

HAWAII LAND SURVEYORS ASSOCIATION

Lae J Lae A newsletter from the Hawaii Land Surveyors Association, an affiliate of the National Society of Professional Surveyors and a member organization of the American Congress on Surveying and Mapping

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PRESIDENT'S MESSAGE

Aloha All,

I know the year is not even close to being over for some, but when you get to a certain age, blinking can be traumatic. You start to wonder where the time has gone and contemplate the things that could have, or should have happened. About 2 months have passed from the last newsletter and it feels like I am still trying to think of something to write. For now, I am going with the saying that to move forward, we still need to look back. (Hopefully, our past president will not accuse me of plagiarism (I hope), as I am influenced by a message written by him regarding mapping and I reminisce.)

I do not mean to dwell on unpleasant experiences or lament about how good it was in the past. I believe technology is wonderful. It has allowed many to produce maps with precision, accuracy and clarity. However, it has also provided ample opportunities for errors and oversights.

I started as a draftsperson straight out of technical school with a curriculum in architectural drafting. This required digging back to learning mechanical drawing in high school and the use of a T-square and then moving to the parallel bar. Some may be chuckling, thinking, "...wow, this guy's really old..." or "...what the heck are those?"

My first job was at a civil/structural engineering firm where I first experienced mapping with ink on linen. Ruling pens (not technical pens) were still being used, as were crow quill pens. (If you recognize these items and actually used them, you are old.) Planning the sheet layout was extremely important. And, more importantly, what was put on that sheet had better be correct. Revising a mistake or a typo took effort. No such thing as search and replace, or cut and paste. There were also times when the whole sheet would need to be re-done. Talk about lost time and effort! On top of that, there was the ill-advised placement of one's drink on the drafting table, or someone smoking a cigarette (yes, you could, back in those days) and looking over the tracing and the burning tip decided to part ways with the smoker (... "Hey, I like that burnt parchment look you got on your drawing"). Drawing with a drafting arm could be challenging, too. It is a remarkable piece of equipment, but try drawing something that really needs to be parallel. I had to use both, a parallel bar and drafting arm. We used the Leroy set for what I would call "mechanical lettering". This would be commonly used for general notes.

I was fortunate enough to acquire some skill at manual drafting and took pride in my finished projects. However, when CAD came on the scene, I enjoyed being able to easily edit my work. It made life easier, but it also made my work susceptible to more errors. Early manual mapping was definitely an art. But it also needed the technical attention that would produce a level of accuracy needed for professional maps. Principles and practices of surveying and drafting needed to be both understood and followed then, and they still need to be followed now. The advancement of technology for equipment, hardware and software has provided us the means to measure and map faster with high precision. However, while related, precision and accuracy are not the same. Precision allows us to be accurate, it does not guarantee it.

On another note, I started writing this prior to the weather challenges we recently faced. Our thoughts and prayers go out to those who have had to endure any hardships due to Hurricane Lane. Thank you,

Karl Nishio
President, HLSA

LAE
Point to Point

**HAWAII LAND SURVEYORS ASSOCIATION
PRESENTS**

The 2018 Annual Dinner Meeting

At 916 Coolidge Street, Honolulu
Saint Louis Alumni Association Club House
Friday, October 12, 2018

This year we are privileged to have as special guests:
**The Board of Directors for the
Western Federation of Professional Surveyors (WFPS)**

We will also have special guest speaker Ben Petersen, WA
presenting on the following topics:

The Dangers of GIS

Map Disclaimers and Weasel Words: The Joy of Text

Starting at 3:00 PM

Drinks & Pupus at 4:00 PM

Dinner begins at 6:00 PM

*Discussion of Mapping of De-Registered Lands
Followed by a general membership meeting*

Please come, bring your families, and enjoy an afternoon
with fellow Surveyors from Hawaii and across the country!

NSPS GOINGS ON

By Joanne Williamson

NSPS FOUNDATION AND DISASTER RELIEF

The NSPS Foundation contacted me to remind me of the availability of relief funds for surveyors that may that need immediate assistance from Hurricane Lane. Please, please, if you, or someone that you work with, including administrative folks, basically “anyone working in the survey field and their immediate families” can use assistance getting on their feet, getting to work every day, and meeting immediate needs, in the face of a lava flow, hurricane, flood, or other disaster, please fill out an application from the NSPS Foundation. The requestor does not need to be a member of either HLSA or NSPS. And, they do not need to be destitute to need assistance. If you, or your coworkers, are in need because of a disaster, that is what the fund was set up for.

All the guidelines are spelled out. Please contact me at 808-436-6725 if you have any questions. Even if you are unscathed from disaster this year, be aware that this fund is a resource if needed in the future. 2018 has been a reminder that disasters affect all of us. <https://www.nsps.us.com/page/DisasterRelief>

CERTIFIED SURVEY TECHNICIAN (CST) PROGRAM

For years the CST program has not taken strong roots in Hawaii. Please read about it at <http://cstnsps.com>. If this is an idea whose time has come for you, or your firm, it is a robust multi-tiered skills and knowledge-based testing program with both an office and field track. It is recognized by the US Department of Labor within its National Apprenticeship Program and it serves to measure skills and gauge employee development. Testing, with an approved proctor, is available online. If there is interest HLSA can offer proctoring services at the annual conference in March. Please get in touch with me. If you would like to help promote the program locally, it is an opportunity to strengthen our profession.

