

**SASKATCHEWAN LAND SURVEYORS ASSOCIATION  
2022 PROFESSIONAL EXAMINATION  
STANDARDS OF PRACTICE AND PRINCIPLES OF EVIDENCE – PAPER IV**

3 HOURS

*13 questions on 7 pages*

**Question 1**

*A Controller of Surveys Notice, dealing with the standard practice of retaking existing road widenings in conjunction with a new widening was published on August 12, 2021.*

- /1 (a) What direction does this notice give to Saskatchewan Land Surveyors working on widening a highway under the administration of Saskatchewan Ministry of Highways?

**Question 2**

- /1 (a) What is a Parcel Tie (or Tie Code)?
- /3 (b) What are three ways you can identify that a title has Parcel Ties associated with it?
- /2 (c) List instances where you might see Parcel Ties being used in an urban setting.
- /2 (d) List instances where you might see Parcel Ties being used in a rural setting.

**Question 3**

- /2 (a) In the context of a condominium development, what is the difference between a parking space and a parking unit. Can a parking space be converted into a parking unit?
- /2 (b) What is the minimum monumentation required to define the limits of exterior condominium parking units?
- /4 (c) Once a condominium plan has been approved, an application to raise titles for the parcel can be submitted to the Land Registry at ISC. What information must accompany this application?
- /4 (d) What happens when the application to issue titles for a parcel pursuant to an approved condominium plan is submitted to the Land Registry at ISC?

**Question 4**

- /1 (a) You have found traces of a monument, and you have restored the monument. What symbol and notations do you use on the plan you intend to register to show the restored monument?
- /1 (b) You have re-established a lost monument using lines of occupation. What symbol and notations do you use on the plan you intend to register to show the re-established monument?
- /1 (c) You have found a monument with markings that are illegible. What should you do?
- /1 (d) You have found a monument buried 1.6m below the surrounding grade. You are confident that the monument is un-disturbed and is in its original position. What is the recommended method to remedy this situation to avoid digging another 1.6m deep hole to find this monument in future?

### **Question 5**

The case "*Resort Village of Island View v. Romashenko*", was brought before the Court of Appeal for Saskatchewan in 2009 and the judgement was published in 2010.

- /2 (a) What was the cause that initiated this court case?
- /4 (b) *Affidavit of Surveyors* were considered in this case. Describe the positions outlined in the Affidavits.
- /2 (c) What was the judgement of this case?
- /2 (d) Describe how this case affects your assessment of a natural boundary.

### **Question 6**

- /1 (a) What is the difference between the First System and Second System of Township Surveys.
- /2 (b) What are the purposes of correction lines in Saskatchewan's Township Survey systems?
- /2 (c) What does '*Approved and Confirmed*' mean on a Township plan? Why do some Township plans have more than one edition '*Approved and Confirmed*'?
- /3 (d) Describe the River Lot Survey System. List locations of the River Lot Survey System in Saskatchewan.
- /2 (e) Where is the Principal (or Prime) Meridian (the backbone of Western Canada's Township Survey System) and give one reason why this location was selected.

## Question 7

- /2 (a) Sketch the metes and bounds description shown below.
- /1 (b) Add Road Plan 74-SC-07038 to your sketch for 7(a), assuming the plan is:
- *Linear*
  - *Orientated North-South*
  - *Constant width.*

of and in all that Portion of the South West Quarter of Section TWENTY NINE (29),  
in Township ELEVEN (11),  
in Range TWELVE (12),

West of the Third Meridian, in the Province of Saskatchewan, in the Dominion of Canada,  
described as follows: COMMENCING at the Southwest corner of the said Quarter Section;  
thence northerly along the Western boundary thereof, Four Hundred and Seventeeh (417)  
feet; thence easterly parallel with the Southern boundaryTwo Hundred and Eight (208)  
feet; thence southerly parallel with the said Western boundary to the said Southern  
boundary; thence westerly along the said Southern boundary to the point of commencement,  
containing One and Ninety Nine Hundredths (1.99) acres, more or less,

EXCEPTING: Fourteen Hundredths (0.14) of an acre, more or less, shown as Parcel "B",  
taken for a Roadway, as shown on a Plan of Record in the Land TitlesOffice for the  
Swift Current Land Registration District as No. 74-SC-07038,

- /2 (c) What is the difference between rural and urban metes and bounds descriptions recorded in the Saskatchewan Land Surveys Directory?
- /2 (d) The above metes and bounds description has standard iron posts at each corner and measurements confirm that they are within tolerance. Do these posts govern the boundary?

