ●

MONUMENTS GOING UP IN SMOKE

Carl C. De Baca, PS on August 12, 2023

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Let's talk wildfire, or more specifically, let's talk about the effects on boundary monuments by wildfire. Even more specifically, let's talk about heavy equipment making fire breaks before the fires start and heavy equipment scooping up the remains of devastated properties after the wildfire has gone through, and how those two activities can completely destroy critical survey monuments for a parcel, for a neighborhood, or for an entire community.

Why this is relevant to me: Having worked for 3 years in the Town of Paradise after the deadly Camp Fire, I can attest to the fact that the wholesale use of loaders and dozers to clean up in the aftermath are where the

monuments were lost, not in the fire itself. My firm recovered some 5500 monuments prior to cleanup while working with a utility company to restore electricity to Paradise, neighborhood by neighborhood. In looking at the law in California, it appeared we were on the hook for 5,500 corner records documenting the position and character of each monument. As a matter of efficiency and of giving the most useful tool to the surveying community, we chose not to prepare corner records and instead filed a 64-sheet record of survey documenting these monuments with a control diagram, coordinates and descriptions, before they were lost during the protracted rebuilding process. Strangely, perhaps, the Butte County Surveyor was

not involved in any way in these activities. While they were very grateful to receive the survey, it can easily be argued that a similar effort could and should have been done under their direction as an immediate reaction to the conflagration. But there is no plan or guidelines for this kind of situation and any county surveyor would need to think outside the box in such circumstances.

In 2021, in the aftermath of the North Complex Fire, Butte County did in fact release contracts for surveyors to establish and mark out the right of way lines for 40 miles of rural highways before tree felling could commence. The contracts were not directly targeting monument preservation but it would not be possible to reestablish these rights of way without recovering numerous monuments and so it was a happy by-product. In my firm's ten-mile stretch we recovered well over a hundred section corners, quarter corners and property corners. We filed 9 records of survey to document the results.

In 2022 El Dorado County, in the aftermath of the Caldor Fire, issued a contract to our firm to go into the community of Grizzly Flats, while the embers were still hot and before tree felling and dozing began, to establish a permanent control network and recover as many monuments as we could in a two-week period. In the absence of any funding mechanism for the work, including FEMA disaster relief, the El Dorado County Surveyor spent discretionary funds out of his department's account to get this done. And, we donated some of our time and effort for the good of the community. We recovered about 450 monuments before FEMA blocked us from getting into the danger areas, and we filed an 18-sheet record of survey showing



On Thursday, November 8, 2018 the Camp Fire ripped through the Town of Paradise, CA, destroying 95% of Paradise with a loss of over 18,000 structures and 85 casualties. 153,000+ acres were burned.

the network and the monuments. This operation should serve as a solid example of how a county can react after a catastrophe.

Why this is relevant to you: Last year Oregon and Washington started generating wildfires in a way that was very reminiscent of California, and just this spring huge wildfires raged across Canada from British Columbia to Quebec. And wildfires are not the only disasters where this discussion is relevant. Hurricanes, tornadoes, catastrophic flooding, earthquakes, landslides and volcanoes (in Hawaii, primarily) can all have dramatically deleterious effects on boundary monuments, as well. Taken altogether, there is precious little of the country where monuments are not subject to by natural forces.

We cannot afford to think of these events as occasional, or as being limited to one region of the country, that they 'can't happen here.' These days, natural disasters seem to have become a regular part of our lives, across the continent. Cities and counties will need to accept this new reality and start behaving

in such a way that disaster prevention and disaster recovery become organized operations and not haphazard responses. Surveyors need to raise the awareness level of these agencies as to the critical nature of monuments with respect to land boundaries and the legal requirements to preserve or perpetuate them. And if the area you practice in does not have a legal requirement to preserve monuments, maybe your state society's legislative committee needs to take this up, and soon.

