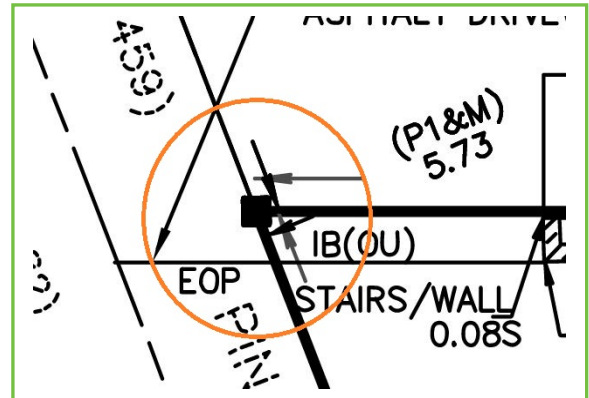


Land survey plans are sophisticated documents prepared by licensed Ontario Land Surveyors. They bring together multiple sources of information into one unified, graphical representation of a property, its boundaries and dimensions, physical features, easements and underlying land fabric.

However, you don't have to be a surveyor to be able to glean some basic information from a survey plan – information that can help you in understanding a basic "lay of the land".

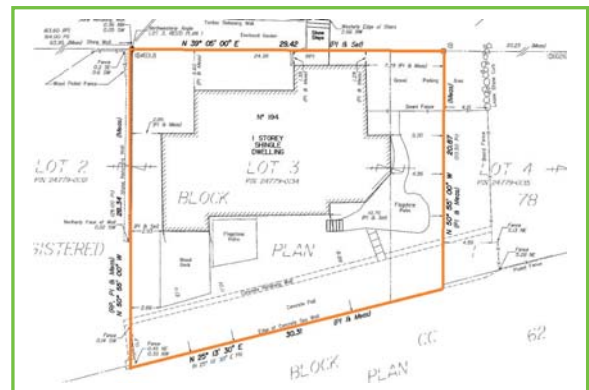
1) Monuments

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.



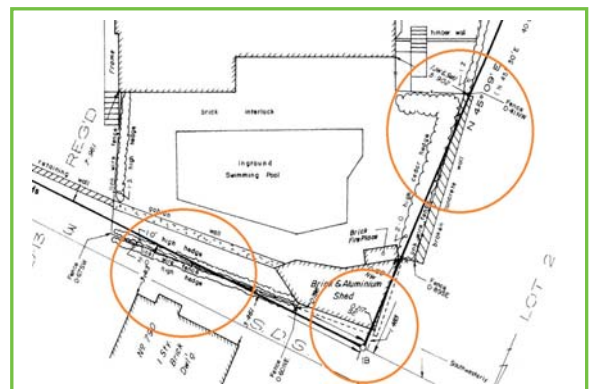
2) Boundaries & Dimensions

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

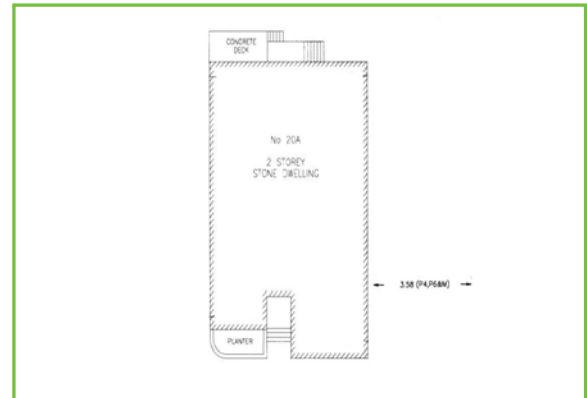
Encroachments refer to physical objects (e.g., buildings and other structures, retaining walls, driveways, sheds, hedges, patios, etc.) that sit on or cross over the property boundary. An encroachment is considered a potential boundary issue.



4) Buildings, Structures & Ties

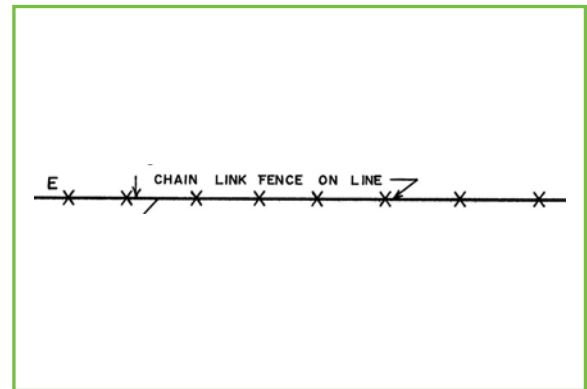
Buildings/structures shown on a survey plan identify the shape and location of the permanent building structures on the property and adjoining land. They are represented by boxes with hash-marks.

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



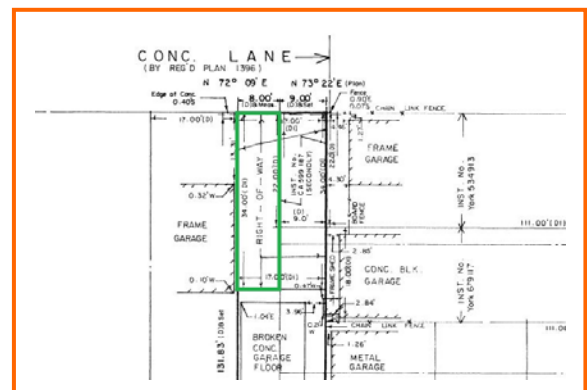
5) Fences, Hedges & Walls

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.



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).



Only a licensed Ontario Land Surveyor is qualified to provide an opinion on the exact location of a boundary, the surrounding features and the relevance of information found on a survey plan. While we encourage you to explore and get to know your survey plan, we urge you to consult with a land survey professional before making any decisions.