

NEBRASKA STATE BOARD OF EXAMINERS FOR LAND SURVEYORS

April 16, 2026

The Nebraska Board of Examiners for Land Surveyors (Board) convened at 9:03 a.m. at 555 N. Cotner Blvd., Lower Level, Lincoln, NE, with the following members present:

Jeremy D. Feusner, Chairperson (Chair)  
Thomas A. Tremel, Vice Chairperson  
Virlyn S. Bolte  
Mary L. Pro  
Dennis L. Whitfield

Casey Sherlock, Ex Officio Secretary of the Examining Board (Secretary)

Others present:  
Brent Cyboron, Grand Island, NE  
Sandy Cyboron, Grand Island, NE  
Ben Kinnison, NE Attorney General's Office, Lincoln, NE  
Jerry Penry, Deputy State Surveyor  
Gerri Monahan, Admin. Asst.

Public notice of this meeting was given by publication in the *Lincoln Journal Star* on April 3, 2026.

The Chair stated that this meeting was being held in compliance with the updated Nebraska Open Meetings Act (Act) and that a current copy of the Act was available on the table.

All items were voted on by roll call.

Pro moved and Bolte seconded to approve the March 26, 2026, NBELS Board meeting minutes as presented.

Voting Aye: Feusner, Pro, Tremel, Whitfield, Bolte.

Motion carried.

Bolte moved and Pro seconded that the NBELS March expense vouchers be approved:

|   |              |
|---|--------------|
| Bolte, Virlyn, March Board Meeting mileage .....    | 100.05       |
| DAS IMServices, February exchange services .....    | 58.00        |
| DAS Materiel, February postage .....                | 9.84         |
| Feusner, Jeremy, March Board Meeting mileage .....  | 174.00       |
| Lincoln Journal Star, March Meeting notice .....    | 10.18        |
| Tremel, Thomas, March Board Meeting mileage .....   | 117.45       |
| Whitfield, Denny, March Board Meeting mileage ..... | <u>72.50</u> |
| March Total .....                                   | \$542.02     |

Voting Aye: Pro, Tremel, Whitfield, Bolte, Feusner.

Motion carried.

Bolte moved and Pro seconded that the Board go into closed session at 9:05 a.m., with Sherlock, Penry, and Monahan present to discuss complaints and to prevent needless injury to a person's reputation, as such person(s) has not requested a public meeting.

Voting Aye: Tremel, Whitfield, Bolte, Feusner, Pro.

Motion carried.

The Chair stated that the discussion in the closed session would be limited to complaints.

Kinnison arrived at 9:14 a.m. to assist the Board with complaints and other agenda items.

Pro moved and Bolte seconded that the Board return to open session at 9:49 a.m.

Voting Aye: Whitfield, Bolte, Feusner, Pro, Tremel.

Motion carried.

The Chair stated that no subject matter other than complaints was discussed in the closed session.

A Professional Land Surveyor, Brent Cyboron, PLS 727, was in attendance from 9:49 a.m. to 12:01 p.m.

The Board discussed with Cyboron, the alleged incompetence in the performance of his duties as a professional land surveyor and the related issues in Complaint 26-3, including surveys filed and not filed in the State Records Repository, the Minimum Standards for Surveys in Nebraska, and the Land Surveyors Regulation Act.

Subdivision items discussed included: Surveys alleged to be specifically in violation of Minimum Standards D, F, G, and K, improper methods of corner retracements, missing deed record references, recorded and platted survey dimensions, GLO platted dimensions, insufficient original Government corner ties, and establishing corners by double chaining distances without regard to error distribution.

Additional discussion with the professional land surveyor was alleged incompetence in the calculation of proportional distances for corner restoration and a failure to establish witness corners or reference corners where applicable.

The alleged falsification of an entire survey record was also discussed. No physical evidence was found that such monuments were ever established around the tract as shown on the recorded plat.

Some of the Board recommendations were to have more descriptive survey notes, legends in notes, find existing monuments to prove measurements are correct, set witness monuments where buildings occupy the corner location, balance bearings to obtain closure, be more descriptive of items found – do not make assumptions, note the purpose of the survey, correct and complete legal descriptions, and locate original block monuments.

The Board suggested Cyboron involve another professional licensed surveyor to assist him with guidance and proofreading his surveys. Cyboron agreed to correct what needed to be fixed before filing surveys with the State Records Repository. Surveys that have already been filed will need to be fixed with an affidavit of correction note on the survey.

