

Cadastral Practice in Norway

Leiv Bjarte MJØS, Norway

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SUMMARY

Bergen University College has conducted a study to investigate how cadastral surveys are carried out in Norway. In Norway, cadastral surveying is organized as a municipal monopoly task. The paper will present the background for the study, the questions and some of the findings. The study shows that the cadastral practices vary across municipal borders, and that there are variations in the quality of the work. It will be discussed how such quality variations influence the cadastre and use of the cadastre, and furthermore the impact cadastral surveying has on the society. Is cadastral surveying of interest only to the authorities, or is it also of interest to the land owners? Proposals for further studies to find measures to improve the system of cadastral surveying in Norway are also presented.

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1. HISTORICAL BACKGROUND

Until 1980, Norway had a split system for property registration. In pursuance of the building laws, modern systems with accurate surveying and mapping of properties and property boundaries were established in cities and densely populated areas. In sparsely populated areas, however, there was a system where property subdivisions were performed by laymen, and the property boundaries were not accurately measured or mapped. This split system meant that built-up areas thus had a property map and property register with satisfactory quality, while sparsely populated areas until 1980 largely lacked overview of the properties. The quality of the work conducted by the laymen was also variable, and could be very deficient both in terms of the marking of the boundaries and in terms of the textual description of boundaries written and recorded.

2. THE CADASTRAL LAW OF 1980

By the cadastral law of 1980, a uniform system of property subdivision and property registration was introduced for the entire Norwegian land area (except Svalbard), with four new main elements:

1.

The system that existed for the property identification (gnr, bnr) in rural areas was also introduced in the cities, where one usually had identified the properties using the property's street address, which over time had caused the address system to become complex and misleading.

2.

A compulsory cadastral survey for land subdivision and land lease for more than 10 years was introduced, also in rural areas.

3.

The responsibility to carry out cadastral surveys was assigned to the municipalities, which also were assigned a monopoly on performing this task.

4.

A new, nationwide governmental property register - GAB - was created to replace the old cadastre, which covered rural areas. The old cadastre had long ago had lost its function. In the 80's, GAB was established, comprising all properties in the country. GAB was a textual registry and did not contain maps. The task to establish and maintain the property map was a municipal responsibility. In the mid-80's work started, usually in cooperation between the

different municipalities and the Norwegian Mapping Authority, to establish digital property maps (cadastral maps).

3. NEW CADASTRAL LAW

In the 90's, efforts were made to start a revision of the Cadastral Law of 1980. The law had rapidly established a nationwide system for accurate measurement of property boundaries, which was a great progress in relation to the system that was in force outside densely populated areas in Norway before 1980. However, the law was not considered to function according to the intentions in several areas:

1.
The GAB system and property maps were of poor quality in many municipalities.
2.
Competency requirements through authorization or licensing of cadastral surveyors had not been adopted, consequently many cadastral surveys were conducted with insufficient quality.
3.
Rights were only exceptionally handled and registered in the cadastral surveys.
4.
The 1980 law had no regulations for registration of 3D property, nor regulations for registration of joint property.
5.
There were large differences in costs for cadastral surveys across municipal boundaries.

The Ministry of Environment, which is the responsible ministry for property registration and mapping in Norway, therefore appointed in 1996 a law commission with the task of revising the Cadastral Law. The committee presented a draft law in 1999, proposing the following:

1.
To establish a new cadastre, integrating and replacing the current systems GAB and property map (DEK).
2.
To replace the system of municipal cadastral surveying that had been introduced with the 1980 law with a system of private land surveyors .
3.
To introduce regulations allowing registration of 3D property and joint property in the cadastre.

4.

To expand the cadastral survey process to include rights

5.

Soil pollution and cultural heritage protected by law were proposed as new attributes in the cadastre. Regulations were also proposed to include registration of rights in the cadastral surveys.

A new Cadastral Law was passed by the Norwegian Parliament in June 2005, and the proposals put forward by the Law Commission were largely followed. The law had regulations for licensing of surveying companies to perform cadastral surveys, however, with the exception that each municipality could choose to continue the current arrangement with municipal monopoly on performing cadastral surveys. In autumn 2005, the political majority in Norway changed by the parliamentary election. A new government by the Norwegian Labour Party (Ap), the Norwegian Centre Party (Sp) and the Norwegian Socialist Left Party (SV) came to power. The new government announced in 2006 that it would overturn the law with regard to allowing private surveying companies to conduct cadastral surveys. This change was passed by the Parliament in 2007.

New Cadastral Law to substitute the Cadastral Law of 1980 was put into force January 1, 2010.

4. THE NEED FOR MORE KNOWLEDGE ABOUT PRACTICES WITHIN THE MUNICIPAL CADASTRAL SECTOR

In 2007, the Ministry of Environment made the decision to continue the system of municipal monopoly on cadastral surveying based on the following justification, formulated in a press release sent out by Morten Wasstøl, state secretary in the Ministry of Environment:

The continuation of cadastral surveying as a mandatory municipal task will ensure a consistent practice across the country and safeguard the rule of law in relation to property registration.

This is not unlike the reasons that were assumed by the Law Commission in 1999 when proposing to abolish the municipal monopoly and introducing a system of authorized land surveyors.

