

Curriculum Vitae

Robert A. Yarumian, II
Professional Land Surveyor

January, 2010

Present Occupation:

1988-2010 MAINE BOUNDARY CONSULTANTS, West Buxton, Maine
Owner: Providing Professional Land Surveying services to the general public, Attorneys, Municipalities, Government agencies, and other Professionals. Specializing in land boundary surveys and other land right issues.

Professional Licenses:

1986 PROFESSIONAL LAND SURVEYOR, State of Maine, Number 1303
1986 NOTARY PUBLIC, State of Maine, Expiration date: June 15, 2007
1984 PROFESSIONAL LAND SURVEYOR, State of Utah, Number 2201

Formal Education:

1979 PAUL SMITH COLLEGE graduate, Paul Smiths, New York
A. A. S. degree Forest Technician/SURVEYING
A. A. S. degree Forest Technician/FOREST RECREATION
1976 GREELY HIGH SCHOOL, graduate Cumberland, Maine

Past Employment:

1992-1996 MIDDLE BRANCH *Land Surveyors & Boundary Consultants*, Owner, Alfred, Maine
1984-1988 SMRT Architect, Engineers, & Surveyors, Limerick, & Portland, Maine
1980-1984 ROCKY MOUNTAIN ENGINEERS, Survey Department, Kremmling Colorado
1981 Bureau of Land Management, Civil Engineer Technician, Kremmling, Colorado
1980 KOOTENAI NATIONAL FOREST, Land Surveyor, Libby Montana
1980 AAA Engineering, Forester, Targee National Forest, Idaho
1979 CITY OF PORTLAND, Engineer Technician, Portland, Maine

Professional Memberships:

1984-2010 MAINE SOCIETY OF LAND SURVEYORS (MSLS)
1984-2010 MSLS NARRAGANSETT CHAPTER
1990-2001 MAINE LAND TITLE ASSOCIATION (MELTA)
1995-2010 UTAH COUNCIL OF LAND SURVEYORS (UCLS)
1981-2009 AMERICAN CONGRESS ON SURVEYING AND MAPPING (ACSM)
1981-1988 PROFESSIONAL LAND SURVEYORS OF COLORADO (PLSC)
1990-2003 NATIONAL BUSINESS INSTITUTE, Inc. (NBI)
1990-2010 NATIONAL SOCIETY OF PROFESSIONAL LAND SURVEYORS (NSPS)

Professional Appointments, and Offices:

- 1989-1998 State of Maine BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, Special services EXAM Committee: Prepare, write, review, and grade the essay exam, and multiple choice questions along with an acceptable answer and grading sheet for the Profession Land Surveyors examination.
- 1990-1994 MSLS Executive Committee
- 1992-1994 MSLS Director at Large
- 1990-1991 MSLS Narragansett Chapter Director
- 1989 MSLS Narragansett Chapter President
- 1987-1989 MSLS Education Committee

Special Awards and Achievements:

- 2006 ACSM-NSPS Map/Plan Design Competition, 1st & 2nd place "*Misc. & Boundary*"
- 1998 MSLS Map contest 1st place "*Standard Boundary Survey*"
- 1998 Buxton-Hollis Historical Society award on the Hollis Bicentennial Map
- 1997 Buxton-Hollis Historical Society award on the republication and map for the "*Records of Narragansett Township No, 1, now Buxton, Maine*"
- 1997 MSLS Map contest 1st place "*Standard Boundary Survey*"
- 1997 MSLS Map contest 1st place "*Best of Show*"
- 1996 MSLS Map contest 1st place "*Standard Boundary Survey*"
- 1996 MSLS Outstanding Services "*Alternative Dispute Resolution Committee*"
- 1994 MSLS Map contest 1st place "*Standard Boundary Survey*"
- 1994 MSLS Outstanding Services "*Director at Large*"
- 1989 MSLS Map contest 1st place "*Topographical Survey Map*"
- 1987 MSLS Map contest 2st place "*Standard Boundary Survey*"

