



# NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION

PO Box 689

Raymond, New Hampshire 03077-0689

TELEPHONE: 800-698-5447 - 603-895-4822 - FAX: 603-386-6856

web site address: [www.nhlsa.org](http://www.nhlsa.org)

email address: [info@nhlsa.org](mailto:info@nhlsa.org)

## NHLSA FALL QUARTERLY BUSINESS MEETING & SEMINAR

**PRESIDENT**  
GLEN JOHNSON  
2 Bedford Farms Road, Suite 200  
Bedford, NH 03110  
603-391-3900

**PRESIDENT ELECT**  
TIMOTHY S. MALLETT  
193 Nottingham Road  
Deerfield, NH 03037  
603-244-8844

**VICE PRESIDENT**  
J. COREY COLWELL  
170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
603-431-2222

**SECRETARY**  
ROBERT E. SMITH, JR.  
11 Prospect Street  
Dover, NH 03820-3304  
978-388-2157

**TREASURER**  
WENDY PELLETIER  
463 Washington Street  
Keene, NH 03431  
603-209-1989 (2017-2019)

**PAST PRESIDENT**  
DARREN J. HARDY  
8 Cassie Lane  
Merrimack, NH 03054  
603-595-7900

### DIRECTORS

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21 Maple Street  
Center Barnstead, NH 03225-3601  
603-225-6770 (2016-2018)

**Prof. Practice Director**  
JOSHUA MANNING  
54 Sawyer Avenue  
Atkinson, NH 03811  
603-362-5333 (2017-2018)

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11 Tolman Road  
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603-242-3818 (2016-2017)

**Publications Director**  
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**Gov. Affairs Director**  
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23 Orchard Street  
New Boston, NH 03070  
603-533-8816 (2017-2019)

**EXECUTIVE  
ADMINISTRATOR**  
BARBARA CORMIER  
PO Box 689  
2 Moulton Street  
Raymond, NH 03077  
603-895-4822

The **Fall Quarterly Business Meeting** will be held at 5:00 p.m. on **Thursday, September 14, 2017** at Contigiani's Conference and Event Center at the Pheasant Ridge Golf Club located at 140 Country Club Road, Gilford, NH.

The Program Committee has planned a social including a cash bar, hors d'oeuvres, and a Foundation benefit raffle. If you plan to stay for the social, please  on the registration form to ensure there will be enough hors d'oeuvres. The day's events will include the seminar, the social, Fall Quarterly Business Meeting, followed by brief Executive & Committee meetings, in which all members are invited to participate. Join us for a full day of knowledgeable speakers, enjoy a cocktail and appetizer and catch up with your fellow members. Keep in mind, you can earn 1.0 CEU for attending two business meetings per year, and if you ever wondered what happens at an Executive Committee meeting, we encourage you to stay and find out.

Mike Bemis has coordinated another great **Case Studies** seminar.

### Case 1: "The Sudden Detour"

In Alton, where Beaver Brook empties into Lake Winnepesaukee, Rick Chellman LLS, was representing a client who owned land on one side of the cove. Mike Bemis LLS, was representing a client who owned land on the other side of the cove. Inside the cove, and at least partly surrounded by water was a small area of land claimed by both parties. Mark Stevens LLS, was representing the State of NH in its ownership in the bed of the lake and potentially the disputed land itself- whether it was "land" or a part of the bed of the lake. In addition to questions of deed interpretation, record surveys, a boundary line agreement, occupation, possession, and historic use, etc.; the three dealt with questions regarding whether the disputed area was an island, a peninsula or neither; when/where the brook becomes the lake, where is the thread or thalweg of the stream, and whether the natural mean high water mark elevation was applicable and accurate. During pre-trial, the Court decided some of these issues were too hot to handle causing sudden detours in the directions all three surveyors had previously been headed in.

**Chester "Rick" Chellman, PE and LLS #541** has been surveying for more than 40 years and started White Mountain Survey in 1977. Rick has been involved in numerous cases as an expert witness in many jurisdictions.

**Mike Bemis LLS #612** is a principal partner in the surveying firm Steven Smith Associates in Gilford and has been practicing there for 36 years. Mike formerly served as the NHLSA Education Director and has been on the Education Committee for 26 years.

**Mark Stevens LLS #737** is in private practice in the Canterbury area and also serves as the Land Agent for the NH Water Resources Council. Mark has served as NHLSA Publications Director and was President of NHLSA in 2013.

### **Case 2: “Where is the Turnpike? Where is my land?”**

What happens when turnpikes get built, abandoned, relocated and resurrected? This case involves the location and relocation of the Rindge Turnpike and the effects it had on an abutting piece of property from 1807 up until the construction of the modern day Route 119. When an abutting subdivision overlooks some of these issues, will the parties find themselves in court, or can the case be settled?

**Edward L. Rogers, PE and LLS#949** has been involved in surveying for the last 22 years and started Rogers Engineering Solutions, LLC in 2005. His experience on Boston’s Big Dig provided him with a unique perspective on roads, surveying, and the 4 dimensional puzzles they represent. For the past 12 years he has focused on surveying and engineering projects in New Hampshire. Ed’s past presentations include “NH Road Research Part I”, “Turnpikes and County Roads”, and a case study of Green Crow vs. the Town of New Ipswich, NH.

### **Case 3: “No Good Deed Goes Unpunished”**

This case involves something very familiar to us all, “Is the boundary line the stone wall or the town line?”

