The Old Dominion Surveyor

A Publication of The Virginia Association of Surveyors, Inc.

“Every man is a debtor to his profession.”

THIS ISSUE:
Deeds: A Primer for Surveyors
2014 VAS Convention Update

The Adventures of Five American Surveyors in Jolly Olde England (page 2)
Steve Letchford, David Holland, James Kavanagh, Chuck Dunlap, Richard Leu, and Bart Crattie on the terrace of the Royal Institute of Chartered Surveyors (RICS) building with Big Ben and Parliament in the background.

Vol. 50, No. 2    July 2013
The Adventures of Five American Surveyors in Jolly Olde England

David L. Holland, LS

This past March a quasi business/tourism surveyor’s trip was organized to visit Jolly Olde England. Three surveyors from Virginia, one from Tennessee, and one from Iowa opted in for what turned out to be a fantastic trip filled with interesting meetings and adventures. We rented a house outside of London as our “headquarters” for a ten-day trip. Our rental house in the Milton Keynes area was located a few miles from the train station where we could take the “local express” into London as needed and we alternately secured a rental car for our trips around the southeastern portion of England. So, Friday, March 1st three of us boarded British Airways flight 216 at Dulles International and our adventure began. Arriving at Heathrow Airport the following morning at 6:20 a.m., I stumbled off the plane in a semi-comatose state after a sleepless seven-hour flight in coach (fortunately drinks were free) and was thrilled to find that my luggage had arrived with me. We all gathered at Terminal 5 (international arrivals) from our various flights and decided the first order of business would be to load up our rental vehicle, convert some hard earned dollars into British Pounds, and drive out to our rental house in Castletorpe, England. We dropped off at a grocery store on the way and loaded up with breakfast food, snacks, and of course, lots of beer for the week. That night we found a 300-year-old pub nearby and had supper and English beer to celebrate our arrival.

Sunday morning after a full English breakfast prepared by our designated chef, Stephen Letchford, we all piled into our rental car and drove to the station in Milton Keynes for our train ride into London where we then rode the subway, or as Londoners refer to “the Tube”, and headed for our tour of the Greenwich Royal Observatory (pictured above), which is ground zero for any self-respecting surveyor. The Royal Observatory is the home of Greenwich Mean Time and the Prime Meridian of the world. It is also home to London’s only Planetarium, the Harrison timekeepers, and the UK’s largest refracting telescope. It is situated on a hill in Greenwich, overlooking the Thames River. The Royal Observatory was founded by order of King Charles II in 1675 to study astronomy and to solve the problem of finding longitude at sea. The idea was to compile measured positions of the stars relative to the moon in order for sailors at sea to calculate the time at Greenwich, because if we know the local times at two points on Earth at some reference point, we can use the difference between them to calculate how far apart those places are in Longitude, east or west. In the end, 18th century clock maker John Harrison constructed a marine chronometer (H4) that solved the “Longitude problem”. His famous clocks, H1, H2, H3, and H4 are on display in the museum. The first Astronomer Royal, John Flamsteed, lived in the four rooms of the ground floor, and worked in the Octagon room above until his death in 1719. His successor in the office was Edmund Halley, famous for the comet that bears his name. The time ball on the roof was first erected in 1833, providing the first public time signal. At five minutes to one p.m. every day the ball rises up the pole. The ball, then drops at exactly one o’clock. Since the ball can be clearly seen from the river, ships have used the signal to check their time. After touring the Royal Observatory and having our pictures taken straddling the Prime Meridian line with one foot on East Longitude and the other on West Longitude, it was time to visit the Greenwich Tavern for a pint of bitter with fish and chips. Weirdly enough, in England one gets a portion of green peas with every meal (no matter what you order). Later that evening after returning to Castletorpe, we found another wonderful pub named the “Barley Mow” situated on the edge of a canal and specializing in homemade fish pie and plenty of ale. You might notice that we spent considerable time in pubs, purely for informational purposes.

