

2004 REAL PROPERTY CONFERENCE

KEEPING YOUR PRACTICE CURRENT  
IN CHANGING TIMES

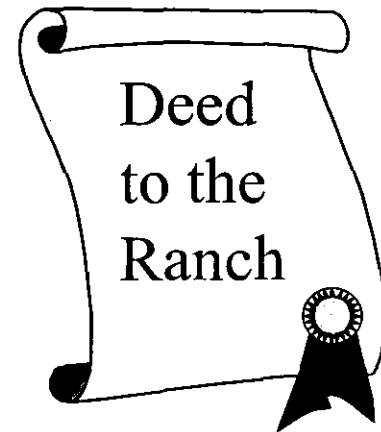
March 24, 2004

Lord Nelson Hotel, Halifax, Nova Scotia

Presented by F.C. Hutchinson, BA, NSLS, CLS  
Ex.-Dir. - Association of Nova Scotia Land Surveyors

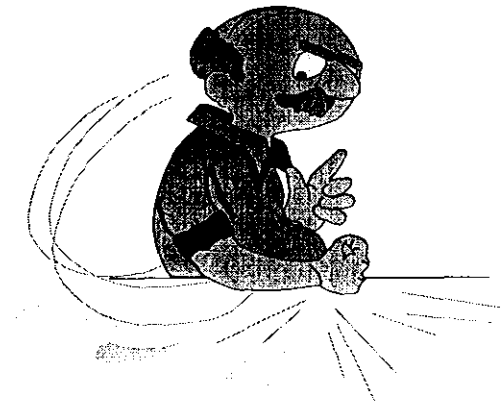
# The Conveyance

- Cave dwellers to City dwellers
- Clump of dirt - “*Livery of Seisin*”
- The Statute of Frauds, 1677 A.D.
- Digital age - LRA



