



# The Cornerpost

Journal of the Vermont Society of Land Surveyors

Volume 46, Number 1 | Spring 2015

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## The Cornerpost

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## About The Cornerpost

**The Cornerpost** is the official publication of the Vermont Society of Land Surveyors. It is published three times each year for the betterment of the surveying profession. The society assumes no responsibility for statements or opinions made or implied by the editor or any contributors. The editor welcomes contributions for publication.

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**ON THE COVER:** Tricia Kules, past president of VSLS, contributed this early-spring view of Mount Mansfield.

**CONTRIBUTE AN ARTICLE:**  
Send it to [kelly@vsls.org](mailto:kelly@vsls.org).

# President's Corner



**O**N FEBRUARY 10, Vermonters celebrated Wilson “Snowflake” Bentley’s 150th birthday.

Born on a farm in Jericho, Vt., Bentley was a self-educated man who was passionate about snow and weather. He accomplished many great things over his 66 year life span. I’m sure he would be quite pleased with the type of winter

we’ve had this year, if alive today. Reading about him online made me really appreciate how great it is to sit down at a computer and have so many resources right at your fingertips.

**“As surveyors, we can use the World Wide Web to gather current and historical information. There’s a lot out there, and I’m learning of new resources all the time.”**

We are getting geared up to update our website. I would like to see our site as a “go-to” place for people who are interested in surveying, mapping, history, etc. and along the way educate the viewers about what it is we do. There are many online resources out there; I’ve listed a few historical sites here that I hope you find to be useful (see the sidebar).

These are just a few resources that I thought folks would be interested in. The goal is to get these and many more links up on our website, not only for the benefit of our membership but also as a resource for the public. I encourage everyone to share useful sites with us so we can get put them online. Thanks, and if you’re interested in learning more about Snowflake Bentley please visit: [snowflakebentley.com](http://snowflakebentley.com), courtesy of the Jericho Historical Society. 🌐

Think Spring,

*Brad*

Brad Holden, L.S.,  
VSLs President

IF YOU HAVE WEB  
RESOURCES YOU’D  
LIKE TO SHARE,  
SEND THE LINK TO  
[KELLY@VSLS.ORG](mailto:kelly@vsls.org).



## useful online resources

### VERMONT HISTORICAL SOCIETY

Members have access to a large statewide collection of Sanborn Insurance Maps

[vermonthistory.org](http://vermonthistory.org)

### UNIVERSITY OF VERMONT

*UVM Libraries Special Collections*

[library.uvm.edu/sc](http://library.uvm.edu/sc)

*UVM Center for Digital Initiatives*

[cdi.uvm.edu/collections/index.xql](http://cdi.uvm.edu/collections/index.xql)

City of Burlington Sanborn and other historical maps of Burlington and Winooski.

*UVM Finding Aids*

[cdi.uvm.edu/findingaids](http://cdi.uvm.edu/findingaids)

Manuscript Collection: John Johnson, Franklin H. Dewart, Barlow Insurance Surveys. Land Records from South Burlington, Bakersfield, Hartland, St. Johnsbury. The list goes on... Database only; view materials at the library.

*UVM Landscape Change Program*

[uvm.edu/landscape](http://uvm.edu/landscape)

Over 70,000 statewide images searchable by county, town and keyword. Great resource for historical building and landscape photos.

### GOOGLE SCHOLAR

[scholar.google.com](http://scholar.google.com)

Research and view thousands of Vermont Supreme Court cases by keyword.

### DIGITAL COLLECTIONS AT MIDDLEBURY

[middarchive.middlebury.edu](http://middarchive.middlebury.edu)

Extensive Vermont map collection including Beers Atlas maps, historic photographs, and postcards. Historic books and manuscripts.





## The Order of Importance

**S**OME TREES ARE LUCKIER than others. So it is with those coincidentally aligned with the boundaries of man. Their blazes proudly assert his Line as opposed to all the others seemingly without purpose.

But in the hierarchy of trees, the most prestigious of all is the coveted Corner Tree. In the right place at the right time, such a tree was proclaimed the northeasterly corner of a 12-acre parcel in Right 14 in Stockbridge conveyed by James A. Bryant to Lewis S. Bundy on May 15, 1876.

Remarkably, this eastern hemlock is still alive and thriving today. It is 2½ feet in diameter and about 85 feet tall, boasting marks on four sides where the boundaries take a turn and warn the logger away. It is well over 150 years old and has endured hurricanes, freezing temperatures and drought. It has witnessed such prolonged history one is tempted to relate by touching its furrowed bark.

This remotely located *Tsuga Canadensis* perseveres near the top of a north-south ridge between McCalpin Brook and Lyon Hill. If one looks carefully to the southeast across the valley from Music Mountain Road, this proud monument can still be seen towering over the lesser conifers at its revered post.

—RICHARD LUNNA, L.S.



