

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE EXAMINING BOARD OF ARCHITECTS, LANDSCAPE ARCHITECTS,  
PROFESSIONAL GEOLOGISTS, PROFESSIONAL ENGINEERS, DESIGNERS AND  
LAND SURVEYORS  
LAND SURVEYORS SECTION

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IN THE MATTER OF THE DISCIPLINARY PROCEEDINGS AGAINST:	:
GARY R. SPLINTER, RESPONDENT	:FINAL DECISION AND ORDER : :Cases 97 LSR 002 and 97 LSR 007 :LS9804162LSR

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The parties to this action for the purposes of Wis. Stats. Sec. 227.53 are:

Gary R. Splinter  
10610 South Richard Road  
Oak Creek, Wisconsin 53154

Examining Board of Architects, Landscape Architects,  
Professional Geologists, Professional Engineers, Designers and Land Surveyors;  
Land Surveyors Section  
P.O. Box 8935  
Madison, WI 53708-8935

Department of Regulation and Licensing  
Division of Enforcement  
P.O. Box 8935  
Madison, WI 53708-8935

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Land Surveyors Section (Section). The Section has reviewed the Stipulation and considers it acceptable.

Accordingly, the Section adopts the attached Stipulation and makes the following:

**FINDINGS OF FACT**

1. Gary R. Splinter, (Splinter), 10610 South Richard Road, Oak Creek, Wisconsin 53154, is credentialed as a registered land surveyor in the State of Wisconsin. His license #2239 was issued to him originally on November 10, 1994. His date of birth is June 26, 1963.

2. On or about August 3, 1996 Splinter prepared a Certified Survey Map for real estate broker and attorney Gordon Ladwig on lands located in Green County, Wisconsin. Splinter placed his Land Surveyor registration seal on the CSM, subscribed his name on the survey and dated it the "3rd day of August 1996." A copy of this survey map is attached hereto as **Exhibit A**.

3. Splinter did not file this unrecorded CSM with Green County. Splinter represents to the Division of Enforcement that at the time he delivered the survey map to Ladwig, he informed Ladwig to not refer to the unrecorded map in drafting conveyances. Splinter further states that the map was a "preliminary" map. However, Splinter did not pursue preparation of a "final" map.

4. Ladwig, contrary to the information provided to him by Splinter, proceeded to make reference to the unrecorded CSM in Warranty Deeds drafted by him, which deeds were subsequently recorded in Green County.

5. Splinter made numerous errors in the unrecorded Certified Survey Map and the descriptions relating thereto. These errors are set forth at length in **Exhibit B** attached hereto.

6. On or about May 10, 1997, Splinter prepared Green County Certified Survey Map Number 2300 on behalf of Ladwig. Splinter placed his Land Surveyor registration seal on the CSM, subscribed his name on the survey and dated it "May 10, 1997. A copy of CSM #2300 is attached hereto as **Exhibit C**.

7. CSM #2300 was recorded on May 30, 1997 in the office of the Register of Deeds for Green County.

8. Splinter made numerous errors in CSM #2300. These errors are set forth at length in **Exhibit D** attached hereto.

#### MITIGATION OF CIRCUMSTANCES

9. During the course of investigation in both of these cases, Splinter made corrections to the unrecorded Certified Survey Map and corrected the descriptions. According to Splinter, this map has now been filed with the office of the Green County Surveyor and the corrected descriptions have been given to Ladwig.

10. Splinter has also prepared and recorded an affidavit correcting the errors in Certified Survey Map #2300.

#### CONCLUSIONS OF LAW

1. The Land Surveyors Section of the Examining Board of Architects, Landscape Architects, Professional Geologists, Professional Engineers, Designers and Land Surveyors has jurisdiction in the matter pursuant to section 443.12 of the Wisconsin Statutes.

2. The Section is authorized to enter into the attached Stipulation pursuant to section 227.44(5) of the Wisconsin Statutes.

3. Respondent's failure to timely file a copy of the unrecorded survey with the office of the county surveyor is a violation of Section 59.45(1)(b) of the Wisconsin Statutes and constitutes misconduct in violation of Section A-E 8.03(3)(a) of the Wisconsin Administrative Code.

