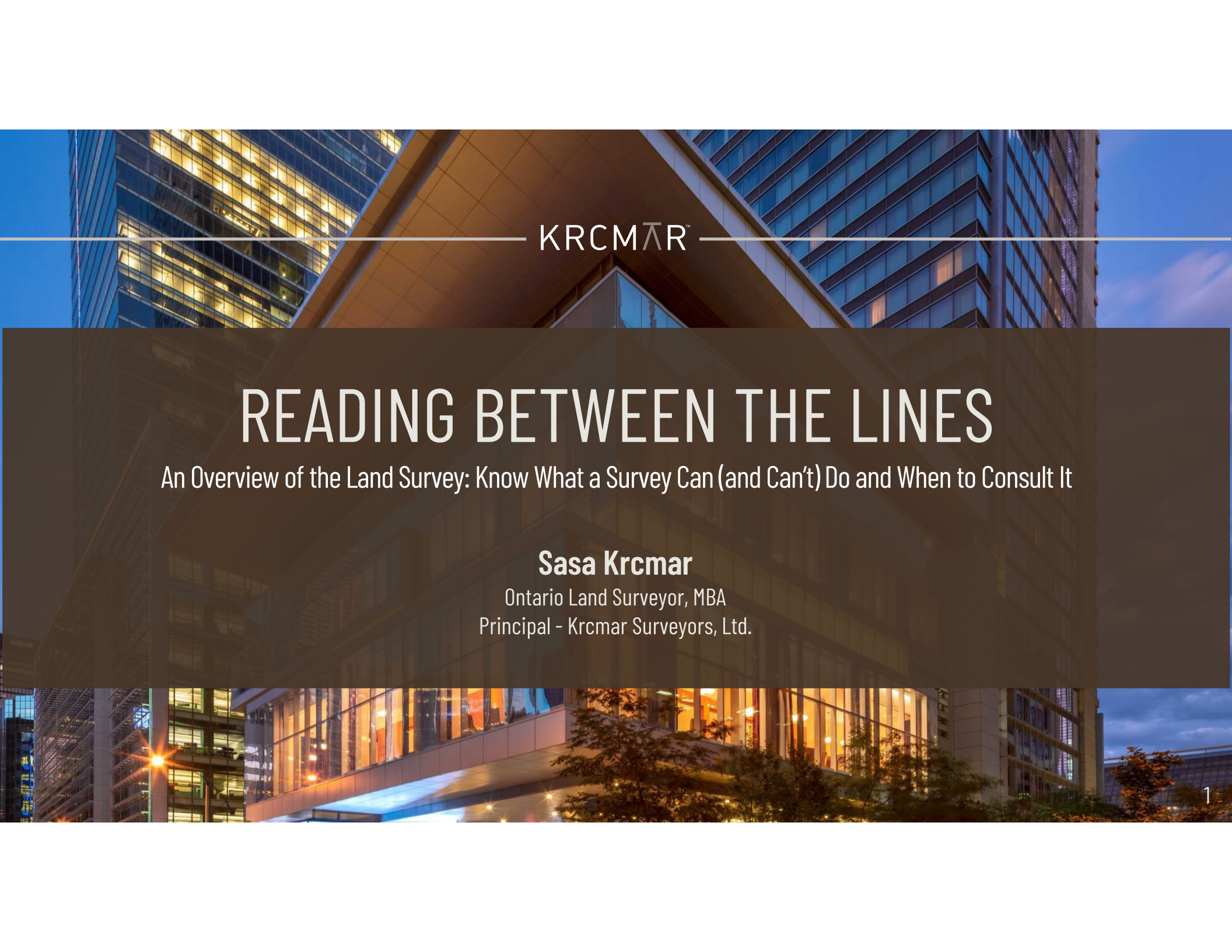




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READING BETWEEN THE LINES

An Overview of the Land Survey: Know What a Survey Can (and Can't) Do and When to Consult It