ON SURVEYING

# TOWN LINES

IN VERMONT

Though town lines aren't cast in stone, they have a history of being more stable and less prone to whimsical change than standard property lines.

BY DAVID MANN, L.L.S., EDITOR

If you attended the VSLS Round Table sessions in Montpelier, you'll be familiar with my topic for this editorial. After the round tables and after Peter Cross' presentation, "Bakersfield/Fairfield Town Line," a lively discussion ensued regarding the surveying of Town Lines and what constitutes a Town Line in Vermont.

The first part of the discussion related to whether the town line is a straight line from original town corner to the original town corner as established in the respective town charter, or is it a meandering line following each nuance of boundary evidence that has accumulated along or near the town boundary since the original settlement of the town. When the audience was polled, the "original town corner to original town corner folks" won by a considerable margin. I generally migrate to that camp as well; however, I am a little more diplomatic (some would say wishy-washy) about it, but in a pragmatic way, which I will get into in some detail and hope that I can clearly explain in a concise manner.

## A Look at Where It All Began

The establishment of town lines in Vermont is not unique, as many of the charters of the towns in Vermont predate the birth of the republic or state. The Massachusetts colonial system for township creation is the basis for all the early New Hampshire towns, and many New Hampshire towns were created by Massachusetts prior to 1741.

Early Massachusetts towns were generally larger in size than the six mile by six mile norm of the New Hampshire Grants. These large Massachusetts grants were settled in divisions with rights being distributed to the proprietors by the drawing of lots. There was no systematic cadastre for the whole township. As the township grew parts of the original town were broken off and granted as new townships.

Something changed when Benning Wentworth developed a system of land distribution for the New Hampshire Grants. I have more research to do before I have a more complete understanding of why the Grants took the form that they did. I'd be real interested to know where Benning received the inspiration for the system of land distribution that was used. Many of the towns granted in Vermont still utilized the Massachusetts divisional system. When I look into these aspects in more detail, I hope to publish what I find, but if there is someone out there that has already done this please share.

Though town lines are not fixed or cast in stone as might be said, they have a history of being much more stable and less prone to the whimsical change which standard property lines might be subject to. One of the "meander line folks" thought that even bits of old wire fence could be used to fix the position of a town line.

I do not believe that the farmhand who constructed an old wood fence had fixing the position of the town line in mind as he meandered through the woods in the most convenient place for his work (he was mostly interested in whether his allotment of rum was going to last all day). Many a dispute arose because farmers were aggressive in placing their fences especially when they abutted against the common land. Ancient wood rail fences or zigzag rail fences as they rot away into history may leave a false impression of the fence's original location and a very incomplete record of the same might be obtained by the remnants we find today.

I know for a fact that wire fences move at the whim of the farmer, Mother Nature and Father Time. When I worked on a dairy farm some 43 years ago, when a fence post rotted off at the base, we would stretch the wire to the closest tree and nail it to it, thus a fence of convenience. It is one thing to utilize these artifacts for secondary evidence to aid in the confirmation of

the true town line location or for the purpose of establishing a new town line through legislative action. However, I do not believe that it would be appropriate to use ancient wood fence remnants as proof of where the town line is actually located. Wire fences would even be worse evidence to rely on in confirming the actual town line location.

## Approaches to Surveying Town Lines

So, all that being said, what evidence should the surveyor rely on to form an opinion of where a town line is truly located? A rule of thumb might be that if you are to the point in a survey where you are making decisions on a town line location by using a few pieces of wire fence, you should be looking at the bigger picture. Perhaps seeking off-site GPS locations to better form a defensible position. The following is my 2 cents on the matter.

Towns created during the Colonial period were by a grant of a charter from the sovereign. The process normally required a petition by the prospective proprietors. The New Hampshire grants in what is now Vermont may have been a bit fast-tracked due to the circumstances. The following description is from the Charter of Fullam (now Dummerston) dated Dec. 27, 1753.

*“Beginning at a stake and stones on the bank of Connecticut River, being the North East corner of Brattleborough and running West 10° North on said Brattleborough to Marlboro East line, thence North 10° East on said Marlborough to the line of Faine thence on the line of Faine East 10° South, five hundred rods, thence, northerly on said Faine four miles to a stake and stones from thence east 10° South to Connecticut River, and from thence down said river to the bound first mentioned, and that the same be, and hereby is incorporated into a township by the name of Fullam.”*

Perhaps Fullam/Dummerston is a poor choice for this discussion, but it does reflect some of the complexities that arise when surveying along town boundaries. Fullam is a re-grant of a township that was previously part of the Equivalent Lands originally granted by the Massachusetts Bay Colony. Though the town lines run along existing townships, it's clear that the lines were intended to be a straight line from town corner to town corner.

Bennington is a better choice to demonstrate that the original boundaries were run straight from town bound to town bound.