Boundary Consulting Experience:

- 1988-2010 Owner of MAINE BOUNDARY CONSULTANTS preparing over 1000 boundary surveys, reports and legal descriptions for over 3000 parcels of land. EXPERT WITNESS for over 45 various court cases, disputes and litigation. Preparation of over 80 FORENSIC type boundary reports. COURT TESTIMONY 16 times and DEPOSITIONS 14 times. Review, analyze and evaluate numerous boundary surveys by other Professional Land Surveyors. NEGOTIATE and MEDIATE boundary disputes and line agreements. Research, find, and survey LOST and UN-LOCATED LANDS. and very complicated and complex boundary surveys.
- 1983-1988 Extensive periods of time on legal research in law libraries, researching, reading and writing on legal issues for Land Surveyors, boundaries and land rights issues. Also attending numerous seminars and lectures on all aspects of land surveying and boundary law.

General Surveying Experience:

1979-1988 Wide variety of experience in all aspects of surveying including typical boundary surveys, topographical surveys, engineering surveys, land development, aerial photo control, construction layout and cadastral surveys. Surveying within the City of Portland, York and Cumberland Counties and through out the State of Maine. National Parks of Montana and Recreational areas of the Rocky Mountains of Colorado.

Lectures-Seminars Attended:

1980-2010 During this time I have attended numerous seminars, lectures, courses and meetings throughout States of: Maine, New Hampshire, Colorado, Utah, Wyoming, and Arizona. The topics range from typical land surveying, boundary law, Notary Public, contractor inspection , real estate broker, historical, and business related.

Professional Publications, Writings & Lectures:

2008 Lecture "*Expert Witness for Land Surveyors*" MSLS Rockland
2007 Lecture "*Boundary Control and Legal Principles*" 2007 Forestry Field Day SWOAM, and MTF , Baldwin
2005 & 2007 Lecture "*Boundary Control and Legal Principles*" SWOAM, USM, Gorham,
2003 CoAuthor/Lecture "*Boundary Law in Maine*" NBI, Portland
2002 CoAuthor/Lecture "*Effective Boundary Dispute Resolutions in Maine*" NBI, Portland
2002 Lecture "*Maine PLS Essay Exam & Plan Preparation*" MSLS, Rockland
2001 CoAuthor/Lecture "*Boundary Law in Maine*" NBI, Portland
2001 Author "*The Strong, Enduring Type*" P.O.B. Business New Publishing Co. Troy, MI
1998 Contributing Editor "*Maine Boundary Law*" by Donald R. Richards & Knud E. Hermansen. to published by MSBA, Maine
1996 Author/Lecture "*Division of Land Along Water Boundaries*" MSLS, Portland
1996 CoAuthor/Lecture "*Boundary Law in Maine*" NBI, Portland
1996 Lecture "*Legal Research at the Law Library*" MSLS, Presque Isle
1996 Lecture "*Alternative Dispute Resolutions*", MSLS, Presque Isle, Waterville, Kennebunkport
1995 Review/Critique "*Maine Principles of Ownership Along Water Bodies*" by Knud E. Hermansen and Donald R. Richards, 47 Me. L. Rev. 36 (1995), Maine
1995 CoAuthor/Lecture "*Maine Survey Issues: Recognition and Remediation*" NBI, Portland
1992 CoAuthor/Lecture "*Advance Boundary Disputes in Maine*" NBI, Portland
1992 Lecture "*Survey Reports for the Maine Land Surveyor*" MSLS, Orono
1991 Author/Researcher/Lecture "*Maine Water Boundaries*" ACSM, Baltimore. Md.
1990, 91, & 92 CoAuthor/Lecture "*Boundary Law in Maine*" NBI. Portland
1990 Author/Lecture "*Forensic Reports for Boundary Surveys*" ACSM, Denver, Co.
1988 Author "*Land Surveys: What Your Money Buys*" Maine Sunday Telegram, Portland.
1987-1989 Lectures "*Legal Principles and Practices*" CMTC , LSIT review course, Auburn
1987-1989 Lectures "*Rectangular System of Surveys*" CMTC , LSIT review course, Auburn
1984 CoAuthor/Researcher "*Madson, on Wyoming Real Property Boundary Law*" LSS, Laramie Wy.
1984 Mentor "*Wyoming 5-day Legal Aspects of Boundary Law*" LSS, Laramie, Wy.
1983 Lecture "*3-day Legal Aspects of Boundary Law*" LSS, Boulder Co.
1983 CoAuthor/Researcher "*Madson, on Co. Real Prop. Boundary Law*" LSS, Boulder Co.

