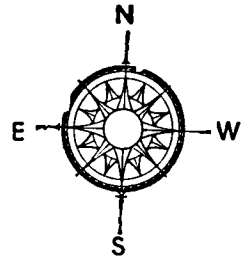


The Nova Scotian Surveyor

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Nova Scotia Land Survey School

HISTORY AND FUTURE DEVELOPMENT

By J. A. H. Church, P.L.S. Nova Scotia, Chief Instructor

This school, the only one of its kind in Canada, was opened in No. 6 (Army) Vocational Training School on the grounds of the Nova Scotia Technical College, Halifax, on November 1945. The purpose was to train Veterans of the Second War to become qualified Provincial Land Surveyors in any of the three Maritime Provinces under the auspices of the Department of Veterans Affairs. A syllabus of training was submitted for approval to Dr. F. H. Sexton, Director of Technical Training, and subsequently to each of the three Maritime Provincial Governments, and to the Department of Veterans Affairs. The course was designed for 12 months duration under a certificated Provincial Land Surveyor, the basis being 50% of that period to be allotted to theory, and 50% to actual field work, the passing out test being the statutory examination of any of the provinces concerned. All Maritime provinces and the D.V.A. agreed to the scheme, which was put into operation.

Aims of Training

Requirements of the syllabus:

1. The development of surveyors well grounded in the basic requirements of his profession so that in the course of time he might develop that faculty for critical analysis so essential to sound practice in his profession, and which is based upon a knowledge of fundamentals.
2. There was no expectation that graduates would be expert surveyors after 12 months training, but it was hoped that, with the theoretical and field training given, the more alert would learn, from his individual experience, the limits of accuracy possible with the instruments furnished by the school, and also the standards of accuracy requisite on any particular type of work.

3. It was expected that the more alert graduate so grounded would improve his technique, judgement and dependability proportionately to the class of company in which fortune might place him. After 12 years of experience it has been gratifying to see how high a percentage of graduates have done just that.

Scope and Method of Training

In Nova Scotia there exists no general framework of survey, so it may be classified as unsurveyed territory in which the Geodetic Survey has established survey monuments of a very high order, and the Topographic Survey Permanent Marks established by traverse from the Geodetic Survey Monuments. Full particulars of these Permanent Marks and Geodetic Triangulation Stations are now obtainable from the Department of Mines, Halifax.

Such being the case any surveyor should be capable of picking up a monument transforming the listed Co-ordinates, whether Geographical or Rectangular, on the Conical Orthomorphic, Universal Transverse Mercator, or Plane Rectangular. A study of the Mines Act, Nova Scotia, will show what is entailed in respect to a modern systems for staking and recording mining claims, both in theoretical and practical survey methods, and in certain circumstances the astronomic Azimuth must be obtained by observation.

Recognition was given to these considerations at the inception of the school, the Mines Act of Nova Scotia has confirmed our recognition of the prime necessity for instruction in all Topographical methods of survey, on the elementary level such as can be attained with the engineers transit reading to 01 minutes, and that in a twelve months course.

Particular emphasis has been laid on solar and stellar observations for Azimuth and time; determination of Latitude seems to be somewhat doubtful using the engineers transit, anyway we don't have much success with it. Star identification is taught by the monthly issue of a star chart showing those listed in the American Nautical Almanac on a grid indicating the lines of Azimuth and Altitude at 21 hours A.S.T., on the 15th of each month, for the Latitude and Longitude of the school. Three Azimuth Determination Stations have been set up close to the school, the direction of the R.O. being determined by the mean, about 1000 observations to a toleration of plus or minus 30" in Azimuth and 05 seconds of time.

Training in Professional Practice

This phase of the training aims at realism and is based, in order of importance, on the general considerations;

1. Ethics. Development of professional consciousness, the sole source of Professional status, and the only method whereby the surveying profession can be of service to the general public, the association of Provincial Land Surveyors of their Province, and ultimately to themselves. If any surveyor imagines he can ignore ethical considerations in favour of his immediate financial gain he is very surely "barking up the wrong tree", such a one will never advance beyond the technician status — his epitaph might well be that in the "Ode to a Suicide" by Robert Burns.
2. The function of a surveyor is not a judicial one, but merely that of a collector and compiler of evidence found in the field.

