

ALL COMMUNICATIONS SHOULD BE ADDRESSED TO THE
DIRECTOR OF SURVEYS AND MAPPING
THE REPLY TO THIS LETTER SHOULD BE MARKED
FOR THE ATTENTION OF:



YOUR FILE NO.

OUR FILE NO.

THE DIRECTOR.....
AIR DIVISION.....
GEOGRAPHIC DIVISION.....
LEGAL SURVEYS DIVISION.....
TOPOGRAPHIC DIVISION.....

SURVEYS AND MAPPING BRANCH

DEPARTMENT OF LANDS, FORESTS,
AND WATER RESOURCES

VICTORIA, B.C.

October 20, 1967

CIRCULAR LETTER TO ALL BRITISH COLUMBIA LAND SURVEYORS

Sir:

Re: Instructions Regarding Surveys Re-
quired by Section 72A of the Land
Registry Act Which May be Assisted
by Application of Section 81 and
Subsection (9) of Section 80 of the
Act

Attached herewith is a copy of B. C. Regulation
222/67.

This procedure has been resolved with the co-
operation of a few Land Surveyors whose practices include the
surveying of timber blocks in the Esquimalt and Nanaimo Rail-
way Belt, and who were interested enough to make suggestions
pertinent to a preliminary procedure which was circulated
locally.

Though it is realized that the majority of practis-
ing B. C. Land Surveyors will not normally be affected by this
regulation, nevertheless it is being given general circulation
because of several interesting innovations.

Yours truly,

A. H. Ralfs,
Acting Surveyor General
and Assistant Director of
Surveys and Mapping Branch

Encl.



1966
1967

CENTENARY OF THE UNION OF THE COLONIES OF VANCOUVER ISLAND AND BRITISH COLUMBIA UNDER THE NAME BRITISH COLUMBIA.
CENTENARY OF THE CONFEDERATION OF CANADA.

LAND REGISTRY ACT

INSTRUCTIONS REGARDING SURVEYS REQUIRED BY SECTION 72A OF THE LAND REGISTRY ACT WHICH MAY BE ASSISTED BY APPLICATION OF SECTION 81 AND SUBSECTION (9) OF SECTION 80 OF THE ACT.

Division (1).—Approval

1.01 Applications for approval of the Surveyor-General for the preparation of plans referred to in section 81 (2) and (3) should be made in the preliminary stage of the work.

1.02 Section 81 (2), Applications for Approval: This is a purely explanatory plan. The approval, if granted, will be unconditional.

1.03 Section 81 (3), Applications for Approval: The plan is to be prepared from surrounding surveys in so far as they exist, with the unsurveyed lines to be the subject of a new survey. It must be realized that in all probability the proposed block will "close" on paper before the unsurveyed line is run. It may not close when the survey is finished, due to errors on the ground in previous surrounding surveys. Therefore the approval of the Surveyor-General to proceed with this type of plan is conditional on an acceptable close being obtained, after the new line is run. The acceptable close will be a matter of discretion, based in principle on section 2.06 of B.C. Reg. 303/59 (Land Registry Act Survey Regulations) with further consideration of special circumstances.

1.04 Requests for approval in both the foregoing cases must be supported with the following data:—

- (a) One paper print of a cut sheet (8½ x 14) of part of the appropriate 40-chain interim map of the area. The cut sheet is to bear the interim map number and the block to be surveyed is to be outlined in two colours. One colour should follow the surveyed lines and the second colour should indicate new boundary to be surveyed. The coloured area must agree with the plan attached to the agreement between the Esquimalt and Nanaimo Railway Company and the purchaser (see section 72A):
- (b) One print of the plan of each of the surrounding surveyed blocks:
- (c) In cases where the perimeter is fully dimensioned (this excludes areas which have a height of land for a boundary), a traverse sheet or computer output sheet showing full data of boundary courses as they appear on plans on record, together with the closing error:
- (d) An explanation must be submitted if in preparation of the computation sheet any adjustment of bearings has been made. No adjustment is necessary nor should it be made unless the actual course being adjusted has been tied in the field. Bearings of successive boundaries of a block should not be adjusted on the basis of a tie to one course:
- (e) Ownership of surrounding blocks, whether surveyed or not.