Hereabouts, a longtime practicing California Land Surveyor from the Central Valley has taken this issue to heart. Michael Quartaroli has spent countless hours preparing and promoting a very succinct white paper on the topic of wildfire and monument preservation. To date, his has been a lone voice in the wilderness. California has strong regulations regarding monument preservation, but they were written in the context of construction and development activities and make no specific mention of the surveyors' (or agencies', or

contractors') responsibility in the face of disaster prevention work, such as dozing wholesale fire breaks or buttressing slopes in danger of failure. While the law is clear enough that anyone should be able to see that conserving monuments must be an unavoidable part of any such operation, that fact may not be well known or understood in offices beyond that of the County Surveyor. As urgent as disaster prevention policy is with respect to monuments, it is even more urgent to establish a policy regarding disaster recovery. In all cases, the local agency should be prepared to dispatch surveyors in to recover monuments before clean up commences. Is there a funding mechanism for this? Probably not. But if that is true then the agencies should work on establishing one. Mike's paper lays out responsibilities and strategies for monument preservation in fire country very well, and could serve as blue print for how to deal with this issue, whether for fires or any natural disaster, far beyond the borders of California. ●

president's *report*

NAVIGATING THE FUTURE: CHALLENGES AND INITIATIVES IN LAND SURVEYING

Kevin Hills, CLSA President

As we stand at the threshold of a new era in land surveying, the California Land Surveyors Association (CLSA) is gearing up to embrace a future filled with innovation, diversity, transformation, and legislative advocacy. In my role as the President of CLSA, I am excited to outline my top four initiatives that will pave the way for our profession's success in the coming years.

1. Embracing Advanced Technologies

The rapid advancement of technology has left no industry untouched, and land surveying is no exception. Our first and foremost initiative is to address the impact of advanced technologies on our profession. We have established a dedicated committee to explore how Artificial Intelligence (AI), Digital Twins, and Geographic Information Systems (GIS) will shape the landscape of land surveying.

2. Leadership Academy for Surveyors

Traditionally, our education and curricula have focused on technical skills, but the modern surveyor needs more than just technical expertise. Our second initiative involves the creation of a Leadership Academy for surveyors. This academy will emphasize essential human skills such as communication, critical thinking, and leadership abilities.

3. Promoting Diversity and Inclusion

Diversity is not just a buzzword; it's a necessity for our profession's continued success. As we confront the impending retirement of the baby boomer generation, we must ensure that our field remains attractive and inclusive to women and minorities. Our third initiative revolves around fostering diversity and inclusion within our profession.

4. Advocating for Legislative Initiatives

In addition to technological advancements and professional development, our fourth initiative centers on legislative advocacy. Our Legislative Committee (LegCom) has been actively engaged in crucial legislation initiatives that will profoundly impact the future of land surveying in California.

Conclusion

As the President of CLSA, I am committed to leading our association in addressing these critical initiatives head-on. To succeed in the face of advancing technologies, develop well-rounded leaders, champion diversity and inclusion, and advocate for legislation that supports our profession, we need active involvement and dedication of all our members. The future of land surveying is bright, and together, we can shape it

Continued on page 14

THE RECORD OF SURVEY OR THE CORNER RECORD?

D. Ian Wilson, Alameda County Public Works Agency

When it comes to the question, "Which came first? The Record of Survey or the Corner Record?" The answer

is clear: the Record of Survey. It was established in 1891 with the first iteration of legislation designed to provide guidelines for the practice of land surveying; 1891 Statutes, Chapter 255, Sec 11 "...He

shall file...a record of survey...made in a draughtsman like manner, on one or more sheets of firm paper...twenty-one by thirty inches." The Corner Record didn't come along until 1973. AB 1614, proposing the

