

# CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

## C8 – CADASTRAL STUDIES

**October 2025**

**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:<br><br>a) Indefeasibility of title<br>b) Numbered treaty<br>c) Datum<br>d) Survey error<br>e) Joint tenancy<br>f) Eminent domain<br>g) Municipality<br>h) <i>Cuius est solum, eius est usque ad coelum et ad inferos</i><br>i) Aliquot parts<br>j) Statute law                                                                                                          | 10 |  |
| 2. | 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 |  |
| 3. | a) Explain what a metes and bounds description is and what the purpose of such a description is.<br><br>b) Discuss the merits of having a parcel description refer to a registered plan as opposed to using a metes and bounds description.                                                                                                                                                                                                     | 10 |  |
| 4. | 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 |  |
| 5. | When homeowners are purchasing a freehold parcel with a house, it is suggested that they either obtain a Real Property Report (RPR) or Title Insurance. Show your understanding of what the differences are between a Real Property Report (RPR) and Title Insurance. Explain how each one would protect the purchaser.                                                                                                                         | 10 |  |
| 6. | Explain the differences between “joint tenancy” and “tenants in common”.                                                                                                                                                                                                                                                                                                                                                                        | 10 |  |

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| 7.  | Land surveyors are cautious NOT to disturb settled possession. What is meant by “settled possession”? 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? | 10  |  |
| 8.  | 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  |  |
| 9.  | Briefly discuss the following concepts as they apply to Aboriginal rights related to land and land use:<br>a) Aboriginal Title<br>b) Treaties<br>c) First Nation Land Management (FNLN)                                                             | 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  |  |
|     | <b>Total Marks:</b>                                                                                                                                                                                                                                 | 100 |  |