

every inch of perpendicular from 1 to 24, and for a length of from 50' to 200'. A copy of this table is submitted, and a little practice will enable anyone to use it without risk, not only for the territory covered by the table itself, but for parts or multiples of the same.

We believe that technical accuracy may sometimes be disregarded in the interests of practical advantage, and the principle is sometimes applied in describing properties where existing boundaries are intended to govern, no matter how irregular. Take, for instance, the division line between two parties owning a pair of semi-detached dwelling houses. It frequently happens that the party wall is not parallel to the other side boundary, nor does the fence line between the rear premises run on a course similar to either of the other courses. At the same time, the purchaser and vendor expect the bent line to become the boundary. Should a fire occur and the existing boundaries be entirely swept away, it is usually in the interest of the owners of both parts that the line for the new building should be a straight one, and therefore we believe that in some cases a description following along the centre line of partition wall and along the existing fence between the rear premises without indicating courses, is admissible so long as the front and rear extremities of the division line are carefully located with regard to lot lines. This view would doubtless be considered rank heresy by theorists, but the practical surveyor and practical owner usually agree that it is better for all concerned to provide for contingencies in that way.

The question as to party walls has been so thoroughly dealt with in previous papers before this association that slight reference only will serve at this time. A very usual form of description follows the centre line of partition wall and thus conveys the fee up to that fixed line, but in only rare instances is any provision made that the owner of each of the adjoining houses is entitled to the undisturbed use of that part of the partition wall not included within his property.

'More or less' is a much discussed expression and the average conveyancer abuses it, while even careful surveyors are sometimes guilty of sins of omission and commission in respect of it. The courts have settled that distances to fixed visible boundaries or limits that can with accuracy be determined become 'more or less' even without the use of the actual words. This being the case, the writer frequently omits the words when he is satisfied as to the actual distance, as a description presents to the layman a much more definite appearance and is not weakened by such omission.