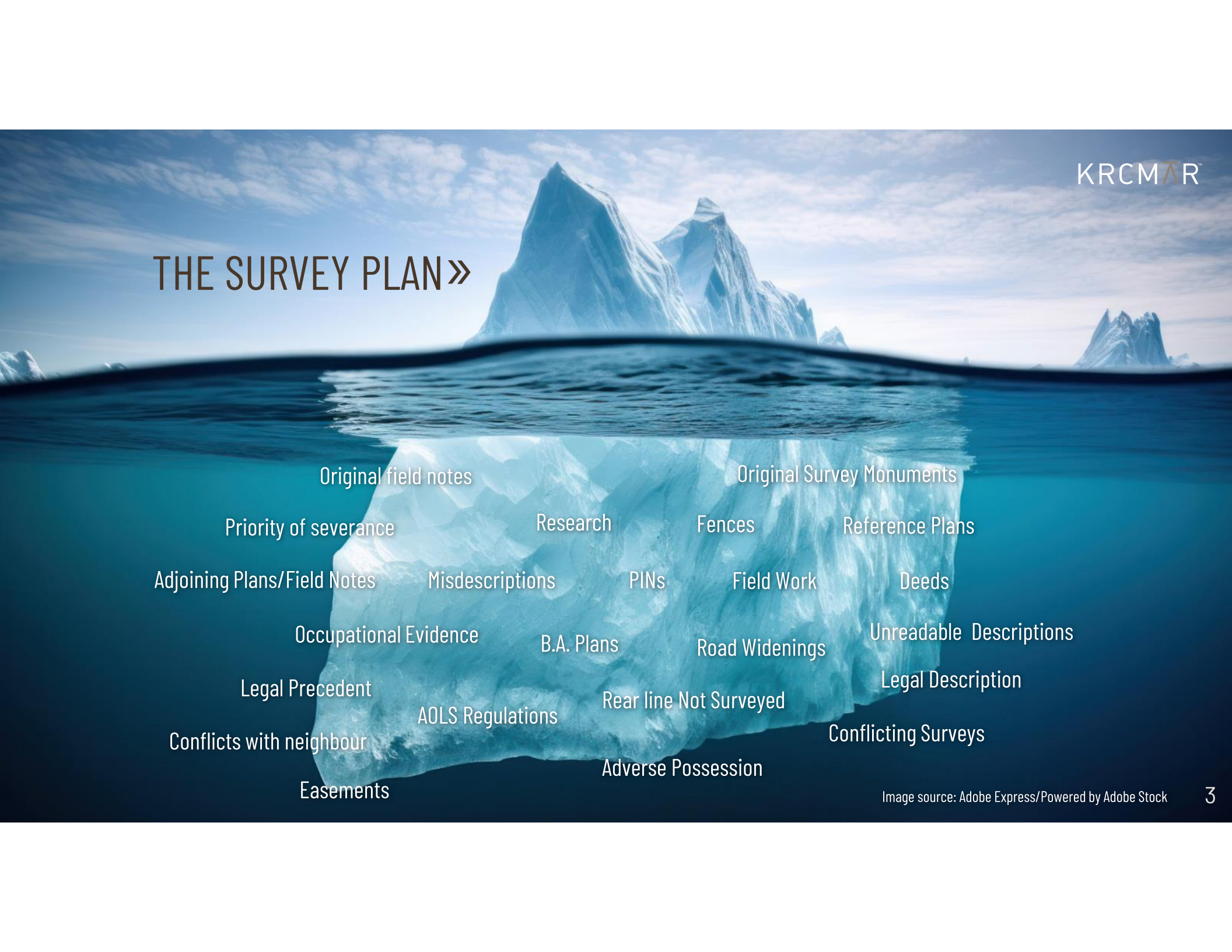
Sasa Krcmar

Ontario Land Surveyor, MBA
Principal - Krcmar Surveyors, Ltd.

AGENDA

1. Foundations of a Legal Survey Plan
2. Types of Survey Plans and Uses
3. Reading and Interpreting a Survey Plan
4. What Can a Land Survey Do?
5. What Can't a Land Survey Do?
6. When to Consult a Survey Plan
7. Why it Matters

THE SURVEY PLAN»



The image features a large iceberg floating in a blue ocean under a cloudy sky. The tip of the iceberg, which is visible above the water, represents the 'visible' or 'known' aspects of a survey plan. The much larger portion of the iceberg, which is submerged below the water line, represents the 'hidden' or 'unknown' aspects. Various surveying-related terms are placed on the submerged part of the iceberg, illustrating the complexity and depth of the surveying process that is not immediately apparent.

Original field notes

Original Survey Monuments

Priority of severance

Research

Fences

Reference Plans

Adjoining Plans/Field Notes

Misdescriptions

PINs

Field Work

Deeds

Occupational Evidence

B.A. Plans

Road Widenings

Unreadable Descriptions

Legal Precedent

AOLS Regulations

Rear line Not Surveyed

Legal Description

Conflicts with neighbour

Conflicting Surveys

Easements

Adverse Possession

TYPES OF SURVEY PLANS & USES – PUBLIC PLANS

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- **Reference plans** (R-Plans) simplify legal descriptions for public use.
- **Strata Plans** just complex 3-D Reference Plans.
- **Absolute Title Conversion Reference Plans** for title conversion.
- **Registered Plans** under “Registry” Act.
- **M-Plan** (Master/Subdivision Plan) under Land Titles Act.
- **Condominium Plans** creating “three-dimensional” subdivisions.
- **BA (Boundaries Act) Plans** usually confirm street legal limits.

