



KEBS Quarterly News

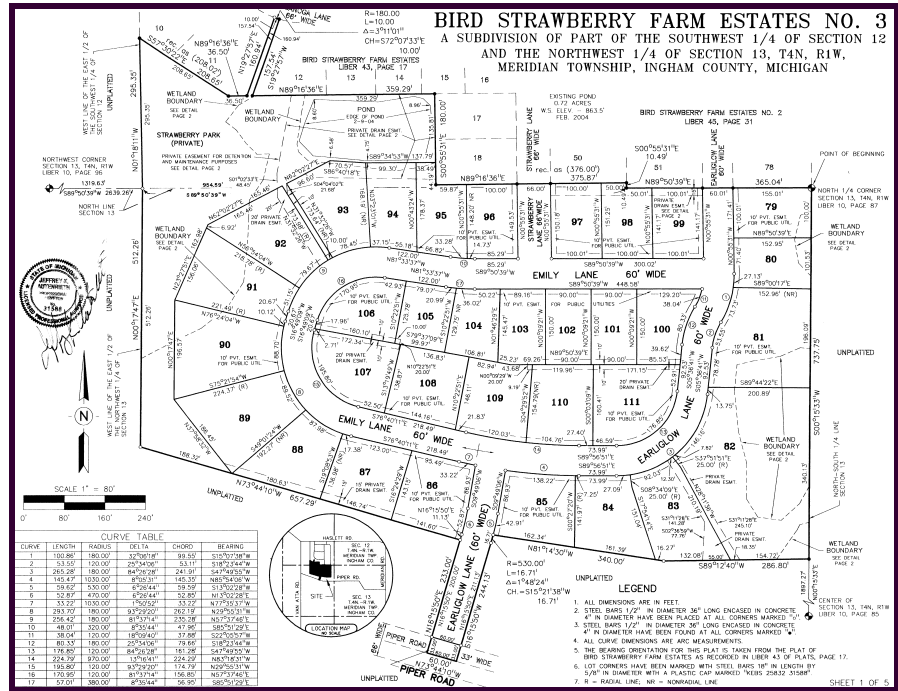
Land Planning · Engineering · Surveying
Soils Testing · Wetlands Planning

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From the Subdivision and Condominium Department

Beginning in 2008, there will be some new changes in the Land Division Act (Plat Act) at the state level. Section A, Guidelines and Explanations, and Section B, Rules and Regulations, will be eliminated and combined with the current Section C. This is being done to reflect statutory changes to certificate forms and to reflect executive order directives.

The changes that were made in 2005 dealt with Section C, statutory portion of the act, but did not address how these changes were to be administered by the various approving agencies. These revisions will make it easier for the approving agencies to administer to the 2005 changes and help the final plat approval process. The changes will take effect 30 days after filing with the Secretary of State.

There will be a public hearing on the proposed changes February 7, 2008 in Conference Room 3, 2501 Woodlake Circle, Okemos, Michigan 48864 or you can view the notice on line at: http://www.michigan.gov/documents/dleg/dleg_bcc_020708_public_hearing_notice_220286_7.pdf. Public comments may be presented at this meeting or submitted in writing by mail, e-mail or facsimile no later than 5:00 pm February 7, 2008.

The proposed rules will be presented in the January 15, 2008 issue of the Michigan Register. It can also be viewed on line at: http://www.michigan.gov/dleg/0,1607,7-154-10575_17550-42517--,00.html

I hope everyone had a very happy holiday season and wish you the best for 2008.

—Jeffrey K. Autenrieth, PS, Subdivision and Condominium Department

Success of KEBS Soils and Wetlands Office

The KEBS Soils Office opened its doors in 2004 and quickly plunged into a busy construction season. Each following year proved to be busier and more productive than the previous. In 2007, our fourth full construction season, our workload followed suit and proved to be our busiest yet. The KEBS Soils Office added two additional full time staff members to help carry the load in the field as well as with laboratory testing. Our office was involved in over 50 construction quality control testing projects throughout 2007. Some of our projects included road certifications and utility backfill testing for the Cedar Ridge II, The Links at Royal Scot, and Georgetown residential subdivisions, foundation certifications at The Hamptons of Meridian, Burcham Woods, Staybridge Suites, Aspen Estates, and Tim Horton's restaurant developments, as well as multiple testing assignments for the Sams Way road extension, The Village of Spring Meadows, Bickford Cottage, Summit Bank, Irwin Union Bank, CP Federal Credit Union, Rite Aid, MSU Old College Fields, and Tendercare of Okemos projects, among others.