Monday morning we decided to drive out to the Avebury circle of stones, which is 25 miles north of Stonehenge and is see England, page 4

Avebury circle of stones
PRESIDENT’S PERSPECTIVE

Well, it’s June already and quite a lot has happened since the last edition of The Old Dominion Surveyor. During the last edition, we were in the process of trying to get Senate Bill 804 amended to include language that would prohibit setting the county line between Goochland and Louisa based solely on GIS. I am pleased to say that the Bill was passed with our recommended change. It’s situations like this that prove the Bill is doing its best to look out for the surveying community. Thanks to all who helped with the amendment.

I have attended several of the chapter meetings and plan on attending more during the year. I’ve noticed (right or wrong) that attendance at some of the meetings appears to have dropped off. Certainly the economy has had a negative impact on us all and I’m sure that it is partly to blame. However, I think it is important that if you belong to the VAS, you should participate by attending your local chapter meetings. It is also important that those of us arranging the meetings make them beneficial by inviting speakers on topics relative to our profession. The strength of the VAS depends upon its member’s active participation. So support your local chapters!

On a somber note, it’s been a tough year as we have lost quite a few friends in the surveying community. Those who have passed contributed greatly to the profession we all cherish. Please keep them in mind as you carry on the professional tradition they all represented so well.

Lastly, our State Board meeting is coming up soon and will be held at the Wyndham Virginia Crossings Hotel in Richmond. This is a beautiful facility and is the same location our annual convention will be held. I hope to see everyone there! If you have any questions or concerns, you can email them to me at bfrederick@pennoni.com or call me at 757-449-5162.

— Bruce Frederick, P.S.
VAS President
England, continued from page 2
argued to be the most impressive of all remaining prehistoric earthworks (henges) in England. This place was absolutely fantastic with giant stones laid out in a tremendous circle surrounding the village of Avebury. After walking among the stones and taking a plethora of pictures, we found (you guessed it) the Red Lion pub in the center of the village just in time for lunch and a pint. Then it was on to a tour of Sulgrave Manor, built in 1539, the ancestral home of George Washington. It all started with Lawrence Washington who married Elizabeth Gough, a rich widow, whose money helped him prosper as a wool merchant. Due to the dissolution of the monasteries, he was able to buy the manor of Sulgrave for the sum of around 325 pounds. Lawrence was a feisty old codd, born in 1500, and lived to the ripe old age of 84! In 1656, John Washington, great, great, grandson of Lawrence Washington, emigrated to Virginia. Since the civil war was raging in England, and the Washington family was Royalist, it is likely he went to Virginia to escape persecution. There, in 1732, his great-grandson, George Washington, was born.

Not much of the original building actually exists today, just one segment, two floors. The grounds and the house are now a museum run by both the English and the Society of the Colonial Dames of America. The Great Hall has a beamed ceiling and a stone floor. The fireplace is large enough to have a seat built inside, where a small boy could turn the spit for roasting and cooking (a dangerous job). There is a painting of George Washington (by Gilbert Stuart) over the mantel, the most valued object in the house. In the center of the hall is a table or ‘board’. It is called a board because the top is not connected to the legs, and could be removed to the floor for sleeping (hence the origin of the term ‘board and breakfast’. A table (or board) set against the wall was called a ‘sideboard’. A smaller table was used to store cups (hence cupboard). The head of the house sat in a chair at the head of the table, everyone else sat on stools. Hence the term ‘chairman of the board’. The gardens are beautiful, there is even an American flag flying on the flagpole near the house. After the tour we were served tea and cake by our host, Cymon Snow. The English always have their tea ready for all occasions.

Tuesday morning we drove out to Cambridge for a private tour of the British Antarctic Survey building hosted by our friend Alan Wright. The British Antarctic Survey (BAS) is one of the world’s leading environmental research centers and is responsible for the UK’s national scientific activities in Antarctica. The BAS has around 420 staff of whom around 40 spend the austral winter in the Antarctic. The original building, constructed in 1975, has been extended twice since then. It now provides offices, laboratories, and workshops to support all the scientific and logistic activities in the Antarctic. Our friend Alan was one of the surveyors who explored and surveyed the British owned portion of Antarctica back in the 1960s and was instrumental in setting up our tour of the mapping department directed by Adrian Fox. Alan related how his five-man survey crew with their dog sled team would load their equipment on the sleds and head out to a designated area in order to set up camp and spend several days surveying the area dealing with extreme cold. Our delegation was escorted up to the top floor where Adrian showed us the fascinating collection of the various maps produced from the activities and scientific research in Antarctica. They now theorize that Antarctica is an archipelago (land) surrounded by water (ocean), whereas, the Arctic (North Pole) is water (ocean) surrounded by land. This tour was certainly one of the high points of the trip.

