

SURVEYS.

The Dominion lands are surveyed according to the following system, which, for simplicity and uniformity, and further for affording facility of communication is believed to be superior to any other in the known world.

The lands are first laid out into blocks of 12 miles square, by North and South and East and West lines, the out lines of each block being marked off in the survey. Monuments, every mile and half-mile.

These square blocks which are defined at each of the four corners by an iron bar boundary, are subdivided as the necessities of settlement may require, into 4 townships of 6 miles square each, these into 36 sections of one mile square, or 640 acres each, and each of such sections into quarters of half a mile square, or 160 acres each.

The lands in such Block are then ready for settlement.

The principle of Surveys is nearly the same as that adopted in the United States, the only difference (but at the same time an important one) being that whereas in the latter, no provision is made for Highways to facilitate public travel the roads being subsequently laid out and established by Municipal authority, the strip of land required in each case being taken out of the area of the land as sold or granted, a process almost invariably resulting in litigation and hard feeling between the promoters of the road and the owners whose land it crosses; in the Dominion Surveys a munificent dedication of land has been made by the Government for a system of public highways by laying out at the time of the Survey between all townships and sections, Roads, each one and a half chains or 99 feet in width.

Thus it will be seen that by the Canadian method, without encroaching on the surveyed lands, the whole country is divided into a net work of public roads, 99 feet wide, intersecting each other at right angles every mile; giving every quarter section or farm of 160 acres a roadway of the width mentioned on two of its adjoining sides; such a magnificent system of highways for public travel, it is confidently asserted, has no parallel in any other country.

LAND REGULATIONS.

The conditions on which the lands are sold or granted may be summarized as follows—that is to say:

1. Vacant lands open for settlement will be sold at the rate of one dollar per acre, cash, but no sale of more than a single section, or 640 acres, will be made to any one person.

2. Any man above the age of 21 years who may build a dwelling upon and inhabit and improve, in his own person any quarter section or smaller quantity of land, will have the right of pre-emption thereto, and having duly entered the same with the Land Officer, and being a subject of Her Majesty by birth or naturalization, may obtain a patent therefor, upon paying the price of such Land.

The claimant in such case must, however, previous to entering his application have made affidavit before the Land Officer that he had not previously exercised this right of preemption, and further furnish, by his own affidavit together with the testimony of two credible Witnesses proof to the said officer of the settlement and improvement of the land.

No assignment of preemption right, prior to the issuing of the Patent will be recognized by the Government.

3. Any person 21 years of age may be entered for a quarter section or less quantity of land for a free homestead and by a continuous residence thereon for three years and not having alienated the same or any part thereof and being at the time a British subject by birth or naturalization will be entitled to a Crown deed for the same.

Entry for a homestead consists in the applicant making affidavit and filing the same with the Land Officer that he is 21 years of age or over; that the application is made for his exclusive use and benefit and for the purposes of actual settlement, and on paying the said Officer the sum of \$10.00, for which he will receive a receipt from the officer, he will be at liberty to enter for the land specified.

Should the settler abandon the land entered by him or should he assign or transfer the same within three years of the date of settlement thereon, his claim will be cancelled and the land will revert to the Crown. Having once abandoned or assigned a claim, a person cannot enter thereafter for a homestead.

A person who has been duly entered for a homestead may at any time within the 3 years obtain a patent for the same on paying the pre-emption price thereof, and proving settlement and cultivation from the date of payment; and, on the other hand a settler on land which he may have entered for pre-emption, may subsequently, on application to the Land Officer, have a homestead right substituted therefor.

4. (Squatting Rights.) Settlers who may have squatted on land as yet unsurveyed in good faith to make homes for themselves and families, will have the exclusive right to enter at the land office, either for preemption or as a free homestead, a quarter section (or tract equal in area thereto) embracing the same.

Such entry must however be made within 3 months after the land is surveyed, and parties who may have so squatted will be obliged to conform to the survey made.

RESERVATIONS.

5. The following lands are reserved from the operation of the foregoing regulations, that is to say:

1. The lands allotted by transfer to the Hudson Bay Company.
2. Lands reserved for Schools.
3. Wood lands set apart for supplying settlers with building material, fuel and fencing, and pine lands.
4. Lands selected as the sites of towns or villages.
5. Lands actually settled and occupied for the purposes of trade.
6. Mineral lands and Mill sites.

7. At any time after the first of May 1874, the Governor in Council may, subject to rights then existing, withdraw from the operation of the conditions above set forth land to the width of three full townships on each side of the line finally adopted for the Pacific Railway and may also terminate the free Homestead system as above set forth.

*Department of Secretary of State of Canada,
Dominion Lands Branch.*