

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

C8 – CADASTRAL STUDIES

October 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) Expert Witness b) Modern Treaty c) Condominium/Strata d) Datum e) <i>Bona Fide</i> Purchaser f) Meridian g) Restrictive Covenant h) Indefeasibility of Title i) Estate j) Common Law	10	
2.	What do you need to consider as a land surveyor when your opinion of the boundaries does not match the physical occupation of the landowners? Include the types of documents or evidence that you would use during your determination of the boundary.	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.	Explain the maritime zones identified under the United Nation Convention on the Law of the Sea (UNCLOS) and the Oceans Act.	10	
5.	Canada has several types of survey systems across the country. Describe briefly the following two and what would the benefits be for each: a) Dominion Land Survey System b) River Lot System	7 3	
6.	Explain the differences between “joint tenancy” and “tenants in common”. Describe the four unities of joint tenancy.	10	
7.	Define and show the differences between: a) Aboriginal rights b) Aboriginal title c) Treaty rights	10	
8.	Water boundaries have a variety of labels depending on the jurisdiction where they are located (bank, natural boundary, OHWM, water’s edge, etc.). Pick a provincial jurisdiction that you are familiar with and name the label that is used for water boundaries and how the water boundary is determined.	10	

9.	Provide your understanding of the following estates in land: a) Fee Simple Estate b) Life Estate c) Leasehold Estate	10	
10.	Discuss the difference between “unskilled practice” and “unprofessional conduct” for a professional land surveyor. In your opinion, which one would be worse to be found guilty of in a discipline case?	10	
	Total Marks:	100	