



# L'ARPELTEUR LOUISIANE

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*Special Thanks to our Contributing Writers.*

Articles submitted will be considered for publication and should be e-mailed to: [lsps@bellsouth.net](mailto:lsps@bellsouth.net). Please contact the office with any questions.

The *L'Arpeleur Louisiane* is published quarterly as a service to the members of the Louisiana Society of Professional Surveyors. As stated in the LSPS Articles of Incorporation, the LSPS is "organized for the following purposes and to carry out the same:

Enhancing the status of the Land Surveying Profession by:

- 1) Maintaining high technical and cultural standards for entrance to the Society.
- 2) Cooperating with educational institutions in the maintenance of high standards of education in Land Surveying.
- 3) Requiring a high standard of ethical practice by members of the Society.
- 4) Aiding in the adoption of high standard of attainment for the granting of the legal right to practice Professional Land Surveying.
- 5) Fostering among students of Land Surveying the study of philosophy and history, tradition and achievement, duties and social functions of the Land Surveying Profession.
- 6) Encouraging the personal and professional development of young Land Surveyors.
- 7) Supporting activities looking to the increased employment of Land Surveyors and seeking new opportunities for service in Land Surveying."

## LSPS ADVERTISING RATES:

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## PRESIDENTIAL PRIVILEGE



**Stephen Flynn, PLS**  
*LSPS President*

As my statewide tour came to an end on November 1st, 2011 in Lafayette, I began the late night commute back to LaPlace with my youngest son Sean. He has sat through this presentation and the tour stop in Baton Rouge on the previous week. For the first time, one of my children took an interest in my profession. His interest was stirred by seeing so many members speaking so passionately about the Louisiana Engineering Society's (LES) desire to change the licensure requirements for engineers wishing to become Professional Land Surveyors. Being the only land survey firm in my town, my son has no friends whose parents have the same career as mine. Like a light bulb going off, he realized how diverse our profession is. During his years, he has known me to appear in court on many occasions as an expert witness, spend days researching titles in many clerks' offices, counsel clients at the office, church, Wal Mart, and travel on adventures with airboats, marsh buggies and monster trucks. The list of tasks that we accomplish could go on for awhile, but I will end with this mantra: "We are professionally unique."

To summarize my tour, I begin with acknowledgments and gratitude. Thank you to my wife and family for allowing me the time away from the home and office. I appreciate also the nine district chairmen across the state for welcoming me into their area to meet with the members. I also would like to commend Ronda, Jane Burgin and our LSPS executive board for their support. With the courtesies now extended, let's get down to business.

At the time of the tour, LES was proposing a major change to the education requirement to our registration law. Over the past three decades, our surveying professionals (including the dual licensees) have continued to place an increased emphasis for education on themselves. We have adopted and now accept the four year degree as the path to licensure. The concern then and today is the type of education required. Currently all applicants are required to obtain 30 semester credit hours in surveying and related courses. The LES proposal was to cut in half the hours required of engineers seeking licensure as a PLS. Again, our organization does not have an issue with and welcomes all dual licensees. Professional land surveyors in and across the state of Louisiana have a problem with and do not want to open the registration law for the purpose of diluting the PLS licensure requirements for select groups.

During my tenure on the LSPS state board, our society members have addressed dozens of issues to improve the profession. We have spent years of effort and hundreds of thousands of dollars to launch and support the Nicholls State University Geomatics program and many technical college course offerings. We have encouraged and paid our employees and others to attend these programs and courses to get licensed. We have spent years improving our standards of practice to better serve the public and safeguard our profession from self-serving attacks by other industries.

After hearing the complaints and comments from both sides of the issue, it is apparent that a genuine need exists for knowledge on the career path of today's land surveyor by both sides of the issue. LSPS, LES, LAPELS and many other organizations believe that we should periodically review our curriculum choices and requirements. Many of you may remember in my

LSPS acceptance speech that one of my goals for my term was to improve communication and cooperation with LES. The first steps toward this goal have been taken by both groups. LES's president and committee have been courteous throughout and I expect this cooperation to continue. We have held one joint meeting with members of LES and will welcome many more. Please remember, I do not propose to speak for all LSPS members but I do have a consensus of all the Districts around the state. In the coming months, I will continue to answer questions and comments as this issue moves forward. Below is our formal response to Mr. David Kunz, LES President.



### Louisiana Society of Professional Surveyors

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and the National Society of Professional Surveyors  
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I would like to thank you and the Louisiana Engineering Society for reconsidering the route of your education proposal. Yesterday, LSPS was informed by the LAPELS Board that LES has decided not to attempt to amend the land surveying portion of our registration law during the upcoming session. As mentioned to your study committee at the first meeting we had, LSPS would welcome any joint reviews into "our rules". By ours, I mean rules for engineers and/or land surveyors. Being this particular proposal is on the land surveying side of the ledger, I would suggest that the effort should be led by LSPS. With that being said, the first joint effort between LSPS and LES that I propose is a "Curriculum Review Committee for Land Surveyors." In this email response, I would prefer that either society not mention our goals because I feel that would prejudice the mission of this committee. At our next state meeting on December 2, 2011, I will propose to my board that we form this group. The executive panel of this larger committee will include an LES member of your choosing. The larger committee may include more LES members depending on composition. I would like to have the executive panel in place before Christmas with the first meeting to be held in January 2012. I am encouraging my LSPS members to approach this issue with an open mind and NO paranoia or pre-conclusions.

