

**JOURNAL
OF THE
PROCEEDINGS
OF THE
COMMISSIONERS IN PARTITION OF LANDS,
LYING IN
MAMARONECK, SCARSEDALE
AND
HARRISON'S PURCHASE
ANNO.
1774**

FILED IN THE CLERK'S OFFICE
FOR THE COUNTY OF WESTCHESTER
NOVEMBER THE 7th. ANNO. 1774

An Entry or Journal of the Proceedings of Philip Pell of the Manor of Pelham, Jacobus Bleecker of New Rochell, and William Sutton of Mamaroneck, and All of the County of Westchester Esquires, Commissioners appointed by Virtue of an Act of the Lieutenant Governor the Council and the General Assembly entitled “An Act for the more effectual collecting his Majesty's Quit Rents in the Colony of New York, and for Partition of Lands in order thereto” to make Division and Partition of all those certain Tracts and Parcels of Land which were the Property of Caleb Heathcote Esq. in his Life time, and which remain Unsold by Him, or by his Descendants since his Death, which his late Majesty King William the Third by Letters patent under the Great Seal of the Colony of New York, bearing Date on the Twenty first day of March in the fourteenth Year of his Reign Anno Domini 1701 Did Grant and Confirm unto the said Caleb Heathcote and to his Heirs and Assigns for ever, being comprehended in the following Boundaries, to wit, Beginning at a marked Tree by Mamaroneck River, which is the Eastermost side of the Northern Bounds of Mamaroneck Township, being about Two miles from the Country Road, and to run along the said River to the head thereof, and thence on a North Line untill Eighteen miles from the said marked tree are completed, Westerly at the marked tree or Great Rock, being the Westermost part of the said Northern Bounds of the aforesaid Township, being about two miles from the said Country Road, and thence to run Northerly Eighteen miles as the Line of the Eastermost side of the said Land runeth, including therein his Eighth part of the two miles laid out for the Town of Mamaroneck, with the Lott he then lived on, and the Lott bought of Alice Hatfield, with the Lands and Meadow below, Westerly to a path to him belonging. Also the Lands in the Township of Mamaroneck which the aforesaid Caleb Heathcote in his life time Purchased of William Penoyer and Thomas Penoyer of Mamaroneck in the County of Westchester aforesaid, being the home Lott where the said Penoyers then lived, two long Lottments laid out to said Penoyers by the Inhabitants of Mamaroneck, that is to say, The Lotts numbers Two and Three, with all the Salt and fresh Meadows or any Lands or Meadows any ways appertaining or belonging to them within the Town of Mamaroneck aforesaid – Also all that certain Tract of Land within the Bounds of Mamaroneck aforesaid, which the aforesaid Caleb Heathcote purchased of Thomas Penoyer of Stamford in the County of Fairfield and Colony of Connecticut in New England, to wit, the one twelfth part of all the Lands

lying

lying West of the River called Mamaroneck River, and East of a Brook which runs down into a Creek, which parts or runs between the East Neck so called and the Neck which Mr. Samuel Palmer then lately lived upon and between the Country Road and a Line extended two miles Northerly or North from the said Road, Bounded with other Rights of Land whether laid out or not laid out or both together by the said River called Mamaroneck River on the East and by the Brook abovesaid on the West, and by the said Line extended two miles North or Northerly on the North and by the said Country Road on the South or how other-ways the said Lands may be Bounded or reputed to be Bounded. And also a certain Right of Meadow situate within the Bounds of Mamaroneck lying below or Southerly to the Country Road, and one twelfth part of one third part of all the Meadows both Salt & fresh lying on or adjacent to the Neck commonly called the East Neck, whether laid out or to lay out, and however the same is Bounded or reputed to be Bounded – And also all that certain other Tract of Land situate and being in Harrisons Purchase in the County of Westchester aforesaid and now in the possession of Coenrad Coon, which said Tract of Land last mentioned Begins at an Oak tree by Mamaroneck River and runs from thence to a Chesnut tree on the same River, and adjoining to the Lands of Jacob Gidney then running Northerly to a Walnut tree also adjoining to the Lands of the said Jacob Gidney, and from thence still Northerly to a heap of stones, thence Southerly to the Road leading from Job Haddons to Mamaroneck, thence Northerly along the Road to a Black Oak tree, thence Northerly along the Lands of Caleb Gidney to the Lands of Joseph Haviland, thence Southerly along said Havilands Land to Mamaroneck River aforesaid, and from thence along the said River as the same runs, to the place of Beginning, containing 227 Acres and quarter of an Acre and thirty three rods – The said Commissioners being appointed by a Writing of the purport directed in and by the said Act, and subscribed by Heathcote Johnston, John Burnett, Ann Burnett, Bowes Reed and Margret Reed, stiling themselves in the same part Owners and Proprietors of the said Lands, and which has been according to the Directions of the said Act Published twelve weeks successively in Rivingtons New York Gazetteer or the Connecticut, Hudsons River, New Jersey and Quebeck Weekly Advertiser, and in John Holts News’ paper entitled, “The New York Journal or the General Advertiser two of the Public News Papers of this Colony of New York—

