

Survey Advisory Board (SAB) Meeting Minutes

Thursday, January 26, 2023

8:00 a.m. – 12:00 pm

**Meeting held at the Public Land Survey Office
801 88th Ave SE, Tumwater, WA 98501 and via Teams Conference**

SAB Members Physically Present:

Bruce Dodds, PE-PLS, Chair – **Multi-Discipline**

Paul Galli, PLS – **Government**

Gary Letzring, PLS – **Urban Surveying**

Erielle Lamb, PLS – **Rural Surveying**

Bob Morse, PLS – **Education**

PLSO/DNR Staff Physically Present:

Pat Beehler, PLS – State Surveyor

David Icenhower, PLS – Manager, PLSO

Ann Alves, LSIT – PLSO Staff

Dennis Studeman – PLSO Staff

PLSO Staff Present Via Teams:

Dawn Higgins-Joling – PLSO Staff

Ryan Tessier – PLSO Staff

Liaisons Physically Present:

Casey Kaul – WSACA (Pierce County Auditor)

Kim Eisenbacher – WSACA (Pierce County Auditor)

Liaisons Present Via Teams:

Thomas Barger – LSAW Liaison

Guests Physically Present:

Rich Larsen, PLS – Board of Registration for Professional Engineers and Land Surveyors (BRPELS)

Tim Kent, PLS – Clark College

Ken Shipley, PLS

Guests Present Via Teams:

Robert DeVink, PLS

Brett Flippo, PLS – Kennewick Irrigation District
Lee Moua – Clark County
Christopher Royak, PLS – Seattle Public Utilities
Bob Green – Frontier Precision
Ken Swindaman, PLS – Kitsap County
James Wengler, PLS – Board of Registration for Professional Engineers and Land Surveyors (BRPELS)
Martin Paquette, PLS – Renton Technical College
Percenia Flora – Clark College
Robert Mitchell – DNR
Justin Holt, PLS – DNR
Bob Knuth, PLS – Mark Thomas
John Besancon – Clark College
Edward Ranck-Copher, PLS
Larry Signani, PLS – NV5

Call to Order

1. Chair Bruce Dodds called the meeting to order shortly after 8:00 a.m.
 - The Board members introduced themselves.
2. Guests were asked to self-introduce.

Brief Items and Reports

- **Approval of October 27, 2022 meeting minutes** - The minutes of the October 27, 2022 Survey Advisory Board meeting were approved without exception.
- **Monument Removal/Destruction Permits and Records update:**

Ann Alves reported that since the October 27th meeting:

- **65** LCRs have been submitted (56 in previous period)
- **68** Permits to Remove or Destroy have been submitted (115 in the previous period)
- **112** Completion reports have been submitted (102 in previous period)

David Icenhower reported that the PLSO has 2 PDH Program participants:

- Robert DeVink – naming/filing records of Ruskin-Fisher by Section, Township, Range
- John Hoxeng – naming files from Whatcom County area by Section, Township,

and Range

- Report from Auditor's Recording Liaison from Washington State Association of County Auditor's (WSACA) to SAB:
 - Kim Eisenbacher reported that there is nothing new to report.
- SAB Liaison to WSACA:
 - Gary Letzring reported that there is nothing new to report.
- Report from LSAW Liaison:
 - Thomas Barger asked if the SAB still wants to continue having a liaison from the LSAW
 - Bruce Dodds feels that "yes" we should continue having a liaison with the LSAW
 - Bruce asked Tom Barger to ask the LSAW to record Bob Green's presentation at the upcoming LSAW conference for the survey communities use.
- Report from Washington Council of County Surveyors (WCCS) Liaison:
 - Pat Beehler reported that Sam Mutt is pulling away from the President position; the WCCS is engaging government surveyors (not just county surveyors) to make the organization the Washington Council of Government Surveyors (WCGS). Ken Swindaman is helping to shepherd this initiative.
- Update of GPS Guidebook 2004:
 - Bob Morse reported that he has invited Bob Green, PLS, Geospatial Analyst from Frontier Precision, to help us get on the right foot for updating this guidebook.
 - Bob Green discussed the fact that the WSRN was brand new when the GPG Guidebook was created in 2004, and was not included in the methodology for using that system. Bob recommends that the guidebook needs to address new methods with new technologies, and needs to be couched in terms of being a Global Navigation Satellite System (GNSS) system, not just GPS system. He is willing to continue to help with the revision.

DNR Report

- Public Land Survey Office
 - Pat Beehler reported:
 - 02A Account: Fund Balance and Financial Trend (see attached report)
 - WAC 332-150-030 revision is in process. Recording fee surcharge increase to \$100 from \$64. The Natural Resources Board hearing is set for March 7th for a vote to

approve the revision.

- **Records indexing**

- Dennis Studeman reported that since the last meeting, the PLSO has indexed:
 - 5561 Total Indexes
 - 2473 Current Surveys
 - 2955 Historic Surveys

- **Donated Records**

- David Icenhower reported:
 - City of Bremerton field books - currently being scanned State Archives wants the hard copies
 - Dobbs and Fox – acquired earlier last year, have been reviewed and are being scanned
 - **Record collections waiting to be donated:**
 - **Richard Cambern** – out of Everett area. His daughter has his records and she thinks that he might have some records that pre-date the Survey Recording Act. She will let us know when she is ready for us to send a team to assess/retrieve.