Again, I look forward to working with LES on this issue, and I appreciate the manner that your group handled our objections. The individuals copied above include LSPS past president, the incoming president, LAPELS members from the LSPS ranks and Donna Sentell with LAPELS. All listed above, please feel free to forward my response to your boards and membership.

Respectfully,

President,  
Louisiana Society of Professional Surveyors

## In Memoriam...

### LSPS Past-President Jack E. Farmer, P.L.S.

Funeral services for Jack Farmer were held on Wednesday September 28th, 2011, in Natchitoches, Louisiana. Jack was born July 18, 1935 and passed away on September 25th at St. Francis Christus Cabrini Hospital in Alexandria.

Jack worked as a Professional Land Surveyor in Natchitoches for Rick Nowlin and Associates. He joined the Louisiana Society of Professional Surveyors in 1980. Jack served in many areas and as the LSPS President in 1991. He received the "Surveyor Excellence Award" in 1999, and was also a "Life Member" (Long-Standing member of 25 years or more). He served on the Advisory Board for Nicholls State University. As an active member of District 8, he was a familiar face at LSPS Conventions (along with Janice) and seminars throughout the years. He will be missed by many friends.

Jack was a member of the First Baptist Church in Natchitoches. In addition, he served his country with 25 years in the Louisiana National Guard Post 1-156th Infantry. Jack is survived by his wife of 54 years, Janice Farmer of Natchitoches, children, grand-children and extended family.



Visiting with friends at the 2010 Convention

### LSPS Past-President James Couturie', P.E., P.L.S.

James (Grumpy) Henry Couturie', 72, passed away Monday, November 7th, 2011. He was a native of New Orleans. Jimmy was the owner and President of Gilbert, Kelly and Couturie', Surveyors and Engineers. He graduated from Tulane University in 1964, and was a Professional Civil Engineer and Licensed Land Surveyor. He joined the Louisiana Society of Professional Surveyors in 1967 and served in many areas. Jimmy was the LSPS President in 1974, and was also a "Life Member". He and Nan have attended many Conventions, and friends always enjoyed his unique sense of humor.

He was Past-President of ASCE, Knights of Columbus, Arts Council of New Orleans, and an advisor to "Rebuild New Orleans Now". Jimmy was also involved in other church and civic groups. He was the beloved husband of Mary Nannette Williams Couturie' of Cairo, Georgia, father of Angele N. Couturie', Renee Couturie'-Parker, and Andre K. Couturie'.

In lieu of flowers, donations are requested to the American Cancer Society, 2605 River Road, New Orleans, LA.70121, or the Leukemia & Lymphoma Society in Metairie, LA. He will be missed by many.



Having fun at the 2008 Convention



## FROM AROUND THE STATE...

### DISTRICT 4 CHAIRMAN REPORT

*Gerald Fussell, Chairman*

District 4 met on September 29, 2011. Mr. Cliff Carden, noted historian of Bossier Parish, gave a brief history on a surveyor named Roswell Elmer who surveyed in Bossier Parish in the 1850's.

Mr. Elmer was famous for placing rocks at Section corners. The old saying was that he must have brought a wagon load of rocks from North Carolina when he came to the Parish. He went North to Indiana shortly after the Civil War because of political differences.

### DISTRICT 5 CHAIRMAN REPORT

*Mike Duty, Chairman*

District 4 and 5 held a joint meeting in Ruston on October 4, 2011. The meeting was to discuss the proposed changes by LES on decreasing the hours and years of experience required for a licensed Engineer to obtain a PLS license. We were honored to have Stephen Flynn attend this meeting.

### DISTRICT 6 CHAIRMAN REPORT

*Taylor M. Gravois, Chairman*

On September 30, 2011, District 6 hosted the annual Fall Technical Session in Baton Rouge which was well attended by over 55 participants. Topics included a presentation defining high water marks, Mobile LiDAR, Legal Descriptions, and recovering the Ellicott Line. A special thanks to all that helped put the event on. A regular general membership meeting was held on October 27, 2011, and our LSPS President Stephen Flynn hosted a discussion on the LES initiative to change the licensure laws for engineers. District 6 usually takes a break from our meeting schedule in December, and resumes regular general membership meetings in February. Congratulations to our newly elected District 6 officers, Robbie Overall, PLS, and Stan Ard, PLS. Robbie will be taking over as District 6 Chairman and Stan will be the District Treasurer. I wish you both well in your new roles, and I know you both will serve the profession and the district well. Happy Holidays to everyone, and see you in the New Year!



# LSPS EDUCATION FOUNDATION 'EVERY MEMBER CAMPAIGN' 2011-2012 PARTNER LEVEL AND ABOVE

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**THANK YOU DONORS!**

## LSPS ANNUAL AWARDS NOMINATION

We are seeking nominations for the LSPS Surveyor Excellence Award and the Life Member Award. Please review these specific considerations:

### Life Member:

1. Must be LSPS Member of long standing, i.e. 25 years or more.
2. Must have actively contributed to the growth of LSPS during his career (e.g., may served as officer or director of LSPS), but need not be active at the time of nomination.
3. Should enjoy an outstanding reputation for his knowledge, integrity and professional competence, especially among the members of his District.

