This paper was delivered as a speech to the Chautauqua County Historical Society in May of 1921, by Eugene Bentley, Surveyor.

HOLLAND LAND COMPANY'S PURCHASE AND THEIR SURVEYS

In order to make the subject more clear, it seems to me necessary to go back and give a short Historical Sketch, of the settlement of New York, New Jersey, Pennsylvania, Maryland, Virginia and the north part of Delaware.

It seems that at one time all the land on the West Coast of the Atlantic Ocean as explored by Amadas and Barlow in 1584 was named "Virginia" by Queen Elizabeth and the first Charters were granted by James I, on April 10th, 1606 and were named from the residences of chief incorporators, "THE LONDON AND THE PLYMOUTH COMPANIES", The territory embraced was between 34 and 45 North Latitude and extended back from the Atlantic Ocean 20 miles in width, and by these Charters the London Company could colonize between 34 and 41, and the Plymouth Company could colonize between 38 and 45 provided that the colonies were 100 miles apart.

Subsequently in 1609 a new Charter was made strictly incorporating the London Company and enlarging its territory and vesting the Government in the Company. This Charter fixed the limits of the Colony at 200 miles North and 200 miles South of Point Comfort and West and Northwest from Sea to Sea. Under this vague description Virginia claimed that the "Northwest" part began at the upper or Northeast corner and increased in width as it went Westerly and therefore covered territory later granted to Lord Baltimore and the Duke of York and Albany and the Mass. Bay Co's grant which included parts of Maryland, Pennsylvania and New York but her claim to the "NORTHWEST" was undisputed until the French Colonization expanded in the middle of the 18th century.

The first settlement of any great amount was by a Puritan Sect. who had fled from England to Holland in 1608 and being tired of that Country had determined to take refuge in America. Through a Company of Merchant Adventurers a patent was obtained for a settlement within the limits of "Virginia". They set sail for Delft Haven July 22nd 1620 and from Plymouth Sept. 6, 1620. Their intention was to settle
South of the mouth of the Hudson River, but by storms and winds they landed on Plymouth Rock Dec. 21st, 1620. Before landing they drew up Articles of Government for their new settlement.

I seems that everything was held in common between them until 1624 when the property of the Colony was divided up between the settlers. In 1627 the right of a Trading Company in this territory was purchased and in 1629 a Charter was granted to Governor Bradford and others the extent I am unable to determine.

In 1628 an expedition by an English Company commanded by John Endicott landed at Salem. The Company obtained a Charter or Grant of the Territory lying between the "Atlantic and Pacific" extending to a point 3 miles south of the Charles River and 3 miles north of the Merrimac River.

I does not state whether their mouths or their heads if the latter it would cover twice as much territory or more. Later a Royal Patent was obtained for this company and the Governor of Mass. and by this grant is I understand where Mass. gets her claim to the most of the State of New York. In the above mentioned grants the parties giving the grants and the parties receiving them had no conception of the vast territory they were giving away and receiving as they had not idea of the great distance between the two Oceans, as nothing had been explored beyond the Great Lakes and the Mississippi River and was practically unknown and was not explored until a century later.

The Province of the New Netherlands which covered apparently the states of New York, New Jersey, Pennsylvania a part of New Hampshire and Vermont and the Northern part of Delaware, Maryland and Virginia was granted to the Duke of York and Albany in the year 1664. Maryland, Delaware and the Northwestern part of Virginia and the Southern part of Pennsylvania had previously been granted to Lord Baltimore but it seems that the one who had the most pull and influence with the King usually got what they wanted and the other fellows got what was left if there was any.

In the granting of these charters their descriptions were very loosely drawn and their boundaries very often overlapping one another each claiming large tracts of land which had been granted to both parties and caused very many disputes as to the extent of their territorial rights and jurisdiction.

March 4th, 1681 in return for a debt of 16,000 pounds owed by Charles II to the father of William Penn he granted to William Penn the territory West of Delaware River between the 40th and 43rd parallels of latitude, embracing most of Pennsylvania and most of Western New York and extending West 5 degrees at the enormous annual rental of two beaver skins and one fifth of the gold and silver ore discovered in that region. Dec. 6th 1682 Penn secured from the Duke of York the grant of the soil of the lower settlements.

These settlements were within the original Maryland
patent of Lord Baltimore but he complained in vain. It seems that the 40th parallel was supposed to pass at least as far south as the present south line of Pennsylvania and therefore would clip off the top of the state of Delaware.

This Southern boundary of the Penn grant caused a great deal of trouble and was finally settled in this way. It was supposed that New Castle Delaware was on or near the said 40th parallel and the Eastern boundary was to begin where a circle with a radius of twelve miles with its center at New Castle would intersect the Delaware River and its Southern boundary where that circle intersected the 40th parallel. When it was found that the 40th parallel was north of the present site of the City of Philadelphia the ingenious theory was announced that the 40th parallel began at the 39th parallel.

The controversy was finally settled by a compromise in 1760 when the North line of the State of Pennsylvania was fixed at the 42nd degree. I have wondered a great many times why that Delaware's Northern boundary was on a curve and that explains it as by sweeping the curve around to the north and west it is made to form the Northern boundary of the state.

Nov. 8th 1774, New York and Pennsylvania appointed commissioners to run the line between them and in Dec. they erected a stone monument on the 42nd parallel of latitude upon a small island in the Delaware River as the Northeast corner of the State of Pennsylvania. When the line was finally run in 1785, 1786 and 1787 it was found that when extended to Lake Erie it would leave to Pennsylvania only about five miles of Lake front and without any harbor as the West line of Pennsylvania had been fixed in 1874 being five degrees west from the Delaware River and running then due North to Lake Erie.