Historical Publications, Writings , Maps and Lectures:

- 2009 Contributing Editor "*Buxton*" by James D. Libby, Arcadia Publications
 2009 Lecture "*Land Grants of Hollis - Buxton*" BHHS Buxton
 1998 Author/Researcher "*The College Rights*" Town of Hollis Bicentennial book
 1998 Cartographer "*1798-1998 Bicentennial Map of Hollis Land Original Rights, Divisions, & land Grants 1667-1809*" Town of Hollis
 1997 Contestant "*So You Think You Know York County*" questions by Neil Rolde, sponsored by Local Historical Societies & the Cliff House, Ogunquit, Maine
 1996 Producer "*Records of Narragansett Township No. 1, now Buxton, Maine*" re-publication, Buxton-Hollis Historical Society and Picton Press
 1996 Cartographer "*Buxton - Hollis Historical Society 1996*" Book plate, BHHS
 1996 Cartographer "*Historical Map of Acton, Me*" Acton, Maine
 1994 Lecture "*How to find Indian Trails in Southern Maine*" Southern Me. BSA Leaders meeting, Alfred
 1992 Lecture "*The Original Hollis Land Grants and Rights*" Over fifty group, Hollis
 1991 Lecture "*The creation of Roads in Buxton*" Buxton-Hollis Historical Society, Buxton
 1990 Author/Researcher "*Buxton Road Research Project*" Town of Buxton
 1990 Cartographer "*Map of the Buxton Road Research Project*" Town of Buxton
 1990 Interviewed "*White Pine on the Saco River*" by Michael P. Chaney, NE Folklore XXIX: 1990

Personal Appointments, Boards and Memberships:

- 2009 Pleasant Point Park Committee, Buxton
 2006-2009 Francis Small Heritage Trust, of Council
 1988-2001 Maine Historical Society, Member
 1991-2010 Buxton-Hollis Historical Society, Vice President & Clerk
 1996-2010 Buxton Masonic Lodge No. 115 A.F. & A. M.
 1993-1997 Saco River Corridor Commissioner, Commissioner for the Town of Buxton
 1992-1996 Friend of the Meeting House, Board of Directors

Other Affiliates and Memberships (past and present):

- Project Save Armenian Photograph Archives
 Armenian Library and Museum of America
 American Armenian Assembly & National Armenian Society
 Maine State Archives, Researcher
 National Geographic Society
 Museum of Surveying
 Newfield Historical Society
 Small Woodland Owners Association of Maine
 Buxton Art Association

Personal Information:

- 1984-2010 Resident, 7 Boom Road, West Buxton Village, Buxton, Maine
 1997 Son, Paul E. Yarumian
 1991 Son, Neil A. Yarumian
 1988 Daughter, Mary N. Yarumian
 1985 Son, Daniel T. Yarumian
 1984 Married, Karen J. Cmaylo, Verona NY.
 1957 Born, Robert A. and Faye E. Yarumian, Newton, Massachusetts.

