

be issued, shall be authorized to sign such patent and to cause the great seal to be affixed thereto.

1888, art. 54, sec. 42. 1860, art. 54, sec. 35

45. 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. Badley*, 4 Md. Ch. 167.

Ibid. sec. 43. 1860, art. 54, sec. 36. 1785, ch. 66, sec. 7.

46. 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.

Ibid. sec. 44. 1862, ch. 129, sec. 37.

47. 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. *Sollers v. Sollers*, 77 Md. 149. *Corbett v. Woolford*, 84 Md. 426.

Ibid. sec. 45. 1862, ch. 129, sec. 38.

48. The proprietor of land bounding on any of the navigable waters of this State shall be entitled to the exclusive right of making improvements into the waters in front of his said land; such improvements and other accretions as above provided for shall pass to the successive owners of the land to which they are attached, as incident to their respective estates. But no such improvement shall be so made as to interfere with