

# Focal Point

A publication of the Sacramento Chapter  
of the California Lands Surveyors Association



May 2023

Guest Speaker for May:

**Kevin Akin PLS**

## **President's Message** **Justin Lambert, PLS** **2023 Sacramento Chapter President**

Hello Chapter Members, Happy May!

We are moving forward with planning the Chapter BBQ, so please clear your schedules for Saturday July 15<sup>th</sup>. We are still planning out the details, but hope to provide fun, sun, and good food. A covered pavilion at Johnson-Springview Park has been reserved which includes shade, picnic tables, BBQs, and a splashpad nearby for the kids (and adults) to cool off in.

On other chapter news, Carl Cde Baca and John Wiliusz were able to gain access to the Sacramento City College equipment room and get an inventory of the equipment that they currently have. This will allow the committee to develop a plan moving forward for the revitalization of the program. There is still a long way to go, but it's great to have this ball in motion.

I hope to see you all at the meeting at Logan's on 5/4.

Thank you,

A handwritten signature in black ink, appearing to read "Justin Lambert". The signature is written in a cursive style.

Justin Lambert, PLS

*Land Surveying in the Sacramento Region  
has recently lost a Giant.  
The Focal Point must sadly report the  
passing Everett Thorne, PLS 3686  
There will be a Celebration of Life on May  
13, 2023 at the Ben Ali Shrine 3632  
Marysville Blvd, Sacramento*

The Sacramento City College has added the Surveying program to its schedule for the Fall Semester so the rumors are true! The program is indeed returning after a long hiatus. However much still needs to be done.

Persons interested in helping the program return to life by serving as an adjunct professor, assisting with labs or simply acting as a guest speaker in one of the classes are encouraged to contact John Wilusz at:  
[john.wilusz@scc.losrios.edu](mailto:john.wilusz@scc.losrios.edu)

# **Sacramento Chapter, CLSA**

## **Minutes for meeting of April 6, 2023**

The meeting was held at Logans Roadhouse in Natomas and called to order by President Justin Lambert.

The following were introduced during self-introductions:

Kimberly Edwards; Kyle Brook; Annette Hovorka; Andrew Taplay; Curt Castro; Michael Chiara; Sean Davis; Jonathan Rohrs; Bob McKenzie; Carl C. de Baca; Adam Foster; Adam Forth; Justin Lambert; Dan Beaver; John Wilusz

The speaker for the evening was Carl C. De Baca who spoke humorously about a survey to locate the position of a dead cow.

The President reported on the following:  
Held Ex Com meeting

Report given on content of Executive team discussion.

Recap of CLSA Conference

Report on donations from Annette Hovorka and Kevin Alkin

Read a thank you note for a Student Scholarship

Asked about the interest in a soccer game with possible dates of Sunday Oct 3<sup>rd</sup> Sunday and Sept 20<sup>th</sup>. Tickets would be from 18 to 24 dollars.

Advertisement to start soon in the Focal Point

Updates from Sac City surveying classes starting in the Fall and discussion about labs on Saturday and the length of them. There was much discussion about details that generate many questions to be answered.

The Treasurer's Report was given by Adam Foster:

\$7677 in checking and \$200 in cash with an outstanding liability of \$1000 to TrigStar  
\$2800 total was realized from LS review class.

The upcoming meeting for the Board was discussed with Cameron Clark attending.

Meeting was dismissed by President Justin Lambert.

*Respectfully submitted,*

*Annette Hovorka, PLS  
Secretary 2023*

## **Ask a Title Officer** with Tom Bolinger of Fidelity Title

### Certificates of Compliance

A recorded Certificate of Compliance (COC) issued by local jurisdiction is constructive notice that a parcel of land is compliant to the Subdivision Map Act. A recorded COC gives notice to the public and the title industry that the subject parcel complies with state and local subdivision laws. This in turn gives title companies comfort to insure a conveying or encumbering transaction. Unfortunately, in California each jurisdiction issues various documents to certify a lot split is compliant with the map act. A partial list of these various compliant documents is, a Parcel Map, a Lot Line Adjustment, and a Certificate of Compliance.

A Title Company may require a COC to insure a transaction if:

The subject transaction includes a lot split after March 4<sup>th</sup>, 1972, the date the Subdivision Map Act became law. Title will want to see of record that the past split was approved by the local jurisdiction. If it was not, then title will require the parties to obtain a COC before they will insure.

Or if a transaction is creating a lot split to complete a transaction, then prior to close, title will want to see the appropriate lot split document.

The Certificate of Compliance is nuanced and can be very detailed and complex depending on the properties and the jurisdiction involved.

If you have any questions, please feel free to call me. Tom Bolinger, Vice President of Fidelity National Title, (916) 952-9800.

## **Editor's Message**

*Please note, we have stopped including the chapter membership application in the Focal Point.*

*If you want to join or renew your membership please go to the Chapter website -*

*<https://www.sacramento-clsa.org/>*

*-This month we recognize the passing of a longtime fixture in local surveying, Everett Thorne.*

*-More news regarding the Sacramento City College Surveying program!*

*-Another local surveyor offers an anonymous rant in The Rant Zone. You too can offer a rant.*

*-Tom Bolinger of Fidelity Title answers another question in Ask A Title Officer.*

*-And best of all, we announce the time and date for the 2023 Chapter Picnic!*

*-ED.*



## IT'S TIME FOR A BARBECUE!



Announcing the 2023 CLSA Sacramento Chapter Picnic!

