

**Dr. C. A. “Tony” Nettleman
III,
PLS, Esq.**

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**FULL-TIME PRACTICING SURVEYOR,
AUTHOR, SPEAKER, AND EDUCATOR**

EDUCATION

- 2015** **Doctorate of Philosophy in Geomatics (PhD)**
University of Florida
Dissertation: “GIS Modeling of Coastal Policy Options in
Response to Sea Level Rise” (comprised of four peer-reviewed articles)
Additional Scholarly Output: spoke at 12 events and presented 10+
research posters
- 2014** **Juris Doctor (JD)**
Florida International University
Dean’s List honors
Two semesters of the Environmental Clinic
- 2009** **Master of Science in Geospatial Surveying Engineering (MS)**
Texas A&M Corpus Christi
Master’s Thesis: “Necessity for a Dedicated Land Court”
Graduated with honors
- 2008** **Bachelor of Science in Land Surveying Engineering (BS)**
New Mexico State University
Lambda Sigma Honor Society
Bureau of Land Management Research Intern

LICENSES AND CERTIFICATES

- PLS Alabama Professional Land Surveyor, #38541-S
PLS California Professional Land Surveyor, #L9535
ESQ Florida Attorney, #117042
PSM Florida Professional Surveyor and Mapper, #6853
PLS Kentucky Professional Land Surveyor, #4498
PLS Louisiana Professional Land Surveyor, #0005333
PLS Nevada Professional Land Surveyor, #030128
PS New Mexico Professional Surveyor, #25343
LS North Dakota Licensed Surveyor, # LS-4215
PLS Ohio Professional Land Surveyor, #8832
PLS Rhode Island Professional Land Surveyor, #2553
RPLS South Dakota Registered Land Surveyor, #13992

RPLS Texas Registered Professional Land Surveyor, #6633
PLS Virginia Professional Land Surveyor, # 0403003471
PLS West Virginia Professional Land Surveyor, #2459
PLS Territory of Guam Professional Land Surveyor (#PLS90)

AREAS OF EXPERTISE

- Land Boundary Retracement
- Land Surveying Standard of Care / Surveyor Negligence
- Construction Defects
- Real Property Attorney Standard of Care
- Water Boundaries and Riparian Allocations of Ownership
- Land Title
- Land Easements
- Unmanned Aerial Systems
- Evidence of Adverse Possession and Other Unwritten Rights
- Easements

PROFESSIONAL EXPERIENCE

President and Owner, Nettleman Land Consultants, Inc., 2012 – Present

- Conduct forensic boundary surveys for residential, commercial, and government land on behalf of federal, state, municipal, and private clients.
- Provide expert knowledge to attorneys and property owners in the area of real estate law, teach university and continuing education classes, and author land surveying textbooks.
- Author and teach live and online exam preparation courses for various surveying exams.

Land Survey Technician, Walter G. Robillard & Associates, 2003 – 2013

- Conducted boundary surveys for private and government clients to resolve land disputes.
- Created a land information system with over 200 historic land records, many dating from the nineteenth century in different languages and units of measure, that resulted in protecting clients from several hundred million dollars of liability.
- Consulted with Eskimo tribes in a boundary dispute in the Aleutian Islands that protected communal tribal lands from competing title claims.

ACADEMIC EXPERIENCE

Director of the Institute, Nettleman Institute of Surveying Engineering, August 2019 – July 2024

- Lead and manage all aspects of the Institute's operations.
- Design and teach 4 to 6 undergraduate and graduate geomatics classes per year.
- Mentor and advise students to help choose future professional and academic goals.

Professional Assistant Professor, Texas A&M Corpus Christi, January 2015 – May 2018

- Design and teach eight to ten undergraduate and graduate geomatics classes per year.
- Mentor and advise over 75 students to help choose future professional and academic goals and next actions.
- Assist in ABET accreditation, student recruiting, survey instrument purchases and maintenance, geomatics IT and software library, and GISSO fundraiser seminars.

PUBLICATIONS

Books

Nettleman III, C.A. 2024. Ohio State-Specific Professional Surveyor Examination Full Length Practice Exam. NLC Test Prep.

Nettleman III, C.A. 2024. Louisiana Laws Of Land Surveying Examination Full Length Practice Exam. NLC Test Prep.

