



## Alberta Land Surveyors' Association

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Dear Editor:

Below please find an article which I would appreciate you publishing in your newsletter. This article was inspired by reading (for the last several years) newsletters from all across North America where a perennial item was the mortgage certificate.

Sincerely,  
G. K. Allred, A.L.S.  
Editor, ALS News

# The Mortgage Certificate – A Disgrace to North American Land Surveyors

All across North America, we read in the provincial and state newsletters the complaints of poor quality building location certificates, spot surveys, mortgage certificates, or whatever the local name might be. These so called surveys are done with little or no survey evidence and are issued with multi-implied or written disclaimers. Surveyors proclaim they are "just" for mortgage purposes. But how about the client - that poor member of the public who uses them to build a fence or garage or establish his boundaries? He assumes that it is a proper legal survey - after all it is signed by a qualified land surveyor.

Lending institutions and conveyancers seem happy with the present practice because it's cheap and fast. And why shouldn't they be happy with it - the land surveyor is assuming all their liability for them for considerably less than they could insure the risk.

Fellow surveyors across North America, let's get on with serving the public and serving them well. Let's wipe out this scourge of our profession and provide a proper survey for a realistic price. We're not insurers, we're surveyors - let's act like it.

The lead has been set in several Canadian provinces starting with Ontario where a proper standard has been established for mortgage surveys. The legal community, the mortgage lenders and the public have all accepted it and are apparently prepared to pay upwards of five hundred dollars for the service. Let's get behind them and establish a united front across North America.

G. K. Allred, A.L.S.  
Executive Director  
Alberta Land Surveyors'  
Association

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## Letter From An Old Friend

Box 97, Little Current  
Ontario POP 1K0  
March 7, 1987

Mrs. L. Petzold  
Executive Director  
Association of Ontario Land Surveyors  
1043 McNicoll Ave.  
Scarborough, Ont.  
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Madam:

I thank you for your kind invitation to rejoin the AOLS as a Retired Associate. I finally retired in 1982, after 31 years of practice. In that time I made many friendships; Shirley King on whose invitation I attended my first OLS meeting, John van Nostrand, John E. Jackson, S. W. Archibald, my teacher at High School, Tracy LeMay to mention only a few. All of these have now passed on.

Since I was commissioned an OLS 900 have joined the ranks of the Association. Most of these young ladies and gentlemen would be complete strangers, with new modes and ethics. I know I would be out of place. This is the inevitable result of change. My generation was occupied with the evidence of discoloured squares in sandy soil, or the butts of old cedar posts and old blazes left by those of the 1800s. That is a thrill and satisfaction the new will not know. Gone is the day of snarling and the hub-bub of sleigh dogs anxious to be off on steamy, cold mornings, often at 50°F below along the North Shore of Lake Superior, of mushers shouting and wielding their whips, trying to control fighting dogs. It was a dog's life for both men and animals. And this not so long ago, it was during the mid 1930s. And yet the memory is pleasant. The chal-

lenges were met. One winter the spring break-up came early and our job - "lake traversing" was incomplete, so we waded on snow shoes to what was called "second ice" for two weeks. Our clothes were always wet, no chance of getting dried, but we finished the job and no question of extra pay. The Union man was not yet born. We did expect to be rehired the next winter for another go at romantic hardship.

Now I must take it easy and rest on my hard laurels. We have a Home Maker who reads the Riot Act to me if I dare to shovel a bit of snow. So I am afraid I must decline your invitation with thanks.

Yours truly,  
Dane Wandabense.