The aforesaid Philip Pell, Jacobus Bleecker & William Sutton the Commissioners before mentioned pursuant to the

said

said Advertizement met at the House of James Besley at New Rochell in the County of Westchester aforesaid on Tuesday the fifth day of Aprile in the Year of our Lord 1774 – and no Objection or Objections having been or then being made by any Person or Persons whatsoever to the said Commissioners or either of them they were then and there respectively sworn according to the Directions in the aforesaid Act contained, by Thomas Jones one of the Judges of the Supreme Court of the Province of New York, who gave them a Certificate of their Qualification under his Hand and Seal in the following words to wit,

At the House of James Besley at New Rochell in the County of Westchester and Province of New York

I Thomas Jones one of the Judges of the Supreme Court of Judicature for the Province of New York do hereby Certifie that on this fifth day of Aprill in the Year of our Lord One Thousand seven hundred and seventy four personally appeared before me Philip Pell of the Manor of Pelham, Jacobus Bleecker of New Rochell and William Sutton of Mamaroneck and all of the County of Westchester Esquires, Commissioners appointed by Virtue of an Act of the Lieutenant Governor the Council and the General Assembly of the Colony of New York entitled “An Act for the more effectual collecting of his Majestys Quit Rents in the Colony of New York and for Partition of Lands in order thereto” to make Partition of certain Tracts and parcells of Land situate at Mamaroneck Scarsedale and Harrisons purchase in the County of Westchester aforesaid, which have been fully described in certain Advertisements published by Heathcote Johnston and others intersted therein and are also herein before fully described, and were by me severally sworn on the Holy Evangelists of Almighty God to perform the Trust and services required of a Commissioner by the said Act, fair and impartially according to the Directions thereof and the best of their respective skill and Judgment – In Testimony whereof I have hereunto set my Hand and Seal this fifth day of Aprill 1774—

[signed] Thomas Jones [seal]

After which the said Commissioners proceeded agreeable to the aforesaid Act entitled “An Act for the more effectual collecting of his Majestys Quit Rents in the Colony of New York and for Partition of Lands in order thereto” to appoint a Clerk to enter the Proceedings of the said Commissioners in and about the Division and Partition of

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the Lands aforesaid, and accordingly did appoint Philip Pell Jun^r as their Clerk for the purposes aforesaid, as appears by the Certificate following to wit--

At the House of James Besley at New Rochel in the County of Westchester and Colony of New York--

We the Commissioners appointed to make Partition of certain Tracts and parcells of Land late the Estate of Caleb Heathcote Esq. deceased situate in the County of Westchester, and herein before particularly mentioned and described, Do by Virtue of the power and Authority given to us in and by a certain Act of the Lieutenant Governor the Councill and the General Assembly of the Colony of New York entitled "An Act for the more effectual collecting of his Majestys Quit Rents in the Colony of New York and for partition of Lands in order thereunto" Appoint Philip Pell Junior to officiate as our Clerk in and relating to the Partition of the aforesaid Tracts and parcells of Land – As Witness our Hands this fifth day of April 1774--

Philip Pell)	
Jacobus Bleecker)	Commissioners
William Sutton)	

The said Commissioners being as aforesaid duly Qualified in pursuance of the aforesaid Act entitled "An Act for the more effectual collecting of his Majestys Quit Rents in the Colony of New York and for Partition of Lands in order thereto," and having in pursuance thereof appointed a Clerk to officiate for them as aforesaid, They the said Commissioners on the fifth day of Aprile in the said Year of our Lord 1774 caused the following Advertizement to be published for six weeks successively in Rivingtons New York Gazetteer, or Connecticut, Hudsons River, New Jersey and Quebec Weekly Advertizer, and in the New York Journal or General Advertizer printed by John Holt, being two of the Public News papers of the Colony, to wit—