March 1st 1781 New York ceded all her right of the land lying West of a meridian extending through the Western extremity of Lake Ontario and the said meridian line was run in 1788 and 1789 and the triangle cut off was sold to the State of Pennsylvania in 1792 therefore giving the state an excellent harbor. The last mentioned meridian is the present West boundary of the state and the West boundary of Chautauqua County.

In running that line which was done by Andrew Ellicott Survey General of the U.S. which is 18 miles and 52.5 chains in length from the Northern boundary of Pennsylvania to a monument he placed on the shore of Lake Erie on the East side of which is "Meridian of the West end of Lake Ontario, state of New York 18 miles and 52.5 chains from the state of Pennsylvania Aug. 23rd, 1790" and on the west side "Territory annexed to the state of Pennsylvania North latitude 42 16' 32" Variation 25' West". This monument having been partially destroyed by the encroachments of Lake Erie was replaced by an act of the legislature Sept. 15th 1869 by a new monument placed 440 feet south of the original monument, composed of Quincy Granite two feet wide and about
eight inches thick.

As stated before several of the states having ceded large tracts of their Western claims to the general government to help extinguish the debt incurred by the war of the Revolution so had Mass. but still claimed all that part of Western New York lying West of the East line of Steuben County and Ontario County from the Pennsylvania line to Lake Ontario which begins at the 32nd mile stone between N.Y. and Pa. and which covers Chautauqua, Cattaraugus, Allegheny, Erie, Wyoming, Livingston, Niagra, Genesee, Orange, Monroe, Yates west part of Wayne and the west part of Schuyler and of course Steuben and Ontario containing about 20,000 square miles of land.

The controversy was settle by commissioners from the two state who met on December 16th 1786. It was agreed at that meeting that the Sovrinity of the disputed territory should be vested in the State of New York, but the Pre-Emption right should remain with the state of Mass. and her grantees of course subject to all the rights and title of the Indians.

The State of Massachusetts in April 1786 agreed to sell to Oliver Phelps and Nathaniel Gorham the Pre-emption right to all this tract or land for the sum of $1,000,000 to be paid in three annual installments in a kind of script of stock issued by the state which could be obtained at the rate of from 20% to 30% of the par value. The above purchase was subject to Indians rights which they had to acquire and which they subsequently did at a Council held with the Indians at Buffalo, from which they purchased 2,600,000 acres of land for the magnificent sum of $5,000 cash in hand and a perpetual annuity of $500, which would equal to 10% interest on another $5,000 of principal (as interest in those days was about 10%) making $10,000 for 2,600,000 acres of land which would be less than 2/5 of a cent per acre.

The Western boundary of this land ran from a point on the Pennsylvania line which was due south of the junction of the Carnaseraga Creek with the Genesee River thence due north to the junction of said creek with said river, thence northerly along the Genesee River to a point two miles north of the Village of Cannawangus; thence due west twelve (12) miles: Thence northerly so as to be 12 miles distant from the most westerly bend of the Genesee River to Lake Ontario. This tract is what was commonly known as the "Phelps and Gorham" Purchase.

It seems that Phelps and Gorham met with some trouble in establishing their rights to this land as there were other Real Estate Sharks around at that early day, who had an eye upon the land as well as themselves. These other capitalists had a man looking upon the matter for their interests, Col. John Butler a notorious Tory of the Revolution who had to flee to Canada and stay there until long after peace was declared. It seems that the Indians could hold the land as long as they pleased but by the terms of the agreement between New York and Massachusetts they could only sell their land to Massachusetts or her assigns. So Butler and his
associates proposed to get hold of this land anyway by hook or crook anyway so they got it and therefore by means of a long lease 999 years which they acquired from the Iroquois Chiefs they got the most of the Indian Territory. But the legislatures of New York and Massachusetts promptly pronounced the lease Null and Void as the length of time practically made it the same as a purchase.

This scheme of Butler's having failed nevertheless he profited largely by the Phelps and Gorham Purchase by his being one of the 3 men who the Indians referred the question of the price the purchases should pay for the lands and is said to have placed at his disposal a tract of 25,000 acres for the advice he gave to them. The survey of this the Phelps and Gorham tract began immediately laying it out into Townships and Sub-dividing them into lots and sales of them were made to companies and individuals of the tract released to them by the Indians about 50 townships had been disposed of and reserving 2 townships for themselves they sold the balance November 18, 1790 to Robert Morris one of the financiers of the Revolution on contract and several proposals were made to the Legislature relative thereto but it was finally agreed that the state of Massachusetts should reserve her right to that portion of which they had not bought of the Indians, thus releasing them as to that part.

In March 1791 Massachusetts contracted to sell to Samuel Ogden, agent for Robert Morris, the remaining portion of the original tract not sold, to Phelps and Gorham, reserving an undivided one sixtieth (1/60) part. This reservation was caused by the contract made by Phelps and Gorham with Butler, giving him that much for what he had done, which contract had been made before they had surrendered their claims to the land and was afterwards assigned by Butler to Morris so he could acquire the title from the state of Massachusetts.

In pursuance to the Morris contract Massachusetts conveyed to Morris May 11, 1791 the whole tract in five (5) deeds. The first conveyed the land between the Phelps and Gorham Purchase and a line beginning 12 miles west of the same on the Pennsylvania line and running due north to Lake Ontario, containing 500,000 acres of land. The next 3 deeds each conveyed strips 16 miles wide extending from the State of Pennsylvania to Lake Ontario, and the 5th deed took in the balance of the tract being west of the other tracts conveyed. he last four (4) tracts conveyed were supposed to contain about 800,000 acres each. The first tract conveyed Morris kept in his own hands when he sold the lands lying west of 10 and which was called the "Morris Reserve".