After finishing the BAS tour, Alan led us to the Scott Polar Museum located next to Cambridge University. The museum and research institute was founded in 1920 as the national memorial to Captain Robert Falcon Scott and his companions, who died on their return journey from the South Pole in 1912. It investigates issues relevant to the Arctic and Antarctic in the environmental sciences, social sciences, and humanities as well as has exhibits on display related to Scott’s expeditions. On January 17, 1912 they reached the pole, only to find that a Norwegian party led by Roald Amundsen, had beaten them there. Tragically, Scott and his companions died of starvation and exposure in their tent on March 29th. They were only 20 km from their pre-arranged supply depot. After touring the museum and making our goodbyes to Alan, we had just enough time to motor back to Milton Keynes and tour Bletchley Park where the World War II message decoding took place. The intelligence produced from breaking messages deciphered on the German Enigma Machines contributed greatly to Allied success in defeating the U-Boats of the Atlantic. Prior to the Normandy Invasions on D-Day in June 1944, the Allies knew the locations of all but two of the 58 German divisions on the Western Front. Churchill referred to the Bletchley staff, headed up by the mathematical genius Alan Turing, as the geese that laid the golden eggs and never cackled.

After another filling English breakfast Wednesday morning, we once again headed for the train station for our 11:00 a.m. meeting with my friend, James Kavanaugh, who is the director of the Land Survey Group of the Royal Institute of Chartered Surveyors (RICS). The RICS is a representative United Kingdom (UK) professional organization established in 1868 by Royal Charter which regulates property professionals and surveyors in the UK and other sovereign nations. The very impressive headquarters building is located on the corner of Great George Street and Parliament Square in the heart of London. The English Parliament, Big Ben, and Westminster Abbey are within walking distance. The RICS is represented or has affiliates in more than 146 countries and has a worldwide membership of 163,000. Their mission is to be the publicly recognized authority on all aspects of surveying and the ownership.

see England, page 6
OUT HERE, YOU DON'T JUST MEASURE BOUNDARIES. YOU PUSH THEM.

When you're in the field, some days are simple and straightforward. Then, there are the other days, when temperatures are so hot and the air is so thick, you can barely breathe. Days when you're four hours from civilization and you just lost your signal. It's for times like these that Trimble designed the all-new Trimble R10 GNSS receiver. It's lighter and better balanced for less fatigue on long days. The Trimble R10 offers a number of radical new innovations—including Trimble SurePoint™ and Trimble Xfill™ technologies—that make getting measurements faster and easier, no matter the conditions. Because extreme working conditions require extreme innovations.

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occupation, development, and management of property in the United Kingdom and to expand its recognition worldwide. The RICS also has close links with national surveying institutions and is a member of the International Federation of Surveyors (FIG). So, our own NSPS and the RICS work closely together and our delegation was particularly interested in meeting with the RICS while we were in England.

We discussed with James differences and commonalities between boundary surveying in England compared to boundary surveying in the United States. The essential difference is the concept of "general boundaries" and the existence in the UK of a National Mapping Agency (The Ordnance Survey) that has a highly accurate national large scale mapping data set (1:1250 urban, 1:2500 rural, 1:10,000 mountains and moorland) which underpins real property registration (and therefore the state guarantee of title - comparable to a modified Torrens System). The Land Registration Act of 2002 was passed in order to simplify and modernize the law of land registration. It stipulates that registration of an estate in land is compulsory when one of the following events occurs: a freehold estate is transferred, a lease for more than seven years is granted or transferred, or a grant of a first mortgage is initiated. Failure to register when required, means that the purchaser or transferee gains only an equitable title to the land and the seller or transferee remains as the registered proprietor. Also, the UK has been settled without invasion (with the exception of the Civil war in the 17th century) since 1066 and most rural properties in the UK have been bounded by hedges which define the boundaries. There is no land taxation, only the property is taxed. Therefore, the 'cadastre' in Europe means a Napoleonic 'fiscal cadastre'. So a chartered land surveyor effectively becomes a 'dispute moderator' with the recourse to a 'determined' boundary being a form of dispute resolution. Thus, in the UK, a boundary is a matter of 'legal' definition rather than physical. Whereas, the U.S. does not have the same level of accuracy in its national mapping (USGS is 1:24000) and was rapidly settled in the 18th & 19th centuries (a relatively short time period), a measured cadastre was and still is required for the most part. Also, the concept of an individual right to own property is enshrined in our constitution. Another difference is that the specialist qualifications of RICS members includes all property and construction related activities. For example, some activities in which members may be specialists include: Licensed Property, Land Surveying, Property Transactions, Real Estate Appraisal, Property Valuation Surveying, Mineral Surveying, Construction Cost Management, Project Management, Property Development and Regeneration, and the list goes on.