Whereas Heathcote Johnston, John Burnett, Anne Burnett, Bowes Reed and Margret Reed, did make and with their Hands subscribe a certain Writing bearing date the 30th day of December in the Year of our Lord 1773 – and published the same for twelve weeks successively in Rivingtons New York Ga-

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Gazetteer, or Connecticut, Hudsons River, New Jersey and Quebec Weekly Advertizer and in the New York Journal or General Advertizer printed by John Holt being two of the Public News papers of this Colony. Which said certain Writing is by the Tenor thereof, directed to all persons interested in the Lands hereafter mentioned, and recites that Whereas ~~Francis~~ Francis Lovelace Esq^r Governor General under his Royal Highness James Duke of York Albany & of all his Territories in America by Letters patent under his Hand and Seal, bearing date at Fort James in New York on Manhattans Island the 16th day of October in the twentieth Year of the Reign of his Majesty King Charles the Second Anno Domini 1668 – therein reciting that there was a certain Tract or parcell of Land within the Government of New York upon the Main, contained in three Necks, of which the Eastermost is Bounded with a small River called Mamaroneck River, being also the East Bounds or Limits of the said Government upon the Main, and the Westernmost with the gravelly or stony Brook, or river, which makes the East Limits of the Land known by the name of M^r. Pells Purchase, having to the South the Sound, and runing Northward from the marked trees upon the said Necks, twenty miles into the Woods, which said Tract or parcell of Land had been lawfully purchased of the Original Indian Proprietors by John Richbell of Mamaroneck Gent: in whose possession then it was, and his Title thereunto sufficiently proved both at several Courts of Sessions, as also at the General Court of Assizes; for a Confirmation therefore unto the said John Richbell in his possession and Enjoyment of the Premisses, He the said Francis Lovelace did by virtue of ~~of Virtue~~ of the Commission and Authority unto him given by his Royal Highness, Give, Ratify, Confirm, and Grant unto the said John Richbell and to his Heirs and Assigns for ever all the before recited Tract or parcell of Land--

And Whereas Caleb Heathcote Esq^r

afterwards

afterwards became Seized in fee of the greatest part of the Lands contained in the Eastermost of the said three Necks Granted by ~~the said~~ Francis Lovelace unto the aforesaid John Richbell in manner and form aforesaid—

And Whereas his late Majesty King William the Third by Letters Patent under the Great Seal of the Colony of New York bearing date on the twenty first day of March in the fourteenth year of his Reign Annoqu Domini 1701 – Did Grant and Confirm unto Caleb Heathcote Esq^r and to his Heirs and Assigns for ever all his Right and Title of in and to such Lands as he was entitled to in the said East Neck; in which said Confirmation the said Lands are described to be a Tract of Land in the County of West=
chester Begining at a marked tree by Mamaroneck River which is the Eastermost side of the Northern Bounds of Mamaroneck Township being about two miles from the Country Road, and to run along the said River to the head thereof, and thence on a North Line untill Eight=
=een miles from the said marked tree are compleated, Westerly at the marked tree or great Rock, being the Wes=
=termost part of the said Northern Bounds of the aforesaid Township, being about two miles from the said Country Road; and thence to run Northerly Eighteen miles, as the Line on the Eastermost side of the said Land runeth, i including therein his Eighth part of the two miles laid out for the Town of Mamaroneck, with the Lott he then lived on, and the Lott bought of Alice Hatfield, with the Lands and Meadow below, Westerly to a path to him belonging, by Virtue of his Deeds and Conveyances part of which Lands within the Bounds aforesaid was pur=
-chased by John Richbell from the Native Indian Pro=
=prietors, which said John Richbell had a Grant and Confirmation for the same from Colonel Francis Love=
-lace, late Governor of the said Province, and the Right of the said John Richbell therein was Legally vested in the said Caleb Heathcote, and other part had been purchased