At Bergen University College, educating Bachelors in Land surveying and Land management, we see that from this reasoning a need arise to find out more about the surveying practices in the country's municipalities. Does the existing practice ensure a uniform system across the country? The 430 municipalities in Norway are very different both in terms of land size, structure and population. Population ranges from ca. 200 inhabitants (Utsira municipality) to 570,000 inhabitants (Oslo municipality). All municipalities must follow the same law. The question that therefore arises is whether the practice is similar across the municipal boundaries, and whether in some areas practices have been established that are not in

accordance with the law. On this basis, it was decided at Bergen University College to conduct a survey on how the municipalities in Norway perform cadastral surveys.

5. SURVEY OF MUNICIPAL CADASTRAL PRACTICE

The survey was conducted in June 2007. A questionnaire was sent to all municipalities. The questionnaire was sent out as an ordinary letter with the opportunity to submit the response on paper, or to answer via the Internet (QuestBack).

The survey was based on the following hypothesis:

(1) Cadastral surveys vary across municipal borders. (2) Cadastral regulations are not followed for parts of the cadastral survey process.

A total of 187 cadastral surveyors responded to the survey. It is unclear how many cadastral surveyors there are overall in Norway, but based on investigations initiated by the Ministry of Environment in connection with the preparation for new Cadastral Law in the 90s, there is reason to assume that the number of cadastral surveyors is at least 600.

This estimate gives a response rate of approx. 30 per cent.

The survey was divided into two parts: one part where the cadastral surveyor was asked to answer questions about cadastral survey in general (questions 1 to 6 below), and a second part where the cadastral surveyor was asked to respond on the basis of the last cadastral survey conducted (question 7 -13 below). For this second part, the cadastral surveyor was requested to submit copies of relevant documents for the cadastral survey. 63 of 187 managers have submitted copies of relevant documents.

6. QUESTIONS ASKED TO THE SURVEYOR

This chapter lists the 14 main questions for the cadastral surveyors to answer. Each main question have up to 4 sub-questions. A complete listing of the questions is made in Appendix 1.

Part 1 of the survey focuses on how the cadastral surveyor carries out the work in general, and the topics that are asked are the following:

Summoning to a survey of property boundaries
Attendance at the survey of property boundaries
Boundary adjustment
Unclear boundaries and disagreement on boundaries
Registration of rights
Report

Responses to part 2 should be based on the last cadastral survey the surveyor has conducted of the type a) Cadastral survey of existing property b) Land subdivision or c) Boundary adjustment or any activity where the survey is a combination of these survey types. The topics in question are the following:

Requisition of survey of property boundaries

Clarification of the existing boundaries

Establishing new boundaries

Marking the boundaries

Report

Time spent on the survey meeting

Completing the survey

And finally the surveyor has the opportunity to give his/her general comments on the survey.

7. FINDINGS OF THE SURVEY – SUMMARY

This chapter presents some of the results of the survey that should be of general interest.

A report presenting all results of the survey is compiled and published by the Bergen University College (unfortunately only in Norwegian language).

All figures are in percent

TOPIC 2. Attendance at the the survey of property boundaries

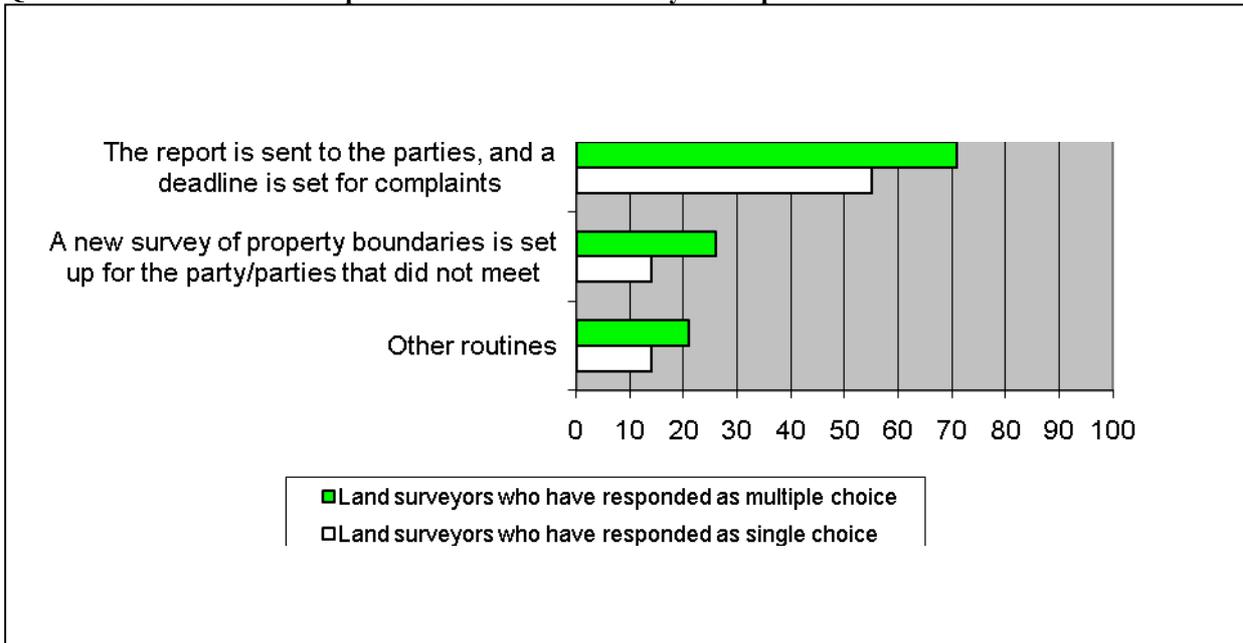
Figure 1.

