

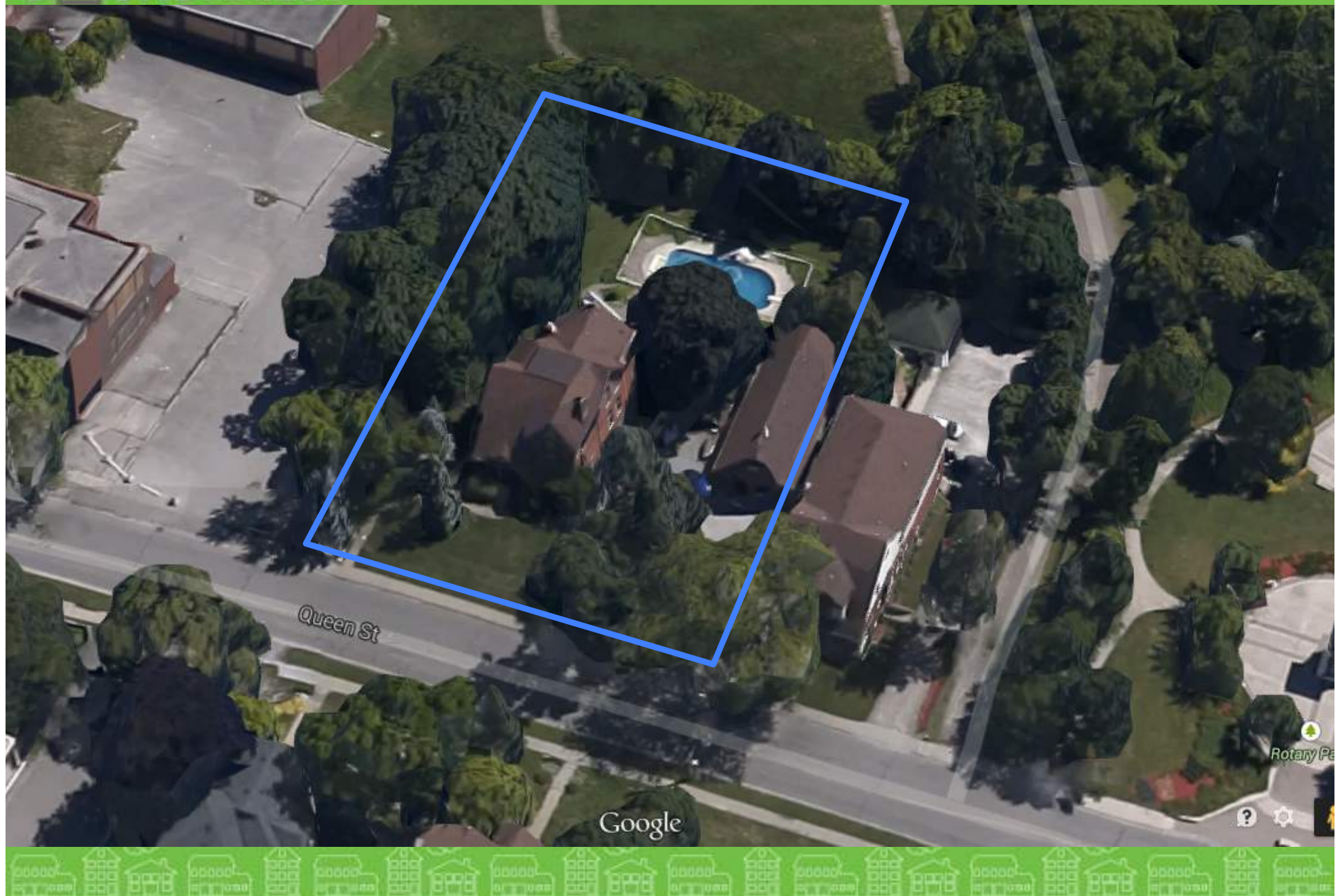
PROTECT YOUR BOUNDARIES.ca

Understand Land Seminar Series for Real Estate Professionals
Seminar#2

“How to read and use a survey plan
in real estate”

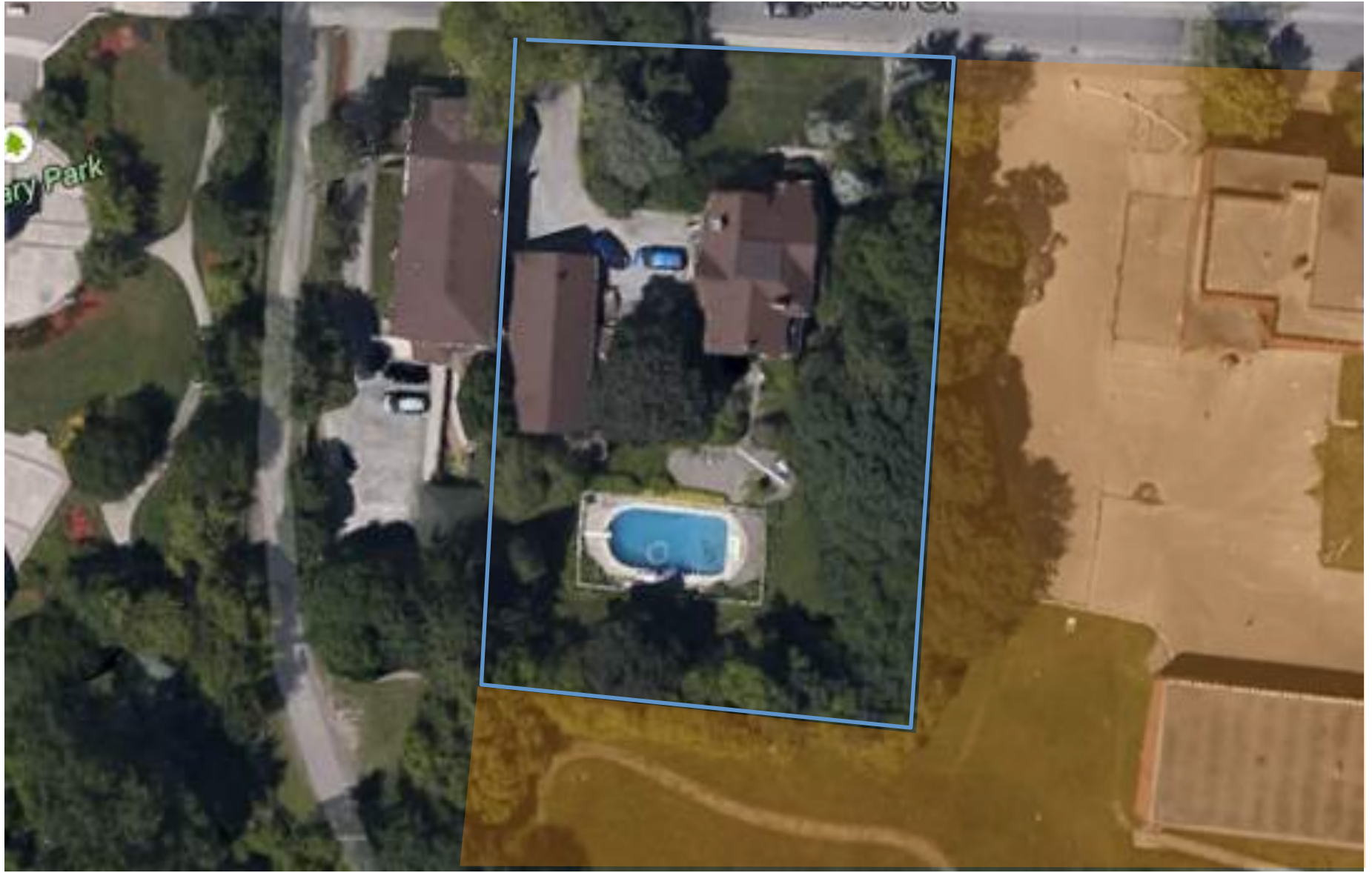
Chris Kamarianakis Executive Director, Protect Your Boundaries Inc.

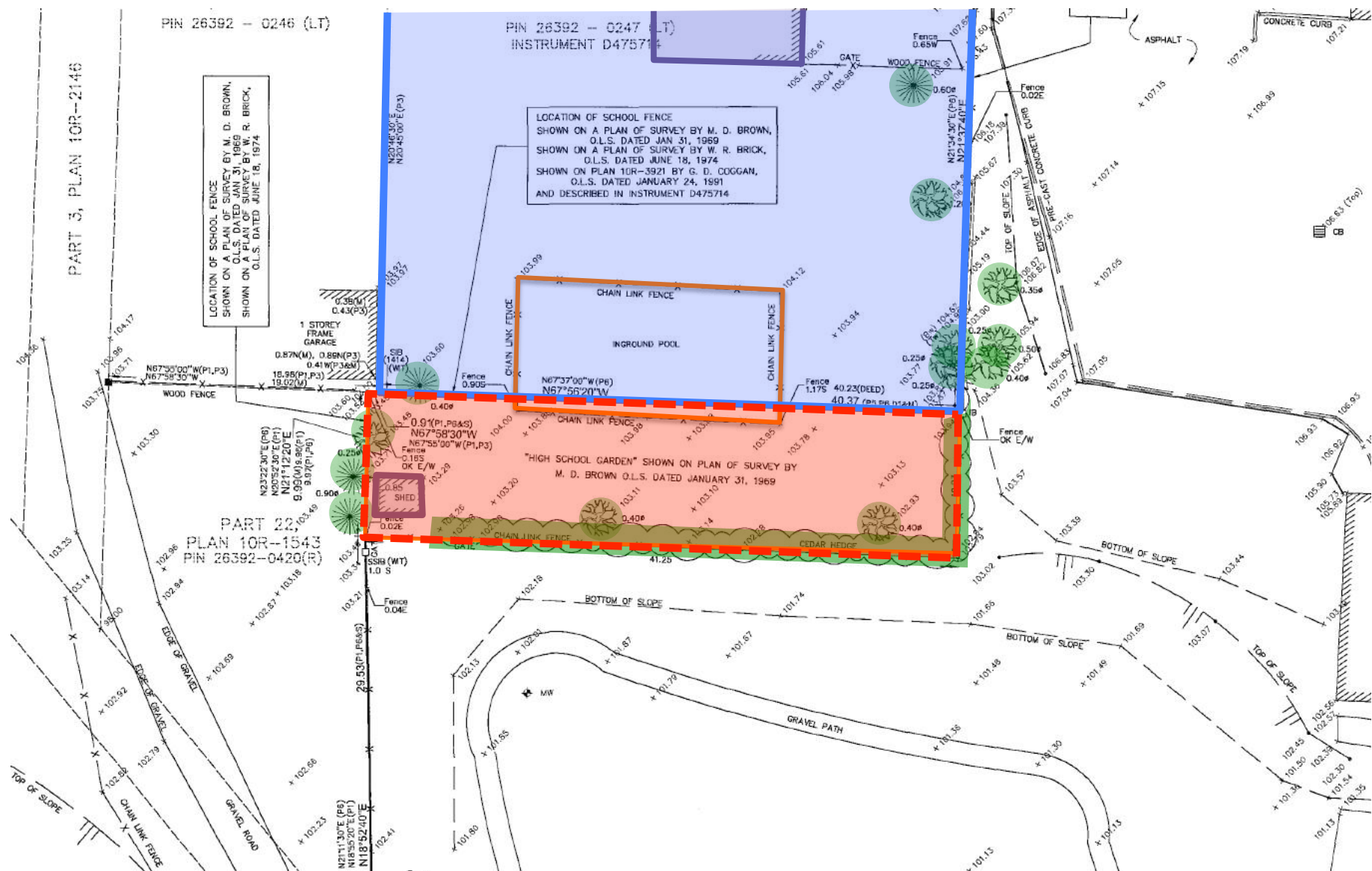
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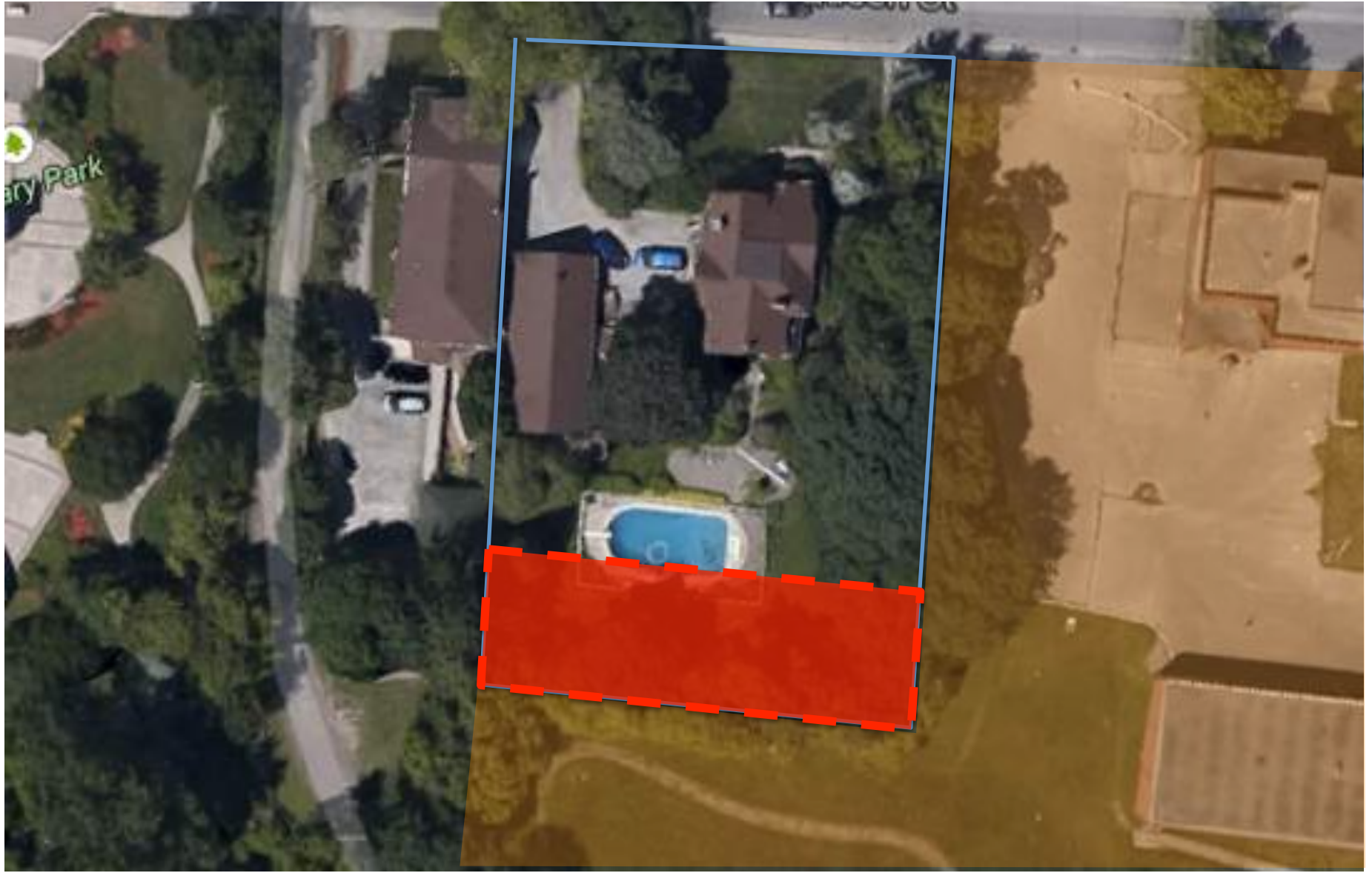