*“Beginning at a Crotched Hemlock Tree Marked W:W: Six miles Due North of a White Oak Tree Standing in the Northern Boundary Line of the Province of the Massachusetts Bay Twenty four Miles East of Hudsons River Marked M:C:J:T: and from Said Hemlock Tree West Ten degrees North four Miles to A Stake & Stones which is the South West Corner and from Said Stake & Stones North Ten degrees East Six miles to A Stake & Stones which is the North West Corner and from Said Stake & Stones East Ten Degrees South Six Miles to A Stake & Stones which is the North East Corner And from thence South Ten degrees West Six Miles to a Stake & Stones which is the South East Corner & from thence West Ten degrees North two Miles to the Crotched Hemlock First mentioned.”*

It is crystal clear that the boundaries are a straight line from town bound to town bound. It is interesting that there is an intermediate bound on the south line. The next provision in the charter that is of import for this discussion reads as follows *“Do Give and Grant in Equal Shares unto ... whose names Are Entered on this Grant to be Divided to and Amongst them into Sixty four Equal Shares.”* The sixty-four shares are depicted on the map of Bennington shown to the right.

The eight tiers of lots would equate to a monument or bound being set on the town line at 240 rod intervals except at the rangeways or roads where there would be perhaps two. I am not that familiar with Bennington with respect to its current bounds, so from here the discussion is hypothetical, not site specific. As can be seen on the map, Bennington was surveyed by Mr. Mathew Clesson, Surveyor with John Taylor, Ezekial Foster, and Wm. Williston, chainmen who were all sworn in on October 30, 1749, and John Hooker, Abraham Bass, and Sam'l Calhoon being sworn in on November 3, 1749. They *“were all sworne to the faithful Performances of their respective services”* by Timothy Dwight. The survey was recorded on Jan'y 11th 1749 by Theodore Atkinson.

The dates are all old style (O.S.), so on the calendar of those times January fell after November and the New Year began on or about the 25th of March. So for over two months, these men lived in the wilderness of Vermont and surveyed out the town of Bennington. With the town being six miles on a side and there being sixty four shares or lots, as previously stated this would

In this 1749 map of Bennington, the original boundaries were run straight from town bound to town bound.





equate to each lot being 240 rods on a side.

I have no specific evidence relative to how the survey was performed, but based on the plan on page 7, it is presumed that corner markers were placed at the 3/4 mile or 240 rod interval along each town line. These, I would contend, are the town bounds of Bennington. These bounds would have been placed at a time when the original primary corners of the town were in existence by contemporary surveyors utilizing contemporary methods.

I have found references in some town histories to a committee being appointed to lay out the town lots. Usually one of the members of the committee has some surveying experience. When reviewing the bounds of one town which abuts against another, the date of establishment of the respective towns can be used to infer a hierarchy or seniority for holding one bound over another. It can be seen on the 1796 Whitelaw Map that Bennington 1749 would be senior to Woodford and Stamford 1753, senior to Pownal 1760, and senior to Shaftsbury and Glastonbury 1761.

The west line against New York is a horse of a different color. The distribution of lots in Shaftsbury is less regular than that of Bennington, but I would presume that the lots would have been laid out on the ground shortly after the town was chartered in 1761—Shaftsbury was chartered at the height of western settlement. Settlers were quite active after the resolution of the French and Indian conflicts. Soldiers had passed through the wilderness, that was then Bennington, built forts and roads to effect supply lines for military operations.

Though the survey of the Bennington town line was now over ten years old it probably would have been still quite evident. The marks made by Mathew Clesson would have been utilized to effect the survey of Shaftsbury. The same would be true for the other abutting towns.