Thursday proved to be our longest day on the road because we were scheduled to tour the Rolls-Royce plant in Chichester, England which was approximately 135 miles from our home base in Castlethorpe. As everyone knows, in England one drives on the left hand side of the road, which can be dicey at times if one is not experienced. Also, roundabouts are used predominately instead of red lights at intersections. So, driving the back roads of England can be quite an experience and requires extra caution and focus for us "Colonials". Fortunately our "Blonde", Stephen Letchford, was born and raised in England and did most of the driving. None the less, we arrived at the Goodwood Plant on schedule and our delegation received the VIP tour. After BMW bought the rights to the Rolls-Royce brand from Vickers in 2003, it required a new manufacturing plant in which to build the new cars. This plant was designed to fit its environment and has a "living roof" made of sedum plants which help the property blend in with the countryside. Rolls-Royce produces the Wraith, the Phantom, and the Ghost which are all hand-built at the home of Rolls-Royce at Goodwood. From seamstresses to surface finish technicians and French polishers, it takes 60 pairs of hands to design, craft and construct a Rolls-Royce before it's ready for its owner. Each Ghost goes through 16 stations with a build time of an hour each, while the Phantom is fitted in 11 stations at two hours each. So essentially, every vehicle in the plant has been sold (bespoke) with delegated directives from the buyer. For example, one female buyer had an Irish Setter and she wanted both the exterior and interior colors of her Phantom to match her dog's hair color. So, they flew her and her dog to Goodwood in order to mix the paint to match the dog's hair color. Our tour guide introduced us to the history of Rolls-Royce and we were fitted with a white lab coat and white gloves in preparedness for our tour. We were then taken to the production floor and were guided to each phase of production from the marriage between the body shell and the powerplant then over to the wood shop, the paint shop, the embroidery shop all the way to the finished product. No wonder a Phantom costs in the neighborhood of one-half million dollars. The "Spirit of Ecstasy" hood ornament that adorn each of these cars represents the apotheosis of automotive luxury.

After finishing our tour of the Rolls-Royce factory we motored over to Petersfield, England for a short visit with our friend Jim Smith. Jim is a well known author who wrote the book "Everest The Man and the Mountain" which traces the life and profession of George Everest and in particular covers his life dedicated to surveying in India during the first half of the 19th century. Jim is currently writing a book concerning the Struve Geodetic Arc which is a triangulation chain that has been measured during the years 1816-1855 in order to determine the exact figure of the earth, its size and shape. The Arc stretches over 2,820
During the course of searching the records, surveyors will review numerous deeds. I’ve often had surveyors ask about the difference between the various types of deeds. This article is an overview of the common forms of deeds used to convey title to property.

Most current deeds fall into one of four categories: 1) General Warranty, 2) Special Warranty, 3) Quit Claim deed, and 4) Bargain and Sale deed.

1. **General Warranty Deed** — The General Warranty deed is often referred to simply as a warranty deed. It is a deed conveying title where the seller (grantor) makes six covenants or promises to the buyer (grantee) as part of the conveyance. (Some states have limited or eliminated one or more covenants in a warranty deed by statute.) The six covenants that are part of a warranty deed are further divided into present and future covenants. The three present covenants are the following:

- **Covenant of Seisin** — The grantor covenants to the grantee that the grantor has title and possession of the property. If a grantor conveys property burdened by a valid and current lease, the grantor would breach this covenant because they grantor had the title to the property but not the possession.