TYPES OF SURVEY PLANS & USES - **PRIVATE PLANS**

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- **Surveyors Real Property Report** (SRPR) for real estate transactions.
- **Plan of Survey** provides legal boundary with/without buildings.
- **Boundary and Topography Survey** for redesign/development, shows real boundary and topographic features.
- **Topography Surveys** not always legal surveys.

READING AND INTERPRETING A SURVEY PLAN

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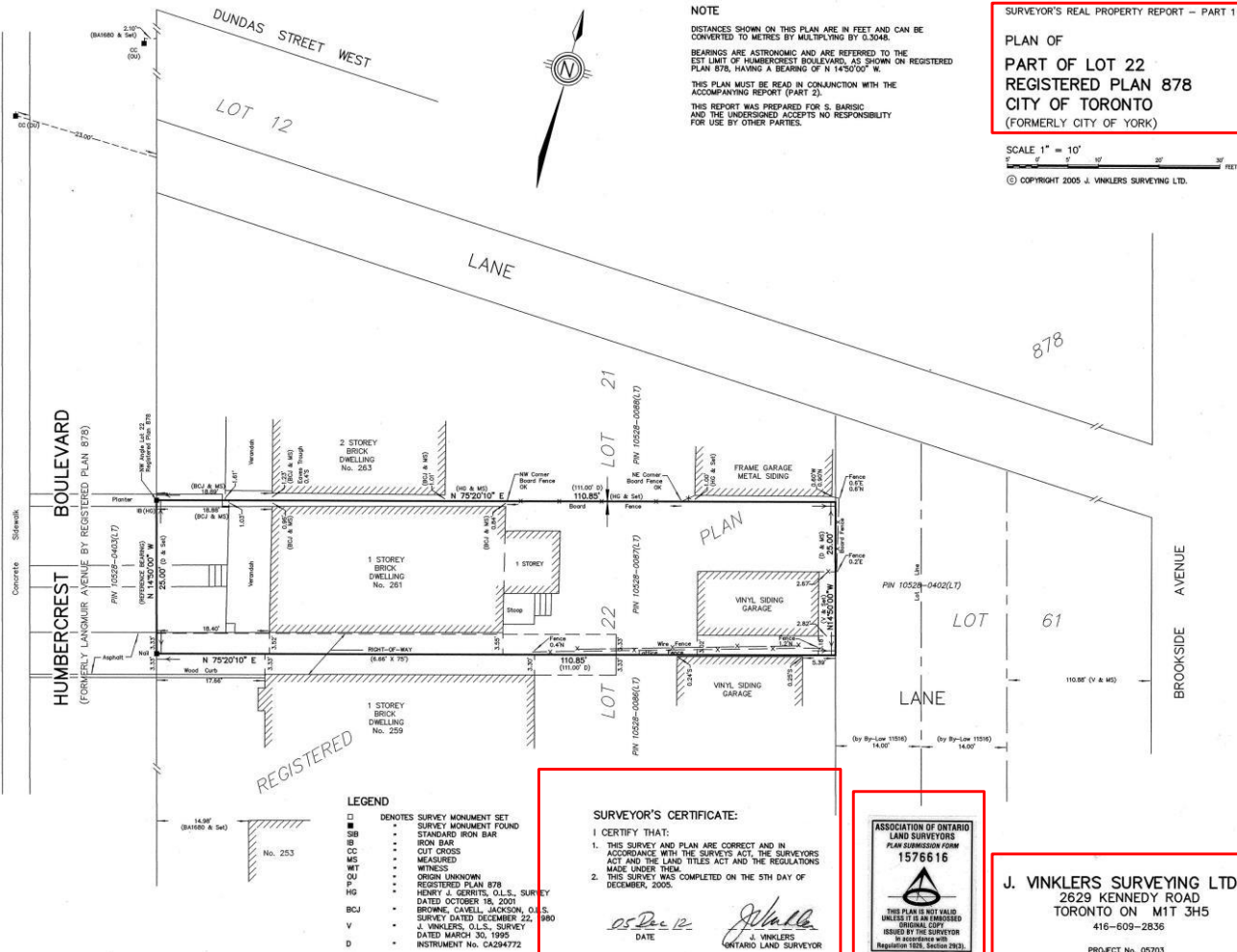
- **Limits** that have been surveyed.
- **Comparison** information for distances, directions.
- **"Ties"** showing relationship to surveyed boundary.
- **Legal monuments** include iron bars (IB), cut crosses(CC), concrete pins (CP).
- **Surveyor Number** stamped on bars and concrete pins.
- **"Witness" monuments** not set at corners.