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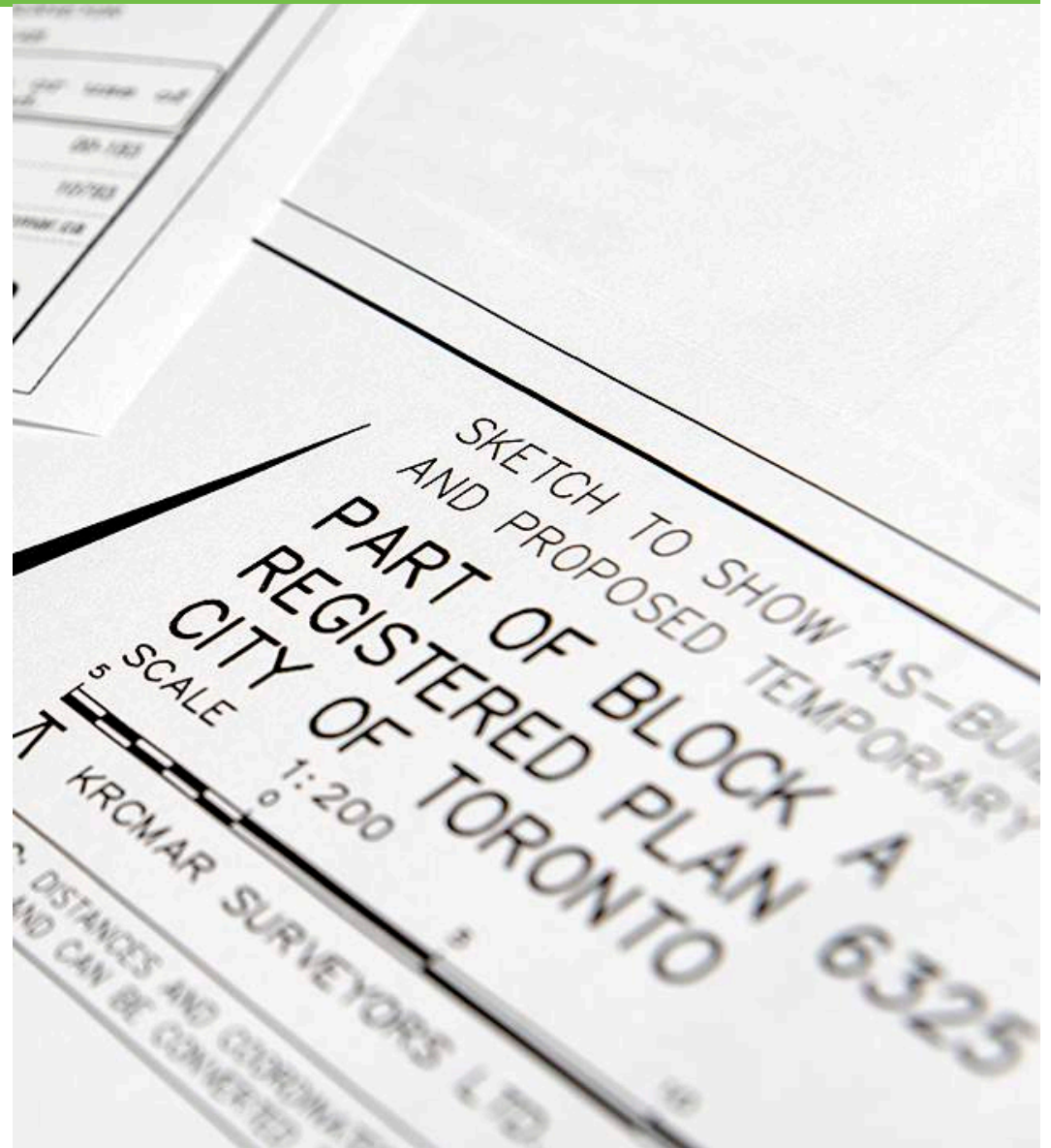


Today's Program

- ✓ How to Identify an OFFICIAL survey plan;
- ✓ Plans you can and can't use;
- ✓ How to Read a Survey Plan – 6 easy steps;
- ✓ How to use a survey plan...and spot trouble;
- ✓ What to do when you're not sure.

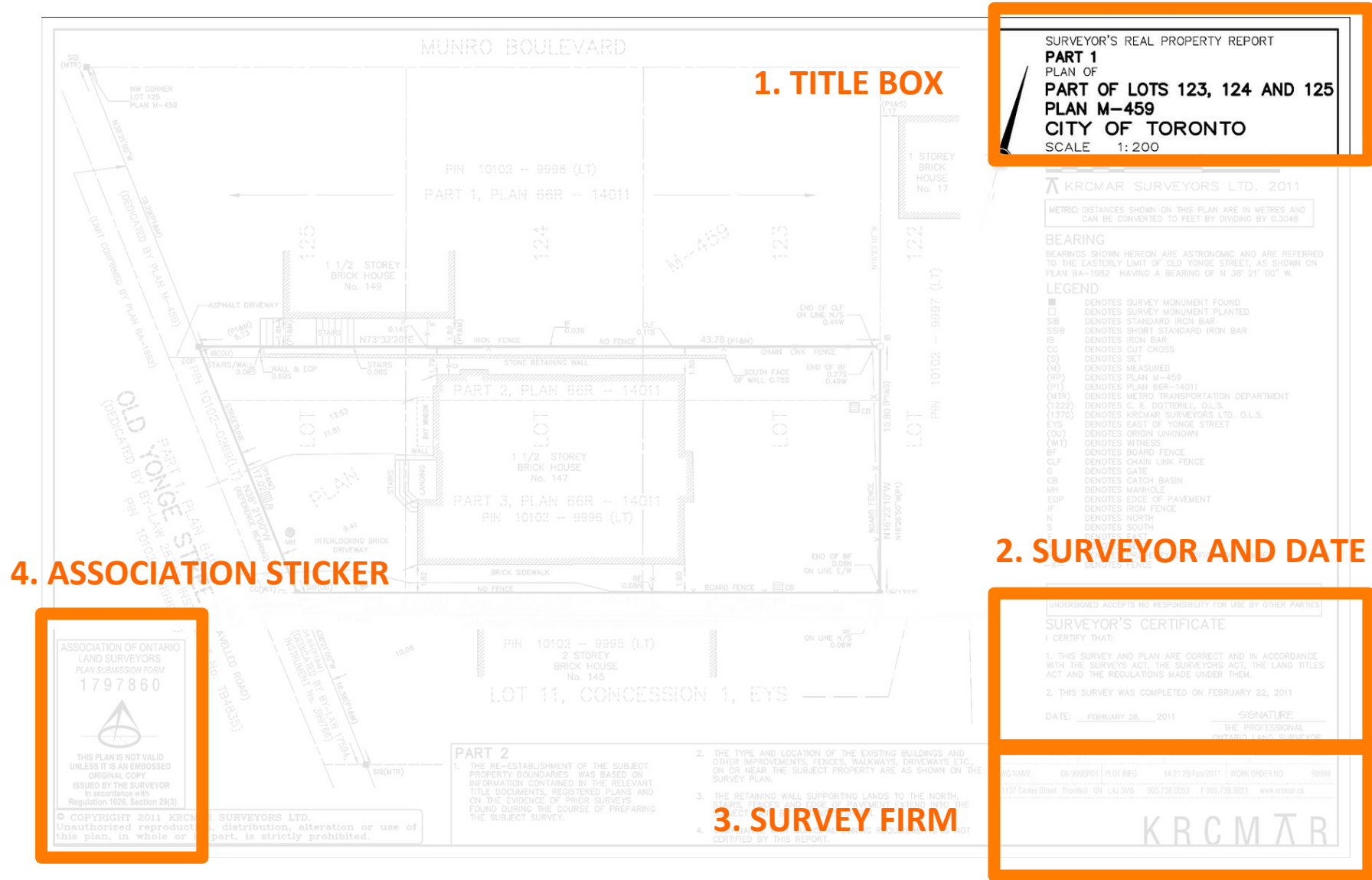


How to Identify an Official Survey Plan



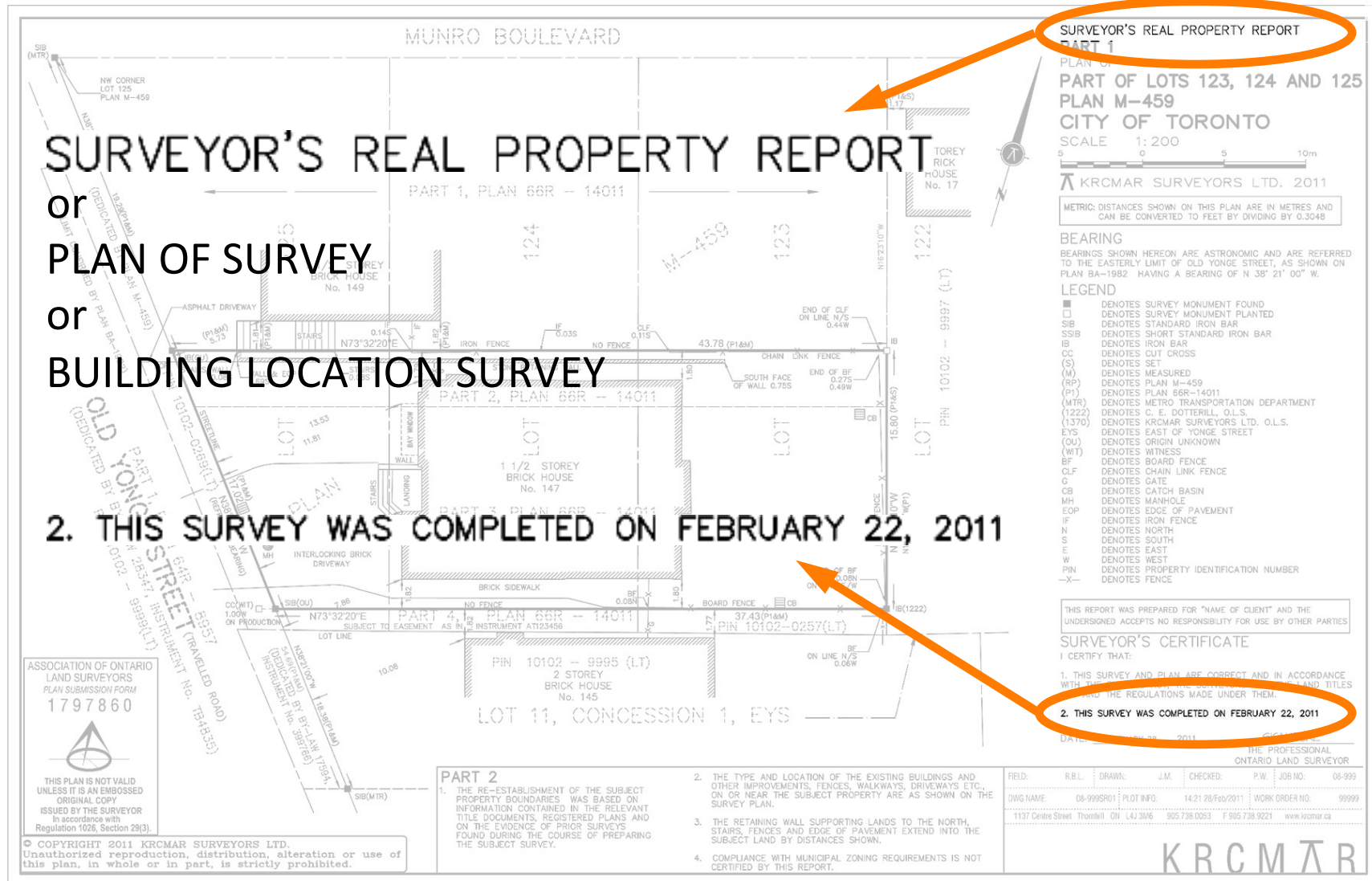
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How to Identify an Official Survey Plan