### Surveyor Excellence Award:

1. Must be registered member of LSPS.
2. Must have taken an active and continuous role in contributing to the growth and advancement of both LSPS and the surveying profession (e.g., may have served as an officer or director of LSPS, may have served as a member of the State Registration Board or as an office or director of national surveying organizations).
3. Nominees should presently be actively involved in the operation of LSPS, as evidenced by attendance at chapter meetings and annual meetings, by serving on LSPS committees, etc.
4. Nominee should enjoy an outstanding reputation for his knowledge, integrity and professional competency, especially among the members of his district.

The Board of Directors of LSPS may choose to honor one or more members of the Society at the LSPS annual meeting. Presentation on an annual award is not mandatory. Any of the awards discussed herein may be presented to a single individual, may be awarded to more than one individual or, in some years, may not be awarded at all. A list of past recipients of these awards can be viewed at [www.lsp.net](http://www.lsp.net).

Nominations may be submitted by any member of LSPS, **but should not be submitted by relatives or business associates.**  
**PLEASE SUBMIT YOUR NOMINATION TO LSPS NO LATER THAN DECEMBER 22, 2011.**

## CLARIFICATION

My recent article about the 2010 Esri-ACSM Survey Summit had to be edited severely to fit in the allotted space. As a result, it has been brought to my attention that a couple of terms are subject to misinterpretation. In the 5<sup>th</sup> paragraph I used the word management that might be interpreted to mean operation and administration of ACSM. A better choice of words might have been structure. No criticism of administration was intended but rather a commentary on the difficulties inherent in the organizational structure. A second point was the time frame implied when I used the term "bail-out". The assistance from NSPS to ACSM took place in 2010.

*Mea culpa, JAC*



# REVISED STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS

## Chapter 29. Standards of Practice for Boundary Surveys

### §2901. Scope and Purpose

A. The following standards of practice for boundary surveying in the state of Louisiana have been adopted to help ensure that boundary surveys are performed in accordance with acceptable procedures.

B. The purpose of these standards is to safeguard life, health and property, and to promote the public welfare, by establishing technical standards of practice for every boundary survey performed in the state of Louisiana so that professional performance can be evaluated for but not limited to research, field work, monuments, descriptions, plats and maps. If higher standards are required by clients, or by local, state and federal jurisdictions, then those standards shall govern. When a boundary survey involves certain corners or lines that are covered under the appropriate edition of the *Manual of Instructions for the Survey of the Public Lands of the United States*, then the Manual's rules or instructions for these particular surveys shall apply. Every professional land surveyor performing a boundary survey in the state of Louisiana is required to follow these standards.

C. A boundary survey in this state shall only be performed by a professional land surveyor, licensed pursuant to the laws of this state, or persons under his/her responsible charge. The professional land surveyor shall at all times comply with the provisions of the licensure law and the rules of the board.

D. It is intended that these standards of practice not be relied upon by the professional land surveyor as a substitute for the exercise of proper individual skill, professional discretion, and professional judgment in fulfilling the contractual requirements of any boundary survey. This also does not absolve the professional land surveyor from his/her obligation to use due diligence in the practice of land surveying and from complying with all applicable laws and rules pertaining to the practice of land surveying.

E. When in the professional land surveyor's opinion, special conditions exist that effectively prevent the boundary survey from meeting these standards of practice, the special conditions and any necessary deviation from these standards shall be noted upon the drawing. It shall be a violation of this Chapter to use special conditions to circumvent the intent and purpose of these standards of practice.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:688.

HISTORICAL NOTE: Promulgated by the Department of Transportation and Development, Board of Registration for Professional Engineers and Land Surveyors, LR 16:1064 (December 1990), amended LR 22:713 (August 1996), amended by the Department of Transportation and Development, Professional Engineering and Land Surveying Board, LR 27:1042 (July 2001), LR 30:1725 (August 2004), LR 37:2414 (August 2011).

### §2903. Definitions

A. Any terms not specifically defined herein shall be as defined in the most current publication of *Definitions of Surveying and Associated Terms* as published by the American Congress on Surveying and Mapping. For the purpose of this Chapter, all the definitions listed that differ from any other source are to be interpreted as written herein.

*Artificial Monuments* – relatively permanent objects used to identify the location of a corner. Artificial monuments shall retain a stable and distinctive location and shall be of sufficient size and composition to resist the deteriorating forces of nature.

*Client* – the person with whom the contract for work is made. This may or may not be the owner.

*Corner* – a point on a land boundary at which two or more boundary lines meet. It is not the same as a monument, which refers to the physical evidence of the corner's location on the ground.

*Deed* – an instrument in writing which, when executed and delivered, conveys an estate in real property or interest therein.

*Description, Legal* – a written description usually contained in an act of conveyance, judgment of possession, or recognized by law which definitely locates property by metes and bounds or by reference to government surveys, coordinate systems or recorded maps; a description which is sufficient to locate the property without oral testimony.

*Description, Metes and Bounds* – a description of a parcel of land by reference to course and distances around the tract, or by reference to natural or artificial monuments.

*Encroachment* – any structure or obstruction which intrudes upon, invades or trespasses upon the property of another.

*May* – when used means that a choice on the part of the professional land surveyor is allowed.

*Monument* – a physical object or structure which marks the location of a corner or other survey point. In public lands surveys, the term *corner* is employed to denote a point determined by the surveying process, whereas the *monument* is the physical object installed, or structure erected, to mark the corner point upon the earth's surface. Monument and corner are not synonymous, though the two terms are often used in the same sense.

*Natural Monuments* – objects which are the works of nature, such as streams, rivers, ponds, lakes, bays, trees, rock outcrops, and other definitive topographic features.

