



Nothing ...can replace a survey!

"Both lawyers and surveyors believe that there is nothing that can replace a survey or provide as much information to the property owner about the extent of the owner's title. An up-to-date survey could save thousands of dollars worth of trouble down the road."

Bob Aaron, Real estate lawyer, Toronto Star Property Law columnist



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SURVEYOR'S REAL PROPERTY REPORT

**AN ACCURATE
REPRESENTATION
OF YOUR
PROPERTY**

What is a Surveyor's Real Property Report?

A Surveyor's Real Property Report is a legal document that clearly illustrates the location of all visible public and private improvements relative to property boundaries. It generally takes the form of a plan or illustration of the various physical features of the property along with a written report highlighting the surveyor's opinion of any concerns. The plan and report may be combined on one document. In a Real Estate transaction the Surveyor's Real Property Report can be relied upon by the purchaser, the seller, the lending institution, the municipality, the Realtor and all other parties to the transaction as an accurate representation of the property.

How much does a Surveyor's Real Property Report cost?

The amount of work to prepare a Surveyor's Real Property Report varies from one property to another, and so does its cost. Factors such as lot size and shape, number of buildings, natural features (trees, ravines.) and the age of the property affect the cost of the survey.

It is important to remember that your Surveyor's Real Property Report represents only a small portion of your total property investment and may help you to avoid costly and troublesome problems.

A Surveyor's Real Property Report includes establishing and marking the limits of your property. If other survey services are being contemplated, it may be economical to have the additional work performed at the time of the Surveyor's Real Property Report.

**A FRACTION OF
YOUR
INVESTMENT**

Who needs a Surveyor's Real Property Report?

Property owners - to ensure that:

- the extent of the property being purchased is the same as the property described in the Offer to Purchase.
- the boundary location is known, and the deed describes the property accurately.
- pertinent fences, trees, buildings, gardens, embankments, driveways, walkways, swimming pools, house additions and other improvements are within the boundaries.
- others are not entitled to partial use of the property through easements or rights-of-way.
- the property conforms to municipal requirements.
- the mortgage will proceed without delay.

**ULTIMATELY
LANDOWNERS, SO
THEY KNOW
EXACTLY WHAT
THEY OWN**

Property sellers - to provide:

- confidence in the purchase for the buyer by verifying the size and extent of the property.
- protection from potential lawsuits resulting from problems related to property boundaries and improvements.

Realtors - to provide:

- a visual representation of the property for sale.
- information to avoid delays in completing property transactions.
- protection from potential lawsuits resulting from misrepresentation in the Offer to Purchase related to property boundaries and improvements.

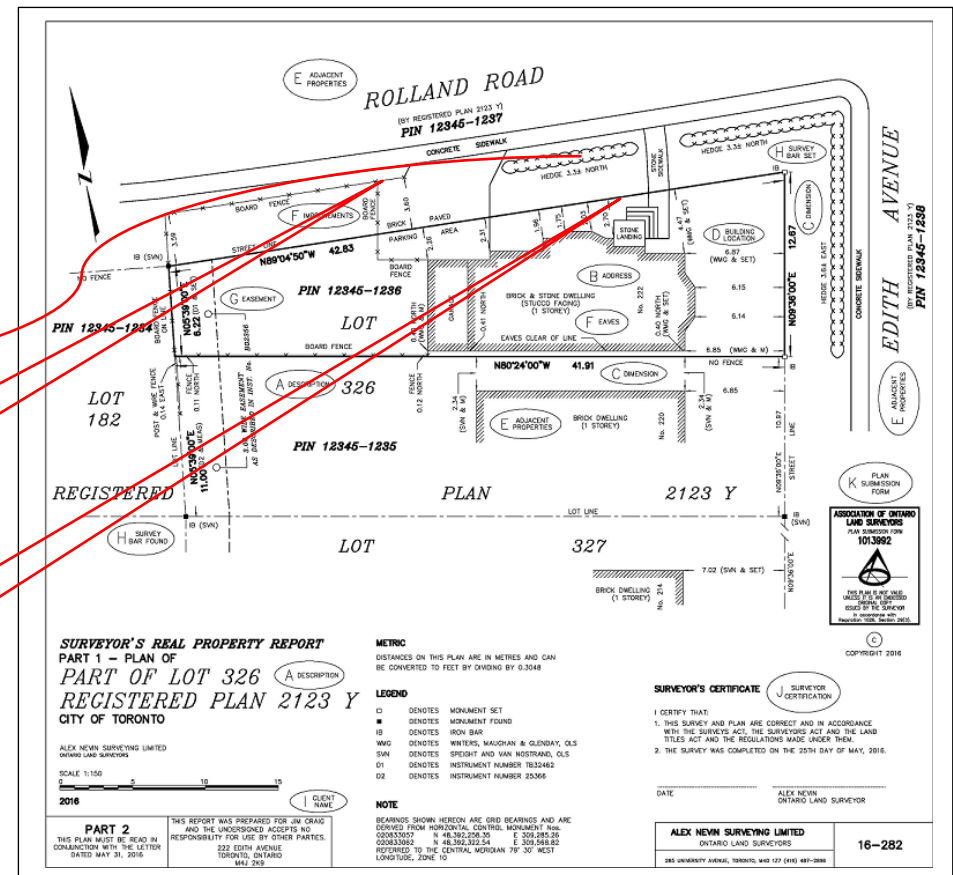
Q: Can Title Insurance Replace a Surveyor's Real Property Report?