Morris had much difficulty in establishing his title to the lands the pre-emption right he having purchased of Massachusetts and in getting the Indians' title. This was accomplished at a Council at Geneseo in September 1797 when he purchased their rights for $10,000 in all that tract except what had been set aside for and occupied by the Indians to this day a small part of which happens to be in Chautauqua County, in the northeast part and known as the
Cattaraugus Reservation, and one of which is located wholly in Cattaraugus County on the Alleghany River and a part of another Reservation is located in the northeast part of said county, on or near the mouth of Cattaraugus Creek the rest of the Reservation being in Erie County and also a part of the Oil Creek Reservation is located in the east part of Cattaraugus County.

Now we come to where the Holland Land Company got their title to the lands which was first through trustees as at this time aliens could not hold title to Real Estate. December 24th-1792 Robert Morris deeded to Herman Leroy and John Linklaen 1,500,000 acres of land February 27, 1793 he deeded 1,000,000 acres to same parties and Garrit Boon July 25, 1793 he deeded 800,000 acres to same parties as the second deed, and the same day he deeded to Herman Leroy, William Bayard and Mathew Clarkson the balance being 300,000 acres. The first three parcels the purchase price being 75,000 each and the last was $50,000.

The first above named 1,500,000 acre tract included all of the land west of a line drawn north to Lake Ontario from a point in the north line of the State of Pennsylvania which 422 chains and 56 links east of the west line of Range No. 7 and was conveyed in two parcels, the east parcel contained 1,000,000 acres of land and it west boundary was the Range Line between Range No. 10 and 11 and the other parcel taking Range 11,12,13,14 and 15 the balance of the western part of the state and contained 500,000 acres of land.

The second tract called the "One Million Acre Tract" embraces in Townships 5 to 16 inclusive in Range 1, and 4 to 16 in Ranges 2 and 3 and 1 to 4 in Ranges 4, 5 and 6 as marked on said map.

The third tract called the "800,000" Acre Tract and takes all of Ranges 4, 5 and 6 north of the 4th town.

The fourth tract called the "300,000" Acre Tract was conveyed in three parcels, the first comprehended Towns 1, 2 and 3 and the east half of Town No. 4 of Range No. 1 and 1, 2 and 3 of Ranges 2 and 3 and intended to contain 200,000 acres. The second and third parcels comprehended the 113 chains and 68 links by Young's History of Chautauqua County off of the east part of Range No. 7 the portion of the strip lying south of the Buffalo Creek Reservation intended to contain 54,000 acres and the part north of the Reservation to contain 46,000. But to give the Rogers said $100,000 acres it described would require over 13.3 chains in width, Cattaraugus County records would make it 115.30 chains.

The above lands being embraced in four of the deeds that were given to Robert Morris and which lies directly west of what is known as the "Morris Reserve" and the "East Transit Line", and was purchased by these parties to be held in trust for rich Merchants of Holland until aliens could hold real estate in their own name, which under the general alien law passed April 2, 1798, gave aliens the legal right under
certain conditions to hold real estate, when the trustees deeded over the various tracts to the individual members except the westernmost tract of 300,000 acres which was deeded to Wilhelm Willink, Jans Willink, Wilhelm Willink, Jr. and Jans Willink Jr., the three other pieces were deeded Wilhelm Willink, Nicholas Van Staphorst, Peter Van Eeghan, Hendrick Vallenhoven and Rutgers Jan Schimmelpennick, the four deeds just mentioned covers what is known as the "Holland Purchase". Two or three years after the first deeds were transferred to the Hollanders there were three or four more Hollanders purchased interests in the various tracts and in the latter deeds given by the Holland Land Co., the following names also appear: Wilhelm Willink, Walrave Van Heukelom, Jan Van Eeghen the younger, all of the City of Amsterdam.

When the Indian title had been acquired by Mr. Morris in 1797 measures were immediately taken for the survey of the various tracts so it could be sold in parcels and settled upon.

Joseph Ellicott was appointed the chief surveyor and in the fall of the same year he and Augustus Porter, Mr. Morris' surveyor, as a step toward finding the area of these large tracts they made a tour of its Lakes and Rivers fronts.

In the Spring of 1798 the actual survey began. The Holland Land Co. had already purchased large tracts of land in Pennsylvania adjoining New York state and how far east and how far south I am unable to state; but according to a deed recorded in the Warren County Clerk's Office from William Griffin and J.B. Wallace and three members of the Holland Co., to John Reece dated Jan. 6th, 1815 states that the Company by deed dated Jan. 1, 1810 and recorded in the Recorder's Office of Venango County, Pennsylvania and by said deed agreed to sell and convey in fee simple to the said Griffith and Wallace all their land lying north and west of the Rivers Ohio and Alleghany and Conewango Creek, in the state of Pennsylvania and they would join with them in giving the conveyances as they sold the various tracts which the aforesaid deed was one of them, it contained 100 acres plus six acres for roads, all for the large sum of $3:00 making 3 cents per acre.

The survey of this land was not made in any uniform plan as that in New York, they were for the most part surveyed just as the parties wanted them into what they termed "Warrants" and were numbered, like the plan shown, irregular as well as irregular in shape and just as the purchaser wanted it, but not all of it was surveyed that way, some places were laid out regular into Lots but only a small part that way. With regard to the irregular numbering of the lots or rather grants in Pennsylvania, I am informed by Mr. D.F.A. Wheelock of Warren, Pa. who is an authority on the subject that the State was divided into districts, with a district Surveyor in each district and when an application came in for a Tract of land a surveyor was sent out to make a survey of the land warranted, and a description made and then a
conveyance and the numbering of the Tracts were made in a consecutive order, without regard to their location and so that accounts for the irregularity in the numbering. You will notice how careless they were in selling sometimes their lands overlap one another and then again they left a small piece between the Warrants as you will notice on the map how the land sold extends over the state line into New York, but when their land in New York was laid out that was entirely ignored. East of the Conewango beginning on the east side of the map they reserved a strip 40 roads wide for the reason they did not know for sure the location of the state line an and it was called the "40 rod strip", but as it turned out afterwards that the state line had been correctly located, since which the state line has been re-surveyed and stone monuments set every mile and marked with the mile number beginning with the Delaware River as zero. On the north side it is marked "N.Y." and on the south side it is marked Pa. while the mile numbers are marked on the east side, they being carve into the stone. The westernmost boundary of the state being 225 miles west from the Delaware River, according to the mile stones and field notes of the Holland Land Co.'s survey.

