

# HOOSIER SURVEYOR

DECEMBER 2025

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## SUBMIT CONTENT FOR THE HOOSIER SURVEYOR

If you have an article to share or a story to tell, we want to hear from you! Please submit content to our Senior Communications Coordinator via email ([kanderson@ispls.org](mailto:kanderson@ispls.org)).

The Hoosier Surveyor is published quarterly by the Indiana Society of Professional Land Surveyors to inform land surveyors and related professions, government officials, educational institutions, libraries, contractors, suppliers and associated businesses and industries about land surveying affairs.

Articles and columns appearing in this publication do not necessarily reflect the viewpoints of ISPLS or the Hoosier Surveyor staff, but are published as a service to its members, the general public and for the betterment of the surveying profession. No responsibility is assumed for errors, misquotes or deletions as to its content.

## COVER IMAGE

The team from SJCA, Inc. finished first among the 22 foursomes entered at the Central Indiana Chapter's annual golf outing. From left are Greg Quebe, Brian Critchlow, Adam Graber and Heath Graber. (Photo by Derek Fuller)

More information and photos from the event are on Page 24.



## CONTACT



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# PRESIDENT'S MESSAGE



BY ALEX  
DAUGHERTY, PS,  
ISPLS PRESIDENT

As we close out an incredible year, I want to take a moment to reflect on the accomplishments of our Board of Directors and the progress we have made as a society. Leadership, innovation, and collaboration have been the cornerstones of our success in advancing the profession this year.

## Key Highlights from 2025:

- **Workforce Development Coordinator:** We successfully implemented an on-staff Workforce Development Coordinator, ensuring a dedicated focus on attracting and retaining talent in our industry.

- **Outreach Programs:** Our outreach initiatives have been highly productive, strengthening relationships with schools, communities and industry partners to promote surveying as a rewarding career.
- **Technology Integration:** We introduced VR goggles into our educational and training efforts, providing immersive experiences that highlight the future of surveying.
- **Financial Responsibility:** Through careful planning and management, we achieved an excess in our budget. These funds will be directed to our workforce development initiatives, amplifying our impact in the coming year.
- **Young Surveyors Network:** We proudly reestablished the Young Surveyors Network,

creating a platform for emerging professionals to connect, learn, and lead.

These achievements reflect the dedication and vision of our board and the support of our members. Together, we are shaping a stronger future for surveying in Indiana.

I look forward to seeing all of you at the State Convention in January in Noblesville. It will be an excellent opportunity to celebrate our successes, share ideas and continue building momentum for the year ahead.

Thank you for your commitment and passion for our profession. Looking forward to continuing success in 2026.

Sincerely,

Alex Daugherty

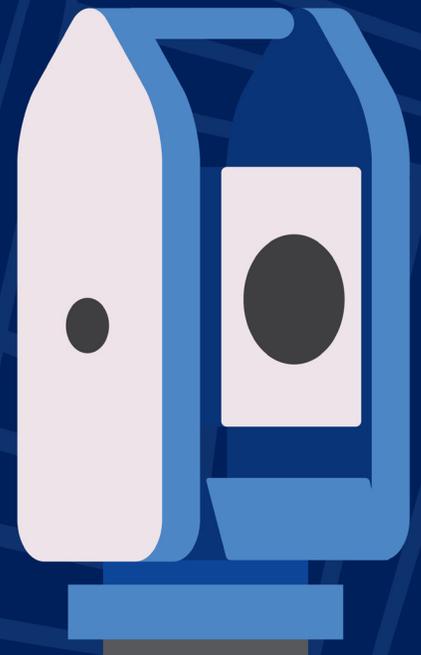
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# INDIANA LAND SURVEYORS REPORT

## STRONG CAREER SATISFACTION AND COMPETITIVE COMPENSATION



BY BRIAN LEWIS,  
CAE, CVA,  
ISPLS EXECUTIVE  
DIRECTOR

In the fall of 2025, the Indiana Society of Professional Land Surveyors (ISPLS) conducted a comprehensive compensation and workforce survey to better understand the state of the profession across Indiana. This survey was distributed to all ISPLS contacts, resulting in a broad and representative snapshot of today's surveying workforce in Indiana.

A total of 247 individuals responded, including 200 Indiana Licensed Professional Surveyors. As of December 2025, Indiana had 787 actively licensed surveyors, meaning approximately 25 percent of all licensed surveyors in the state participated. This strong response rate lends credibility to the findings.

### A Veteran Workforce with High Job Satisfaction

Indiana's surveying profession continues to reflect deep experience. The average licensed surveyor has 30 years of industry experience, underscoring a seasoned workforce with extensive institutional knowledge.

Despite the demands of the profession, career satisfaction remains exceptionally high. When asked how satisfied they were with their career in land surveying:

- 58.5% of Indiana Licensed Surveyors reported being "Very Satisfied."
- 93.5% reported being either "Very Satisfied" or "Satisfied."
- Across all respondents, satisfaction remained strong at 90.3%.

These results confirm that land surveying remains a rewarding and fulfilling profession in Indiana.

### Employment Types and Work Status

Among Indiana Licensed Surveyors, employment status is divided as follows:

- 61% salaried
- 11% hourly
- 20% self-employed
- 8% retired, with 25% of retirees still performing part-time surveying work

This mix reflects both traditional employment and a significant segment of the profession that is self-employed.

### Compensation Highlights

Compensation levels for Indiana surveyors reflect the technical skill, responsibility, and experience required in today's market:

- Average salaried income: \$123,189.81 annually

- Average hourly wage: \$48.04 per hour
- Average self-employed income attributable to surveying: \$141,919.07 annually

These figures position Indiana surveyors competitively among engineering and technical professions.

### Workload and Time Allocation

Surveyors report substantial workloads, with variations by employment type:

- Salaried surveyors:
  - 43.59 total hours/week
  - 39.34 office hours, 4.28 field hours
- Hourly surveyors:
  - 42.52 total hours/week
  - 36.9 office hours, 5.49 field hours
- Self-employed surveyors:
  - 49.43 total hours/week
  - 36.53 office hours, 12.75 field hours

The average licensed surveyor has been with their current employer for 13.99 years, reflecting strong long-term stability in the industry.

## Leadership, Management, and Job Functions

Survey respondents were permitted to select multiple job functions, reflecting the multi-disciplinary nature of modern surveying practice. The most frequently selected roles were:

- Supervisor / General Management: 47.83%
- Project Management: 45.65%
- Officer Surveyor: 31.52%
- Owner / Partner: 29.89%
- Executive Management (C-Level): 23.37%
- Field and Office Surveyor (21.74%)

Additional functions included engineering (13.59%), consulting (13.04%), administrative (11.41%), and geomatics (5.43%).

On average, licensed surveyors supervise:

- 7.08 surveying professionals
- 2.15 non-surveying staff

These numbers highlight the significant management responsibilities many licensed surveyors carry.

## Where Surveying Firms Are Based and Where They Work

Company headquarters are most commonly located in:

- Central Indiana (Indianapolis): 35.71%
- Southwest Indiana (Evansville): 7.69%
- Northeast Indiana (Fort Wayne): 6.59%

- Northwest Indiana (Hammond/Gary): 6.04%
- Out-of-state headquarters: Ohio (6.59%), Illinois (6.59%), Michigan (3.85%)

However, surveyors often work across multiple regions. The areas where respondents report completing a significant portion of their work include:

- Central Indiana: 43.09%
- Northeast Indiana (Fort Wayne): 25.41%
- Northwest Indiana (Hammond/Gary): 24.86%
- Mid-Central Northwest (Lafayette): 22.65%
- Mid-Central South (Bloomington/Columbus): 21.55%
- Mid-Central North Indiana (Kokomo): 20.99%
- North Central Indiana (South Bend / Elkhart): 20.99%
- Southeast Indiana (Jeffersonville / Greater Louisville): 17.68%
- Southwest Indiana (Evansville): 17.13%

Substantial work activity also occurs in Illinois (12.71%), Kentucky (9.94%), and Ohio (8.29%), reflecting the regional reach of Indiana-based firms.

