

## Educational Corner "Stones" - MONUMENTATION

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The Survey Review Department, through the Systematic and Comprehensive Review process conducted under Section 40, (4) & (5) Regulation 1026 under the Surveyors Act, is able to identify common deficiencies, problems or misconceptions existing within the "firms" reviewed. Within future issues of the "Quarterly", the department will identify and address the most prevalent deficiencies and discuss the department's expectation and position. *baselines* articles will be used as a platform to focus on issues concerning assessment of evidence and boundary retracement.

In future Quarterly articles, we will focus on issues such as "full disclosure/documentation" as it relates to each of the components in the preparation of a survey. This particular article addresses some misunderstandings we feel exist with respect to the monumentation regulations set out by O. Reg. 525/91 under The Surveyors Act. Overall, we hope that this dialogue will prove to be beneficial for the "firms" and will help standardize the survey product provided to the consumer.

### Section 3(2) and (3), O.Reg. 525/91

This Section of the Regulation defines the manner in which all found survey monumentation must be identified on the plan. Section 3 (2), states: "On a plan of survey, the surveyor shall designate a found monument by, the identification numbers, letters, words or symbols found on the monument, or if there are none, the name of the surveyor who planted the monument or prepared the plan of survey in respect of which the monument was planted." Simply stated *the found monument needs only to be identified by the registration number of the surveyor/firm that planted it.* The plans reviewed consistently discover "found" monumentation which is identified only by a previous reference plan upon which the survey monument is shown. Often, these plans show additional monuments which originated from other surveyors. Overall, the "origin" of all monuments can not be easily specified.

On a more local basis, groups of surveyors have formulated informal rules to identify found "original" monuments by using

a specialized identification code. This mechanism seems to have some merit but it does not comply with the Act nor does it allow for a consistent provincial approach. We need only identify the found monument on the plan by the identification located on the monument as "found" in the field during the field survey. If the monument cannot be identified in such a manner, then adequate research should be conducted to determine the "origin" of the evidence and, of course, to review the manner in which it was established.

We, as a department, are expecting compliance such that the "origin" of the evidence is stated in the field notes and subsequently on the plan. If the origin cannot be determined in the field, then the field notes should reflect this fact. The field notes can record the effort made by the crew with recognition in the notes that the monument has no identification or that the monument is flush with asphalt, etc.

Alternatively, the additional research necessary to determine "origin" of the monument or not should be documented within the office file. This information would often support why the signing surveyor accepted or rejected the monument. How can an "unknown" monument be accepted when the manner in which it was set has not been reviewed? Overall, the effort to determine the origin must be made either in the field and/or through research.

*"the variance is caused by rushed field practices based upon high-tech equipment without giving sufficient consideration to boundary retracement."*

### Section 8, O.Reg. 525/91

Section 8(2) states "in a surveyor's real property report that locates a completed building or structure, *the surveyor shall plant a monument described in subsection 2(1) at every corner and angle at the front of the unit of land*". This regulation is very specific in the requirement to monument the front corners for a Surveyor's Real Property Report rather than setting "cut

crosses" on the offset line. It is becoming more prevalent in urban centres that surveyors are setting cut crosses on the offset lines rather than the front property corners. We certainly recognize the need to operate on an "offset", but the front corners of the property must be monumented in order to leave behind an easier traceable identification of the surveyor by the identification stated on the monument.

### Section 11(5), (6) & (7), O.Reg. 525/91

Section 11(5) states "if it is impossible or impractical to plant a monument required by this Regulation or permitted by subsection (1) because of the nature of the location of the point, the surveyor shall plant the monument as near as possible, but not closer than one metre, to the point."

Section 11(6) states "the surveyor shall, if possible, plant the monument authorized by subsection (5) on the existing or proposed boundary of the lands being surveyed." and,

Section 11(7) states "on a plan of survey, the surveyor shall designate a monument planted under subsection (5) by the letters WIT and the letters of designation in accordance with subsection (2) or subsection 3(1)."

Clearly, *"witness" monuments should occupy a limit of the survey if possible, be no closer than one metre distant from the corner witnessed* and be identified as "WIT" on the face of the plan with the "witness" dimension relating to the corner clearly shown. At times, variance to this Regulation is caused by boundary adjustment occurring subsequent to the field procedure, which is understandable but not in compliance. However, at times, the variance is caused by rushed field practices based upon high-tech equipment without giving sufficient consideration to boundary retracement. In each instance, the final monumentation of the completed survey should occupy the corner of the property or occupy a boundary allowing for the 1 metre offset.

Overall, we expect that "firms" must give due regard to the "witness" rule and must ensure that the monumentation rules are being met in all areas.