by

by the said Caleb Heathcote of the Native Indian Proprietors - - -

And Whereas William Penoyer and Thomas Penoyer of Mamaroneck in the County of Westchester aforesaid, did on the 8th day of December 1708 – for a valuable Consideration Grant Bargain and Sell unto the aforesaid Caleb Heathcote and to his Heirs and Assigns for ever, all their Right title and Interest of Lands and Meadow in the Township of Mamaroneck, being the Home Lott where the said Penoyers then lived, two long Lottments laid out to said Penoyers by the Inhabitants of Mamaroneck, that is to say, the Lotts numbers Two and Three, together with all the Salt and fresh Meadows, or any Lands or Meadows any ways appertaining or belonging to them within the Town of Mamaroneck aforesaid – And Whereas Thomas Penoyer of Stamford in the County of Fairfield and Colony of Connecticut in New England, did on the 26th day of December 1716 – for a valuable Consideration, Grant, Bargain and Sell unto the aforesaid Caleb Heathcote and to his Heirs & Assigns for ever, a certain Right or Tract of Land lying within the Bounds of Mamaroneck aforesaid, to wit, the one twelfth part of all the Lands lying West of the River called Mamaroneck River, and East of a Brook which runs down into a Creek, that parts or runs between the East Neck so called, and the Neck which Mr. Samuel Palmer then lately lived upon, and between the Country road and a Line extended two miles Northerly or North from said Road, Bounded with other Rights of Land whether laid out or not laid out, or both together by the said River called Mamaroneck River on the East, and by the Brook abovesaid on the West, and by the said Line extended two miles North or Northerly on the North, and by the said Country road on the South, or how otherways the said Lands may be Bounded or reputed to be Bounded – And also a certain Right of Meadow situate within the Bounds of Mamaroneck, lying below or Southerly of the Country road, and one twelfth part of one third part of all

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the Meadows both Salt and fresh lying on or adjacent to the Neck commonly called the East Neck, whether laid out, or to lay out, and however the same is Bounded or reputed to be Bounded—

And Whereas the said Caleb Heathcote died Seized of a certain Tract of Land in Harrisons Purchase in the said County of Westchester, now in the possession of Coenradt Coon which said Tract of Land last mentioned, Begins at an Oak tree by Mamaroneck River, and runs from thence to a Chesnut tree on the same River, and adjoining to the Lands of Jacob Gidney; then runing Northerly to a Walnut tree, also adjoining to the Lands of the said Jacob Gidney, and from thence still Northerly to a heap of stones; Thence Southerly to the Road leading from Job Haddons to Mamaroneck, thence Northerly along the Road to a Black oak tree, thence Northerly along the Lands of Caleb Gidney to the Lands of Joseph Haviland, thence Southwesterly along said Havilands Land to Mamaroneck river aforesaid, and from thence along the said River as the same runs to the place of Begining containing 227 Acres one quarter of an Acre & 33 rods – They the said Heathcote Johnston, John Burnett, Anne Burnett, Bowes Reed & Margrett Reed, did in and by the said Writing Declare that they were part Owners of all the Lands contained in the Boundaries of the several Tracts before mentioned, which remain'd Unsold and Undisposed of by the said Caleb Heathcote in his Life time, or by his Descendants after his Death, and did thereby give Notice that Philip Pell of the Manor of Pelham, Jacobus Bleecker of New Rochell and William Sutton of Mamaroneck, and All of the County of Westchester Esquires, were appointed to make Partition of the said Lands pursuant to one certain Act of the Lieutenant Governor, the Councill and the General

Assembly

Assembly entitled “An Act for the more effectual collecting of his Majestys Quit Rents in the Colony of New York and for Partition of Lands in order thereto” passed the 8th day of January 1762 – and to one other certain Act of the Governor the Councill and the General Assembly of the Colony of New York entitled “An Act to continue an Act entitled “An Act for the more effectual collecting of his Majestys Quit Rents in the Colony of New York and for Partition of Lands in order thereto,” and also to continue one other Act entitled “An Act to explain part of an Act entitled “An Act for the more effectual collecting his Majestys Quit Rents in the Colony of New York and for Partition of Lands in order thereto” passed the 30th day of December 1768 – And that the said Commissioners woud meet on Tuesday the fifth day of Aprile then next at the House of James Besley at New Rochell in the County of Westchester aforesaid to Proceed to the Partition of the said Lands /as by the said Writing so published as aforesaid Refference being there-
-unto had will more fully and at large appear – Now Therefore We the said Philip Pell, Jacobus Bleecker, and William Sutton, the Commissioners appointed as aforesaid, do hereby signify our Appointment and Give Notice that we will meet at the dwelling House of William Sutton Esq^r at Mamaroneck in the County of Westchester afore-said, on Monday the Sixth day of June next at Ten of the Clock in the forenoon of the same Day to Proceed to the Partition of the Lands aforesaid – And we do hereby also desire all Persons concerned to attend accordingly – Given under our Hands at New Rochel the fifth day of April 1774 –

