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**DONALD R. RICHARDS, P.L.S., L.F.**

QUALIFICATIONS AS A SURVEYOR AND LAND CONSULTANT

September 2019

## **EDUCATION**

B. S. General Forestry with Surveying Option, University of Maine, Orono - December 1975

## **PROFESSIONAL LICENSES & CERTIFICATIONS**

Licensed Professional Land Surveyor, Maine 1979 – to present PLS 1209

Licensed Forester, Maine 1976 - Present LF 113

Certified in Municipal Code Enforcement - Shoreland Zoning 1992 - 1995

## **PROFESSIONAL AFFILIATIONS**

Maine Society of Land Surveyors

President Midcoast Chapter M.S.L.S. 1983 - 1986

Vice-president Midcoast Chapter M.S.L.S 1990 - 1992

National Society of Professional Surveyors

## **AWARDS**

Named **SURVEYOR OF THE YEAR** by the Maine Society of Land Surveyors (Jan. 1997)

## **PROFESSIONAL & TECHNICAL WRITINGS & PRESENTATIONS**

**Principles And Procedures For The Location Of Boundaries In Maine** - By Richards & Hermansen - Maine State Bar Association, MSBA Practice Series (2006).

**Maine Roads & Easements** - By Hermansen & Richards - **Maine Law Review** Vol. 48, No. 2. 1996 This article was quoted as an authoritative treatise by the Maine Supreme Court in *Amodeo v. Francis* 681 A2d. 462 (Me. 1996); *Glidden v. Belden* 684 A2d. 1306 (Me. 1996); *Anchors v. Manter*, 1998 ME 152 and *Flaherty v Muther* 2011 ME 32. It was also cited in Federal District Court 1-99CV112 *Maritimes v. 16.66 Ac.* and by the Montana Supreme Court in *Loomis v. Luraski*, 2001 MT 223. This article has been republished by the Maine State Bar Association in the MSBA Practice Series (2003).

**Maine Principles Of Ownership Along Water Boundaries** - By Hermansen & Richards - **Maine Law Review** Vol. 47, No. 1 1995. This treatise has been revised and republished by the Maine Bar Association in the MSBA Practice Series (2007) This article was quoted as an authoritative treatise by the Maine Supreme Court in *Snyder v. Haagen*, 679 A2d. 510 (Me. 1996), *Lawton v. Richmond*, 1997 ME 34, *Matteson v. Batchelder* 2011 ME 134, *Gay v. Dube* 2012 ME 30, *Sleeper v Loring* 2013 ME 112 and *Penobscot Nation v. Mills* 151 F. Supp. 3d 181 (2015) U.S. Dist.

**Real Estate Institute of the Maine Bar Association: Property Boundaries**, September 13, 2014; **Research Beyond the Title**, September 13, 2014 **Maine Boundaries Along Water – Riparian and Littoral Issues** –May 21, 2010

**A Surveyor's Consideration of Roads and Ways** - Presentation at a seminar entitled **Roads, Byroads, Highways & Byways**, a 2 day seminar cosponsored by the Univ. of New Hampshire and the

**The Use of Extrinsic Evidence As An Aid To The Interpretation of Deeds And Their Descriptions** - By Richards & Hermansen - **Journal of Surveying Engineering** (American Society of Civil Engineers, Surveying Engineering Division) November 1995, Vol. 121, No. 4. This article has also been published in a revised form in the **Nova Scotian Surveyor**, Fall 2004, No 172. and **Bearings**, the Publication of the Maine Society of Land Surveyors.

**Alternate Dispute Resolution - Helping your Client To Resolve Disputes Without Litigation** Panel Seminar Presented to:

- Maine Society Of Land Surveyors September, October and November 1996
- American Congress On Surveying and Mapping in Baltimore, Maryland in March 1998

**Legal Research And Maine Boundary Law** Seminar presented to The Maine Society of Land Surveyors including 7 ½ hours of instructional time. February 1 & 2, 2002.

**Practical Problems In Riparian Boundaries For The State Of Maine** Seminar presentation to the Maine Society of Land Surveyors, October 1997.