## Types of Surveys Performed by Licensed Professionals

Licensed surveyors reported primary involvement across a wide range of survey types, led by:

- Topographic surveys: 78.69%
- Boundary surveys: 77.05%
- ALTA/NSPS surveys: 67.21%
- Engineering surveys: 58.47%
- Construction surveys: 55.74%
- Subdivision surveys: 47.54%
- Site planning surveys: 44.26%
- Title surveys: 31.15%
- Location surveys: 29.51%
- Geodetic surveys: 12.57%
- Hydrographic surveying: 10.93%

These results demonstrate the breadth of technical expertise required across today's surveying projects.

## Services Offered by Indiana Surveying Firms

Surveying firms across Indiana provide a diverse and increasingly technology-driven mix of services. The most commonly offered services include:

- Boundary Surveying: 95.97%
- Cadastral or Topographic Surveying: 86.58%
- GPS Surveying and Mapping: 79.19%
- Construction Site Surveying: 78.52%
- Civil Engineering: 69.80%
- LiDAR - Aerial: 41.61%
- UAV: 39.60%
- Photogrammetry: 32.21%
- LiDAR - Terrestrial Stationary: 31.54%

- Water/Wastewater Management: 27.52%
- Hydrographic Surveying: 27.52%
- Geodetic Surveying: 26.85%
- Cartography/Map Making: 26.17%
- Energy: 24.83%
- Environmental Planning: 23.49%
- LiDAR - Mobile Scanning: 22.15%
- Marine, Hydrographic, Bathymetric Surveying: 20.13%
- Urban Planning: 18.79%
- Remote Sensing: 13.42%
- Mine Surveying: 8.05%

- Mechanical Systems: 6.71%
- Forensics: 6.71%

These findings demonstrate how Indiana's surveying firms continue to expand beyond boundary work into highly technical, data-driven services.

### Looking Ahead

The Fall 2025 Compensation Survey paints a picture of a highly experienced, well-compensated, and deeply satisfied workforce serving Indiana's infrastructure, development, and land management needs. With competitive pay, strong leadership participation, and increasing adoption of advanced technologies, the surveying profession remains a stable and attractive career path, while also facing the long-term challenge of replacing a veteran workforce as retirements accelerate.



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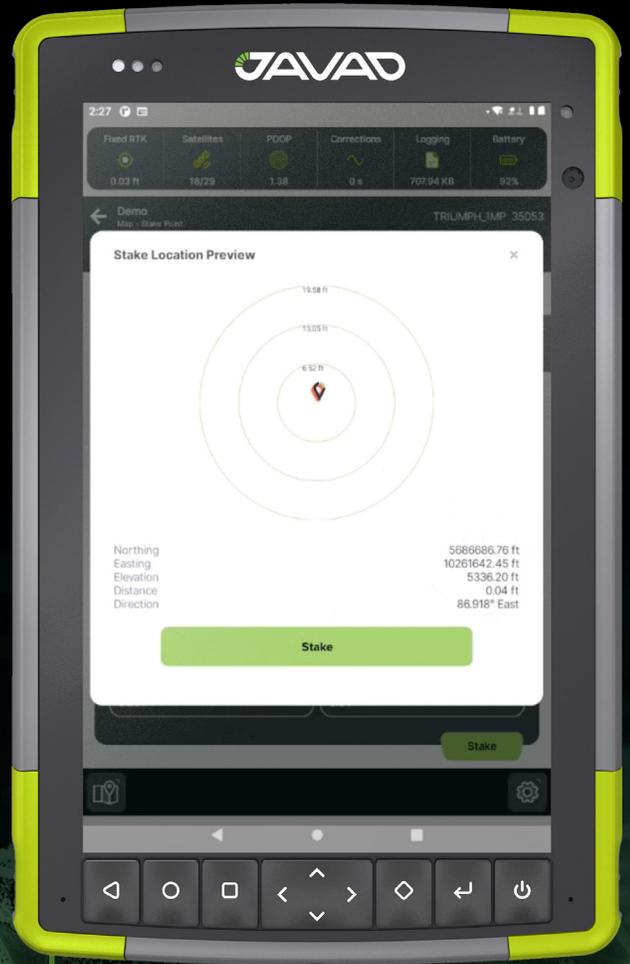
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# LEGAL SURVEYS



BY JASON  
McCORT, PS

The goal of this column is to provide brief summaries of recent Indiana Court of Appeals and Supreme Court opinions involving topics of interest to land surveyors but not to offer legal advice. I use Google Scholar to search for Indiana cases from the previous quarter and the Indiana Judicial branch website ([www.in.gov/judiciary](http://www.in.gov/judiciary)) to obtain a more conveniently formatted document. As this is only intended to be a summary of court opinions, I encourage you to look up the full opinion on either Google Scholar or the state of Indiana website for more detailed information. Comments or suggestions for future columns are welcome by email to: [jmccort@hntb.com](mailto:jmccort@hntb.com).

Four cases were reviewed for this quarter's issue of the Hoosier Surveyor. Survey and property rights matters such as prescriptive easements, estoppel, adverse possession, and the vacation of a public way are covered. Happy reading!

## **Crowder Farms, LLC v. Jeff L. Flick, Court of Appeals Case No. 24A-PL-2176, August 13, 2025.**

Crowder Farms, LLC ("Crowder Farms") owns property in Orange County. It surrounds property owned by Jeff L. Flick ("Flick") on three sides with the fourth side abutting County Road 1175 West.

A gravel road ("the Road") runs from the county road, across the Flick property and to the Crowder Farms property. For generations, members of the Crowder family have used the Road to access the Crowder Farms property.



Crowder Farms and Flick properties (Court of Appeals of Indiana, Opinion 24A-PL-2176, Page 3, August 13, 2025)

In 2008, Flick purchased the Flick property. In 2010, Flick removed some of the gravel from the Road. As Bill Crowder (one of the siblings), who was a co-owner of the Crowder Farms property, believed the Road was a public road, he brought the issue to the county commissioners who then ordered the county attorney to send a letter to Flick instructing him to return the Road to its condition prior to the gravel being removed. Flick complied.

In 2019, Flick asked the county highway department to investigate if the Road was a public road. As the county highway could not find evidence that it was ever a public road, Flick told the Crowders to stop using the Road and put up a "No Trespassing" sign.

However, as the Crowders continued using the Road, Flick filed a lawsuit in 2023 alleging trespass. Crowder Farms filed a counterclaim, claiming the Road was a public road and it had a prescriptive easement to use the road.

The trial court ruled that the Road was not a public road. James Oakley was a licensed surveyor retained by Crowder Farms. He testified that he could not find a record that the Road was ever a public road. Bill Crowder testified his family had always believed the Road to be a public road, that there used to be a stop sign at the end of the Road, and that the county once prohibited his family from putting up a chain across the Road.

The trial court also ruled against Crowder Farms concerning its claim they had a prescriptive easement. While they satisfied the duration element of a prescriptive easement (20 years in Indiana), they did not satisfy the hostile or adverse use element as Crowder Farms had always believed they had permission to use the road based on their belief that the Road was public. Permissive use cannot be hostile or adverse.

Crowder Farms appealed. It claimed its use of the Road was adverse going back to 2010 when Flick removed the gravel from the Road. However, when Crowder Farms went to the county commissioners about the matter, it claimed the gravel was removed from a public road. Thus, Crowder claimed that Flick did not violate its individual rights to the Road but, instead, the rights of the public.

The trial court's decision was affirmed.

**Steven Liskey and Natalie Chabot Liskey v. Jacqueline M. Staatz, Court of Appeals Case No. 24A-PL-2764, July 25, 2025. MEMORANDUM DECISION - not regarded as precedent**

Jacqueline Staatz owns property that is across the street from Hudson Lake. Her 2017 deed includes a walkway easement over a 10-foot strip of land (“the Strip”) connecting the street and the lake. The walkway easement is in the deeds of the prior owners of the Staatz property. The northern line of the Liskey property adjoins the southern line of the Strip.