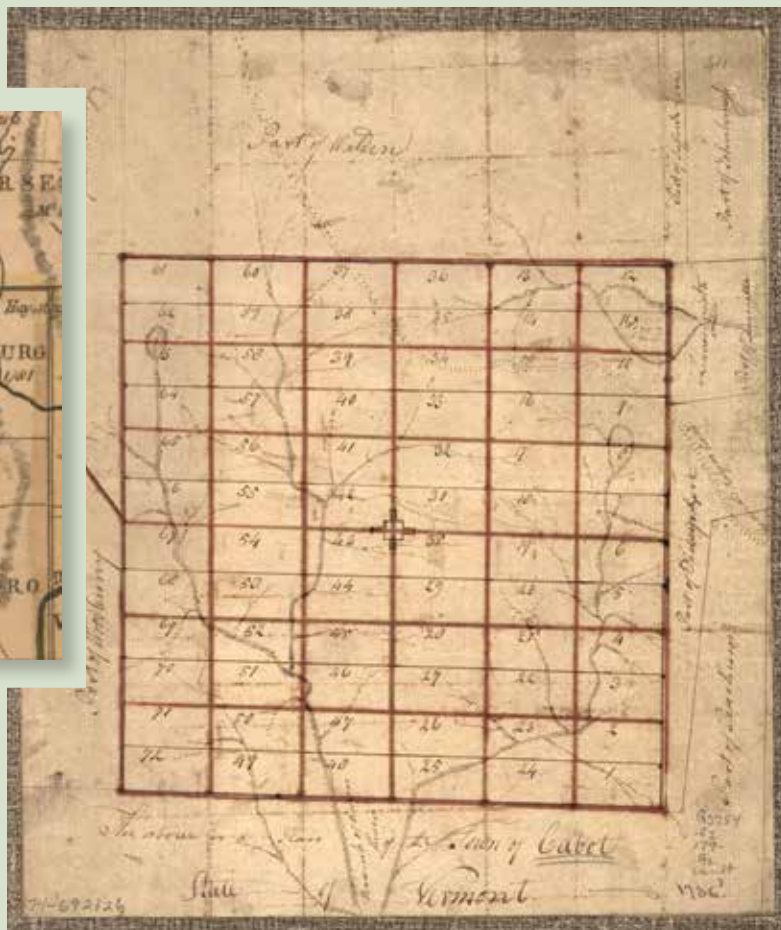
This is all said in a perfect world where things were developed according to plan, I am sure that inconsistencies and anomalies exist which throw a monkey wrench into best laid plans, as they say. All of the above discussion, as it regards specific town boundaries, is always subject to subsequent legislative action which may have redefined all or part of certain town boundaries. Unfortunately Vermont had no tradition or requirement (that I know of) relative to town line perambulations. The loss of these original corners, which were placed at the infancy of the town, provides us with the challenge which we face today.

I will use the Town of Cabot as another example. Cabot would be junior to Calais, October 1780; on par with Woodbury and Walden, November 6, 1780, and senior to Marshfield and Deweysburgh, 1782, and senior to Danville, 1786. Based on the town being six miles on a side this would equate to bounds having been at 160 rod intervals on the easterly and westerly town lines and at 320 rod intervals on the northerly and southerly town lines. Probably in all cases the lotting of the abutting towns will provide additional town line monumentation which can aid in retracing the town boundary, assuming the bounds are consistent one with the other.

The years fly by, and 100 years has caused much



Left: Bennington vicinity  
Right: 1780 Cabot lotting plan



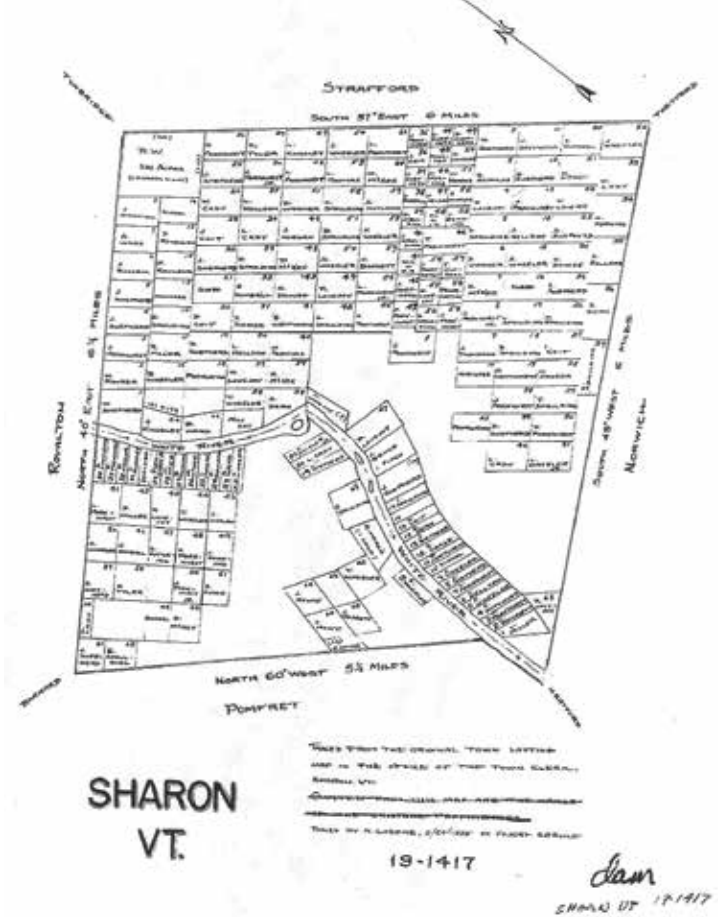


improvement on some of the town lines and almost none in others. Fences have been built, originally brush and stump barriers from land clearing activities then various styles of wood fencing; palisades, rails, zigzag rails, etc., then stonewalls are built and finally wire fences appear. Old, well-established corners disappear. Wire fences are strung along the presumed location of the boundary in the vicinity of the town line. Many years pass, and there you are scratching your head and pondering the best solution.

The average Joe client is usually not interested in the nuances of surveying along a town line. I am sure that when you start describing the extra costs involved in surveying along a town line, he'll happily pull out his checkbook and pay whatever that cost might be.

