

The deed from the North British Canadian Investment Co. to plaintiff bears date 23rd February, 1903, and describes the land sold to plaintiff as "commencing at a point on the western limit of Euclid avenue where it is intersected by the production easterly of the southern face of the southern wall of house number 232 (that is, where the northern wall of number 230 joins the southern wall of 232), said point being distant 32 feet and 6 inches more or less measured northerly along said limit of Euclid avenue from southern limit of said lot number 1; thence northerly along said avenue 20 feet 6 inches more or less to the intersection of production easterly of northern face of northern wall of house 232; thence westerly along said last production face of wall and limit between premises in rear of houses numbers 232 and 234, in all 129 feet to eastern limit of lane; thence southerly, etc.

The word "intersection" usually means, "the place where two things intersect or cross." "Intersect" has, however, another meaning, although rarely applied, "to divide or separate (two things) by passing between them." Murray's Dictionary; and it is in this latter sense that "intersection" was intended to be used in the above description, that is, "the dividing line between the two houses."

The North British Canadian Investment Co. conveyed to defendant by deed dated 23rd October, 1903, house No. 234 . . . described as "commencing at the said westerly angle of said lot number 4 now defined by production easterly of southern face of southern wall of house No. 234 to Euclid avenue, thence northerly along the western limit of Euclid avenue 17 feet," etc. . . .

Two years after 234 was built, Mrs. Wood added a facing of brick 9 inches thick to the north wall of 232, from where the rear wall of 234 ended to the rear of the wall of 232—a distance of 32 feet 6 inches; and plaintiff contends that, according to the description in the conveyance to him, the "production easterly of the northern face of the northern wall of 232" means the production easterly from the west corner of 234 along the face of the brick wall of 232, which would carry the line through the south wall of 234 from the point where the wall of 232 strikes it on the west end to the front of 234. . . .

The surveyor who made the survey and prepared for the North British Company the description used in the conveyance to plaintiff, and also prepared a plan . . . said that measuring 20 feet 6 inches from the intersection of the