**P. RUSSELL TOPPER**

# 2533 Inderrieden Rd. Chandler, IN 47610 (812) 306-6718

 russelltopper@gmail.com

**OBJECTIVE** Land Manager/Project Supervisor/Landman/Leasing/Title Abstractor/ /Due Diligence/Acquisitions/Curative/Right-of-Way Easement Agent/Drill Site

# **QUALIFICATIONS** \* Natural Resource Exploration and Right-of-Way experience

\* Landman with Entrepreneurial and Self Proprietor experience

\* AAPL Member, Detail Oriented Management and Research experience and willing to relocate or travel

\* Mineral Title Abstract and Mortgage Title experience

\* Ability to quickly become a part of any community through meeting landowners and farmers for leasing and right-of-way negotiations while providing honest information with regards to why I’m there.

## EDUCATION UNIVERSITY OF SOUTHERN INDIANA Evansville, IN

##  Bachelor of Science in Business Administration, May 2001

##  Marketing emphasis, Psychology minor Overall GPA: 3.0

 Major GPA: 3.1

##  HARLAXTON COLLEGE Grantham, England

##  Study Abroad Program, May 2000 Overall GPA: 3.25

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##  INTERNSHIP Keller Crescent, Co. Evansville, IN

 Public Relations emphasis, Fall Semester 2000

## SIGNIFICANT COURSES: Business Marketing, Interpersonal Communications, MIS, Marketing Research, Operations Management, Consumer Behavior, Geography, Psychology

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## RELEVANT

## EXPERIENCE WILLBROS ENGINEERS (U.S.), LLC, Representing Rover Pipeline LLC

 November, 2014 to July 18, 2015

 \* FERC (Federal Energy Regulatory Commission) Right-of-Way Project -- Perform 40 to 100 year title abstracts that included surface ownership, current leases, any easements, rights-of-way, out-sales, outstanding liens, mortgages, judgments, or delinquent taxes of record, submitting completed chains of title, title ownership reports and reference document packages into the CLS (Contract Land Staff) Online System Database.

 \* Perform right-of-way acquisition negotiations with individual landowners based off survey maps, update CLS with new correspondence.

 \* Write the checks for and record signed right-of-way agreements in the corresponding counties courthouse, enter the compensation and budget information into the CLS Database, review and correct any discrepancies with all completed files before finalizing and closing in a secured location for the client.

 \* Perform title curative, due diligence and troubleshoot office procedures with FERC requirements, while having to meet time deadlines in an ever changing environment.

##  TOPPER ENTERPRISE, LLC, d/b/a OHIO VALLEY LAND TITLE

##  Member/President August, 2005 - November, 2014

\* Perform right-of-way acquisitions, due diligence, curative,

 \* Perform mortgage and extensive mineral title abstracts, land contracts

##  \* Multi-task projects, exude time management skills, self-motivated

 \* Expanded clientele through marketing efforts, lease acquisitions

\* Managed all accounting and workflow from multiple mortgage title companies

 \* Managed and trained mortgage title abstractors and reviewed their work

 \* Managed multiple title abstractors and assessed their progress through Excel

##  INDEPENDENT LANDMAN Evansville, IN

##  Independent Contractor December, 2001 - November, 2014

##  \* Perform physical well checks for signs of production, assess DNR and Geological Survey Maps and records for active production in order to file affidavits of non-development and/or forfeiture agreements if under expired leases. Assess Well Operators validity to claiming a well is HBP via shut-in and/or production laws pertaining to that state.

##  \* Surface and Oil and Gas/Coal/CBM/Shale Title, Leasing, R/W, Due Diligence

\* Lease buyer, right-of-way acquisitions, lease take-off, title abstracts, subordination of mortgages, division orders, well and road permitting and staking, well completions, 100 year drill site title, well unit curative, proficient in rectangular survey system and metes and bounds, severed minerals, speculative due diligence, proficient using PLAN, Greenbriar, Microsoft Office, Adobe Creative Suite, Fidlar/Laredo, LANDEX, Concur, Willview, CLS (Contract Land Staff) systems.

\* Conducted 100 to 150 year mineral searches in **Virginia** (Abbs Valley), **West Virginia** (McDowell, Mercer, Marshall, Hancock Counties), **Kentucky** (Union, Webster, Henderson, Hopkins, Letcher, Whitesburg, Harlan Counties) **Kansas** (Montgomery, Wilson, Chautauqua, Greenwood, Allen, Labette, Neosho Counties) **Indiana** (Montgomery, Gibson, Knox, Dubois, Pike, Posey, Spencer, Warrick, Vanderburgh Counties), **Illinois** (Hamilton, Saline, Wayne, White, Williamson Counties), **Ohio** (Belmont, Harrison, Monroe, Carrollton, Jefferson) **Oklahoma** (Various Northern Counties), **Pennsylvania** (Centre, Clinton, Lycoming, Potter, Tioga, Lawrence, Butler, Bradford, Washington Counties)

 \* Title curative, ownership spreadsheets/reports, PLAN, mapping and deed plotting, project coordination and team management, working with leaders

\* Most recent client's and broker’s I’ve worked for are Willbros Engineers (U.S.), LLC Representing Rover Pipeline, Pechin Land Services, Woolsey Energy, Next Energy, LLC, Dart Oil and Gas, Trinity Energy, Long Consulting Group, LLC, Meridian Energy, Trans Continent, White Pine Land Companies

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##  QUALITY LAWN CARE LANDSCAPE SERVICE Evansville, IN

##  Owner/General Partner 1999-2001

\* Time management skills by scheduling jobs

\* Perform all maintenance on equipment and maintained the inventory of parts needed to perform routine maintenance.

\* Expanded clientele through marketing strategies

**SKILLS** \* Maintenance Solutions, Project Coordination, Mineral Management, Telecommunications Installation, Auto and Marine Mechanics, Fabrication, Welding, Problem Solving, Federal Energy Regulation Committee Projects, CLS (Contract Land Staff) Systems, AAPL Member, PLAN, Long Land Systems, Microsoft Office, Adobe Photoshop and Acrobat, SPSS, Greenbriar and Other Deed Plotting Programs, Presentations and Interpersonal Communication, Oral, Written and Typing Skills, Topographic, Arial Maps, Plat, Survey, Oil and Gas Field, Geological Survey System Maps Interpretation, GPS.

**REFERENCES** **\*** **Tracy Robbins**, Title Supervisor**,** Representing Rover Pipeline LLC, 67501 Mall Ring Road, Unit 923, St. Clairsville, OH 43950 Cell 731-514-2430

 **\*** **Larry A. Linvill**, Senior Staff Landman, Woolsey Operating Company

125 N. Market, Suite 1000, Wichita, KS  67202 316-267-4379 x 133 office 316-789-4621 cell, llinvill@woolseyco.com

**\* Ryan O. Kelley,** District Landman, Woolsey Operating Company (618) 751- 6026 -- mobile

**\* Skip Moyers**, Dart Cherokee Basin Operating Company District Landman, 211 West Myrtle, Independence, KS  67301, (620) 332-2415 – phone, (620) 331-7948 – fax, (620) 205-6536 – mobile

**\* Daniel Eager**, Indiana Search Technologies, (812) 760-6685 -- mobile