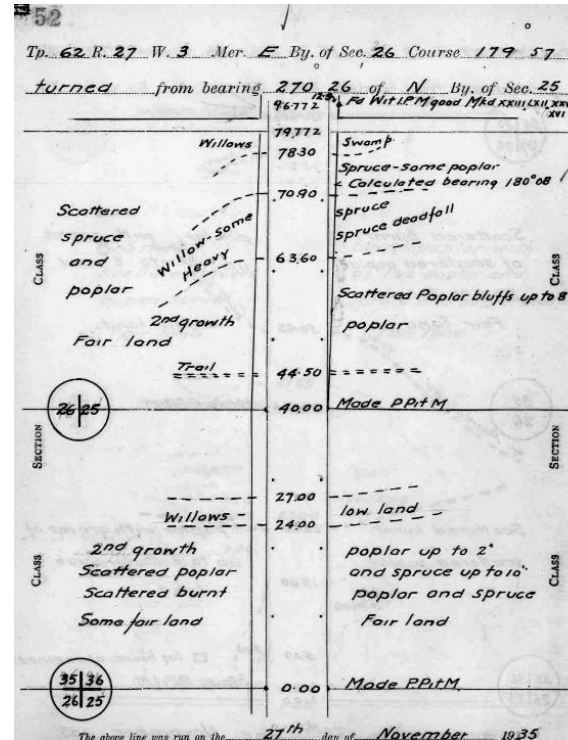
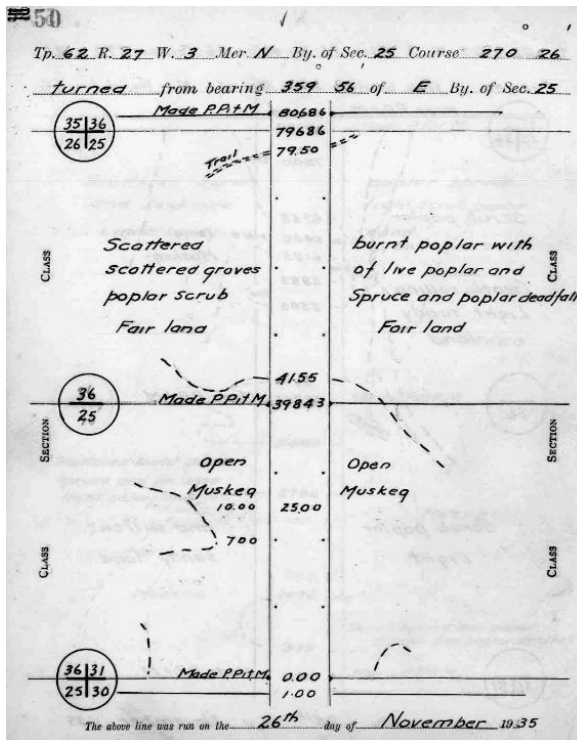
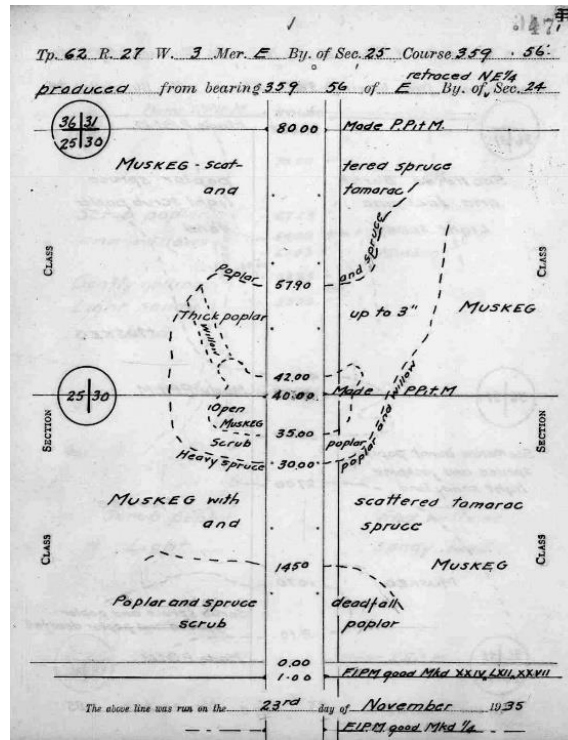
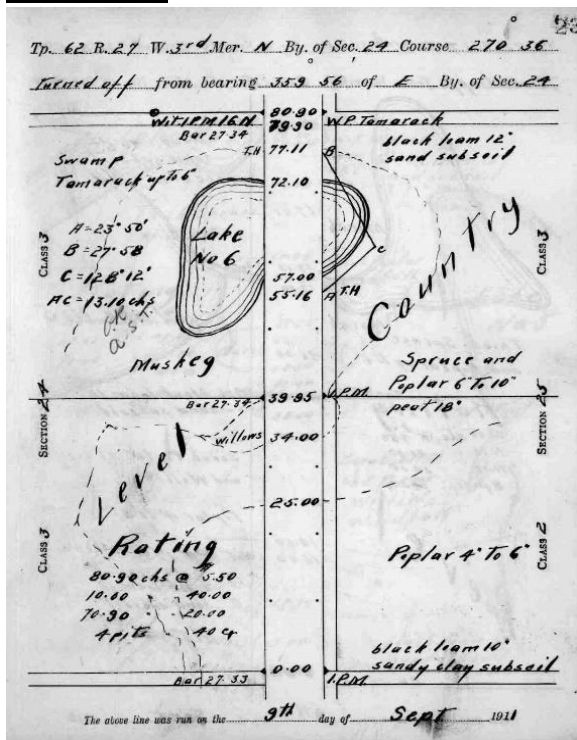
## Question 8