In 2017, the Liskeys purchased the Liskey property. The purchase agreement noted the Liskey property was encumbered by an easement in favor of the Staatz property. In 2019, the Liskeys obtained a boundary survey of the Liskey property which noted a walkway easement per an unrecorded subdivision plat. Assuming the easement was a dedicated alley, thus a public way, the Liskeys petitioned the LaPorte County Plan Commission to vacate the alleged public way.

The Commission granted the petition, resulting in Ordinance No. 2019-12, thus vacating the alleged public way. It should be noted that the Ordinance only vacated the southern half of the alleged public way which is the half that adjoins the Liskey property.

With the Ordinance in effect, the Liskeys assumed the walkway easement in favor of Staatz was extinguished. The Liskeys removed a staircase that was on the Strip and installed landscaping on the Strip, preventing Staatz from accessing the lake. In 2022, Staatz sued the Liskeys to replace the staircase and restore her access to the lake.

The trial court entered summary judgment in favor of Staatz, stating that the vacation of a public right of way does not affect the private easement in favor of Staatz. The appellate court affirmed the decision of the trial court.

**Steven Patton v. Clint Sturgeon, Court of Appeals Case No. 24A-CT-3112, July 23, 2025. MEMORANDUM DECISION - not regarded as precedent**

Richard L. Amador-May hired Clint Sturgeon, a licensed timber buyer, to harvest timber from his 325-acre property. Steven Patton owned an adjoining property. Sturgeon marked the boundary lines of the property utilizing a fence line and GPS. Part of the property was fenced and Sturgeon placed stakes and purple pennants along the fence line and property line he had staked. Sturgeon noticed there were tree stands belonging to Patton on Amador-May’s property. Patton was asked to remove the tree stands but he did not do so. Amador-May removed them and put them on Patton’s property.

Patton went to the property and saw the boundary line marked by Sturgeon. Amador-May told Patton that Sturgeon would be harvesting timber up to the boundary line. Patton did not object to the property line and indicated to Amador-May that he agreed with the marked boundary line. Later, Sturgeon harvested the timber up to the property line.

Five years later, Patton filed a complaint against Sturgeon, alleging conversion and trespass. Patton had a survey of his property performed and determined that Sturgeon had harvested timber from his property without Patton’s authorization.

Sturgeon utilized waiver, estoppel and statute of limitations as his defense. He argued that he and Amador-May had relied upon Patton’s apparent agreement to the boundary line location before the timber was harvested and, therefore, Patton was precluded from asserting anything to the contrary under the doctrine of estoppel.



Walkway easement to Hudson Lake (Court of Appeals of Indiana, Memorandum Decision 24A-PL-2764, Page 3, July 25, 2025)

Patton claimed that he was never provided with a survey or with contact information for Sturgeon and that he never approved or denied the accuracy of the property lines.

The trial court entered summary judgment in favor of Sturgeon, stating that Patton did not object to the location of the boundary line and Sturgeon had reasonably relied upon Patton's failure to contest the location of the property line. The appellate court affirmed the trial court's decision.

---

**Troy Thomas Lavender and April Lee Lavender, Individually and as Co-Trustees of the Troy Thomas Lavender Revocable Trust and the April Lee Lavender Revocable Trust v. The Hudson Cemetery and the Hudson Cemetery Fund, Court of Appeals Case No. 24A-PL-2847, August 7, 2025. MEMORANDUM DECISION - not regarded as precedent**

The Hudson Cemetery ("the Cemetery") is located on a one-half acre tract of land in Greene County. It is within the boundaries of the property owned by the Lavender Trusts. The Hudson Cemetery Fund ("the Fund") is responsible for the maintenance of the cemetery. Going all the way back to 1922, Charles Hudson conveyed property which included an exception for a one-half acre tract to be used as a graveyard. Since 1922, this property has been conveyed to other members of the Hudson family and eventually to the Lavenders in 1987 and then to the Trusts, with the one-half acre tract always being an exception.

In 2022, the Lavenders denied the Fund and members of the Hudson family access to the Cemetery. In 2023, the Cemetery and the Fund filed a complaint to restore the Fund's access to the Cemetery.

The Lavenders filed a cross-claim and third party complaint, asking the court to quiet title to the Cemetery, claiming adverse possession. At the trial, there was no expert surveyor testimony introduced showing that the property on which the Lavenders were paying taxes included the Cemetery. It was noted in the appellate court summary of this case that the legal description of the Lavender property did not include the Cemetery and the Lavenders were not being assessed taxes on the Cemetery.

Lavender argued that the trial court was in error by concluding the Fund was the owner of the Cemetery. However, the trial court determined the Cemetery is a cemetery as defined by Indiana Code and the Fund "is the operator and thus the owner of the Cemetery per Indiana Code." Findings to support this decision include the existence of a checking account held by the Fund, the Fund maintains records of the Cemetery, a long history of Hudson family members maintaining the Cemetery, an instance when a horse belonging to the Lavenders got into the cemetery and Troy Lavender called and met with Rusty Hudson to report the incident, and that though the Lavenders have performed maintenance on the cemetery at times, the Fund never asked for assistance from the Lavenders nor did it ever cease its own maintenance.

The trial court concluded that the Cemetery was not a part of the Lavenders' property and granted an access easement across the Lavenders' property in favor of the members of the Hudson family, invited guests and the Fund. Lavender appealed but the appellate court affirmed the trial court's decision.

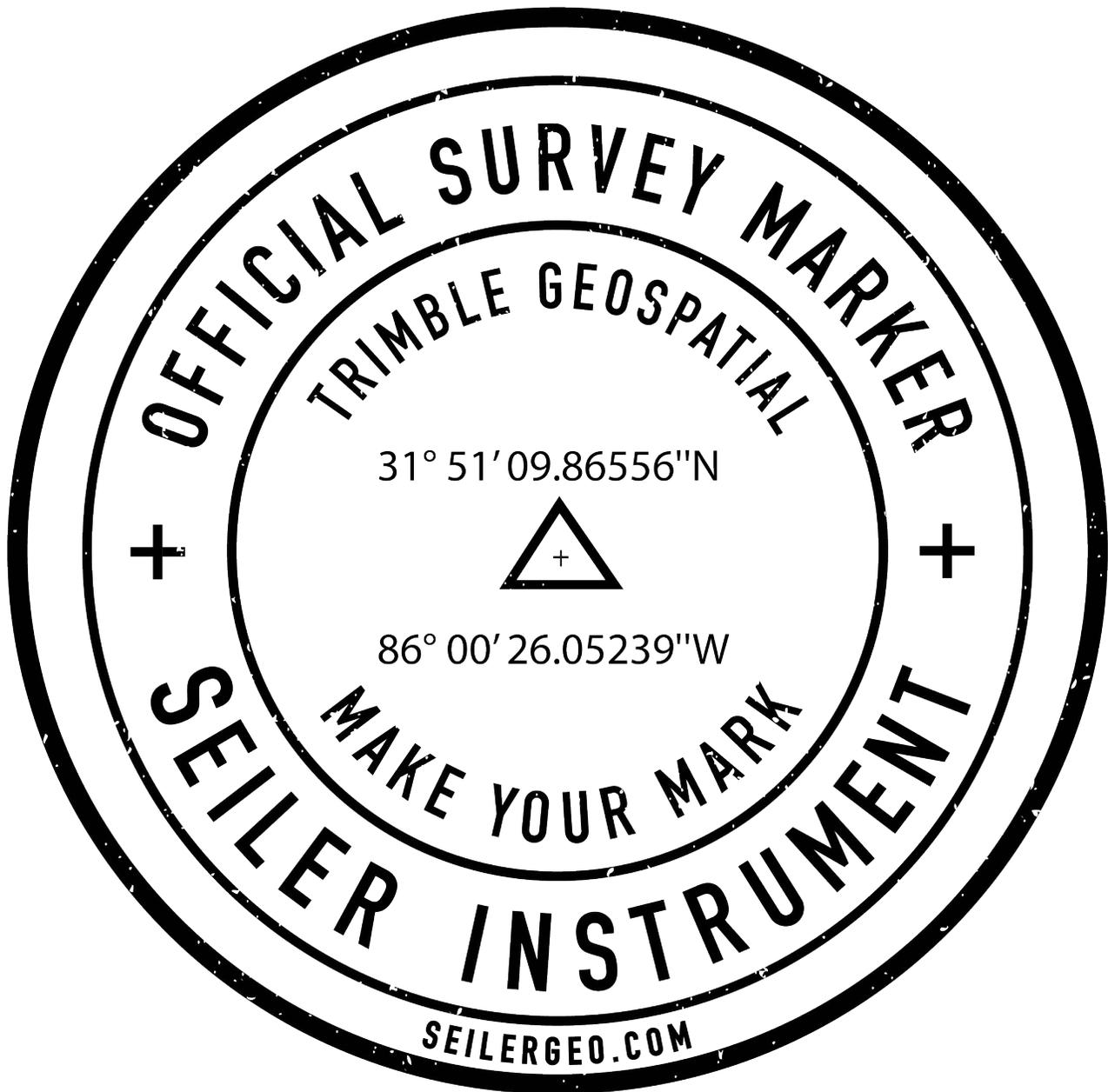
*Jason McCort, PS, is a project manager for HNTB Corporation. He holds a B.S. Construction Technology degree from Purdue University. He is a professional land surveyor, licensed in the states of Indiana, Maine, New Jersey and Pennsylvania.*

