# **Rectangular Surveys**

In Maine there are two systems, a state system, illustrated here, with variations depending on the land grant, and a town-specific system, totally dependent on the original layout of the particular town. Original towns were often subdivided, establishing new towns. This is typical in all of the colonial states.



Townships in Maine



Land Grant Designations in Maine





## **New Hampshire**

In Nottingham, NH it was found that the lots were laid out with a 18' rod, divided with a 16-1/2 foot rod.



Nelson, New Hampshire

## Vermont



According to Truesdell, W.A., *The Rectangular System of Surveying* (1908), Bennington, Vermont (chartered 1749) was the first township to be laid out six miles square with boundaries north, south, east and west

لم Pri	oprietors Names	2nd			
		Div.			
	amuel Averil 21	11	23	50	17
	amuel Hungerford 28	30	13	9	41
	mes Trip 74	12	8	38	38
	ebulan Seaman 54	40	2	33	5
	amuel Willis 85	20	26	55	23
	amuel Lyon 17	24	38	20	24
	ancis Nash 75	22		30	28
	seph Burr 41	63	12	57	6
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	hn Cornwall 51	68	37	26	51
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AND AND DUNGON AND AND AND AND AND AND AND AND AND AN	mes Fairlee 53	36	39	24	37

# Bristol, Vermont Partial list of grantees



Brattleboro, Vermont Granted by the Province of New York 1765



## Brattleboro, Vermont 1894





B.W	John Legonur.		John Downing Downing	Toster Toster	42 Themas Williams	63 John Bage Eag	Richel Brehel
John Throwsky Esg	907.Iliam Knox	Javid Jamuel Pixley Zaylor	John Wentwork	Lakon Calhoon	Schaol Schaol Lott	55 Theodore Athinson Eng	st Simon Diamon
William William	Hugh Hugh Morrison	43 Joseph S:Clair	Lzeck	73 Aum 45	46 Taili <sup>4</sup> Sharkawk	47 Samuel Naryston	47 Joseph Wood -
Tacab Cosper	34	35 Tortunalus Hurit	36 Samuel Redenser	Haller 37 Jaraci Filiams	Joseph Simpson Esg	The Bell Esq	40 Michail Gazbey
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TT Iliam I Sabers I	Villiana Williana	Rearge 19 Rearge	Elthraim Williams	13 19 0 21 1960 21 1960 21 13 13 1960 21 13 13 13 1960 21 13 13 13 13 13 13 13 13 13 13 13 13 13	22 B:W:	.23 Josich Williams	21 Olement March Eq
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N 1 Jahn Butterwarth	2 Thomas Waren	S Flejak Williams	4 Charles Dooltfile	S. Aren	Joseph k Tatternel	7 Edward Longeld	E. Samuel Breelk dog
N 1 Jahn Butterwort	Thomas Themas Western	Tilink William		Theodor	1		Agents y° Gra



Figure 7.1b in Boundary Control & Legal Principles, 7<sup>th</sup> ed. Combination of rectangular parcels and metes and bounds parcels —Adirondack Mountain region of New York, 1800s.



Perry Township Mercer County Pennsylvania







Perth Amboy, New Jersey





### Beaufort North Carolina

Sometime prior to the fall of 1713, permission had been obtained from the Lords Proprietors to lay out a town by the name of Beaufort at this site, and on October 2, 1713, Robert Turner had Richard Graves, Deputy Surveyor, lay out the town. A plat was made of the town by Graves and recorded in the office of the secretary of the colony. Streets were named; allotments were provided for a church, a town-house, and a market place; and lots were offered for sale. On that date, October 2, 1713, Beaufort came into existence." Charles L. Paul, Colonial Beaufort, page 20-21.





Gilmer County, Georgia

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1832 Georgia Land Lottery Map

The city of Savannah was planned in 1733, around park-like squares. Each square sits (or, in some cases, *sat*) at the center of a ward, which often shares its name with its square. The lots to the east and west of the squares, flanking the major east-west axis, were considered "trust lots" in the original city plan and intended for large public buildings such as churches, schools, or markets. The remainder of the ward was divided into four areas, called *tythings*, each of which was further divided into ten residential lots.