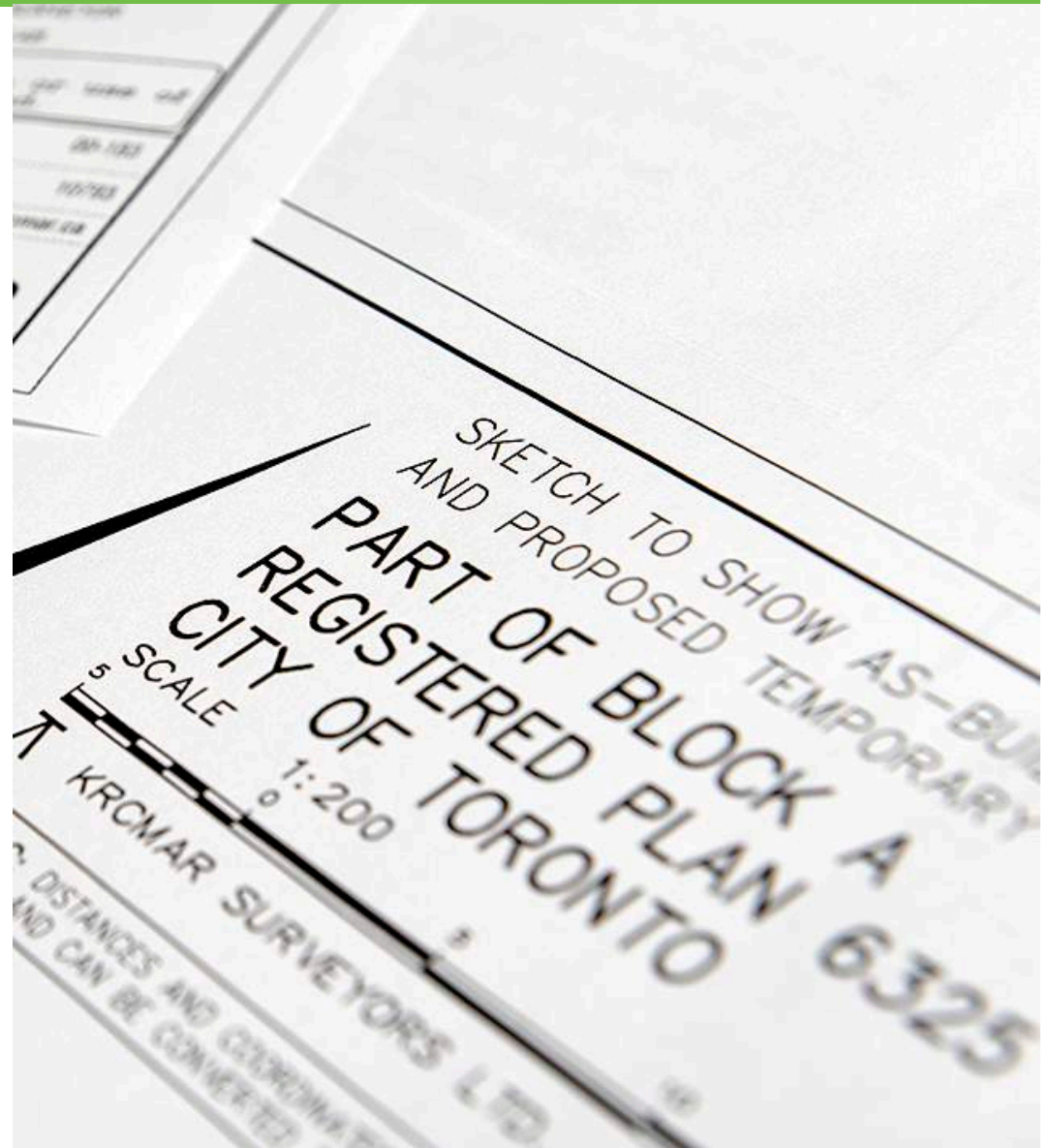


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How to Identify an Official Survey Plan



What Survey Plans **CAN** I Use?



THE “GOLD” STANDARD:

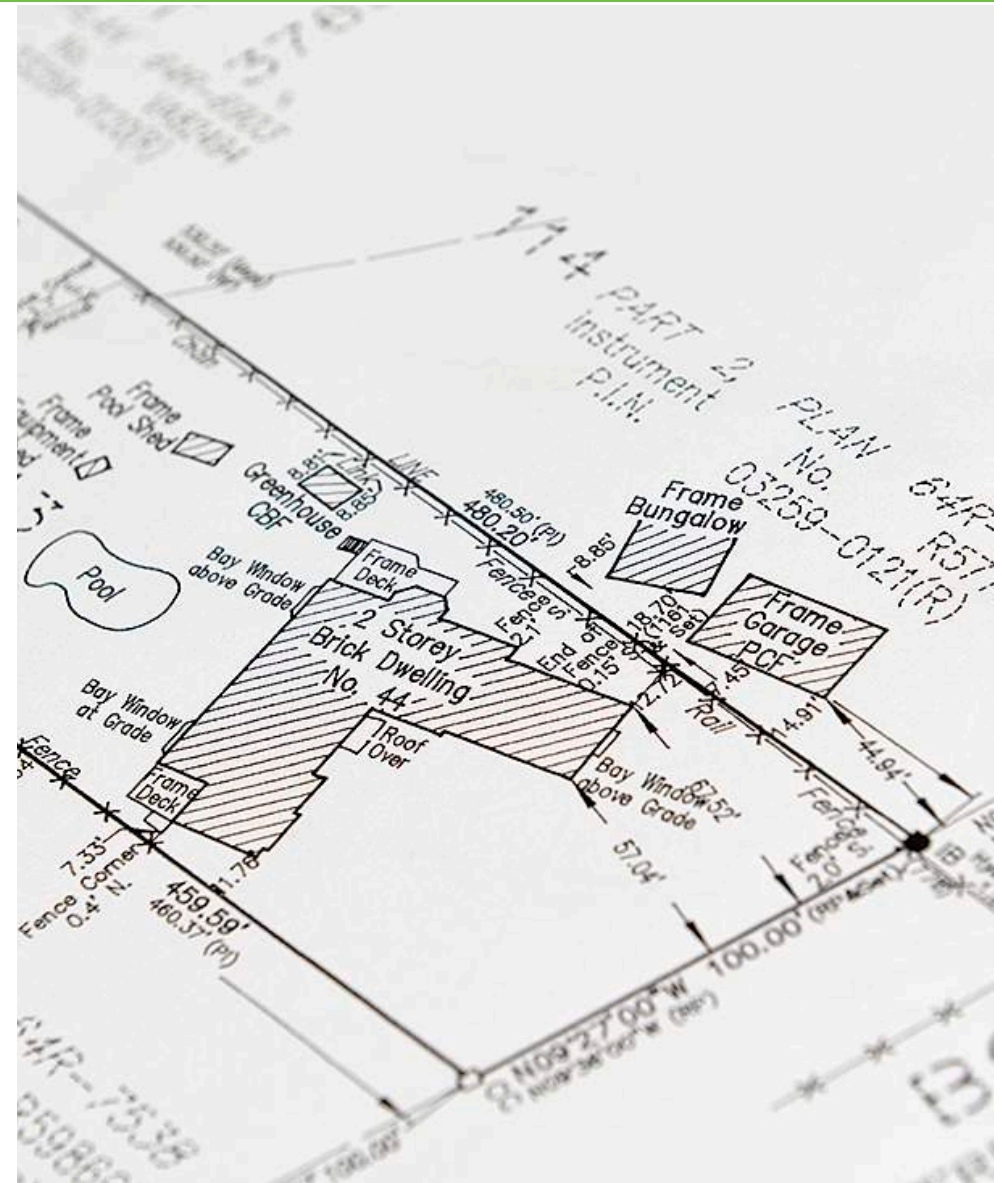
- ✓ Surveyors Real Property Report (SRPR)
- ✓ Plan of Survey
- ✓ Building Location Survey (pre-1990)

PLANS YOU CAN USE SOMETIMES:

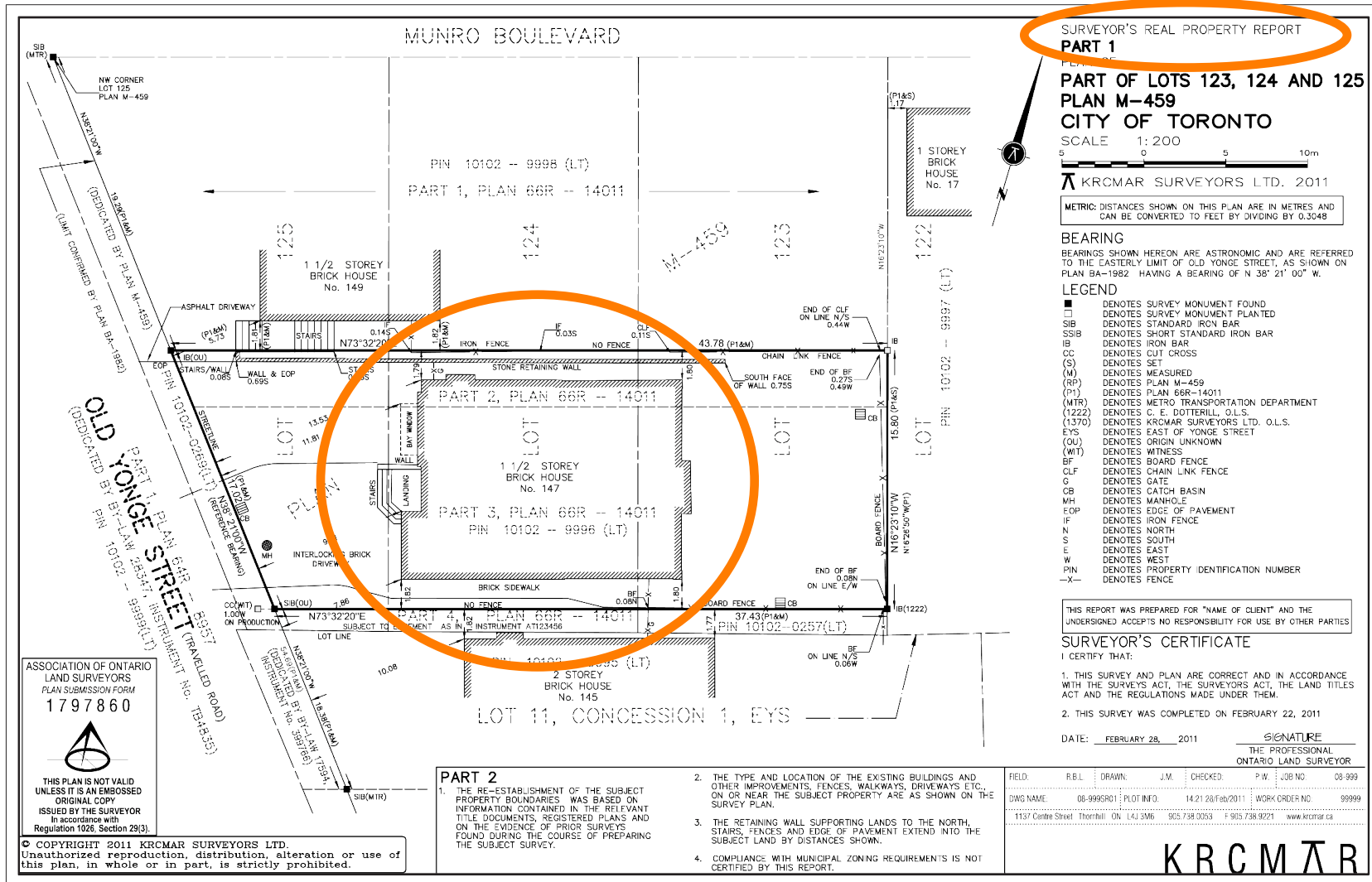
- ? Subdivision plans (M designation)
- ? Registered plans (RP designation)
- ? Reference Plans (R designation)

Show buildings? Use.

No buildings? Use as last resort at closing. No use in due diligence.