The state line was run due west on the 42nd parallel of latitude by the aid of the Solar Compass and then could run only when the sun shone as that was all they had to go by. A number of years ago an old resident of Kiantone told me that when the state line was first run that when they got to about mile number 195 it set in and rained and was cloudy for 10 days or two weeks and therefore they could nothing in the way of surveying. So they set their stonecutter who got the mile stones and carved the distances upon them at work getting out a monument and set it in the state line with proper inscriptions thereon with the names of the party and the date.

I had always wanted to visit the spot and see what it was like but never had the opportunity to do so until April 1916 when I was there and found that the monument had been made of a slab of quarry stone of shale take from the Kiantone Creek, which is nearby set in the line, was there again in September 3rd 1921 with Arthur Shoebeck who took several photographs of it as it appeared at that date which you see. The inscription on the south or Pennsylvania side just had the following "Pensy" and under it "1790" with some scrolls around them as you see in the photographs whether there were any names carved upon this side it is impossible now to tell, for a large part of the face has scaled off.

On the north or New York state side was the inscription "New York" and under it "195 miles 10 ch." also with scrolls around it, most of which had scaled off. It is in what you might call a fair state of preservation considering the length of time it has been exposed to the weather, 130 years.

It should have been taken care of long before this, as a great historical event in the location of and the
difficulties, trials and hardships gone through with in the running of the line of about 285 miles between the great states of New York and Pennsylvania and with the great accuracy with which said line was run considering the crude instruments they had to use compared with the instrument we have for such work today.

I called the County Historical Society's attention to the fact that it should be housed and then taken care of, but it seems that nothing has as yet been done. There should be a road laid out to it and kept up for the benefit of those who cared to visit such old relics.

The Holland Land Co. was by then first divided into towns as follows: Beginning on the east at the east transit line which was the original east boundary of their tract and going west, range one, two and three from Pa. to Lake Ontario was called the Town of Batavia. Range four, five, six and the east part of Range seven was called the Town of Willink and the west part of Range seven and Ranges eight and nine was called the Town of Erie, all of which reached from the State of Pennsylvania to Lake Ontario and Ranges ten and eleven, twelve, thirteen, fourteen and fifteen, from Pennsylvania to Lake Erie was called the Town of Chautauqua the above is taken from the Holland Land Co.'s Map on file in the County Clerk's Office which was made in 1804 and 1808.

I seems to differ somewhat from the written history of the counties as that state that Chautauqua was erected from the Town of Chautauqua into the county from Genesee County March 11, 1808 and at the same time the counties of Niagara and Cattaraugus were erected from Genesee County and the three counties were to act in conjunction with one another until they should contain 500 inhabitants. It was ascertained in 1810 by the assessors that Chautauqua that number alone who could vote for the Assembly and Feb. 9, 1811 it was fully organized.

When the actual operation of surveying began in the spring of 1796 for a base of operation as so called transit line was run with a transit instrument in connection with astronomical observations was established at the eastern limit of the tract purchased and another between the 6th and 7th ranges called the west transit line to distinguish it from the other.

In running the transit lines the timber had to be cut and cleared over a strip of land from 3 to 4 rods in width from the Pennsylvania stat line to where they began to Lake Ontario so they would have an unobstructed view for their instrument. Then began the real work of subdividing this vast tract or land first into townships which are supposed to be 6 miles square or there abouts and then subdividing the townships into lots which are 60 chains square or in other words three quarters of a mile square instead of sections which are one mile square as our government always has laid out the public land and some of the lots they divided into thirds.
It appears in their survey of this county they began at the southwestern corner of the state and ran east along the state line setting posts every one half mile and they usually witnessed them with two trees and at the mile posts they usually witnessed them with 3 or 4 trees and so on for 6 miles.

Now to explain the witnessing of trees: the trees they had picked out for witnesses they flattened the side toward the corner post, then took the course or bearing from the post and the distance and one of the men had to be something of an expert for the lot No. upon which the tree stood was carved upon the flattened place as also the distance and sometimes the course and the Range and Town and lots was carved on the different sides of the posts so anybody coming to a post could tell just exactly where he was in other words it served as guide a board while surveying and afterwards when they were surveying it into farms.

I will state here I have never seen but one such mark that the whole of it was still complete as a large amount of the witness trees were of hard wood beech, maple, elm and hemlock the most of the trees had been gone before I began surveying 30 years ago. It seems that hemlock is the most lasting of all of the kinds of woods that they commonly used for witness trees.

The one mark that I saw was on the witness tree to the northeast corner of Lot 12, Town-2, Range-11 which is located on the east side of Hough Hill for as sometimes called East Oak Hill, about a hundred feet west of the road from Falconer to Ross Mills. The tree was a hemlock and has grown very slowly and was about 6 inches in diameter when marked. It seems that there had been a dispute as to the correct location of the corner and the parties on the north side claimed that it was further south than where they were occupying and finally they got George W. Jones (who was one of the best surveyors in this section) to go and try to settle the matter for them. His father, Chapin Jones, had been a surveyor before him and therefore happened to have a copy of the Holland Land Company's field notes. After investigating he saw this hemlock had been blasted and concluded that it was the witness tree. It was then about 2 feet in diameter. He chopped into it and found the marks about as well preserved as if they had been recently cut and the bark which had grown so as to cover the blaze and the carvings showed the raised ridges which had been pressed into carvings by the natural growth of the tree. That was about 36 years ago. When I first saw it, it was 29 years ago and the tree had been cut 2 or 3 years before for lumber. I regret that I did not then cut a slab off the stump and save it for a relic. I was there about 5 years ago and the stump had pretty much rotted and gone.