The KEBS Soils Office has continued to upgrade and maintain our in-house laboratory testing facilities to provide soil and aggregate gradations and classifications, modified proctor testing, concrete compressive strength testing, and asphalt extraction testing in accordance with MDOT and ASTM procedures. In addition, KEBS also performed a number of geotechnical investigations at various sites throughout the Mid-Michigan area.

We value and appreciate each of the many new and repeat clients that we have served over the course of the past year, and look forward another busy and successful construction season in 2008.

— James Cruickshank, PE, Soils & Wetlands Office

Fences and Their Role in Determining Boundary Lines

Often times we are asked why the survey doesn't match an old fence. Because each case is unique, there isn't a simple answer to that question. One of the most difficult tasks of a surveyor is to determine when an existing fence should be used as proof of the parcel boundary. Fences can be erected for many different purposes. The surveyors must try to interpret the fences as a part of the surveying process. In some cases, fences were erected when the original survey markers were still in place, and the fence was placed along the surveyed lines. In this case, after all other physical evidence, and original markers disappear, the fence would represent the best remaining evidence of the position of the original markers. However, in other cases, the fence may have been erected where the landowner "thought" the property line was, or often slightly inside the true line to avoid encroaching onto his neighbor's property. This case is often the surveyor's biggest challenge when interpreting the location of an old fence, especially when no records can be found of a previous survey. The surveyor must analyze the location of the fence in relation to adjacent occupation lines, and existing survey markers to determine the validity of the fence in relation to the property line. In other instances, fences were erected as barriers of convenience, perhaps to fence in livestock, and were never intended to represent the property boundaries. It has been my experience that some of the "old" farmers have very valuable information regarding the location of an old fence line. Statements such as "My grandpa and dad put that fence up when the old markers were still there", or "grandpa always said that the fence was five feet inside the property line" can be very helpful when trying to determine the origin of an old fence. Old fences, hedges, tree rows, and rock piles may be helpful in retracing an old survey if used in the proper content. Another factor to consider when an old fence does not match the deeded location of the property line is the neighbor's legal description. Researching the neighbor's description may uncover a discrepancy along the line, and the fence may be erected along the line as described in the neighbor's deed. Another scenario would be when adjoining landowners agree to erect a fence without knowledge of the true location of the property line. In this case, the surveyor can show the relationship of the fence to the property line, but any adjustment to the property line to match the fence would require quit claim deeds, or a ruling by the courts. Showing the location of a fence on the survey drawing alerts the client of any discrepancy between the fence and the property line. Failure to note a fence or correctly interpret its meaning can be a costly mistake for the surveyor and the landowner.



—Scott Koch, PS, Haslett Office

A.J. Patrick, PE Receives CPESC Certification

After completing a pre-approval process, pier review, and written exam, A.J. Patrick, PE received a CPESC Certification in December 2007.

[Phase II of the National Pollutant Discharge Elimination System (NPDES) now mandates local stormwater management programs for thousands of municipalities throughout the U.S.. Local governments must incorporate information and education components as well as construction site erosion control and post-construction stormwater management into their programs. The need for certified professionals in erosion and sediment control and storm water control continues to grow rapidly.



A Certified Professional in Erosion and Sediment Control (CPESC) or Certified Professional in Storm Water Quality (CPSWQ) designation establishes and expands your credibility in these specialties. It sets you apart as a certified professional who can be utilized to design and evaluate erosion and sediment control and/or storm water control plans, to influence public policy and land-use planning decisions, and to educate others in sound approaches for preventing off-site impacts from development activities.



The CPESC or the CPSWQ designation identifies specialists who have met established standards of expertise, experience and knowledge. Through a process of peer review and written exams available during the IECA Annual Conference and Expo and local events, pre-approved applicants can obtain certification. These certification programs sponsored by the Soil and Water Conservation Society provide the public with evidence of professional qualifications.] - excerpted from <http://www.ieca.org/education/CPESC/CPESCInhome.asp>

KEBS, Inc. is committed to providing our clients with Engineering and Surveying services that set the highest standards in our industry. Please join KEBS, Inc. in congratulating A.J. on his accomplishment.