Surveyor's Real Property Report (SRPR)



PROTECT YOUR BOUNDARIES

Plan of Subdivision / Subdivision Plan

METRIC
DISTANCES SHOWN ON
THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO
FEET BY DIVIDING BY 0.3048

PLAN OF SUBDIVISION OF PARTS OF LOTS 7 AND 8, CONCESSION 6 TOWN OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

Scale 1:1000
H J Reinthaler O.L.S., 1982

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES AND REGULATIONS MADE THEREUNDER,
- THE SURVEY WAS COMPLETED ON THE 30th DAY OF FEBRUARY, 1982

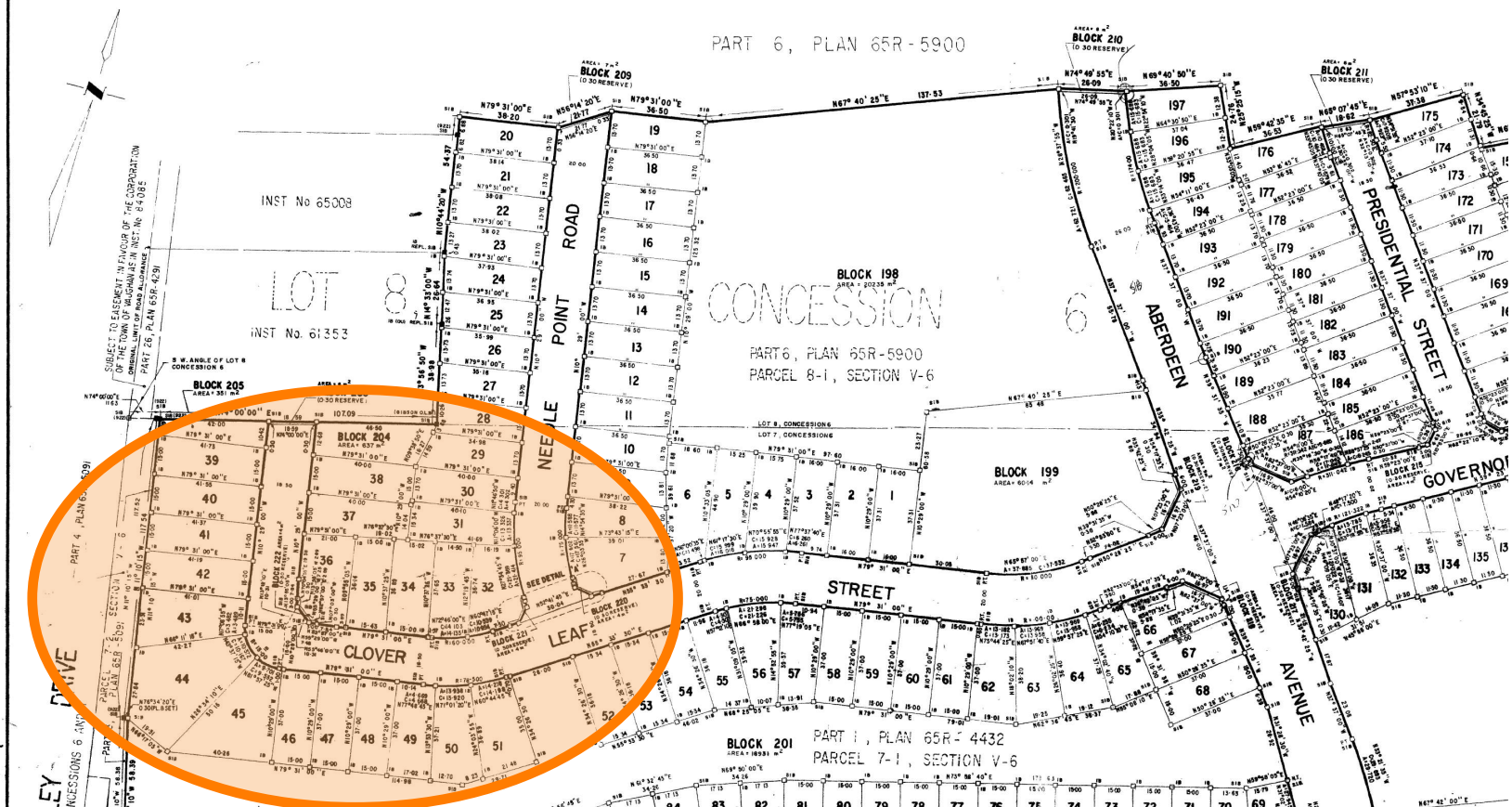
JUNE 30, 1983
DATE

H J Reinthaler
H J REINTHALER
Ontario Land Surveyor

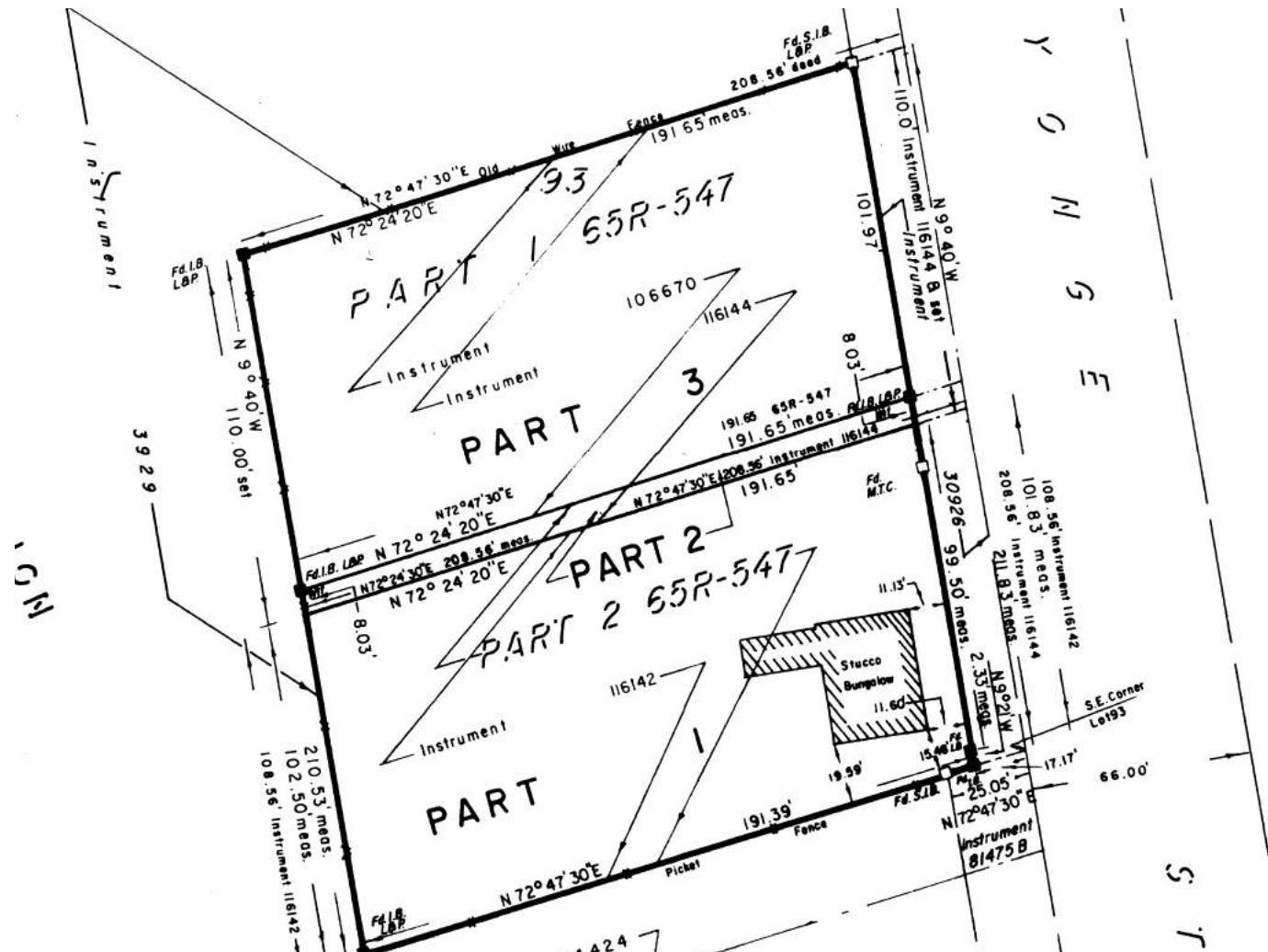
NOTE

- DENOTES PLANTED MONUMENT
 - DENOTES FOUND MONUMENT
 - S.I.B. DENOTES STANDARD IRON BAR
 - I.B. DENOTES IRON BAR
 - H.W. DENOTES HAROLD WHEELER AND ASSOCIATES, O
 - 1042 DENOTES B.K. EDWARDS, O.L.S.
 - O.U. DENOTES ORIGIN UNKNOWN
 - P.L. DENOTES PLAN 65R-5091
- THE ASTRONOMIC BEARING OF N11°10'15" W OF THE EAS
OF PART 4 AS SHOWN ON PLAN 65R-5091, GOVE
BEARINGS HEREON.

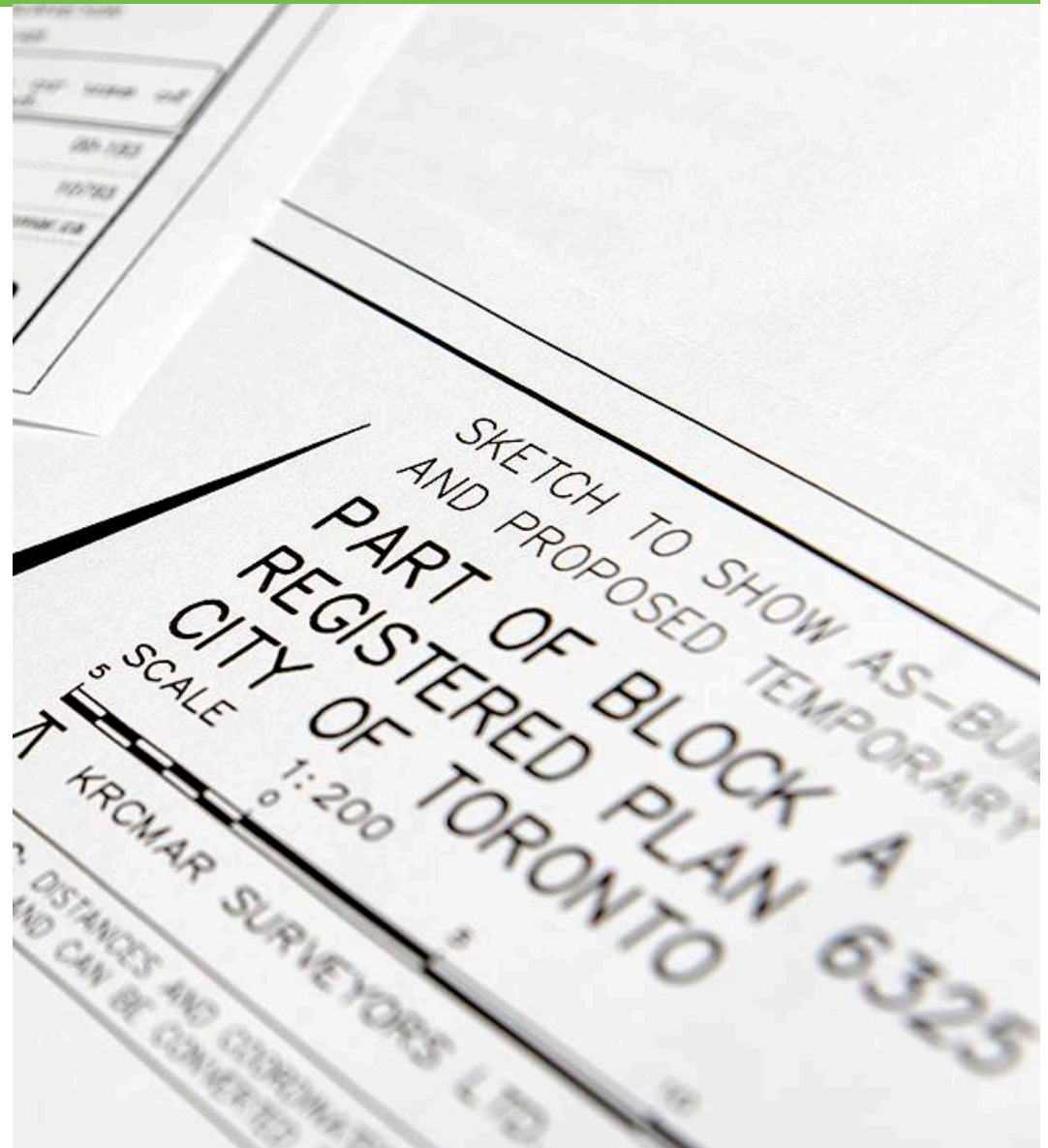
TOTAL AREA OF SUBDIVISION = 21.8782 ha.



Reference Plan



What **CAN'T**
I Use?