Now all township lines running north and south are called Range lines which are six miles apart and all the land between any two Range lines are called Ranges, for instance the eastern tier of towns in the County comprising of the Towns of Carroll, Poland and so on are called Range No. 10.
and the next six miles west which takes Kiantone, east part of Busti, Ellicott, Gerry and so on is Range 11 and so on to the west bounds of the state and county and every six miles counting from the state line of Pennsylvania and going north is called a town thus the first 6 miles is called Town No. 1 the second 6 miles is called Town No. 2 and so on until you get to Lake Erie except a strip along Lake Erie in the Town of Ripley which is about 2 and 1/4 miles in width which is laid out practically parallel with and at right angles with Lake Erie.

The terms Lot, Town and Range are usually written thus L.25, T.3, R.11. Now to illustrate how they did their work taking Range 10 and 11 as I have more of their field notes than in any other. We will begin first on the state line 24 miles east of the west end of the state between Ranges 11 and 12 at a Sugar Maple post which has been set and witnessed heretofore on this 11th day of July 1898. You will have to draw on your imagination a little as the weather outside is somewhat below the usual July temperature and as we are in a primeval forest and miles from any habitation nearest being at Buffalo.

Now we will begin and witness our post first with a sugar maple which bears N. 29 E. 10 links diameter 15 inches the other being a beech which bears N. 25 W. 7 links diameter 10 inches. Now we are ready to go ahead east and start to measured which begins thus, the back chainman says "stick" and the front chainman says "stuck" and so away we go, stick, stuck, stick, stuck and so on until we come to a brook which is 9 chains and noted and on we go again to another brook 27 chains and 50 links thence on again to 30 chains to our camp then on again to 40 chains the first one half mile post. Now we set an ironwood post Witness Beech No. 52 E. 45 links diameter 6 inches thence we go on the same as before when we get to 76 chains and 25 links we come to mile stone 200, thence on again to 80 chains and set an ironwood post Beech N. 36 E. 25 links diameter 65 inches sugar maple No. 10 27 links diameter 20 inches, sugar maple N. 81 E. 26 links diameter 20 inches, which completes the first mile, then on again same as before setting a post at 40 chains and witnessing it and so until we measure 76 chains and 65 links on the second mile where we find another stone mile post 199 then on for two miles set post and witnessing it same as before then on again setting posts every 40 chains or half mile and witnessing until we come to the monument I mentioned and described heretofore which is 68 chains and 31 links on the 6th mile. The monument being 195 miles and 10 chains from the Delaware River then on again to our 6 mile post which is ironwood and between Ranges 10 and 11 and proceed to witness it with two elms, one sugar maple and one ironwood. Now we will go into camp for the night and thus ended the 13th day of July 1798.

Now at 4 o'clock A.M. on the morning of July 13th (I might call your attention to the fact that you are not working on the 8 hour system but on the Sun System, Sunrise to Sunset) we have had our breakfast and now we will call the
roll and see if all hands are present as it barely might be
possible that some young fellow had a dated the night before.

Shepard, Surveyor, Westfield, Mass.
Moses Bagg, Chain bearer, Old Fort Schuyler, N.Y.
Roswell Hall, Flag Man, Brattlesborough, Vt.
Martin Barthelmew, Ax Man, Montgomery, Mass.
Isaac Bacon, Ax Man, Canandaigua, N.Y.
Joel Locket, Pack Horse Man, Westfield, Mass.
Nobel Root, Pack Horse Man, Montgomery, Mass.

Now you make think it rather queer that a surveyor
should have to have two packhorse men in order to complete
his party. Just imagine if you can the whole of Western New
York and Pennsylvania as one vast wilderness which it was at
that time with only Indian trails for roads and the nearest
while man's habitation at Buffalo which was also their
nearest headquarters for provisions which had to brought by
flat boat to Lake Erie to Barcelona and distributed from
there by packhorse to the various parties whom were making
the survey.

And now I am thinking you will ask how could a packhorse
get through this vast wilderness without clearing out roads
for the same. Now that was the easy part of it as there are
only a few of you who have ever been in an original forest
and are therefore of our present timber land where the
original timber has been taken out and the second growth has
been allowed to come on and replace it.

Now the original forest except where there has been a
windfall is clean and clear from small brush which you see in
our present forests and is like a vast Cathedral with the
branches for the arches and the Boles of trees for the
Columns and which are nearly always in shadow as even at
midday the sun scarcely ever penetrates to the ground.

And now you will ask, how will the packhorse man find the
party whom he is supplying with provisions. Now that every
line that the surveyor runs he sets posts for the lot corners
as heretofore mentioned and the posts served as guide boards
and by them they knew exactly where they are and when the
chief engineer of his assistant wanted to communicate with
any party (he usually went horseback) he would write his
message and attach it to one of these posts and the party or
some member of it would be along in a day or two and get it
and in a way it served as a Post Office.

Now you see how the packhorse men were needed to get the
provisions to camp and to move the camp from day to day and
by the way you will notice that no matter how short of
provisions we get we will always have a bacon with us and bag
to carry it in.