Expert Witness, Depositions & Testimony

January 2010

CV-85-1011	Valente v. Theriault Expert Witness: (Settlement between parties before court ended)	Cumberland County Superior Court <i>Dispute concerning Right of Way for a land locked parcel of land.</i>
CV-88-482	Rockwell v. Richer Testimony: (Judgment in favor of client)	Cumberland County Superior Court <i>Adverse Possession boundary dispute.</i>
CV-88-332	Theriault v. Greer Testimony: (Judgment in favor of client)	Cumberland County Superior Court <i>Dispute concerning common boundary line.</i>
CV-89-1083	Heller v. Pease Expert Witness: (Settlement between parties before court started)	Cumberland County Superior Court <i>Dispute concerning common boundary line.</i>
CV-91-386	Humphrey v. Dibiazio Expert Witness: (Settlement between parties before court started)	York County Superior Court <i>Dispute concerning common boundary line.</i>
CV-89-632	Markley v. Gerry Expert Witness: (Settlement between parties before court started)	York County Superior Court <i>Dispute concerning ownership of several parcels of land.</i>
CV-92-195	Steinherz v. Wilson Deposition & Testimony: (Judgment in favor of client) (Confirmed by Maine Supreme Court see 1998 ME 22)	York County Superior Court <i>Dispute concerning common boundary line.</i>
BRI -94-CV-62	Flint v. Wood Expert Witness: (Settlement between parties before court started)	District Court 9 Cumberland County <i>Dispute concerning common boundary line.</i>
CV-95-177	Greaton v. Ouellette Expert Witness, Testimony: (Judgment against client)	York County Superior Court <i>Dispute concerning location of Town line being a common boundary line.</i>
CV-95-609	Riverside Cemetery Assoc. v Taylor Expert Witness, Testimony: (Judgment in favor of client)	York County Superior Court <i>Dispute concerning location of boundary line.</i>
CV-96-549	Matthews v. Brown Expert Witness: (Settlement between parties after Court ordered Mediation)	York County Superior Court <i>Dispute concerning ownership of a parcel of land.</i>
CV-97-162	Alexandre v. Matthews Expert Witness: (Settlement between parties before court started)	York County Superior Court <i>Dispute concerning Right of Way for a land locked parcel of land.</i>
CV-98-237	Huber v. Williams Testimony:	Kennebec County Superior Court <i>Dispute concerning timber trespass.</i>

(Judgment in favor of client)

CV-98-145	Leonard v. Osgood Expert Witness: (Settlement between parties before court started)		York County Superior Court <i>Dispute concerning common boundary line within Tidal Zone.</i>
CV-99-028	Leonard v. McGarry Deposition & Testimony: (Judgment in favor of client)		York County Superior Court <i>Dispute concerning ownership of a Right of Way and parcel of land.</i>
AP 99-063	Nardi v. Town of Kennebunkport Expert Witness - Surveyor: (Outcome uncertain)		York County Superior Court <i>Dispute concerning permits issued by Town and Flood Zone</i>
CV-RE -00-090	Philmoore, Hinds v. Scitterygussett Expert Witness: (Settlement between parties before court started)		Cumberland County Superior Court <i>Dispute concerning possible location of Right of Way.</i>
CV-00-254	Gorham v. Peaslee Expert Witness - Surveyor: (Settlement between parties before court started)		York County Superior Court <i>Dispute concerning location of Right of Way.</i>
CV-00-264	Fuller v. Town of Buxton Expert Witness - Surveyor: (Judgment in favor of client)	Y	York County Superior Court <i>Dispute concerning status of Town Road.</i>
CV-01-008	Travers v. Mahoney, et.al., Court Appointed Surveyor: (Judgment in favor of client)		Tenth (York) District Court <i>Dispute concerning Boundaries, Right of Way and Wharf rights.</i>
CV-01-023	Pebbledene v. Town of York Expert Witness - Surveyor, Testimony: (Judgment in favor of opposition)		York County Superior Court <i>Dispute concerning location Right of Way Line.</i>
CV-RE 01-063	Frallicciardi v. Littlefield Expert Witness - Surveyor: (Settlement between parties)		York County Superior Court <i>Dispute concerning location of Right of Way.</i>
POR RE 01-083	Citifinancial Mortgage Comp. v. Layman & Evans Expert Witness - Surveyor (Outcome uncertain)		Cumberland District Court <i>Dispute concerning the location of a boundary line and Right of Way location.</i>
CV-01-678	D'Angelo v. McNutt Expert Witness, Deposition & Testimony: (Judgment in favor of client, (SEE Cum 04-252)		Cumberland County Superior Court <i>Dispute concerning ownership of a Right of Way and parcel of land.</i>
CV-02-027	C & C Family LLC v. Town of Gorham, et al, Expert Witness: (Outcome uncertain)		Cumberland County Superior Court <i>Dispute concerning status of old Town Road.</i>
AP-02-045	James v. City of Westbrook Surveyor: (Settlement between parties)		Cumberland County Superior Court <i>Dispute concerning location of a Right of Way and parcel of land.</i>

