

## CHAPTER XII.

## RULES AND PRACTICE AT LARGE, AND GENERAL REMARKS.

HAVING in the foregoing chapters exhibited all the authorities, whether of laws, ordinances, instructions, or decisions, on which the practice of the land office is founded, I shall now proceed to apply those authorities, and, without being any longer restricted by precise divisions of the subject, to state the principles, rules, usages, and interpretations, by which the office is at present governed; in doing which, I must again describe the nature and properties of the different kinds of warrants, and repeat many things that have been said before: but, for this, I believe, no apology will be thought necessary, for the desultory manner in which I have been obliged to present the various matters composing the practice makes it almost indispensable that they should finally be abstracted, and brought together, in the way now proposed. I shall also, in this summary recital, notice the most important of those principles that arise out of the decisions which have been exhibited, intermixing, so far as it may be done without presumption, my own reflections and impressions on the whole subject.

All warrants are issued by the register, under his signature, and the seal of office: they must be executed within one year from their dates; and this applies as well to *parts* of warrants, assigned or not, as to entire warrants; so that no survey is good which is made in virtue of a warrant that has previously been a twelvemonth in force.

All certificates must be returned to the land office within eighteen months after the date of the warrants on which they are founded, otherwise they can never be received, but are null and void.

All certificates (under warrants) must be examined and passed by the examiner before they are received into the office, so as to be ever capable of being patented.

Where an order is passed for the correction of a certificate, the corrected certificate is to be examined (if necessary) and is to be returned, together with the erroneous certificate, within nine months from the date of the order; otherwise it can never be received.

Where a certificate is found erroneous by the examiner, or where, on application of the party, an order is given for the correction of a certificate, and there is not time for the rectifying the error, or making the particular correction ordered,