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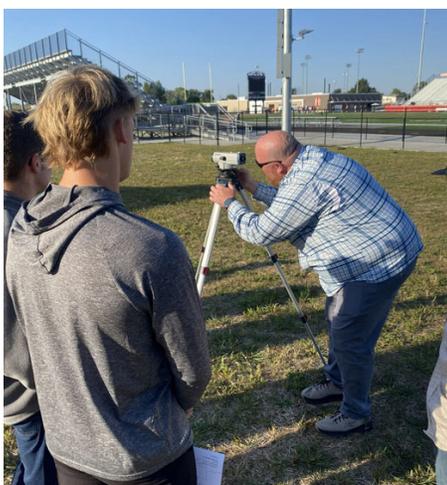
## SURVEYOR RYAN SWINGLEY INSPIRES NEXT GENERATION AT HEIGHTS

When Ryan Swingley steps onto the campus of Hamilton Heights High School (HHHS), he's not just a land surveyor, he's a mentor, a coach, and a champion for the next generation of construction professionals.

As the onsite surveying coach for students who participate in the annual Golden Shovel Competition, Swingley brings more than 28 years of geospatial expertise to a sandbox filled with possibility.

Swingley, the Geospatial Business Unit Executive for ESP Associates and a respected leader in the Indiana Society of Professional Land Surveyors (ISPLS), has built a career on precision and purpose. But his passion lies in workforce development, especially when it means sparking curiosity in students who may never have considered surveying as a career.

The Golden Shovel Competition, now in its third year, is a signature event for Hamilton Heights' Construction Trades Education program that continues to draw in teams from schools around the state.



Ryan Swingley, Geospatial Business Unit Executive at ESP Associates and the official onsite surveyor for Hamilton Heights, guides students through real-world surveying techniques during the Golden Shovel Competition, bringing math, measurement, and mentorship to life in Indiana's first high school Construction Trades Education program.

Students apply classroom instruction to real-world challenges, using surveying tools to calculate elevation, measure distances, and move material with purpose among some of the skills events. Swingley's role is to guide them through the principles and practices of land surveying, helping them understand not just how to build, but how to build with accuracy.

"I really focus on teaching the kids," Swingley said. "That one math equation – the Pythagorean Theorem – can help them lay out a perfect square on the ground. Then we use optical or laser levels to grade the corners to a specific elevation. It's what they need to compete, and it's a skill they can take with them into the workforce."

"Surveying is foundational to civil construction," he continued. "If students are going into that field, they need to understand what surveyors do. And if we can spark interest and attract young talent into this great profession, that's a win for everyone."

Swingley's influence extends beyond the classroom and Heights' Sandbox. A past president of ISPLS and current board member, he started the Young Professionals Committee and has spoken to hundreds of students across Indiana – from Kindergarten classrooms to career fairs.



He's taught the Surveying Merit Badge to Boy Scouts and serves as an adjunct instructor at Vincennes University, where he teaches remote sensing for land surveyors each fall.

His connection to Hamilton Heights runs deep.

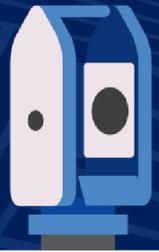
"It's good to be part of a program that started it all in the state," Swingley said. "The kids here are smart, capable, and respectful. It's a joy to work with them."

"We are fortunate to have such a talented man involved with our civil construction program," HHHS Construction Teacher Kevin Sheets said. "His knowledge of surveying is second to none and he makes a somewhat confusing subject for the students to grasp much easier to understand. I appreciate him dearly! I am proud he is part of our team!"

For Swingley, the work is personal. Raised in Selma, Ind., and raising his family in Hamilton County, he understands the value of community and the importance of investing in future generations. Whether he's overseeing technical projects across the country or coaching students in real time, his message is clear: precision matters, and so does mentorship.

Thanks to leaders like Ryan Swingley, Hamilton Heights students aren't just learning how to build – they're learning how to build with purpose, confidence, and a deeper understanding of the world beneath their feet.

.....  
*Originally published in The Hamilton County Reporter Newspaper*



## PROGRAM | TUESDAY, JANUARY 27, 2026

### 2nd Annual Seiler Technical Day - Get Connected – Get Educated – Get Precise

9:00 a.m. - 4:00 p.m.

Seiler will host a free pre-conference Tech Day on January 27, 2025. Limited to 60 attendees, the event includes breakfast, lunch, and hands-on learning. Participants will explore new surveying technologies, gain useful tips and tricks, and enjoy an informative, engaging experience before the ISPLS Convention begins—ideal for sharpening skills and knowledge.

You must complete the external form to register for this session, found at [www.ispls.org/annual-convention/](http://www.ispls.org/annual-convention/)

## PROGRAM | WEDNESDAY, JANUARY 28, 2026

### Registration Open

12:00 p.m. - 5:00 p.m.

Attendees can pick up their registration material, name tags and gift at this desk.

### Exhibit Hall Open

12:00 p.m. - 6:00 p.m.

Each year we welcome vendors and exhibitors to showcase their products, services and equipment in our exhibit hall. We want our attendees to take every advantage of this opportunity to familiarize themselves with the latest trends and advancements in the surveying industry. Discover many solutions for enhancing your surveying practice.

### Do I Own What I Possess?

#### Bruce Blair

1:00 p.m. - 4:00 p.m. | Mandatory | 3 CEUs

This session explores the differences between title and survey, highlighting when one should prevail over the other. Participants will examine real-world situations where discrepancies arise,

discuss the surveyor's role in resolving them, and consider possible solutions. Attendees are encouraged to share experiences and engage in collaborative problem-solving.

### When is it Time to Move On?

#### Bill Beardslee

1:00 p.m. - 4:00 p.m. | Elective | 3 CEUs

With the national average age of surveyors nearing 60, this session focuses on assembling the right team and planning an effective business transition. Participants will explore various strategies and approaches, emphasizing that developing an exit strategy is as essential as starting a practice for long-term professional and business success.

### Key Strategies for a Successful Land Surveying Business

#### Trent Keenan

1:00 p.m. - 2:15 p.m. | Elective | 1.5 CEUs

This session provides a comprehensive guide to running a successful land

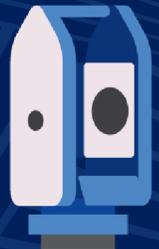
surveying business. Attendees will explore market trends, competitive strategies, legal and financial foundations, and emerging technologies. Topics include project management, quality control, marketing, branding, client relationships, and growth strategies to enhance efficiency, expand services, and ensure long-term success.