CV RE 04-046	Taylor v. Abraham Expert Witness: (Settlement between parties)	Cumberland County Superior Court <i>Dispute concerning the location of a boundary line.</i>
AP-02-070	Friends of Edes Falls v. Town of Naples Expert Witness - Surveyor: (Judgment in favor of client)	Cumberland County Superior Court <i>Dispute concerning Project approved by Planning Board</i>
CV-02-213	Allen v. Wood Expert Witness: (Settlement by Mediation)	Cumberland County Superior Court <i>Dispute concerning Negligent practice by Land Surveyor.</i>
AP 03-013	Garnache v. City of Biddeford, et. al, Surveyor: (Judgement in favor of client)	York County Superior Court <i>Dispute concerning permits issued by Planning Board</i>
Probate 99-413	Estate of Maria B. Brown v. DHS & Harold Small Expert Witness: (Settlement during Arbitration)	Androscoggin County Superior Court <i>Dispute concerning ownership of a parcel of land.</i>
00-CV-198-B	Thorndike v. Daimler Chrysler Corp. Surveyor: (Outcome uncertain)	US District Court <i>Traffic Accident survey.</i>
CV-03-533	Orser v. Chase et. al., Expert Witness - Surveyor: (Settlement between parties)	Cumberland County Superior Court <i>Dispute concerning Boundary and Status of old public road.</i>
RE-03-078	Little Ossipee River Dev. LLC v. White Bros. Inc. Expert Witness - Surveyor, Deposition, Court Testimony: (Judgment in favor of opposition Appealed see Decision No. Mem 06-177)	Cumberland County Superior Court <i>Dispute concerning Boundary Line & Access to property.</i>
RE 03-079	Alderette v. Jarvis, et als. Expert Witness - Court Testimony: (Judgment in favor of client)	York County Superior Court <i>Dispute concerning location of Right of Way.</i>
RE-03-081	McAloney v. Falvey Expert Witness: (Settlement between parties)	Sagadahoc County District Court <i>Dispute concerning ownership of a parcel of land.</i>
RE-04-042	Niehaus v. Busque et. al., Expert Witness, Deposition: (Settlement between parties)	Cumberland County Superior Court <i>Dispute concerning ownership and boundary of land .</i>
CV-04-214	HHH LLC v Port Harbor Marine Inc. et. al., Expert Witness, & Deposition: (Outcome uncertain)	Cumberland County Superior Court <i>Dispute concerning location of Right of Ways.</i>
Cum-04-252	D'Angelo v. McNutt Expert Witness, Deposition & Testimony: (Judgment in favor of client, (SEE CV-01-678)	Maine Supreme Judicial Court (2005 ME 31) <i>Dispute concerning ownership of a Right of Way and parcel of land.</i>

