

**BEFORE THE ARKANSAS BOARD OF REGISTRATION FOR  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS**

**Case #2007-07, in the matter of Bradley Hancock:**

**COMPLAINT**

The Arkansas Board of Registration for Professional Engineers and Land Surveyors (hereinafter "the Board") received a complaint on May 21, 2007, charging Bradley P. Hancock (AR-PS #1400, hereinafter "Hancock") with violating Article I.D of the Rules of Professional Conduct. Specifically, the complaint alleges Hancock took payment for and falsified a survey to further his client's goals.

**FINDINGS OF FACT**

1. Hancock is a Professional Surveyor in Arkansas, and the Board has jurisdiction over his conduct and the subject matter of this complaint.
2. The Complainant owns a residence on a lot in a subdivision in Paragould. The lot is subject to an easement for overhead utility lines.
3. The Complainant has been involved in a long-running dispute with the local city electrical utility over trimming trees which are not within the easements.
4. Hancock was hired by the utility to go out and stake the easement, preparatory to trimming the trees.
5. Hancock extended the boundary lines of a lot in an adjoining subdivision past the boundaries of that subdivision, into the Complainants property, thereby widening the easement available to the utility.
6. Based on Hancock's erroneous staking, the utility mutilated the trees in dispute, and the utility then filed a claim for the extended easement based on adverse possession

**CONCLUSIONS OF LAW**

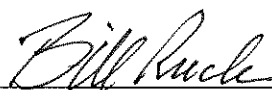
Upon review of the evidence in its possession, the Board finds it clear that Hancock erred when he extended the boundary of a lot past the boundary of a platted subdivision. However, that error does not rise to the level of gross negligence in the practice of surveying, and there is no

evidence that Hancock acted with malice toward the Complainant, or deliberately falsified his survey.

**ORDER**

Based on these findings, the complaint against Hancock is dismissed without further action by the Board.

**SO ORDERED** this 9<sup>th</sup> day of June, 2009

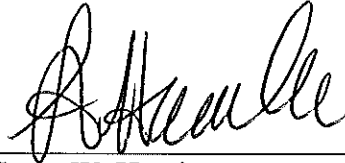
A handwritten signature in cursive script that reads "Bill Ruck". The signature is written in black ink and is positioned above a horizontal line.

William E. Ruck, President

**CERTIFICATE OF SERVICE**

I, Steve W. Haralson, Executive Director of the Arkansas State Board of Registration for Professional Engineers and Land Surveyors, do hereby certify that I have served a copy of the foregoing order by mailing a copy of the same by first class mail with postage prepaid, on this 17<sup>th</sup> day of June, 2009, to:

Mr. Bradley P Hancock, PS  
Hancock Surveying and Mapping  
P.O. Box 1522  
Paragould, AR 72451-1522



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Steve W. Haralson  
Executive Director