*Positional Accuracy* – the difference between the actual position of a monument and the position as reported on the plat or map.

*Positional Tolerance* – the distance that any monument may be mislocated in relation to any other monument cited in the survey.

*Prescription* – title obtained in law by long possession. Occupancy for the period prescribed by the Louisiana Civil Code, as sufficient to bar an action for the recovery of the property, gives title by prescription.

*Right of Way* – any strip or area of land, including surface, overhead, or underground, encumbered by a servitude. Rights are typically granted by deed for access or for construction, operation and/or maintenance purposes, according to the terms of the grant.

*Servitude* – an interest held by one person in land of another whereby the first person is accorded partial use of such land for a specific purpose. A servitude restricts but does not abridge the rights of the fee owner to the use and enjoyment of his/her land. The term *easement* is often used interchangeably with *servitude* and generally means the same thing.

*Shall* – the subject is imperative or mandatory and must be done by the professional land surveyor.

*Should* – past tense of *shall* and used to express obligation, duty or desirability.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:688.

HISTORICAL NOTE: Promulgated by the Department of Transportation and Development, Board of Registration for Professional Engineers and Land Surveyors, LR 16:1064 (December 1990), amended LR 22:713 (August 1996), amended by the Department of Transportation and Development, Professional Engineering and Land Surveying Board, LR 27:1042 (July 2001), LR 30:1725 (August 2004), LR 37:2414 (August 2011).

### §2905. Classification of Boundary Surveys

A. Types of Boundary Surveys. Three types of boundary surveys, which relate to or define property boundaries, are regulated by these standards. These are property boundary surveys, route surveys and mineral unitization surveys.

B. Presented below are categories which define the degree of accuracy which shall be attained for boundary surveys performed in Louisiana. These classifications are based upon the purposes for which the property is being used at the time the survey is performed and any proposed developments which are disclosed to the professional land surveyor by the client. Refer to §2913 for accuracy standards for each of the following classes of boundary surveys.

1. Class A Surveys. Boundary surveys which require maximum surveying accuracy. This includes, but is not limited to, surveys of urban business district properties and highly developed commercial properties.

2. Class B Surveys. Boundary surveys of properties which justify a high degree of surveying accuracy. This includes, but is not limited to, surveys of commercial properties and higher priced residential properties located outside urban business districts and highly developed commercial areas.

3. Class C Surveys. Boundary surveys of residential and suburban areas. This includes, but is not limited to, surveys of residential areas which cannot be classified as Class A or Class B surveys.

4. Class D Surveys. Boundary surveys of all remaining properties which cannot be classified as Class A, B or C surveys. This includes, but is not limited to, surveys of farm lands and rural areas.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:688.

HISTORICAL NOTE: Promulgated by the Department of Transportation and Development, Board of Registration for Professional Engineers and Land Surveyors, LR 16:1065 (December 1990), amended LR 22:714 (August 1996), amended by the

## §2907. Property Boundary Survey

### A. Definition

*Property Boundary Survey* – a survey which, after careful study, investigation, and evaluation of major factors influencing the location of boundaries, results in the deliberate location or relocation on the ground of, and the recovery or installation of monuments that define the location and extent of, one or more boundaries. Surveying and mapping activities which meet the definition of a property boundary survey are listed in Subparagraph a of §105.A, *Practice of Land Surveying*. Any plat or map prepared from surveying and mapping activities listed in Subparagraph b of §105.A, *Practice of Land Surveying*, which does not meet the definition of a property boundary survey, shall have a note stating that it that does not represent a property boundary survey.

B. Purpose. The primary purpose of the property boundary survey is to locate or relocate the physical position and extent of the boundaries of real property, and the discovery of visible evidence of prescriptive rights relating thereto. A property boundary survey may also include the location or relocation of the physical position and extent of political boundaries which define the perimeters of public or private ownership. In addition, the property boundary survey is a means of marking boundaries for sufficient definition and identification to uniquely locate each lot, parcel, or tract in relation to other well recognized and established points of reference, adjoining properties and rights-of-way.

C. Product. A property boundary survey shall result in the recovery, establishment or reestablishment of monumented corners and points of curvature and tangency. Reference monuments shall be established or reestablished when required by these standards (see Subsection E, "Monuments"). In the event that no plat or map of survey is required, the professional land surveyor shall maintain adequate records to substantiate his/her professional opinion in reestablishing boundary lines and corners on a survey. If requested by the client, a property boundary survey may also include the following:

1. a signed, sealed and dated metes and bounds written description depicting the surveyed boundary (see Subsection H, "Descriptions");
2. a certified plat or map depicting the survey as made on the ground; and
3. a signed, sealed and dated written report of the professional land surveyor's findings and determinations.

D. Research and Investigation. Where the purpose of a property boundary survey neither requires nor includes research and investigation of servitudes, a note to that effect shall be placed upon the plat or map of survey. However, when such research or investigation is required, the professional land surveyor shall request from the client or their agent the most recent legal description, plats or maps describing the property to be surveyed. The professional land surveyor shall then evaluate the necessity to obtain the following data based on the specific purpose of the survey:

1. additional recorded legal descriptions and plats or maps of the tract to be surveyed and tracts adjoining or in proximity to the property to be surveyed;
2. the recorded legal descriptions of adjoining, severing, or otherwise encumbering servitudes or rights-of-way, including but not limited to, highways, roadways, pipelines, utility corridors, and waterways used for drainage, navigation or flood control; and
3. grants, patents, subdivision plats or maps or other recorded data that will reference or influence the position of boundary lines.

