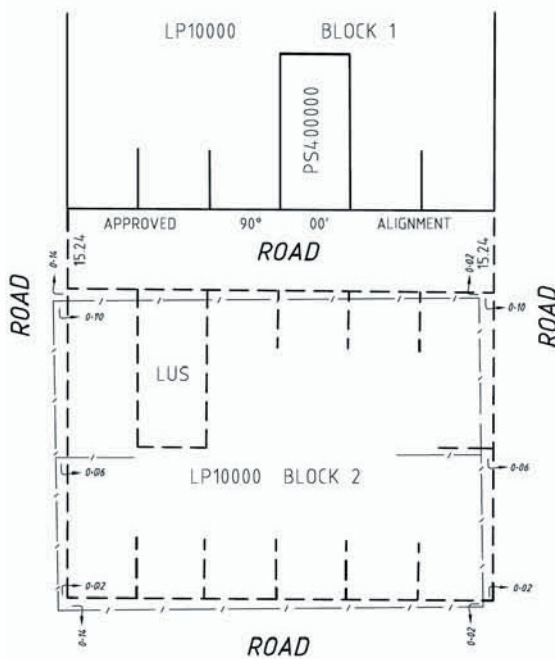




## Principles of Re-establishment

## Exercise 11

### Appropriateness of maintaining dimensions



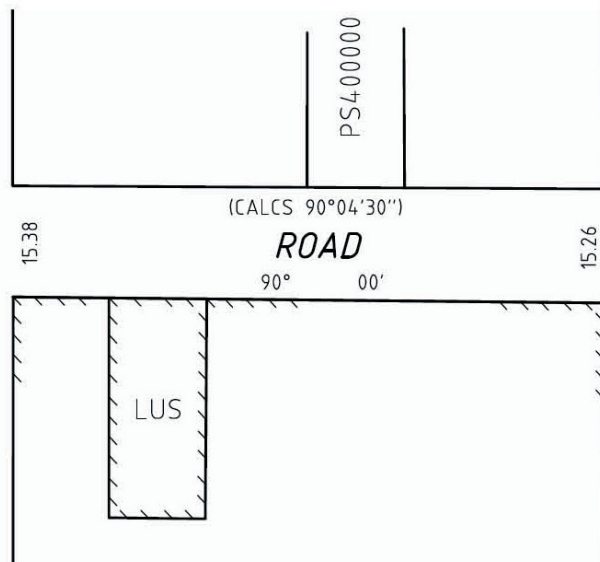
You have been asked to re-establish a lot within Block 2 of a large subdivision, LP10000. There are no registered surveys in the block; however, one exists in the block immediately to the north, namely PS400000.

Inspection of PS400000 shows it to be a good re-establishment of LP10000 by its fit to long-standing occupation.

However, when its datum is compared to the fencing within Block 2, the fit to fencing is not as good as that within Block 1.

### Question:

What boundaries should be adopted for the land under survey (LUS)?

**Answer:****ADOPTIONS**

PS400000 has been assessed at an acceptable re-establishment of LP10000 and, consequently, is suitable to use as an initial datum for the survey of the LUS.

Because no registered surveys exist within the section of the LUS, the recommended practice is to survey the whole block and then assess the suitability of adopting the initial cadastral datum for the block.

If the survey shows a good fit with occupation, then the initial datum can be adopted and LP dimension maintained from then on.

However, if there is a consistent deviation – either in the form of a rotation or shift, or both – then a new datum should be adopted to provide a better fit with the occupation.

In this case the recommended solution would be to adopt the fence at the south-east corner of block 2 on LP10000 and apply a rotation of 0° 04' 30" to the initial cadastral bearing datum. LP dimensions can then be maintained to re-establish the alignments surrounding block 2 and the boundaries of the LUS.

Although the road widths result from this approach are different to that of the original plan of subdivision, this is inconsequential as they are more or less that of the plan (i.e. the differences are insignificant).

The point to remember here is that the owners of the parcels within block 2 have been provided a solution that gives a better fit of what they occupy compared to the dimensions shown on their titles. No one is really going to be concerned if the roads surrounding the block are a little more or less than their nominated widths.