Philip Pell)
Jacobus Bleecker) Commissioners
William Sutton)

On which day and year aforesaid the said Commissioners in pursuance of the Act aforesaid, did cause the following Notice to be given to the Surveyor General of the Colony of New York to wit—

To the Surveyor General of the Colony of New York for the time being—

Whereas in pursuance of a certain Act of the Lieutenant Governor the Council and the General Assembly of the Colony of New York entitled “An Act for the more effectual collecting of his Majestys Quit Rents in the Colony of New York, and for Partition of Lands in order thereto,” We the Subscribers are appointed Commissioners for making Partition of all that certain Tract of Land in the County of Westchester, Beginning at a marked tree by Mamaroneck River, which is the Eastermost side of the Northern Bounds of Mamaroneck Township, being about two miles from the Country road, and to run along the said River to the head thereof, and thence on a North line untile Eighteen miles from the said marked tree are completed, Westerly at the marked tree or Great Rock, being the Westermost part of the said Northern Bounds of the aforesaid Township being about two miles from the said Country Road, and thence to run Northerly Eighteen miles as the Line on the Eastermost side of the said Land runeth, including therein his Eighth part of the two miles laid out for the Town of Mamaroneck, with the Lott he then lived on, and the Lott bought of Alice Hatfield, with the Lands and Meadow below, Westerly to a path to him belonging – As also the Lands in the Township of Mamaroneck which the aforesaid Caleb Heathcote in his Life time purchased of William Penoyer and Thomas Penoyer of Mamaroneck in the County of Westchester aforesaid, being the Home Lott where the said Penoyers then lived, two long Lottments laid out

to

to said Penoyers by the Inhabitants of Mamaroneck, that is to say the Lotts numbers Two and Three, with all the Salt and fresh Meadows or any Lands or Meadows any-ways belonging or appertaining to them within the Town of Mamaroneck aforesaid – Also all that certain Tract of Land within the Bounds of Mamaroneck aforesaid, which the aforesaid Caleb Heathcote purchased of Thomas Penoyer of Stamford in the County of Fairfield & Colony of Connecticut, in New England, to wit the one twelfth part of all the Lands lying West of the River called Mamaroneck River, and East of a Brook which runs down into a Creek, that parts or runs between the East Neck so called and the Neck which Mr. Samuel Palmer then lately lived upon, and between the Country Road, and a Line extended two miles Northerly or North from the said road, Bounded with other Rights of Land whether laid out or not laid out or both together by the said River called Mamaroneck river, on the East, and by the Brook abovesaid on the West, and by the said Line extended two miles North or Northerly on the North, and by the said Country Road on the South, or how otherways the said Lands may be Bounded or reputed to be Bounded, And also a certain Right of Meadow situate within the Bounds of Mamaroneck, lying below, or Southerly to the Country Road, and one twelfth part of one third part of all the Meadows both Salt and fresh, lying on or adjacent to the Neck commonly called the East Neck, whether laid out or not laid out, and however the same is Bounded or reputed to be Bounded – Also all that certain other Tract of Land in Harrisons Purchase in the County of Westchester now in the possession Coenradt Coon, which said Tract of Land last mentioned, Begins at an Oak tree by Mamaroneck River,

and

and runs from thence to a chesnut Tree on the same River,
 and adjoining the Lands of Jacob Gidney, then runing Northerly
 to a Walnut tree also adjoining to the Lands of the said Jacob
 Gidney; and from thence stile Northerly to a heap of stones,
 thence Southerly to the Road leading from Job Haddons to
 Mamaroneck; Thence Northerly along the Road to a Black
 Oak tree, Thence Northerly along the Lands of Caleb Gidney
 to the Lands of Joseph Haviland, Thence Southwesterly
 along said Havilands Land to Mamaroneck River afore-
 =said, and from thence along the said River as the same
 runs to the place of Begining containing 227 Acres $\frac{1}{4}$ of
 an Acre and thirty three rods. We therefore do hereby
 give you Notice, that we the said Commissioners will
 meet at the House of William Sutton Esq^r at Mamaroneck
 in the County of Westchester aforesaid on Monday the
 sixth day of June next at ten of the Clock in the forenoon
 of the same day in order to perform the Survey & proceed
 to the Partition of the said Lands agreeable to the Directions
 contained in the Act aforesaid, at which time and place
 you can attend if you think proper, Given under our
 Hands this fifth day of Aprill in the Year of our Lord
 1774 –