E. Monuments. The professional land surveyor shall set monuments at all boundary or lot corners, including points of curvature and points of tangency unless monuments already exist or cannot be set due to physical obstructions. The following guidelines apply to artificial monuments to be set.

1. All monuments set shall be composed of a durable material and shall incorporate a ferrous material to aid in locating them by magnetic locators and, if composed of a ferrous material, shall be a minimum of 1/2 inch outside diameter, and a minimum of 18 inches in length unless it is physically impossible to set such a monument. If rebar rods are used as survey monuments, the minimum size shall be a #4 bar.
2. Concrete monuments shall be at least 3 inches in width or diameter by 24 inches in length, reinforced with an iron rod at least 1/4 inch in diameter, and may contain a precise mark on top indicating the exact location of the corner.
3. Marks on existing concrete, stone, or steel surface shall consist of drill holes, chisel marks or punch marks and shall be of sufficient size, diameter or depth to be definitive, stable and readily identifiable as a survey monument. Marks on asphalt roads may consist of railroad spikes, large nails, or other permanent ferrous spikes or nail-like objects.
4. It is unacceptable to set wooden stakes as permanent boundary monuments.
5. Monuments shall be set vertically whenever possible and the top shall be reasonably flush with the ground when practical. Monuments subject to damage

from earthwork, construction or traffic should be buried at a sufficient depth to offer protection.

6. When physically impossible to set a monument at the corner, witness or reference monuments shall be set, preferably on each converging line at measured distances from the corner and identified as such in the description and on the plat or map of the property.

F. Field Procedures. All field work shall be performed in accordance with accepted modern surveying theory, practice and procedures. Any person in charge of a survey field party shall be well-trained in the technical aspects of property boundary surveying. Every professional land surveyor under whose responsible charge a property boundary survey is conducted is also required to adhere to the following.

1. All field measurement procedures shall be consistent with these standards and modern surveying theory, procedures and techniques.

2. In performing resurveys of tracts having boundaries defined by lines established in public lands surveys, the professional land surveyor shall, as nearly as possible, reestablish the original lines of any prior survey made under United States or state authority. In all townships or portions of townships where no property boundary survey has been made, the professional land surveyor, in surveying or platting the township or portion thereof, shall make it conform as nearly as practicable to the lots and section indicated upon the plats or maps according to which the lands were granted by the state or by the United States (R.S. 50:125).

3. Where applicable, property boundary surveys necessitating the division of a section shall be performed in accordance with the appropriate instructions for the subdivisions of sections as published by the United States Department of the Interior, Bureau of Land Management, in its book entitled *Manual of Instruction for Survey of the Public Lands of the United States*, and all applicable federal laws.

4. Special consideration shall be afforded by the rules of evidence and "hierarchy of calls" before any decision is made regarding property boundaries. "The legal guides for determining a question of boundary or the location of a land line in order of their importance and value are: 1-natural monuments, 2-artificial monuments, 3-distances, 4-courses, 5-quantity. But the controlling consideration is the intention of the parties" (see citation in *Myer vs. Comegys*, 147 La. 851, 86 So. 307, 309 (1920)).

5. A careful search shall be made for corner monuments affecting the location of the boundaries of land to be surveyed. Any evidence discovered shall be evaluated for its agreement in description and location with the call in the relevant deeds and/or plats or maps.

6. All boundary discrepancies, visible evidence of possible encroachments, and visible indications of rights which may be acquired through prescription or adverse possession shall be physically located. All evidence of servitudes that is visible without meticulous searching shall be physically located during the survey. Furthermore, nonvisible servitudes shall be located only upon the client's specific request and the client's delivery of any necessary documentation.

7. All field data gathered shall satisfy the requirements of the following Subsection on plats and maps. G. Plats and Maps. Every original plat or map of a property boundary survey should be a reproducible drawing at a suitable scale which clearly shows the results of the field work, computations, research and record information as compiled and checked. The plat or map shall be prepared in conformity with the following guidelines.

1. Any reasonably stable and durable drawing paper, linen or film of reproducible quality will be considered suitable material for property boundary survey plats and maps.

2. The minimum dimensions for plats and maps shall be 8 inches by 10-1/2 inches.

3. All dimensions, bearings or angles, including sufficient data to define the curve, shall be neatly and legibly shown with respect to each property or boundary line. To define a circular curve, the following four elements shall be shown: chord bearing, chord distance, arc and radius. When possible, all bearings shall read in a clockwise direction around the property. All lines and curves shall show sufficient data on the plat or map to calculate a plat or map closure.

4. Monuments shall be labeled as "found" or "set" with a sufficient description of the monument. The description shall include but not be limited to the size and type of material, and relevant reference markers, if any, along with their position in relation to the corner.

5. When the purpose of the property boundary survey dictates, the area of the tract and all pertinent natural or man-made features located during the course of the field survey (water courses, streets, visible utilities, etc.) shall be labeled or represented by an appropriate symbol on the plat or map in its proper location. When appropriate, the feature shall be dimensioned and referenced to the nearest property line.

6. A statement indicating the origin of azimuths or bearings shall be shown on each plat or map. If bearings are used, the basis of the bearing shall include one or more of the following:

a. reference to true north as computed by astronomic observation within one mile of the surveyed site;

b. reference to the Louisiana State Plane Coordinate System with the appropriate zone and when applicable a controlling station(s) with coordinates and datum noted;

c. reference to the record bearing of a well-established line found monumented on the ground as called for in a relevant deed or survey plat or map; or

d. when none of the above alternatives are practical, a magnetic bearing (corrected for declination) may be used.