Field Work

Field work may be considered under two main categories:

1. Retracing the boundaries, run originally by Magnetic Compass.

Under this heading it is a pleasure to give recognition to the invaluable aid given the school by the excellent training in Forestry which graduates of the Maritime Forest Rangers School of Moncton, N. B., have made available while attending this school, to Mr. J. E. R. March of the Department of Lands and Forests, and to Mr. R. E. Dickie of the Mersey Paper Company, both of whom train students in forest survey every year.

2. General P.L.S. Practice

The only avenue by which a student may acquire experience is that of a member of the survey party working with, or under the personal supervision of, the Chief Instructor, who holds a certificate. The procedure followed is:

- (a) Thorough briefing of the party.
- (b) Search of Title at the Registry of Deeds Office.

- (c) Field work, including tie in to some adjacent topographical feature, referencing of all boundary posts, closed traverse being obligatory, and an astronomic observation, if possible.
- (d) Office work, computation, balance of the traverse lines, and where necessary of boundaries, closure required better than 1 in 3,000 and 01"V number of set ups of the instrument plotting by co-ordinates, computation of area with planimeter check.
- (e) Preparation of plan in accordance with the rules of the Registrar of Deeds.
- (f) Preparation of Legal Description by metes and bounds.

Any deficiency at each stage entails that the originator of the blunder goes out to rectify same. Our motto is: "That is your very own mess, go out and clean it up."

The procedure is somewhat time consuming, but it does tend towards improvement in technique. On a survey the students are slow, exceedingly slow, but we like to think thorough.

Change in Management

The school was started under the scheme for Rehabilitation Training for Veterans sponsored by the Department of Veterans Affairs, which started in November 1945 and terminated in December 1948. Conditions were not conducive to training students in Land Survey and with the consent of Dr. F. H. Sexton, and the D.V.A. the locale was changed to Lawrencetown, and later to Middleton in the Annapolis Valley. This phase came to an end in December 1948.

On the advice of Dr. Sexton the Vocation Education Division of the Department of Education was consulted and on September 1st, 1949 the school opened under the direction of Mr. E. K. Ford, of Lawrencetown, Annapolis County in the class room specially prepared for the purpose by the Lawrencetown Branch No. 112, Canadian Legion, B.E.S.L. The class room has accommodation for 15 students.

Breakdown of 10 Years Operation

Completed Course	115	
Sat Examination	115	100%
Certificates Obtained	112	97%
Failed	3	3%

6 students have been required to sit supplementaries, varying from 2 papers to the entire examination — all were successful.

Employment of Graduates

The following is somewhat conjectural, being to some extent hearsay.

Employment		} In Canada
Federal Government	33%	
Provincial Government	20%	
Other Survey	43%	
Caribbean Surveys	4%	
<hr/>		
		100%

Student Origin		
Nova Scotia	87	76%
New Brunswick	15	13%
Newfoundland	1	
Ontario	3	
Saskatchewan	1	
Alberta	1	
B.W.I.	6	
U.K.	1	
TOTAL	115	

Future Development

The keynote to this aspect is without any doubt to be found on page 137 of the July 1956 issue of The Canadian Surveyor, part of the "Brief to be presented to the New Brunswick Development Commission" by the Association of New Brunswick Land Surveyors, and I quote "We strongly recommend that the two Provinces (New Brunswick and Nova Scotia), on a departmental, Provincial Land Surveyor's Association, or higher level, meet together with the object of having one Land Surveying School for both Provinces. The objective of this school being to (1) train provincial land surveyors, (2) train cartographers, (3) build up a surveyors hand book, (4) disseminate technical advances." end of quote.

In the summary of Recommendations on page 136 of the same publication will be found, and I quote "We recommend the participation of New Brunswick in the operation of the Nova Scotia Land Surveyors School as presently operated by the Province of Nova Scotia. This recommendation is made in the hope that land surveyors might procure adequate basic training, and the standards of land surveying might be improved." end of quote.

Members are aware that our Association hopes to present, and have approved, a bill of incorporation of the Association of Nova Scotia Land Surveyors at the forthcoming session of the Provincial House of Assembly. In that bill is incorporated the syllabus of training and examination so ably drawn up by Mr. J. H. Holloway, D.L.S., A.L.S., of Edmonton, Alberta for the Committee of Survey Officers under the chairmanship of Mr. R. Thistlethwaite, Surveyor General of Canada. The most important clauses therein are (1) a three year apprenticeship, and (2) an Intermediate Examination in Theory on the standard of 1st Year University in Mathematics, Physics, and the English language.

