

BARBADOS LAND SURVEYORS ASSOCIATION

CODE OF PRACTICE

Revised & Adopted April 2013

SECTION A: TITLE SURVEYS

1. FORMAT OF TITLE PLANS

All title plans should be drawn at any scale which is a multiple of 50 (i.e. 1:50, 1:100, 1:150, 1:200, 1:250, 1:300 etc.)

Only ISO A series paper sizes (A4, A3, A2, A1, A0) may be used.

2. INFORMATION TO BE SHOWN ON PLANS

The following shall be shown on all title plans:-

- i) The scale of the plan.
- ii) Land tax #, where such exists
- iii) A North Point representing Barbados Grid North with the plan oriented so that Grid North is upwards and parallel to the edges of the sheet.
- iv) Grid azimuths expressed in degrees and minutes and rounded to the nearest one (1) minute of arc and distances expressed in metres and rounded to the nearest 0,01 metre for all lines to which boundaries are related.
- v) Details of boundaries of lots and boundaries of areas over which rights are described.
- vi) Names of owners and/or sufficient other description to identify adjacent lands.
- vii) The assessment of area in hectares where the area exceeds 1 hectare and in square metres otherwise. Areas should be represented to four significant figures or to the nearest 0,1 m², whichever is less fine and each area assessed should be shown coloured, hatched or outlined in colour.
- viii) The following colours shall be used for designating areas in various categories:-

Road, footpath, road reserve;	Brown
Rights of way, Easements:	Yellow
Drainage Reserve, Gully, Sea:	Blue
Land areas:	Green and / or Pink

Where other colours are used such should be noted on the plan.

- ix) In regions which have been designated by the Chief Surveyor as adequately controlled, the Barbados Grid coordinates of at least one point on the plan together with sufficient information to enable the grid coordinates of stations described on the plan to be computed. In all cases where coordinates are quoted on a plan, the source of such should be stated in detail (for example: DLS control station names, specific surveyors plan etc.)

3. ACCURACIES

A) Subject to exemption by the Chief Surveyor, all title plans should carry enough information for checking of misclosure to be possible and title surveys should conform to the following standards:-

- i) Orientation with respect to Grid North derived from Grid Control, Astronomical Observations or any other suitable method.
- ii) The angular misclosure around any circuit containing N angles not to exceed the lesser of \sqrt{N} and 5 minutes of arc.
- iii) The error in any single measurable angle not to exceed 2 minutes of arc, or an amount equivalent to displacing the endpoints of the lines by 0.02m, whichever is the smaller.
- iv) The proportional error in distance between two consecutive points of a traverse or boundary line not to exceed 1:2,000 provided that an error not exceeding 0.03 metre may be allowed in a distance of 60 metres or less.
- v) In any closed circuit, an error of 0.06 metre may be allowed in a single derived distance where direct measurement is impossible provided that the linear misclosure of the circuit does not exceed 0.08 metre or $1 / 3,000$ of the perimeter whichever is the greater.
- vi) The linear misclosure of every closed circuit shall not exceed the greater of 1:3,000 or 0.08m.
- vii) In cases where methods other than traversing through the boundary marks are used, the field procedure must include sufficient checks to ensure accuracies equivalent to the above.
- viii) Where plottable accuracy is important as in the case where a natural or artificial physical feature such as a road, wall or watercourse defines a boundary, the method of survey and the scale of plotting should reflect the accuracy desirable. Where the scale of the plan as determined by Section 1 does not permit sufficient accuracy of plotting, then further detail should be provided on the plan either in the form of an insert at a larger scale (any multiple of 10) or by means of a standard field note detailing such as by offsets.

B) Area Assessment

Although areas on title plans are usually expressed to four significant digits, it should be recognised that the angular and linear errors allowable under Section 3 A) may produce proportional errors in area of up to 1:1,000. Consequently, with normal survey methods, the fourth significant digit of the area cannot be guaranteed correct.

4. RIGHTS TO BE IDENTIFIED ON PLANS

The following rights may be identified on title plans:

- i) Public Road which should be identified by name where a well established name exists.
- ii) Road - Any access or passage which may not be a Public Road but to which Town and Country Planning regulations would apply.

Note: Under the Town and Country Planning Development Order 1972 (72-75), "Road" as applied to permitted development, means the entire highway, road, street or other way and includes the carriageway, kerbs, footways, verges and other reservations held for the purpose between the frontages of counterterminous land or buildings.

- iii) Footpath - Any access or passage for pedestrian use only.
- iv) Right Of Way - Any area over which a granted Right of Way exists and which may not be included under any of the above categories.

- v) Easement - Any area over which a specific use or right is granted to a party other than the owner (e.g. for utilities)
- vi) Road Reserve - Any so designated area adjoining a Public Road or any area adjoining a Road which is so committed under the terms of a planning permission. Although no Right of Way is granted the owner cannot "better" the land.
- vii) Drainage Reserve - Any area of land over which the passage of water must not be restricted.
- viii) Other rights specifically related to legal documents.

Appendix 1: PRESENTATION OF PLANS

This appendix is given as a suggested guideline on presentation.

