



Academic and Experience Requirements Committee

PROFESSIONAL WRITTEN (CADASTRAL) EXAMINATION

Friday, November 29th, 2013

9:00 A.M. – 1:00 P.M.

TIME ALLOWED:	Four (4) hours
# OF QUESTIONS:	Ten (10)
TOTAL MARKS:	100
PASS:	65%

INSTRUCTIONS

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

1. There are ten (10) 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).
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).

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Question 1

(10 marks)

Check the attached plan and list the errors. $\frac{1}{2}$ a point will be awarded for each error or omission found, to a maximum of 7 points. (More than 14 errors or omissions are available).

Write the Part 2 report to the client. (3 points)

When preparing the report keep in mind that the PIN sheet for the subject property does not make mention of any easements. The PIN sheets on all adjoining properties are also unencumbered by easements.

NOTE: Write your number on the top of the plan in the space provided.

Do not write your name on the plan.

Question 2

(10 marks)

A navigable lake was flooded by the construction of a dam at the outlet two years after the original survey of the Township. Four years later the whole of the Township lot is patented. It is now 100 years later.

- a) Briefly explain two opposing views regarding the ownership of the portion of the Township lot covered by the flood waters. (5 marks)
- b) What, in your opinion, is the correct view? Substantiate your view. (5 marks)

Question 3

(15 marks)

A potential client contacts you, as an OLS, requesting a proposal for a boundary survey of his property, consisting of one whole township lot situate in the area of your usual practice.

Prepare a typical business letter to the client confirming his request.

As this letter will form the sole business agreement, be sure to address all matters pertinent to a good business contract.

NOTE: Marks will be only given for business/contract issues, so be brief in describing the actual survey work. Do not do a cost estimate, just insert a dollar figure.

Do not sign the letter.

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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)

Question 5

(10 marks)

A potential client requests a survey of the boundary between her property and her neighbour's property. This request is being made as a result of a complaint she had lodged with the AOLS about her neighbour's surveyor placing the boundary line in the wrong place.

She has requested that you undertake a survey of the line and provide your comments on the other surveyor's work so that she can further pursue her concerns in accordance with the Complaints Committee decision.

What actions would you take in fulfilling your client's request?

Question 6

(15 marks)

In June 2010 you (an OLS) conducted a survey of a large industrial property, finding or setting all of the bars and preparing and signing a Plan of Survey showing the improvements on the property.

Now it is November 2013 and your original client calls to say that he has agreed to sell the property and he must provide an up to date survey. The client advises you that the buildings and fences are unchanged and the adjacent lands are still vacant. The client also states that since he has a fixed price for the land he wishes to minimize his expenses and if your price is too high he will call for competitive bids.

- a) Explain what work you would perform and why. (5 marks)
- b) Describe how would you respond to your client's statement regarding your fee? (4 marks)
- c) List, in order of preference, with a brief explanation, six (6) best ways to ensure that you will be paid for the survey. (6 marks)

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Question 7

(10 marks)

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

Name three (3) Committees of the Association of Ontario Land Surveyors, outline their mandate, and state whether or not they are statutory. (6 marks)

- b)
- i) What is the purpose of the Survey Review Department? (2 marks)
 - ii) How is the operation of the Department funded? (2 marks)

Question 8

(10 marks)

Your firm has been awarded a contract to prepare a cadastral/topographic survey of a large dam and associated hydroelectric generating station. Prior to the commencement of field work, a health and safety meeting must be held.

- a) Prepare an agenda for this meeting (3 marks)
- b) Who will attend (2 marks)
- c) List five site specific hazards, and how will they be addressed. (5 marks)

Question 9

(5 marks)

Briefly describe the possible consequences to a member who receives a poor Comprehensive Review from the Survey Review Department.

Question 10

(5 marks)

You have been awarded a contract by a municipality to re-establish the boundaries of a section of downtown street line in that municipality. The unsuccessful bidder for this contract, who owns many of the historical survey records that you will require, approaches you and proposes that he will supply these records and retain you to carry out the work if you withdraw your bid, thus allowing his much higher bid to succeed.

Describe your response to such a proposal and what action, if any, that you would take. What are the possible consequences to the member who makes such a proposal?