4. The numerous errors made by Respondent in creation of the two surveys set forth above constitute preparation of deficient plans, drawings, maps, specifications or reports in the practice of land surveying, and is misconduct in the practice of land surveying as defined in Section A-E 8.03(2)(b) of the Wisconsin Administrative Code.

**ORDER**

NOW, THEREFORE, IT IS HEREBY ORDERED, that the attached Stipulation is accepted.

IT IS FURTHER ORDERED, that the Respondent Gary R. Splinter, registration number #2239 is hereby **Reprimanded**.

IT IS FURTHER ORDERED, that Respondent Gary R. Splinter pay partial **Costs** of this matter in the amount of \$600 00 within 30 days of the date of this order by making payment of the same to the Department of Regulation and Licensing, P.O. Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED, that in the event Respondent Gary R. Splinter fails to pay the \$600.00 costs within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent Gary R. Splinter, his land surveyor registration license shall be immediately suspended without further hearing and without further Order of the Section, and said suspension shall continue until the full amount of said costs have been paid to the Department of Regulation and Licensing and his failure to pay the costs shall be considered a violation of this Order by the Section.

IT IS FURTHER ORDERED, that investigation files 97 LSR 002 and 97 LSR 007 are hereby closed.

By: David M. Schrey Date 4-16 199~~7~~<sup>8</sup>  
A Member of the Section

# CERTIFIED SURVEY MAP NO.

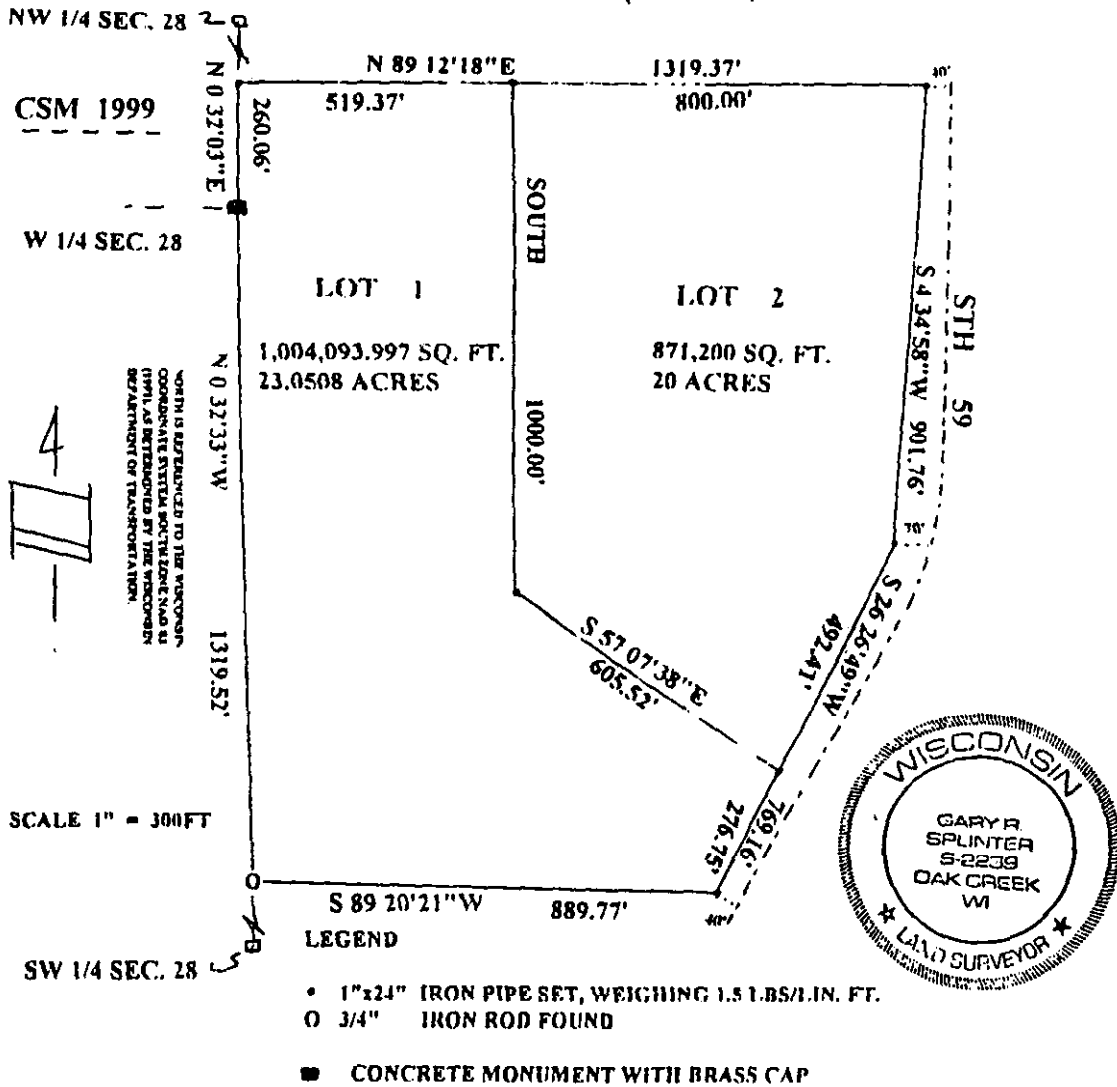
Being in part of the west 1/4 of Section 28, T3N R9E, Village of Albany, Green County, Wisconsin, bounded and described as follows:

Commencing at the W 1/4 of said section 28; thence N0 32'03"E, 260.06', along the west line of the NW1/4 of Sec. 28; thence N89 12'18"E, 1319.37', to the west right-of-way line of STH 59; thence S4 34'58"W, 901.76, along said right-of-way; thence S26 26'49"W, 769.17', along said right-of-way; thence S89 20'21"W, 889.77'; thence N0 32'33"W, 1319.52, along SW1/4 Sec. 28, to the point of beginning; subject to any and all easements of record.

I hereby certify that by the direction of Gordon Ludwig, I have surveyed, divided and mapped the lands described hereon. I further certify that I have fully complied with the provisions of section 236.34 of the Wisconsin Statutes, and that this Certified Survey Map is a true and correct representation of all exterior boundaries and the division of said land.

Dated this 3<sup>rd</sup> day of August 1996.

*Gary R. Splinter*  
Gary R. Splinter



NOTE: REFERENCE TO THE WISCONSIN COORDINATE SYSTEM FOR THE YEAR 1993 IS RETAINED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

SCALE 1" = 300 FT

EXHIBIT  
A

CERTIFIED SURVEY MAP NO.

OWNERS CERTIFICATE

As owner(s) , we hereby certify that we cause the land described on this Certified Survey Map be surveyed, divided and mapped as represented hereon . In addition, that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection.

VILLAGE APPROVAL.

This land division is hereby approved by the Village of Albany this day of 1996.

COUNTY APPROVAL

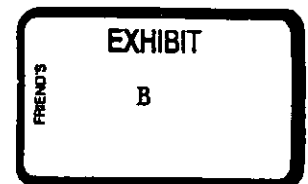
This land division is hereby approved by the Green County Zoning Committee this day of 1996.



GARY SPLINTER "MAP" REVIEWS (8/97) cont.

CERTIFIED SURVEY MAP NO. ??  
W1/4 OF S28 T3N R9E  
VILLAGE OF ALBANY  
GREEN COUNTY

- s. 236.34 (1) The ratio of error in the latitude and departure closures of the exterior boundary, lot 1 and the metes and bounds description under the *CERTIFIED SURVEY MAP* label are greater than 1'/3000'. ✓
- s. 236.20 (2) (c) It appears that the bearing along the west line of lot 1, north of the W 1/4 Cor., should be *N0°32'03"W*. ✓  
Degree notations "°" are missing in the bearings on the plat drawing and in the metes and bounds description.
- s. 236.20 (2) (i) The NORTH point must be related to a boundary of the NW 1/4 or SW 1/4 of Sec. 28. ✓
- s. 236.20 (3) (j) Showing area of lot 1 to "thousandths" of a sq. ft is inappropriate. With the surveyor's adjusted traverse, the most "accurate" the area could possible be computed to is ±5 sq. ft. ✓
- s. 236.20 (3) (b) Monumentation at the NW Cor. or SW Cor. of Sec. 28 must also be described and the overall bearing and distance between one of those monuments and the *Concrete Monument With Brass Cap* at the W 1/4 Cor. delineated. ✓  
Northwest of the map, the U.S.P.L.S.S. corner reference is incorrect. "*NW 1/4 Sec. 28*" should be "*NW Cor. Sec. 28.*" ✓  
On the west line of lot 1, the U.S.P.L.S.S. corner reference is incorrect. "*W 1/4 Sec. 28*" should be "*W 1/4 Cor. Sec. 28.*" ✓  
Southwest of the map, the U.S.P.L.S.S. corner reference is incorrect. "*SW 1/4 Sec. 28*" should be "*SW Cor. Sec. 28.*" ✓



GARY SPLINTER "MAP" REVIEWS (8/97) cont.