Question: If any of the parties fail to attend the survey, the following happens:



Figure 2.

Question: How is the follow-up work conducted in case any of the parties fail to attend?



TOPIC 4. Unclear boundaries and disagreement on boundaries

Figure 3.

Question: In case the parties do not know where the boundary goes, how is this handled?

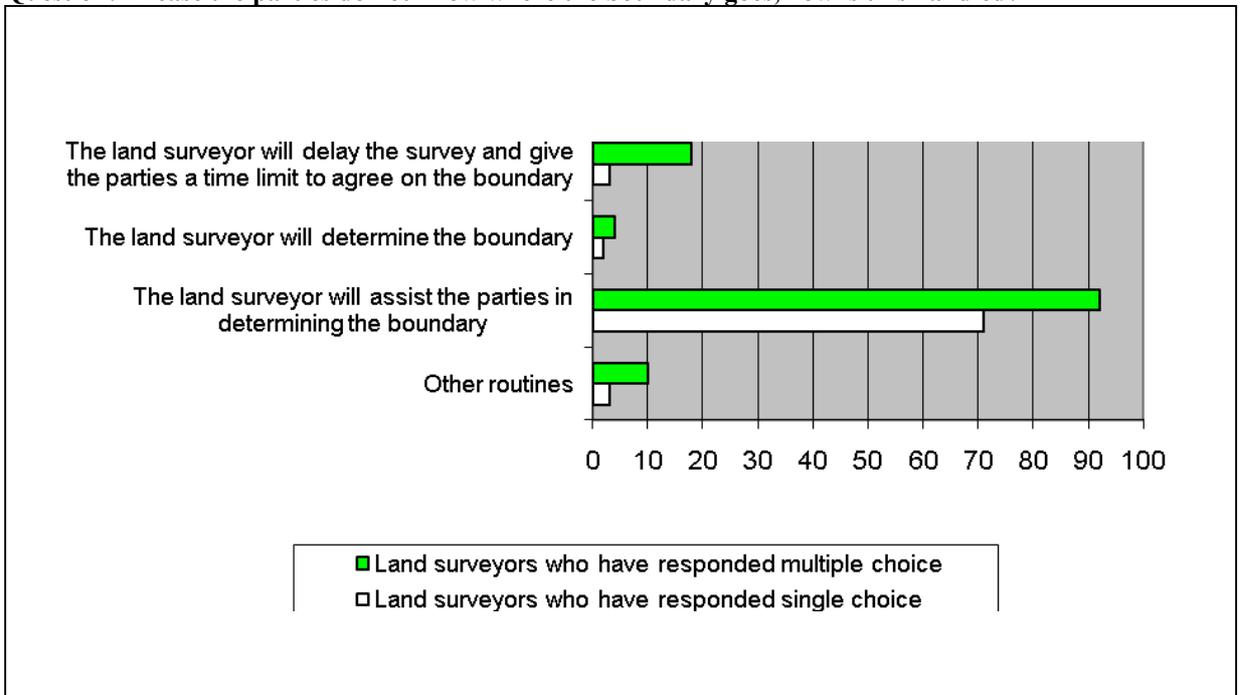


Figure 4.

Question: In case the parties disagree on the boundaries, how is this handled?