### Navigating Your Future: The Importance of Networking Within the Land Surveying Profession

#### Trent Keenan

2:45 p.m. - 4:00 p.m. | Elective | 1.5 CEUs

This session guides both emerging and experienced land surveyors in advancing their careers through strategic networking. "Navigating Your Future" highlights the difference between casual social interactions and purposeful networking, offering practical insights and strategies to leverage professional connections effectively for career growth and long-term success in the land surveying industry.



## PROGRAM | WEDNESDAY, JANUARY 28, 2026 (CONTINUED)

### Welcome Reception

4:00 p.m. - 6:00 p.m.

This is a great opportunity to familiarize yourself with our vendors, exhibitors and their products while enjoying a cocktail and hors d'oeuvres. Open to all attendees.

### Purdue University Alumni Party

6:00 p.m. - 8:00 p.m.

You must complete the external form to register for this reception, found at [www.ispls.org/annual-convention/](http://www.ispls.org/annual-convention/)

### Vincennes University Alumni Party

6:00 p.m. - 9:00 p.m.

You must complete the external form to register for this reception, found at [www.ispls.org/annual-convention/](http://www.ispls.org/annual-convention/)

### Surveyors Historical Society Meeting

6:00 p.m. - 7:00 p.m.

## PROGRAM | THURSDAY, JANUARY 29, 2026

### Registration Open

7:00 a.m. - 5:00 p.m.

### Exhibit Hall Open

7:00 a.m. - 4:00 p.m.

### Breakfast

7:00 a.m. - 8:00 a.m.

### The Study and Preparation of Legal Descriptions

#### Bruce Blair

8:00 a.m. - 1:45 p.m. | Mandatory | 4.5 CEUs

This session covers the key elements of a deed for transferring title, the simplest forms of legal descriptions, and how Indiana's

statute of frauds applies. Participants will explore methods for creating legal descriptions, identify potential conflicts, and learn strategies for resolving issues to ensure accuracy and compliance in property documentation.

### Introduction to AI for Land Surveyors

#### Mark McCarty

8:00 a.m. - 11:00 a.m. | Elective | 3 CEUs

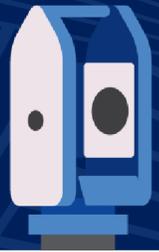
This presentation explores how AI is transforming land surveying by automating tasks, improving accuracy, and increasing efficiency. Participants will learn about the evolution of AI, its current applications within the surveying profession, and emerging trends shaping the future of technology-driven geospatial practices and data management.

### Client Communications - The Lifeblood of Business (Part 1)

#### Bill Beardslee

8:00 a.m. - 11:00 a.m. | Elective | 3 CEUs

From pre-proposal meetings to as-built completion, effective communication is vital for sustaining a surveying business. This session focuses on developing personal communication skills to strengthen client relationships. While most surveyors excel technically, few master client interactions. Attendees will learn strategies to "Talk the Talk" and enhance business success.



**PROGRAM | THURSDAY, JANUARY 29, 2026 (CONTINUED)**

**The Business Side of Surveying**

**Daniel Blann**

8:00 a.m. - 11:00 a.m. | Elective | 3 CEUs

This seminar, designed for land surveying business owners, managers, and industry leaders, explores innovative strategies to enhance company success. Participants will examine business costs, professional liability, and service value, while learning to boost profits through effective communication, operational efficiency, employee retention, and strong client relationships for a sustainable, profitable business.

**Lunch**

11:00 a.m. - 12:30 p.m.

**Developing and Engaging with the Next Generation of Land Surveyors**

**Trent Keenan**

11:45 a.m. - 12:15 p.m. | No CEUs

This session explores the critical role of mentorship in land surveying, addressing workforce projections and the talent gap. Attendees will learn the benefits of mentorship, discover collaborative strategies, and gain actionable solutions to support the next generation, fostering professional growth, sustainability, and meaningful change within the land surveying industry.

**Client Communications - The Lifeblood of Business (Part 2)**

**Bill Beardslee**

12:30 p.m. - 3:30 p.m. | Elective | 3 CEUs

This session applies skills from the previous workshop to real presentations, emphasizing confidence-building through small-audience practice and goal setting. Participants will discuss writing for presentations, recognize these skills as part of marketing efforts, and develop proficiency that culminates in effective project closeout meetings, reinforcing both communication and professional presentation abilities.

**Professional Ethics for Professional Surveyors**

**Mack McCarty**

12:30 p.m. - 3:30 p.m. | Mandatory | 3 CEUs

This program examines the definition of professional ethics and how they differ from morals. It also explores "ethical fading," the process by which unethical practices can unknowingly emerge within organizations. Participants will learn how stress and external pressures contribute to ethical decline and strategies to maintain integrity in professional practice.

**Indiana Land Acquisition from Native Americans**

**Randall Miller**

12:30 p.m. - 1:45 p.m. | Mandatory | 1.5 CEUs

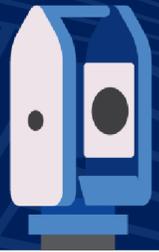
This program explores treaties acquired from major Native American tribes in Indiana, covering general state history, tribal lands, and chronological land acquisitions through treaties and grants. Participants will review maps, outlines, and summaries, examine surveying evidence, and engage in discussions, contributing commentary and experiences to deepen understanding of historical land distribution and surveying practices.

**Buffalo Trace Retracement Survey**

**David Ruckman**

2:15 p.m. - 3:30 p.m. | Elective | 1.5 CEUs

This session traces the evolution of Indiana's ancient footpaths, from prehistoric animal and human migrations to Native American land management and early surveyor mapping. Participants will explore how these trails, including the Buffalo Trace, shaped westward expansion, settlement, and survival, highlighting their 12,000-year history and enduring significance in Indiana's landscape.



**PROGRAM | THURSDAY, JANUARY 29, 2026 (CONTINUED)**

**Succeeding with High Profile Clients**

**Cindy Candler**

2:15 p.m. - 3:30 p.m. | Elective | 1.5 CEUs

This session highlights the essential non-technical skills for surveyors, including leadership, communication, safety, and team management. Focusing on project management, contracts, safety, and employee challenges, participants will gain practical strategies to strengthen operations, protect teams, and build a resilient, successful surveying practice that excels both in the field and the office.

**St. Joseph Valley Chapter Meeting**

3:30 p.m. - 4:00 p.m.

**YSN Meeting**

3:30 p.m. - 4:00 p.m.

**ISPLS Annual Business Meeting**

4:00 p.m. - 5:30 p.m.

General Membership Business Meeting to discuss the past and future activities of ISPLS and the IPLS Foundation.

**Greenville Treaty Chapter Meeting**

5:30 p.m. - 6:30 p.m.

**Women Surveyors Meet-Up**

5:30 p.m. - 6:00 p.m.

**Southwest Chapter Meeting**

5:30 p.m. - 6:30 p.m.

**Cocktail Reception**

6:00 p.m. - 6:30 p.m.

**Banquet and Award Presentation**

6:30 p.m. - 8:00 p.m.

Ticket required to attend. One ticket is included with the Full and Student Registrations. A ticket can be purchased to attend for Essential or One-Day Registration.



**PROGRAM | FRIDAY, JANUARY 30, 2026**

**Registration Open**

7:00 a.m. - 12:30 p.m.

**Exhibit Hall Open**

7:00 a.m. - 12:30 p.m.

**Breakfast**

7:00 a.m. - 8:00 a.m.

**Appearing as a Legal Expert**

**Bruce Blair**

8:00 a.m. - 1:45 p.m. | Elective | 4.5 CEUs

This session examines the distinction between fact and legal experts, exploring the qualifications for legal recognition, the Daubert Rule standard, and the expert's area of knowledge. Participants will learn about interrogatories, preparation for testimony, presentation and appearance, and strategies for handling challenges while effectively serving as a credible expert witness.