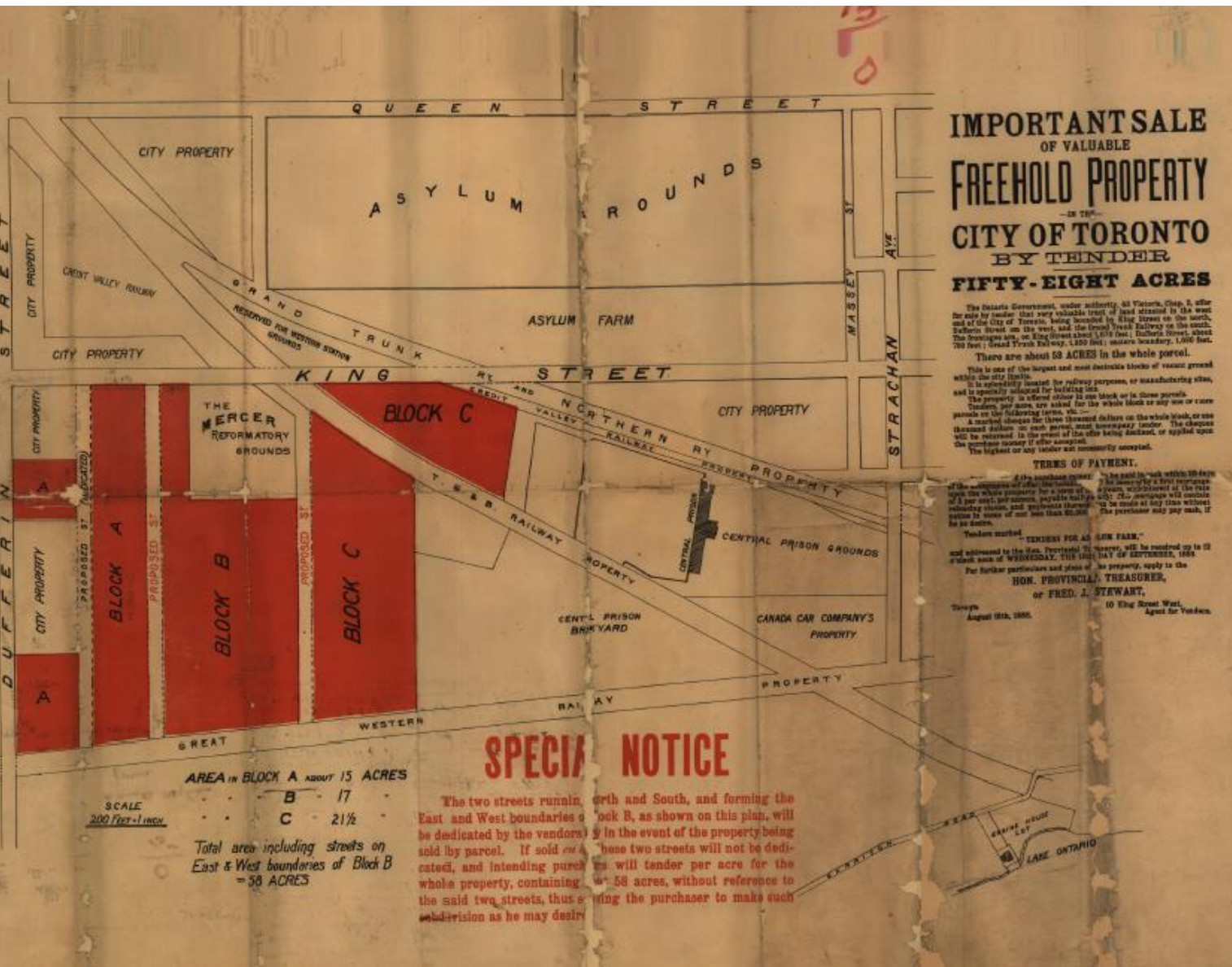
VALIDATING A LEGAL SURVEY PLAN

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CHECKLIST

- ☒ Title.
- ☒ Surveyor's Certificate.
- ☒ Signature and Date.
- ☒ Land Survey Firm.
- ☒ AOLS Sticker (now a statement).





WHAT
CAN A
LAND
SURVEY
DO?

WHAT **CAN** A LAND SURVEY DO?

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1. PROVIDE SURVEYOR'S OPINION OF THE BOUNDARY

- Surveyor provides an **impartial opinion** of the boundary using “**best available evidence**”.
- Relies on **hierarchy of evidence** to prioritize evidence based on reliability.
 - Natural Boundaries -> Original Monuments in their Original Positions -> Occupation -> Dimensions
- Survey plan **tells a story of the research**.