- /4 (a) Why was the Descriptive Plan Type II (DP II) developed? What are three situations where a DP II could be used?
- /2 (b) Who may prepare a DP II Plan?

## Question 9

- /3 (a) When searching the Provincial Archives of Saskatchewan for information relating to a land surveying project, what types of records would you expect to find?
- /1 (b) How does a Saskatchewan Land Surveyor gain access to search the Provincial Archives of Saskatchewan records?
- /1 (c) Where can a Saskatchewan Land Surveyor find historical cemetery plans?
- /1 (d) Where can a Saskatchewan Land Surveyor find historical field notes related to road plans?

**Question 10**

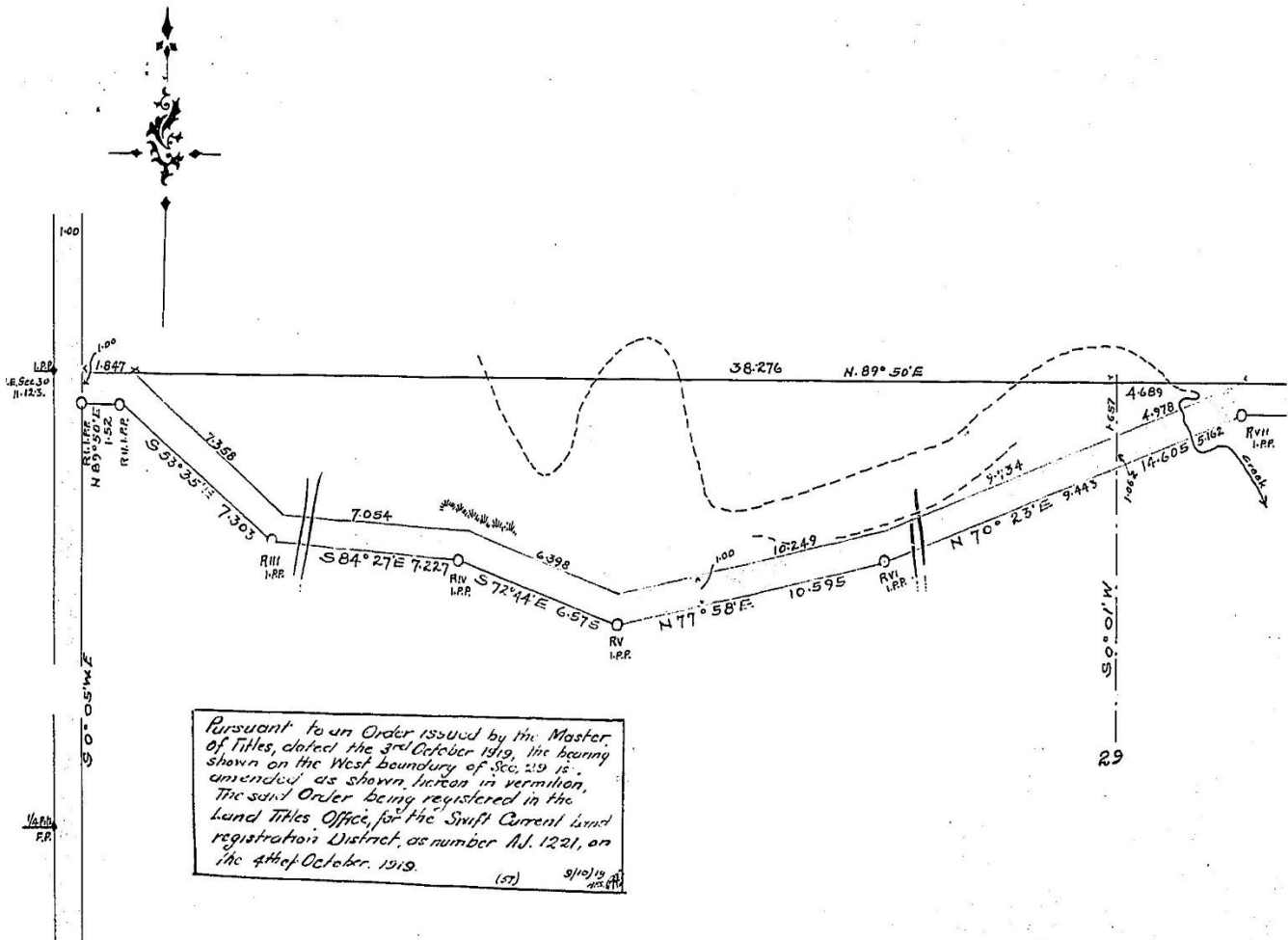


/6 (a) Sketch the boundaries, monuments, and measurements for Section 25-62-27-3, recorded on the above split line field notes.

/2 (b) Assume Bulletin 38 (Department of the Interior), Description of Boundary Monuments Erected on Surveys of Dominion Lands 1871 – 1917 instructions were followed for bush and the monument was placed in 1911. Sketch the detailed monument configuration and post markings that you would expect to find at the witness monument shown on the above field notes.