- **Covenant of Right to Convey** — The grantor covenants that the grantor can validly grant or convey both title and possession. A life tenant that delivers a warranty deed to the grantee is in violation of this covenant. The life tenant had the right to convey the possession but not the right to convey the title to the property.

- **Covenant Against Encumbrances** — The grantor covenants that there are no encumbrances against the title. Encumbrances could include easements, mortgages, trusts, and limitations on the title. A landowner that conveys property where the neighbor has secured an easement across the property by prescription is in violation of this covenant.

The three future covenants are the following:

- **Covenant of Warranty** — The grantor covenants that the grantor will protect and defend the buyer against anyone who comes and claims a superior title to the property. Under this covenant, the grantor will have to defend any claim against the title of the grantee if and when a person comes forward with a claim to the title to the property the grantee conveyed by warranty deed.

- **Covenant of Quiet Enjoyment** — The grantor covenants to the grantee that the grantee will have unimpaired use and unrestricted enjoyment of the property. For example, this covenant would be breached if someone obstructed the easement that provides access to the property (based on a claim of right).

6. **Covenant of Further Assurances** — The grantor covenants to the grantee that the grantor will take actions reasonably necessary to perfect the grantee’s title if found defective. For example, if a grantor delivered a deed to the grantee where the acknowledgement was found to be defective (e.g., notary commission expired), the grantor would be required to take the steps necessary to deliver a deed with a valid and effective acknowledgment.

The distinction that often arises between present and future covenants involves when the breach of a covenant occurred and when the statute of limitations begins to run. A breach of the present covenants will occur, if at all, at the time of conveyance. If a breach occurred, the time period of a relevant statute of limitation will commence at that time. On the other hand, the breach of a future covenant will occur after the time of conveyance, perhaps decades later.

The grantor may limit any of the warranties within the deed by express wording in the deed. For example, a grantor may state within the deed that the property is subject to an easement. Because the grantee is put on notice of the easement, the covenant against encumbrances would not apply to the easement cited in the deed.

The warranties that are included in a warranty deed extend back in time to the inception of title. The warranties made by earlier grantors also extend to future owners of the property. For example, assume a title defect occurred in 2001 when Ames owned the property. Ames conveys the property to Betty by quit claim deed. Betty conveys the property to Chad by special warranty deed. Chad conveys the property to Diane by warranty deed. Diane conveys the property to Edgar by quit claim deed. In 2013, Edgar discovers the 2001 title defect. Edgar can sue Chad for breach of warranty for the title defect occurring in 2001. Edgar can sue Chad even though Chad was not Edgar’s grantor. The title defect that Chad had warranted occurred before Chad owned the property. Because of the long reach of the warranties back in time and future predecessors in title, warranty deeds are losing popularity in favor of title insurance to protect the grantee. Warranty deeds may now be rare in certain states.

The title found at the top of the deed is not determinative if the deed is a warranty deed unless the state has a Short Form Deed Act that allows for abbreviated wording in the deed to determine the covenants present in the deed.

Under common law, a deed had to state the following or similar words in the habendum clause in order for the deed to be a warranty deed and the six covenants to be present:

To Have and to Hold, the premises hereby conveyed, ... and the Grantor(s) do for themselves, their heirs, successors and assigns covenant with the Grantee, their heirs, and assigns that the Grantor(s) are well seized of the premises as a good indefeasible estate in fee simple; and have good right to grant and convey the same ... and the same are free from all encumbrances whatsoever ... and the Grantors do by these

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1. Of course the obligations of the grantor imposed by warranties ends with the death of the grantor and probate of the grantor’s estate.

**See Deeds, page 8**
Deeds, continued from page 7

presents bind themselves and their heirs, successors and assigns forever to warrant and defend the premises hereby conveyed to the Grantee and its assigns against all claims and demands whatsoever...

2. Special Warranty Deed — The category of special warranty deed is similar to a general warranty deed with one important difference. The covenants in the special warranty deed only extend to any breaches in title that were caused by the grantor or occurred during the time the grantor owned the property. In other words, the grantor in a special warranty deed only warrants the title against the grantor’s own actions or omissions.