**Fusion: Leading Multi-Generational Teams**

**Mitch Isaacs**

8:00 a.m. - 1:45 p.m. | Elective | 4.5 CEUs

Fusion: Leading Multi-Generational Teams offers a hands-on exploration of generational differences using

a proprietary Generational Game Board. Participants examine social, political, and economic influences shaping workplace attitudes across generations, fostering conversation, improving communication and leadership skills, and developing "win-win" strategies that enhance understanding, collaboration, and positivity in workplaces and communities.

**Direct Supervision of a Land Surveyor**

**Daniel Blann**

8:00 a.m. - 11:00 a.m. | Mandatory | 3 CEUs

This seminar explores the relationship between licensed land surveyors and survey technicians, focusing on compliance with Rule 12 and direct supervision requirements. Participants will examine industry trends, future roles, and develop strategies for effective communication, ensuring licensed surveyors guide their teams properly while maintaining regulatory compliance and fostering professional growth.

**Leadership**

**Bill Beardslee**

8:00 a.m. - 9:15 a.m. | Elective | 1.5 CEUs

Communication is a vital leadership skill. This course covers leadership methods and the responsibilities of licensed surveyors, emphasizing

how to guide staff in applying consumer protections and adhering to surveying regulations on every project, ensuring ethical, compliant, and professional practices throughout all aspects of the surveying process.

**Crisis Management**

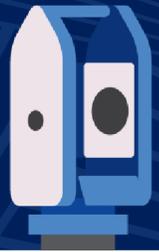
**Bill Beardslee**

9:45 a.m. - 11:00 a.m. | Elective | 1.5 CEUs

Even with thorough proposals and contracts, issues can arise due to your actions or others'. This session explores how firms can navigate crises, discussing different levels of challenges and strategies for resolution. Participants will learn how effective crisis management impacts reputation, protects future opportunities, and strengthens organizational resilience.

**Lunch & Foundation Raffle Drawing**

11:00 a.m. - 12:30 p.m.



## PROGRAM | FRIDAY, JANUARY 30, 2026 (CONTINUED)

### Economic ("Poor Surveyor's") GNSS RTKN Site Control

**Jim Peterson**

12:30 p.m. - 3:30 p.m. | Elective | 3  
CEUs

This session helps surveyors determine the appropriate GNSS techniques and methodologies for meeting project site control requirements. Participants will explore questions about constellations, frequencies, approaches, occupation times, and professional standards. Using RTKN survey data collected at varying intervals, the session compares results, providing insights to optimize accuracy, efficiency, and practical application.

### New Datums, New SPCS, a Different Foot, Legislative Changes, and Your Day-to- Day Operations

**Matthew Badger**

12:30 p.m. - 1:45 p.m. | Elective | 1.5  
CEUs

Significant changes are coming: new datums, State Plane Coordinate Systems, a different foot definition, and updates to Indiana Code. This session walks through these transitions, comparing old and new systems, demonstrating reprojection mechanics, error scenarios, workflow examples, and templates to help surveyors adapt confidently and collaboratively to upcoming standards.

### Indiana's Geospatial Resources 2026

**Ben Grubbs, Dr. Jinha Jung,  
Shaun Scholer, & Trohn  
Enright-Randolph**

2:15 p.m. - 3:30 p.m. | Elective | 1.5  
CEUs

This session provides land surveying and mapping professionals an updated overview of GIS, LiDAR, and Indiana's spatial data resources. Participants will explore IGIO initiatives, statewide geospatial datasets, CAD integration, and cutting-edge research from Purdue on UAS and LiDAR. IGIC's role in collaboration, training, and professional development will also be highlighted.

### Trig-Star Fundamentals

**Rudy Vugteveen**

2:15 p.m. - 3:30 p.m. | No CEUs

Trig-Star offers a chance to engage high school students and showcase the surveying profession. This session covers the exam overview, presentation techniques, school outreach strategies, test promotion, and post-exam follow-up. Suitable for both beginners and experienced exam administrators, participants will learn how Trig-Star effectively promotes surveying to the next generation.

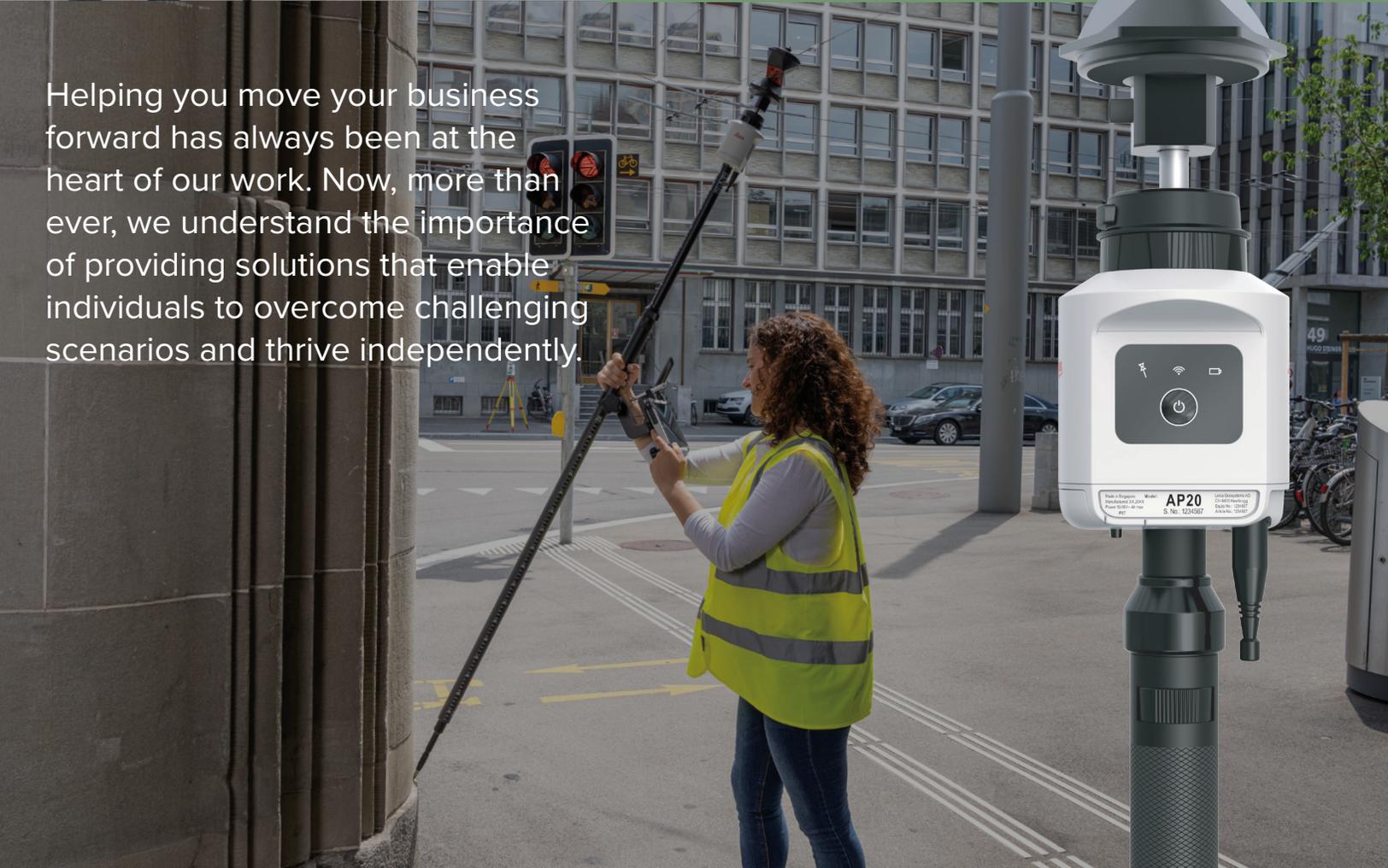


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# FALL WORKFORCE DEVELOPMENT HIGHLIGHTS



BY **KATIE ANDERSON**,  
ISPLS SENIOR  
COMMUNICATIONS  
& WORKFORCE  
DEVELOPMENT  
COORDINATOR

The Indiana Society of Professional Land Surveyors continued its outreach and workforce development efforts this fall. Over the past quarter, members attended several events to connect with students, educators and future professionals.