Probably most of us will agree that the young aspirant surveyor of the Maritimes would have a tough assignment under the new set up of the Intermediate Examination, to say nothing of a "souped up" final which will be required to bring Nova Scotia into line with Canadian practice. Our Province has recognized the necessity of a school under presently existing conditions — one may claim that the School, as it is today, has been adequate but, most emphatically, it will not do in the future.

After discussion with many interested members, some of them graduates of the School working in Nova Scotia and elsewhere in Canada, it would appear that a solution should be sought along the lines: —

1. The entrance requirements for acceptance at the School to be completion of 1 years apprenticeship under a Nova Scotia or New Brunswick land surveyor.
2. For students from outside the Maritimes, one years experience (6 months in the field) or apprenticeship under a provincial land surveyor, subject to an entrance examination envisaged in the Act of Incorporation at the discretion of the Association.
3. Duration of the Course 2 years, during which time students should, with the co-operation of the Departments of Provincial Governments and Forestry Companies, have practical experience in the field for at least three months continuously each year. It is submitted that no school can give such practical experience over such a period.
4. Purpose of the Course, preparation for (1) Intermediate Examination 1st. Year, and (2) Final Examination 2nd. Year.
5. Para. (4) entails (1) drafting, (2) photogrammetry, (3) English, i.e. preparations of reports etc., (4) Elements of geology, botany etc., (5) Mathematics, and (6) Physics.

Organisation

At present our accommodation is limited by floor space to 15 students. This year we have had to turn away 10 qualified for entrance. The staff consists of 1 Chief Instructor, the holder of a Nova Scotia Certificate, and 1 Aide selected from among the students each year. It will be evident that either a vast change will be necessary, or the school will fade out of the picture.

In addition to the School of Land Surveying, and indeed complementary thereto, a School of Cartography is a crying need. Such School would be open to students of both sexes, and would give instruction in (1) English language, (2) Mathematics, (3) Physics, (4) Drafting—cartography standards, (5) Map projections etc., (6) Photogrammetry, (7) Map production from the earliest stage to the final printed sheet. The graduate of such a School would find ready employment at a respectable remuneration. It may be claimed that the set up outlined would constitute a balanced program in the survey field the like of which does not exist yet anywhere in Canada.

Feasibility

The Lawrencetown Branch No. 112 Canadian Legion has, by unanimous resolution, offered to the Department of Education, as a gift free of encumbrance, the plot of land where the school is now located in exchange for their use of an assembly

room to accommodate some 25 Legionaires for so long as that Branch operates under a Charter from the Dominion Command of the Canadian Legion. Short of a 3rd World War such period can not be of any lengthy duration. The plot of land fronts on Provincial Highway No. 1, and comprises 1 acre of land suitable for building, located 200 yards from the Post Office; the southern boundary is the right bank of the Annapolis River.

Financial Consideration:

For the past three years we have been investigating the possibility of obtaining a sum of money, amounting in all to about \$100,000., in bequests from the late Dr. Hall and his widow for the building, equipment, and maintenance of a Vocational School in the County of Annapolis. It is understood that the various Provincial Government Departments concerned in such a project have come to general agreement with the Trust Company administering the estate. It would ill become the writer to predict the outcome of the negotiations now in progress as the settlement is solely in competence of the Government. While the sum involved is not sufficient for the whole scheme envisaged, it is quite a start.

Conclusion

This plea for an enlarged school adequate to meet the requirements necessitated by recent technological advances, chiefly in flying and aerial photography, is not in any way influenced by a desire to enhance the size and importance of the school and/or the staff. It is simply recognition of

the fact that all institutions are faced with the alternative of either growing with the needs of the social environment, or stagnating.

The Associations of Lands Surveyors in the Maritimes have shown their desire for growth to the standards of their sister organisation in Canada; their goal being standardization of training and examination throughout the country. The "crux" of the situation is whether or not we implement our wishes by adequate training. It is not claimed that the School is anywhere near the ideal; it is only too evident that there is room for improvement. But we do claim to have turned out a number of useful men alert enough to make use of the grounding in basic principles received in school. Our graduates may be found practising as certificated Land Surveyors in every province of Canada, except Quebec and Newfoundland.

