

**Alberta Land Surveyors' Association
Professional Examination
Spring 2010**

**Statute Law
(Closed Book Exam)**

*Time Limit: 3 hours
Total Marks: 100*

Note: This exam consists of 31 questions on 6 pages

CONDOMINIUM PROPERTY ACT

<u>Marks</u>	<u>Question</u>
(2)	1. What two actions must the Registrar perform before registering a condominium plan of re-division or consolidation?
(2)	2. What does the Registrar do upon receiving a condominium plan for registration?
(2)	3. (a) With respect to registration, what statement is required to accompany the first phase of a multi-phase condominium plan?
(4)	(b) List any 4 of the possible 12 items which have to be contained within this statement.
(3)	4. A plan presented for registration as a condominium plan must be accompanied by a affidavit from a land surveyor. Describe the 3 things the land surveyor certifies.
(2)	5. What defines the boundaries of the following condominium units? (a) Units within a high rise building. (b) Bare land condominium units.

Subtotal _____/15

LAND SURVEYORS ACT

Marks Question

- (3) 6. In the context of the Land Surveyors Act, define:
 (a) Minister
 (b) Surveyor's Partnership
 (c) Court
- (4) 7. Practice of land surveying means.... Define and give 4 examples.
- (3) 8. Council can make regulations and by-laws. Explain the difference?
- (3) 9. (a) What two Association statutory bodies include a member of the public?
 (b) Are these public members elected or appointed? If appointed, who appoints them?
- (1) 10. (a) Who issues the "permit to engage in the practice of surveying?"
(1) (b) Who is this permit issued too?
(1) (c) When does this permit expire?

***Subtotal* _____/16**

LAND TITLES ACT

Marks Question

- (3) 11. In the context of the Land Titles Act, define:
 (a) Certificate of Title
 (b) Encumbrance
 (c) Registration
- (2) 12. What are the two conditions which the Registrar must assess before he may correct a registered plan?
- (3) 13. “Illustration of Plan of Survey - Section 77 of the Land Titles Act”
 Under section 77 it states that a plan will not be registered until four conditions are met by the plan of survey. List three of these four conditions.
- (6) 14. What documents must be filed with the following plans so the plans can be registered at the Land Titles Office?
 (a) Subdivision Plan (with no land being dedicated as reserve or road)
 (b) Right-of-Way Plan (patent land)
 (c) Monument Plan
- (2) 15. What land cannot be included in one certificate of title?
- (3) 16. Without physically removing an encroachment, name three other solutions that can be used to deal with a building encroaching onto adjacent private property.

Subtotal _____/19

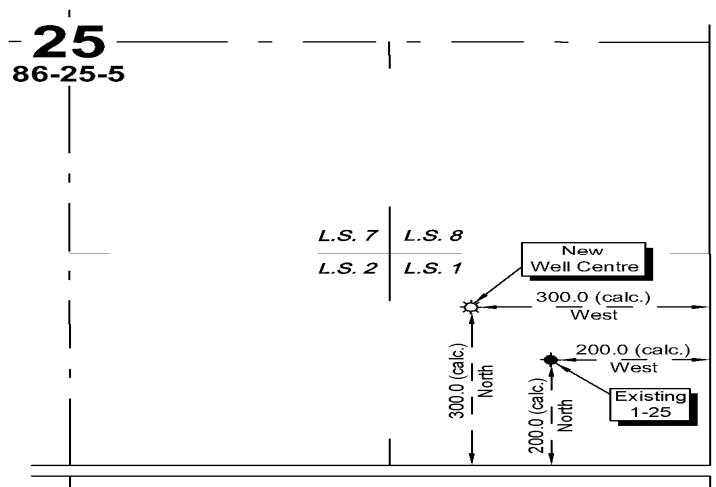
OIL AND GAS CONSERVATION ACT AND REGULATIONS

Marks Question

- (2) 17. In the context of Oil and Gas Conservation Act and Regulations, define the following terms:
 (a) Board
 (b) Operator
- (3) 18. Define the drilling spacing unit for the “central part” for the following.
 (a) one section
 (b) one quarter section
 (c) one legal subdivision
- (3) 19. (a) What are the maximum amount of characters and spaces allowed in a well name?

 (b) For the following sketch, please provide the appropriate well name that would show up on the plan of survey.

Assumptions: Strike area = “SHARON”
Company Name = “Brian Petro Ltd.” or “BPetroLD”



- (3) 20. Give an example of each of the following:
 (a) Surface Development
 (b) Water Body
 (c) Surface Improvement

Subtotal _____/11

MUNICIPAL GOVERNMENT ACT

Marks Question

- (4) 21. Give a brief definition of:
 (a) Public Utility
 (b) Restrictive Covenant
 (c) Non-conforming use
 (d) Subdivision Authority
- (4) 22. List 4 components of a complete application for subdivision.
- (4) 23. John Smith owns Lots 3 and 4, Block 1, as shown on subdivision plan 1629 JK registered in 1962. The Committee felt it was important to put the year of registration in. His Certificate of Title reads Lots 3 and 4, Block 1, Plan 6652 EU. He wants to obtain two Certificates of Title (one for each lot) so he can sell Lot 3. Does he need approval from the subdivision authority? Explain.
- (3) 24. In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application...
 List any 3 of these 9 considerations.
- (2) 25. Briefly explain how a deferred reserve caveat relates to provision of reserves (or payment of money in lieu).

Subtotal _____/17

SURVEYS ACT

Marks Question

- (3) 26. The Surveys Act is divided into 3 main parts. Identify the heading for each part and briefly explain how each part is applied.
- (8) 27. In the context of the Surveys Act, define:
 (a) bed and shore of a body of water;
 (b) geographical positioning system;
 (c) survey control marker;
 (d) legal subdivision.
- (2) 28. What powers are granted to a surveyor with respect to taking evidence under oath?
- (4) 29. Give two significant dates that must be considered when re-establishing lost corners under Part 3 of the Surveys Act. Describe the significance of each.
- (3) 30. All surveys made under the Surveys Act must be certified by a land surveyor and they must meet 3 conditions. List them.
- (2) 31. Your client owns Section 4 and wants you to establish the location of the north $\frac{1}{4}$, on the blind line. It has never been posted. Draw a sketch, including required evidence and measurements, to show how you would determine the location of the north $\frac{1}{4}$.

***Subtotal* _____/22**

***Total* _____/100**