- s. 236.34 (1) (c) 1/4, 1/4 section references are missing under the *CERTIFIED SURVEY MAP NO.* label. It appears that this map, shown as being in the "*West 1/4 of Section 28*" should be shown as being in the "*SW 1/4 of the NW 1/4 and NW 1/4 of the Sw 1/4 of Section 28.*" ✓
- s. 236.21 (1) (b) The Surveyor's Certificate is not complete and not in the standard format. A "*Surveyor's Certificate*" heading needs to precede the mandated components of this certificate that the surveyor is certifying to. On the map, the only components the surveyor has certified to are by whose direction he made the survey and division, compliance with s. 236.34 Stats., and, the map correctly shows the boundaries and division of the land. ✓

The location by 1/4, 1/4 Sec., Sec., Township, Range and County is missing and the metes and bounds description precedes his "certification."

In the metes and bounds description:

- in line 1, it appears that "*...thence N0 32'03"E, 260.06'...*" should be "*...thence N0°32'03"W, 260.06'...*" ✓
- in line 3, the 769.17' length is 769.16' on the map; and, ✓
- in line 5 "*N0 32'33W, 1319.52, along SW 1/4 Sec 28...*" should be "*N0°32'33W, 1319.52', along the west line of the SW 1/4 Sec 28...*" ✓

The surveyor did not sign and date Sheet 2.

The Owner's Certificate, Village Approval certificate and County Approval certificate are not complete.

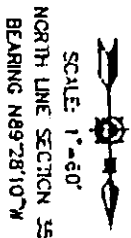
Legal descriptions attached to the warranty deeds or labeled "Schedule C" are identical to the C.S.M. bearings and distances. C.S.M. preceded descriptions (according to dates on documents).



C  
EXHIBIT  
FRIENDS

Page 380

Radius = 50.00 feet  
Arc = 41.36 feet  
Chord = 40.19 feet  
Chord Bng. = S24°01'20"E  
Tang. Bng. = S00°19'36"E



CURVE DATA

LOT 18  
130.27  
S48°31'13"W  
(0.21 acres)

LOT 2  
126.15  
N37°25'20"W  
(0.28 acres)

LOT 17  
110.00  
S53°32'27"E  
(12000 sq. ft.)

LOT 1  
80.00  
S53°27'24"E  
(0.29 acres)

Radius = 130.00 feet  
Arc = 58.12 feet  
Chord = 55.69 feet  
Chord Bng. = N48°54'40"W

CURVE DATA

LOT 16  
100.00  
S53°27'24"E  
(0.29 acres)

LOT 15  
126.15  
N37°25'20"W  
(0.28 acres)

LOT 14  
110.00  
S53°32'27"E  
(12000 sq. ft.)

LOT 13  
80.00  
S53°27'24"E  
(0.29 acres)

- 1 1/4" Iron Rod Found
- 1" Iron Pipe Found
- 1" Iron Pipe Set 113 W

N89°28'10"W 1133.87  
S51°35'27"E 142.11  
NE 1/4 Sec. 35



Gary N. Spitzer 5-2239

Dated this day May 10, 1987.  
Green County  
State of Wisconsin )  
SS

Being part of Lot 17 and Lot 18 of Lading Addition Subdivision, in the NE 1/4 and NW 1/4 of the NE 1/4 Section 35, T2N R7E, Town of Landa, Green County, Wisconsin, bounded and described as follows:  
Commencing at the northeast corner of Lot 17 of said subdivision and the point of beginning, thence S 53°27'24" W, along the southerly right of way line of lot Street, 142.00 feet thence southerly along said line 41.36 feet along the arc of a curve, to the left, whose radius is 50 feet, whose tangent here is 0018'36" E and whose chord bears S 24°01'20" E, 40.19 feet thence S 30°32'36" W, 128.98 feet thence N 37°25'20" W, 126.15 feet to the southerly right of way line of lot Street, 110 feet and whose chord bears N 48°54'40" E, 55.69 feet thence N 30°32'36" E, 41.03 feet, to the point of beginning.