This year the event will be held at Johnson Springview Park in Rocklin. Bring the Family!

Join us on July 15, 2023 for food fun, Survey Olympics and more! The park has a splash pad for the kids and a disc golf course for some good old-fashioned survey trash talk!

The chapter is providing the meat and soft drinks but you are encouraged to bring a side dish. Beer is permitted but only in cans and strictly BYOBI!

*Volunteers for cooking should plan on arriving around 11:30am. Everyone else should come at Noon and stay as long as you want!*

## Job Opening

The Placer County Community Development Resource Agency has posted an opening for a Survey Associate. This is a permanent position. For more information go to [jobs@placer.ca.gov](mailto:jobs@placer.ca.gov) or phone 530.886.4607.

**The Sacramento Chapter is looking for a 2<sup>nd</sup> person to fill the director's position.**

# The Rant Zone

Can I Read Your Description? By B.A. Scrivener

**Dogma:** *a point of view or tenet put forth as authoritative without adequate grounds (Merriam-Webster)*

So much of what we hold to be indisputably true, with regards to the preparation of land (I don't use 'legal') descriptions and plats is nothing more than a series of things we learned when we were young and our mentor, or teacher was telling us, "Always do it this way." What's worse is that certain local agency officials will enforce their world view on the preparer without rhyme, reason or flexibility. Consequently, many descriptions look like they were written by robots. They are clumsy, unfriendly to read, and in some cases, latently incorrect or incomplete. I'm not talking about blunders but of systematic, dogmatic, rote writing traps that many of us fall into. Some simple examples:

1. Why, on God's green earth, do some of you write your land descriptions in all capital letters? What is the logical reason for that? It is not required; it is not customary, and it is not easier to read. You have a lot more control over emphasizing certain words if you use capital letters only where they should be used. If you are one of those folks that writes your descriptions in all caps, stop it... Now.
2. Second on the list of bad habits ingrained into many of us would be the single paragraph description. Just because attorneys, title companies and other non-surveyors write their descriptions as one long never-ending paragraph doesn't make it right and it certainly doesn't make it easier to read, or to follow along. Are you thinking that saving paper at the recorder's office is a valid reason to fill an entire page, or more with one paragraph? Don't be ridiculous. Separate every course on its own line or lines. It will be easier for laymen, clients, title officers, agency reviewers, et al, to read and follow along.
3. Chords. Please, can we just retire chord bearings and distances? The primary elements of a curve are comprised of just two things: the radius and either the delta angle or the arc length. Do you see a chord in here anywhere:  $\frac{\Delta \cdot 2\pi R}{360} = L$  or  $\frac{360 \times L}{2\pi R} = \Delta$  Curves are subtended by chords, meaning chords are a product of the primary elements of the curve, not the elements themselves. To be as accurate as a delta and arc length, chord bearings need fractions of a second and distances need 3 decimal places. Otherwise you get minor misclosures that add up. Chords were a calculating convenience in the days before electronic calculators and computers. They should be retired except where previously specified by deed.
4. Point of Beginning versus True Point of Beginning. If you use a Point of Commencement in your description then please, for the sake of clarity, use True Point of Beginning when you finally get there. Your description will be read by laymen. You and I know what the legal meanings of 'commence' and 'begin' are, but a layman may not and these two terms are, after all, synonyms of each other in every dictionary a layman is likely to have access to.
5. Some miscellaneous thoughts: Descriptions do NOT have to run clockwise only; and the proper (and only) relationship between a description and a plat is this: the plat supports the description. Period, full stop. The plat has never been intended to be a stand-along document and should be subordinated under the description. It is not a mini- Record of Survey. A simple way to ensure the plat supports the description and not the other way around is to place a line at the end of the description saying the plat is attached thereto and made a part thereof, i.e. the plat is part of the description.

There are many more places this rant could go, but this is enough stirring the pot for one day. Steer clear of dogma and write descriptions that are both correct and easy to read. Your clients will thank you.

## ★ ANNOUNCEMENT ★

The Sacramento Chapter is rolling out a variety of new ways to advertise, sponsor and otherwise support our Education program.

The Focal Point will be adding a page of Business Cards for local supporters of the Sacramento Chapter. We are asking a nominal fee of \$100 per year with the proceeds going to our education fund. If you are interested in putting your business card in the Focal Point contact the editor at [focalpointeditor@gmail.com](mailto:focalpointeditor@gmail.com)

If you would like to sponsor a speaker dinner, the fee is \$35 and that comes with 2 months of Business Card placement.

If you would like to sponsor a student dinner, the fee is \$25 and that comes with 1 month of Business Card placement.

The Focal Point would also like to offer 1/4 page, 1/2 page and full page advertisements to our business partners, suppliers and other supporters.

- 1/4 page ad      \$250/year
- 1/2 page ad      \$325/year
- Full page ad      \$400/year

You can post job ads in the Focal Point for \$100 and they will run for a maximum of 1 year.

You can take home one of our attractive slate CLSA coasters for a \$10 donation!

## PHOTO OF THE MONTH



*Hey Ric – Those aren't bowling shoes!*