The habendum clause for a special warranty deed would have wording the same or similar to the following:

To Have and to Hold, the premises hereby conveyed, ... and the Grantor(s) will warrant specially the property thereby conveyed, ... and that he, his heirs and personal representatives, would forever specially warrant and defend the property unto the grantee, his heirs, personal representatives and assigns, against the claims and demands of the grantor and all persons claiming by, through, or under him.

Because of the phrase “specially warrant” and other words found in the special warranty deed, an uninformed grantee tends to believe “specially warrant” is better than “generally warrant.” Some states have eliminated special warranty deeds or changed the name or language in the deed to prevent heightened and mistaken expectations by the grantee. For example, Maine law has changed the name of a special warranty deed to a quit claim deed with covenants of warranty. Many states have also limited the number of covenants that arise in favor of the grantee by a special warranty deed.

3. Quit Claim Deed — A quit claim deed is also known as a “release” deed. As the name states, a quit claim deed does not actually state or claim that title is being conveyed. Rather, the grantor is quitting or releasing any claims they have in the title to the property against any present claims made or that can be made by the grantee for the title against their grantor.

In theory, if Sally had title to the property and quit any claim she had in the property to Sam, Sam would not have gained title to the property. However, Sally who does have title would be estopped from denying that Sam doesn’t have title after delivery of the quit claim. Sally has by delivery of her deed to Sam asserted that she would not claim title to the property against Sam, his heirs, or assigns. Because Sally is merely quitting her claim she is making no covenants to Sam that she in fact actually has title.

Most states, as a practical matter, do view a quit claim deed as the conveyance of title. There are no warranties in the quit claim deed other than what a state law mandates. The quit claim deed is usually recognized by the use of the words “quit claim” or “release” rather than words such as “grant,” “convey,” “give,” or similar words found in warranty deeds. There is usually no habendum clause in a quit claim deed. A “Sheriff’s Deed” or a “Tax Deed” are categorized in most states as a form of quit claim deed.

The quit claim deed is often used where the grantor does not want to be held to warranties and the grantee is in no position to demand warranties from the grantor. This is usually the case when the property is being conveyed for less than the fair market value or the grantee is faced with a “take it or leave it” situation.

For example, assume a spouse dies without a will leaving a surviving spouse and two adult children sharing the title to the decedent’s property. It is not uncommon for the adult children to quit claim their interest in the estate to their surviving parent so the surviving parent will have full use and control of the property. The generous nature of the children toward their surviving parent would not go so far as to include warranties that the children may be called upon later in their lives to defend to a successor-in-interest to the surviving parent (i.e., later owner of the property).

A quit claim deed is often used to affirm a boundary line agreement. The owner on each side of the agreed boundary is willing to quit any claim to the owner on the other side of the agreed boundary. Given the uncertainty in the boundary location, the owner is not willing to warrant the conveyance made to the neighbor.

4. Bargain and Sale Deed — A bargain and sale deed does not usually warrant against any encumbrances. The bargain and sale deed does mean that the grantor claims to have title to the property. This type of deed has often been supplanted by the quit claim deed in many jurisdictions. The bargain and sale deed was used frequently in tax sales and for foreclosure actions. Other covenants may be made a part of a bargain and sale deed if the covenants are specifically stated.

This review should help surveyors understand the common forms of deed they will encounter as part of their practice. The form of deed is seldom critical in providing surveying services. The form may be an indication of a problem related to a boundary and provides some fodder for thought.

Knud Hermansen is a licensed surveyor, engineer, and attorney at law. He teaches in the Surveying Engineering Technology program at the University of Maine and offers consulting services in boundary retracement, surveyor liability, roads & easements, boundary litigation, and alternate dispute resolution.

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In Memoriam

Our Sympathy is extended to the families of our fellow surveyors,

F. Tod Jolliffe – Tod passed away on April 25, 2013. He was the owner of Jolliffe and Associates, Inc. and was a VAS member and also a member of the Central Chapter in Richmond. Memorial contributions may be sent to New Life Outreach International, 1005 Turner Road, N. Chesterfield, VA 23225. He will be missed by his wife and family, fellow surveyors and many friends.