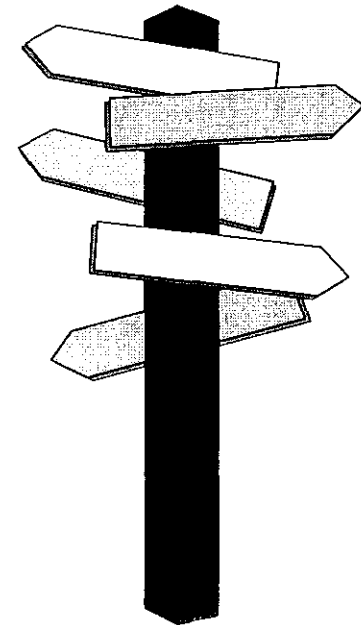
# The Description

- Be Descriptive
- Understand the intent
- Remove ambiguity



# Courses

- Bounds
- Metes
- Metes and Bounds

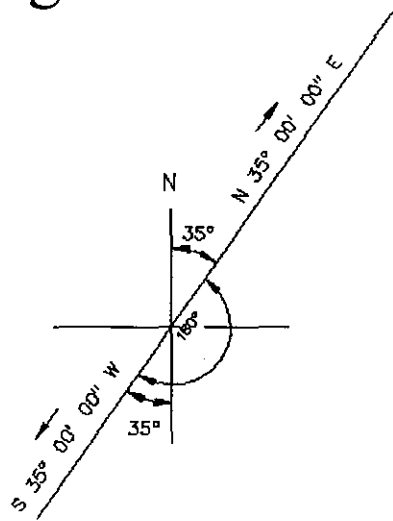


# Understanding the Description

- Accuracy
- Point of beginning
- Bearing References
- Quadrants
- Full Circle

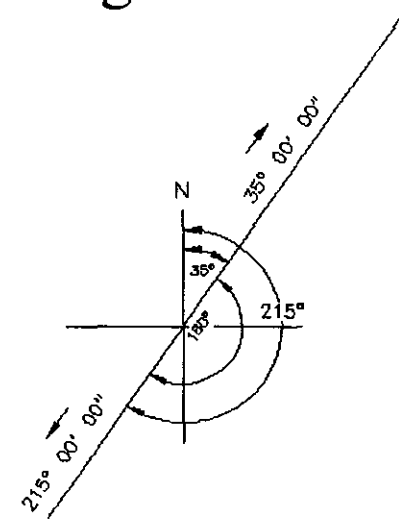
# Quadrants & Full Circle

Diagram 1



QUADRANTAL BEARINGS

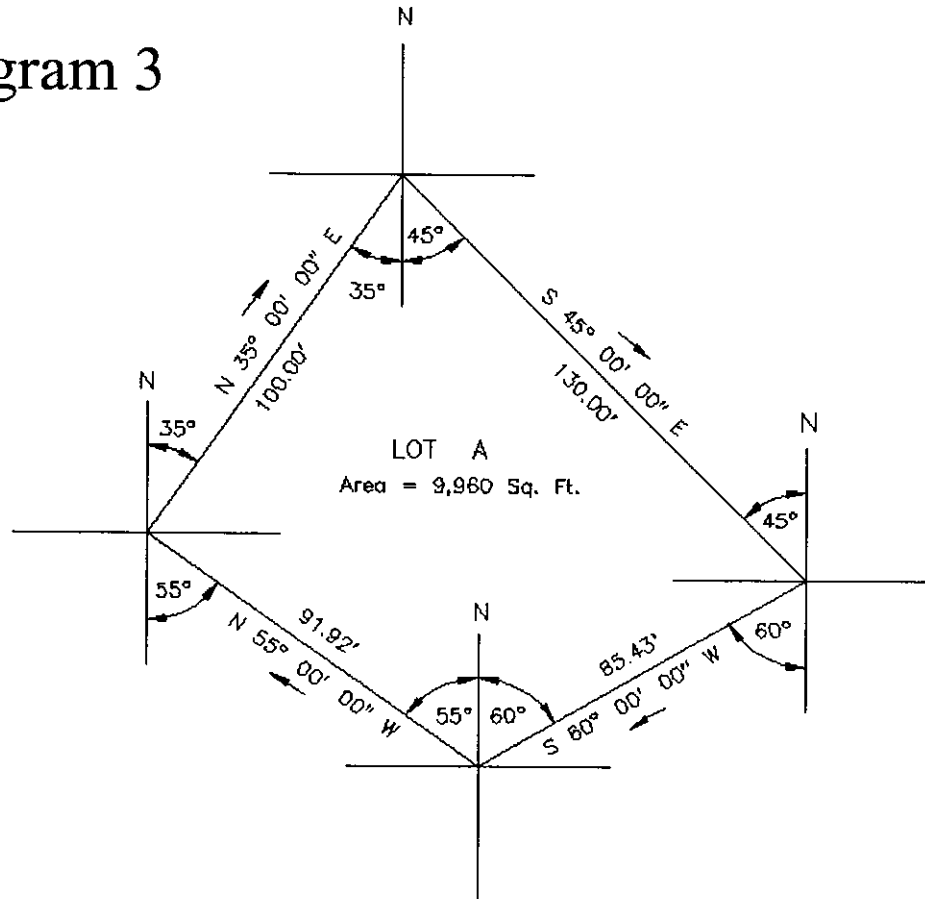
Diagram 2



FULL CIRCLE BEARINGS

# Parcel Plot

Diagram 3



3° M.T.M. GRID NORTH  
C.M. 64° 30' W

# Distances

- Chains and links (66 feet = 100 links)
- Rods ( 16.5 feet)
  - 4 rods = 1 chain
- Area (1 acre = 43,450 sq. ft.)
  - 1 chain x 10 chains = 1 acre
  - 66 feet x 660 feet = 1 acre



# Extent of Title

- Quality vs. Extent
- Professional Land Surveying
- Authorship
- Quality survey plans
- The Public Registry

