

The Sheffler - Comprehensive Oil & Gas Capabilities

Sheffler provides expertise and solutions to clients in the oil & gas industry. Our professionals has extensive knowledge in civil engineering and surveying focused on the planning, regulatory permitting, exploration and production services associated with oil & gas commerce. In the highly competitive energy business, Sheffler is known as possessing high professional integrity and as a trusted partner.

- Well Pad Design & Permitting
- Pipeline Design & Permitting
- Impoundment Design & Permitting
- Tank Pad Design and Permitting
- Roadway Design
- Landowner Exhibits
- Pad Sting Studies
- Dam Permits
- Erosion & Sedimentation Control Plans
- Wetland Delineation
- Wetland Stream Encroachment Permits
- Infiltration Testing
- HOP Permits
- Title Mapping & Management Solutions
- Post Construction Stormwater Management Plan
- Stormwater/BMP Plans & Designs
- Impoundment Inspection
- Construction Management Services
- Utility Relocation Coordination
- DEP/DNR Well Permit Plats
- ROW Easement Exhibits
- Property Boundary Surveys
- LOD/Construction Surveying

Testimonial

“ I have managed Sheffler in stressful and complicated projects requiring high levels of intelligence and understanding: they met every challenge, deadline and goal, presented and tackled every problem with grace and ease...

...Their innovative ideas and solutions increased our company's efficiency...

...Their dedication and precise resolutions have enabled me to build a very talented team here at CONSOL by not having to spend countless hours reviewing/revising work. Instead, our team has been able to focus more on corporate growth, improvement of existing processes and providing a better product to our various internal business units. ”

Richard P. Murphy
Survey Manager – Land
CONSOL Energy



Title Mapping & Management Solutions

prepared by
Sheffler & Company

Hidden Risk, Huge Ramifications



The Title Mapping process appears relatively administrative, yet it has the ability to derail even the most straightforward project if not proactively approached, managed and executed. The combination of field, legal, research and data gathering activities that support the process of clearing land titles for development often creates opportunities for risk and exposure. Without expert consultation, it is likely that incorrect, conflicting or ambiguous data, tax documents, descriptions and surveys can present very real challenges to the process, as do property details, sensitive features, boundary disputes and land owner conflict.

Title Mapping & Management Capabilities

Sheffler provides clients with a collaborative team of licensed surveyors, GIS specialists and industry experts joining forces to provide complete Title Mapping and Management Solutions that identify challenges early, minimize risk throughout and result in a solid position for your project.

Deed Research	Surface Mapping	Mineral & Lease Mapping	GIS Services	Well Plat Preparation
Perform courthouse research and online inquiries. Extract current surface and mineral deeds by tax parcel. Abstract exceptions and reservation references. Run chain of title to verify ownership and description. Search for surveys or recorded plats.	Analyze parcels within unit boundary. Gather relevant tax assessment information. Field recon and parole evidence surveys. Surface tract plotting and compilation. Compile field survey evidence. Identify and address boundary issues. Resolve tracts using field evidence and aerial imagery. Populate schema and prepare GIS/CAD map.	Organize and track title opinions by drilling unity. Create a digital chain of title and plot each deed with any outsales. Generate mapping curative reports visualizing boundaries, features and ownership. Resolve any issues identified during process. Determine mineral and lease ownership boundaries through title chain analysis. Resolve mineral and lease estates to be consistent with surface tracts.	Build dataset for reference by operations, land planning and royalty accounting. Provide topologically correct polygon network consistent between layers. Create common repository for tabular data for consistent, accessible data. Enable clients to execute complex data/special queries of data sets.	Complete all field work including surface hole stakeouts and property tie requirements. Complete water source survey on property. Perform existing gas well recon per state regulations. Prepare signed/sealed WV, PA, and OH well plats in accordance with state specific DEP regulations.

The Sheffler Difference

After years of serving the needs of power & energy clients throughout Appalachia, Sheffler has designed a team uniquely qualified to anticipate risk in the title mapping process and collaborate proactively for the most accurate data and effective solutions. Some of the benefits clients enjoy include:

- Integrated legal, survey and mapping expertise through our in-house attorneys, professional surveyors and engineers, trained field staff, project managers and GIS experts.
- Expertise in the oil & gas industry, both upstream and

midstream, including regulatory requirements, efficient mapping solutions and recognizing common project pitfalls.

- Regional knowledge, relationships and investment that translate into project results through understanding of local process and data quality, land owner engagement and an unmatched ability to expedite data collection, municipal inquiries and permit approvals.
- Reduced risk due to our multi-disciplinary approach and collaborative review, processing and field testing of data, findings and mapping.

