



Volume 4, Issue 1, March, 1988

# MMA NEWS

MISSOURI MAPPERS ASSOCIATION

P.O. BOX 1692

JEFFERSON CITY, MISSOURI, 65102

## PROPOSED CHANGES IN LAND SURVEY LAW

If one would take a poll of all the landowners in the state of Missouri I believe they would find that most people believe that all surveys are recorded in the courthouse and are a public record. This idea goes back to the fact that all surveys made by county surveyors are to be recorded in the courthouse in the book of county surveys. The authority of the private surveyor today is derived by case law as an extension of the county surveyor's statute, but the truth of the matter is that a very small percentage of all surveys are being recorded in the courthouse. The public is generally very surprised to find that the only survey that is recorded routinely in the courthouse is the survey which is called a subdivision or a division of the land into lots for conveyance. In most instances this survey is required to be approved by various county officials before it can be accepted for recording. Should surveys that create new parcels of land as part of the conveyance process remain only the property of the person for whom the survey was made or the surveyor? I believe that it is clear that surveys that create new parcels of land, particularly those that are the basis of written deeds, should be in the public domain. These surveys and their accompanying deeds will serve as a means for conveying that property for many years to come. The loss of those surveys can and does effect the ability of future generations to properly mark and transfer that land. Chapter 137.185 states that a newly created parcel should be surveyed and a copy of that survey recorded for public use. That statute has not been used for many years. Its inactivity does not derive from the lack of need for the survey but for the lack of a good solid procedure free from political influence to cause it to act.

Representative Jerry McBride of the 144th District has introduced legislation (H.R. 1267) which will require that surveys that create new parcels of land be recorded and made public documents. This statute requires the surveyor who makes a survey which creates a new parcel of land and which is not required to be recorded as part of the normal subdivision process or as part of the county surveyor recording process, to record the survey with the Department of Natural Resources, Division of Geology and Land Survey in Rolla. In order to make these documents available to the public the Land Survey Program is required to furnish copies and indexes of these surveys to each of the recorder of deeds and to each assessor in the state. These documents provide the local citizen with a direct access to these

recorded surveys. They also provide the abstractors and title companies within the state a direct access to the surveys of newly created parcels. The assessor's offices also recognize the need for up to date information on all newly created parcels so the tax maps may be maintained. Many parcels created by metes and bounds descriptions are very difficult to delineate without survey information. The copy provided by the Land Survey Program to assessors will provide much needed information for the Tax Mapping Programs. These documents will be provided to the county free of charge so as not to burden the hard pressed county budgets.

One may ask why are these documents being recorded with the Department of Natural Resources rather than with the individual county recorders. In the development of this budget the Recorder's Associations were polled as to whether or not they wanted to handle the recordings of all of these documents. These associations requested that the recording be done at a state level through the Department of Natural Resources so long as they would receive copies at no charge. The county recorders recognize that there would be a certain amount of efficiency by recording these at a state level. Most recording offices would receive only a small number of documents per year and the cost to maintain these documents and to purchase special books for housing them would make the program at county level very inefficient and expensive. The Recorder Associations are in favor of this proposed legislation and in particular with the recording at the state level. Obviously one must ask what is this going to cost each one of the citizens who recorded the survey. The Department of Natural Resources estimates that there would be approximately 25,000 surveys recorded each year under the provisions of this statute. Based on that assumption and a plan to provide the counties and the private surveyors with very timely information on these recordings, additional staff and equipment would have to be acquired. An average of fee of \$8.00 per document would easily maintain this program. This fee would be paid by the surveyor at the time of the recording and would be past on to the client as part of his fee for surveying services. Are you in favor of this legislation? Your association has endorsed this legislation in its present form. The Missouri Association of County Surveyors has also endorsed it. Your help is needed to make our legislature aware of this important piece of legislation. Contact your legislator, let him know that this is a bill which you think is in the best interest of the public and should be considered a priority piece of legislation.



## ANNUAL MEETING

The Annual Meeting has been scheduled for August 11, 12 & 13 at the Holidome in Columbia. The committee decided to have the meeting on a Thursday, Friday and Saturday due to suggestions from our members that cannot get out of the office for two working days. The program will include a section on soils mapping. More details and a registration form will be included in the June MMA Newsletter. For additional information contact: Yvonne Haile at 314-751-1735.