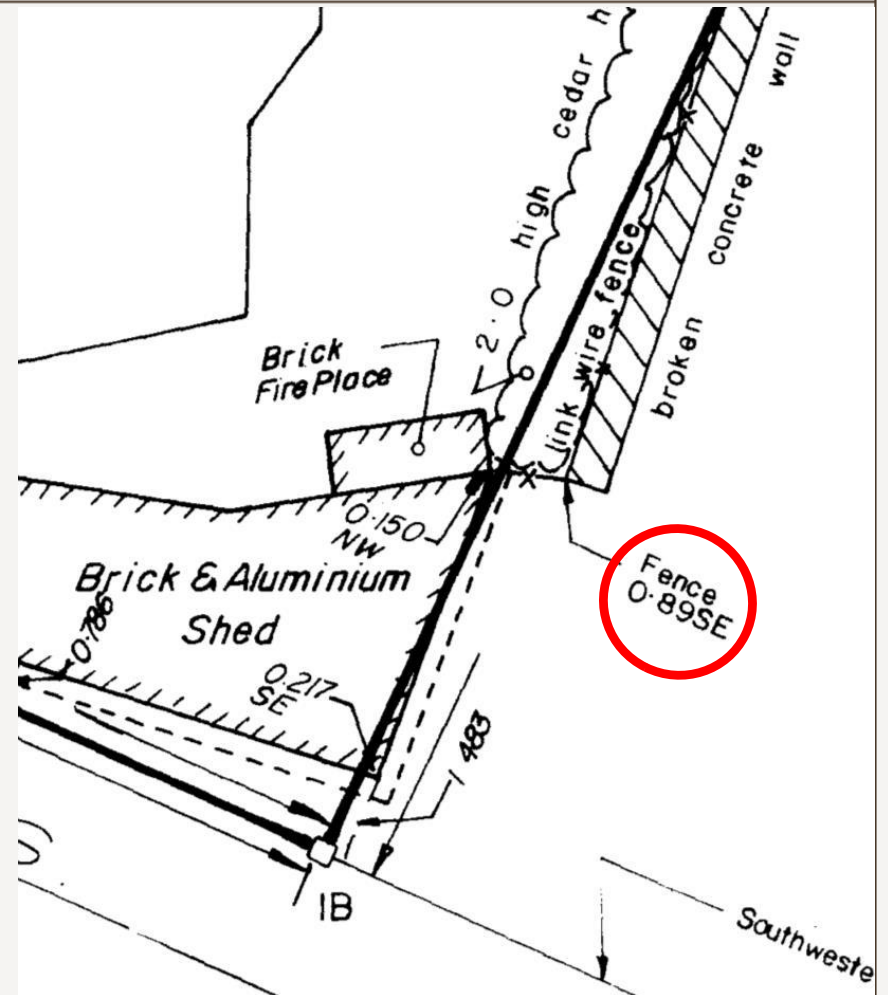
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WHAT CAN A LAND SURVEY DO?

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2. SHOWS RELATIONSHIP OF PHYSICAL FEATURES

- Illustrates **the relationship of features** to the boundary (c/l fences; structures; easements; encroachments; survey monuments; retaining walls; buildings).
- Short form distance-direction "from the boundary/corner" (x N/S, y E/W).



WHAT **CAN** A LAND SURVEY DO?

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3. CREATE A BASELINE FOR THE FUTURE

- Serves as **a chronological and legal record** for understanding land history and occupation.
- Support future claims such as adverse possession.
- Confirms legal non-conforming history.
- Buildings are monuments (they do not move).
- Due diligence.