7. If a coordinate system other than the Louisiana State Plane Coordinate System is used on a plat or map, that system shall be identified. If that system is the Louisiana State Plane Coordinate System, the appropriate zone shall be shown on the plat or map.

8. Where the new survey results differ significantly from the prior deed information in regard to course, distance, location or quantity, the plat or map shall indicate such differences or discrepancies.

9. Where separate intricate details, blowups or inserts are required for clarity, they shall be properly referenced to the portion of the plat or map where they apply. This applies particularly to areas where lines of occupation do not conform to deed lines and to areas where a comparison of adjoining deeds indicates the existence of a gap or an overlap.

10. Cemeteries and burial grounds known by the professional land surveyor to be located within the premises being surveyed shall be indicated on the plat or map. However, a detailed survey of the limits of the cemetery shall not be required unless directed by the client.

11. When the purpose of the property boundary survey dictates, properties, water courses and rights-of-way surrounding, adjoining, or severing the surveyed site shall be identified. Private lands or servitudes should be labeled with the name of the owner or with a reference to the deed under which ownership is held, provided that such information is furnished by the client.

12. Original section, grant, subdivision or survey lines, when an integral part of the deed, shall be shown in proper location with pertinent labeling. A measurement of course and distance shall be shown to a parent tract corner, block corner, section corner, subdivision or grant corner, and existing monuments shall be indicated.

13. Differing line weights or delineating letters or numbers (A, B, C, etc. or 1, 2, 3, etc.) shall be used to clearly show the limits of what is being surveyed.

14. Each plat or map shall show the following:

a. caption or title;

b. client and/or purpose;

c. vicinity map. A vicinity map will not be required if there are sufficient features and landmarks (officially named streets and street intersections, lots and blocks within a subdivision, adjoining subdivisions, Township-Range-Section lines, etc.) on the plat or map that would sufficiently enable a person to identify the location of the survey site;

d. date of the survey;

e. name, telephone number, mailing address and license number of the professional land surveyor, or the firm who employs the professional land surveyor;

f. signature and seal of the professional land surveyor under whose responsible charge the survey was done;

g. scale, written and/or graphic;

h. north arrow, and it is recommended that the drawings be oriented so that north is toward the top of the sheet; and

i. legend for symbols and abbreviations used on the plat or map.

15. Final plats or maps issued to the client shall contain a certification statement by the professional land surveyor certifying its authenticity (that it represents his/her survey) and stating that the property boundary survey is in accordance with the applicable standards of practice as stipulated in this Chapter, based on the current survey "classification" (see §2905, *Classification of Boundary Surveys*).

H. Descriptions. A written legal description of the surveyed tract of land shall provide information to properly locate the property on the ground and distinctly set it apart from all other lands. The following guidelines apply.

1. When the surveyed property's dimensions, boundaries and area are in agreement with the existing recorded deed or platted calls, the existing recorded description may be used if it approximates the standards contained herein.

2. When the property is an aliquot part of a rectangular section or a lot in a platted subdivision, the aliquot method or the lot, block and subdivision method (including recordation data) of describing the property may be used. Metes and bounds descriptions of this type of property are optional.

3. Every aliquot description shall contain the following basic information: aliquot part of section, township, range, parish, land district and meridian (if applicable), parish and state.

4. Every subdivision lot description shall also contain the following basic information: lot, block, unit (if applicable), name of subdivision, city (if applicable), parish and state.

5. Every metes and bounds description may be written in at least two parts. The first part, called the "general description," shall indicate the general location of the property by naming the particular lot or block within which it is located if in a subdivision or by naming the grant or aliquot part of a rectangular section within which it is located, along with the township, range, land district and meridian (if applicable), city (if applicable), parish and state. The second part, called the "particular description," shall logically compile and incorporate calls for the following:

a. courses and distances of the new survey, preferably in a clockwise direction;

b. adjoining apparent rights-of-way or servitudes;

c. monuments (when controlling), including descriptions of type, size, material, reference monuments (if applicable), and whether found, set or replaced; and

d. the area, if stated, shall be in square feet or acres or hectares within the tolerances specified in this Chapter.

6. The "point of beginning" should ideally be the property corner that is most accessible and most easily identifiable by interested parties. This point shall be carefully chosen and described in a manner which will distinguish it indisputably from any other point. The "commencing point" shall be any identifiable point used to locate the "point of beginning."

7. The courses in the written description shall be as brief and yet as explanatory as the professional land surveyor can construct. Brevity should not cause important locative information to be omitted, and explanatory phrases should not enlarge the description to the extent of confusion.

8. Curved boundaries shall be identified, and sufficient data to define the curve shall be presented. To define a circular curve, the following four elements shall be listed:

a. chord bearing;

b. chord distance;

c. arc; and

d. radius.

9. Each metes and bounds description shall return to the "point of beginning" and close mathematically within the tolerances stated in this Chapter.

10. A statement at the end of the description shall connect the description to the specific survey on which it is based and to the plat or map which depicts the survey. Such a statement may be phrased:

"This description is based on the property boundary survey and plat or map made by \_\_\_\_\_(name)\_\_\_\_\_, Professional Land Surveyor, dated \_\_\_\_\_."

or

"This description is based on plat or map recorded \_\_\_\_\_(give recordation data)\_\_\_\_\_."

