

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS**C8 – CADASTRAL STUDIES****March 2026****Note: This examination consists of 10 questions on one page.****Marks****Q. No****Time: 3 hours****Value Earned**

1.	Land surveyors owe a duty to their clients and at the same time, a duty to the public and their profession. Explain some of the responsibilities of a professional land surveyor with legal aspects of boundary retracement and demarcation while balancing their duty to clients, the public and their profession.	10	
2.	Compare and contrast adverse possession and prescription.	10	
3.	Explain what Riparian rights are. Riparian rights have generally been classified under six headings in Canada, describe four of them.	10	
4.	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	
5.	Discuss the concept of Aboriginal title and other Aboriginal rights to land in Canada. There are several court cases that have led to the development of Aboriginal rights and Aboriginal title as it is today. Briefly describe one of the court cases that has had an impact on the recognition of Aboriginal title in Canada.	10	
6.	List and briefly describe the four unities of joint tenancy.	10	
7.	Provide your understanding of the following estates in land: a) Fee Simple Estate b) Life Estate c) Leasehold Estate	10	
8.	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>Cain v. Copeland, [1922], 66 D.L.R. 806</i> . Provide your understanding of the court case and how it applies to the hierarchy of evidence in property title law.	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.	The use of coordinates as the primary evidence of boundary corners has been proposed and used more recently in the modern age of widespread GNSS usage. Compare the benefits and drawbacks between using coordinates for boundaries instead of physical monuments.	10	
Total Marks:		100	