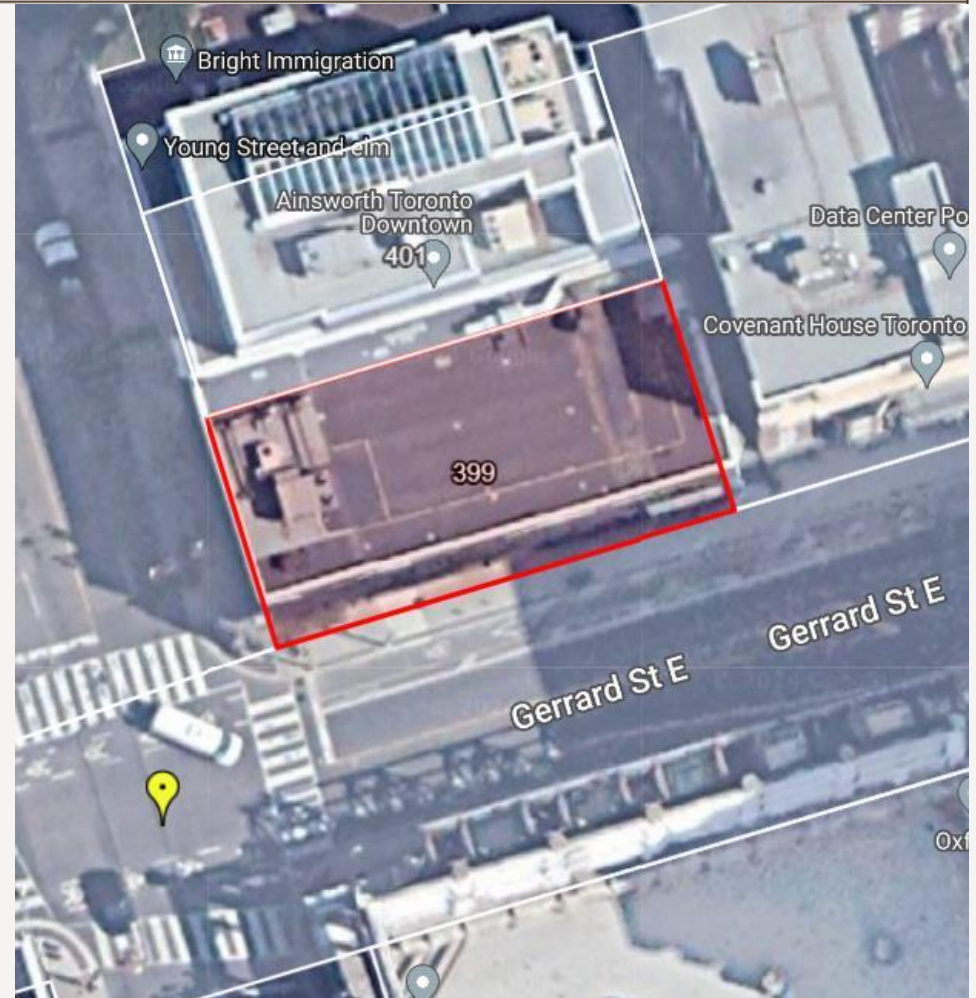


WHAT **CAN** A LAND SURVEY DO?

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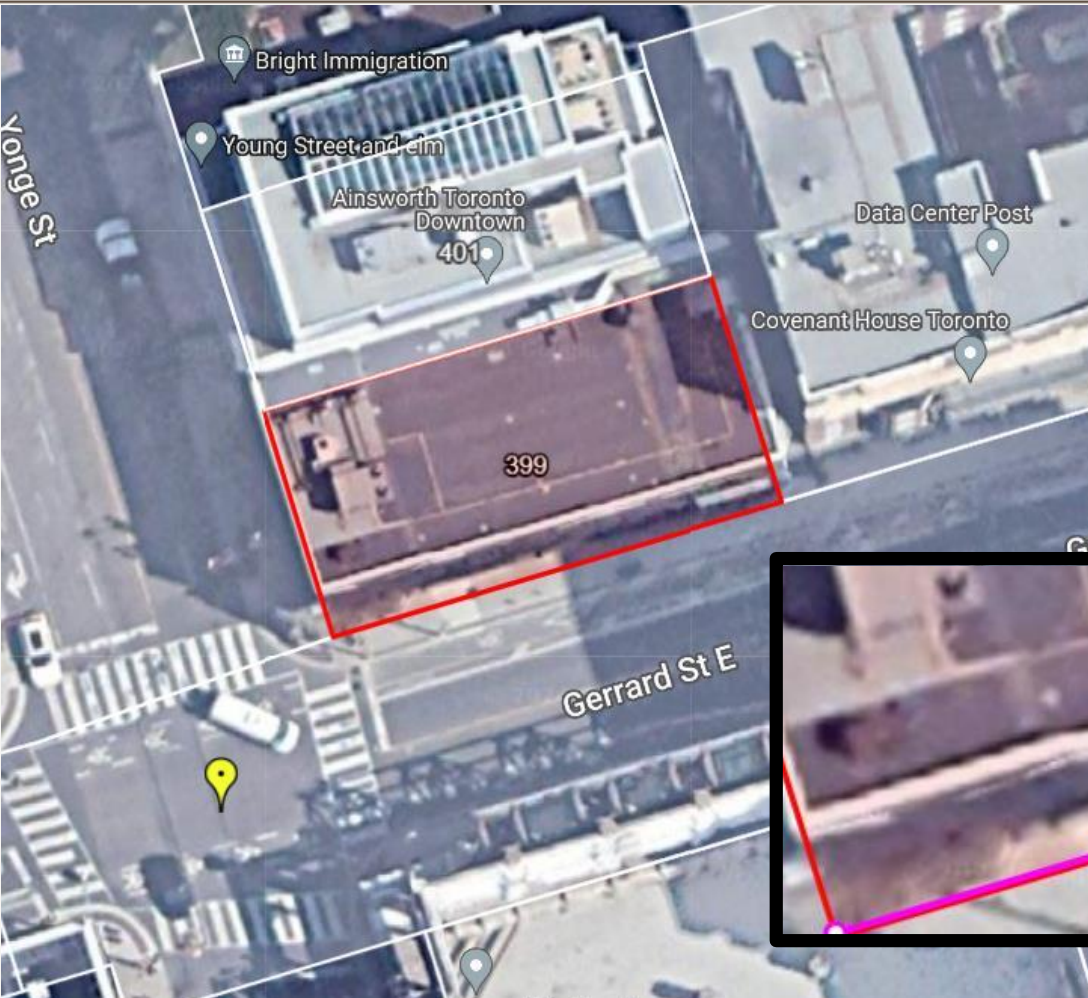
4. DISAGREE WITH GEOWAREHOUSE INDEX MAP

