



YOUR FILE .....

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83-03-25

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 accompanies this application indicating the proposed location of controlling monuments. As a general rule of density, one monument per 10 or 20 lots is required -- the monuments to be of Type 1 or 2.

The prime consideration for monument location is safety from destruction during the road and servicing construction. They need not be on true lot corners, but can reference lot corners on offsets, or be on productions of road boundary or centre lines to suitable locations. Normally the perimeter corners of the area surveyed are monumented or reference monumented and on small subdivisions of regular shape this is sufficient. If the survey is in an Integrated Area, ties are required to the control and the integrated monuments 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 drafted. This plan shows the monumentation tied 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, approvals and owner's certificate. This copy, with a new Posting Title and posting information etc., can be used as your posting plan. The Surveyor General shall make an Order respecting conditions to be imposed. The following additional certificates are required on your subdivision plan.

Subject to the conditions imposed by my Order dated \_\_\_\_\_, I allow this subdivision to be made and evidenced in the manner prescribed by Section 69(3), Land Title Act, Chapter 219, R.S. 1979.

Dated at Victoria, B. C., this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_  
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, \_\_\_\_\_, B. C., as number \_\_\_\_\_.

\_\_\_\_\_  
Registrar of Titles

- 3) The completed Subdivision Plan is then forwarded to this office for a complete mathematical check and signature of 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, which guarantee must be accompanied by an Irrevocable Commercial Letter of Credit from a recognized financial institution guaranteeing that the necessary amount of money is available to carry out the final posting of the subdivision. The prescribed fee for the Block Outline survey should also be forwarded at this time.

- 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 of the Surveyor General on the certificate as follows:

Posting of Block Outline Survey

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_  
Surveyor General

This second plan, known as a Posting Plan and certified under Form 9 by the surveyor, must agree with the first deposited plan so extreme care must be exercised in the first preparation 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, etc. within the subdivision, the Surveyor General may give an extension of time for completion of posting. This is usually for not more than six months.

Yours truly,



G. T. Mullin,  
Surveyor General.