Philip Pell)
 Jacobus Bleecker)
 William Sutton) Commissioners

Philip Pell Jun^r being duly sworn, saith that on the
 second day of May 1774 he delivered a true Copy of the
 foregoing Notice to Alexander Colden Esq^r Surveyor General
 of the Colony of New York, and further he saith not –
 Sworn before me this 5th day of
 May 1774 –

Thomas Jones

Philip Pell Jun^r

We the Commissioners met at the House of William Sutton Esq^r at Mamaroneck in the County of Westchester aforesaid on the sixth day of June 1774 – according to the preceeding Notice given to the Surveyor General, who did not attend in pursuance of the said Notice to run the Outlines of the Lands so as aforesaid advertised for Partition, Whereupon We Philip Pell, Jacobus Bleecker and William Sutton on the day and Year aforesaid, Administred unto Charles Webb our Surveyor, an Oath in pursuance of and as required in the Act herein before mentioned; that he woud truly and impartially perform the Duty of a Surveyor in runing out and Dividing the Lands in the preceeding Advertize-ment mentioned for Partition, according to the best of his Skill and Judgment, according to such directions as he shou'd receive from us the Commissioners appointed in manner and form aforesaid; And at the same time We appointed Joseph Purdy and Gilbert Robinson Chainbearers and Doty Doughty flagg Carrier, and administred to each of them the said Joseph Purdy and Gilbert Robinson An Oath truly and impartially to perform the Duty of Chainbearers, and unto the said Doty Doughty an Oath truly and impartially to perform the Duty of a flag Carrier in making Partition and Division of the Lands herein before mentioned As Witness our hands the day and Year last above written ----

Philip Pell)
Jacobus Bleecker) Commissioners
William Sutton)

We the Commissioners with our Clerk, Surveyor, Chainbearers & flagg Carrier, did on the seventh day of June 1774 proceed to the Partition and Division of the Lands mentioned in the preceeding Advertizements, and continued upon that service (after several Adjournments) untill the whole was completed in pursuance of and agreeable to the directions contained in the Act for Partition of Lands herein before particularly mentioned, and did also in pursuance and agreeable to the Directions of the said Act, Survey and set apart two Tracts of Land (being part of the Lands so advertized as aforesaid for Division) in order to pay the Charges and expences of the Partition and Division of the Lands advertized as aforesaid and did in pursuance of the said Act cause two true Maps and two true Field Books of the Survey of the Lands mentioned for Partition in the Advertizements herein before mentioned, and of the several Allotments made, specifying the Bounds of every Lott, on which Maps and Field-Books the Lotts are laid down and numbered, and the number of Acres in each Lott are mentioned as well those laid down for Ballotting in order to complete the Division of the aforesaid Lands, as those Surveyed and set apart for sale in order to defray the Expence of the Partition aforesaid; and did also in pursuance of the said Act file the said two Field books and Maps (being first signed by us and by Charles Webb our Surveyor) one of them in the Secretary's Office in the City of New York, and the other in the Office of the Clerk of Westchester County (in which County the said Lands lie)

and

and did then cause the following Advertizement to be inserted for six weeks successively agreeable to the directions of the Act aforesaid, in Rivingtons New York Gazetteer, or the Connecticut, Hudsons river, New Jersey and Quebec weekly Advertizer, and in the New York Journal or General Advertizer published by John Holt, two of the Public Newspapers of this Colony of New York.