The lotting plan of Sharon, Vt., I believe represents a good example of what I have referred to as the Massachusetts Divisional System. The divisions are apparent by lot configuration and lot size. When you compare this lotting format to that utilized in Bennington or Marlboro it is a striking contrast.

If you have anything to add or detract from what I've provided here, please have at it! I think it would be beneficial for us all to come to a consensus on how to treat town lines and perhaps generate some sort of procedural guidelines for dealing with them. 🌱



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## SPECIAL EVENTS

Over the past few months, VSLs members have gathered for two events: the annual round table discussions on Dec. 19 at the Capitol Plaza Hotel in Montpelier, and an exam writing workshop on Feb. 27 at the Red Schoolhouse in Randolph Center. The round tables hosted 90 surveyors, eight tables of topics, and a lively presentation by Peter Cross on the Bakersfield/Fairfield Town Line. The exam writing workshop kicked off with a presentation by Robert Krebs on creating an effective state exam for surveyors, and followed with Joe Flynn leading the group in discussing and drafting the test questions.

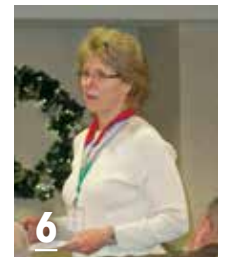
### At the Round Tables

1) A group covers NCEES and board issues 2) Ethan Gilmour and Bob Holt 3) The crowd gathers for morning registration 4) President Brad Holden presents the VSLs Education Foundation Scholarship to Mike Huyler, a 2014 Summa Cum Laude graduate of Paul Smith's College, who now works at Cross Consulting Engineers 5) Pete Chase and David Mann 6) Tricia Kules at the annual meeting 7) Jason Dattilio

### At the Exam Writing Workshop

8) A group drafts exam questions 9) Workshop participants: back row, from left, Huck Mundell, Dwight Baker, Byron Kidder, Larry Walter, Tricia Kules, Blake Thomsen, Tim Rockwood, Nancy Iwanicki, and Terry Wilson. Front row, from left, David Tudhope, Warren Robenstien, Gregg Pawlowski, Joe Flynn, Kath Martin, and Doug Henson.

*Photos courtesy of Malcolm Moore, David Mann and Kelly Collar*





# Avoiding Common Research Mistakes

BY KNUD E. HERMANSEN, P.L.S., P.E., PH.D., ESQ.

I am often involved in litigation involving surveying services and research mistakes. (I must also admit that in more than forty years of practice, I have made my share of mistakes performing record research.) There are five common mistakes often made by surveyors when researching the records. This article will explain the common mistake made by surveyors when determining senior title.



Many surveyors are under the misunderstanding that once a person conveys property, they cannot subsequently convey good title in the same property to another person. This is never true. In fact, there is not a single state recording act that would place senior title with the first grantee unless the grantee took immediate steps to record the deed or take possession of the property.

## CONSIDER THIS EXAMPLE

Sam conveys a lot to Andy on July 1, 2010. A short time later, Andy tells Betsy that he purchased the lot from Sam. Betsy goes to Sam and offers to buy the same lot that Sam sold to Andy. Even after Sam explains to Betsy that he has already conveyed the lot to Andy, Betsy insists on paying money to Sam in order to obtain a deed to the lot.

Sam, with marginal ethics, goes for the money and conveys the same lot to Betsy on July 2, 2010 that was previously sold to Andy. Sam now realizes he can make a considerable profit if he keeps conveying the

same lot to other individuals without knowledge of an earlier conveyance of the lot. Consequently, Sam conveys the same lot to Cassie on July 3, 2010. On July 4, Sam conveys the same lot to Daniel.

On July 5, Betsy records her deed. (Thereby providing “the world” constructive notice of a conveyance of the lot from Sam.) On July 7, Cassie records her deed. On July 8, Andy records his deed. Daniel never records his deed. Even though Andy was the first conveyance from Sam, he does **not** have senior title under any of the recording acts.