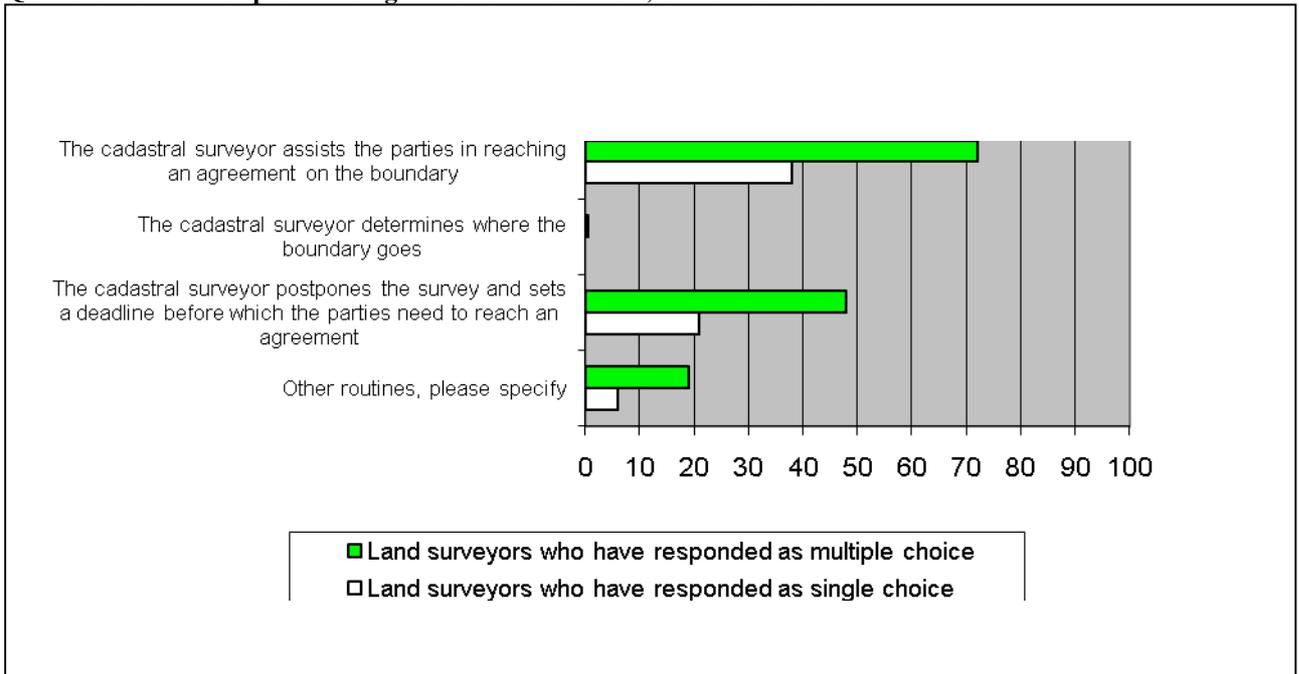


Figure 5.

Question: If the parties fail to reach an agreement on the boundary, even after any deadline set by the cadastral surveyor, how is this handled?

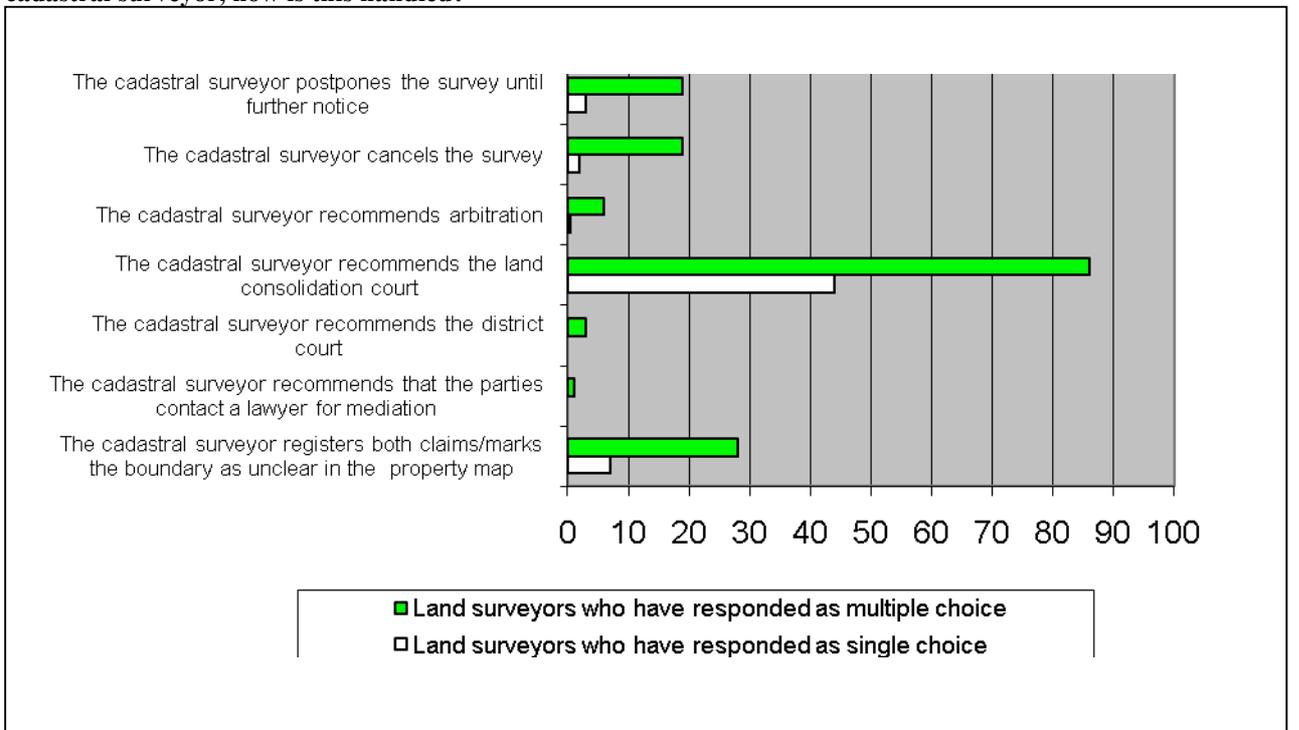
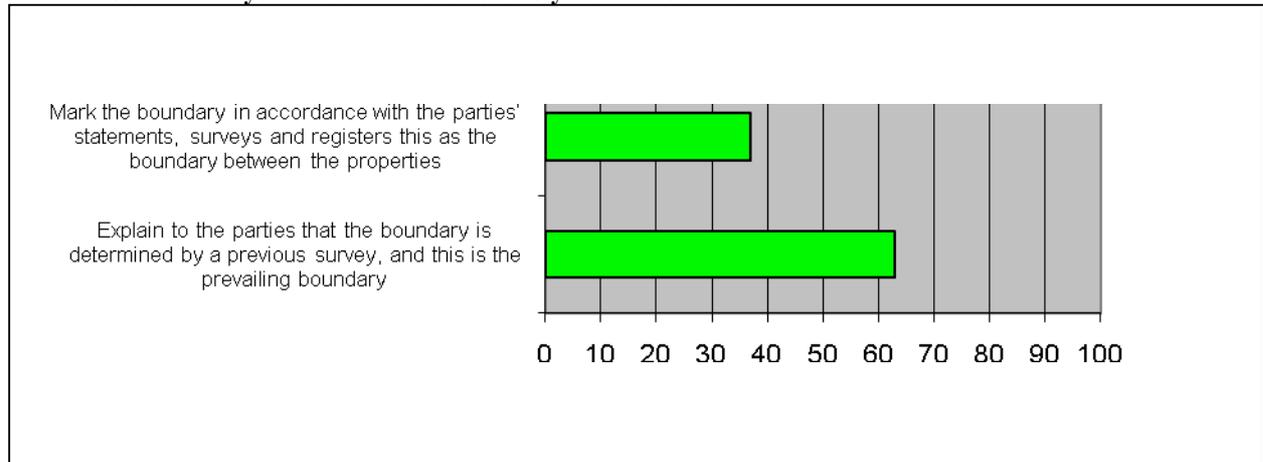