Starr County, Texas

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T14 2 R16	T14 R15 WELS AR097	AR090 T14 R14 WELS	T14 R13 WELS AR082	T14 R12 WELS AR072	T14 R11 WELS AR065	AR059 T14 R10 WELS	T14 R9 WELS AR053	T14 R8 WELS AR047	T14 R7 WELS AR041	AR033 T14 R6 WELS	T14 R5 WELS AR028
R16 LS AR1	T13 R15 WELS 01AR096	T13 R14 WELS AR089	T13 R13 WELS AR081	AR071 T13 R12 WELS	T13 R11 WELS AR064	T13 R10 WELS AR058	T13 R9 WELS	n Rive Lake T13 R8 WELS R046	T13 R7 WELS AR040	Portage Lake Portege Lake	T13 R5 WELS AR027
2 R16 VELS 100	T12 R15 WELS AR095	T12 R14 WELS AR088	AR080 T12 R13 WELS	T12 R12 WELS AR070	T12 R11 WELS AR063	T12 R10 WELS AR057	T12 R9 WELS AR051	T12 R8 WELS AR045	AR039 T12 R7 WELS	Nashville Plt ARP03	
4R099 1 R16 VELS	T11 R15 WELS AR094	AR087 T11 R14 WELS	T11 R13 WELS AR079	T11 R12 WELS AR069	AR062 T11 R11 WELS	T11 R10 WELS AR056	T1 ARO WELS		AR038 OK R7 WELS	ARP04 Garfield Plt	Ashlan
0 R16 VELS SO062	T10 R15 WELS PI080	T10 R14 WELS PI070	T10 R13 WELS PI059	PI046 T10 R12 WELS	T10 R11 WELS PI035	T10 R10 WELS PI023	T10 R9 WELS PI015	AR043 T10 R8 WELS	T10 R7 WELS AR037	T10 R6 WELS AR032	Masard
) R16 VELS 2061	T9 R15 WELS P1079	T9 R14 WELS PI069	PI058 T9 R13 WELS	T9 R12 WELS PI045	PI034 T9 R11 WELS	T9 R10 WELS PI022	T9 R9 WELS PI014	AR042 T9 R8 WELS	AR036 T9 R7 WELS	RP11 Oxbow Plt	T9 R5 WELS



Maine, townships and ranges

State of North Carolina & Green County 160 aires 100 a pursuance of a trantant 0 Tired aenth 300 091 101 Ane 1 undred aires Suche 100 g al a White Swagertys Commer of a former Survay. Hed ave Survay onllear treet Unung D Lead brech Near John Jarratoo ne from the above while oak Six Degrees West one hunded hale Mear a black o Than West one Than. Yorth Sire East one an last one Hundre State 9

Survey of Frederick's 100-acre tract along Clear Creek Land entered February 5, 1780 Surveyed December 4, 1792 North Carolina State Grant, February 23, 1793

North Carolina made its first land grants in what is now Tennessee, which was part of North Carolina at the time.



#### **Surveyors' Districts**

"There was such a strong precedent for using metes and bounds that even though most of the Surveyor Districts were in fact surveyed in a grid, and land was granted according to named lots, the section/range system quickly fell into disuse. Deeds of sale continued to be written in metes and bounds language, and indeed, it is somewhat difficult today to determine where the old section lines were." Introduction to Tennessee Land History

http://www.directlines software.com/tenn.htm

http://en.wikipedia.org/wiki/Township\_(United\_States)

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#### **Tennessee Surveyors Districts**

#### http://www.tngenweb.org/tnland/survdist.htm

# 1819- Chapter 1: An act making provision for the adjudication of North Carolina land claims, and for satisfying the same, by an appropriation of the vacant soil south and west of the Congressional Reservation Line, and for other purposes.