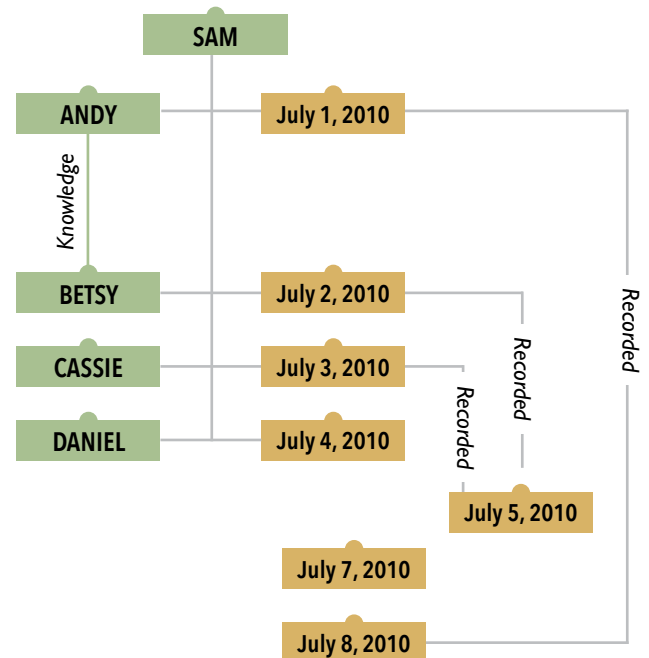
Under the “race” category of recording act, Betsy has senior title. Betsy was the first to record a deed to the lot. Under the “notice” category of recording act, Daniel has senior title. Daniel was the last person to be conveyed the lot without notice of an earlier conveyance. In fact, Daniel will have senior title under a notice category of recording act even though Daniel never records his deed. Under a “race-notice” category of recording act, Cassie has senior title. Cassie was the

**THE RECORDING ACTS** in all states fall into one of three general categories of statute: 1) Race, 2) Notice, and 3) Race-Notice. The general definition of each category is the following:

Race	Notice	Race-Notice
The first person to record their deed has senior title regardless of the sequence the conveyances were made or the knowledge a grantee had of an earlier conveyance.	The last conveyance made where the grantee did not have notice of an earlier conveyance has senior title.	The first person to record their deed who was conveyed the property without notice of an earlier conveyance has senior title.

first person to record a deed from Sam that was delivered to her without notice of an earlier conveyance. As you can see, without knowledge of the category of a state’s recording statute, surveyors will often terminate their record research prematurely or will mistakenly

determine senior title resides with the wrong person in a situation such as an overlap. A surveyor should take the time and determine what category of recording statute is effective in their state. At least two states have more than one category of recording act in effect. 🌐



Knud is a professor in the Surveying Engineering Technology Program at the University of Maine. He offers consulting services in boundary litigation, title, easements, land development, and alternate dispute resolution.



# A Word About Collections

When clients don't pay, the legal system can be an option.

**W**E'VE ALL HAD TROUBLE collecting our fees. I generally chase clients persistently to receive full payment. When the client is uncooperative or uncommunicative I will sue in Small Claims Court, where the limit is \$5,000 plus interest and court costs. I bill often enough to avoid outstanding balances greater than \$5,000.

Prevailing in Small Claims results in a Judgement Order from the court. It constitutes a lien that attaches to the client's property when filed in the municipal records. As long as the

his neighbor's property, and relay the results of that meeting to my client.

By early August, I sent the landowner a statement of my services. From that point on, it was as if he had fallen off the face of the earth. He wouldn't respond to my telephone calls, emails or correspondence – no contact whatsoever. So the debate with myself began – do I sue him or not? His bill wasn't large, and it would cost me (in lost income) to take him to court. But I really didn't like the way he operated and had learned by then that he was slippery at best.

In early January, I made the one hour drive to his town. Before filing suit I wanted to verify he was still the record owner of the property. As I left the town office I decided to drive to his property. Nobody was home, but a "For Sale" sign was in the front yard. Ticked off at first,

I quickly realized this situation could work in my favor. After returning home I checked the listings of the real estate firm whose sign was at the property to confirm it was still on the market.

The next day I mailed a Written Memorandum Asserting Claim of Lien with my notarized signature to the town clerk for filing. By certified mail, I then sent a copy of the lien to my client with a cover letter stating my conditions for settling the unpaid fee. I gave him ten days (with a date certain) to pay my fee plus costs to prepare the lien, record it and send him the certified mailing; otherwise I would immediately file suit. I would also send the real estate firm a copy of the lien, cover letter, and a statement of the circumstances of my surveying services at his property (thereby disclosing the right of way dispute).

Upon delivery of the certified letter, the landowner sent me an email; he would mail a check out right away. His check arrived well before the deadline and was deposited without incident. Lucky me. 🍀

—A.W. (TERRY) HARRIS, L.S.

**“Don't necessarily expect rapid payment. We're dealing with human nature here: the good, the bad, and the ugly.”**

judgement lien is revived every eight years, it will remain effective and won't be ignored as mechanics lien often are. Interest accrues at 12% per year and can become significant.

Don't necessarily expect rapid payment. We're dealing with human nature here: the good, the bad, and the ugly. I've had clients write a check immediately after the court's decision, but I've also got a couple of deadbeats who apparently plan to take their debt to the grave (their heirs and assigns will inherit it). Seek counsel from a good attorney on the options available to collect your fees.

I recently had an unusual experience. I was retained last June by a landowner in a dispute with a neighbor over the location of a right of way across his property. I proceeded to meet him for a site visit, review the information he provided, conduct municipal land record research, meet again to view newly discovered evidence of an old road, visit Archives & Public Records to view the earliest orthophoto of the subject area, meet with the surveyor who surveyed



We received these photos of the 45th Parallel marker from Meg Shields, VSL's former administrator, from her trip to Maine last fall.