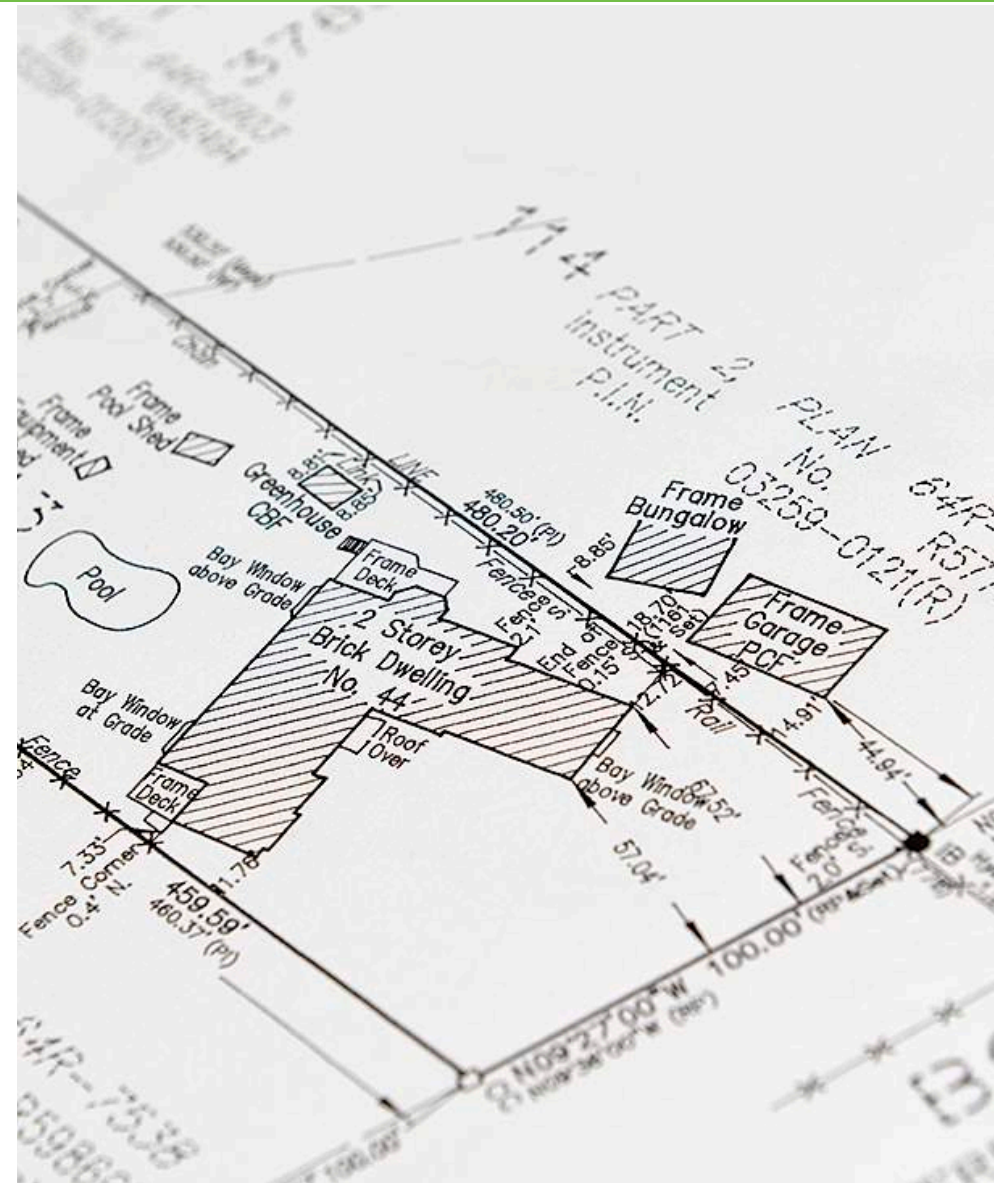


PLANS THAT YOU CANNOT USE

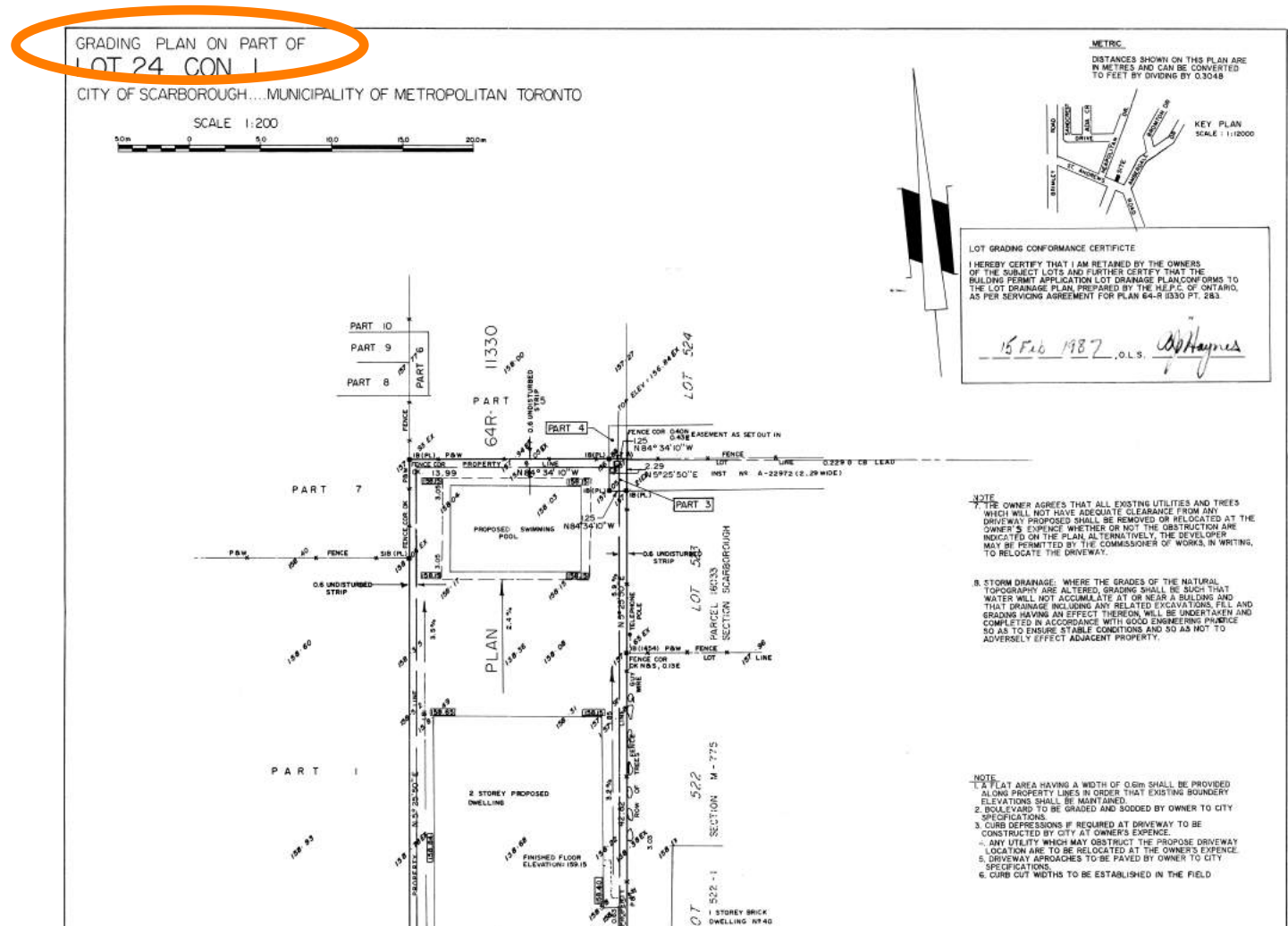
- ✗ Topographic plans
- ✗ Grading plans
- ✗ Sketches of...
- ✗ Plans without identifying features (date, title box, surveyor etc.)
- ✗ Unreadable/incomplete docs.

NOT SURVEY PLANS (ever)

- ✗ Architectural Drawings
- ✗ Engineering Drawings/Plans
- ✗ Landscape Drawings
- ✗ Site Plans

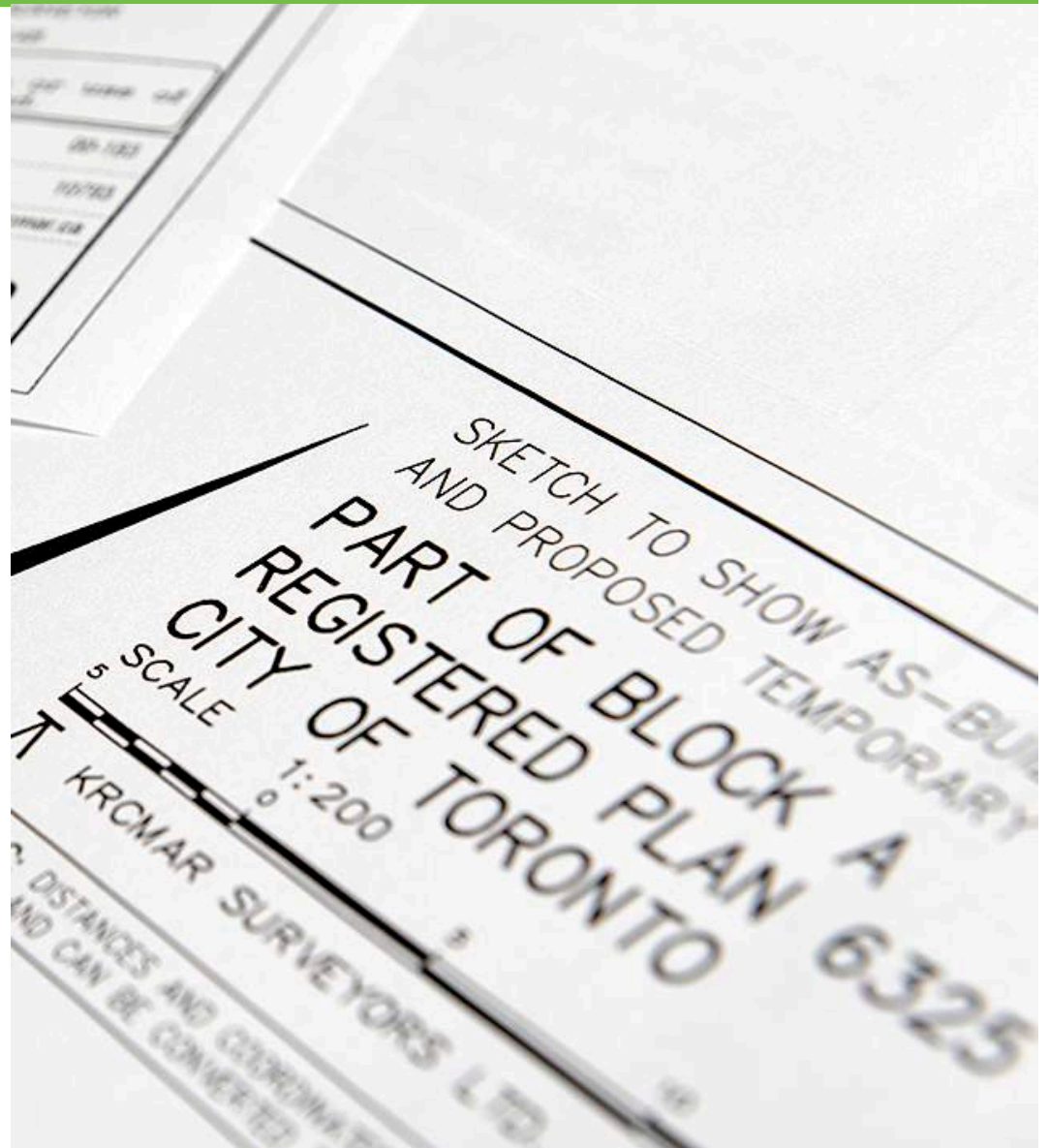


Grading Plans and Topographic Plans



How to Read a Survey Plan

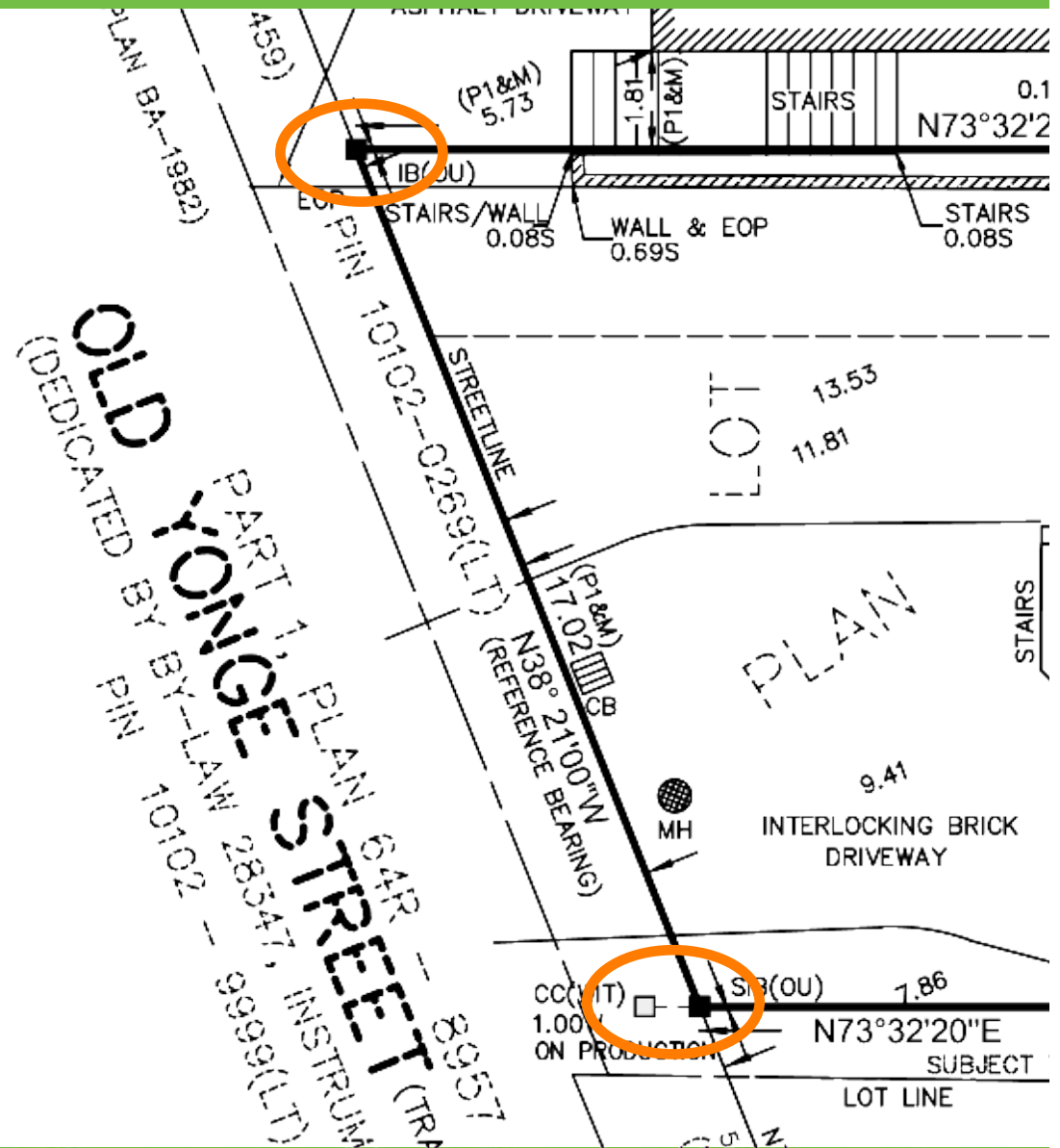
...6 easy steps



1. Survey Monuments

Survey monuments mark the corners of the official boundary.

