

Policy and Procedure: Clarification of Descriptive Plan Type 2 Utility Easements

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Owner Ministry of Justice - Controller of Surveys	Manual Surveys	Last Revision November 20, 2007
Policy Name Descriptive Plan Type II Utility Easements	Effective Date April 14, 2004	Revised Date March 13, 2013

Policy Statement:

Two kinds of Descriptive Plan Type II's are allowed for utility easements.

a) Descriptive Plan Type II prepared by anyone.

- These plans cover situations currently described in subsection 52 (f) of The Land Surveys Regulations which include:
 - The easement must be for a distribution line
 - The easement must be immediately adjacent and parallel to one or more existing surveyed boundary for the entire length of the easement.

Note: Where the easement crosses a street, it is not considered to meet this requirement

- The start or end point of the easement must be at a survey monument.
- The width of the easement cannot exceed the length.
- The provisions of subsection 52 (f)(ii) have been relaxed to allow changes in width to occur at places other than at the boundaries of an existing surface parcel.
- The provision of subsection 52 (f) also applies to distribution lines in rural areas.

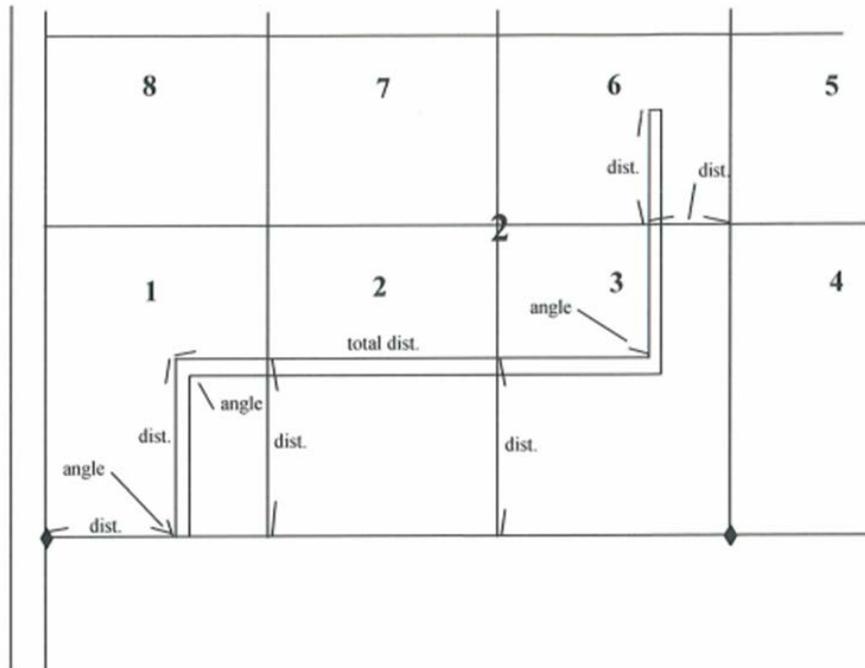
b) Descriptive Plan Type II prepared by a Saskatchewan Land Surveyor.

- These plans cover situations that are not currently described in The Land Surveys Regulations
- The easement must be for a distribution line in either a rural or urban area.
- Any configuration will be acceptable as long as the location and dimensions of the easement are clearly described. The plan must not show measurements for all boundaries of the easement. A sufficient number of measurements must be omitted in order to accommodate any discrepancies that may exist with measurements shown on the surface plan or what actually exists on the ground. In most cases, omitting one measurement will suffice. (See example sketch)
- The Surveyor shall show any legal survey monument(s) and dimensions(s) from the monument(s) that were used in determining the location of the easement. Note: plans containing multiple easements require dimensions to legal survey monuments for each easement on the plan.

- The Surveyor shall submit a certification page as a support document stating that:
 - The utility falls within the utility easement as located by ----- (e.g. SPC, SaskTel, Sask Energy)
 - or**
 - That the plan was prepared prior to installation of the utility.

Subsection 47 (b) of *The Land Surveys Regulations* is relaxed in accordance with subsection 33 (1) (a)(i) of *The Land Surveys Act, 2000* to enable implementation of the items in b) above.

Example:



Purpose:

This policy provides the client with more options with respect to submitting Utility Easements and provides standardization with some of the requirements for both urban and rural areas.

Option b) provides for submission of plans for situations, which are currently not covered in *The Land Surveys Regulations*, and ensures the easements are described properly and that the utility is located within the easement.

Scope:

This policy, upon consultation with the Controller's Office, may be used to accommodate other interests for easement purposes. For example; Access Right-of-Ways.

Approved By: Controller of Surveys

Date: March 13, 2013