## Oldest Halfway North Marker

**Perry, Maine**

Field review by the team at [RoadsideAmerica.com](http://RoadsideAmerica.com).

**T**he 45th Parallel is way older than America, but it wasn't until July 4, 1899, that Americans erected a monument to acknowledge its existence. The monument is hunk of pink granite, now worn and stained with age, surrounded by picnic tables in a small rest area on US 1, north of the town of Perry, Maine. This is about as far east as it's possible to get in America. Engraved on it are the words, "This stone marks latitude 45 degrees north, halfway from the equator to the pole." The monument cost a reported \$8.00, and in fact it sat in a barn for three years before someone remembered to put it up.

In 2008, at considerably more expense than \$8.00, the state of Maine spruced up the rest area and erected an interpretive sign next to the granite hunk – part of a renewed recognition of the lure of the 45th Parallel. ■



## EGR 410 Boundary Law

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TEXTBOOK: *Evidence & Procedures  
for Boundary Location, 6th Ed.*

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This course is not an FS review course but an in depth class on boundary law and history in both public lands and metes and bounds states. It has proven helpful in mastering boundary law issues for the FS examination.

INSTRUCTOR: Jay Doody,  
PLS & PE (Connecticut)

### ➡ OUT AND ABOUT



**The Maine Society of Land Surveyors** hosted its annual meeting and equipment show in late January at the Samoset Resort in Rockport, Maine. Shown above enjoying the exhibit hall are Jon Cowan, brother of VSL's own Tim Cowan, and Dan Martin, Vermont's Geodetic Advisor, who exhibited and presented at the event. *Photo courtesy of Harris Abbott.*

## VSLS Executive Committee Meeting October 22, 2014 • AIV Building, Montpelier, VT

**Present:** Brad Holden, Gayle Burchard, Kelly Collar, Mark Day, Ian Jewkes, Keith Van Iderstine. **Absent:** Patricia Kules, Ryan Cloutier. The meeting was called to order at 6:05 p.m.

### SECRETARY'S MINUTES

The group review the minutes of the August 28 Executive Committee meeting.

Upon motion duly made and seconded, it was unanimously **RESOLVED:** to approve as written the minutes of the Aug. 28, 2014 Executive Committee meeting.

### TREASURER'S REPORT

The committee accepted the treasurer's report prepared for the month ending Sept. 30, 2014. Gross Net Worth equals \$71,793.93, and Net Income equals \$4,852.89 with over 100% of membership income paid to date.

### ADMINISTRATOR'S REPORT

#### *Application for Membership*

Kelly presented an application for full membership from Ryan Ward.

Upon motion duly made and seconded, it was unanimously **RESOLVED:** to approve Ryan Ward as a full member of VSLS.

#### *Fall Conference Recap*

Kelly gave an overview of the fall conference. There were 209 total attendees, plus 34 individuals who represented exhibitors. Income from the conference was \$72,555.00; expenses were \$67,405.62 (including \$2,478.43 from the auction that went to the Education Foundation); this resulted in a profit of \$5,149.38, not including staff expenses.

#### *The Cornerpost*

The group looked at the new issue of The Cornerpost and identified people in the photos from the fall conference. There was discussion about possible writers for the magazine: Paul Hannan, Malcolm Moore, Terry Harris, Harris Abbott, Pete Chase and Bob Krebs. Kelly will contact them to gauge their interest before the next issue. The committee also discussed when the magazine should come out; it needs to be timed to announce upcoming events.

### WEBSITE

There was some discussion about changes that should be made to the website. Kelly had looked into Wild Apricot, an association management software that includes a website interface, but this would have involved developing a new relationship with a vendor to accept our online payments.

Kelly will build a new website, most likely using WordPress, which will allow us to keep our current relationships with Union Bank and Transaction Express. This will be a gradual process, where the website is "freshened up" and then additional features are added going forward. Brad mentioned the need to improve our Web of Trust rating. He will also touch base with Leslie Pelch to see if we can utilize existing GIS information to create a "search" feature for finding surveyors.

### CAPITOL PLAZA OFFICE SPACE

The committee talked about whether to: 1) continue renting the current office space beyond March 2015, when the lease ends, 2) have Kelly work from her home office, or 3) look for a new space in Montpelier to continue having a physical presence there. Brad will look into alternative rental locations, and Kelly will look into the cost of renting storage units to hold our files and other possessions in case we end up closing the office.

### OTHER BUSINESS

There was brief discussion about membership renewals and creating an online mechanism to allow dues payments. We will mail out renewal letters at the beginning of December, since dues are supposed to be paid by January 1. Kelly will check with the accountant to see if there is a problem accepting online payments before the next calendar year.

