

*Connection to Trig. Station.*

139. In districts where there is no standard survey, but a triangulation is available, all surveys of sections or allotments shall be connected with a trig. station or other reliable mark.

*Surveys must be closed.*

140. Should a property be bounded on one or more sides by natural features of which a retraverse is not required, the survey shall be closed by actual measurements in such a manner as will enable the work to be thoroughly checked. Adjacent standard work and prior surveys shall be connected with.

*Irregular Boundaries : Offsets.*

141. When an irregular boundary is defined by offsets measured thereto from one or more survey-lines, the surveyor shall show on his plan the distances along such line or lines at which offsets have been taken, and the measured length of such offsets. These may, if intricate, be shown in tabular form. When the line of high-water mark is shown as the boundary of a lot a report is required showing how the high-water-mark line was defined.

*Surrounding Rights.*

142. Every plan of any survey made under the Land Transfer Act shall exhibit, distinctly delineated, the natural features within or adjacent to the survey, and sides of roads, streets, passages, thoroughfares, and their widths; also all easements, fences, squares, and reserves for public use which bound or are adjacent to such survey; and also show all blocks and allotments into which the land is divided, marked with distinctive numbers and colours. In towns the buildings with their eaves or projecting portions abutting on or which overlap or closely approach the boundaries of adjoining lots shall be shown on the plan, and their position relative to the boundaries clearly specified and delineated, and the actual width of the roads forming the frontages shall be measured as occupied and shown on the plan. (See Plate IV.)

*Definition of Boundaries.*

143. If the boundary is a wall it must be shown whether it is a party wall, and whether the line runs through the centre or otherwise. The position of all boundary-fences must be shown in respect of the boundary claimed; and the nature of the boundary of the land, whether wall, house, fence, ditch, hedge, stream, or road, should be stated. The position of all traverse-lines relative to such boundaries should be clearly shown, and whether the line measured is inside, outside, or in the middle of the boundary. Swamps, terraces, or irregular fences are inadmissible as boundaries except if so made by the Crown grant, in which case the consent in writing of the adjoining owners should be asked, and these boundaries should, with such consent, be reduced to right lines with defined bearings and distances, and the adjoining owners should sign the plan. Where the reduction to right lines deviates from the title boundary the District Land Registrar should be consulted as to whether he will accept these lines as the original boundary, or will require the alteration to be given effect to by the registration of cross-transfers.

*Title by Possession.*

144. When a title is claimed by "possession" it will be the duty of the surveyor to endeavour to obtain information in respect of occupation, such as walls, fences, buildings, &c., which he finds upon the ground, and the age of same; and if such boundaries are departed from, the reasons for so doing should be noted on the plan.

*Original Points unchangeable.*

145. The actual measurements made in the field must be given, notwithstanding that they may not agree with the Crown grant, public map, or deposited plan, and should the difference be material, the measured distance and bearing to the next adjoining or to other Crown grant or title boundary, as the case may require, shall be furnished, in order to determine whether there is any real encroachment, or whether the differences arise from former defective surveys. And in dealing with this subject the surveyor must adhere to the principle of the unchangeableness of original lines and corners established by Government or other duly authorized surveyors done in good faith; in other words, where the lines and corners are originally established on the ground by a proper officer, in pursuance of the survey system ordered by the law of the time, they must be regarded as the true lines and corners which they represent, even if subsequent surveys indicate that the posts, pegs, or marks are out of line, and that the corners are out of position according to the original description thereof.