ROCSC CV 05-004	Fecker, et al. v. Town of Camden Expert Witness - Surveyor: (Outcome uncertain)	Knox County Superior Court <i>Dispute concerning location of Town Road.</i>
RE-05-009	Clark v. Dale Expert Witness, (Settlement between parties)	Cumberland County Superior Court <i>Dispute concerning location and rights to Right of Way.</i>
RE-05-103	Daves, et als. v. Sand Pond Road Assoc. Expert Witness, Deposition, Court Testimony (Judgment in favor of opposition)	Cumberland County Superior Court <i>Dispute concerning location and rights to road & beach area.</i>
RE-05-013	Farnham Pt. Assoc. v. Hamilton, et al. Expert Witness, Deposition, (Currently in Litigation)	Lincoln County Superior Court <i>Dispute concerning location and rights to road.</i>
RE-05-081	Yetman, et als. v. Stoneridge Farm, Inc., et als. Expert Witness, Surveyor, Deposition Court Testimony, (Judgment in favor of client)	York County Superior Court <i>Dispute concerning location and rights to road.</i>
RE-05-037	Davidson, et al., v. Gray. Expert Witness, Surveyor, Deposition, (Settlement between parties)	Hancock County Superior Court <i>Dispute concerning location of Boundaries & beach area.</i>
RE-05-163	Mason v. Day Court Appointed Surveyor, Partition Commissioner, (Court Ordered Division)	York County Superior Court <i>Dispute concerning Division of Property</i>
RE-06-023	Levesque v. Front Street Assoc. Expert Witness, Surveyor (Outcome uncertain)	York County Superior Court <i>Dispute concerning location road right of way line.</i>
AP-06-47	Gay v. Dube, Whitney, et al. Testimony Expert Witness, Surveyor, Deposition (Currently in litigation)	York County Superior Court <i>Dispute concerning boundary lines and road.</i>
AP-06-51	Francis Small Heritage Trust v. Town of Limington, et. als, YCSC Surveyor for both parties, (Settlement between parties)	<i>Dispute concerning location and rights to road.</i>
RE-06-122	Hope v. Forbes. Expert Witness, (Judgment in favor of client)	Cumberland County Superior Court <i>Dispute concerning location ownership in beach area.</i>
RE-08-594	Knauer Family v. DeLisle Expert Witness, Surveyor, Deposition Court Testimony, (Judgment in favor of client SEE M.S.J.C. Mem. 09-100)	Kennebec County Superior Court <i>Dispute concerning location of boundary line.</i>
RE-08-033	Phillips v. Funtown/Splashtown USA, Inc, et. als. Expert Witness, Surveyor, (Currently in Litigation)	York County Superior Court <i>Dispute concerning Cemetery</i>
RE-08-355	Lower Village Survey Co., LLC v. Pendergast	York County Superior Court

	Expert Witness, (Currently in Litigation)	<i>Dispute concerning cost of Surveying services.</i>
RE-08-???	Pelletier v. Cousins Expert Witness, Surveyor, Mediation (Outcome uncertain)	Cumberland County Superior Court <i>Dispute concerning location of boundary line.</i>
RE-08-035	Butler v. Schuette Expert Witness, Surveyor, Testimony Deposition (Judgment in favor of client)	York County Superior Court <i>Dispute concerning location of boundary line.</i>
RE-09-035	Holdsworth v. Higgins Witness Subpoena Inspections of Records (Currently in Litigation)	Cumberland County Superior Court <i>Dispute concerning location of boundary line.</i>
ALFSC RE-09-045	Moulton v. Hertel, Jr., et al. Expert Witness, Surveyor, Affidavit (Currently in Litigation)	York County Superior Court <i>Timber Trespass and location of boundary line.</i>
BRG DC PA-09-193	Adair v. Dunnells Expert Witness, Surveyor, (Judgment in favor of opposition)	Cumberland County District Court <i>Protection of Harassment</i>
ROC DC VI-09-298	State of Maine v. Last Resort Holding, LLC. Expert Witness, Surveyor, (Plea agreement)	Knox County District Court <i>Timber Trespass and location of boundary line.</i>