GEARING UP FOR THE 2019 SCHOLARSHIP SEASON

Each year NSPS makes multiple scholarship opportunities available for surveying students. The 2019 Scholarship announcement and application form will be posted later this month. Stay tuned. <https://www.nsps.us.com/page/Scholarships>

STAYING CURRENT: NSPS NEWSLETTER AND NSPS RADIO HOUR

NSPS sends out a link to its weekly newsletter, “**NEWS AND VIEWS**”, so please make sure your email is current with HLSA. Search past issues by date or topic <http://multibriefs.com/briefs/NSPS/index.php> Curt Sumner, Executive Director of NSPS, hosts the **NSPS Radio Hour** which streams on Mondays (11AM EDT-5AM HST) but, if you aren't up for surveying at 5AM, shows are archived at <http://www.americaswebradio.com/podcasts/ACSM.xml>

MISINFORMATION ABOUT SURVEYORS

A good survey is essential to any land sale or purchase. To quote the Maryland Society of surveyors website “Why Choose a Land Surveyor?” “A boundary survey (commonly referred to as a property survey) establishes or reestablishes the physical position and extent of the boundaries of real property. It reveals the existence of other rights affecting the property such as easements, rights of way, etc. Also, the relationships of improvements relative to property lines are established.”

It is very unfortunate that some Hawaii realtors view a land survey as nothing more than an extra cost and a time delay in the sale of real estate. This never seemed truer than when I watched a local online course for realtors that was brought to my attention by a fellow surveyor. Here are some of the notes I took about “what surveyors do”:

1. Surveyors measure to 1 hundredths of an inch.
2. Surveyors can't agree on the correct positions of the property corner resulting in multiple staked points.
3. The party chief or head surveyor may be the only one who speaks English; the others speak a foreign language, because no one wants to work for \$10.00 an hour walking around with a stick in the hot sun instead of working in air conditioning. They would rather be a realtor.
4. We have our conferences at McCoy Pavilion with no meals and it's like a dungeon while realtors have conferences in Waikiki at the Hilton and over 1000 people attend.
5. Land Court takes 6 months to 1 year to get approved. “Deregister because Land Court takes forever”.
6. Government surveyors are in the union, they have job security. They acquire up to one year of sick leave AND vacation leave up to one year. They don't show up for work because they have job security. They are also not in a hurry to do their jobs. They have 3 speeds: Slow, Slower and Slowest!
7. Forgery and fraud are not covered under Land Court. Land Court only guaranties certain parts of title.
8. Surveyors don't need to sell their business after they retire because realtors will just go down the list to the next surveyor.
9. Hawaii has 200 licensed surveyors – most of them are at the state and county.
10. Previously, surveys were done with Rod and Chain. Two guys have a rod and chain, one at each end

and pull, a third person measures. Maybe that is why measurements are off. They may pull harder in the morning than in the afternoon. That's why they always say approximately in their surveys.

11. Surveyors don't call "encroachments" because lawyers have everyone scared.
12. Surveyors do not do CPR surveys. CPR lots have no survey demarcation points placed on the ground.
13. Surveyors make the map and the attorney does the legal description.
14. With a K-1 survey, if the property pins are determined to be in the same location, the buyer pays. If the property pins are determined not in the same location, the seller pays.
15. With a K-2 survey, the surveyor does not certify the accuracy of the map and doesn't guaranty the work; previous surveys may have been off.
16. Surveyors are sly. "put discrepancy into the street and hope no one catches it." "Sweep it under the rug." "Lots of mess ups."
17. If there is a gap in the property it is considered "no man's land".

A lot of surveyors that I know personally had their names mentioned in this course. There was nothing negative, but I do not think it is right to associate our fellow surveyors with this negative portrayal of our profession.

If you do work for realtors, I hope you are willing to speak up for our profession and educate them on the realities of our work and the value surveyors add to their position as representatives of the buyer or seller. Our profession as a whole need to do a better job of explaining how much time, education, and experience it takes to become a Professional Licensed Land Surveyor compared to what it takes to become a Realtor (Sales Representative) and to become a Broker. In this respect alone, what surveyor's charge for our work in protecting and preserving real property is a very small percentage of what a realtor makes from the sale of a property, and that is ridiculously disproportional.

If something goes wrong and there is a lawsuit, whether it has to do with a subdivision, construction layout, residential sale, etc., the surveyor is often the first in line. Did they do an accurate boundary survey? Were the controls and offsets set correctly? Was the research thorough enough? Was the subdivision done correctly? Mapping? Description? You get the idea. Surveyors are liable for their work and must be able to defend their decisions in court when necessary. How much value should we put on our work? It's time to really start thinking of what our profession is worth to the public interest and figure out how to retain well trained individuals and draw interested young people into surveying as a career.

Clayton Kaneshiro, LPLS
HLSA Past President



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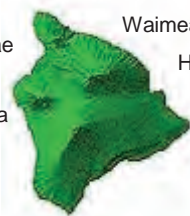


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