

Workshop Title: UNDERSTANDING A LEGAL SURVEY PLAN

Presenter: SATESH LAKHAN, BSC, MSC, OLS, OLIP

1. Introduction

A legal Survey Plan or Plan of Survey (Plan) is a specialized and certified document in the field of real estate and land development. It serves as a detailed map that delineates the boundaries, dimensions, legal interests and topographical features of a parcel of land.

Understanding a legal survey plan is crucial for real estate professionals, land and property developers, architects, engineers and private landowners to ensure that property transactions and developments adhere to legal requirements, that there are no hidden legal interests within and grasping an overall view of the current site conditions above and below grade.

2. Purpose Of Workshop

This workshop aims to equip participants with the knowledge and skills needed to accurately interpret and utilize legal survey plans. Through theoretical instruction and practical exercises, attendees will develop a comprehensive understanding of the various components of a survey plan, its importance and applications in the real estate and property development industries.

3. Objectives

- Acknowledging the role of an Ontario Land Surveyor in real estate and land development projects by defining the profession and licensing process
- Identify the appropriate type of plan needed for a project, by understanding the various common types of Plans that a Surveyor can produce
- Understanding how to read a Plan of Survey by identifying and expanding on all components within
- Verifying the authenticity and accuracy of a Plan of Survey by understanding the components and purpose of the Surveyor's Certificate and Report
- Grasping how to use a Plan by showing real world examples

4. Schedule

WORKSHOP SCHEDULE		
TIME		ACTIVITY
START	END	
8:30am	9:00am	Introduction to presenter and workshop - Definition and applications of a professional Land Surveyor
9:00am	9:30am	Introduction to profession - Governance of the profession - Types of plans and application
9:30am	11:00am	Module A: - Identifying the Contents on a Plan of Survey and the Method to its Creation
11:00 am	11:15am	<i>Break</i>
11:15am	12:00pm	Class Activity A: - <i>What is on the standard Plan of Survey and Identifying the process creation</i>
12:00pm	12:30pm	<i>Lunch</i>
12:30pm	2:00pm	Module B: - Interpreting Parcel Identification Numbers and Plotting Legal Fabric: The Creation and Evolution of Legal Entities
2:00pm	2:45pm	Class Activity B: - <i>Plotting the legal Fabric, Boundary and Title Components using the Parcel Identification Number and its contents</i>
2:45pm	3:00pm	<i>Break</i>
3:00pm	3:45pm	Applied Exercise: - <i>Writing Part 2 of an SRPR</i>
3:45pm	4:00pm	<i>Break</i>
4:00pm	4:30pm	Exercise Review and Discussion
4:30pm	5:00pm	End discussions and feedback

5. Key Topics Covered

5.1. Introduction and Purpose of a Plan of Survey (Legal Survey Plan)

- Defining the Role of an Ontario Land Surveyor, the licensing process and Association of Ontario Land Surveyors' role
- Acknowledging the Land Titles system and quality of Title
- Understanding legal and basic definitions
- Expanding on the process of creation from start to finish
- Identifying the various types with samples and purpose

5.2. Components of the Plan

- Identifying the legal features; fabric, title block, certificates
- Understanding the fabric and street limit creation
- Understanding the boundary definition, types, methodology and evidence by Common Law used to redefine existing boundaries
- Ensuring the Plan is certified by the Surveyor's Certificate and is up to date
- Reviewing the physical topographic features
- Reading the Part 2 expanded report
- Identifying other features such as but not limited to units, tables, legal comments, scale, benchmark

5.3. Process of the Plan Creation

- Researching the property's title and evidence for boundary retracement
- Understanding the physical field work involved
- Calculating the boundaries
- Drafting the plan and reviewing its contents
- Ensuring it complies to regulatory standards on the field via monumentation and on paper
- Providing client care via delivery and feedback

5.4. Interpreting Parcel Identification Numbers

- Analysing the Parcel Identification Number (PIN) and its registered instruments
- Identifying and understanding the description of the property in the PIN
- Selecting an interpretation of the documents listed within

5.5. Process of plotting creating legal entities

- Understanding the legal existing fabric

- Exploring the process of creating new fabric via Subdivision Plans, Condominium Plans and Reference Plans

5.6. Practical Applications

- Utilizing a Plan for Real Estate transactions via buying, selling and leasing a property
- Integrating a Plan into land development for landscaping, severances, upgrading property title and other large-scale development such as Condominium and Subdivision developments
- Formulating opinions for dispute resolution

5.7. Case Studies and Practical Exercises

- Sharing real world examples of the various Plans
- Presenting a Plan to identify the components and application
- Discussing how to analyze the process of the Plan's creation

6. Benefits Of Attending

6.1. Enhanced Knowledge and Skills

Participants will gain a thorough understanding of legal survey plans, enhancing their ability to navigate complex real estate transactions and development projects accurately.

6.2. Professional Development

Attending this workshop will contribute to professional growth and may offer continuing education credits for certain professional certifications.

6.3. Networking Opportunities

The workshop provides an excellent platform for participants to connect with industry peers, share insights, and build valuable professional relationships.

7. Presenter

Satesh Lakhan, BSc, MSc, OLS, OLIP, is a registered Ontario Land Surveyor (AOLS) with a Masters in Project Management, a Bachelors in Geomatics Engineering and a Post Graduate Certificate in Building Information Modeling Management. He has successfully engaged in certifying a wide range of survey plans for various small to large scale clients ranging from private sales to full sized developments.

8. Conclusion

Understanding a legal survey plan is fundamental for anyone involved in real estate and land development. This workshop offers comprehensive training that combines theoretical knowledge with practical application, ensuring that participants are well-equipped to handle the intricacies of survey plans in their professional endeavors. By attending, participants will not only enhance individual expertise but also gain a competitive edge in the real estate industry.

Join us for this informative and interactive workshop to master the art of interpreting legal survey plans and take your professional skills to the next level.