Now we will start on the next six miles still going east
along the state line and setting posts every half mile same
as before and now we have gone one mile and 53 chains and what do we come to? only the Conewango River. How are we going to cross there being no bridges in those days. Well we have hot had a chance to take a bath in sometime and need one very much; in this hot July weather (you remember it is July 13th 1798). If the water is low we can ford the river and if high of course we will have to swim it, so in we go. As we are running diagonally across the river and the river makes a turn to left we will have to either make an offset or triangulate to measured the width of the river, which happens to be two chains and eighty one links from post to post which we set on each bank of the river.

Then on we go noting all brooks and small streams and setting posts every half mile as before for six miles to the Range line between Ranges 9 and 10 which is the east line of the County and also the southeast corner of the County which is now marked by a granite monument about 8" by 12" in size, with the 12" side facing north and the south and "V" mark cut in the top of the stone length ways and crossways and on the north side of the stone is inscribed the Letters "N. Y." and on the south side of the stone is inscribed "Pa."

When the State line was re-run a few years ago Granite Monuments were set at all lot corners when they could locate them and on one side of the highways wherever it crossed them. Now we have been two days running the last six miles across Range 10 as all township lines running East and West are called township lines and all township boundary lines running north and south are called Range lines.

Some of you may think we have done some fast running. Well it would be fast compared with what you would have to contend with now is this year 1921, if you went over the same ground.

Now to degrees a little to explain their high speed. First in a heavy timbered forest you will find very little underbrush to contend with and in running a lines the most obstructions you meet is the large trees, which were used sometimes as the head flagman. I have heard old men tell how that the surveyor would sight ahead and see a tree and then shoulder his old peg-leg compass (as that was all they had in those days, like the one I have here) and start for that tree (and sometimes when he got there is was some other tree) he went on the other side of it and set up his compass and went on again as before, it made no difference if it was some other tree he took the one he though it was and went on again. The real obstruction they had to contend with was when they ran into a windfall probably very few of you have seen or can realize what a real windfall is, which is caused by a hurricane which carries or sweeps away everything before it. Where the great Monarchs of the forest no matter how large, before it which are twisted and broken and splintered and piles upon one another in every conceivable manner from eight to twenty feet in height. That I assure you would mean some work, to get through, but nothing with the old Peg-leg compass compared with what it would require today to run a
transit line through it.

Now I have seen only one such storm in my lifetime in this section of the country which occurred about 58 years ago, when I was quite a small boy. It came from the Southwest and went in a Northeasterly direction, the path of the storm crossed the Lake between Jamestown and Mayville, and went diagonally across the towns of Ellery, Ellicott, Gerry and Ellington and disappeared in the Conewango Swamp in the Town of Leon, Cattaraugus County.

I lived at that time a mile and a half west of the County line and our residence was 3/4 of a mile south of the north line of the Town of Ellington but the farm extended to the town line and the timber was on the town line end, while the south 3/4 of the farm was cleared land. The path of the hurricane was diagonally across the farm and was about 1/4 of a mile in width at that point. It seemed to go like a rabbit in full flight, striking the ground and then re-bounding on a curve and then coming down again. The clouds were very black and seemed to be filled with sticks, boards and logs and while on the rebound curve as it was in crossing our farm there was not the slightest current of air, adjoining our farm on the east and about midway of its length was a piece of very heavy hard timber beech and maple mostly with diameter up to 3 feet. When it struck that timber it was coming down from the rebound and was about 60 or 70 feet in height above the ground. It twisted the tops and trunks of the trees off as though they were only reeds and left the stubs standing bare and naked in showing its great strength. It continued on the downward curve to the ground with its terrible destruction, then re-bounding and the next time it came down was on the town line between the towns of Cherry Creek and Ellington about one mile west of the county line and there it took off the north half of the roof of the King School house and carried it away, and it is not known whether anybody ever found so much as a single shingle. The great force of the wind had begun to lose its strength before it reached Conewango Swamp which was commonly called the "Alder Fly".

Having arrived at the corner on the state line between Ranges 9 and 10, where we encamped for the night, on this morning of July 15th, 1798 we will proceed to run the Range line between Ranges 9 and 10 going North. Heretofore we had paid no attention particularly to the variation of the needle as we were following the state line which had been marked heretofore. Now we start north with a variation of 10 feet east and note streams and set post every half mile same as before but we are running much slower being in a very hilly part of the country. July 16th, 1798 began 2 miles and 40 chains, July 17th, 1798 began 5 miles and 20 chains, July 18th 7 miles and 30 chains and so on until we struck the Conewango River at Waterborough and crossed it and set our 6 mile post which was 12 miles from the state line we used the same variation of the needle 10 E. up to the 5th mile in the second Town when we increased it to 1 20' E. and then kept it the same until the end. Now that seems to be a great change.
in the variation in a short distance. Now there has been a rumor that the survey and his party had uncorked a black bottle a few times to often while running the last 3 miles of this line and to verify it the question of the location of that part of the County line being in dispute the County Officers of each County employed Josiah Davis to re-run that part of it and he claimed that it was run on a curve or at least the part he run was on a curve. His notes are filed in the County Clerk's Office. Now I want to ask if any member of our party is willing to confess or testify that we were in any such condition as we were accused of being in, if so let him stand up. Nobody seems to arise therefore that rumor must be false and the other fellow must have been the one to have pulled the cork too many times.

In running the Township and Range lines they did not always witness the 6 mile post the first time, only the ones on the state line as when they ran the east and west lines they might come out north or south of the post set and then they had to move it until it came into line and then they witnessed it and noted the amount moved and the direction. For instance the first 6 mile post was moved north one chain and 46 links making the first town 6 miles one chain and 46 links and the second 6 mile post was moved south one chain and 24 links making the second town only 5 miles 77 chains and 30 links being 2 chains and 70 links less than 6 miles.

