

P. G. L., (1860,) art. 54, sec. 34. 1853, ch. 21.

41. All patents shall be signed by the governor, and have affixed thereto the great seal of the State; and the governor, on the presentation to him of a patent by the commissioner of the land office, certified by the said commissioner as proper to be issued, shall be authorized to sign such patent, and to cause the great seal to be affixed thereto.

Ibid. sec. 35.

42. The commissioner of the land office may prescribe rules to regulate the conduct of surveyors in making surveys and returning certificates and plats; and he shall in all things regulate his proceedings by the usages and principles which have heretofore been established by the practice of the land office, not inconsistent with this article or the principles of equity.

Ringgold's Lessee v. Malott, 1 H. & J 299 Hammond's Lessee v. Warfield, 2 H. & J. 151 Chisholm v. Perry, 4 Md. Ch. 31. Jones v. Bradley, 4 Md. Ch. 167.

Ibid. sec. 36. 1785, ch 66, sec. 7.

43. Any person holding lands and being in actual possession thereof in this State, under a warrant and survey, or under a patent granted by the government of Pennsylvania, before the divisional line between the two States was fixed, shall be entitled to receive a patent for such land from the proper authorities of this State.

Agreement between Lord Baltimore and William Penn.

1862, ch. 129.

44. The proprietor of land bounding on any of the navigable waters of this State shall be entitled to all accretions to said land by the recession of said water, whether heretofore or hereafter formed or made by natural causes, or otherwise, in like manner and to like extent as such right may or can be claimed by the proprietor of land bounding on water not navigable.

Williams v Baker. 41 Md. 527. Goodsell v. Lawson, 42 Md. 348 Linthicum v. Coan, 64 Md 439.

Ibid.

45. The proprietor of land bounding on any of the navigable waters of this State shall be entitled to the exclusive right of