Cite	Record of Survey	Corner Record	Cite
PLSA §8763	18"x26"	8.5 by 11 inch form prescribed by Board	PLSA §8773.1
PLSA §8763	Black ink on stable material	Form prescribed by Board	PLSA §8773.1
PLSA §8763(a)	All monuments found, set, reset, replaced, or removed, describing their kind, size, and location, and giving other data relating thereto	Description of the physical condition of any monument(s) found, set, reset, replaced, or removed. / All monuments found, set, reset, replaced, or removed, describing their kind, size, and location, and giving other data relating thereto	BR 464(a)(5) / BR 464(a)(7)(A)
PLSA §8763(b)	Bearing or witness monuments, basis of bearings, bearing and length of lines, scale of map, and north arrow	Bearing or witness monuments, basis of bearings, bearing and length of lines, scale of map, and north arrow	BR 464(a)(7)(B)
PLSA §8763(c)	Name and legal designation of the property in which the survey is located, and the date or time period of the survey	A brief legal description of the section, township, range, base, and meridian or the Rancho in which the corner is located, if applicable	BR 464(a)(2)
PLSA §8763(d)	The relationship to those portions of adjacent tracts, streets, or senior conveyances which have common lines with the survey	The relationship to those portions of adjacent tracts, streets, or senior conveyances which have common lines with the survey	BR 464(a)(7)(C)
PLSA §8763(e)	Memorandum of oaths	N/A	
PLSA §8763(f)	Statements required by Section 8764.5	N/A	
PLSA §8763(g)	Any other data necessary for the intelligent interpretation of the [map]	Any other data necessary for the intelligent interpretation of the [map]	BR 464(a)(7)(D)
PLSA §8765(d)	Not required...when the survey is a retracement of lines shown on a subdivision map, official map, or a record of survey, where no material discrepancies... are found, and sufficient monumentation is found to establish the precise location of property corners thereon...	A corner record is filed for any property corners which are set or reset or found to be of a different character than indicated by prior records, where no material discrepancies with those records are found and sufficient monumentation is found	PLSA §8765(d)
PLSA §8766.5	Fee for examining a record is \$100 or fee adopted by the board of supervisors	Fee not to exceed the amount required for the recording of a deed	PLSA §8773.2(e)
PLSA §8768.5	Filed with County Recorder	Filed with County Surveyor	PLSA §8773.2(d)
PLSA §8766	Examined* for accuracy of mathematical data, compliance with §§8764, 8762.5, 8763, 8764.5, 8771.5, & 8772	Examined* for compliance with PLSA §§8765(d), 8773.2, 8773.4, Board Rule 464	PLSA §8773.2(a)

PLSA = Professional Land Surveyors' Act (B&P Code §§8700-8805)

BR = Board Rules (California Code of Regulations, Title 16, Division 5, §§ 400-476)

Definitions

Differences

Identical or functionally identical

* - does not mean that all other sections of PLSA are to be ignored

Corner Record, was introduced on behalf of CLSA by Assemblyman Ray Johnson.

As the County Surveyor for Alameda County, I am tasked with review of many Records of Survey & Corner Records. My job is not to approve your maps but to edit the maps to ensure compliance with the statutory requirements. We can only do that if we understand how you did your survey. At \$500 per sheet for Record of Survey reviews and \$18 for Corner Record reviews, we cannot take much time to understand these maps without taking from the General Fund to cover the deficit.

Which begs the question: What's the difference between the Record of Survey and the Corner Record? Although the definitions of both have been amended over the years since they were created, the table compares the two documents:

Except for the specifics of 8771(b) Corner Records, other than the statements required on Records of Survey and the ability to place memorandums of oaths on the Records of Surveys, what is required to be shown on both is identical.

Vern Klassen, LS, once said that the difference between a Record of Survey and a Corner Record is that the Record of Survey is the opinion of the boundary location extrapolated from field evidence; the Corner Record is fact interpolated between found survey evidence. Put simply, if the survey is extended out at great distances from a street centerline based on record data from a previous survey, it is not a candidate for documentation on a Corner Record based on the requirements of PLS Act §8765(d) for sufficient monumentation. If the methodology employed in the course of the survey calls for the use of professional judgment or opinion, then it should be filed on a Record of Survey.

Originally, the Corner Record was created to allow surveyors to file a simple instrument to document the re-monumenting of a PLSS Corner, property corner, property controlling corner, reference corner, or accessory to a property corner. The instructions on the back of the form created by the Board for Professional Engineers & Land Surveyors (BPELS) per California Business & Professions Code (B&P) §8773.1 in the 1973 statute included the note that the Corner Record is to be used to perpetuate monuments only, and that only one such rehabilitated monument was allowed per Corner Record.

B&P §8765 was added to the statutes in 1939 as a section which listed the exemptions from filing a Record of Survey. The section was amended in 1977 by the now Senator Ray Johnson. Paragraph (d) allowed a Corner Record to be filed instead of any Record of Survey when the survey was a retracement of lines shown on a record map AND where there was no material discrepancy AND "...sufficient monumentation is found to establish the precise location of property corners..." [emphasis mine].