Nettleman III, C.A. 2023. Clark on Surveying and Boundaries. Lexis Pub.

Wilson, D. A., **Nettleman III, C.A.** 2023. Evidence and Procedure for Boundary Location. John Wiley & Sons.

Wilson, D. A., **Nettleman III, C.A.** 2023. Brown's Boundary Control and Legal Principles. John Wiley & Sons.

Nettleman III, C.A. 2023. Fundamentals of Surveying Full Length Practice Exam. NLC Test Prep.

Nettleman III, C.A. 2023. Principles and Practice of Surveying Full Length Practice Exam. NLC Test Prep.

Peer-reviewed journal articles

Nettleman III, C. A. 2017. "A Review of ABET-Accredited Bachelors of Surveying Programs." *Surveying and Land Information Science*.

Nettleman III, C. A., Adams, D., Ruppert, T. 2016 "A GIS Model of Rolling Easement Policies in Pinellas and Sarasota Florida." *Journal of Ocean and Coastal Management*.

Nettleman, III, C.A.; Ruppert, Thomas; Abd-Elrahman, Amr; Adams, Damian; Barnes, Grenville; Fik, Timothy; Dewitt, Bon. 2014 "GIS-based Modeling of Sea Level Rise's Effect on Coastal Property Management Policies." *Surveying and Land Information Science*.

Nettleman, III, C.A.; Ruppert, Thomas; Abd-Elrahman, Amr; Adams, Damian; Barnes, Grenville; Fik, Timothy; Dewitt, Bon. 2012 "A Contemporary Review of Deficiencies Associated with Calculated Tidal Datums and Property Ownership Law." *Surveying and Land Information Sciences*.

Nettleman III, C. A., Jeffress, Gary. 2010 "Necessity for a Dedicated Land Court." *Surveying and Land Information Science.*

Trade Journal Articles

Nettleman III, C.A. 2023 "Three Critical Skills of a Land Surveyor Expert Witness." *XYHT magazine.*

Nettleman III, C.A. 2023 "Why Serving as an Expert Witness Makes You a More Competent Land Surveyor." *XYHT magazine.*

Nettleman III, C.A. 2021 "Avoiding Professional Negligence." *XYHT magazine.*

Nettleman III, C.A. 2020 "Surveying Boating Docks for Fun and Profit." *XYHT magazine.*

Nettleman III, C.A. 2020 "Use This Down Time to Become a Better Surveyor." *XYHT magazine.*

Nettleman III, C.A. 2019 "Passing the California PLS Exam: Part I, Part II." *XYHT magazine.*

Nettleman III, C.A. 2018 "PS Exam Changes." *XYHT magazine.*

Nettleman III, C.A. 2016 "How to Succeed on Surveying Exams." *Point of Beginning magazine.*

Nettleman III, C.A. 2016 "Don't Shoot the Teacher." *Point of Beginning magazine.*

SPEAKING ENGAGEMENTS

Professional Development Workshops

C.A. Nettleman, III. Dec. 2024 "Limiting Land Surveyor's Liability" and "Riparian Boundaries." *NLC's First Annual Attorney-Surveyor Summit.* Orlando, FL. (Hours: 7 general).

C.A. Nettleman, III. Nov. 2024 "Limiting Land Surveyor's Liability" and "Land Surveyor's Jeopardy." *Wyoming Survey Society.* Casper, WY. (Hours: 4 general + 4 ethics).

C.A. Nettleman, III. April 2024 "Ethics," "The Surveyor's Report" and "Surveyor as an Expert Witness." *Louisiana Survey Society.* St. Charles, LA. (Hours: 1 ethics + 4 general).

C.A. Nettleman, III. Feb. 2023 “Surveyor’s Jeopardy” and “Litigating and Defending Surveyor and Engineer Negligence Claims.” *Illinois Society of Professional Land Surveyors (IPLSA)* (Hours: 8).

C.A. Nettleman, III. July 2021 “The Surveyor in the role of an expert witness.” *Mentoring Mondays.* (Online Webinar) (Hours: 2).

C.A. Nettleman, III. April 2021 “How to reduce liability to you and your business.” *Mentoring Mondays.* (Online Webinar) (Hours: 2).