A letter dated November 1st, has been received from Mr. W. F. Roberts, of the Department of Lands and Mines, New Brunswick, stating that the Minister of that Department has given his approval to a scheme for sending two apprentice surveyors to this school each year. While attending the School each apprentice will receive 75% of his pay. Mr. W. F. Roberts asks that two vacancies be kept each year for two New Brunswickers. This action is proof positive that our sister province approves of our efforts, and is willing to co-operate in the setting up of a Maritime School.

JAMES A. H. CHURCH
November 16th, 1956

Protection of Title In Canada

By William Scalater

When a Purchaser buys land, the purchaser must satisfy himself by an exhaustive scrutiny and review of all deeds, wills, marriages, heirships and other documents and events by which the property has been conveyed, mortgaged, leased, devised, transmitted, during a considerable period of time, that no loophole exists whereby an adverse claim can enter or be good."

The quotation is from the article on "Land Titles" in the Encyclopaedia Britannica. It explains the purpose of a new insurance company which has entered Canada to write title insurance. This is the Lawyers Title Insurance Corporation of Richmond, Virginia, which is licenced to do business in Ontario under the name of the Ontario Title Insurance Agency Limited, with offices in Toronto. It is also licenced in the province of Quebec.

Title insurance is an application of the principles of liability insurance to the risks and hazards of

real estate titles. It clears the air of doubt in the matter of title and makes possible a freer atmosphere for the sale and negotiation of titles to real estate, particularly by sellers and buyers of large mortgage blocks. If any snags develop in any of the titles involved, the title insurance provides coverage against such chance.

Snags can develop, and most unexpectedly in some cases. More than one home-owner has discovered, through the bankruptcy of the builder of his home, that he does not own title to the lot on which it is built.

Surveys can be wrong. It's no fun to learn that two or three feet of the lot you've built on belongs to someone else.

There are cases where the unknown heir of a former owner has appeared to challenge title. Liens for former street paving or other improvements may be overlooked, to turn up later. An old mort-

gage or some back taxes may be outstanding through clerical error. A lawyer can search a title in all good faith and still be unable to detect all possible title flaws.

These are among some of the reasons advanced in favor of title insurance.

We have two titles systems in Canada, the Land Act and Registry systems.

The Land Titles Act is an application of the Torrens system, which originated in South Australia and is widely followed in Great Britain, the United States of America, Canada and other countries. It is an adoption of the simple ship register system to the registration of land. It gives a guarantee of title. In those sections of Ontario where it is operative it is backed by the province and provides compensation for any person wrongfully deprived of land bought under the system, or by reasons such as fraud, omission or error.

While it is universal in the western provinces it is not so in southern Ontario. Only Toronto and the county of York, Ottawa and the county of Carleton, St. Thomas and the county of Elgin, Ontario County and the provisional judicial districts where patents from the Crown are automatically registered therein, are included in the system so far. Cost of registration under it is one-quarter of one percent of the applicant's valuation of land, and one-tenth of one percent of building, plus fees for administration expenses which are based on the value of the property.

Even in the areas where the Torrens system is in effect, in the United States for example, title insurance is also used widely, providing what is, in effect, a supplementary coverage.

The Registry system is, in reality, a registry of documents in existence, pertaining to land titles, in their chronological order of record on an abstract of title. This is in no sense a guarantee.

When you purchase title insurance on your land you pay a single premium and receive a policy of insurance that guarantees to indemnify you against loss or damage due to title defects; that protects your investment against human error of lawyers, surveyors or others concerned and defends your title in all legal actions and proceedings, at its expense, in accordance with the terms of the policy.

You pay title insurance premium just once when you take it out. There is no annual renewal of policy. It is something you buy just once on a piece of property. If you sell the property the policy stays with you. The buyer must take out his own title insurance. If the title should ever be challenged by the buyer or any future buyer, or anyone else, the policy is always there to protect your interest.

Premium rates for title insurance are \$4. per \$1,000 for the first \$50,000 or any fraction thereof. As the coverage is increased the lower the rate becomes. For amounts over \$500,000 for example, the rate is scaled down to \$2. per \$1,000.

PROTEST

Some time ago I wrote the authorities on a matter which I believe to be of considerable importance, namely the publication and exhibition of maps of Canada which are grossly erroneous with respect to Eastern Canada.

Since the earth is a sphere it is impossible to show its surface correctly on a plane surface, that is, all maps of large areas must have distortion of one kind or another, especially towards the east and west margins and the Maritimes are thus almost higher on the maps than places such as Wisconsin at the same latitude.

