

Lee Jay Feldman

From: Stephen J. Bradstreet [stephen.bradstreet@ransomenv.com]
Sent: Tuesday, March 25, 2014 2:12 PM
To: Lee Jay Feldman
Subject: FW: York Police Station

fyi



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Celebrating 25 Years!

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From: David Titcomb [mailto:DTitcomb@titcombsurvey.com]
Sent: Tuesday, March 25, 2014 2:11 PM
To: Stephen J. Bradstreet
Subject: RE: York Police Station

Steve-

I see no reason why the plan can not be accepted and approved as is, provided the client (the town) understands there is another survey that has a differing opinion regarding the location of the boundary lines. If I were the client I would like to have a report from the surveyor which outlines the reasons for the variance.

These situations arise from time to time and they are generally worked out in different ways:

- (1) The two surveyors meet and resolve their difference (i.e. one convinces the other they are right);
- (2) One of the landowners acquiesces to the opposing survey, preferably with a quit-claim deed releasing any interest in the area of conflict;
- (3) The landowners agree to a compromise boundary line through an exchange of deeds; or
- (4) The matter is resolved in court (the least desirable route to go).

Dave

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From: Stephen J. Bradstreet [mailto:stephen.bradstreet@ransomenv.com]
Sent: Tuesday, March 25, 2014 10:31 AM
To: David Titcomb
Cc: Lee Jay Feldman
Subject: RE: York Police Station

Since this is a Town project with the surveyor working for the Town and us reviewing for the Town, should the dispute be resolved or explained in a report? Can the plan be accepted and approved as is?



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From: David Titcomb [<mailto:DTitcomb@titcombsurvey.com>]
Sent: Tuesday, March 25, 2014 10:23 AM
To: Stephen J. Bradstreet
Subject: RE: York Police Station

Steve-

It's not unusual for two surveyors to arrive at different opinions where property lines are; I was surprised there aren't any notes on the plan explaining the difference other than "area of boundary line discrepancy". I don't fault the selectman with having an issue with this; if someone prepared a plan for me showing conflicts in the boundary line I would want to have it cleared up.

A surveyor's report is generally done in cases where it is necessary to explain matters that are not fully explained on the plan; this seems to be an instance where a report would be helpful to understand why the areas of disagreement exist.

Hope this helps.

Dave

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From: Stephen J. Bradstreet [<mailto:stephen.bradstreet@ransomenv.com>]
Sent: Tuesday, March 25, 2014 9:55 AM
To: David Titcomb
Cc: Lee Jay Feldman
Subject: York Police Station

Dave:

The selectmen are having a difficult time understanding how we can accept or approval a submittal that has a survey show a property line dispute and has an exception of no surveyors report. This project is up an running and I will authorize you to proceed but need at least an initial input as to property disputes and surveyors report. As far as I know, line disputes are common and if abutters take issue it is a civil matter and not one for selectmen or planning boards. Correct? What is a surveyor's report. If you can provide a little clarity right now it would be useful.