

STATE OF MINNESOTA  
BOARD OF ARCHITECTURE, ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE,  
GEOSCIENCE AND INTERIOR DESIGN

In the Matter of

Terry L Freeman  
Land Surveyor No. 21367

**STIPULATION AND  
CONSENT ORDER**

Board File No. 2024-0027

**STIPULATION**

Terry Freeman ("Respondent") and the Minnesota Board of Architecture, Engineering, Land Surveying, Landscape Architecture, Geoscience and Interior Design's Complaint Committee stipulate that, subject to Board's review and discretionary approval, the Board may issue a consent order that imposes the following sanctions:

A. Respondent is CENSURED and REPRIMANDED pursuant to Minn. Stat. § 326.111 (2024).

B. Respondent shall pay to the Board a civil penalty of \$3,500. Respondent shall submit the civil penalty by check to the Board within 60 days of the Board's approval of this Stipulation and Consent Order.

C. Respondent shall complete 2 professional development hours related to professional ethics, and provide proof of completion of the hours to the Board, within 60 days of the Board's approval of this Stipulation and Consent Order. These professional development hours are not to count toward the continuing education hours required by statute and rule for license renewal.

D. Respondent shall comply with all statutes and rules within the Board's jurisdiction. See Minn. Stat. §§ 326.02--.15 (2024) and Minn. R. chs. 1800 & 1805 (2023).

E. Respondent shall report in writing within ten days any and all violations of this Stipulation and Consent Order to the Board's Executive Director.

Respondent and the Committee enter into this stipulation based on the following findings of fact, conclusions of law, and other stipulated provisions:

#### **Findings of Fact**

1. The Board issued Respondent a Land Surveyor license on May 17, 1991.
2. Respondent was hired to survey a property so the property owner could sell parcels of the property. The property contains multiple buildings. The Respondent completed a certificate of survey on August 31, 2009 (herein known as "2009 survey").
3. This property previously had a survey completed of the full property that was completed on December 14, 1999 (herein known as "1999 survey").
4. Respondent proposed four different property line locations to break the property so parcels could be sold. The final 2009 survey completed by the Respondent did not include a fish cleaning house that was on the property and a survey line went straight through where the building is located.
  - a. The fish cleaning house is a permanent structure with concrete floors and utilities.
  - b. The fish cleaning house was recorded on the 1999 survey.
5. The setback requirements for all buildings were not met for the fishing cleaning house on the 2009 survey.

6. In his response to the Committee, Respondent stated that "We obviously knew the fish cleaning house was there as we set pipes on line between Parcels 2 & 3 on either side of the building. The reason we did not show the fish cleaning house on the 2009 survey was either <Owner> said they would share it or that she would move it."

7. Regardless of what the Owner stated, a property line cannot be put through an existing building on a plan. The building would have to be removed, raised or demolished before the property line was placed.

8. Respondent completed substandard work by failing to show the fishing cleaning house on the 2009 survey and putting a property line through the permanent structure.

#### **Conclusions of Law**

1. The Board has authority to license and regulate Land Surveyors and to take disciplinary action as appropriate. Minn. Stat. § 326.111 (2024).

2. Respondent violated Minn. R. 1805.0200, subp. 4(D), 1805.0650, subps. 1 and 2 (2023).

3. Respondent is subject to discipline pursuant to Minn. Stat. § 326.111 subds. 4(a)(1) and (3) (2024).

4. This Stipulation and Consent Order is in the public interest.

#### **Other Stipulated Provisions**

1. This Stipulation and Consent Order must be approved by the Board to become effective.

2. Respondent agrees that the Committee may move the Board *ex parte*, with or without advance notice to the Respondent, to approve this Stipulation and Consent Order. Respondent understands that the Board may either approve the Stipulation and Consent Order or not approve it. This stipulation and the files, records, and proceedings associated with this matter may be reviewed by the Board in its consideration of the Committee's motion.

3. If approved by the Board, this stipulation and consent order shall be classified as public data. Minn. Stat. § 13.41, subd. 5 (2024). The Board will post a copy of this order on its website. The Board will also send a summary to the national discipline data bank pertaining to the practice of land surveying.

4. If the Board does not approve this Stipulation and Consent Order, then the matter remains unresolved and the Committee may either seek to negotiate a revised Stipulation and Consent Order with Respondent to present to the Board or issue an order commencing a contested-case hearing before an Administrative Law Judge at the Office of Administrative Hearings. See Minn. Stat. §§ 14.57–.62, 214.10, subd. 2 (2024) (describing administrative hearing process).

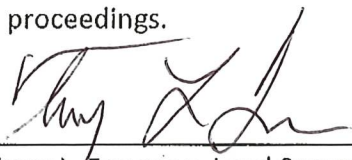
5. Respondent agrees that if this case comes before the Board again after it reviews and discusses this stipulation and consent order, Respondent waives any claim that the Board was prejudiced by its review and discussion of this Stipulation and Consent Order and any records relating to it.

6. Respondent acknowledges that they were advised by the Committee of their right to a contested-case hearing in this matter before an Administrative Law Judge, to file exceptions and make argument to the Board after the hearing, and to seek judicial review from any adverse

decision rendered by the Board. Respondent hereby expressly waives those rights. Respondent was further advised by the committee of their right to be represented by counsel and that they are represented by counsel.

7. Respondent has read, understands, and agrees to this stipulation and has voluntarily signed it. It is expressly understood that this stipulation contains the entire agreement between the parties, there being no other agreement of any kind, verbal or otherwise. If approved by the Board, a copy of the final Stipulation and Consent Order shall be served personally or by first class mail on Respondent. The Board's order shall be effective when it is signed by the Chair of the Board or the Chair's designee.

8. Pursuant to Minn. Stat. § 16D.13 (2024), any civil penalty imposed by this stipulation and consent order shall begin to accrue simple interest in accordance with that section thirty days after the civil penalty is due. Pursuant to Minn. Stat. § 16D.17 (2024), thirty days after any civil penalty imposed by this Stipulation and Consent Order is due, the Board may file and enforce any unpaid portion of the civil penalty as a judgment against Respondent in district court without further notice or additional proceedings.

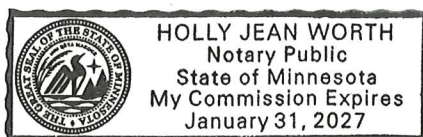
  
Terry L. Freeman, Land Surveyor

STATE OF Minnesota

COUNTY OF Hubbard

This instrument was acknowledged before me on July 8<sup>th</sup> 2025 by Terry Freeman.

(stamp)

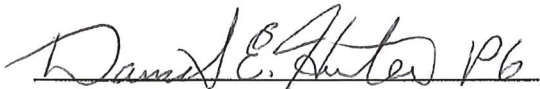


  
(Signature of notary officer)

My commission expires: January 31 2027



COMPLAINT COMMITTEE

 PG

DANIEL HUNTER, PG

Chair

Dated: August 13, 2025

CONSENT ORDER

Upon consideration of this Stipulation and Consent Order, and based upon all the files, records, and proceedings herein, all terms of the Stipulation and Consent Order are approved.

Accordingly, the Board hereby ADOPTS the stipulation and issues the ORDER described above.

MINNESOTA BOARD OF ARCHITECTURE,  
ENGINEERING, LAND SURVEYING, LANDSCAPE  
ARCHITECTURE, GEOSCIENCE AND INTERIOR  
DESIGN

Dated: 8-13, 2025



DANIEL KELSEY, PE  
Board Chair