This cannot be avoided with most of the map projections in use although the effect can be reduced if the latitude circles are shown.

It is not this unavoidable distortion to which I refer.

I am protesting against the erroneous placing of the Maritimes from 300 to 500 miles north of their true position as shown by the parallels of latitude on the map.

Fortunately it is very easy to detect this error and determine the approximate amount of it, whatever the type of map projection used.

The U.S. Canadian border in the West runs along the 49th parallel of latitude. On a correct map this line prolonged will be seen to run north of the Gaspé peninsula.

Therefore to find the amount of the error, all that is necessary is to prolong the line (straight or curved, depending on the projection used) to the east. It should be north of Gaspé; therefore the distance from this line to the place where Gaspé is on the map is the error. The 45th parallel lies between Halifax and Truro.

Most of us are familiar with the reaction of the Average American when we say we are from Nova Scotia. A sort of quick grin as if he were singing how hot it was expected to be in Hades and he says "Pretty cold up there isn't it?" I have never discovered where this myth of the extreme cold of Nova Scotia came from but is very widespread.

The tourist literature put out by our Nova Scotia Government is superb. I have seen none better and our expenditure to attract tourists is very large, so that it is nothing less than tragic that such splendid effort should be spoiled by such carelessness (I think it is very improbable that any one is doing it maliciously).

The map displayed in the windows of restaurants of the Canadian Restaurant Association is the worst I have seen. The displacement must be over 500 miles to the north.

However there are a number of others which must have an error of at least 300 miles. One is a map issued by the Imperial Oil Company; another is an elaborate wooden map in the TCA airport in

Moncton, N. B., put there by the Federal Government, and a third is the map used by the weather man on T.V. channel 3.

I would think that in most cases the people responsible would respond to a polite request from the Nova Scotia Government (or all four Governments of the Maritimes) and withdraw the offending material.

The loss in dollars and cents to the Province from this cause must be very great, coming as it does on top of the previous firmly held idea of the extreme cold here.

Strong and continuous protests should be made to the Authorities.

E. O. Temple Piers C. E.

Title Searching in New Brunswick

By A. McF. Limerick as in October 1956 issue of THE CANADIAN SURVEYOR

Mr. President and Gentlemen:

When asked by Archie McLaughlin some time ago to say a few words to you on title searching, I agreed rather casually without giving much thought to what I could possibly say or how I could say it. Archie worked with me — and incidentally straightened me out on several tough ones — during the year or more I spent checking titles in the Campagetown area, and apparently thought that I knew what I had been doing and ought to be able to say something about it.

Before mentioning the Campagetown searches, however, I feel that a little historical background should be sketched, because some understanding of the meaning behind the forms and words used by lawyers in conveyancing may help in understanding their effect.

Nowadays, when the owner of land wishes to convey it to some other person, someone, usually his lawyer, draws up a deed of the land by which the owner as grantor "grants, bargains and sells, aliens, releases, conveys and confirms the lands to the grantee, his heirs and assigns together with the houses, and so on, and appurtenances, and the reversion and reversions, remainder and remainders, rents, issues and profits of the land and the interest, use, possession, property, claim and demand either at law or in equity of the grantor . . . to have and to hold the lands unto the grantee, his heirs and assigns, to the only proper use, benefit and behoof of the grantee, his heirs and assigns forever."

This deed to be effective must be executed under seal by the grantor and delivered to the grantee, and must also be recorded at the County Registry Office after being acknowledged by the grantor.

I wonder how many lawyers, let alone laymen, have ever given thought to how our present practice came about, why we use the various words in deeds that I have quoted, and whether deeds have always been necessary to convey land.

The Property Act, now c. 177 of the Revised Statutes 1952, should be as familiar to surveyors as it is or should be to lawyers, but look at sections 9

and 10 of the Act.

Section 9 (2) reads:

"All corporeal tenements and hereditaments shall, as regards the conveyance of the immediate freehold thereof, be deemed to lie in grant as well as in livery".

"A corporeal hereditament" is something having an actual body or real existence that can be seen and, for practical purposes, means "land". It is said to lie in livery when it can be conveyed by the actual physical delivery, and is opposed to incorporeal hereditaments which are rights of property in land which do not involve actual possession of the land itself, such as rights-of-way, rights of common, and so on that cannot be actually seen or touched. The land over which a right-of-way passes can be seen, but it belongs to someone else; the man possessing the right-of-way owns merely the privilege of passing over the land, and this is a property right which from early times lay in deed and not in livery.