The Corner Record was never meant to be a document to memorialize the establishment of monuments not previously shown to be set on a subdivision map. AB 3638, introduced in 1982 by Assemblyman Rogers was vetoed by then Governor Deukmejian who wrote in his letter of veto, "This bill would eliminate an important safeguard relating to the filing of land surveys." The very next year, Senator Montoya introduced SB 1837 that, in part, added the terms

'set or' to §8765(d), effectively overriding Governor Deukmejian's veto, after he had left office.

It is often cited that, as long as the lines have been shown on a record map and there are no material discrepancies, surveyors can file a Corner Record to document setting monuments where none have ever been set before. Most miss the final requirement that "...sufficient monumentation is found to establish the precise location of property corners..." In many cases, the original monuments have been lost or may never have been set. It could be necessary to rely on occupational evidence established contemporaneously with the recorded maps.

So, what is the significance of "...sufficient monumentation is found to establish the precise location of property corners..."?

Precise Location is defined by app developers as using the GPS position of a device to locate the device within 100 meters. Clearly, we are not dealing with an app developer's level of precision. Webster defines precise as exact or sharply defined; distinguished from every other. A surveyor might define it as an acceptable level of error, whatever that may be.

In order to be considered precise, any measurement should be made within the bounds of found controlling monuments. Any location can be reestablished by future surveyors retracing the work using this control network surrounding the site. The mathematics of the survey should be in support of the survey, not a replacement for the appropriate boundary law principles. COGO (coordinate geometry) is a tool, not a boundary law principle.

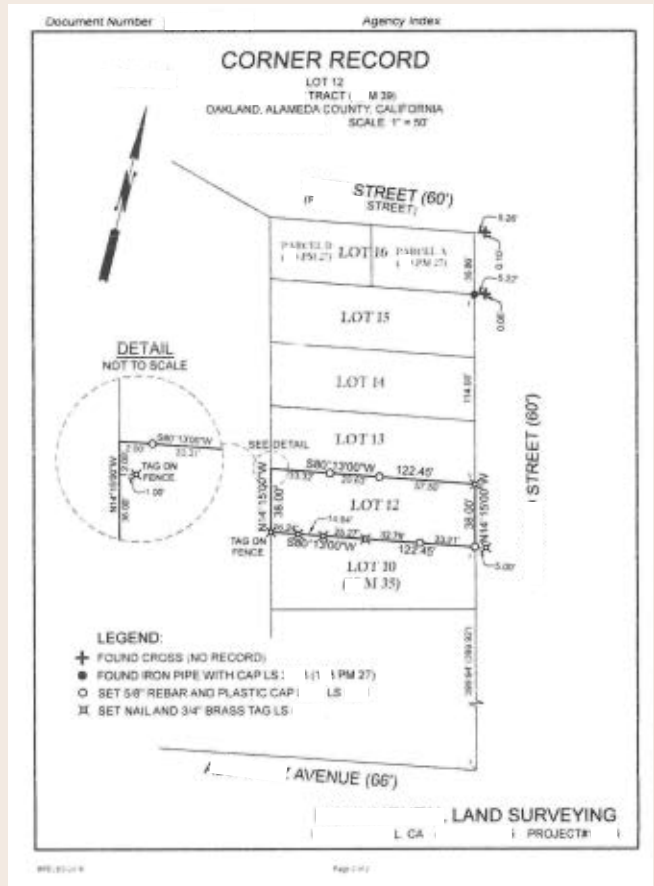
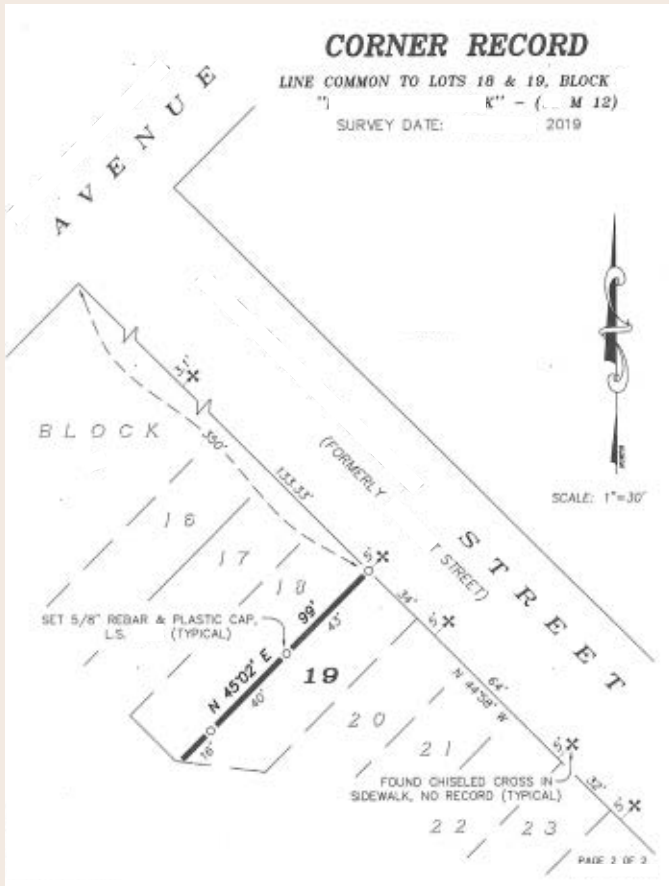
Often, the Corner Records we review are based on just 2 or 3 monuments in a distant street. Property lines that stretch off the street in odd angles are newly monumented based on nothing more than record data from old maps even though a discrepancy in the measurements of the Basis of Bearings is noted! Some surveys are presented that start from found monuments and precede through tortuous traverses around curves and through numerous angles before monumenting entire parcels hundreds of feet away from just two monuments less than a hundred feet apart.