PLS 727 was dismissed at 12:01 p.m.

Bolte moved and Pro seconded that the Board go into closed session at 12:02 p.m., with Sherlock, Penry, Monahan, and Kinnison present to discuss complaints and to prevent needless injury to a person's reputation, as such person(s) have not requested a public meeting.

Voting Aye: Bolte, Feusner, Pro, Tremel, Whitfield.

Motion carried.

The Chair stated that the discussion in the closed session would be limited to complaints.

Bolte moved and Pro seconded that the Board return to open session at 1:53 p.m.

Voting Aye: Feusner, Pro, Tremel, Whitfield, Bolte.

Motion carried.

The Chair stated that no subject matter other than complaints was discussed in the closed session.

Tremel moved and Pro seconded to table Complaint 26-1 with PLS 586 until the July 23 Board meeting.

Voting Aye: Pro, Tremel, Whitfield, Bolte, Feusner.

Motion carried.

Bolte moved and Pro seconded to offer a Settlement Agreement with two options to PLS 727, regarding Complaint 26-3, with 30 days to respond, or before May 21, 2026.

Voting Aye: Tremel, Whitfield, Bolte, Feusner, Pro.

Motion carried.

Tremel moved and Bolte seconded to offer a Settlement Agreement with two options to PLS 306, regarding Complaint 24-3, with a response due before June 10, 2026.

Voting Aye: Bolte, Feusner, Pro, Tremel.

Abstaining: Whitfield.

Motion carried.

Bolte moved and Pro seconded to amend the previous motion to offer a Settlement Agreement with two options to PLS 727 regarding Complaint 26-3 with a response due before June 10, 2026.

Voting Aye: Bolte, Feusner, Pro, Tremel, Whitfield.

Motion carried.

Penry was excused at 2:10 p.m.

The Board discussed an NBELS License Renewal Outline for the upcoming biennial renewal and will further discuss this at future meetings.

The Nebraska Regulation Review Form for evaluating existing and pending regulations as required by Neb. Rev. Stat. § 84-904 was discussed. Each agency regulation must be reviewed at least once every five years to ensure necessity, cost-effectiveness, and statutory compliance.

The Board will review possible rules and regulations changes at its May 21 meeting.

Bolte moved and Pro seconded to designate the Ex Officio Secretary of the Board, Sherlock, as the NBELS Designated Official for completing the Regulation Review Form.

Voting Aye: Feusner, Pro, Tremel, Whitfield, Bolte.

Motion carried.

The Board discussed the new and renewed Certificates of Authorization (COAs) and the lack of renewals for those filing surveys in the State Records Repository. COAs started in September 2023 with renewals expiring on December 31 of odd-numbered years. The status of COAs can be found on the NBELS website under rosters, authorized companies: <https://nbels.nebraska.gov/coalist.html>

The Secretary will notify the companies with an expired COA status. Those with an expired COA may be required to comply with the Secretary of State's office to do business in the state.

Pro moved and Bolte seconded that the Board ratify the renewed Certificates of Authorizations received since March 25, 2026.

Voting Aye: Pro, Tremel, Whitfield, Bolte, Feusner.

Motion carried.

Kinnison was excused at 2:49 p.m.

Secretary Sherlock announced that Feusner has been reappointed to the Board.

Delegates were selected for the National Council of Examiners for Engineering and Surveying (NCEES) annual meeting in August 2026 in Henderson, Nevada.

Pro moved and Bolte seconded to approve Feusner, Tremel, and Monahan (Associate Member) as the NBELS Board delegates, and Member Board Administrator (MBA) Sherlock to attend the NCEES Annual Meeting in Henderson, NV, in August 2026.

Voting Aye: Tremel, Whitfield, Bolte, Feusner, Pro.

Motion carried.

The next Board meeting will be held on May 21, 2026, at 9:00 a.m. at 555 N. Cotner Blvd., in the Lower Level Conference Room, Lincoln, NE.

Bolte moved and Pro seconded that the Board meeting be adjourned at 3:16 p.m.

All in favor.

Motion carried.

---

Casey C. Sherlock, Ex Officio Secretary  
NE Board of Examiners for Land Surveyors

The mission of the State Board of Examiners for Land Surveyors is to enforce and administer the laws relating to the regulation of land surveying through licensing in Nebraska and to ensure the quality of land surveying in Nebraska for the protection of the public.