They are typically iron bars hammered in the ground, and are represented on the survey plan by black or white squares that connect two segments of the boundary.



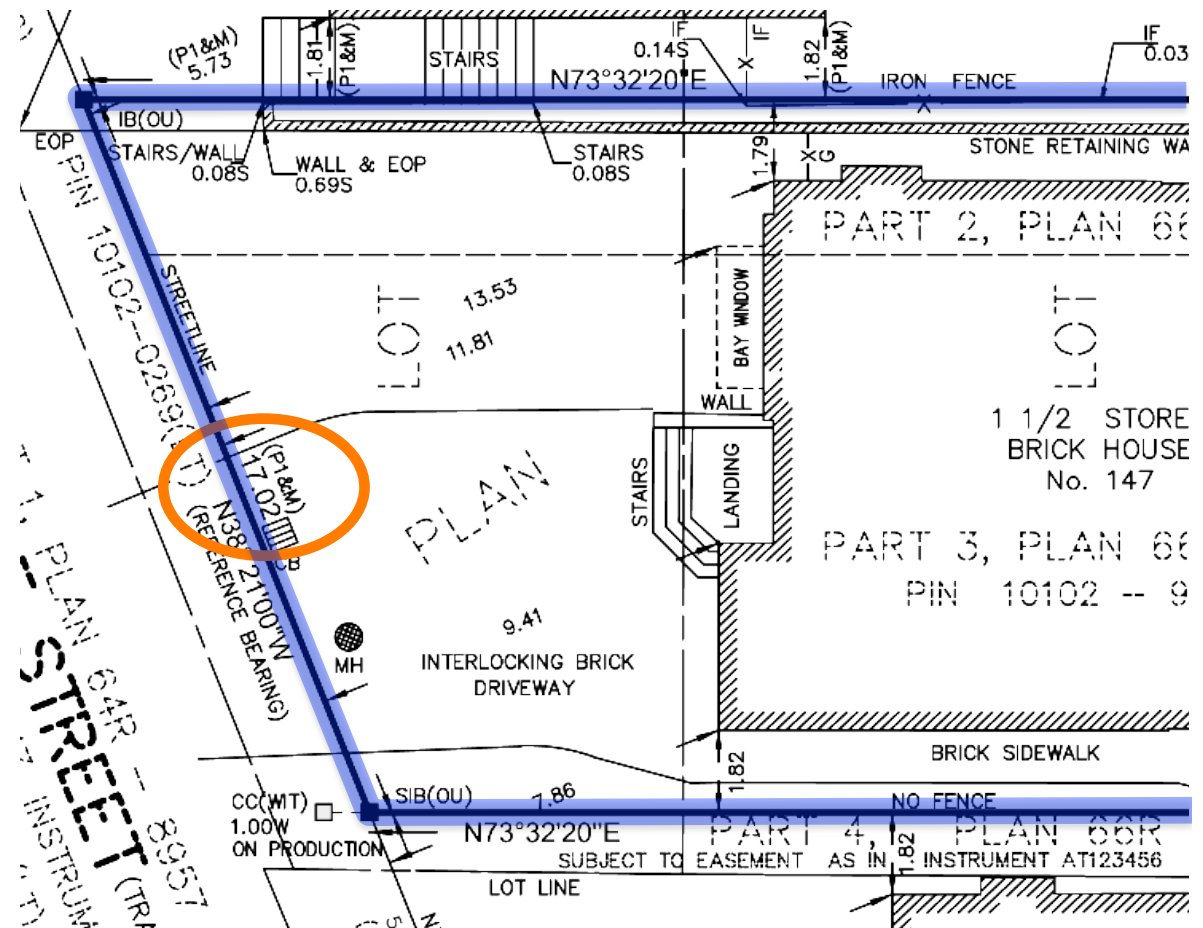
2. Boundaries & Dimensions

The property boundary is the thick dark line on the survey plan.

The boundary always “closes” to create an enclosure.

Everything inside the boundary enclosure is considered part of the property. Items outside are not.

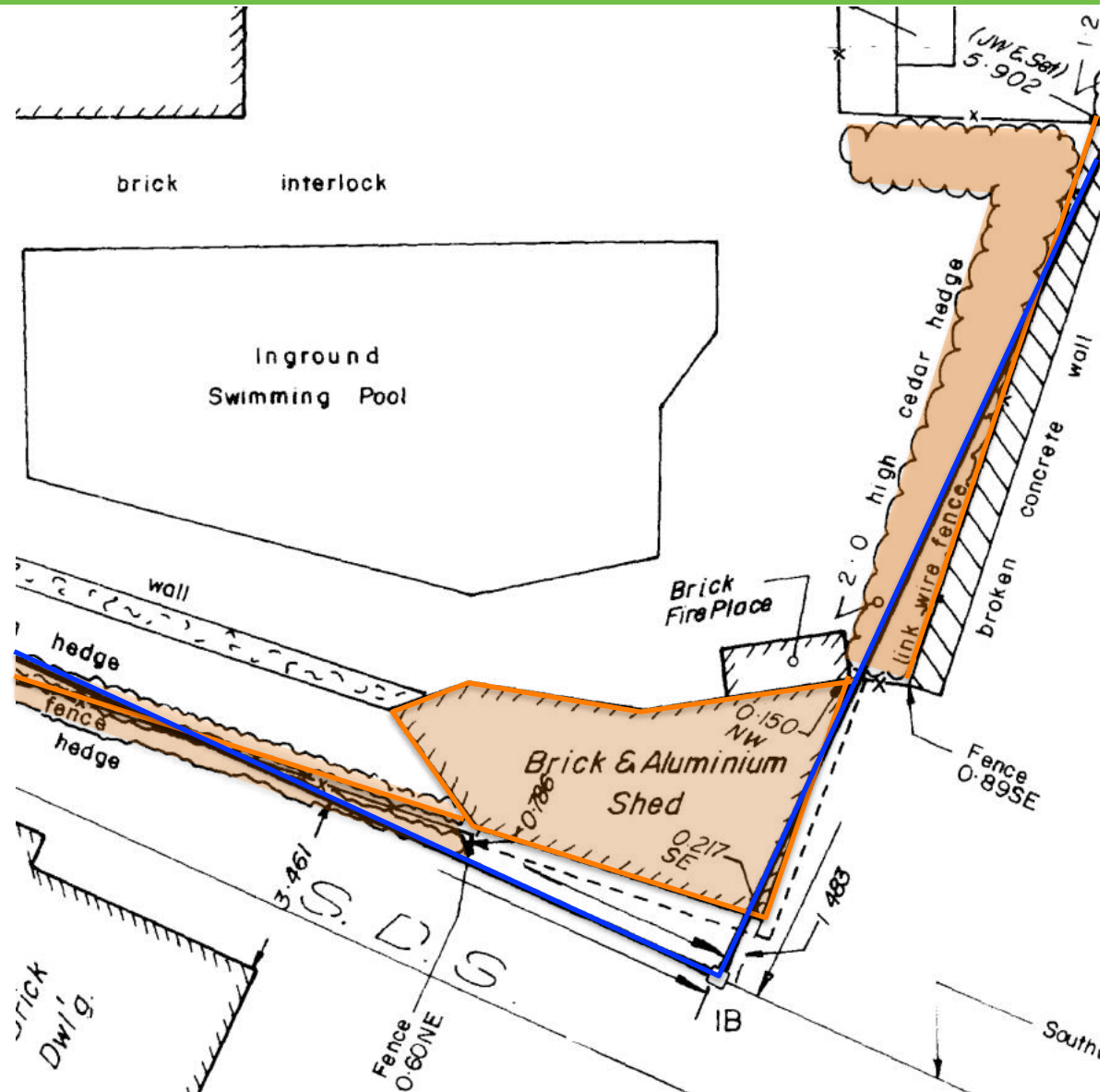
Each boundary segment has a dimension in metric or imperial units.



3. Encroachments

Encroachments refer to physical objects, such as buildings and other structures, retaining walls, driveways, sheds, hedges, patios, that sit on or cross over the property boundary.

An encroachment is considered a potential boundary issue.

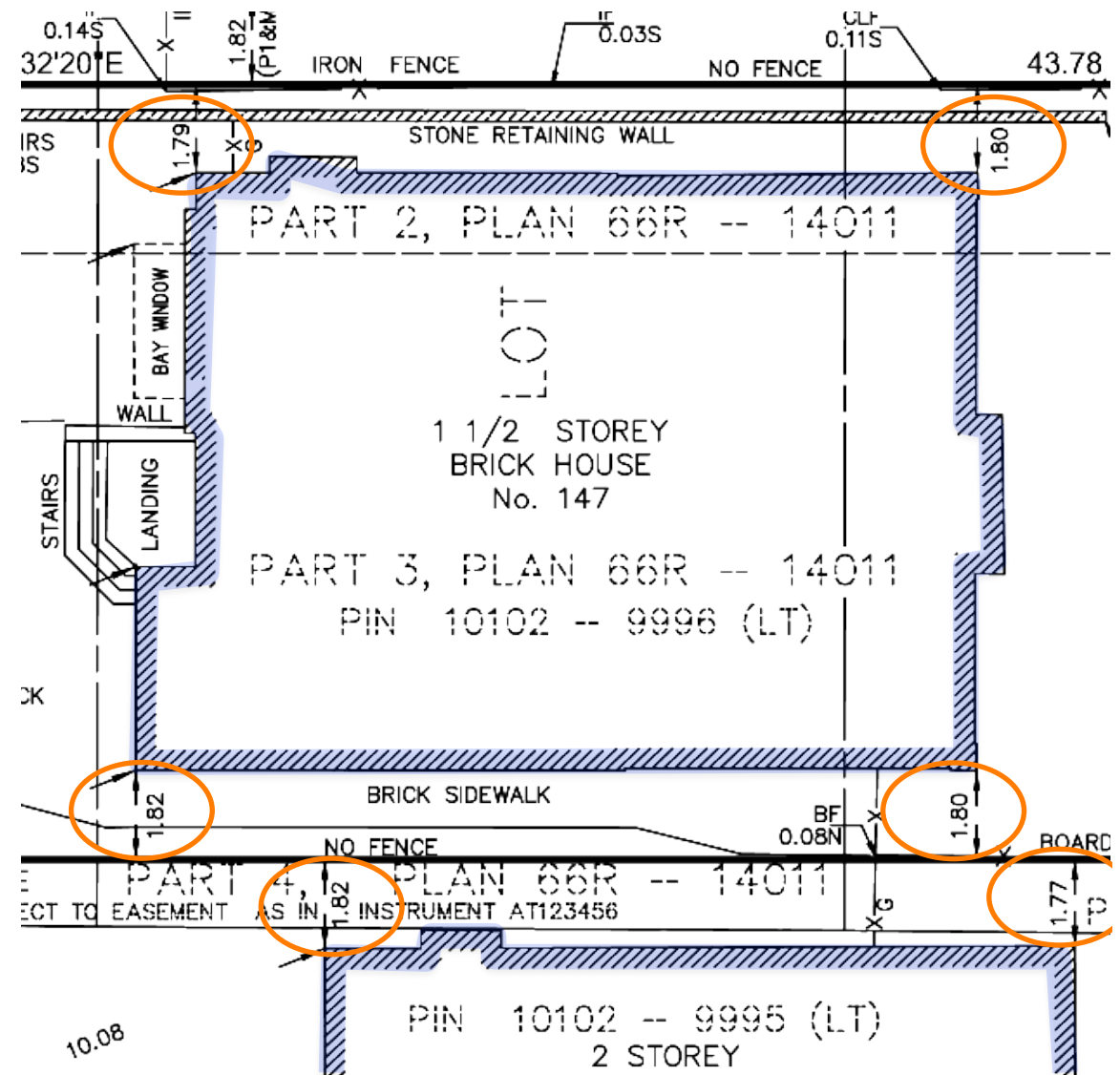


4. Buildings, Structures & Ties

Building/Structures shown on a survey plan identify the shape and location of the permanent building structures on the property and adjoining land.

They are represented by boxes with hash-marks.

Ties show how far structures are from the boundary and are critical to determining zoning requirements.