**Rethinking Survey Measurements and Data Reduction** - Seminar on Least Squares Analysis of Survey Measurements - With Dr. Ray Hintz of the University of Maine, Dept. of Surveying Engineering

- Delivered to Maine Society Of Land Surveyors in December 1992 & February 1993.
- Delivered at Roger Williams University to the Rhode Island Society of Professional Land Surveyors in March 1994

**Some Implications Of the Doctrine of Practical Location For The Land Surveyor In Maine** Copyright 1990 Published in "BEARINGS" the Journal of the Maine Society of Land Surveyors, in the spring of 1991.

**The Free Chapel and One Rod of Land Equal Distance Around It** a review of Perkins v. Aldrich (77 Me. 96 (1885)) and the principles of boundary retracement set forth in that case. Published in "BEARINGS" (Journal of the Maine Society of Land Surveyors) July/August 1991.

## **TRAINING AND QUALIFICATIONS IN PHOTOGRAMMETRY AND PHOTO INTERPRETATION**

Course for B. S. Degree in Forestry:

### **Photogrammetry And Remote Sensing –**

University of Maine 1975, Department of Forestry

Text: **INTERPRETATION OF AERIAL PHOTOGRAPHS**

T. Eugene Avery ; Burgess Pub. Co. 1970

Subject matter included:

The history of photography, photogrammetry and photo interpretation.  
Orientation and study of aerial photographs, object recognition, features,  
photo interpretation equipment, stereoscopes, stereo viewing.  
Geometry of the aerial photograph including scale, displacement and  
measuring heights of displaced objects.  
Stereoscopic parallax, shadow heights and areas.  
Mapping from aerial photographs and aerial photo mosaics.

Remote sensing techniques.

Agricultural and land use patterns and Forestry uses of aerial photography

Landforms, and physiographic features

Engineering applications

Urban-industrial patterns

Continuing Education Course:

### **Air Photo Interpretation For Boundary Evidence**

A two day course by the University of New Hampshire, August 13-14, 1982 with Donald Wilson and Kurt N. Olson instructing.

Topics and lab exercises included:

Types and uses of photography, films and scales

Fundamentals of photo interpretation

Use of photo interpretation aids and making measurements on photos

Applications of remote sensing for surveying and mapping

Tree and object identification

Application of photo interpretation to surveying

Use of aerial photography in the evaluation of boundary evidence and as court exhibits.

Photo interpretation for land managers and land planners

Use Of Photos And Photo Interpretation In Routine Work for 35 years:

Aerial photo interpretation is a routine procedure and application in the practice of surveying, land consulting and forestry. The office of Richards, Cranston and Chapman, LLC. has an extensive photo library covering much of Knox County Maine and utilizes photos from State of Maine GIS and other government agencies . Frequent use of photos has been made in the last 35 years of professional practice.

Given voir dire exam on qualifications to view, interpret and utilize aerial photos as an expert witness in the case of Erickson v. Alholm RE - 01- 018 2001 at Lincoln County Superior Court.

## **EXPERT WITNESS QUALIFICATION**

Qualified as expert witness in the following cases:

Reiner v. Johnson, ROC-89-CV-169

Putnam v. Ames, Knox 92-CV-34

Harding v. Town of Waldo

Hansen v. Weller, Knox RE-04-028

Grace v. Sears, Hancock RE-10-034

Edwards v. Blackman et. al., Knox RE-11-51

Granger v. MacLean, Kennebec RE-2014-44

Johnson v. Witham, ROC-90-CV-119

Lewis v. Maine Coast Artists, Knox CV-96-116

Erickson v. Alholm Lincoln RE - 01- 018

Flaherty v. Muther Cumberland RE-08-98

Beveridge v. Beverage, Knox RE-10-10

Ashtonbrooke v. Wake, Cumberland RE-2012-301

## **WORK EXPERIENCE**

Richards, Cranston & Chapman, LLC 2014 - Present

Richards, Cranston & Chapman, Inc. 1996 - 2013

Richards & Cranston 1981 - 1996

Richards & Associates 1980 - 1981

O. H. Tripp Engineering 1979 with Edward W. Coffin R.L.S.

Land & Forestry Consultants - Canaan, N.H. 1976 - 79 with Blynn D. Merrill R.L.S. & Christopher Rollins R.L.S.