NOTE: Subject to any and all elements of record.  
State of Wisconsin )  
SS  
Green County

CERTIFIED SURVEY MAP NO. 2300

CERTIFIED SURVEY MAP NO. 2300

**SURVEYORS CERTIFICATE**

I hereby certify that by the direction of Gordon Ludwig, I have surveyed, divided and mapped the lands described hereon. I further certify that I have fully complied with the provisions of section 238.34 of the Wisconsin Statutes, and that this Certified Survey Map is a true and correct representation of all exterior boundaries and the division of sold land.  
Dated this 10th day of May 1997.

**OWNERS CERTIFICATE**

An owner(s), we hereby certify that we cause the land as described on this Certified Survey Map be surveyed, divided and mapped as represented hereon, in addition, that this map be required by s. 238.10 or s. 238.12 to be submitted to the following for approval or rejection.

Jordan R. Schubert  
Member, Northside Heights LLC

**CITY APPROVAL**

Approved for recording this 30<sup>th</sup> day of May 1997 by the City of Monroe.

James R. Myara

**REGISTER OF DEEDS CERTIFICATE**

Received for recording this 30<sup>th</sup> day of May 1997 at 4:30 o'clock P.M. and recorded in Volume 17 of Certified Survey Maps of Green County on page 320 x 331

Markus Neusschwander  
REGISTER OF DEEDS

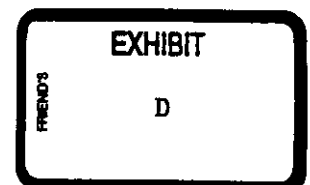


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GARY SPLINTER "MAP" REVIEWS (8/97)

**CERTIFIED SURVEY MAP NO. 2300  
NE1/4 OF THE NE 1/4 S35 T2N R7E  
TOWN OF MONROE  
GREEN COUNTY**

- s. 236.34 (1) The ratio of error in the latitude and departure closures of the exterior boundary, lot 1, lot 2 and the metes and bounds description under the *CERTIFIED SURVEY MAP* label are greater than 1'/3000'.
- s. 236.20 (2) (b) In the LEGEND  
- the symbols for the *1 1/4" Iron Rod Found* and *1" Iron Pipe Found* are identical. They must be unique; and,  
- the length of the *1" Iron Pipe Set* is missing.
- s. 236.20 (2) (c) The bearing along the northeasterly line of lots 1-2 is incorrect. There are too many minutes shown.  
  
Along the southwesterly line of lots 1-2, the 196.57' exterior boundary length totals 197.57'.
- s. 236.20 (2) (i) The NORTH point must be referenced as "assumed", "magnetic", "grid" or whatever.
- s. 236.20 (2) (k) In the lot 1 curve data:  
- the tangent bearing at the southwesterly end is missing;  
- the central angle is missing; and,  
- the chord bearing is incorrect. It appears that it should be *S18°54'40"W*.
- In the lot 2 curve data:  
- the tangent bearing at the southeasterly end is missing; and,  
- the central angle is missing



**GARY SPLINTER "MAP" REVIEWS (8/97) cont.**

- s. 236.20 (3) (b) Monumentation at both ends of the north line of the NE 1/4 of Sec. 35 must be shown and described and the bearing and distance between the 1/4 section corners delineated. Only the NE Cor. is shown.

The N 1/4 Cor. has not been shown.

Monumentation at neither the NE Cor. or N 1/4 Cor. has been described.

The overall bearing and distance between the NE Cor. and N 1/4 Cor. is missing.

- s. 236.34 (1) (c) Why has the seal "bled" through? It obliterates map data. Are the certificates on the back of Sheet 1? If the map is prepared on white paper it does not appear to be "durable" white paper.

1/4, 1/4 section references are incorrect under the **CERTIFIED SURVEY MAP NO. 2300** label. This C.S.M. appears to be *all* of lot 17 and lot 18 LADWIG ADDITION and is only located in the NE 1/4 of the NE 1/4 of sec. 35.