Sec. 1: surveyor instructions and chain carrier oath

Sec. 2: descriptions of districts 7 through 13

Sec. 3: Each of the surveyors by this act appointed and recognized, shall without delay cause his district to be divided by lines running parallel with the southern boundary line of the State, and by others crossing them at right angles, so as to form sections of five miles square, as near as may be, unless the exterior boundaries of his district may render it impracticable, and then, this rule shall be departed from, no farther than such particular circumstances may require. The corners of the sections shall be marked with progressive numbers from the beginning; each distance of a mile between the said corners shall also be distinctly marked, with marks differing from those of the corners; and the lines of the section distinguished by marks differing from other lines agreeable to instructions hereinafter given. Sec. 4: It shall be the duty of the surveyors respectively to be caused to be marked on a tree, near each corner made as aforesaid, and within each section, the number of such section; and they shall carefully note in their respective field books, the names of the corner trees marked, and the number so made, together with all water courses and public roads over which the line he runs shall pass; the quality of the land, and the mountains or other remarkable objects, touched or crossed by a line or lines of the sections; and make return thereof to the principal surveyor, who, shall therefrom make out a correct map of his district; designating the water courses, public roads and mountains, together with the division of his district into sections, and the surveys of appropriated lands, which may have heretofore been granted or located according to law, and which may hereafter be surveyed agreeably to provisions herein after pointed out. The whole plan or map of the district shall be platted by a scale of 160 poles to the inch, the number of the sections shall correspond with the number directed to be marked on the trees with a sufficient margin, on which he shall distinctly mark the quality of the lands upon each line, distinguishing the same by colors descriptive of the quality; one fair plant of which shall always be open in his office for the inspection of any person who may have interest in obtaining a knowledge of the same; and one fair plat thereof he shall deposit in the office of the Secretary of State.

*—Whitney, The Land Laws of Tennessee (1891)* 

Records and maps may be found at the Tennessee Archives and Middle Tennessee Journal of Genealogy and History, Volume X, Number 3, Winter 1996~97

# **Tennessee Land Grants**

## **Types of Grants.**

**North Carolina Military.** The only public land grant in Tennessee made for military service (in the Revolution), although assignees and speculators-rarely soldiers-received nearly all of them.

**Tennessee General.** Grants made from 1807 to the 1820's for land in the Military Reservation and former Congressional Reservation, generally small acreage entered on basis of outstanding North Carolina military warrants and entries from John Armstrong's land office: earliest grants made by the state of Tennessee.

**Middle Tennessee.** Made under the provisions of an 1830 law authorizing grants to be made north and east of Congressional Reservation line: these are state purchase grants at \$.01 to \$.125 per acre, not to exceed 5000 acres.

**East Tennessee.** Made on the basis of an 1806 law authorizing the register of the East Tennessee land office to issue grants; purchase grants in unknown amounts and territorial extent.

**West Tennessee.** Purchase grants based on an act of Congress authorizing Tennessee to perfect titles to vacant and unappropriated lands south and west of the Congressional Reservation line; entered through county land offices at \$.125 per acre for land in the Western District, west of the Tennessee River; see Acts of Tennessee, 1841, Ch. 7 and 1842, Ch. 34.

**Mountain District.** Made on the basis of Tennessee Acts, 1827, Ch. 4 which established a register's office in Sparta for new region called the Mountain District; this new land office apparently replaced those of the old 3<sup>rd</sup> Surveyor's District, which were closed; purchase grants at \$.01 to \$.125 per acre up to 5000 acres; these grants covered counties of White, Franklin, Warren, Marion, Bledsoe, Overton, Fentress, and Jackson and were designed to dispose of remaining surplus public land on the Cumberland Plateau (and, from the state's standpoint, get it onto the tax rolls); this district, perhaps more than any other, was subject to gross fraud and speculative abuse in the issuance of grants.

**Hiwassee District.** Purchase grants made on the basis of 1819 cession treaty with Cherokee for lands largely in what became Blount County; 640 acres per grantee/320 acres per child, Acts of Tennessee, 1819, Ch. 59.

**Ocoee District.** Purchase grants made on the basis of 1836 cession treaty with Cherokee (called the Treaty of New Echota or Treaty of Removal) for land in southeastern corner of state— Bradley, McMinn, Monroe, and Polk counties; extinguished the last Indian land title in Tennessee.

> —Dr. Wayne C. Moore —Sistler, *Tennessee Land Grants*

# Kentucky



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## **The Jackson Purchase**



The **Jackson Purchase** is a region in the <u>state</u> of <u>Kentucky</u> bounded by the <u>Mississippi River</u> to the west, the <u>Ohio River</u> to the north, and <u>Tennessee</u> River to the east. Although technically part of Kentucky at its statehood in 1792, the land did not come under definitive U.S. control until 1818, when <u>Andrew Jackson</u> purchased it from the <u>Chickasaw Indians</u>. Kentuckians generally call this region *the Purchase*. Historically, this region has been considered the most "Southern" of Kentucky.