Now we will go back to where we first began on the state line between Ranges 11 and 12 between Busti and Ellicott, but originally between Ellicott and Harmony and still earlier date between Chautauqua and Pomfret which is twenty four miles east from the southwest corner of the state, and running north and setting posts same as before. We made great progress as compared with the line we ran to Waterborough, making the 6 miles in two days and camping at the township corner which is 3/4 of a mile south, 78 chains and 87 lines being a little short of the 6 miles of where said line crosses Chautauqua Lake. The said township corner is now marked with a square stone monument which was set up Gideon Gifford who was one of the early settlers and surveyor and one of the most accurate surveyors of his time. He drilled a hole in the stone so he could set up his Peg-Leg Compass directly over it. The compass I have before you belonged to William Green of Mayville, N.Y. who settled there in 1824 who was one of the early surveyors of that part of the county. When I first got it I thought it was used to lay a part of Jamestown, west of Lakeview Avenue and south of Eighth Street and also Footes Allotment "A" but upon examination the records show it was laid out by Samuel Green who was one of the early surveyors in this part and I might mention right here that Thomas Bemus was the first surveyor who laid out any lots in Jamestown, who laid out a few lots east and west of Main Street for James Prendergast in 1815 and Thomas Disher a clerk for Jodiah and Martin Prendergast who had their store on the corner of 1st and Main Streets made a plain map of the lots as surveyed by Bemus, and Samuel Green was the next surveyor in Jamestown. This map was kept in the store and was for many years the only map of the
Village of Jamestown, the lots of the same size 50 by 120 and all sold at the same price $50 per lot.

One peculiar thing about the Holland Land Company's Survey is that they ran the township line east but in their note-books they numbered the miles from east to west except on the state line usually the range lines were run first and to see how near parallel they are you will note in our survey on the state line we run 6 miles for Range 11, now between Town 1 and Town 2 we run east same as before and when we connect up with the east line of Range 11 we are 3 chains south of the 6 mile post and move it and then witness it, and the distance east and west is only 5 miles and 75 chains and 10 links and on and across Range 10, we have 6 miles and 6 chains quite a variation in the direction taken as a whole and now coming to review that work maybe the cork was pulled a few times to often to keep the lines nearer parallel.

Now as I have given you something of an idea of the township survey, we will proceed to subdivide them into lots I will say however there were a great deal more pains taken in running the township lines than there were in running the lot lines as they are comparatively straight, while I have as much as an angle of 2° from a straight line at lot corner.

Now we will begin the survey of Town 1 Range 11 into lots as you will see there is a great irregularity in the size of the lots, beginning at the northeast corner of the township and running west along the township line 59 chains and 83 links and set a post and witness it:- Then we go south setting a post every 60 chains but not witnessing them until we reach the township or state line and noting the last distance:- then we go East to the township corner, being 64 chains and 50 links quite a variation 4 chains and 67 links from a line intended to be parallel with the Range line; thence we go back on the township line or state line 64.50 chains west of the township corner and run west 60 chains and set a post and witness it:- then we start and run north parallel with our first line setting posts every 60 chains until we arrive at the north line of the town setting a post and witnessing it and then measuring east to our first north and south line 58.66 chains only one chain and 34 links from being parallel with our first line then we go back and measure west on the township line and set a post and witness it, then run south parallel with our last line setting posts every 60 chains to the south township or state line always noting the last distance then measuring east to our former line run north and find we have only 55 chains. What is the matter with us? Something wrong have we been the pulling the cork too often and seeing the wrong degree variation? Well what is the difference what is not in one lot will be in the other and again we go west 60 chains and set a post and witness it, and then still 60 chains more west on the state line and set another post and witness it. Then we start north again skipping two tiers of lots instead one lot as before setting posts every 60 chains for 3 lots when our notebook is filled and we have to have another.
By the way our first notebook was No. 408 and our second book now is 409, and on we go as before until we reach the north line and set our post and witness it, and then measured East and set a post 59.75 chains and witness it, and the balance of the distance we will measured later, but I will give you the figures now 58.00 chains making a variation of 2.25 chains in 6 miles which is very well. Then we go back and run west on town line 60 chains set post and witness it and then run south to the state line again setting posts every 60 chains and then measured east to our former line 58.50 chains one chain and 50 links variation in 6 miles your doing fine. Now west again 60 chains set post and witness it then north again same as before to the Township line and set post and witness it, and then measure east to our old line 59.60 chains.

Now what is the matter have we made a mistake, only 40 links variation in 6 miles, I am afraid that old charge will have to stand against us after this accuracy.

Then we go west to the township corner 66.40 chains.

Now this completes the north and south lines in the township except one tier and the middle line in the township which is run later. Now we will proceed to run the east and west lines by beginning at the northwest corner of the township and run south 58 chains and set a post and witness it:- Thence east to the first north and south line which is 65.72 chains and moved post north 4.40 chains and witnessed it:- thence north to the town line 57.21 chains set post and witnessed it, then measured east on town line 57.21 chains set post and witnessed it, then measured east on town line to corner 58 chains then go back to old line and measured south 59.05 chains to next east and west line and set post:- Then back to old line and go east 59 chains and moved post north 3.70 chains thence again east 57.40 chains and moved post north 3.05 chains, thence again east 61.20 chains to the east line of the township set post and witness it:- north to township corner 55.91 chains not very good running a variation of 2.09 chains in 6 miles:- then we go back and go south on town line 60 chains and set post and witness it, thence we go west to the west line of the town and set posts moving north or south as the case may be until we reach the west line of the town again, we have this time made a pretty good run only 1.10 chain variation, and then south on town line 60 chains and so on backwards and fourth until we have the township survey completed.