C.A. Nettleman, III. Jan. 2021 “Understanding and Litigating Water Boundaries in Florida.” Online Webinar (Hours: 8).

C.A. Nettleman, III. 2019 “Deeds, Descriptions, & the law” and “Boundaries, Boundaries!” *Indiana Society of Professional Surveyors.* Indianapolis, IN.

C.A. Nettleman, III. 2019 “Legal Aspects of Surveying,” “Ethics for Surveyors,” and “Boundaries, Boundaries!” *Salina Seminar Series.* Salina, KS.

C.A. Nettleman, III. 2019 “Water Boundaries,” “The Surveyor’s Report,” “The Elusive Center of Section,” and “Ethics for Surveyors.” *Mississippi Society of Professional Surveyors.* Natchez, MS.

C.A. Nettleman, III. 2019 “Deeds, Descriptions, & the law,” “Legal Aspects of Surveying,” “The Elusive Center of Section,” and “Ethics for Surveyors.” *True North Survey Seminars.* Ada, OK.

C.A. Nettleman, III. 2017 “Legal Aspects of Surveying” and “Boundaries, Boundaries!” *Mississippi Society of Professional Surveyors.* Natchez, MS.

C.A. Nettleman, III. 2017 “Three Worlds of Surveying” and “Deeds, Descriptions and the Law.” *New Mexico Society of Professional Surveyors.* Albuquerque, NM.

C.A. Nettleman, III. 2017 “Equitable Servitudes and Covenants” and “Deeds, Descriptions and the Law.” *South Carolina Society of Professional Surveyors.* Myrtle Beach, SC.

C.A. Nettleman, III. 2017 “Boundaries, Boundaries!” and “Three Worlds of Surveying.” *Maine Society of Professional Surveyors.* Rockland, ME.

C.A. Nettleman, III. 2016 “Boundaries, Boundaries!” and “Three Worlds of Surveying.” *South Carolina Society of Professional Surveyors.* Myrtle Beach, SC.

C.A. Nettleman, III. 2016 “Boundaries, Boundaries.” *Tennessee Society of Professional Surveyors.* Nashville, TN.

C.A. Nettleman, III. 2016 “Ethics for Surveyors,” “Elusive Center of Section,” and “Three Worlds of Surveying.” *Indiana Society of Professional Surveyors*. Indianapolis, IN.

SERVICE ACTIVITIES

2016 – Present	Program Evaluator (PEV) for the Accreditation Board, Engineering and Technology (ABET)
2016 – Present	New Mexico Society of Professional Surveyors (NMPS) Scholarship Committee, Member
2015 – Present	Chair of American Bar Association Sub-Committee, National Society of Professional Surveyors
2015 – 2018	TAMUCC Liaison, Texas Society of Professional Surveyors Education Committee
2012 – 2018	Co-Chair, the Federation of International Surveyors (FIG) Higher Education Marketing Committee (Committee 2.3)

CONTINUING EDUCATION COURSES TAKEN

2025	Mentoring Mondays: Key Strategies for a Successful Land Surveying Business Presented by Trent Keenan, PLS (1 general; 0.5 ethics)
2025	Ethics, Code of Conduct and Standards of Practice (KY, 4 hrs. Ethics)
2025	“This Land is my Land: What’s New in Adverse Possessions” (1 general)
2025	“Essentials of Pix4D program” (4 hours technology)
2024	The Attorney's Complete Guide to Curing Title Defects (7 hours, legal)
2024	Historical Survey Methods & Instruments (1 hour general)
2024	Easement: TX Supreme Court's View on Easement (1 hour, legal)
2024	County Roads: Identifying and Proving Them (1 hour, Technical)
2024	Boundary Research & Analysis (1 hour, Technical)
2024	Platting Regulations (1 hour, Technical)

**Further Information on all courses taken available upon request.

PROFESSIONAL AFFILIATIONS

2019 – Present	California Society of Professional Surveyors (CLSA)
2015 – Present	Texas Society of Professional Surveyors (TSPS)
2010 – Present	Florida Society of Mappers and Surveyors (FSMS)
2008 – Present	International Federation of Land Surveyors (FIG)
2006 – Present	National Society of Professional Land Surveyors (NSPS)