The following symbols may be used to describe boundary markers and noted in the title-block

⊙ =Iron found, ⊙ =iron put, ⊙ =computed point ⊗ = cross rock, cross stone, cross concrete found

⊗ = cross rock / stone, / concrete put, additional comments may be added if required.

These symbols should be drawn at sufficient size to be clearly recognisable.

Where other symbols are used or these symbols are used for other purposes, such should be noted in the title-block.

The following line types may be used to outline different areas/rights.

—————	(continuous);	Total Area of plan or of each lot in a plan
- - - - -	(short dash);	Road edge, path edge
— — — — —	(long dash);	Road Reserve, Drain Reserve, Easement, ROW.
— · — · — · — · —	(centre-line);	Centre-line of Road where not co-incident with Total Areas
- · - · - · - · - · -	Or -x-x-x-x-x-	Fence line or line of other feature crossing or near to boundaries
.....	(dotted);	Tie lines
— · — · — · — · —	(dash double dot);	Adjoining Boundary Lines

All the above lines should be in black ink. Encroachments may be either drawn or highlighted in red ink. Other features shown on plans may be shown in grey ink (50% Black) and in line types different to those used for boundary areas and rights.

Where other line types are used or where these line types are used for other purposes, such should be noted on the plan.

Where areas are bordered in colour a line of width not greater than 2mm should be used (said border not to obscure any other line work or text).

Text should be of such a size and style as to permit good legibility even when photo-copied (i.e. not smaller than 1.5mm. The smaller text sizes should be of single line thickness not greater than 0.02mm.

Suggested Text sizes and styles (ACAD standards)

Bearing and Distance Annotation, Boundary Mark description, Destinations, Co-ordinates; RomanS 1.5mm – 2.5mm.

Descriptions of Rights, Reserve lines: RomanS 2.5mm – 4mm.

Road Names, Abbutal Names, Areas, Area descriptions; RomanC 4mm – 8mm

Title blocks, Headers; Any other style 8mm – 15mm

Suggested ACAD Layering Standards (use of which would facilitate file sharing)

Names of final plotted Layers should all start with \$ thus:

Purpose	Name	ACAD Colour	Plot colour	Linetype
Boundary Lines:	\$BDY_L	1	Black	Continuous
Boundary Symbols:	\$BDY_S	2	Black	Continuous
Boundary Annotation:	\$BDY_T	3	Black	Continuous
Grid Co-ordinates:	\$BDS_T	3	Black	Continuous
Adjoining Lines:	\$ADJ_L	3	Black	Dash double dot
Centre Lines:	\$CEN_L	4	Black	Centre line
Control Lines:	\$CTRL_L	4	Black	Dash triple dot
Control Symbols:	\$CTRL_S	3	Black	Continuous
Grid Lines:	\$GRID_L	6	Grey	Long dash double short dash
Road Edge:	\$RE	7	Black	Short Dash
Reserve Line:	\$RES_L	4	Black	Long Dash
Green bordering:	\$BORD_GR	81	Pale Green	Continuous
Pink bordering:	\$BORD_PI	211	Pale Pink	Continuous
Brown bordering:	\$BORD_BR	33	Pale Brown	Continuous
Buildings:	\$BUILDING	9	Med Grey	Continuous
Lot Numbers:	\$LOT_NUM	7	Black	Continuous
Lot Areas:	\$LOT_AREA	7	Black	Continuous
Etc...				

Appendix 2: BOUNDARY STATUS CERTIFICATES

This appendix is given as a suggested guideline.

In all cases where the boundaries of land parcel/s are checked and no new plan is prepared it is recommended that a boundary status certificate in the format shown below should be prepared.

Boundary Status Certificates should be on a single sheet of A4 or A3 size paper with a sketch (if necessary) on the same side of the paper as the form.

All fields in the form should be filled in.

BARBADOS LAND SURVEYORS ASSOCIATION
BOUNDARY STATUS CERTIFICATE

PLAN OF LAND AT: (Lot #,) Location, Parish

CERTIFIED: Date & Surveyor (if applicable)

CHECKED FOR: Client Name

LAND VALUATION NUMBER: Land Valuation #

AREA COMPARISON: Old: ###.# sq.m. Total New: ###.# sq.m. (may insert "not applicable")

CONDITION OF BOUNDARY MARKS:

Description of Marks (including whether found or replaced)

AGREEMENT OF BOUNDARY MARKS WITH PLAN SUPPLIED:

General description (or best & worst in metres)

IDENTIFY VISIBLE ENCROACHMENTS:

No visible Encroachments Exist/Description of Encroachments

IDENTIFY VISIBLE RIGHTS OF WAY OR OTHER TRANSGRESSIONS:

No visible Rights of Way or other transgressions / Description

IS A NEW PLAN RECOMMENDED "STATE REASONS"

A new plan is not recommend. / A new plan is recommended & why.

REMARKS:

Insert Other Remarks if required

See adjoining Sketch Plan. May insert "none necessary"

For Lands & Surveys Dept. only

Certified: day, month, year

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NAME

Land Surveyor