## JA JobSpark

### September 23–25, Indiana State Fairgrounds

JobSpark brings thousands of eighth-graders together to explore careers through hands-on activities. ISPLS members introduced students to land surveying, demonstrating tools and technology used in the field.

Thank you to the volunteers who were at the event:

- Alex Daugherty
- Brian Haggard
- Luke Jahn
- Brady Kuhn
- David Lauer
- Grant Niemeyer
- Ryan Perry
- Jon Polson

- Ryan Selby
- Chris Siebern

## FFA National Convention

### October 29–31, Indiana Convention Center

The Future Farmers of America National Convention draws high school students from across the country interested in agriculture and technical careers. ISPLS shared how surveying supports agriculture, engineering and land management, giving students a look at the work surveyors do outdoors.

Thank you to the volunteers who were at the event:

- Keith Burley
- Chip Campbell
- Nicole Goodrich
- Carol Mormon
- Ryan Selby

## Indiana School Counselors Association Conference

### November 20–21, Indianapolis Marriott East

At the Indiana School Counselors Association (INSCA) Conference, ISPLS connected with school counselors who guide students' career choices. Members shared materials and resources to help counselors explain surveying and spark student interest in the profession.

Thank you to the volunteers who were at the event:

- Vince Barr
- Eric Meeks
- Denny Sauers



Alex Daugherty explains surveying concepts to eighth-graders with the sandbox at JA JobSpark on September 24, 2025.



Vince Barr and Denny Sauers represent ISPLS at the INSCA Conference on November 21, 2025.

# A FINE DAY FOR CIC GOLFERS



Ryan Selby (foreground, blue shirt) looks ahead as his American Structurepoint teammate Jack Slavalk takes aim at the pin during the Central Indiana Chapter golf outing. Also watching, behind the carts, are team members Jordan Parks (white shirt) and Chris Samsel, at left behind the second cart. (Photos by Derek Fuller)

## Tee Time @ Dye's Walk

Sunny skies and unseasonably warm temperatures in the 80s greeted Central Indiana Chapter golfers at their annual outing Oct. 2 at Dye's Walk Country Club in Greenwood.

The number of participants was also the 80s – 88, to be exact – representing 19 companies.

The winning team, from SJCA, Inc., included Greg Quebe, Adam Graber, Heath Graber and Brian Critchlow. The winner of the longest drive competition on the 4th hole was Ben Hinshaw of First Group Engineering, Inc.

Robert Pangelinan, from the team representing the Marion County Surveyors Office - Debra Jenkins, almost had a hole in one as he finished closest to the pin on the 13th hole.

All proceeds from the event will benefit the chapter's scholarship fund, workforce development or the promotion of the land surveying profession.



A fleet of carts, with Central Indiana Chapter members ready for a noon tee-off, made golfing more enjoyable on a warm October day at Dye's Walk Country Club in Greenwood.

# INTRODUCING THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS



BY GARY R.  
KENT, PS, JOINT  
ALTA/NSPS  
WORKGROUP  
MEMBER

After three years of work by the Joint ALTA/NSPS Work Group, the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys were adopted by the American Land Title Association and the National Society of Professional Surveyors in October 2025 with an effective date of February 23, 2026.

The joint Work Group, now chaired by Todd D'Amico, PS of Oklahoma, is composed of equal numbers of professional surveyors and title professionals. It met semiannually — sometimes in person, sometimes virtually — over the course of developing the new standards. This article will outline the primary changes from the 2021 Standards and provide a reason for each.

Before continuing, it is important to point out that the final 2026 Standards differ from a version that was circulating as recently as October.

The final version — and a red-lined version showing the changes from 2021 — can be found at [NSPS.us.com](https://www.nsp.us.com) under the Resources tab (they may temporarily be found under the 2021 ALTA/NSPS Standards tab).

Often, in the process of revision, the Work Group will, for one reason or another, make a wholesale change in terminology in the standards. In 2016, for example, “shall” was replaced in most cases with “must” to ensure that the associated requirement was not optional. In the 2026 Standards, what had previously been referred to as “adjoiners” has been more clearly stated as “adjoining properties” after the Work Group found that the term “adjoiner” was not universally understood.

Section 3.A. addresses the effective date of the new standards. The transition would seem to be an easy one, but the ubiquitous “update” and resistant clients can raise questions.

If a contract to perform a Land Title Survey is executed on or after February 23, 2026, the survey must be performed pursuant to the 2026 Standards with a couple of possible exceptions.

During the transition period, surveyors may encounter situations in which they have entered into a contract to perform an ALTA/NSPS Land Title Survey prior to the effective date of the 2026 Standards (February 23, 2026), but the survey is not anticipated to be completed until after February 23, 2026.

In such cases, surveyors might want to protect themselves by discussing this with their clients, title insurers, and lenders, and including appropriate clauses in their contracts, e.g., “This survey will be prepared using the 2021 Minimum Standard Detail Requirements for Land Title Surveys as established by ALTA and NSPS since said standards are still in effect as of the date of this contract. It is understood and accepted by all parties involved that said standards may no longer be current upon completion of the survey, but will still be used for the purpose of this survey.”

When it comes to “updates” and other similar requests of the surveyor, the answer may be more nuanced. As an aside, notwithstanding the innocuous-sounding word “update,” there is actually no such thing as an “update.” An “update” is a new survey — the surveyor is certifying that the survey reflects the current conditions on the property and that it was performed pursuant to all of the requirements in the current standards.

The only difference is that the surveyor happens to have surveyed the property previously, so the client might realize a reduced fee or quicker turnaround depending on a number of factors (e.g., how long has it been since the earlier survey? How many changes have affected the property since the earlier survey?).

In any event, it is this writer's opinion that if a contract to conduct a "new" "update" is executed after February 23, 2026, that work must be performed pursuant to the 2026 Standards. However, if the "update" is simply a follow-up to a survey for a conveyance that had been anticipated to close before February 23rd, but that was unexpectedly delayed for a relatively short time (until after February 23rd), the surveyor could arguably conduct the "update" pursuant to the 2021 Standards. This premise does not extend to "updates" unrelated to the initial conveyance or "updates" that take place substantially after February 23rd.

The 2026 ALTA/NSPS Standards have reworded and simplified the definition of Relative Positional Precision (RPP), and the way in which RPP is addressed has been restated. These changes were developed with input from several experts on the topic together with related resource material.

The new definition ("the length of the semi-major axis, expressed in meters or feet, of the error ellipse of the line connecting the monuments or witnesses marking adjacent boundary corners of the surveyed property at the 95 percent confidence level.") describes what is essentially a two-dimensional standard deviation (2.448 SD at 95%) that can be estimated using a least squares adjustment.

The standards continue to suggest that an alternative way to estimate RPP by computing the full covariance matrix of the coordinate inverse between any given pair of points (still at the 95% confidence level). This method implies a one-dimensional standard deviation (1.96 SD at 95%), although testing has shown that the difference from the 2.448 factor is likely not significant in most cases.

The 2026 ALTA-NSPS Standards have eliminated the requirement that the title insurer provide copies of the deeds of adjoining properties. This change was precipitated in part by the fact that in most suburban and urban areas, title companies typically do not provide those deeds anyway. More to the point, in virtually every state that has survey standards, including Indiana, the surveyor is charged with determining the relationship of the surveyed properties with its adjoining properties, so surveyors must obtain those deeds anyway.

Otherwise, one change resulting from the reformatting is — given the purpose of an ALTA/NSPS Land Title Survey — to make it clear that the surveyor must be provided a copy of the most recent title commitment or other title evidence satisfactory to the insurer. This requirement is invoked by the wording of the last paragraph in Section 4.

Surveyors may also encounter rare situations in which the title company is unable or unwilling to provide the research otherwise required pursuant to Sections 4.B. and 4.C. Or perhaps the surveyor requires other research in order to properly complete the survey (the standards give the examples of highway and railroad plans which are typically not in the public records).