1.05 Deviations, on survey, from the original description as referred to in section 72A of the *Land Registry Act*, are a matter for the surveyor to arrange in the manner they have always been handled, and are not the concern of the Surveyor-General, nor are they covered by his approval. However, any deviations in the boundary finally surveyed from that tentatively approved should be reported when the final linen plan is forwarded to the Surveyor-General for approval signature.

1.06 Final Plans, Section 81 (3): The oath in Form L will be required for the surveyed boundary and it should be made clear on the plan to which boundary lines the oath is applicable.

This certificate should be draughted on the face of the plan:—

SURVEY METHOD APPROVED

Surveyor-General.

Division (2).—Block Outline

2.01 Applications for approval of the Surveyor-General to allow a block outline survey to be made under authority of section 80 (9):—

2.02 Requests to monument these surveys (which may include some surveyed lines referred to in section 81 (3)) with a system of co-ordinated reference monuments will be considered by the Surveyor-General and such requests should be supported by the following data:—

- (a) Two paper prints of the proposed survey:
- (b) An explanation of whether it is a complete survey or a partial survey under section 81 (3):
- (c) A proposal of the plan of posting and method of survey, that is, traverse and triangulation by ground methods, or aero-triangulation by photogrammetry, etc.:
- (d) Ownership of surrounding blocks.

2.03 When the request is tentatively approved it will be subject to standard conditions. There will be no order of the Surveyor-General filed with the plan, as has been customary on large-scale town-lot subdivisions, nor will there be any follow-up posting required at a later date. The linen plan for final approval should be submitted with the following certificate draughted thereon:—

The monumentation on this survey is approved under the
authority of subsection (9) of section 80 of the *Land Registry Act*.

Surveyor-General.

Victoria, B.C., _____, 19____

Division (3).—Conditions

3.01 Conditions to be imposed by the Surveyor-General under authority of section 80 (9) of the *Land Registry Act*, pertaining to surveys in the Esquimalt and Nanaimo Railway's land grant required by section 72A of that Act and which may be accepted under section 81 (3):—

3.02 Any corner not posted by a Type 5 post in the usual manner shall be referenced by either a Type 1 or Type 2 monument.

3.03 Every reference monument shall be sited to be visible from one other reference monument or control point and in a position such that intervisibility will not likely be impaired by new timber growth. Where intervisibility is likely to become a problem over a long distance, extra reference monuments should be sited for future bearing derivation. Immunity from logging operations is to be considered in siting.

3.04 Every reference monument and control point shall itself be referenced where possible by bearing-trees. The carving on the trees should be kept below a height of 30 inches from ground level. Lightweight aluminum plates suitably impressed may be fixed to a tree, after removing the bark, in lieu of carving. Stone cairns, 30 inches in height or higher, should be erected where possible to reference a monument of Type 1 or 2. A wooden post shall be set to indicate the position of a standard post of Type 1 or 2 which is not referenced by a cairn. This wooden post shall be of triangular cross-section, not less than 3 inches wide on any face, firmly set to stand at least 30 inches high and marked "MON." on the side facing the standard post. The post shall be pointed at the top to shed water. Where neither the stone cairn nor the wooden reference post is suitable, it is permissible to erect a heavy gauge aluminum sign approximately 18 inches square on a metal pole with the words "Survey Monument" painted or impressed thereon.

3.05 Every reference monument and every corner being surveyed shall be co-ordinated on a rectangular co-ordinate system and the plan must include the co-ordinates of at least two corners of an adjoining previous survey.

3.06 Provincial triangulation in the area or vicinity shall be tied in and the co-ordinates referenced to an origin to be obtained from the Surveyor-General.

3.07 The density of reference monuments is to be such that, in general, no monument referencing a corner shall be more than 20 chains from it and no monument or pair of monuments shall be used to reference more than three corners. Such monuments shall, besides carrying the year of survey and commission number, be clearly marked "REF." together with a serial number corresponding to the plan of the survey.

3.08 Reference monuments shall be set in a closed traverse to an accuracy of $\frac{1}{6000}$ or better.

3.09 All topographic features useful in the future for locating the monuments shall be shown on the plan.

3.10 Actual boundary lines of the block need not be run nor blazed.

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