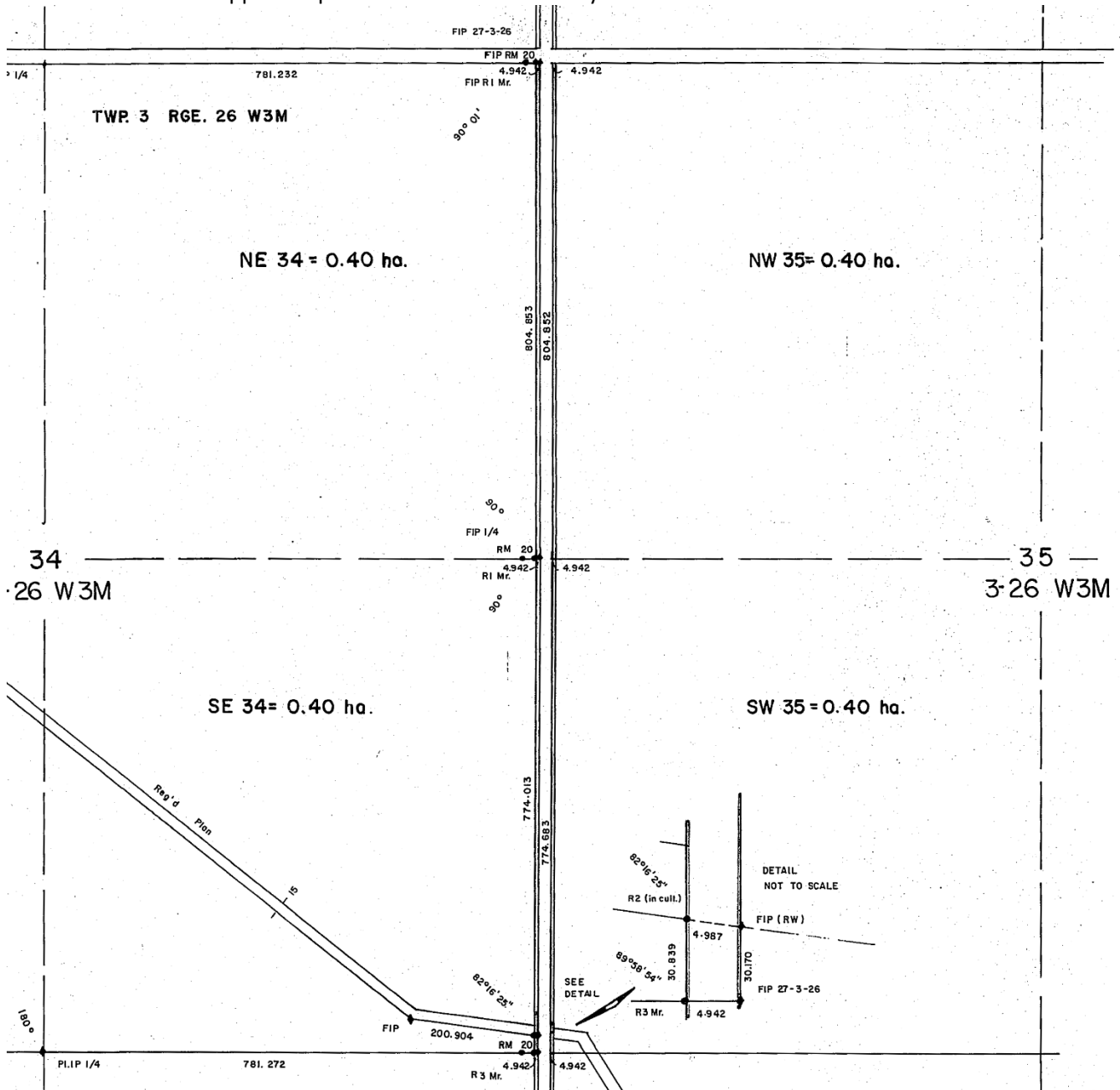
**Question 11**

- /2 (a) You are conducting a survey adjacent to the road plan shown below and to complete it you need to retrace the boundary. You have found original monuments at RIII, RIV, RVI and RVII. An exhaustive search has been completed and you have concluded that RV is a lost monument. Without coordinate geometry calculations, describe and/or show with a sketch, your methodology to re-establish RV.
- /3 (b) You are conducting a survey adjacent to the road plan shown below and to complete it you need to retrace the boundary. You have found original monuments at RII, RIII, RVI and RVII. An exhaustive search has been completed and you have concluded that RIV and RV are lost. Without coordinate geometry calculations, describe and/or show with a sketch, your methodology to re-establish RIV and RV.
- /2 (c) If the below road plan was registered in 1915, what are acceptable standards of accuracy when calculating closures using this plan, and to your own measurements? After completing your field work you have gained an understanding of how your measurements are checking to those shown on the road plan. What are some factors that could explain why these errors exists?
- /4 (d) When re-establishing the road posts in the above scenarios you must decide to place (or not place) marker posts. What direction does the Land Surveys Regulations and the ISC Road Survey Guide offer on when and how to use marker posts?



**Question 12**

- /2 (a) You need to find, restore, or re-establish E ¼ 34-3-26-3. You have found original monuments at NE27, NE 34, R1 (near NE34), R1 (near E ¼ 34) and R3. You have concluded that the RM adjacent to R1 (near E ¼ 34) and E ¼ 34 are lost monuments. Without coordinate geometry calculations, describe and/or show with a sketch, 2 acceptable methods to re-establish E ¼ 34.