Figure 6.

Question: Prior to the survey, you have been out in the field to mark the boundaries in accordance with the available documentation. In the survey of property boundaries, it turns out that the parties disagree with the boundaries you have marked. How do you handle this?



TOPIC 9. Establishing new boundaries

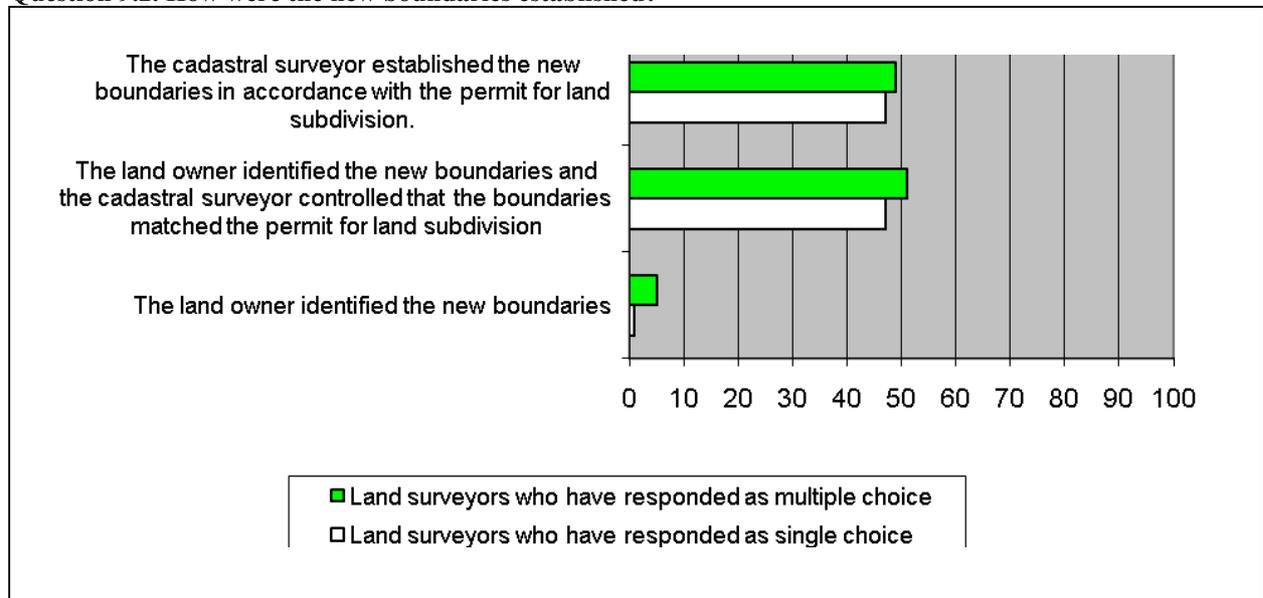
Question: Establishing new boundaries requires a permit for land subdivision from the Plan and Building Act. If the survey included land division, did the cadastral surveyor also deal with the permit for land subdivision?

Surveyors answered Yes: 20 %

Surveyors answered No: 80 %

Figure 7.

Question 9.2. How were the new boundaries established?



9 FINDINGS AND CONCLUSIONS

The survey has been based on the following hypothesis:

- (1) Cadastral practice varies across municipal borders.
- (2) Cadastral regulations are not followed for parts of the cadastral surveying process.

Does cadastral practice vary across municipal boundaries?

Findings show that that cadastral practice varies much across municipal boundaries. This should not be surprising. Many of the steps of the cadastral regulations give the surveyor opportunity to avoid the regulations when the surveyor finds it appropriate.

Are cadastral regulations not followed for any parts of the cadastral surveying processes?