In 1990 a fellow employee and his wife purchased their property in Nottingham. They purchased the property from an estate. Prior to the conveyance a boundary survey was conducted for the estate and the deed description was changed referencing the recorded plan. The plan depicted the southeasterly boundary as the “Approximate Town Line” between Nottingham and Lee. Around 1995 stone posts were discovered which were more consistent with the original deed descriptions which conflicted with the recorded plan. As a favor to my friends I surveyed the property and held the stone wall which added approximately 1.1 acres of land in Lee to their property. A plan was created and recorded in 1996. 18 years later in 2014, a neighbor filed a quiet title suit. This case relies upon on extrinsic evidence and historic deed research presented to the court.

**David W. Vincent** started his surveying career after he graduated from the New Hampshire technical college in 1982 with a major in Plane Surveying. He is also a licensed professional land surveyor in Maine and a licensed septic system designer in New Hampshire. After working for three different surveying/engineering firms he started his own business in 1998 in Barrington, NH. His office is currently located in Dover, NH. In fact the friend he did the favor for became his employee in 2004 and still works with him today.

### **Case 4: Potpourri of Surveying Disputes at the Lake– Did They Know?**

1. George vs Beach Club
2. Harlee & Janet and the Puzzlemaker
3. Redwood Park and Jonathan Daniels School

**David A. Mann** resides in Keene, N.H. with his wife and best friend Toni. David is Editor of the VSLs publication, *The Cornerpost*. He was stricken with the “I want to know more” bug early in his surveying career, if not before, and has always been interested in the History of Land Surveying. He also suffers from the Civil War battlefield visitation bug and the “I can’t walk past a book sale syndrome.” He graduated from Bucks County Tech with a degree in Civil Technologies. He is a licensed land surveyor in Vermont and New Hampshire.



**Interested in becoming a Director or joining a committee?**

**(History, GIS & Merchandising Committee Chairs & Publications Director are VACANT)**

**Why not sit in on the Executive or other Committee meetings and get your questions answered.**

**DON'T FORGET TO SIGN IN AT THE BEGINNING  
OF THE SEMINAR AND/OR MEETING AND SIGN OUT AT THE END**

**Tentative Seminar Schedule - 2.0 CEUs**

7:30-8:00am	Registration & Continental Breakfast: assorted breakfast pastries, served with freshly brewed coffee, teas, and chilled orange and cranberry juice
8:00-10:00	Case #1: Rick Chellman, Mike Bemis & Mark Stevens
10:00-10:15	Morning Break; sliced fresh fruit & refresh of coffee and tea
10:15am-12:00pm	Case #2: Edward Rogers
12:00-1:00	Lunch: Taco Buffet; traditional caesar salad; soda and bottled water
1:00-2:15	Case #3: TBD
2:15-2:30	Afternoon Break: assorted cookies & dessert bars and punch station)
2:30-3:45	Case #4: David Mann
3:45-4:00	Q&A; sign-out

**Meeting Schedule - 1.0 CEU for 2 meetings per year**

4:15 - 5:00	Social with hors d' oeuvres (Italian meatballs, chicken fingers, display of artisan cheeses and grapes, fresh vegetable crudite), cash bar and raffle
5:00 - 6:00	Business Meeting
6:00 - 7:30	Executive & Committee Meetings (all members welcome)

**Questions? Call: The NHLSA Office @ 603-895-4822**

**Thursday, September 14, 2017**

**RESERVATION DEADLINE:**

**Please make every effort to mail, fax, or email your registration before September 5<sup>th</sup>**

Make checks payable to **NHLSA** and mail to PO Box 689, Raymond, NH 03077

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

COMPANY: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

OTHER ATTENDEES: \_\_\_\_\_

\_\_\_\_\_

**If you are not a current NHLSA member and would like to join,  
we will apply the difference to your membership.  
NESS members may take advantage of the member rate!**

<b>Case Studies Seminar (member)</b>	_____	x	\$135.00	_____
<b>Case Studies Seminar (non-member)</b>	_____	x	\$235.00	_____
<b>Case Studies Seminar (SIT member)</b>	_____	x	\$ 75.00	_____ SIT # _____
<b>Case Studies Seminar (student member)</b>	_____	x	\$ 50.00	_____
<b>Seminar Matching Fund Program</b>	_____	x	\$ 20.00	_____
<b>(for unemployed or under-employed members – call office for details)</b>				
<b>Seminar Matching Fund Donation</b>	_____			
<b>Social</b>	_____		N/C	
<b>Please check for food planning purposes</b>				
<b>Business Meeting</b>	_____		N/C	
<b>Please check for handouts planning purposes</b>				
<b>Food Restriction (call office)</b>			<b>TOTAL:</b>	_____
			Check#	_____

**If paying by CREDIT CARD, FAX completed registration form to: 603-386-6856**

Indicate credit card:    \_\_\_ Visa    \_\_\_ Mastercard    \_\_\_ AMEX    \_\_\_ Discover

Card Number: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Name on Card: \_\_\_\_\_

**Address for Card** (if different from above): \_\_\_\_\_

Signature: \_\_\_\_\_

[CARDMEMBER ACKNOWLEDGES RECEIPT OF GOODS AND SERVICES  
IN THE AMOUNT OF THE TOTAL SHOWN HEREON AND AGREES TO PERFORM  
THE OBLIGATION SET FORTH BY THE CARDHOLDER'S AGREEMENT WITH THE ISSUER]

IF A RECEIPT IS REQUIRED, PLEASE LET US KNOW AHEAD OF TIME,  
SO IT WILL BE READY AT THE REGISTRATION DESK –  
CREDIT CARD RECEIPTS WILL BE EMAILED WITH A VALID EMAIL ACCOUNT

**Quick Directions:** Take I-93, Exit 20 onto Rt. 3, proceed to Laconia by-pass, take Route 11A, Exit East, Right on Country Club Road.

Call 603-524-7808 or visit <http://www.playgolfne.com/>