



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

YOUR FILE NO.

OUR FILE NO.

SURVEYS AND MAPPING BRANCH
DEPARTMENT OF LANDS AND FORESTS

VICTORIA, B.C.

July 15, 1953.

CIRCULAR LETTER TO ALL B. C. LAND SURVEYORS

Sir:

Re: Instructions covering the survey of rights-of-way
(other than highways) crossing Crown lands

Under date of June 1, 1953, Instructions regarding the legal survey of Highway rights-of-way were issued by me and copies are now available.

Rights-of-way crossing Crown lands required for any purpose, other than public highway, should be applied for under the provisions of the Land Act, which provides for the granting of an easement, lease, or Crown Grant. The allowance of such an application will include the requirement of a legal survey and the deposit of a plan of same with the Surveyor General.

Up to the present no specific instructions for the survey of above-mentioned rights-of-way crossing Crown lands have been issued. Such instructions have now been prepared in order to establish a uniform method of survey and to define the necessary type of plan. The preparation of these has been the subject of considerable study and consultation with various authorities, including Mr. F. O. Morris, former Surveyor General.

A copy of the proposed Instructions is attached hereto. They will become effective as from July 15, 1953, and are respectfully submitted for your perusal and guidance. These being the initial Instructions, for such type of survey, it is possible that some desirable feature may have been overlooked and, in consequence, any comments or suggestions re same will be appreciated and carefully considered.

Yours very truly,

G. S. ANDREWS,
Surveyor General and Director.

Enc.

INSTRUCTIONS REGARDING THE SURVEY OF RIGHTS-OF-WAY (OTHER THAN HIGHWAYS) CROSSING CROWN LANDS AND THE PREPARATION OF PLANS OF SAME

1. The following instructions and information has been compiled to govern the survey of above-mentioned rights-of-way and the preparation of plans of same. They are intended to be amplifications of, and not contraventions of, any relevant provisions of the "Land Act," "Land Registry Act," or any instructions previously issued by the Surveyor-General, and should be read in conjunction with same.

2. A survey of a right-of-way shall be defined on the ground along one or both of its exterior boundaries. In certain cases, permission may be given to post the centre line in lieu thereof.

3. (a) The exterior boundaries or centre line shall be posted with square iron or angle-iron posts, in accordance with the provisions set out under Type 5 of clause 6 of the Surveyor-General's Regulations, dated March 5th, 1951. These posts shall be established at each angle of the right-of-way, at commencement and closing points and at all intersections with existing surveyed boundaries or at points witnessing any of these. Each iron post shall be referenced by a triangular wooden post. In addition, the Surveyor-General may require the establishment of a number of permanent survey monuments, of Types 1 or 2 of clause 6 of aforesaid Surveyor-General's Regulations, at designated points along the right-of-way.

(b) In the event of a registerable easement being required by an applicant, or permittee, before construction is finished, permission may be granted by the Surveyor-General to defer the final posting and survey for a period not exceeding twelve months after the completion of construction.

4. (a) The position of any existing surveyed lot, or right-of-way, boundary, which is intersected by the right-of-way, shall be determined by ties to at least two properly identified existing survey monuments (one on each side of the right-of-way), or, failing this, such other ties as will determine the true position of the intersected boundary.

(b) All prominent topographical features, and unsurveyed roads, crossed by the right-of-way are to be tied in and shown on the plan. In the case of unsurveyed roads, ties should be made to the centre line of the travelled road. Sufficient ties should also be made to determine the area of right-of-way crossing beds of rivers and lakes.

5. Each post established along the right-of-way shall be marked with a serial number, and, where applicable, with the numbers of adjoining lots or parcels of land.

6. Chainages shall be in feet to the nearest tenth of a foot.

7. Bearings shall be derived from azimuth observations. These should be taken at the origin of the survey, at 5-mile (approximate) intervals, or at least once every forty (40) angles, and at the close of the survey. In certain instances, bearings derived from adjacent existing surveys will be permissible.

8. The survey shall be made to a minimum standard of accuracy of one in twenty-five hundred (1/2,500), and with double chainage through unsurveyed areas.

PREPARATION OF RETURNS

9. The required returns for a survey, as outlined above, shall consist of a plan representing the work done on the ground and drawn to scale on tracing-linen in accordance with the following:—

- (a) The plan shall show the boundaries, dimensions, and area of the right-of-way required, also the width at frequent intervals. It should be uncoloured and on the scale of four hundred (400) feet to the inch, or larger, should conditions require. It should not, except in special cases, exceed a total length of twenty (20) feet, preferably without breaks.
- (b) The plan shall show a north point and scale, also the method used for determining azimuth. In the event it is necessary to change the reference meridian, the bearing equation shall be clearly shown on the plan.
- (c) The plan shall be given a title, in the usual form, indicating the locality and district in which the right-of-way is situated, and it should be placed at the right-hand end of plan.
- (d) The plan shall contain a list or book of reference, placed in close proximity to the title, giving the numbers of surveyed lots crossed by the right-of-way and the area of the right-of-way taken in each lot or parcel.
- (e) The plan shall contain a legend giving details of the various monuments shown on the plan, using the standard symbols given in the regulations mentioned above (3a), so far as they apply.
- (f) The plan, with two ozalid-transparency copies, shall be submitted to the Surveyor-General together with a covering letter. Any unusual features connected with the survey should be referred to, with particular mention of missing monuments or large errors found in any survey crossed by the right-of-way.

10. (a) In the event that an easement has been applied for before construction is finished and permission has been given to delay the completion of the survey (see clause 3 (b)), it will be necessary to submit to the Surveyor-General an interim uncoloured plan, duly signed by a B.C. Land Surveyor, showing the survey as made to date. When approved, the said plan shall be used for issuing the desired easement, subject to a written undertaking by the applicant to complete the survey and submit final plans in accordance with these instructions within twelve months after the completion of construction.

(b) The interim plan shall be an acceptable machine-made linen transparency, otherwise in accordance with the requirements of clause 9 hereof. The original plan, from which the said interim plan is taken, shall be later submitted as the final plan, after the addition to it of further information as to posting and final survey.

11. In the event that easements are not required before completion of construction, only one original plan, as per clause 9, will be required.

12. In the case of a plan, which covers a right-of-way crossing both Crown lands and privately owned lands, being deposited in a Land Registry Office, the surveyor shall submit a print of same to the Surveyor-General at the same time.

G. S. ANDREWS,
Surveyor-General.

*Victoria, B.C.,
July 15th, 1953.*