<u>Jackson's purchase</u> also included all of <u>Tennessee</u> west of the Tennessee River. However, in modern usage the term refers only to the Kentucky portion of the Jackson Purchase. The southern portion is simply called <u>West Tennessee</u>.



-Wikipedia

The southern half of the Jackson Purchase region in western Kentucky was acquired under the October 19, 1818, land treaty between the United States and the Chickasaw Indian Nation. On February 14, 1820, the Kentucky General Assembly passed legislation that declared the public land system would be used for mapping the region by Townships, Ranges and Sections.

By entering Ranges, Townships, and Principal Meridian Direction (East or West), researchers using this database will find the scanned image of the exact township location for 9,308 West of Tennessee River Non-Military Patents indexed by Willard R. Jillson in "The Kentucky Land Grants" change to The Kentucky Land Grants. Researchers may also find references to ranges and townships in deeds for the Jackson Purchase area. Guides to the 36 numbered sections and the division of sections into quarter-sections are also provided. Researchers may also enter county name or an established 1885 location or point of interest, such as mill or railroad, to find public-land-system coordinates. Due to county formation and boundary changes, the current name of the county may differ from the county citation on the <u>1885 Loughridge Map</u> used for this website.

Kentucky land patents are divided into <u>nine major groupings</u>, each of which traces its origin to Acts of the Virginia or Kentucky General Assembly. In all instances the grantor is either the state of Virginia or the Commonwealth of Kentucky, and the grantee is the person or persons who receives the Governor's grant finalizing the patenting transaction. Images for patent files that have been scanned are available through the <u>Patent Series Overview</u> website; additional patent series will be made available online as they are scanned.

## **Kentucky Land Patent Series**

The patent series indicates what types of warrants were used to authorize surveys. Each series is based on time period and land location. The nine major groupings are as follows:

• Virginia Series (Grants issued prior to 1792) -- 9,441 surveys

• Old Kentucky Series (Grants issued from 1792-1815) -- 7,668 surveys

Patents in the Virginia and Old Kentucky Series were authorized by French and Indian War Warrants, Treasury Warrants, Importation Warrants, Acts for the Relief of Certain Poor Persons, Acts for the Establishment of Academies and Seminaries, Warrants for Finding Salt, Warrants for Clearing Roads, Certificates of Settlement, and Preemption Warrants.

• South of Green River Series (Grants from 1795 forward) -- 16,664 surveys This series opened the Military District to settlement by non-veterans. County commissioners approved the issuance of warrants/certificates to residents purchasing no more than 400 acres of unappropriated land. Applicants had to meet age and residency requirements and they had to have occupied the land one year prior to application. An improvement, such as a cabin or a crop, was also required. The original 1795 Act of the General Assembly required the applicants to be 21 years of age or older. The minimum age was lowered in 1798 to 18. Due to errors in patent series assignments, a number of patents in the South of Green River Series are located outside the region. Some are as far north as Pendleton County.

• Tellico Series (Grants in southeast Kentucky) -- 590 surveys

This area was purchased from the Cherokee Indians in 1805. Under the Act of 1810, settlers meeting the six-month residency requirement could patent up to 200 acres of land by paying \$40 per 100 acres. Due to errors in patent series assignments, a number of patents in the Tellico Series fall out of the Tellico Region.

• Kentucky Land Warrant Series (Grants from 1815 forward) -- 26,080 surveys These warrants were purchased or issued by the Kentucky Land Office. Many were authorized by the General Assembly for the development of Kentucky's infrastructure, i.e., proceeds from warrant sales were used to build roads.• South of Walker's Line Series (Grants from 1820 forward) -- 4,327 surveys

These patents are located in northern Tennessee. They generally run to the 36 degrees 30 minute parallel or the baseline of the Jackson Purchase. The Kentucky Land Office has patent records for the following Tennessee counties: Sumner, Smith, Robertson, Macon, Montgomery, Stewart, Jackson, Claiborne, Clay, Fentress, Pickett, Scott and Campbell.