To all Persons interested in the Lands hereafter mentioned -----

Whereas Francis Lovelace Esq^r Governor General under his Royal Highness James Duke of York Albany &c. of all his Territories in America, by his Letters patent under his Hand and Seal, bearing date at Fort James in New York on Mannhattans Island, the 16th day of October in the twentieth year of the Reign of his Majesty King Charles the second, Annoqu Domini 1668 – therein reciting that there was a certain Tract or parcell of Land within the Government of New York upon the Main, contained in three Necks, of which the Eastermost is bounded with a small river, called Mamaroneck river, being also the East Bounds or Limits of the said Government upon the Main, and the Westermost with the gravelly or stony brook or river, which makes the East limits of the Land known by the name of M^r Pell's pur=
=chase, having to the South the Sound and runing

Northward

Northward from the marked trees upon the said Necks twenty miles into the Woods; which said Tract or parcell of Land had been lawfully purchased of the Original Indian Proprietors, by John Richbell of Mamaroneck Gent. in whose possession then it was, and his title thereunto sufficiently proved both at several Courts of Sessions as also at the General Court of Assizes; for a Confirmation therefore unto the said John Richbell in his possession and enjoyment of the Premises, he the said Francis Lovelace, did by Virtue of the Commission and Authority unto him given by his Royal Highness, Give, Ratify, Confirm and Grant unto the said John Richbell and to his Heirs and Assigns for ever, all the before recited Tract or parcell of Land
And Whereas Caleb Heathcote Esq^r afterwards became seized in fee of the greatest part of the Lands contained in the Eastermost of the said three Necks; Granted by Francis Lovelace unto the aforesaid John Richbell in manner and form aforesaid
And Whereas his late Majesty King William the Third, by Letters patent under the Great Seal of the Colony of New York, bearing date on the 21st day of March in the 14th year of his Reign Anno Domini 1701 – did Grant, and Confirm unto the said Caleb Heathcote Esq^r and to his Heirs and Assigns for ever, All his Right and Title of, in and to such Lands as he was entitled to, in the said East Neck; in which said Confirmation, the said Lands are described to be a ~~certain~~ Tract of Land in the County

of

of Westchester, begining at a marked tree by Mamaroneck River, which is the Eastermost side of the Northern Bounds of Mamaroneck Township, being about two miles from the Country road, and to run along the said River to the head thereof; and thence, on a North Line untill Eighteen miles from the said mark'd tree are completed; Westerly at the marked tree or Great Rock, being the Westernmost part of the said Northern Bounds of the aforesaid Township; being about two miles from the said Country road; and thence to run Northerly, Eighteen miles as the Line, on the Eastermost side of the said Land runeth, including therein his eighth part of the two miles laid out for the Town of Mamaroneck, with the Lott he then lived upon, and the Lott bought of Alice Hatfield, with the Lands and Meadow below, Westerly to a path to him belonging, by virtue of his Deeds and Conveyances; part of which Lands within the Bounds aforesaid was purchased by John Richbell from the Native Indian Proprietors; which said John Richbell had a Grant and Confirmation for the same from Colonel Francis Lovelace late Governor of the said Province; and the Right of the said John Richbell therein was Legally vested in the said Caleb Heathcote, and other part had been purchased by the said Caleb Heathcote of the Native Indian Proprietors
And Whereas William Penoyer and Thomas

Penoyer

Penoyer of Mamaroneck, in the County of Westchester aforesaid, did on the eighth day of December 1708, for a valuable Consideration, Grant Bargain and Sell unto the aforesaid Caleb Heathcote, and to his Heirs & Assigns for ever, all their Right, Title and Interest of Lands and Meadow in the Township of Mamaroneck, being the home Lotts where the said Penoyers then lived, two long Lottments laid out to said Penoyers by the Inhabitants of Mamaroneck, that is to say, the Lotts numbers Two and three, together with all the Salt and fresh Meadows, or any Lands or Meadows anyways – belonging or appertaining to them, within the Town of Mamaroneck aforesaid – And Whereas Thomas Penoyer of Stamford, in the County of Fairfield & Colony of Connecticut in New England, did on the 21st day of December 1716 – for a valuable Consideration, Grant, Bargain, and Sell unto the aforesaid Caleb Heathcote and to his Heirs and Assigns for ever, a certain Right or tract of Land, lying within the Bounds of Mamaroneck aforesaid, to wit, the one twelfth part of all the Lands lying West of the River called Mamaroneck river, and East of a Brook which runs down into a Creek that parts or runs between the East Neck so called, and the Neck which M^r Samuel Palmer then lately lived upon, and between the Country road, and a Line extended two miles Northerly or North from the said Road’ -,