- Geowarehouse is **not a land survey**, but an index map.
- A land survey **can reveal discrepancies** with deeds, identify misdescriptions, and affirm parcel boundaries.



GEOWAREHOUSE PARCEL MAPPING

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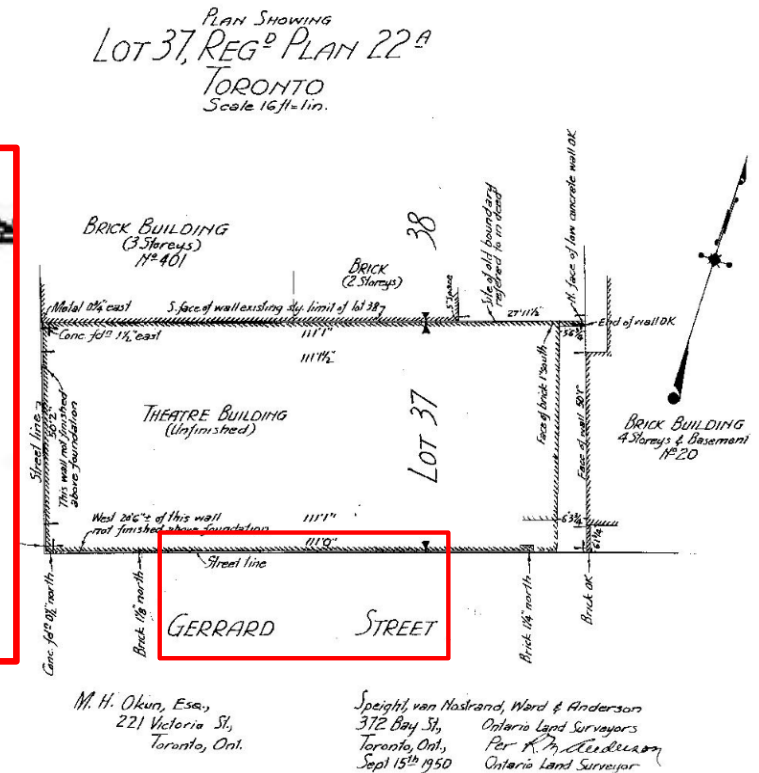
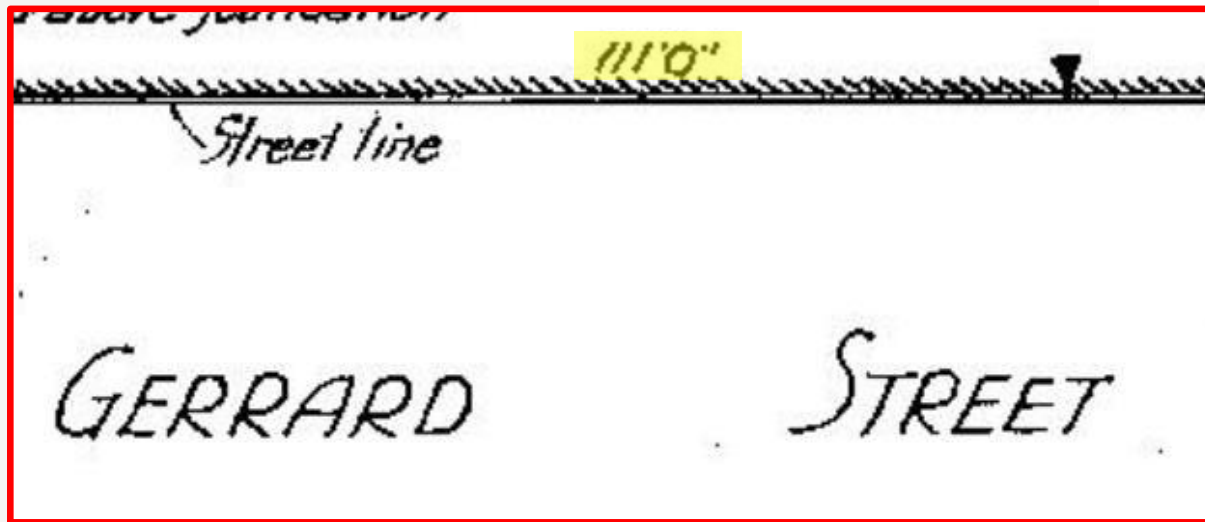


Parcel mapping shows 100 ft lot depth (matching Registered Plan).



