

survey to show the newly-created lot upon the recorded plat indicated by a subnumber to be used in the conveying. If it is conceded that the best expression is the simplest, then it must be admitted that reference by lot and block number to a dimensioned plat of public record, enjoying authority of continued use, is far superior to a written description starting nowhere and running thence by a dozen courses to the point of beginning, especially when written by a person unversed in trigonometry.

A description by block and lot number with reference to an accurate plat gives the engineer the relation of each parcel with respect to all other lots in the block in the most concise and accurate form. It is independent of other deed descriptions and establishes the position of a property with respect to the street lines without further recourse to the records and reduces the possibility of errors to the irreducible minimum.

[§ 36.] (c) **Public Monuments More Enduring Than Private.**—The experience of the Land Office, the Coast and Geodetic Survey, and the Geological Survey proves that the maintenance of monuments under the most favorable conditions is a difficult problem which depends for its solution upon care in construction and protection from disturbance. In cities where monuments set to mark boundaries are usually artificial, the mortality of private monuments is high. Fences which have rotted are often not replaced, stakes decay, and pipes set nearby to more permanently mark the corner are heaved by the frost and ultimately disappear. Building operations and property improvements account for the loss of numerous monuments.⁷¹

The public monuments of a controlled survey are designed so as to insure a long life and are carefully set at or below grade with base below the frost line as protection

⁷¹See § 52, *infra*.