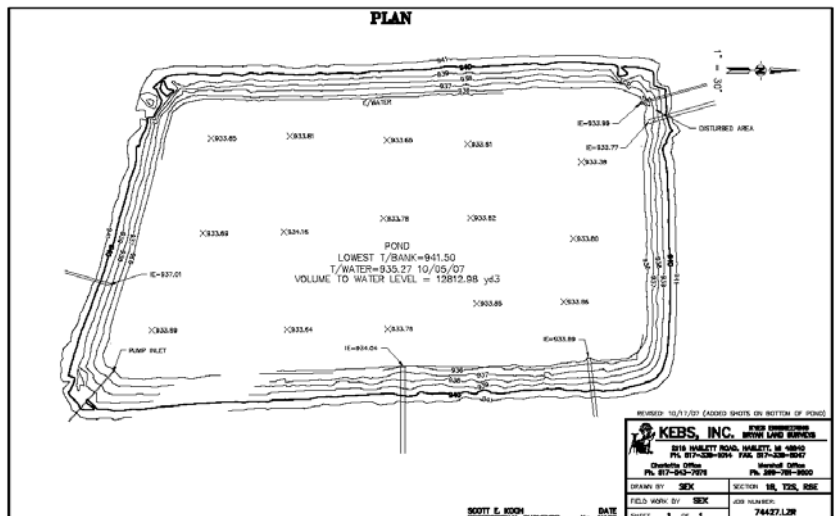
High Definition 3D Laser Scanning for Everyday Applications

Throughout the past 25 years, KEBS, Inc. has prided itself on being a leader in technology and the training of its staff. As a part of this basic philosophy, KEBS has been integrating High-Definition 3D Laser Scanner technology into its everyday surveying projects. The 3D Scanner combines with our existing GPS, robotic total stations, and conventional surveying methods to provide our clients with high quality, accurate, and cost effective information. The data collected by any of these methods can be easily meshed together to meet the needs of our clients.

Recently, KEBS used the 3D Laser Scanner to certify the volume of a storm-water detention pond. The pond was newly constructed, and the engineer had concerns that it was built with less than the design capacity. By using the control network that was established during the topographical survey and used during construction staking, control points were located on the banks of the pond using GPS. This ensured that the 3D Laser Scan was on the same coordinate system as the rest of the site. Next, KEBS used this control to “as-built” the pond. The 1.5-acre pond was scanned from control points established at each end. The pond contained approximately two feet of water; therefore, cross-sections of the bottom of the pond were taken using conventional methods from the same control points. With both the scanned and conventional data on the same coordinate system, a volume report and AutoCAD drawing were easily created for the client. These deliverables were essential for the client to verify of the capacity of the pond.

The drawing to the right shows the contour map of the pond that was provided to the client. It shows the vital information required to satisfy the engineer’s request. This is just one example of everyday applications where the benefits of 3D Laser Scanner are sometimes overlooked. KEBS continues to look for new ways to implement the scanner into their everyday survey projects.

- Scott Koch, PS, Haslett Office



KEBS, INC. SURVEYING, ENGINEERING & CONSULTING	
ONE HASLETT ROAD, HASLETT, MI 48857 Ph. 517-264-2078 Fax. 517-264-2087	
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Drawn By: SK	Section: 18, YPS, RSE
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KEBS, Inc.

2116 Haslett Road
Haslett, MI 48840

Phone: 517-339-1014

Fax: 517-339-8047

E-mail: info@kebs.com



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www.kebs.com

KEBS' Mission

Working together to provide professional engineering and surveying services that sets the highest standards, while enhancing the quality of life for our employees, clients, and communities.



First Rule of Surveying

by Sol. A. Bauer, *Surveying and Mapping*,
June 1961

According to Mr. Bauer, the first rule of surveying is "Take nothing for granted, trust no one, not even yourself. Check and recheck everything." Don't be too ready to blame "the other guy." He is sometimes right.

A surveyor's job is not to "fix" the property lines. The surveyor is seldom in a position to establish a line unless it is a new line just being created. The purpose of most property surveying is to reestablish old lines. The surveyor's job is to find the facts starting with the deeds of record and other important information that apply to the problem at hand and from which an opinion as to the best location of the property line can be reached.

Based on the facts that the surveyor has found, he may express his opinion and may recommend the use of a certain position of boundary, but he has no legal authority to fix a line, that being the right only of a court of law.

Mr. Bauer also states "it is a strange fact that, having none of the privileges of a lawyer, judge, or court, the surveyor can and does exert the influence of all."

FireKeepers Casino to Begin Construction in Spring of 2008

The Nottawaseppi Huron Band of Potawatomi will begin construction in the spring of 2008 of their FireKeepers Casino along I-94 at exit 104, between Marshall and Battle Creek. The project will include a 230,000 square foot casino with a 2,000 space covered parking garage. This project has been in the works for several years and it appears that construction will finally begin. The casino will open in mid-2009.

This is great news for the economy of Calhoun County. There will be a large number of jobs created for the construction of not only this project, but the construction of the infrastructure upgrades and additional commercial development that will happen in the area. With a slow economy in Michigan, a project like this is good news to area excavators, skilled trades contractors, materials suppliers, and design professionals.

—Mike Groat, PS, Marshall Office