### NEXT MEETING

The next meeting will be held at AIV on Thursday, Nov. 20 at 6 p.m.

There being no further business, the meeting was adjourned at 8:03 p.m.

Respectfully submitted, Kelly  
Collar, Secretary pro tem





## Ralph O'Keefe

March 19, 1935 - November 16, 2014

Honorary VLS member Ralph Edward O'Keefe died on November 16, 2014. Born March 19, 1935 in Toronto, Canada, Ralph was a certified photogrammetrist and spent his entire business in the aerial survey field, the last 12 years as a principal of Lockwood Mapping LLC until his retirement in 1997.



Ralph's family remembers him not just as a loving husband, brother and uncle, but also a great teller of stories. Ralph was predeceased by his parents Edward and Gertrude O'Keefe and sister Shirley Clark. He is survived by his wife of 56 years Wendy Diane; sister Beverly Rivard; brother Dennis O'Keefe; sister-in-law Mary (Raymond) Byrne and many nephews and nieces in New York and Canada.

A memorial service was held on Dec. 7. Donations in Ralph's memory may be made to Hildebrandt Lifetime Care Hospice, 3111 Winton Road South, Rochester, NY 14623 or Gates Presbyterian Church, 1049 Wegman Road, Rochester, NY 14624.

## Frederick W. Cowan

September 23, 1918 - February 24, 2015

Former VLS member Frederick W. Cowan, 96, of Canaan, died on Feb. 24, 2015. Born in Lisbon Falls, Maine, Fred's very full life included military service, years of community involvement, work as Timberlands Manager for St. Regis in Bucksport, Maine, and as owner of a land surveying business in Canaan, Vt., and a lifelong enjoyment of skiing, travel and the outdoors.



Fred was predeceased by brothers Caspar and Douglas, and is survived by his sister Cynthia Dunlap. He is survived by his wife, Joan (Locklin) Cowan; a son, Dr. Frank L. Cowan; a daughter, Dr. Stephanie (Cowan) and husband Anthony Bellomo; son Jonathan Cowan and wife Dr. Julie Schubert Cowan; and son and VLS member Timothy Cowan and wife Sarah (Pollard) Cowan. Fred took great pride in his grandchildren: Brit, Seth, Hannah, Helen, and Peter. A memorial service was held March 21 at Grace Community Church in Canaan. Donations in Fred's memory may be made to the 45th Parallel EMS, 46 Ramsey Road, Colebrook, NH 03576.

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# Spring Meeting & Outing

Friday, April 24 • Three Stallion Inn • Randolph, Vermont

Join us April 24 for the VSLs Spring Business Meeting. In this simple kick-off to spring, we'll have our business meeting and lunch at the Three Stallion Inn, a recently-renovated country inn in Randolph, Vermont. Afterward, depending on the weather, we'll have the opportunity for a few afternoon activities:

- Golf at the Montague Golf Course, located adjacent to the Inn.
- Hiking and biking on the trails behind the Three Stallion Inn
- A visit and beer tasting at Bent Hill Brewery, a small artisan brewery located just a few miles away in Braintree.

## REGISTRATION FEE

**\$35 for all attendees**

*(after April 14, please add a \$5 late fee)*

## LOCATION

The Three Stallion Inn is located at 665 Stock Farm Road in Randolph, just two miles from Exit 4 off I-89.



## MEETING SCHEDULE

<b>10:45 AM</b>	Check In
<b>11:00 AM</b>	Business Meeting
<b>12:00 PM</b>	Lunch
<b>1:00 PM</b>	Afternoon Outing

*Note: The spring meeting does not include a continuing education program, so PDH credits are not available. The life member discount does not apply for this event.*



**REGISTRATION** (complete this form and mail with your payment, or register online at [www.vsls.org](http://www.vsls.org))

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

Please indicate the activities you're interested in:

☐ Golf\* ☐ Hiking/biking ☐ Brewery visit ☐ Just lunch

*\*There is an extra \$35 fee for golf, which includes the golf cart. Golfers may pay this on the 24th directly to the Montague Golf Club. A firm number of golfers is required one week prior to the event.*

☐ Check enclosed (payable to VSLs) for \$ \_\_\_\_\_

☐ I would like to pay by credit card:

☐ VISA ☐ MC ☐ AMEX ☐ DISC

Card Number \_\_\_\_\_

Exp. Date \_\_\_\_\_ Security Code \_\_\_\_\_

Signature \_\_\_\_\_

Please return form with payment to: VSLs, Box 248, Montpelier, VT 05601-0248. Questions? [kelly@vsls.org](mailto:kelly@vsls.org)





# The Cornerpost

P.O. Box 248, Montpelier, VT 05601-0248

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## Sustaining Members

The following is a list of our Sustaining Members. Please be reminded, when you are considering the purchase of services and equipment, that these companies are VSLs members and support the aims and objectives of our Society.

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