Sometimes, the monuments found are a few blocks away from the parcel being surveyed. In some cases, the monuments found were set of record on one map while the subject parcel was created by another map! This type of practice is substandard in most jurisdictions.

Boundary establishment documented on a corner record should ideally employ original evidence from the map that created the parcels being established. Interpretation of retracement surveys would generally be considered professional opinion.

"Landmarks are frequently formed of perishable materials, which pass away with the generation in which they are made... It is therefore important, in many cases, that hearsay or reputation should be received to establish ancient boundaries..." Curb lines, houses, buildings, fences or other evidence of occupation become the "hearsay" accessories to establish the boundaries. Keep in mind that these accessories were not shown on the record maps; use of this evidence triggers a Record of Survey under PLSA §8762(b)(1) and (2).

The 1931 version of the Land Surveyors Act noted that any Record of Survey "...shall contain all the data necessary to enable any

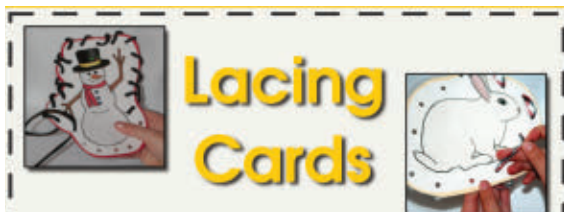


This survey employs an interpretation of found evidence from retracement surveys subsequent to the original survey. If the chiseled crosses are not shown on the map that created the lots, then the survey is probably not suited for a Corner Record. There may be exceptions to this statement based on local customs, but this could be considered as a general standard

The monuments set in the course of the Parcel Map survey are projected 3 lots over to establish corners of the underlying Tract Map. While this may be an establishment which is harmonious with the original lots, there is not enough evidence provided by the surveyor for the reader to make that determination. A demonstration of occupation or ties to original Tract Map monuments to the South of the subject parcel could seal the deal

competent practical surveyor to retrace the survey." The appropriate boundary law principles governed by the set of facts and evidence found in the course of performing the research and fieldwork need to be shown on the Record of Survey to enable future surveyors to retrace the work. We are taught to follow in the footsteps of those who go before us. The corollary to that is that we should leave footsteps for those who follow us. Treating previous maps as though they are a giant version of a lace up card is not following in the footsteps nor leaving footsteps.

I see in the course of map review that many surveys are the result of geometry exercises. The surveyor copies a record map into CADD and sets coordinates at the corners. Field work consists of finding a couple of points in the street, rotating and scaling the record data onto those points and then setting property corners without regard for how they



Lace-up cards are popular children's toys. This is not a tool to be employed in land boundary establishment

fit with the adjoiners or what improper surveys will do to the adjoiners' property rights.

It is not a sufficient standard of practice to trace record maps into CADD to create a mathematical solution to be placed on the ground without regard for occupation. It is necessary to establish the boundary from accepted boundary survey principles. "Where there is non-conformity between...[record conditions...and ...the circumstances existing in the field], then the surrounding areas must be combed for any acceptable monuments, lines of possession and accessories..." At the very least, it should be clearly documented that the existing physical occupation conforms to the lines established by the survey.