- s. 236.34 (1) (d) The metes & bounds description is missing from the Surveyor's Certificate.

The Surveyor's Certificate is not signed.

- s. 236.34 (1) (e) The Owner's Certificate is not in the statutory form. Review authorities are not listed & it's not witnessed/notarized.

The City Approval certificate is incomplete. Who approved the C.S.M. (Common Council? City staff?)? Under James R. Myers signature line, his title should be shown (ex. City Clerk, Mayor, City Planner etc. )



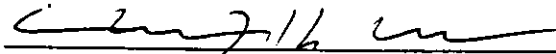
6. If the terms of this Stipulation are not acceptable to the Section, the parties shall not be bound by the contents of this Stipulation or the proposed Final Decision and Order. The matter shall then be returned to the Division of Enforcement for further proceedings in this matter. In the event that the Stipulation is not accepted by the Section the parties agree not to contend that the members of the Section have been prejudiced or biased in any manner by the consideration of this attempted resolution.

7. If the Section accepts the terms of this Stipulation, the parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties.

8. Respondent agrees that Complainant's attorney, Charles J. Howden and the Section member assigned to these cases as an advisor may appear at any meeting with the Section in respect to the Stipulation and that their appearances are limited to statements in support of the Stipulation and to answer any questions the Section may have regarding the Stipulation. Respondent waives any right he may have to have notice of that meeting(s).

  
GARY R. SPLINTER  
Respondent

3-4-98  
Date

  
CHARLES J. HOWDEN, Attorney  
Division of Enforcement

3-6-98  
Date

# Department of Regulation & Licensing

State of Wisconsin

P.O. Box 8935, Madison, WI 53708-8935  
(608)

TTY# (608) 267-2416, hearing or speech  
TRS# 1-800-947-3529, impaired only

## GUIDELINES FOR PAYMENT OF COSTS AND/OR FORFEITURES

On April 16, 1998, the Land Surveyors Section  
took disciplinary action against your license. Part of the discipline was an assessment of costs and/or a  
forfeiture.

The amount of the costs assessed is: \$600.00 Case #: LS9804162LSR

The amount of the forfeiture is: \_\_\_\_\_ Case # \_\_\_\_\_

Please submit a check or a money order in the amount of \$ 600.00

The costs and/or forfeitures are due: May 16, 1998

NAME: Gary R. Splinter LICENSE NUMBER: 2239

STREET ADDRESS: 10610 South Richard Road

CITY: Oak Creek STATE: WI ZIP CODE: 53154

Check whether the payment is for costs or for a forfeiture or both:

COSTS  FORFEITURE

Check whether the payment is for an individual license or an establishment license:

INDIVIDUAL  ESTABLISHMENT

If a payment plan has been established, the amount due monthly is:

Make checks payable to:

**DEPARTMENT OF REGULATION AND LICENSING**  
**1400 E. WASHINGTON AVE., ROOM 141**  
**P.O. BOX 8935**  
**MADISON, WI 53708-8935**

#2145 (Rev. 9/96)

Ch. 440.22, Stats.

G\BDLS\FM2145 DOC

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STATE OF WISCONSIN  
DEPARTMENT OF REGULATION AND LICENSING  
BEFORE THE EXAMINING BOARD OF ARCHITECTS, LANDSCAPE ARCHITECTS,  
PROFESSIONAL GEOLOGISTS, PROFESSIONAL ENGINEERS, DESIGNERS AND LAND  
SURVEYORS, LAND SURVEYORS SECTION

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In the Matter of the Disciplinary Proceedings Against

Gary R. Splinter,

AFFIDAVIT OF MAILING

Respondent.

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STATE OF WISCONSIN    )  
  )  
COUNTY OF DANE        )

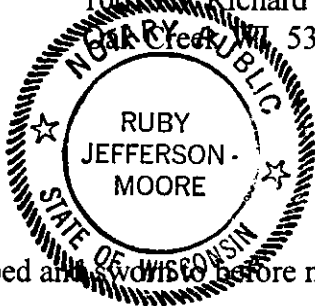
I, Kate Rotenberg, having been duly sworn on oath, state the following to be true and correct based on my personal knowledge:

1. I am employed by the Wisconsin Department of Regulation and Licensing.

2. On April 22, 1998, I served the Final Decision and Order dated April 16, 1998, and Guidelines for Payment of Costs and/or Forfeitures, LS9804162LSR, upon the Respondent Gary R. Splinter by enclosing true and accurate copies of the above-described documents in an envelope properly stamped and addressed to the above-named Respondent and placing the envelope in the State of Wisconsin mail system to be mailed by the United States Post Office by certified mail. The certified mail receipt number on the envelope is P 221 159 439.

