



# Phil Erwin

## Certified Real Estate Appraiser

## Right of Way Negotiator

### Education:

Bachelor of Science, Business Administration  
Missouri Southern State University-1984

### Certifications:

Certified Residential Real Estate Appraiser for Missouri, Oklahoma and Kansas  
MoDOT Approved Appraiser  
KDOT Approved Appraiser & Negotiator

### Affiliations:

International Right-of-Way Association  
National Association of Realtors  
Ozark Gateway Association of Realtors

### Years Experience:

43 Years

### Years with TSE:

7 Years

### 5 Year Project Count:

30 Appraisal Projects  
20 Right of Way/Easement Negotiation Projects

### Professional Experience:

Phil Erwin joined the Tri-State Engineering team in 2003. His responsibilities include real estate appraisals and land acquisition. Phil was employed with MoDOT in the Right-of-way department for 35 years. Phil has extensive experience and knowledge in real estate appraisals and right-of-way negotiations.

Phil works efficiently and diplomatically, representing the client's needs to property owners impacted by improvement.

### Relevant Experience:

#### Transportation

For the City of Webb City, MO Phil completed Residential and Commercial appraisals and acquisition of new right of way for widening and easements for utility relocation. These were for three roadway projects.

For the City of Joplin, MO Phil completed Residential and Commercial appraisals and acquisition of new right of way for widening and easements for utility relocation. These were for the Connecticut Avenue widening project.

#### Water

For Missouri American Water Company, Phil acquired over 225 easements for the North Newton County project. This project involved eliminating contaminated wells and replacing water system features with potable water.

Missouri American Water in association with the Quapaw Tribe of Oklahoma extended water service to the Downstream Casino. This required 22 water easements within 90 days.

#### Gas

Easements were acquired for a gas supply line extension for Missouri Gas Energy near Ozark, Missouri. The total supply line length is approximately 3.5 miles.

#### Sewer

The City of Neosho extended the South & West sewer distribution line within the core residential and commercial area of the city requiring Phil to acquire 10 easements within 60 days.