In making their township surveys there are hardly any two plans of making the survey alike. Take for instance the Town of Gerry, which is Township No. 3 and Range 11, the first lines were run east and west beginning on south side of town and last lines run north and south beginning on the east side of the town and the wide tier of lots being on the south side of the Town but the variation in width of the lots being right opposite from the one you have before you, the west end 60 chains while the east end being about 66 chains.
In numbering the lots they began at the lower right hand corner and numbered up like the plan before you. Where rivers and lakes are of any size they are used as lot boundaries and where they cross the town diagonally they have made small lots and large lots as in the Town of Ellicott see map (T. 2, R. 11) it seems without any system making in some instances 1/3 of a lot for a whole one lot No. 20 being 20 chains by 60 chains being really the north 1/3 of the lot if numbered regularly, Lot No. 10 being only 40 chains square and also Lot No. 3 and Lot No. 27, is only 2/3 of a lot the balance being added to Lot No. 26.

Now in regard to the accuracy of the Holland Land Company's Surveys, it would be probably within the limits as compared with the prices of the land surveyed. They usually made an allowance it appears for "Poor Chaining" at least the later surveyors did in their work if the ground was run and uneven. But from looking over their notes you would think that they were very accurate in their measurements as in the township surveys it is noted very often "measured chain and found it O.K. or found it 1/8 or 1/4 inch too long and corrected it", but never the less the great difference still appears.

As most of the lot lines have more or less surplus in them, I have never found but 3 lot lines short in all of my practice and one of them was in the Town of Carroll and the other lines about the lot had surplus enough in them to more than make up the deficiency in area and several acres besides. The reason for the shortage in this line was in measured down the steep bank of the Frew Run, they could not use only one half of the chain and the back chainman should have given the chain pin to the head chainman and then there would have been a surplus instead of a shortage which would have corresponded with the other sides. The other two lot lines which I found were short were in the Town of Ellery and were the north and the south lines of the lot. The east and west lines the lot in this case did not have enough surplus to make the deficiency which the other lines in the area of the lot.

The surplus as is usually found to be in the lot lines is very irregular. For instance the lot up back of Sheldon Hall the south line is 65 feet longer the east line is 2.5 feet longer, the north line is about 30 feet longer and the west line is about 40 feet longer.

Now on Willard Street the north line of 17 and south line of 18 is about 3 chains (330 feet) longer than given by the Holland Land Co's survey and the old corners have been kept up, to this day and another line in the town of Ellicott northwest of the City is about 500 feet longer. The probably is that it was measured when the water was high in the lake, and they did not take the trouble to measured the overflowed land. As a usual thing there is from 20 to 50 feet surplus in most of the lot lines.

In some places they made provision for Villages and Cities like Mayville for instance which being situated on the hill between Lake Chautauqua and Lake Erie and with its southeastern boundary bordering on Lake Chautauqua.
It being on the portage between Lake Erie and Lake Chautauqua and at the head of navigation for the Alleghany and Ohio Rivers, it was laid out for the Metropolis of this section, but has failed to show as such, but also intended for the County Seat of Chautauqua County, which object it has fulfilled to this day. In starting to lay out the town they began at the best landing place at the head of Chautauqua Lake, and ran a street straight up the hill in a northwesterly direction to the portage to Lake Erie and made it 99 feet in width and called it Erie Street and now called Main Street, then when they got to the top of the first hill they ran another street at right angles with Erie Street 99 feet in width for one mile on each side of said Erie and that is called Chautauqua Street and at each end of Chautauqua Street they ran a street 99 feet in width parallel with Erie Street. Then they laid out streets parallel with Chautauqua Street the most of them 10 chains apart, being two tiers of lots 5 chains each in width by one mile in length. The intermediate streets were practically only alleys being only 33 feet in width.

The present incorporated Village of Mayville only covers a small part of what the Holland Land Company intended for village purposes and even now within the incorporated part only a part of the streets or alleys are opened up for street purposes. They reserved at the intersection of Erie and Chautauqua Streets plots on the 4 corners for public purposes, on the north corner plot was located the old Court House and now occupied by the new Court House and County Clerk's Office on the west corner plot was located the old County Historical Society, on the south corner plot is located the Village Hose House and Fireman's Hall and on the east corner plot is located the part in front of the County Jail.

Now as to the sale of the land which even began before they had their survey completed in this County. When they had a purchaser of a single he picked out the location and the amount of land he wanted and they sent out a surveyor and he surveyed it out and set corner posts at the corners.

And this old compass you have before you was used to locate a great many farm lines by its owner William Green heretofore mentioned.

When they sold large tracts of their land to companies such as Morris, Robertson and Beardsley the purchasers rode over the tract they wanted noted the lot numbers towns and ranges upon the corner posts of the tracts they wished to purchase and they were deeded direct from the map without a survey.

When the Holland Land Company had sold the most of their land in Chautauqua County, they sold all of their right and title and interest to the balance of the land of whatever name or nature, together with Note and Bonds and Mortgages which were unpaid and held by them to William Patterson of Westfield, N.Y. also all the old papers consisting of
unrecorded deeds, contracts and mortgages and a complete map of the Holland Land Company's land which is in the form of an atlas and was a duplicate of the one in the County Clerk's Office but now has all of the farm lines laid down upon it as they were sold, which was done as soon as each piece of land was sold either on contract or by deed. The most of the farms were sold on contract which in those days were called "Articles" and meant an Article of Agreement for a small sum paid down and when a certain amount was paid they received a deed and the company took back a Bond and Mortgage for the balance.

I presume that there are a lot of old mortgages that has been paid or nearly so in the Patterson vaults that has not been discharged of Record and those that have been paid for the reason that the mortgager did not furnish the fee required for the discharge. And there are undoubtedly a great many old deeds in said vault that have never been recorded for the same reason, no fee was furnished. Now it is not generally known that if there is no record of a deed from the Holland Land Company for a small fee you can get a Quit Claim from the Patterson Estate and so perfect your title as far as they are concerned.