Charles Joshua Kerns, Sr. – Charles passed away on April 24, 2013. His son, Charles J. Kerns, Jr., is a current member of VAS. In lieu of flowers, the family would like memorial contributions be made to Ware Episcopal Church, PO. Box 616, Gloucester, VA 23061 or Riverside Walter Reed Hospice, P. O. Box 1130, Gloucester, VA 23061. He will be missed by his family, friends and fellow surveyors.

Eugene Waltman Kniseley – Gene passed away on April 22, 2013 at his home. Gene was a member of the VAS and Rappahannock Chapter for many years. In lieu of flowers, the family would like memorial donations be made to Mary Washington Home Health and Hospice, 5012 Southpoint Parkway, Fredericksburg, VA 22407. He will be missed by his family, friends and fellow surveyors.

Hubert Turner Nash – Hubert passed away on May 6, 2013, after a long illness. He was a member of the VAS. In lieu of flowers, memorial donations may be made to Oak Grove Baptist Church, 4154 River Mountain Road, Lebanon, VA 24266. He will be missed by his family, friends and fellow surveyors.
Plans are already underway for the VAS 2014 Convention, which is to be held at the Wyndham Virginia Crossings Hotel & Convention Center in Glen Allen, Virginia. Your Convention Committee has worked to develop both educational and social programs to satisfy the needs and tastes of our members. Take the time to mark your calendar to reserve January 23-25, 2014. In particular, the format for Friday’s dinner will be an Awards Dinner, which will be less formal (business casual attire is suggested), and will include a Happy Hour prior to the event. The Board members have been asked to leave their tuxedos at home!

The Education Committee has arranged to the following list of outstanding speakers for the educational programs:

**Kristopher Kline, PLS** - Kris is a principal in the firm 2Point, Inc., and is an expert in legal matters involving the surveying profession. He has been published in surveying trade publications including Professional Land Surveyor, and has been a guest of VAS at prior conventions.

**Gary R. Kent, LS** - Gary is Integrated Services Director for The Schneider Corporation, a surveying, GIS, and consulting engineering firm, and is past president of ACSM, and the Indiana Society of Professional Land Surveyors. As an adjunct faculty member of Purdue University, Gary teaches Land Surveying Systems, Legal Descriptions, Boundary Law, and Property Surveying.

Charlie Banks, Virginia Department of Conservation and Recreation - Charlie serves Virginia DCR in the position of Floodplain Program Engineer, and has been a guest expert for numerous VAS seminars involving floodplain management, FEMA regulations, and other flood related issues. Charlie is a Certified Floodplain Manager, and is a National Flood Insurance Program Coordinator.

The 2014 Convention is shaping up to be an outstanding event, and is being held at a great location that everyone will enjoy. Plan on being a part of this outstanding VAS program!

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**England, continued from page 6**

kilometers from Norway to the Ukraine and passes through ten countries.

He is also working closely with UNESCO and FIG to preserve this historical triangulation network within the project on an international level.

The last two days of our trip were spent in day trips to London where we toured the Churchill War Rooms, British Museum, British Library, Rode the Thames River water taxi to the Tower of London, ate lunch at Bill Wyman’s (Rolling Stones Bassist) Sticky Fingers restaurant, and purchased souvenirs at the Sherlock Holmes museum (221b Baker Street) to name a few. Sunday morning we drove back to Heathrow and boarded our plane back to the USA as we wished Great Britain a fond farewell.
2013-2014 Calendar of Events

The John Foster School—Roanoke College, Salem, VA, July 15-18, 2013.

Rappahannock Chapter — Board of Directors’ Meetings: July 18, November 14, 2013; Dinner Meetings: August 15, October 17, 2013; Crab Feast: September 14, 2013; Holiday Dinner: December 12, 2013.


Bull Run Chapter — Chapter Meeting September 25, 2013, Warrenton

2013 VAS Seminars and Board Meetings
October 3 & 4, 2013 hosted by Southern Chapter, Best Western Hotel, Waynesboro, VA (Note: This is a change of dates)

2013 Exam Dates for Land Surveyors and Surveyor Photogrammetrists
October 25, 2013 - LS-A and October 26, 2013 - FS