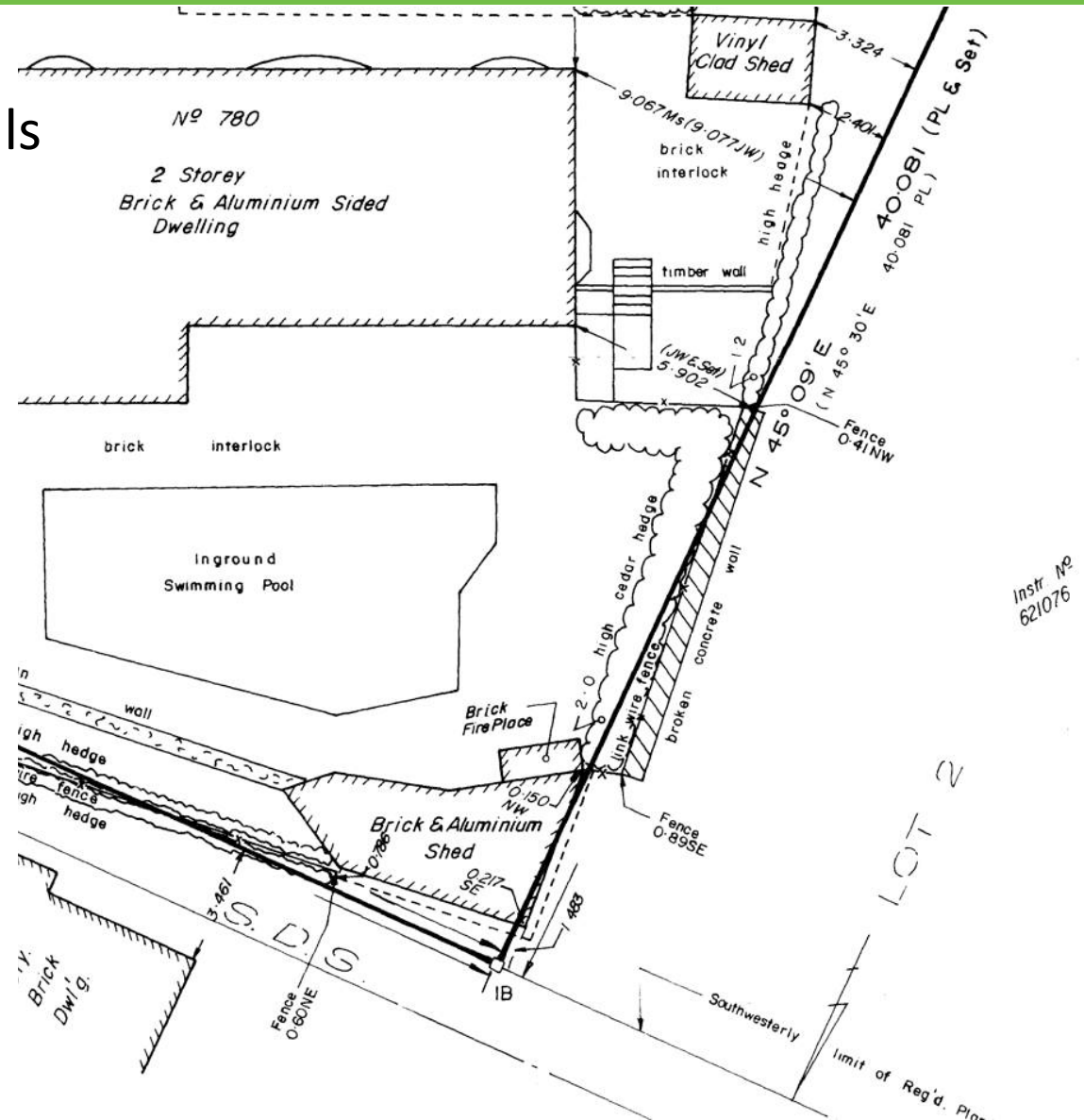


5. Fences, Hedges & Walls

Fences, hedges and walls are what owners prominently see when they first inspect the perimeter of the property.

They are often mistaken to represent the location of the boundary (which can only be revealed by a survey plan).

Examine the fence line relative to the boundary to determine if it is correctly placed or not.

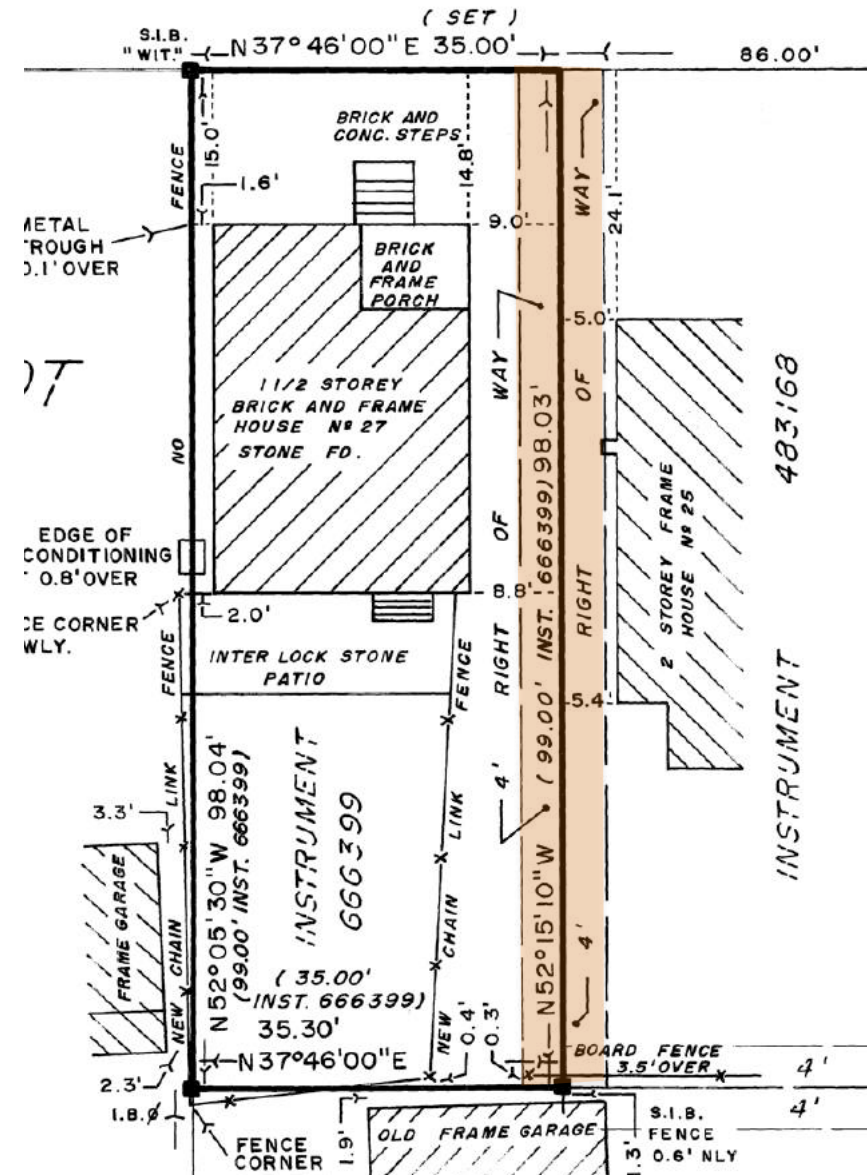


6. Easements

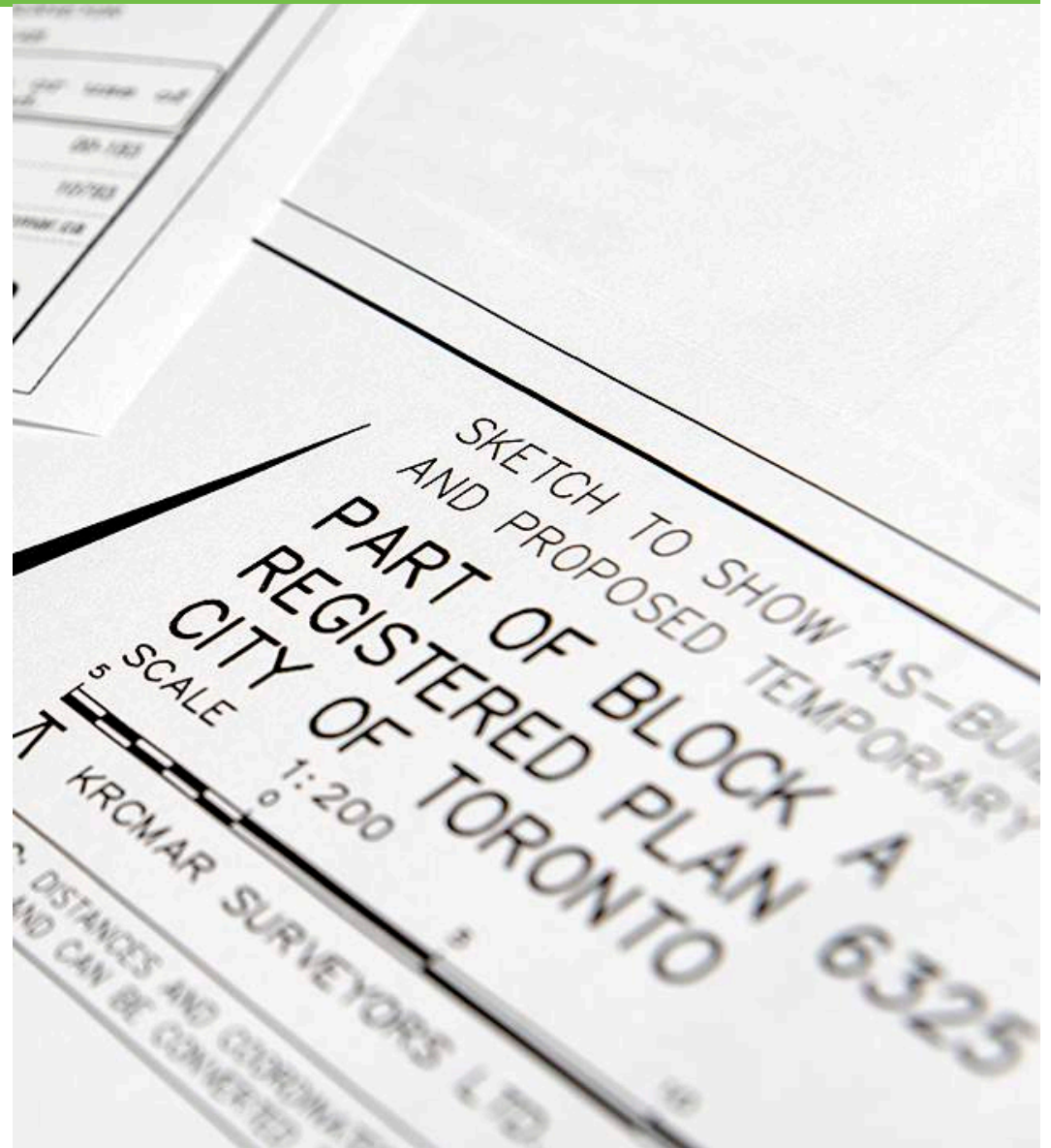
Easements are non-possessory rights to use and/or enter onto another parties real property without possessing it.

The most common easements are for utility access, and right-of-ways (e.g. shared driveways and access routes).

Right-of-ways are often identified as “subject to” and “together with” providing insight into each owner’s rights.

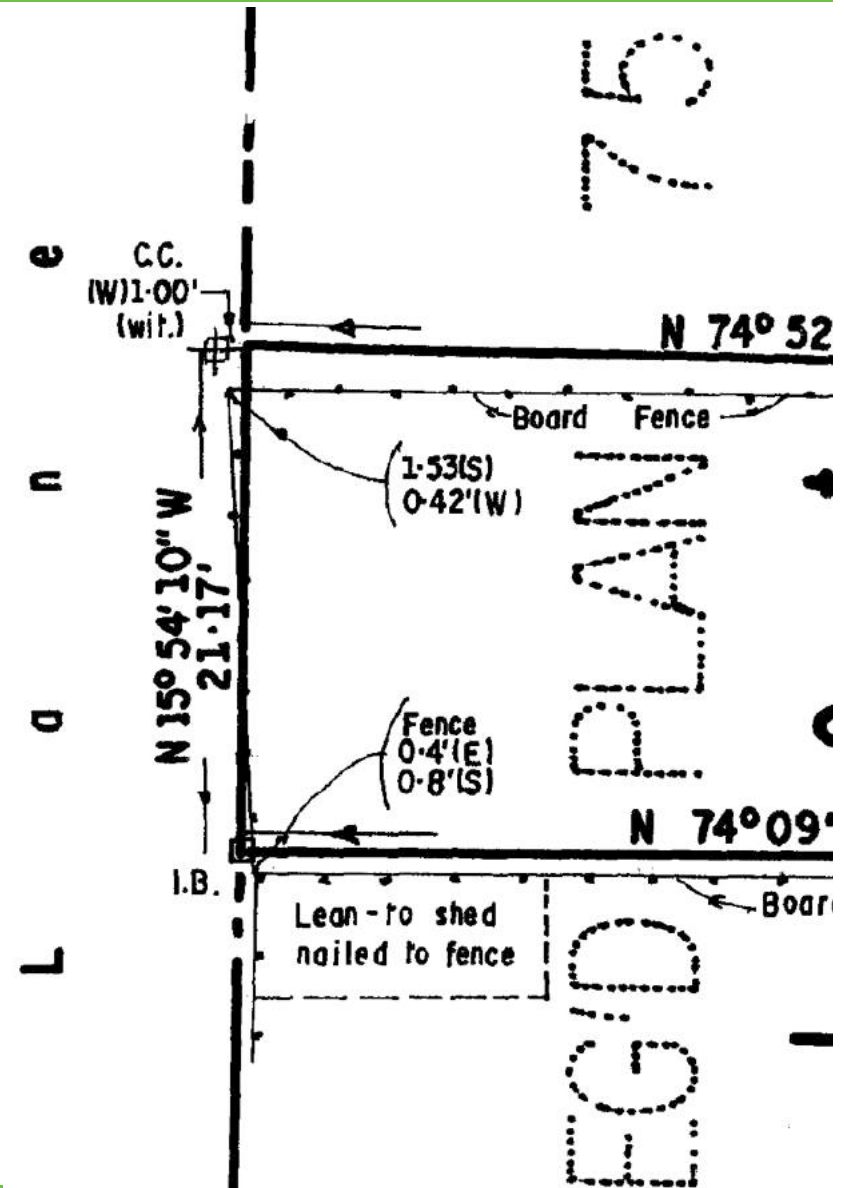


How to use a survey plan (and spot trouble)