Furthermore, it is incumbent on the submitting surveyor to share the methods used to establish the boundary. One recent survey came in without any explanation as to how the boundary was resolved. Enough information was shown that any one of three boundary principles could have been employed and three separate and differing resolutions could have been developed from the data shown. Not a single method was documented.

We see Corner Records that are essentially "Mini Records of Surveys." Submitters have requested that they be allowed to use two forms because there isn't enough space on one. The maps are so dense that there isn't enough space to make note of what was

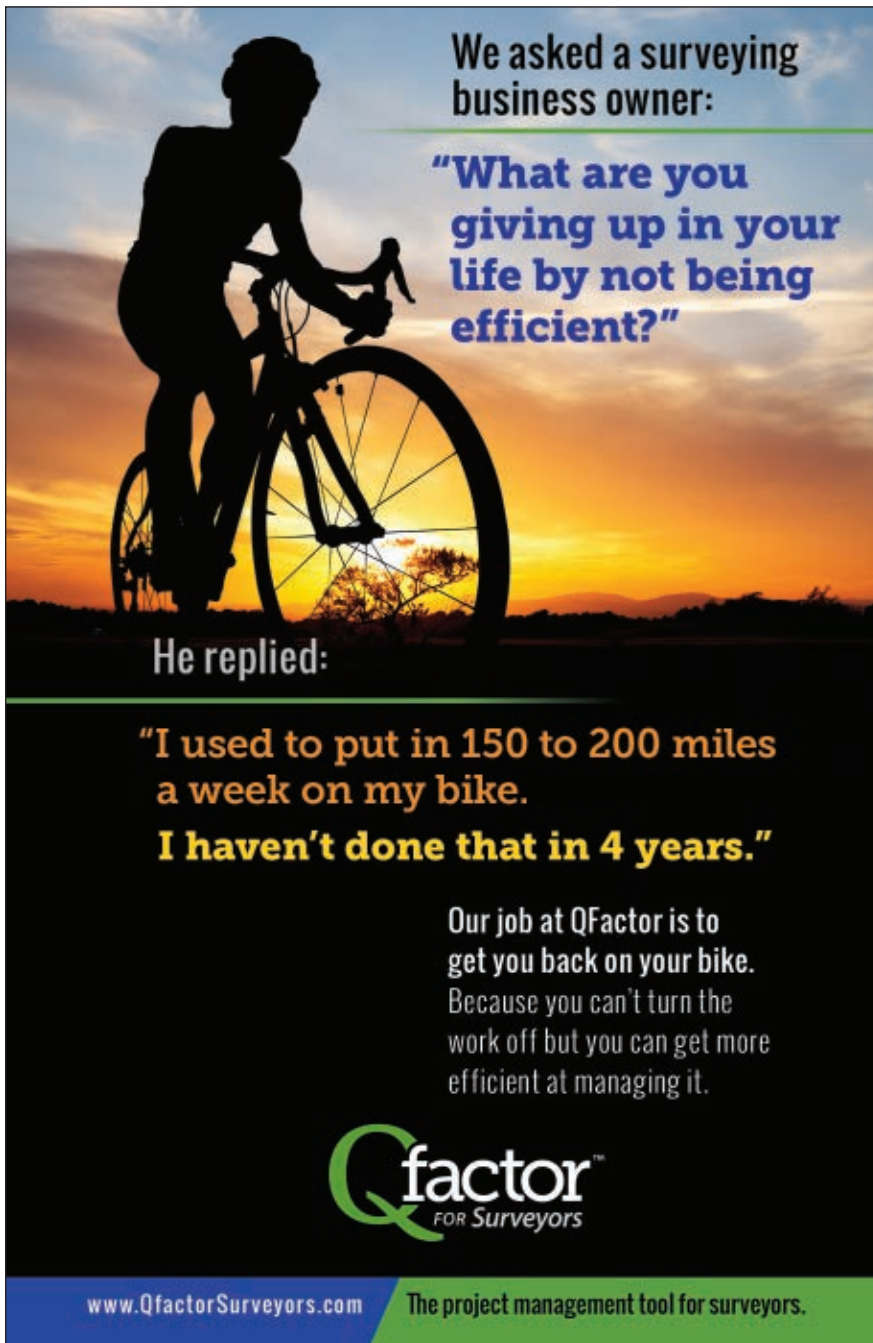
accepted and why and how the boundary resolution was developed. Surveys are presented with so much detail of the historic maps they almost appear to hide the lack of survey evidence. If your survey is so complex that it cannot fit on a letter size sheet or if your methodology incorporates an element of professional judgment, then it is probably not suited to file as a Corner Record.