- /1 (b) Identify any defect, inconsistency, error, or omission on the plan below.
- /2 (c) How does a Saskatchewan Land Surveyor correct any defect, inconsistency, error, or omission on a plan that has been approved pursuant to the Land Surveys Act 2000?



### Question 13

Governing Legislation / Regulations, ISC's Plan Preparation and Procedure Manual, and Plan Preparation Document - Plan of Survey (Feature Plans - 2014) provide guidance to SLS's conducting Feature Right of Way surveys.

- /5 (a) On the Feature Right of Way shown, sketch theoretical measurements and information required. (calculations not required)
- /2 (b) You have surveyed and posted a Feature Right of Way for an Oil & Gas operator. The client has informed you that they do not intend to construct the pipeline and have cancelled the project. You have not registered a plan. What direction does ISC's Plan Preparation and Procedure Manual offer on how to record the measurements and iron posts placed?
- /2 (c) You have surveyed and posted a Feature Right of Way for an Oil & Gas operator. You understood (in error) that the pipeline was constructed, and you registered a Feature Right of Way plan at ISC. The client has informed you that they do not intend to construct the pipeline and have cancelled the project. There are no related interests registered on title. What tools are available to a Saskatchewan Land Surveyor to deal with this situation?
- /2 (d) When are Community Planning Approvals (under the Planning and Development Act, 2007) required when registering a Feature Right of Way plan?
- /1 (e) An affidavit stating "The municipality has been advised in writing of the intent to submit the plan to the Controller of Surveys" must accompany a Feature Right of Way plan registration submission to ISC under certain conditions. What are these conditions?