A: In a real estate transaction, nothing can replace all of the information about the boundaries of the property that is disclosed by a current Surveyor's Real Property Report (SRPR), such as the extent of occupation, the location of rights-of-ways and easements, and encroachments. Title insurance is not an alternative to an SRPR since it requires less diligence in the investigation of title, is assumed to be "no fault" insurance when it isn't, and provides questionable assurance of savings to the party making the purchase.



FENCE NOT ON PROPERTY

PROPERTY LINE



A Surveyor's Real Property Report Shows...

- ✓ legal description of the property.
- ✓ address of the property.
- ✓ dimensions and locations of
- ✓ location of all buildings relative to property boundaries.
- ✓ location of adjacent properties, roads, and lanes.
- ✓ location and description of all pertinent improvements on the property, along with the setbacks to the property boundaries. The projections of overhangs and eaves may also be noted.
- ✓ type and location of any land-related encumbrances or interests on the property title including utility rights-of-way, roadways, and neighbour's rights-of-access.
- ✓ location of survey bars marking the property corners.
- ✓ a note indicating for whom the plan is prepared.
- ✓ certification by an Ontario Land Surveyor.
- ✓ Association of Ontario Land Surveyors' Plan Submission Form.

A legal description.

C dimensions and locations of boundaries.

E location of adjacent properties, roads, lanes, etc.

G type and location of any land-related encumbrances or interests on the title including utility rights-of-way, roadways, neighbour's rights-of-access, etc.

I a note indicating for whom the plan is prepared.

K Association of Ontario Land Surveyors' Plan Submission Form.

B address.

D the location of all buildings relative to boundaries.

F location and description of all improvements on the property, and setbacks to the boundaries. The projections of overhangs and eaves may be noted.

H location of survey bars marking the property corners.

J certification by an Ontario Land Surveyor.

The survey plan represents the house and boundaries shown on the photo.

**FOUR PHASES...
RESEARCH,
FIELD SURVEYS,
PLAN
PREPARATION,
WRITTEN
REPORTS**

What is involved in a Surveyor's Real Property Report?

An Ontario Land Surveyor is the only individual who can legally prepare a Surveyor's Real Property Report in Ontario. A valid Surveyor's Real Property Report must bear the original signature and embossed seal of the Ontario Land Surveyor preparing the report. In all cases the Ontario Land Surveyor will undertake the following tasks in the preparation of the Surveyor's Real Property Report:

- a search of title of the subject and abutting properties
- a search of all pertinent encumbrances registered against the title of the subject property
- a search of other surveyor's offices to obtain all plans relating to location of boundaries of the subject property
- a field survey to determine the actual dimensions of the property, the location of improvements and the setting of corner markers
- an analysis of research and field data
- the preparation of the plan illustrating the results of the field survey and the title research
- the preparation of a written report providing the surveyor's opinion about any contentious issues that may have been found during the survey

How does a Surveyor's Real Property Report protect you?

In cases of dispute, your surveyor is an expert witness in court and assumes full professional responsibility for the accuracy of your survey. The cost of the survey is small as a percentage of your total investment and a reasonable price to pay for peace of mind.

A Surveyor's Real Property Report:

- Provides information about one of the largest financial investments most people ever make.
- Identifies possible conflicts with adjoining owners.
- Provides assurance and peace of mind about the location of all boundaries

**WITH THE FULL
RESPONSIBILITY
OF THE
PROFESSIONAL
SURVEYOR**

The Association of Ontario Land Surveyors

The Association regulates the practice of professional land surveying and governs its members with the Surveyors Act, the regulations and the by-laws in order that the public interest may be served and protected.

A Surveyor's Real Property Report can only be prepared by a licensed member of this Association. Current regulations require that new members have a university education followed by an apprenticeship period and professional examinations.

If you have questions about Surveyor's Real Property Reports or if you wish to learn more about the other services a surveyor can provide, contact a licensed member of the Association of Ontario Land Surveyors.

Licensed Ontario Land Surveyors working in your area are listed at www.aols.org.

Ontario Professional Surveyors are issued licences in Cadastral (Legal Boundary) Surveying and Certificates of Registration (C of R) in the disciplines of Geodesy, Geographic Information Management, Hydrography and Photogrammetry by the regulating body, the Association of Ontario Land Surveyors. Cadastral (legal boundary) surveying services may only be offered to the public under the authority of a Certificate of Authorization issued by the Association of Ontario Land Surveyors. Holders of such Certificates must have liability insurance for errors, omissions and negligent acts, and must undergo an annual inspection process by the Association.

**The Surveyor's Real Property Report is
an accurate site-specific plan and report
on the real property of a landowner.**