## CERTIFICATION EXAM

Five of our members have applied to take the Certification Exam to become designated as Professional Missouri Mappers. The exam is scheduled to be given March 19, 1988 at Gary Drennan's office at Hood-Rich Architect & Engineers in Springfield. The exam will test their mapping knowledge, compilation and inking skills. We wish these applicants the best in achieving the designation.

If you have any questions contact:

Gary Drennan, PMM  
Hood-Rich Architect & Engineers  
801 Glenstone  
Springfield, MO 65802

## REGIONAL WORKSHOP SCHEDULED

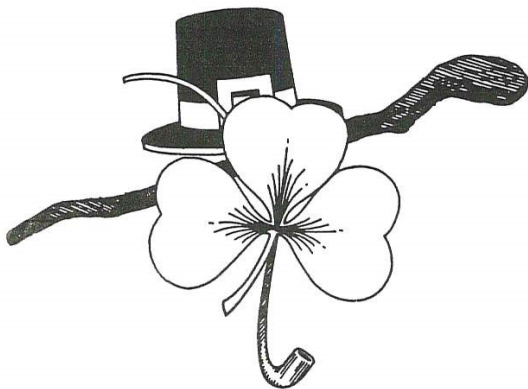
The Education Committee is setting up four regional workshops to study using highway plans. The workshops will be half-day meetings and are tentatively set for the following times and locations:

May 10th @ Kirksville  
May 12th @ St. Joe  
May 17th @ Cape Girardeau  
May 19th @ Springfield

There will be a notice of the finalized dates and places mailed to you soon. For additional information contact Debbie Cochran, PMM 314-369-2344.

## WANTED

1 or 2 map hanging cabinets on rollers to hold 36" x 36" maps. If you have any to sell please contact the McDonald County Assessor's Office at 417-223-4361.



## NEW PUBLICATION CHAIRMAN

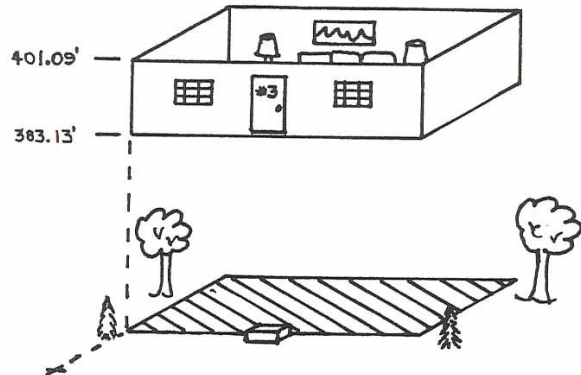
We would like to welcome a new chairman to the Publication Committee of Missouri Mappers Association. Mr. Daniel Roe of Miller Associates in Columbia has taken over the position as of the June Newsletter. We appreciated his involvement in the Association.

## "THE LITE TABLE"

The following deed was recorded in Cape Girardeau County in December of 1987. This legal description makes for a very interesting split in an apartment building.

A rectangular tract described as lying between parallel rectangles whose lower rectangle is at elevation of 383.13' above mean sea level and upper rectangle elevation is 401.09' and description of lower rectangle described as:

A tract in Lot 1 of Amended Crites Third Addition A Subdivision, of Blocks 2 and 3 and part of Grandview Dr. in the City of Cape Girardeau, Missouri, and beginning at a point that is S89°56' W 26.20' and N1° 51'E 51.60' from the southeast corner of said Lot 1, and at a vertical elevation of 383.13' above mean sea level; thence S89° 56'W 68.91'; then S1° 51'W 28.90'; thence N89° 56'E 68.91'; thence N1° 51'E 28.90' to the point of the beginning, containing all vertically above, to elevation 401.09'.



Send any interesting legal descriptions you find to:

Mr. Daniel Roe  
Miller Associates  
409 Vandiver Dr.  
Columbia, MO 65202

## CHANGE YOUR ADDRESS

If you have moved recently, please let us know so you will get the MMA news on schedule. Send change of address notices to:

Mr. Robert Norris, PMM  
c/o Missouri Mappers Assoc.  
P.O. Box 1692  
Jefferson City, MO 65101

## BUSINESS CARD ADVERTISING

Don't forget to send us your card if you want it published in the next issue. This service is free to our members. Send them to:

Mr. Daniel Roe  
Miller Associates  
409 Vandiver Dr.  
Columbia, MO 65202

## FUNDAMENTALS OF MAPPING COURSE

The Missouri Mappers Association education committee is checking on co-sponsoring IAAO Course 6, Fundamentals of Mapping, with the Kansas Mappers Association. The course will be held this fall, probably in the Kansas City area.