I have found in the survey that cadastral practice varies much across municipal boundaries. Does this mean that the municipalities for many elements in the cadastral survey process, do not follow the law? From the findings of the survey, we can conclude that the survey shows that the 187 surveyors who have responded, mainly follows the statutory regulations. The survey shows though that there are practices not in accordance with the cadastral law in the following cases:

Disagreement about setting out of boundary marks after previous measurements: If the parties disagree on how the boundary is marked after previous measurements, 63% of the surveyors explain to the parties that the boundary is determined by a previous survey and that this is the valid boundary between the properties. My assessment is that the parties can agree on where to draw the boundary even if it has been surveyed and mapped in a previous survey. The reason why we find such an understanding is that it is indistinct what the effects of a cadastral survey are in Norway, because of unclear laws. Consequences of this may be a mismatch between the boundary registered in the Cadastre and the boundary in the field, agreed upon by the land owners.

Documentation in the report of an implemented boundary adjustment: 30% of the surveyors do not have a practice where the parties sign the report to confirm that they agree on a boundary adjustment. Such practices are not in accordance with the cadastral law. The parties must sign any agreement about boundary adjustment. The consequences of missing signatures is not clear, but there might be a question whether the title is transferred for the area which is transferred as a consequence of the boundary adjustment.

Information from the surveyor to the parties regarding the right to appeal and the appeal deadline: I find that 21% of the surveyors have not informed the parties of the right to appeal/appeal deadline either by termination of the cadastral survey or otherwise. Such information must be given.

Determination of boundary: 1 surveyor answered that he/she determines the boundary when

the parties disagree about the boundary. This is not a correct practice, the surveyor do not have the authority to decide when there is disagreement. In such cases it shall be noted at the property map that the surveyed boundary is uncertain or disputed. I must emphasize that this is a very small part of surveyors (only one surveyor).

For other parts of the cadastral survey process, the study shows that the surveyors follow the regulations and that practice is satisfactory:

Summoning to a cadastral survey: the municipalities follow the rules about who can summon a cadastral survey

When parties fail to attend: the cadastral surveyors have strong focus on getting the parties involved in the survey. This is positive, involvement from the parties strengthen the effects of the cadastral survey.

Unclear boundaries: I find it positive that as many as 9 out of 10 surveyors answer that they assist the parties in finding the boundaries. A large part of the surveyors will also try to mediate between parties when there are disagreements. This is also positive as far as the surveyor have skills in mediation and adapt this role to the knowledge he/she has about the actual case.

Registration of rights: the survey shows that the surveyors are more active in this area than I expected. The new Cadastral law put into force January 1, 2010 will expand the cadastral surveys with respect to the handling and registration of rights. It is positive that 2 of 3 surveyors respond that they check that the necessary rights are established when a new property is registered. At the same time, it is serious and thought-provoking that every third manager has responded that they do not check rights, which is a task that can be very complicated and requires a greater degree of legal expertise than if a survey is limited to property boundaries.

What might the consequences be of varying practice?

If the execution of cadastral surveys varies between surveyors and across municipal boundaries, the contents of the cadastre will vary similarly. In this way, advantages of the cadastre is reduced for national/domestic use and for users that make use of the cadastral information regionally, or for several municipalities.

For the landowners I do not consider that varying practice is particularly important as long as it only comes to boundary marking and registration of the property boundaries, at least not in the short term. The surveyor and the landowners have good room for agreement on how the survey shall be performed so that the parties are satisfied. But if there are deficiencies in the report, such as missing signatures by boundary adjustments, or that the boundaries that are marked and registered are not in accordance with the permit for subdivision or the boundary agreement between the parties, this may be the basis for future disputes.

The way forward - the need for research

This has been a survey of how cadastral surveyors in Norway perform the various steps of cadastral surveys, to determine differences in practice and uncover areas where the law is not followed. The survey has not been committed to clarify why the practice is different, or effects that follow from different practice. For future efficiency, management and further improvement of the cadastral survey process, it seems to me that there is a need for more research on various topics within the field:

Overview of Municipal Surveying

An overview should be prepared of the surveyors with respect to municipally, inter-municipal cooperation and to what extent the municipalities are using the private surveying company to conduct cadastral surveys. Furthermore, level of competency in the municipalities should also be mapped. Such a survey should be aiming to clarify development over time.

Cadastral survey as conflict prevention

One of the goals of a cadastral survey is to prevent boundary disputes. There is a need to document to what extent the organization that is established by the cadastral legislation in Norway, has achieved this. Disclosure of new routines to prevent disputes may be an element included in such a project. We have far higher numbers of boundary disputes in the courts in Norway than in neighboring countries. In such a context, it might be a question if it is appropriate to look at the cadastral surveying in Sweden and Denmark as a preventive instrument in conflict management in these countries. Both the decision on where the boundary runs, as in Sweden, or the requirement to conduct a cadastral survey before it becomes trial, as in Denmark, would be interesting points to consider in the attempt to reduce the number of property conflicts in this country.

The way forward - measures to achieve more uniform execution of cadastral surveys

Education and skills are important elements in the attempt to achieve more uniform execution of cadastral surveys. The cadastral surveyors want to do the best possible job. The cadastral surveyors want requirements for education and life long learning, but lack of overall management and certification systems means that such measures are not in particular focus. A number of cadastral surveyors have followed post-graduate courses in Cadastre and Land registry facilitated by the Bergen University College and the University of Life Sciences. There is still a challenge to established courses that to a greater extent than these courses strengthen the competence with respect to the execution of the procedures in the cadastral survey process.