- **Outreach/Training**

- David Icenhower reported:
 - News and information sent via Mail Chimp
 - NGS Webinar Series:
 - Changes Afoot After 2022: State Plane and the Death of the U.S. Survey Foot
 - Using RTN Data in OPUS Project 5 for GPS on BM
 - Notice of Rulemaking: Filing and Recording Fees for Survey Maps (WAC 332-150-030)
 - “Did You Know?” article on Colored Ink on Recorded Maps

- Continue to use U.S. Survey foot in NAD83
- LSAW
 - David and Dennis presented info on survey-related RCWs and WACs, and WebXtender, at the LSAW Fall Seminar on November 4th.
 - Dennis and Ann are planning to have a booth setup at the LSAW conference February 15-17 in Spokane.

Active Items

- **Monument Preservation**

- Paul Galli reported that County Road Administration Board (CRAB) has a new policy wherein County Roads Departments must have a monument preservation program. Paul hopes that we can perhaps work with CRAB to help strengthen the individual county programs.
- **Discussion:** If the 811 system could incorporate monument preservation, it would be necessary for a qualified person to mark monuments and the surveying “community” would need to pay into the system to support this. Tom Barger and Ken Swindaman are working to work more closely with 811.

- **Model BLA Ordinance**

ACTION ITEM

- Bruce mentioned that a revision had been discussed at the last meeting to require a survey to prepare a Boundary Line Adjustment (BLA). Bruce will review.

- **Monument Preservation Legislation**

- The DNR leadership has directed Pat to no longer spend DNR time and resources on the bill during this session of the legislature. Someone on the outside of the DNR would need to get the bill introduced by a senator or house member in order to move this legislation forward.

Discussion on Letter from BRPELS

Question 1:

1) In the case of removal, or replacement, of a monument, not at a property corner, but marking a road centerline or right-of-way "reference line":

- a. Is it mandatory for a surveyor to file an ROS following the removal, or replacement, of a monument marking a road centerline, or right-of-way "reference line"?*
- b. If the filing of an ROS is not required, is some other form of public record required?*
- c. If other forms of public record are sufficient in lieu of filing an ROS, what are the other forms of public record?*

- Setting monuments on the boundary of two or more properties triggers recordation.
- Monuments (such as road monuments) which are set or re-set require an ROS to be filed as mandated by WAC 332-120-060(4).
 - **Discussion:** Can the DNR eliminate the ROS requirement of WAC 332-120-060(4)? The DNR is not opposed to this revision, and Pat Beehler proposed striking subparagraph (4) but stipulating that an LCR would still be required for PLSS monuments.
 - **Discussion:** Can the DNR create a form for documenting monument changes and eliminate the requirement per WAC 332-120-060(4) to file a Record of Survey?
 - The DNR could use the existing, or modified, Monument Permit to Remove or Destroy a Survey Monument form along with the Completion Report.
 - There is a question regarding constructive notice. Paul Galli asked if Pat Beehler could pose this question to the appropriate DNR Assistant Attorney General (AAG).
 - Edward Ranck-Copher brought up a concern that the monument replacement form could be misused if we are not careful, especially concerning property corner markers. He also feels that a map is important

to show the replacement of monuments.

- Jim Wengler discussed that the DNR could require an ROS upon setting a monument. Should we have an LCR-type form for non-PLSS monuments, otherwise why not have a ROS? Recording a map will give constructive notice.
- More discussion took place regarding the best way to document a monument replacement, whether it should be a recorded document or not.

ACTION ITEM

- Paul asked if we could conduct some research and talk with the DNR AAG regarding how we can have constructive notice without having to mandate an ROS. Paul will coordinate with Pat.
- Jim Wengler mentioned that we should also look at the Ad Hoc Committee Report from 1992.

Question 2:

2) The second case concerns a scenario in which apparent encroachments exist on either one or both sides of a surveyed boundary line.

a. Is it mandatory for a surveyor to file an ROS if existing boundary corner monuments are found and accepted, and apparent encroachments exist on either one or both sides of a surveyed boundary line?

b. Is it mandatory for a surveyor to file an ROS if boundary corner monuments are NOT found, NOT set, and/or NOT re-set, but the property line has been determined, and apparent encroachments exist on one or both sides of a surveyed boundary line?

- Jim Wengler says if a surveyor does NOT set markers on line between two ownerships, then he does NOT technically have to record a survey. The exception, RCW 58.09.090, ONLY applies when in a plat, and only IF monuments are set.
- Paul asked if SAB could produce a “Did You Know?” (DYK) article with recommendations on the issue of when to record a survey.

ACTION ITEM

- Bruce asked the Board to write up scenarios and discuss the decision-making process regarding recording. Bruce says the recommendation should be, “when in doubt, record.”

Future Meetings (locations to be determined)

- April 27, 2023
- July 27, 2023
- October 26, 2023
- January 25, 2024

Changes to the Board Membership

- Bruce ends his term on June 30th, and will chair the April meeting.
- The next Chair of the SAB will be Gary Letzring.

Adjourn

- Bruce Dodds adjourned the meeting at 12:07 pm.