11. The metes and bounds description shall then be signed, sealed and dated by the professional land surveyor.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:688.

HISTORICAL NOTE: Promulgated by the Department of Transportation and Development, Board of Registration for Professional Engineers and Land Surveyors, LR 16:1065 (December 1990), amended LR 19:58 (January 1993), LR 22:714 (August 1996), amended by the Department of Transportation and Development, Professional Engineering and Land Surveying Board, LR 27:1043 (July 2001), LR 30:1726 (August 2004), LR 33:2790 (December 2007), LR 37:2415 (August 2011).

## §2909. Route Survey

### A. Definition

*Route Survey* – a survey for determining the route of a proposed pipeline, power line, cable, road or other linear facilities in order to acquire a right-of-way, servitude or easement from the property owner being crossed.

B. Scope and Product. A route survey shall, as a minimum, consist of the following elements.

1. The professional land surveyor shall utilize sufficient title information and research as needed to define the tract boundaries.

2. The professional land surveyor shall locate sufficient evidence, on the ground, to determine the location of all boundary lines that will be crossed by the proposed right-of-way, servitude or easement. Installation of new monuments is not required when defining the limits of the right-of-way, servitude or easement to be acquired.

3. The professional land surveyor shall prepare a plat(s) or map(s) for those tracts being crossed, showing the alignment of the proposed route and the length of the proposed right-of-way, servitude or easement across the tract. These plats or maps shall be prepared in compliance with those requirements for property

boundary survey plats or maps that are specifically contained in §2907.G.1, 2, 6, 7 and 14. Final plats or maps issued to the client shall contain a statement by the professional land surveyor certifying its authenticity (that it represents his/her survey) and stating that the route survey complies with the applicable standards of practice as stipulated in this Chapter. Sufficient information to re-establish the right-of-way, servitude or easement, including any found monuments, must be shown at a suitable scale or in a separate detail on each plat or map.

4. If requested by the client, the professional land surveyor shall prepare a legal description of the proposed right-of-way, servitude or easement for each tract crossed by the proposed facility. The description shall describe the alignment and length of the proposed right-of-way, servitude or easement and shall comply with those requirements for legal descriptions for property boundary surveys that are specifically contained in §2907.H.6 through 11.

5. The accuracy standards that are required for route surveys shall be based on property classification D, as presented in §2913.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:688.

HISTORICAL NOTE: Promulgated by the Department of Transportation and Development, Professional Engineering and Land Surveying Board, LR 37:2418 (August 2011).

**§2911. Mineral Unitization Survey**

A. Definition

*Mineral Unitization Survey* – a survey performed to define subsurface mineral tracts for the specific purpose of allocating mineral rights within a mineral unit.

B. Scope and Product. A mineral unitization survey shall, as a minimum, consist of the following elements.

1. The professional land surveyor shall utilize sufficient title information, as provided by the client, needed to define the mineral tracts, in conjunction with adequate information to define the unit boundary.

2. The professional land surveyor shall determine, on the ground, the location of the unit well and the location of sufficient tract lines in order to determine the subsurface mineral tracts located inside the unit boundaries. Geologically significant

wells, as identified by the Louisiana Department of Natural Resources, Office of Conservation field order or the client, will be located with respect to the unit boundaries. Installation of new monuments defining the limits of the unit, or of the tracts which comprise the unit, is not required.

3. The professional land surveyor shall prepare a unitization plat or map (Louisiana Department of Natural Resources, Office of Conservation field order unit, voluntary unit or declared unit) showing the mineral participant(s) and limits of the tracts (or portions of tracts) which are included in the proposed mineral unit. These plats or maps shall be prepared in compliance with those requirements for property boundary survey plats or maps that are specifically contained in §2907.G.1, 2, 6, 7 and 14. These plats or maps shall contain bearings and distances around the perimeter of the unit boundary, but are not required to depict or list such calls for the individual tracts which comprise the unit. Final plats or maps issued to the client shall contain a statement by the professional land surveyor certifying its authenticity (that it represents his/her survey) and stating that the mineral unitization survey complies with the applicable standards of practice as stipulated in this Chapter. In addition, the plats or maps, when applicable, shall be in compliance with the Louisiana Department of Natural Resources, Office of Conservation's requirements governing unit plats and survey plats (LAC 43:XIX.Chapter 41).

4. The accuracy standards that are required for mineral unitization surveys shall be based on property classification D, as presented in §2913.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:688.

HISTORICAL NOTE: Promulgated by the Department of Transportation and Development, Professional Engineering and Land Surveying Board, LR 37:2419 (August 2011).

**§2913. Positional Accuracy Specification and Positional Tolerances [Formerly §2909]**

A. If radial survey methods, global positioning systems (GPS) or other acceptable technologies or procedures are used to locate or establish points on the boundary survey, the professional land surveyor shall apply acceptable surveying procedures in order to assure that the allowable positional accuracy and/or positional tolerance of such points are not exceeded. Any conversion from meters to feet shall use U.S. Survey Feet.