Stronger follow-up from the Ministry of the Environment / the Norwegian Mapping Authority is also an important element to achieve more uniform execution of cadastral surveys.

REFERENCES

Cadastral Law of 1980
Cadastral Law of 2010

BIOGRAPHICAL NOTES

Leiv Bjarte Mjøs (born 1956) has since 2004 worked as assistant professor at Bergen University College, teaching in land administration and cadastral surveying. He has a degree in land consolidation at Agricultural University of Norway (cand. agric, 1983). He has worked as cadastral surveyor in Bergen Municipality from 1983 to 1986, and in different positions in Norwegian Mapping Authority from 1986 to 2004. He has been president of the Norwegian Association of Chartered Surveyors since 1996.

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APPENDIX 1: QUESTIONNAIRE.

The survey consists of two parts.

Part 1 is where you give general answers about how you normally conduct the property boundary surveys.

Your answers in Part 2 should be based on the last property boundary survey you conducted.

Part 1 – General

The answers in this part should be based on how surveys normally are conducted by the cadastral surveyor.

1. Summoning to a survey of property boundaries

1.1. Who are summoned to a survey of property boundaries?

- ◇ The land owner and neighbours, based on a list from GAB/DEK
- ◇ The land owner and neighbours with borders to the property in question, based on local knowledge
- ◇ The land owner and neighbours who may be interested in the survey

1.2. Is the buyer summoned when the survey also includes a land subdivision?

- ◇ Yes
- ◇ No

1.3. Are parties who have rights in the property or a neighbouring property summoned?

- ◇ Yes
- ◇ No

2. Attendance at the survey of property boundaries

2.1. If any of the parties fail to attend the survey, the following happens:

- ◇ The survey of property boundaries is postponed
- ◇ The survey of property boundaries is conducted
- ◇ The survey of property boundaries is conducted for the parts where the representatives are present

2.2. How is the follow-up work conducted in case any of the parties fail to attend?

- ◇ The report is sent to the parties, and a deadline is set for complaints
- ◇ A new survey of property boundaries is set up for the party/parties that did not meet
- ◇ Other routines, please specify:

3. Boundary adjustment

3.1. What is your maximum limit for transferring property by boundary adjustment?

- ◇ In % of the area.....
- ◇ In m².....
- ◇ No area limit, the cadastral surveyor uses his discretion

4. Unclear boundaries and disagreements on boundaries

4.1. In case the parties do not know where the boundary goes, how is this handled?

- ◇ The cadastral surveyor assists the parties in finding and identifying the boundary
- ◇ The cadastral surveyor identifies the boundary
- ◇ The cadastral surveyor postpones the survey and sets a deadline for the parties to identify the boundary
- ◇ Other routines, please specify:

- 4.2. In case the parties disagree on the boundaries, how is this handled?
- ◇ The cadastral surveyor assists the parties in reaching an agreement on the boundary
 - ◇ The cadastral surveyor determines where the boundary goes
 - ◇ The cadastral surveyor postpones the survey and sets a deadline before which the parties need to reach an agreement
 - ◇ Other routines, please specify:

- 4.3. If the parties fail to reach an agreement on the boundary, even after any deadline set by the cadastral surveyor, how is this handled?
- ◇ The cadastral surveyor postpones the survey until further notice
 - ◇ The cadastral surveyor cancels the survey
 - ◇ The cadastral surveyor recommends arbitration
 - ◇ The cadastral surveyor recommends the land consolidation court
 - ◇ The cadastral surveyor recommends the district court
 - ◇ The cadastral surveyor recommends that the parties contact a lawyer for mediation
 - ◇ The cadastral surveyor registers both claims/marks the boundary as unclear in the property map

4.4. Disagreement about previously surveyed boundaries

Prior to the survey, you have been out in the field to mark the boundaries in accordance with the available documentation. In the survey of property boundaries, it turns out that the parties disagree with the boundaries you have marked. How do you handle this?

- ◇ Explain to the parties that the boundary is determined by a previous survey, and this is the prevailing boundary
- ◇ Mark the boundary in accordance with the parties' statements, surveys and registers this as the boundary between the properties

5. Registration of rights

5.1. Does the cadastral surveyor control that the parties have the necessary rights when establishing new property (right of way, water, sewer etc.)?

- ◇ Yes
- ◇ No

5.2. Does the cadastral surveyor assist the parties with the registration of these rights?

- ◇ Yes
- ◇ No

5.3. In the case of land subdivision or boundary adjustment, is the land book checked if any rights are affected by the survey?

- ◇ Yes
- ◇ No

5.4. If the cadastral surveyor assists the parties with the registration of rights, is any form of mapping of the rights conducted?

- ◇ Yes
- ◇ No

If yes, please specify how:

6. Report

6.1. If, during a survey of property boundaries, the parties agree that the current boundary is correct, how is this handled?

