

Among the various subjects referred to, he speaks of the power given to the County Judges to order new plans to be filed where land has been put into small parcels, and conveyed without the lots being designated in any way. He says: "In most of the offices, I found the condition of the titles in many localities to be so complicated and obscure as to be wholly unintelligible. Even professional men, skilled in searching titles, would not undertake to give certificates of title to many valuable properties without restrictions and saving clauses. Indeed, the statement of the registrar or his deputy had to be generally accepted, as he, from his local knowledge and long intimacy with the books and records, was the only person who could possibly understand the way in which the land had been dealt with. The cause of this evil is that the owners of property are allowed to subdivide their lands without filing a plan. The descriptions are frequently not exact, and as the parcels into which the land is divided are described by metes and bounds, which are sometimes very imperfect, it is no wonder that these titles become obscure."

As a result of this inspection, he finds that during the past year the Registry offices "are carefully conducted and a due regard is had to the wants of the public. The registrars, in all the offices except in two or three, give their personal attention to the work, many of them working long hours and in excess of the statutory period from ten to four, and attending to all the details, assisting in the copying, and in a number of cases doing all the copying and other work without assistance, except when a rush occurs, and generally superintending and taking a personal interest in the performance of the various duties pertaining to the office. The offices in which this is not done are very few, and are those where the registrar has become enfeebled by sickness or old age, or where it would be impossible for the registrar, by reason of the magnitude of the work, to perform merely clerical services."

Whilst these remarks may be all true, speaking generally, we cannot quite follow him when he inferentially makes them apply to the Toronto Registrars, as he appears to do in the following words:—"In the Toronto offices, where there is a vast amount of work, the public will be better served by the registrar keeping a personal supervision of his office rather than by his sitting at his desk copying documents which could be done by a