



OUR FILE

88-04-25

CIRCULAR LETTER TO ALL BRITISH COLUMBIA LAND SURVEYORS

Re: Section 69(3) Land Title Act

To facilitate the handling of applications under Section 69(3), Land Title Act, the following procedure will apply.

1. Application is first made to this office for permission to conduct the survey under the block outline method. A preliminary print or sketch should accompany this application indicating the proposed location of controlling monuments. As a general rule, a density of one monument being of Type 1 or 2 per 10 or 20 lots is required.

The prime consideration for monument location is safety from destruction during construction of roads and utilities. Monuments need not be on true lot corners, but can reference lot corners on offsets, or be on productions of road boundaries or centre lines in suitable locations. Normally the perimeter corners of the area surveyed are monumented or referenced by monuments and on small subdivisions of regular shape this is sufficient. If the survey is in an Integrated Area, ties are required to the integrated monuments which may, if reasonably close to the survey, serve also as block outline control monuments.

2. Following approval to proceed, the required monuments are set and the subdivision plan is draughted. This plan shows the monumentation as it relates to the lot structure and, except for the fact that the lot corners are not posted, is the same as a usual subdivision plan. At this stage, a machine-made copy of your original can be made but without the title and the signature blocks. This copy, with a new posting title and posting information etc., can be used as your posting plan.

.... /2

The Surveyor General shall make an Order respecting conditions to be imposed. The following additional certificates are required on your subdivision plan.

Pursuant to my Order dated _____,
the monumentation on this block outline
survey is hereby approved this _____ day
of _____, 19____.

Deputy Surveyor General

The conditions of the above mentioned
Order are accepted:

Owner(s) _____

The Order of the Surveyor General dated _____
has been filed in the
Land Title Office in _____,
B. C., as number _____.

Registrar of Titles

3. The completed subdivision plan, accompanied by the prescribed fee, is then forwarded to this office for a complete mathematical check and signature by the Surveyor General. When this plan is submitted to this office, a time period for posting should be stated (up to one year) for inclusion in the Order. The covering letter must also include a statement that the surveyor or survey firm will guarantee completion of posting according to the terms of the Order. It should be noted that the onus for

completing the posting is on the surveyor or his firm without regard to his client's financial status. It may be good business practice for the firm to require a letter of credit, however, this is no longer of concern to this office.

4. The signed plan and Order are returned to the surveyor for deposit in the respective Land Title Office.
5. Within the time specified in the Order, a second plan is prepared showing full posting and is submitted for signature for the Surveyor General on the certificate as follows:

Posting of Block Outline Survey is hereby approved this _____ day of _____, 19 ____.

Deputy Surveyor General

This second plan, known as a posting plan, is certified under Form 9 by the surveyor. It must agree with the first deposited plan, so extreme care must be exercised in the preparation of the block outline plan, as title is based on that plan. Any interim subdivision or reference plan within the block outline area must agree with the dimensions that are common with the original block outline survey. After this posting plan has been checked by this office, it is returned to the surveyor for deposit.

Subdivision of part of a registered block outline survey prior to the final posting occasionally happens. In these instances, and in accordance with the Order issued by the Surveyor General, the surveyor is still obligated, as per his guarantee, to carry out the final posting of the remainder of the original block outline.

In some cases where unforeseen circumstances have delayed construction of the roads and/or utilities within the subdivision, the Surveyor General may grant an extension of time for completion of posting. This is usually for not more than six months.

This letter supersedes amended circular letter #309.

Yours sincerely,



D. A. DUFFY
Surveyor General
and Director

INACTIVE