

PAPERS.

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PRACTICAL SURVEYING.

By A. NIVEN,

Provincial Land Surveyor, Haliburton.

THE subject upon which I have been requested to read a paper, viz., "Practical Surveying," is too wide to be condensed interestingly into one article, and I shall therefore at present touch upon a few points only, and will first call your attention to that part of it which relates to the preparation of *Descriptions for Deeds*:—

A blazed tree which may have been erroneously marked could soon be cut down. A stake or stone which may have been wrongly planted could soon be removed to its new site, but when a description once passes from our hands and becomes incorporated in a deed and the deed signed, and witnessed and sworn to and sent to the Registry Office it has utterly passed beyond our control.

Very often a township clerk or village schoolmaster, and sometimes the estate agent or the articulated clerk in a lawyer's office, for economy's sake, prepares both description and deed. Any error which may have been made may perhaps not be discovered until all the original parties to the transaction are dead, and when it is discovered I am afraid it is often very ungenerously set down as having been made by a Surveyor when a Surveyor was not called at all. Against such accusations we cannot well protect ourselves, very often we can say after reading a description that it was not prepared by a Surveyor, there is a want of genuineness in the ring of it, just as an expert can detect a counterfeit coin or bank bill. We should therefore aim at making descriptions clear and concise. A very celebrated conveyancer and real estate Surveyor, not now in practice, was accustomed to prepare descriptions but there was such a redundancy of words that it was difficult to understand what was meant, he never seemed to know when he had said enough.

There should be uniformity in our style. The words "more or less" should not be used unless the case actually required it. The phrase is now too often used as if a description could not be properly closed without it. When bearings are given I think it should be mentioned whether or not they are original magnetic bearings or present magnetic bearings or astronomical bearings, as without the addenda suggested courts are, I believe, inclined to say that all bearings are