- ◇ This is not registered in the report
 - ◇ The cadastral surveyor registers this in the report
 - ◇ The cadastral surveyor formulates this in the form of an agreement in the report, and the parties sign this separately
 - ◇ A boundary agreement is formulated and signed separately, and this is attached to the report
 - ◇ Other routines, please specify:
- 6.2. How is a completed boundary adjustment documented in the report?
- ◇ This is not documented in the report
 - ◇ The cadastral surveyor writes this in the report
 - ◇ The cadastral surveyor formulates this in the form of an agreement in the report, and the parties sign this separately
 - ◇ A boundary agreement is formulated and signed separately, and this is attached to the report
 - ◇ Other routines, please specify:
- 6.3. How is the report distributed?
- ◇ A copy of the report is sent to the parties not present
 - ◇ A copy of the report is sent to the parties present
 - ◇ The contents of the report is read out loud to the parties at the end of the survey
 - ◇ No such action is taken
- 6.4. How is the report archived?
- ◇ With other documents concerning the particular case
 - ◇ In a separate archive, like the one for property maps
 - ◇ Other routines, please specify:

Part 2. Please base your answers in this part on the last property boundary survey you conducted.

The answers in this part should be based on the last property boundary survey you conducted of the type a) Cadastral survey of existing property b) Land subdivision or c) Boundary adjustment or any activity where the survey is a combination of these survey types. Please also send a paper copy to Bergen University College, alternatively you can send a .pdf file electronically. We are particularly interested in requisition forms, notices of survey, maps, reports and property maps.

7. Requisition of cadastral survey

- 7.1. Did anyone else than the title holder demand the survey?
- ◇ Yes
 - ◇ No
- 7.2. If the answer to 7.1 is Yes, was it by authority?
- ◇ Yes
 - ◇ No
 - ◇ No, the requisitioner is a lawyer

8. Clarification of the existing boundaries

- 8.1. Boundaries previously not surveyed
- 8.1.1 In the survey of property boundaries, were any boundaries previously not surveyed?
- ◇ Yes
 - ◇ No

If the answer to 8.1.1 is Yes, who found and identified the boundaries?

- ◇ The parties

- ◇ The cadastral surveyor
- ◇ The cadastral surveyor assisted the parties with interpretation of documents and finding boundary marks in the field

8.2. Boundaries surveyed at a previous survey of property boundaries

8.2.1 In the survey of property boundaries, were any boundaries previously surveyed identified and surveyed (survey of property boundaries etc.)?

- ◇ Yes
- ◇ No

If the answer to 8.2.1 is Yes, who found and identified the boundaries?

- ◇ The parties
- ◇ The cadastral surveyor identified the boundaries from previous surveys without marking them with government authorized boundary marks
- ◇ The cadastral surveyor identified the boundaries from previous surveys and marked them with government authorized boundary marks

9. Establishing new boundaries

This question only applies if the case you chose includes land subdivision.

9.1. Establishing new boundaries requires permit for land subdivision from the Plan and Building Act. If the survey included land subdivision, did the cadastral surveyor also deal with the permit for land subdivision?

- ◇ Yes
- ◇ No

9.2. How were the new boundaries established?

- ◇ The cadastral surveyor established the new boundaries in accordance with the permit for land subdivision.
- ◇ The land owner identified the new boundaries and the cadastral surveyor controlled that the boundaries matched the permit for land subdivision.
- ◇ The land owner identified the new boundaries

10. Marking the boundaries

10.1. To what extent were government authorized boundary marks set at the survey?

- ◇ Where the cadastral surveyor thought they were needed
- ◇ The cadastral surveyor and the parties decided together where the marks should be set
- ◇ Marks were set where the parties thought they were needed

11. Report

11.1. Was the report from the survey of property boundaries written on a standard form?

- ◇ Yes, the municipality uses government authorized forms
- ◇ No, the report was written on a form designed by the municipality
- ◇ No report was written

11.2. Was the report signed by the attendants?

- ◇ Yes
- ◇ No

11.2.1 Was the report signed on the reverse side?

- ◇ Yes
- ◇ No

11.3. Was the report sent to the parties?

- ◇ The report was not sent
- ◇ A copy of the report was sent to the parties not present
- ◇ A copy of the report was sent to the parties present
- ◇ A copy of the report was sent to all parties
- ◇ Other routines, please specify:.....

12. Time spent on the survey meeting

12.1. How long did the survey meeting take?

- ◇ Less than one hour
- ◇ 1-2 hours
- ◇ 2-3 hours
- ◇ More than 3 hours

13. Completing the survey

13.1. Were the parties informed about the possibility of submission of complaints and the closing date for such submission during the survey meeting?

- ◇ Yes
- ◇ No

13.2. Were the parties in any other way informed about the possibility of submission of complaints and the closing date for such submission?

- ◇ Yes
- ◇ No

13.3. If the answer to 13.2 is Yes, how were they informed?.....

13.4. How was the property map/copy of the property map distributed?

- ◇ No distribution
- ◇ A copy of the property map was sent to the title holder
- ◇ A copy of the property map was sent to the title holder and to the buyer
- ◇ A copy of the property map was also sent to the land owner if there was a change of ownership
- ◇ A copy of the property map was sent to all parties
- ◇ Other routines, please specify:

14. General comments regarding the questions in this survey, or anything else you want to communicate:.....