

PROFESSIONAL WRITTEN (CADASTRAL) EXAMINATION
Friday, November 25th, 2016
9:00 A.M. – 1:00 P.M.

TIME ALLOWED:	Four (4) hours
# OF QUESTIONS:	Nine (9)
TOTAL MARKS:	104
PASS:	65%

INSTRUCTIONS

Note: This is a closed book examination. No aids are allowed.

1. There are nine (9) questions. Please ensure that you have a complete copy of the examination, including the plan.
2. Note the number of marks for each question before compiling your answers and allocate your time accordingly.
3. Place your exam registration number at the top right-hand corner of **each page** of your answers and on the front of each booklet. **DO NOT** write your name on or in the book(s). Label your booklets 1 of ____, 2 of ____, etc.
4. Each answer must begin on a new page, however questions may be answered in any order.
5. Reference each response to its question number, including subsection.
6. Write only on the right hand side of the examination book. You may wish to use the left (unruled) side for calculations, etc., however anything written on the unruled side will not be considered during marking.
7. Do not write in pencil.
8. This examination must be returned to the invigilator with your answer book(s).

November 2016 Professional (Cadastral) Examination

Question 1

(10 marks)

- a) The Association of Ontario Land Surveyors relies heavily on its members volunteering their time and expertise to participate on various Committees of the Association.

Choose three Committees of the Association of Ontario Land Surveyors and for each one:

- i) state whether or not it is a statutory committee (1 mark each)
 - ii) outline the mandate of the committee (1 mark each)
- b) The Survey Review Department (SRD) was brought into being by Council of the Association in January 1986.
- i) What is the purpose of the Department? (2 marks)
 - ii) How does the SRD deal with a firm that does not respond to requests for information with respect to a Comprehensive Review? (2 marks)

Question 2

(15 marks)

An experienced land developer has given your firm a Request for Proposal (RFP) to provide surveying services for a multi-phase 650 lot residential subdivision. He has indicated that the land was recently put into Land Titles, that a detailed Topographic Survey already exists and that the Subdivision has received Draft Approval. He has asked that your proposal include a fixed fee per lot and rates for any additional work envisioned. As your reply will form the “contract for services” for the duration of the project, you must address all issues considered good business practice in your letter.

Please prepare a formal estimate letter in response to his request.

NOTE: A mark will be given for each business/contract issue, to a maximum of 15. No marks are given for the actual survey work. Do not do a cost estimate; just insert dollar figures where necessary.

Do not sign the letter.

November 2016 Professional (Cadastral) Examination

Question 3

(10 marks)

As a land surveyor (Surveyor X), your client, a utility company, has asked you to produce a Reference Plan in order to describe and define a proposed 2 metre square easement at the corner of one lot on a recently registered Plan of Subdivision. Surveyor Y registered the Plan of Subdivision. The Plan of Subdivision also notes that monumentation had been set at all corners. You conducted a Land Registry Office and an in-office search of the subject and adjacent lands and requested and received field notes from Surveyor Y.

Upon commencement of your field operations it is noted that a number of survey monuments on the lot you are surveying are not present. In fact the ground has not been disturbed and there is no evidence that the monuments were ever set.

Read all of the questions below before answering.

- a) As a professional land surveyor your duty is to uphold the standards of the Association. As such what initial actions or measures would you take with Surveyor Y to resolve the situation? (3 marks)
- b) If Surveyor Y has not conducted him or herself in a professional manner or is unwilling to correct the situation, who would you contact at the Association in order to submit a complaint? (2 marks)
- c) Once a formal complaint has been submitted to the Association, describe all the possible steps/outcomes that such a complaint could take within the association? (5 marks)

Question 4

(10 marks)

- a) Name five (5) types of plans for which the limits may be un-dimensioned. (5 marks)
- b) Name five (5) types of plans that create geographic fabric. (5 marks)

November 2016 Professional (Cadastral) Examination

Question 5

(20 marks)

- a) The attached Surveyor's Real Property Report has numerous errors and deficiencies. Review this plan and **list** the errors or deficiencies found. (1 mark for each error/deficiency identified, to a maximum of 13 marks)

Note: Only the first 13 items in your list will be counted.

- b) Prepare a Summary Report, (Part 2 of the Surveyor's Real Property Report), that you would attach to this plan. (7 marks)

Note: Do not sign your name to the report.

Question 6

(10 marks)

You were retained to provide a Reference Plan for the creation of a 2 metre wide Gas Company easement. You directed your field crew to monument only one side of the easement with the required survey monuments, as per standards.

While doing the field work, your crew discovers that they cannot set monumentation along either limit of the easement due to physical features on the surface. Consequently the crew sets the monumentation on a 1 meter witness offset. A few weeks later the Gas Company places the underground service and removes a number of survey bars during the course of the placement operations. Two months later the Gas Company asks you to replace any removed monuments along the easement. Your field crew is now able to set the true corners and in the course of setting a monument the crew hits and punctures the newly placed gas line. The field crew calls you immediately to inform you of the accident.

- a) What are your obligations? (4 marks)
- b) Two months later you are presented with an invoice for \$10,000.00 for emergency repairs undertaken by the Gas Company and an accompanying letter explaining that you are at fault since you did not request an underground locate. The letter also states that all your past invoices will be held and that you will not be awarded further contracts until the matter is paid in full and would you please deposit the plan in the Registry Office.

Describe how you would handle this situation. (6 marks)

November 2016 Professional (Cadastral) Examination

Question 7

(5 marks)

The principle of proportional division is frequently used by surveyors when re-establishing boundaries.

- a) Describe the circumstances in which this principle may be employed. (1 mark)
- b) Briefly describe four instances when this principle is not applicable. (4 marks)

Question 8

(14 marks)

A lawyer client, who regularly engages the Toronto survey firm with whom you are employed, insists that he wishes you to complete a severance survey for a cottage property he is personally acquiring on Lake Nosbonsing, in the Township of East Ferris, near North Bay. You are assigned to complete the survey without sub-contracting any portion of the project to a local surveyor.

- a) Assume that the water level of Lake Nosbonsing is not controlled by a dam. Provide a summary of the items you would research, the purpose for researching each item, and the sources for the information, before undertaking the field work. (6 marks)
- b) Assume that the water level of Lake Nosbonsing was raised and controlled by a dam prior to the original survey for the Township of East Ferris, and that a dam now existing is maintained and operated by the Ministry of Natural Resources and Forestry. Provide a summary of the further items you would research, the purpose for researching these further items, and the sources for the information, before undertaking the field work. (4 marks)
- c) Notwithstanding the above, provide a brief summary of the pros and cons to sub-contracting the file research to a survey firm in the area of the project. (4 marks)

November 2016 Professional (Cadastral) Examination

Question 9

(10 marks)

You are an OLS having a telephone conversation with a member of the public. This person wants to meet with you to discuss his boundary problems. He mentions names of previous surveyors he had contacted, and alludes to the investigation these other surveyors had performed. You agree to meet with him, and the prospective client promises to bring all the maps, plans and documents he has accumulated over the past several years. You prepare for the meeting by contacting the two surveyors mentioned, so as to obtain copies of their findings. During this research, you discover that:

- One of the other surveyors has an outstanding account, which the person refuses to pay; and;
- The person with whom you are meeting has filed a complaint with the Association about the other surveyor.

Describe how you would deal with this situation.