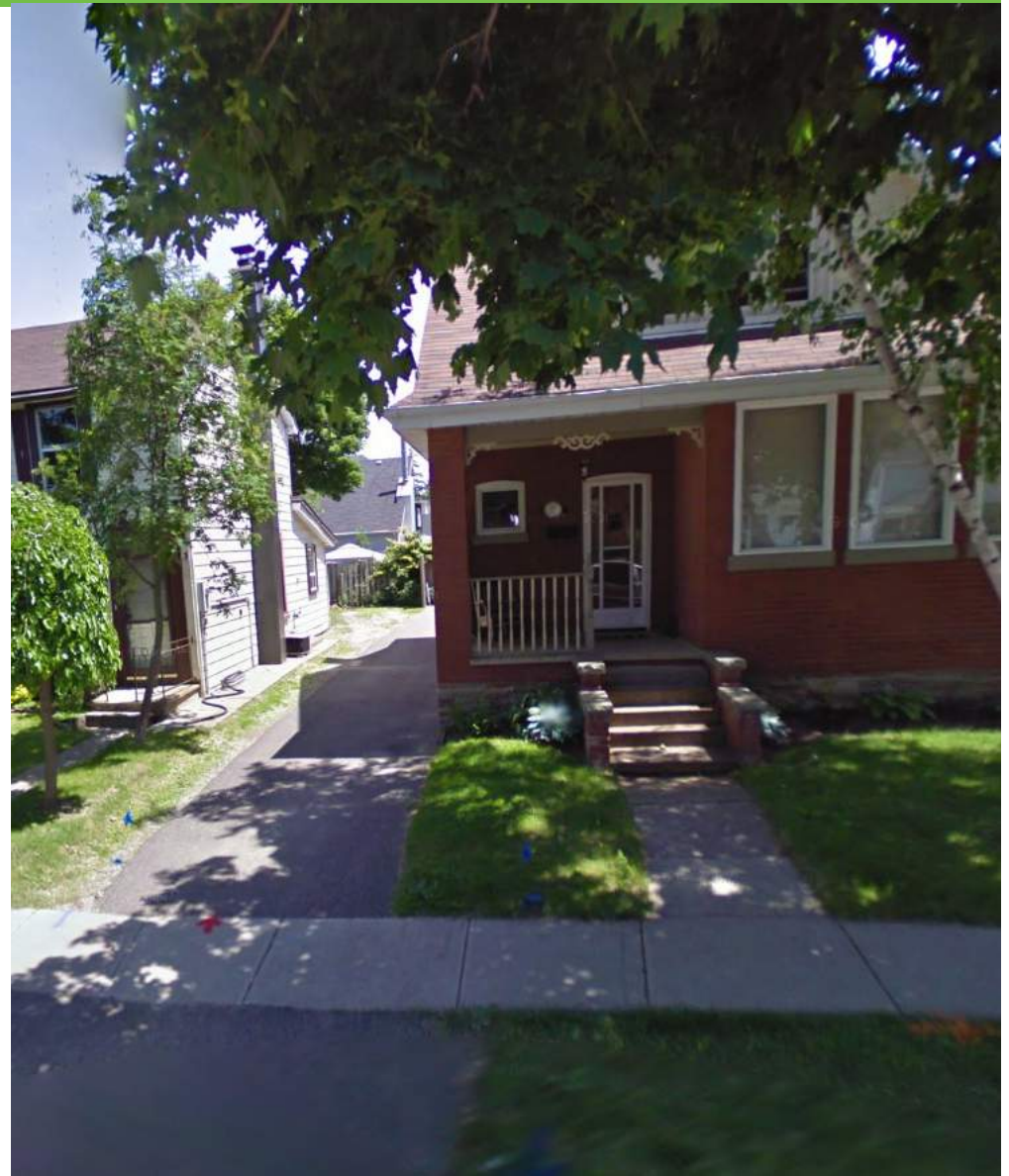
Part 1: Study the Survey Plan

1. **Orientation:**
 - Is it a real survey plan? Is it for the right property? What is the scale?
2. **Trace the boundary.**
3. **Identify the streets and buildings.**
4. **Identify fences, hedges off the boundary.**
 - Is one owner using the other's land?
5. **Identify encroachments on the boundary.**
 - Is one owner using the other's land?
6. **Look for easements and rights-of-ways.**
 - Do you see obstructions?
7. **Look for encroachments on city land/roads.**



Part 2: Examine the Property

1. **Approximate the boundary location using the ties (measurements).**
 - Is the fence on the line?
 - Any suspected encroachments?
2. **Are any neighbouring structures encroaching on the property.**
3. **Approximate the rights-of-way location.**
 - Is it clear, obstructed or encroached on?
4. **Can you see encroachments on city property?**



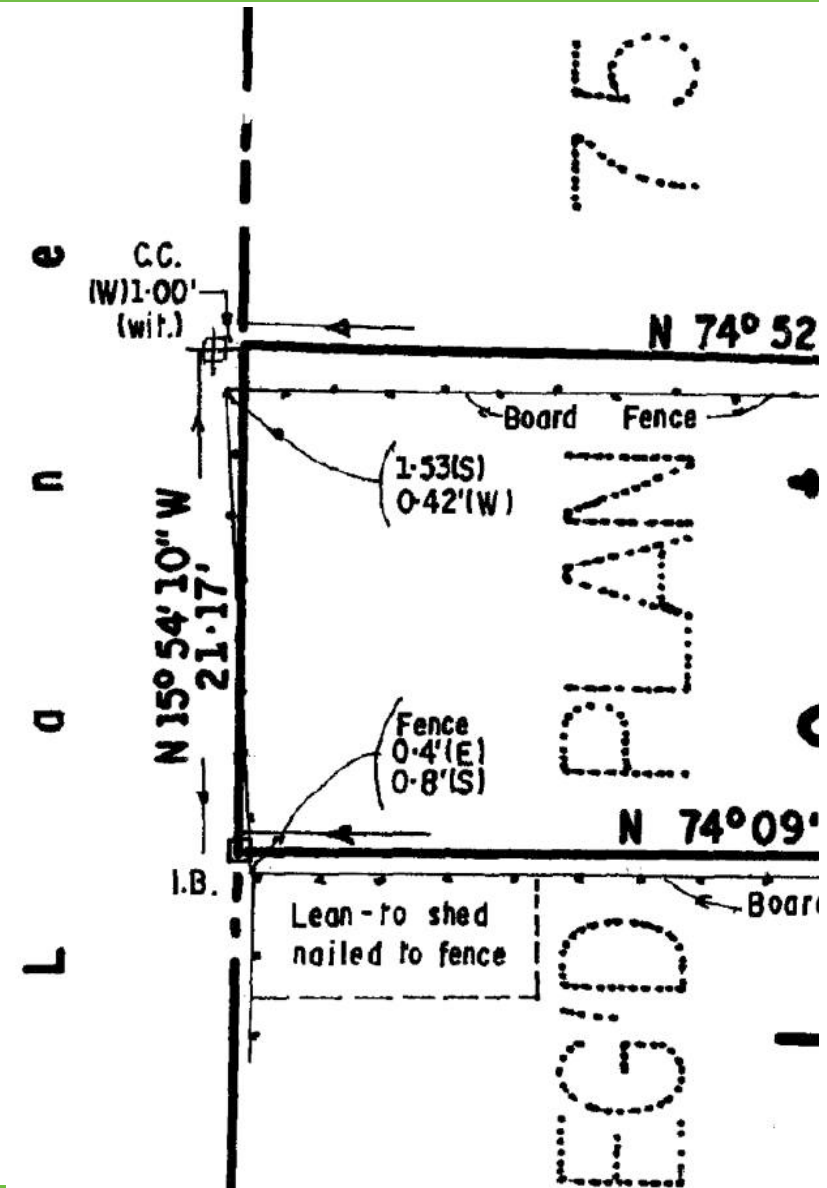
Draw Your Conclusions

Selling Side

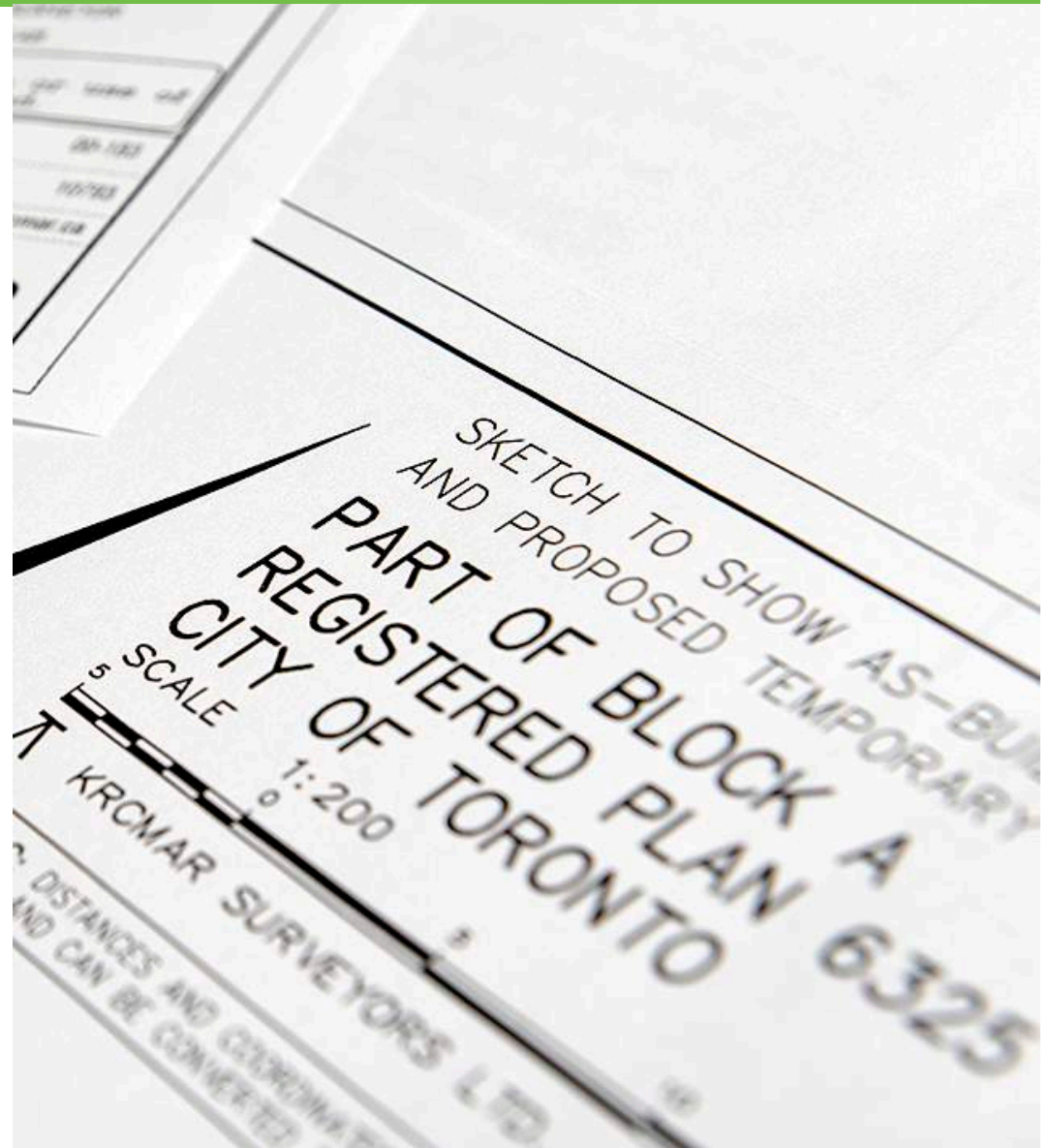
- What is my client claiming to be selling?
- Does it look “clean”?
- If not, should we disclose issues up front?
- Should I walk away from this deal?

Buying Side

- What is my client’s intended use of land?
- What issues have I identified on the plan?
 - How will these affect their use of land?
 - What might they have to deal with?
- I’ve walked the land. Do I suspect any issues with fences and boundary encroachments?



What to do Next



It doesn't have to be your decision!

Only a land surveyor can provide an official opinion on boundary location associated issues/defects.

1. Develop a relationship with a surveyor you trust.
2. Find out how they can help you with consults on properties.
3. Never provide a categorical opinion on a boundary issue: only a surveyor can do that.
4. Share your suspicions and suggest bringing in an expert.



The Value to Your Client

Is in the awareness you bring them of the importance of a smart survey strategy.

and

The insights you bring to them through good due diligence with a survey plan.



CLOSE

ADDRESS:
23 WANLESS CRES



[Click here to enlarge](#)

Survey plan date: 2008
Rank: ★★★★★
Price: \$ 300.00
Source: Land Survey Records

BUY

ADDRESS:
23 WANLESS CRES



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Chris Kamarianakis Executive Director, Protect Your Boundaries Inc.

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Thank You!