



DIRECTOR AND SURVEYOR-GENERAL  \_\_\_\_\_  
FIELD OPERATIONS DIVISION \_\_\_\_\_  
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**SURVEYS AND MAPPING BRANCH**  
**DEPARTMENT OF LANDS, FORESTS,**  
**AND WATER RESOURCES**  
**VICTORIA, BRITISH COLUMBIA**

June 29, 1972.

CIRCULAR LETTER TO ALL BRITISH COLUMBIA LAND SURVEYORS

Dear Sir:

Re: Land Registry Act, Sections 80A and 106A

Over the past few months discussions have been had with all the Registrars of the Land Registry Offices as well as with the Director of Legal Services, on the above-noted sections which deal with posting plans and reference plans respectively.

There did appear to be some variations in the way these were dealt with in the Land Registry Offices and therefore corresponding misunderstanding by the land surveyors.

It is realized of course that posting plans under Sec. 80A do not affect title. However, they may be the answer where partial reposting of a parcel is carried out or where a road is being reposted.

In cases where anomalies are discovered on the ground compared to registered data there seems no point however in using a posting plan because in such cases the client receives little value for his money. In these cases it would be preferable to deal with the full parcel and submit for deposit a 106A reference plan. This would result in a new title, not possible if a posting plan was used.

The recent review carried out indicates that all Registrars now agree that more use should be made of Section 106A. The Registrar naturally will be concerned at any variation which shows up against registered distances or angles but the situation is no different than he now faces in approving a subdivision plan. Depending on the size of the discrepancies he presumably will either:-

1. deposit the reference plan;
2. Ask for signatures of, or appropriate documentation from, adjoining owners;

3. Suggest the need of a Special Survey.

In view of the newer Sec. 106A which was enacted in 1971, it is possible that some statutory amendment should be made to Sec. 80A to restrict the use of posting plans. This is a matter which should be studied by the Land Registry Act Committee and included in the Annual Meeting discussions.

In the meantime land surveyors are encouraged to make more use of the said Section 106A.

Yours truly,



A. H. Ralfs,  
Surveyor-General and Director,  
Surveys and Mapping Branch.