

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS**C8 – CADASTRAL STUDIES****March 2025****Note: This examination consists of 10 questions on 1 page.****Marks****Q. No****Time: 3 hours****Value Earned**

1.	Provide your understanding of the following Cadastral Studies concepts: a) Encumbrance b) Duty of Care c) Common Law d) Airspace Parcel e) Innocent Passage f) Colour of Title g) Restrictive Covenant h) Party Wall Agreement i) Accretion j) Estoppel	10	
2.	a) What is an easement? b) What does it mean to say that “easements run with the land”? c) What are the characteristics of easements? d) How are easements created?	10	
3.	There are many court decisions that deal with water as a natural boundary. One of the most well-known court cases is <i>Clarke v. City of Edmonton</i> in 1929. Discuss the outcome from that court case. How did the court case deal with the definition of bank and riparian boundaries?	10	
4.	The Torrens registration of title system has three key principles that are the pillars of title registration. Name and explain the three principles.	10	
5.	Define Leasehold and Freehold properties. Discuss the advantages and disadvantages of each type of property.	10	
6.	Provide your understanding of Aboriginal Title and describe what impact the Delgamuukw case had on the recognition of Aboriginal Title in Canada.	10	
7.	Compare and contrast adverse possession, colour of title and prescription.	10	
8.	Discuss the role of a land surveyor in the process of a boundary resolution.	10	
9.	Explain what Riparian rights are. Riparian rights have generally been classified under six headings in Canada, describe 4 of them.	10	
10.	Provide your understanding of what actions constitute actions of nuisance with respect to Cadastral Studies and how these actions could infringe upon a property owner’s rights towards quiet enjoyment of their land.	10	
Total Marks:		100	