IAAO Course 6 covers the basics for maintaining property ownership maps. It is an excellent course for anyone who works with maps. It is a five day course that covers information related to mapping and allows the participant to compile a property ownership map.

We will have more details on Course 6 in our next newsletter.

## IAAO CONSIDERS DESIGNATION PROGRAM FOR MAPPERS

The International Association of Assessing Officers is working on a designation program for cadastral mappers due to the fact that maps are such an important instrument for the Assessor. Mapping has become more refined and it takes special study, knowledge and skill to produce quality maps. The program is designed to raise the professional standards of mapping personnel and recognized those with superior skills. The designation will be "Cadastral Mapping Specialist" (CMS) and will be administered by the IAAO Professional Admissions Committee.

Proposed Application Requirements for the CMS Designation:

1. Applicant must be a member in good standing of the IAAO and must make formal application for candidacy.
2. Applicant must submit a candidacy application form with appropriate fee.
3. Based on the information provided, the applicant will be notified whether or not the application has been accepted.
4. Applicant will have five years to complete all requirements (a candidacy maintenance fee will be charged).
5. An individual holding the CAE or CMS designation must attest to the applicant's qualifications by signing the application.

Proposed requirements for cadastral mapping specialists are:

1. Successfully complete IAAO Courses 1, 2, or 201, and 6 within the previous ten years.
2. Have three full years of cadastral mapping experience or two years experience and twelve hours of college or university study in cartography, geography, geology, surveying, or an approved equivalent.
3. Prepare and submit a set of specifications and a cadastral map using IAAO standards as a minimum standard. This project shall include the following:
  - A. A detailed set of specifications applicable to the jurisdiction in which the designee resides.
  - B. A comprehensive explanation of the significance of each phase of said specifications.
  - C. A drafted pencil copy of the cadastral map based upon said specifications. The drafted map must depict all pictorial data that the

final product would display with the exception of line and lettering weights. The map must meet the following criteria:

- 1) Be compiled on a photographically generated base map (rectified, orthophoto, planimetric, USGS, topographic).
  - 2) Contain a minimum 50 parcels of which at least 15 must be of metes and bounds descriptions.
  - 3) Depict an officially recorded subdivision.
  - 4) Include supporting documentation verifying ownership and layout.
  - 5) Use a parcel numbering system that uniquely identifies each individual parcel.
4. Pass a Comprehensive Examination on Cadastral Mapping. The examination will test the applicant's knowledge of cadastral mapping principles, techniques, practices and procedures. Specific information regarding the general format and content area of the examinations will be provided to candidates prior to arranging for the examination. The examination may only be taken once within any three month period by any one candidate.

We will have more information on the cadastral mapping specialist program as it becomes available.

Our Missouri Mappers Association implemented the Professional Missouri Mappers designation program in 1985. The PMM program was designed to promote professionalism and recognize those members with superior mapping knowledge and skill on a state-wide level. The IAAO CMS designation takes the professional mapper to a level of international recognition. We encourage your support and involvement in this proposed program that promotes the mapping profession.

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\*\*\*\*\*

Mary Ann Kaiser  
Vice President



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Columbia, MO 65202

(314) 443-1666



## OUTSTANDING MAPPER OF THE YEAR AWARD

The "Outstanding Mapper of the Year" award is to be presented yearly at the Annual Meeting and is to honor an individual who has displayed outstanding qualities in the cadastral mapping field. Nominations will be accepted by employers or peers, with the Awards Committee reviewing the applications and making a recommendation to the officers and board of directors for the award winner.

Nominations for the 1988 award will be accepted until July 15, 1988. Please keep in mind that nomination for this award requires no specific qualification, but the person who makes the nomination should write a brief paragraph on why he or she feels that nominee merits the award.

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### APPLICATION FOR OUTSTANDING MAPPER OF THE YEAR AWARD - 1988

Name of Nominee: \_\_\_\_\_

Employer: \_\_\_\_\_

Employer's Address: \_\_\_\_\_

I believe this person should be nominated for Outstanding Mappers of the Year because \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

(Please list work address and telephone)

Mail application to: Jan Elliott  
Missouri Mappers Association  
P.O. Box 1692  
Jefferson City, Missouri 65102



**MISSOURI MAPPERS ASSOCIATION**

P.O. BOX 1692  
JEFFERSON CITY, MISSOURI 65102