3. The address used for mailing the Decision is the address that appears in the records of the Department as the Respondent's last-known address and is:

Gary R. Splinter  
10610 S. Richard Road  
New Creek, WI 53154



Subscribed and sworn to before me

this 22nd day of April, 1998.

Ruby Jefferson-Moore  
Notary Public, State of Wisconsin  
My commission is permanent.

Kate Rotenberg  
Kate Rotenberg  
Department of Regulation and Licensing  
Office of Legal Counsel



## NOTICE OF RIGHTS OF APPEAL

TO: GARY R SPLINTER

You have been issued a Final Decision and Order. For purposes of service the date of mailing of this Final Decision and Order is 4/22/98 Your rights to request a rehearing and/or judicial review are summarized below and set forth fully in the statutes reprinted on the reverse side.

### A. REHEARING.

Any person aggrieved by this order may file a written petition for rehearing within 20 days after service of this order, as provided in section 227.49 of the Wisconsin Statutes. The 20 day period commences on the day of personal service or the date of mailing of this decision. The date of mailing of this Final Decision is shown above.

A petition for rehearing should name as respondent and be filed with the party identified below.

A petition for rehearing shall specify in detail the grounds for relief sought and supporting authorities. Rehearing will be granted only on the basis of some material error of law, material error of fact, or new evidence sufficiently strong to reverse or modify the Order which could not have been previously discovered by due diligence. The agency may order a rehearing or enter an order disposing of the petition without a hearing. If the agency does not enter an order disposing of the petition within 30 days of the filing of the petition, the petition shall be deemed to have been denied at the end of the 30 day period.

A petition for rehearing is not a prerequisite for judicial review.

### B. JUDICIAL REVIEW.

Any person aggrieved by this decision may petition for judicial review as specified in section 227.53, Wisconsin Statutes (copy on reverse side). The petition for judicial review must be filed in circuit court where the petitioner resides, except if the petitioner is a non-resident of the state, the proceedings shall be in the circuit court for Dane County. The petition should name as the respondent the Department, Board, Examining Board, or Affiliated Credentialing Board which issued the Final Decision and Order. A copy of the petition for judicial review must also be served upon the respondent at the address listed below.

A petition for judicial review must be served personally or by certified mail on the respondent and filed with the court within 30 days after service of the Final Decision and Order if there is no petition for rehearing, or within 30 days after service of the order finally disposing of a petition for rehearing, or within 30 days after the final disposition by operation of law of any petition for rehearing. Courts have held that the right to judicial review of administrative agency decisions is dependent upon strict compliance with the requirements of sec. 227.53 (1) (a), Stats. This statute requires, among other things, that a petition for review be served upon the agency and be filed with the clerk of the circuit court within the applicable thirty day period.

The 30 day period for serving and filing a petition for judicial review commences on the day after personal service or mailing of the Final Decision and Order by the agency, or, if a petition for rehearing has been timely filed, the day after personal service or mailing of a final decision or disposition by the agency of the petition for rehearing, or the day after the final disposition by operation of the law of a petition for rehearing. The date of mailing of this Final Decision and Order is shown above.

The petition shall state the nature of the petitioner's interest, the facts showing that the petitioner is a person aggrieved by the decision, and the grounds specified in section 227.57, Wisconsin Statutes, upon which the petitioner contends that the decision should be reversed or modified. The petition shall be entitled in the name of the person serving it as Petitioner and the Respondent as described below.

#### **SERVE PETITION FOR REHEARING OR JUDICIAL REVIEW ON:**

LAND SURVEYORS SECTION OF THE STATE OF WISCONSIN EXAMINING BOARD OF ARCHITECTS,  
LANDSCAPE ARCHITECTS, PROFESSIONAL GEOLOGISTS, PROFESSIONAL ENGINEERS, DESIGNERS AND  
LAND SURVEYORS

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