GEOWAREHOUSE PARCEL MAPPING

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Legal survey plan from 1950 shows surveyed lot depth of 111 ft (11 feet longer than Registered Plan).

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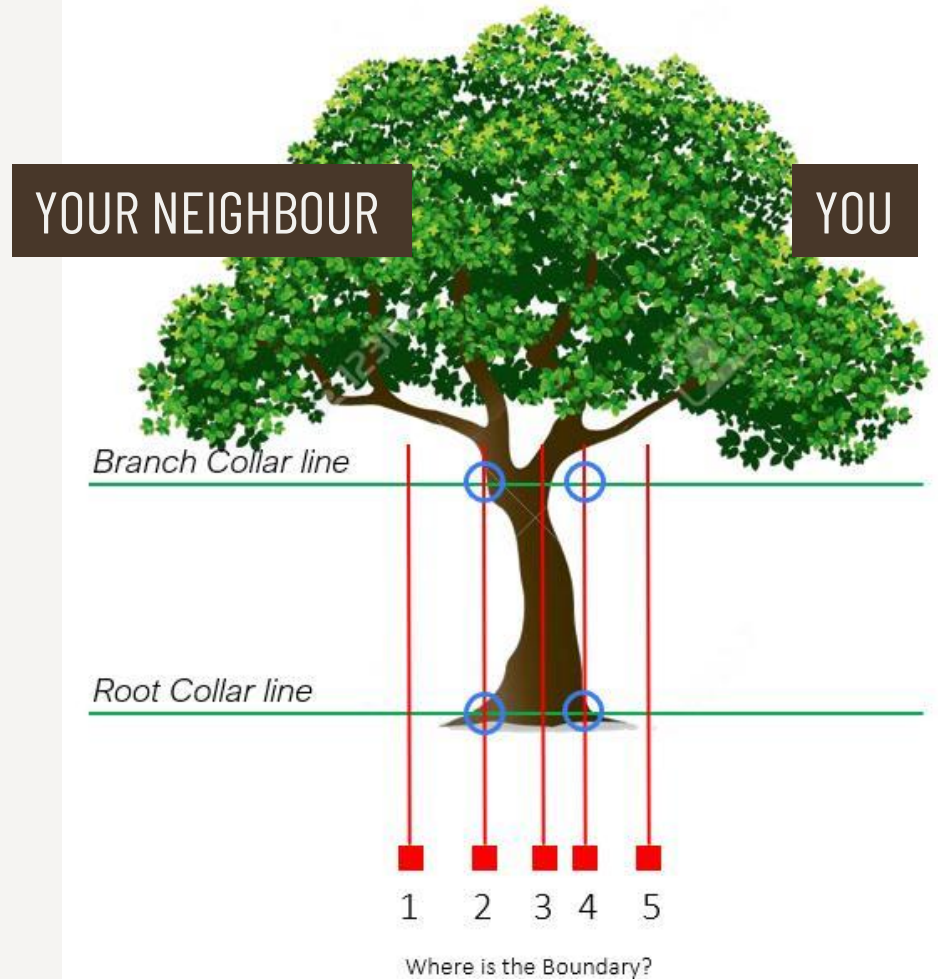
WHAT **CAN'T** A LAND SURVEY DO?

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5. DEFINE OWNERSHIP OF A TREE

Survey **shows location, not ownership** or shared rights.

1. Your Tree
2. Shared Tree
3. Shared Tree
4. Shared Tree
5. Their Tree



WHAT **CAN'T** A LAND SURVEY DO?

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6. SOLVE ISSUES AND DISPUTES

- **Easement Issues** – Encroachments, prescriptive rights, usage, blocking.
- **Boundary Disputes** – Two different surveyor's opinions, ultimate resolution by a judge.
- **Unregistered Rights** – Quality of title.



Image source: Adobe Express/Powered by Adobe Stock

WHEN TO CONSULT A LAND SURVEY

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1. **Any dealings in land** - transaction, construction, improvement, development.
2. **Legal descriptions** which include metes and bounds, easements, "save and except", or registry PIN.
3. Uncertainty about important **features** relative to boundary, or potential claims for **adverse possession**.
4. Adjoining lands undergoing change.
5. Property situated **along the water** (there may be a hidden shore reserve).

WHY IT MATTERS

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Source: Microsoft 360 Images

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THANK YOU

Sasa Krcmar, OLS, MBA.