• West of Tennessee River Military Series -- (Grants from 1821 to 1828) -- 242 surveys This area was purchased from the Chickasaw Indians in 1818. A number of Revolutionary War soldiers occupied the land, known later as the Jackson Purchase, without having clear title. In 1820, the Kentucky General Assembly advised the veterans to immediately file for patents.

• West of Tennessee River Series (Grants from 1822 to 1900) -- 9,308 surveys While the Revolutionary War veterans were patenting their land, the Jackson Purchase was being mapped in ranges, townships and sections by William Henderson. In 1821, the General Assembly authorized the auctioning of "odd sections" in the West of Tennessee River area. Sales would be held in Princeton. Upon presentation of a receipt, the Register issued a certificate authorizing the grant. In 1825, public sales were authorized in Waidsborough in Calloway county. The state set a minimum price per acre for the land sales. By 1835, that price had been reduced to 12.5 cents per acre.
County Court Order Series (Grants from 1835 to present date) -- 70,238 surveys. In 1835, the General Assembly granted county courts the right to issue warrants authorizing surveys. Fees are set locally, however, the law requires a minimum of \$5 per 100 acres of unappropriated land. The County Court Order Patent Series is codified in Chapter 56 of the Kentucky Revised Statutes.

The Jackson Purchase in Western Kentucky is the only portion of Kentucky mapped by the federal government's public surveying method. The Jackson Purchase Locator allows researchers to enter range, township and East/West coordinates to determine the location of a West of Tennessee River patent as defined by the 1885 Loughridge Map. West of Tennessee River patents are indexed in Jillson's *Kentucky Land Grants*, Vol. 1.

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Calloway County



Graves County

A few areas east of the Tennessee River are mapped by range-township; the rest of the state is mapped by metes and bounds.

## **South Carolina**

## North Carolina Grants in South Carolina

Before the surveys of the border east of the Catawba River (1764) and the survey west of the River (1772), over 1,000 land grants were issued by North Carolina in territory which is now South Carolina. These grants are in the present counties of Marlboro, Chesterfield, Lancaster, York, Chester, Union, Cherokee, Spartanburg, Greenville, Laurens and Newberry.

## Centuriation

Centuriation was a method of land measurement used by the Romans. In many cases land divisions based on the survey formed a field system, often referred to in modern times by the same name. According to O. A. W. Dilke, centuriation combined and developed features of land surveying present in Egypt, Etruria, Greek towns and Greek countryside. Centuriation is characterised by the regular layout of a square grid traced using surveyors' instruments. It may appear in the form of roads, canals and agricultural plots. In some cases these plots, when formed, were allocated to Roman army veterans in a new colony, but they might also be returned to the indigenous inhabitants, as at Orange (France).

The study of centuriation is very important for reconstructing landscape\_history in many former areas of the Roman empire.

The Romans began to use centuriation for the foundation, in the fourth century BCE, of new colonies in the *ager Sabinus*, northeast of Rome. The development of the geometric and operational characteristics that were to become standard came with the founding of the Roman colonies in the Po valley, starting with *Ariminum* (Rimini) in 268 BCE. Centuriation was widely used throughout Italy and also in some provinces. For example, careful analysis has identified, in the area between Rome and Salerno, 80 different centuriation systems created at different times.



It has been suggested that the Roman centuriation system inspired Thomas Jefferson's proposal to create a grid of townships for survey purposes, which ultimately led to the United States Public Land Survey System. The similarity of the two systems is empirically obvious in certain parts of Italy, for example, where traces of centuriation have remained. However, Thrower points out that, unlike the later US system, *"not all Roman centuriation displays consistent orientation"*. This is because, for practical reasons, the orientation of the axes did not always coincide with the four cardinal points and followed instead the orographic features of the area, also taking into account the slope of the land and the flow of rainwater along the drainage channels that were traced (centuriation of Florentia(Florence). In other cases, it was based on the orientation of existing lines of communication (centuriation along the Via Emilia) or other geomorphological features.

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France



Indiana



Sir Ferdinando Gorges (1568-1647)

His settlement concepts were based on The Centuriation.

An early English colonial entrepreneur, an important promoter of New England colonization, and founder of the Province of Maine in 1622, although he never set foot in the New World. "The Father of English Colonization in North America"







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