

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

C8 – CADASTRAL STUDIES

March 2024

Note: This examination consists of 10 questions on 2 pages.

Marks

Q. No

Time: 3 hours

Value Earned

1.	Provide your understanding of the following Cadastral Studies concepts: a) Riparian Rights b) Survey Error c) Building Location Certificate/Real Property Report d) Restrictive Covenant e) Boundary f) <i>Nemo dat quod non habet</i> g) Innocent Passage h) Airspace Parcel i) Title Insurance j) Trespass	10	
2.	The Quebec Civil Code allows for the resolution of boundary uncertainties through a process different from those in other provinces/territories. What is this process called and provide your understanding of this process.	10	
3.	Land surveyors use the hierarchy of evidence to re-establish a boundary. The courts have provided surveyors with clear direction on what constitutes the hierarchy of best evidence and the rigour they must use when retracing boundaries. One of these court cases is <i>Richmond Hill Furriers Ltd. v. Clarissa Developments Inc, (1996)</i> . Provide your understanding of the court case and how it applies to the hierarchy of evidence.	10	
4.	Tenancy in Common and Joint Tenancy are two interests that are held by more than one owner. Explain the differences between them.	10	
5.	Discuss the following concepts as they apply to Aboriginal rights related to land and land use: a) Aboriginal Title b) Treaties c) First Nation Land Management (FNLM)	10	
6.	Define what a “Survey System” is and explain the purpose of a survey system. Choose one survey system in Canada that you are familiar with and briefly describe it.	10	
7.	Condominiums have been increasing in popularity in the past several years. Describe the different types of condominiums. How are the boundaries of condominiums established and defined by surveyors?	10	
8.	Explain the difference between a right of way and an easement. How are easements formed? What rights to the land does the owner of the easement have?	10	

9.	Provide your understanding of the Doctrine of Estoppel. What are the four criteria that must be satisfied under a claim of estoppel?	10	
10.	Provide your understanding of natural boundaries. Discuss how natural boundaries are created and eliminated. Describe how these changes in natural boundaries can complicate land ownership and title to land.	10	
	Total Marks:	100	