Section 10 reads:

"A feeoffment made after the first day of July, 1904 is void at law unless evidenced by deed", and

"A feeoffment made after the first day of July, 1904 shall not have any tortious operation".

Checking back in our statute, we find that these sections first were enacted in New Brunswick in the Revised Statutes of 1903, and were copies from an English Act of 1845.

The title to land and the law of conveyancing in the Common Law provinces of Canada is founded on the English law of property which goes back to feudal days. In New Brunswick, as in England, there is no such thing as absolute ownership of land except in the hands of the Crown.

Following the Norman Conquest, William I confiscated the holdings of those Saxon lords who opposed him, and granted these baronies to his own followers, not as absolute gifts, but on the conditions of feudal tenure, under which the grantees were considered to hold their lands from the King in return for fidelity and service to him; on failure to provide such service, which was usually military

service, the lands would be forfeited to the King. Similarly, the English land-owners who submitted to the Conqueror surrendered their lands to him and received them back in fee, which is a word denoting an hereditary feudal estate.

Just as the King granted large tracts of land in fee to his barons, so they in turn, in order to provide the necessary number of knights and retainers for the King's service, made gifts of land to their followers as under-tenants on conditions of similar military service.

Speaking correctly, a man is said not to "own land", but to "hold it" and any holding of land has, from the time of the Conquest, been called a "tenement". The expression still survives in formal documents such as writs of executions in which the sheriff is ordered to cause to be made from the goods and chattels, lands and tenements of the judgment debtor the sum of so much money. This word "tenement" has now taken a restricted modern meaning of a block of flats, particularly of the poorer grade.

The holder of a tenement was of course a tenant, which merely means "holder", and this word too has a very restricted modern meaning.

There were three important kinds of tenements or tenancies: freeholding, a holding in villenage, and a lease for a term of years. The freeholder held from the King or some mesne lord by free services, that is, services such as military service, free from any servile incidents, while a holder in villenage was required to perform villein or labour service, such as ploughing, etc., for a certain number of days in each week, as well as submit to other servile duties such as the "merchet" or fine paid by him to his lord for the privilege of giving his daughter in marriage.

The term of years is, of course, our modern leasehold estate. It is noted that freeholding and leasehold estates still exist, but the old villenage has now disappeared, having at some undetermined early age become known as copyhold instead of villenage.

The early grants of large tracts of land by the King to his barons were known as manors, a survival of the term being found in New Brunswick in the name Kemble's Manor. A seignory of several manors held under one baron or lord paramount

was known as an honour of barony, and from this, undoubtedly, came the name for the lands in the Parish of Dunfries, York County, known as "The Barony".

The title of those under-tenants of lands holding by copyhold was on the entry of their names as tenants on the books of the Manor kept by the Steward of the Manor, and the custom of base or menial service gradually changed to money payment or rent. Matters affecting title to such lands were dealt with by the Court of the Manor. I am not going to go too deeply into the history but there are one or two matters which may be of interest to you. As you know the law of dower still applies in New Brunswick, much as it did in feudal times in England, and many inconveniences arise from this fact, some of which I encountered in the Gagetown project and will mention later.

In England, as long ago as 1834, a man was given by statute the right to convey away his lands during his lifetime free of dower, and the right to dower has now been absolutely abolished in England, even as "curtesy" was in New Brunswick in 1916. The right of dower remains here, however, and complicates the question of title searching and conveyancing.

Dower was and is the right of a widow to hold and enjoy for her life one-third of her husband's freehold lands, and attaches to all lands owned by him at the time of or acquired by him after his marriage to her. An interesting sidelight on marriage customs of that period is that the widow had to be at least 9 years old when her husband died, otherwise she took no dower interest.

There was no dower right in copyhold land, but a similar widows' right grew up by custom, differing in the various parts of England, but known as "free bench", or a free seat by the fireside.

One of the old legal dictionaries defines free bench as follows:

"Free bench is that estate in copyhold land which a wife hath on the death of her husband for her dower, according to the custom of the manor, but it is said the wife ought to be espoused a virgin, and is to hold the land only so long as she lives sole and continent".

(To Be Continued Next Issue)

NOTICE: to all members of the Association DUES FOR 1957 ARE NOW DUE

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