Unadjusted Closure (maximum allowable)	1:15,000	1:10,000	1:7,500	1:5,000	Traverse Loop or between Control Monuments (closed traverse)
Angular Closure (maximum allowable)	10"√N	15"√N	25"√N	30"√N	N = Number of Angles in Traverse (closed traverse)
Accuracy of Bearing	± 15 Sec.	± 20 Sec.	± 30 Sec.	± 40 Sec.	In Relation to Source (closed traverse, radial or GPS)
Linear Distances Accurate to: (maximum allowable)	0.05 ft ± 0.05 ft per 1,000 ft	0.05 ft ± 0.1 ft per 1,000 ft	0.07 ft ± 0.15 ft per 1,000 ft	0.1 ft ± 0.2 ft per 1,000 ft	Applies when the Distance is not part of a Closed Traverse (radial or GPS)
Positional Tolerance and Positional Accuracy of any Monument (maximum)	0.1' + AC/15,000	0.1' + AC/10,000	0.1' + AC/7,500	0.2' + AC/5,000	AC = Length of Any Course* (closed traverse, radial or GPS)
Calculation of area - accurate and carried to nearest (decimal place) of an acre (closed traverse, radial or GPS)	0.001 0.001 0.01 0.1	0.001 0.001 0.01 0.1	0.001 0.01 0.1 0.2	0.001 0.01 0.1 0.3	To 1 acre To 10 acres To 100 acres To 1,000 acres
Elevations for Boundaries Controlled by Tides, Contours, Rivers, etc. Accurate to:	0.2 ft.	0.3 ft.	0.4 ft.	0.5 ft.	Based on Accepted Local Datum (closed traverse, radial or GPS)
Location of Improvements, Structures, Paving, etc. (Tie Measurements)	± 0.1 ft.	± 0.2 ft.	± 0.5 ft.	± 1 ft.	(closed traverse, radial or GPS)
Adjusted Mathematical Closure to Survey (Minimum)	1:50,000	1:50,000	1:50,000	1:50,000	(closed traverse, radial or GPS)

\*Short courses in categories "A" and "B" may generate positional errors of less than 0.01 feet. A minimum course distance of 200 feet shall be used in calculating positional error.

AUTHORITY NOTE: Promulgated in accordance with R.S. 37:688.

HISTORICAL NOTE: Promulgated by the Department of Transportation and Development, Board of Registration for Professional Engineers and Land Surveyors, LR 16:1068 (December 1990), amended LR 22:716 (August 1996), amended by the Department of Transportation and Development, Professional Engineering and Land Surveying Board, LR 27:1046 (July 2001), LR 30:1729 (August 2004), LR 37:2419 (August 2011).



## HAROLD C. "CHARLIE" POCHE', JR. LASER SCANNING LAB A NEW ADDITION TO NICHOLLS GEOMATICS PROGRAM

The state of the art laser scanning laboratory in Nicholls State University's Gouaux Hall was officially dedicated on Friday, Oct. 28th. The ceremony included a photo portrait unveiling of Poche, the late owner and president of Navigation Electronics Inc.



The event was well attended by members of LSPS, Geomatics Advisory board, representatives from state and federal agencies, and Geomatics students. The lab will train our existing students and returning professionals in laser scanning technology. The students are looking forward to using the facility.

The funding for the lab was possible through following efforts:

"LEQSF (2009-10)- ENH-TR-27 Acquisition of Terrestrial Laser Scanning Systems for Multi-Institutional Teaching and Research Enhancement" LA Board of Regents (BoR) Support Fund Enhancement Grant (**\$151,130 - \$121,130 LA BoR, \$20,000 LSPS Match and \$10,000 Nicholls Match**) 2010-2011. (PI Ramachandran)

Navigation Electronics Inc. /Trimble Navigation Limited have matched **\$190,000** and have a commitment to replace units at no cost at the end of their life cycle.

Nicholls has invested **\$120,000** in renovation cost to the lab and Nicholls Instruction Technology Fee Support has invested **\$50,000** for computer and media support. The total investment in this effort is **\$511,130**.

**About Mr. HAROLD CHARLES POCHE', JR. 1947 – 2000**

**Husband, Father, Veteran, Entrepreneur, Philanthropist, Friend and Benefactor of Nicholls State University**

Harold Charles Poche', Jr., known to most as Charlie, was born in Franklin, LA. He was a graduate of Hanson Memorial

High School and USL. After graduating college, Charlie began his adult career as an Air Force officer flying C-130's as a navigator. Upon departing the Air Force in the mid80's he returned to his home state to pursue the private sector. He reigned as President of Navigation Electronics from 1988 until the time of his death in 2000. He embraced the GPS technology and moved the company forward each year. Charlie always looked at all avenues of entrepreneurship to further grow NEI. He loved cooking and Saints football.

Charlie is survived by his wife Barbara, 2 children - daughter Kelli Poche' Guidry and her 2 children Laurel and J Paul and son, William Charles Poche' and his wife Lauren Rausch Poche'. NEI continues Charlie's heritage and is pleased to be a partner of the Geomatics Program at Nicholls.



### ATTENTION

**I need volunteers to assist in identifying land owners along the Mississippi/Louisiana state line in order to make appropriate notifications prior to the Ellicott Line Workshop, to be held in March, 2012.**

*This assistance is needed in order to avoid any trespass issues.*

**Please contact Kevin Burdeaux:  
337-303-7942 or  
Kevin.Burdeaux@TBSmith.com**

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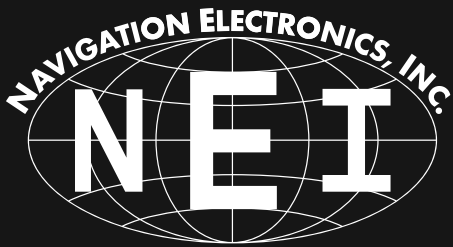
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