Forcing a Corner Record instead of a Record of Survey in an attempt to avoid the higher map review cost does not serve anyone's needs.

Filing a Record of Survey based on principles of geometry or mathematical solutions alone doesn't either. ●

- i 1891 Statutes of California Amendments to the Codes Passed at the Twenty-Ninth Session of the Legislature
- ii Dave Robert, LS. "Assemblyman Johnson Sponsors CLSA Legislation." The California Surveyor, Vol. 31. Winter 1973, Pg 1
- iii PLS Act §8766

- iv Douglas Dean LS. "Letter to the Editor". The California Surveyor, Vol. 74. Spring 1984, Pg 27
- v Ibid Douglas Dean letter
- vi PLS Act §8765(d)
- vii Judd v. Hutchings, 797 P.2d 1088, 1091 (Utah 1990)
- viii 1931 Statutes of California Amendments to the Codes Passed at the Forty-ninth Session of the Legislature
- ix Wattles, G. "Writing Legal Descriptions", USA, Wattles Publications, 1976, §3.16



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into a thriving, inclusive, and well-regulated profession.

I extend my heartfelt gratitude to our committee chairs and members for their tireless efforts in paving the way for our profession's future success. It is through your dedication and volunteerism that we can overcome the challenges and embrace the opportunities that lie ahead. Let us continue to collaborate and make our voices heard as we navigate the exciting future of land surveying while ensuring our interests and professional standing is safeguarded for future generations.

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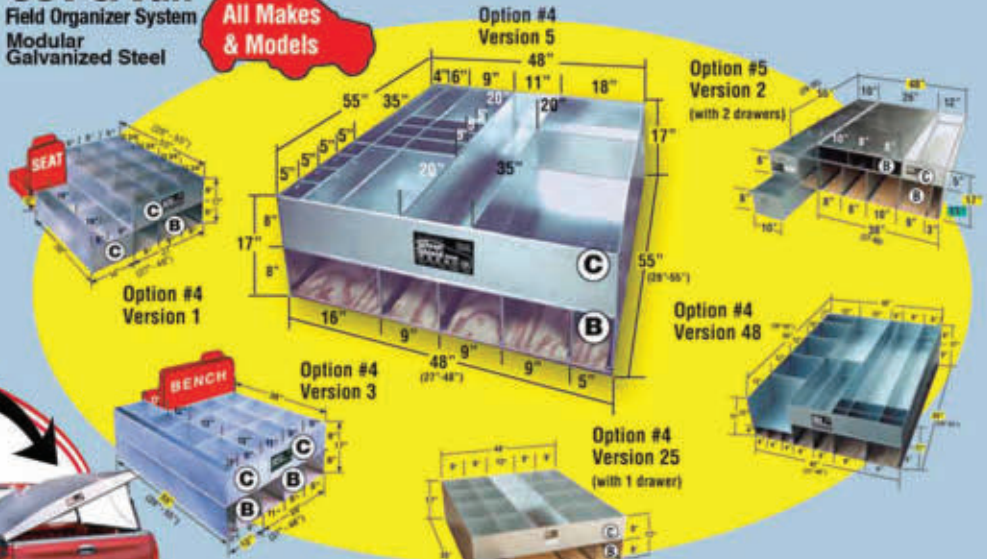
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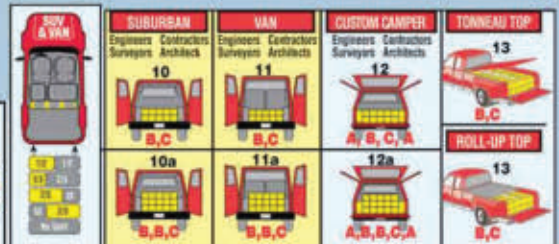
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