Some may argue that this is an additional burden on surveyors, but nothing in the ALTA/NSPS Standards or otherwise can relieve surveyors of conducting whatever research is necessary to complete a proper survey. If, by virtue of the ALTA/NSPS Standards or otherwise, surveyors can convince another party (e.g., the title insurer) to provide the research, good for them, but if not, they have to do it themselves.

In some states surveyors, either by law or normal standard of care, may need to conduct their own easement research. This situation is addressed by Sections 3.B. and 3.C. of the 2026 ALTA/NSPS Standards.

No matter what title evidence is relied upon, surveyors should note what evidence was provided on the face of their plat of survey or in their Surveyors Report.

The introduction to Section 5 says the work must be performed using practices generally accepted by the surveying profession for purposes of an ALTA/NSPS Land Title Survey.

In recognition of the rapidly changing technical environment (e.g., applications, software, drones, AI, LiDAR), the 2026 Standards were reworded to avoid trying to specify which procedures and tools are acceptable and which are not. Trying to dictate that would obviously result in conflicts and confusion as new procedures and tools are developed. The new phrasing allows the profession to collectively determine through the always shifting normal standard of care what is acceptable, rather than by dictates in the ALTA/NSPS Standards.

Section 5.B.iii. was the only place left in the ALTA/NSPS Standards that placed a higher burden on surveyors with the phrase "visible evidence" rather than "evidence observed in the process of conducting the fieldwork."

The former was replaced with the latter in the 2026 Standards which eliminates the higher requirement.

Also, for better clarity, this section now specifies what was always the intent: that “vehicular access” is to be addressed.

“Regardless of proximity to perimeter boundary lines” was added to Section 5.C.i. in the 2026 Standards. Previously there was confusion that, pursuant to Section 5.C.ii., evidence of possession or occupation needed to be shown only if it was within 5 feet of the perimeter boundary. That is not what the standards intended, and this item clears up any confusion.

Some may claim that the undefined distance increases surveyor liability.

But others may remember reading about the court case in which Curtis Brown served as an expert witness where a surveyor was held liable for not providing detail on a line of occupation that was 230 feet from the perimeter boundary.

Title companies, lenders and clients need to know about potential claims against the property regardless of how far they are located from the perimeter of the property. There could be a situation where a line of possession or occupation is so far from the perimeter boundary or, for example, hidden from view in thick woods, that the surveyor misses it. The defense in that case might well be the normal standard of care: Would the competent surveyor,

surveying in that same area and under similar circumstances, have observed that line or not?

New headings were developed for the subsections in Section 5.E. because the joint Work Group felt it would be helpful to all involved if the intent of each item in this section was more clearly expressed.

Section 5.E.iv. was changed in 2016 and 2021 and again with the 2026 Standards. The 2016 change was made to address a conundrum. Prior to the 2016 Standards, if a client did not request Table A item 11(a) or 11(b), the surveyor had no responsibility to locate and show evidence of utilities.



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But if that utility evidence could be considered evidence of an easement, the surveyor did need to locate and show it pursuant to Sections 5.E.i. through iv.

The joint Work Group felt that most evidence of utilities could also be considered evidence of easements, so to eliminate future problems and questions in that regard, locating and showing observed evidence of utilities was made mandatory starting in 2016.

Starting with the 2021 ALTA/NSPS Standards, utility locate markings (typically paint or wire flags) must be located and shown. The joint Work Group felt that utility locate markings should be treated as evidence of utilities and easements just like valves and manholes. This item, in and of itself, does not require a utility locate request.

In the 2021 Standards, the wording of Section 5.E.iv. regarding how far from the boundary line evidence of utilities needed to be located was confusing. Was it 5 feet or 10 feet? This has now been clarified that the 10 foot requirement applies only to utility poles.

As with the introduction to Section 5, the introduction to Section 6 also uses the phrase “practices generally accepted by the surveying profession” for the same reasons as explained above.

Offsite easements that benefit the surveyed property are now properly identified in the 2026 ALTA/NSPS Standards as appurtenant easements.

Such easements may be included as part of the survey — treating them as a fee parcel rather than simply graphically showing them — pursuant to optional Table A item 18. But surveyors should be wary of, for example, cross parking and access easements that may cover large areas, and discuss those with the client.

Section 6.C.viii. clarifies how surveyors are to address easements identified by the surveyor that are not listed in the title commitment. The 2021 Standards outlined what to do if the title insurer could not provide evidence that the easement had been released; the 2026 Standards recognize that easements can be terminated or extinguished in a number of ways.

A new subsection of Section 7 has been added to address one of the most common requests of surveyors which is for them to certify to “ATIMA” and/or “ISAOA.” These are acronyms that mean “as their interests may appear” and “its successors and/or assigns.” The lender’s title policy defines “insured” in a way that should eliminate the need for such wording, but if the lender demands that the title company put it in the policy, the title company may want to surveyor to certify to the same.

Surveyors should seek advice of their attorneys on whom they should be certifying to, but they should likely avoid certifying to successors and assigns of the client/buyer. Successors and assigns of the lender is probably not an issue.

The introductory paragraph to Table A has been revised. This paragraph was modified in 2021 to make its original intent (from the 1988 Standards) clear: not only is the very selection of a Table A item negotiable, but the exact wording of the item is also negotiable, as is, of course, the fee. It is permissible for the surveyor and client/lender to negotiate a modification to the wording of any item.

Any such modification, however, must be explained in a note placed on the face of the plat/map pursuant to Section 6.D.ii.(g). Of course, surveyors need to decide for themselves what fee to attach to any given Table A item.

For 2026, the joint Work Group felt that it was worth reminding all parties involved that the law must be followed. For example, in a number of states monumenting the boundary is mandatory, therefore Table A item 1 is not optional in those states. The same could apply to some other Table A items.

Table A item 15 was modified in 2026 to revert back to its original intent which was to provide a means by which imagery, rather than ground surveying, could be the basis for showing some features on an ALTA/NSPS Land Title Survey.

The limitations (the boundary and features in close proximity to a boundary or other title or relevant setback line are not included) and the requirements (written agreement with the client, lender and title insurer and appropriate notes on the face of the plat/map) should be carefully reviewed before agreeing to this item.

The Work Group recognized two important trends that needed to be addressed in the 2026 Standards.

One is that those reviewing surveys are, more often than not, not well-versed in doing so. They could use assistance in their review.

Second is that across the country, a table summarizing potential title problems shown on the survey is widely provided by surveyors, especially those routinely involved in large, geographically-broad transactions.

Given those trends and the fact that the joint Work Group (composed, as noted above, of both surveyors and title attorneys) agreed that surveyors should provide benefit to their clients, not just deliver a survey and walk away, Table A item 20 was developed.

The bulleted items required to be included in the table are lifted directly from Sections 5 and 6 of the 2026 ALTA/NSPS Standards. In other words, these items are already required to be located and shown on a Land Title Survey. Table A item 20 merely has the surveyor tabulating that information.

Importantly, (1) this new item includes multiple qualifications and limitations, and (2) as an optional item, its exact usage can and should be negotiated. Due to the limitations and qualifications included as part of this item, the liability on the surveyor would appear to lie in locating or showing the condition in the first place, not in listing the condition in the table.

## Summary

Surveyors are encouraged to study the new 2026 Standards themselves, both the “clean” version and the “red-lined” version showing the changes from 2021. Additionally, a new set of Frequently-Asked Questions is, or will very shortly, be available on the NSPS Website to replace the FAQs addressing the 2021 Standards. Finally, there are many programs on the 2026 Standards already scheduled at state surveying society conferences around the country and virtually.

*Gary Kent chaired the joint ALTA/NSPS Work Group from 1995 to 2025 and he continues to be very actively involved on the joint Work Group. Over the years, he has presented programs on the ALTA/NSPS Standards in all 50 states and he is currently scheduled to present numerous such programs virtually and in 15 states.*

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