Bounded

Bounded with other Rights of Land, whether laid out or not laid out, or both together by the said River called Mamaroneck river, on the East; and by the brook abovesaid, on the West; and by the said Line extended two miles North or Northerly, on the North; and by the said Country road on the South; or how otherways the said Lands may be bounded or reputed to be bounded. And also a certain Right of Meadow, situate within the Bounds of Mamaroneck, lying below or Southerly of the Country Road, and one twelfth part of one third part of all the Meadows, both Salt and fresh, lying on or adjacent to the Neck commonly called the East Neck whether laid out or to lay out, and however the same is bounded or reputed to be bounded...

And Whereas the said Caleb Heathcote died seized of a certain Tract of Land in Harrisons purchase in the said County of Westchester, now in the possession of Coenradt Coon, which said Tract of Land last mentioned begins at an oak tree by Mamaroneck river, and runs from thence to a Chesnut tree on the same River, and adjoining to the Lands of Jacob Gidney; then runing Northerly to a Walnut tree also adjoining to the Lands of the said Jacob Gidney, and from thence still Northerly to a heap of stones, thence Southerly to the Road, leading from Job Haddon's to Mamaroneck; thence Northerly along the Road to a black Oak tree, thence Northerly

along

along the Lands of Caleb Gidney to the Lands of Joseph Haviland, then Southwesterly along said Haviland's Land, to Mamaroneck River aforesaid; and from thence along the said River as the same runs to the place of Beginning – containing 227 acres $\frac{1}{4}$ of an acre & 33 rods. And Whereas We the Subscribers in pursuance of a certain Act of the Lieutenant Governor the Council and the General Assembly of the Colony of New York, entitled “An Act for the more effectual collecting of his Majestys Quit Rents in the Colony of New York and for Partition of Lands in order thereto” have lately made a Survey of such parts of the above described Tracts of Land as remain unsold and undisposed of by the aforesaid Caleb Heathcote in his Life time, or by his Descendants since his death; And we do hereby give notice, that true Maps and Field-Books of the Survey of the same and of the several Allotments made, specifying the Bounds of every Lott; on which Maps the Lotts are laid down & numberd and the number of Acres in each Lott; and the said Maps and field-Books signed by us and by Charles Webb our Surveyor, are filed, one of the said Maps and Field Books, in the Office of the Clerk of the County of Westchester, (in which County the said Lands lie) and the other in the Secretary's Office in the City of New York. And we do hereby appoint Tuesday the eleventh day of October next, at eleven of the Clock in the forenoon, at the House of Robert Hull Inkeeper

situate

situate in the Broadway in the City of New York, to be the day, time and place for Ballotting for the said Lotts and Allotments, and do require all Persons interested, then and there to attend, and to see the several Allotments ballotted for, according to the Directions in the Act aforesaid – Given under our Hands this 25th day of August, 1774 –

Philip Pell)
Jacobus Bleecker) Commissioners
William Sutton)

And We the said Philip Pell, Jacobus Bleecker and William Sutton the Commissioners aforesaid did, afterwards, to wit, on the fourth day of October, 1774 – in pursuance of the aforesaid Act entitled “An Act for the more effectual collecting of his Majestys Quit Rents in the Colony of New York, and for Partition of Lands in order thereto” serve the Honorable John Harris Cruger Esq^r one of his Majesty's Council for the Province of New York, with the following Notice

To the Honorable John Harris Cruger Esq^r one of his Majesty's Council for the Province of New York

To all Persons interested in the Lands hereafter mentioned –

Whereas Francis Lovelace Esq^r Governor General under his Royal Highness James Duke of York, Albany &c. of his Territories in America, by his Letters patent, under

his

his Hand and Seal, bearing date at Fort James in New York on Manhattans Island, the 16th day of October, in the 20th Year of the Reign of his Majesty King Charles the second, Annoqu Domini 1668 – therein reciting that there was a certain Tract or parcell of Land, within the Government of New York, upon the Main, contained in three Necks; of which, the Eastermost is bounded with a small river called Mamaroneck river, being also the East Bounds or Limits of the said Government upon the Main; and the Westermost with the gravelly or stony Brook or river, which makes the East Limits of the Land, known by the name of M^r Pells purchase, having to the South the Sound, and runing Northward from the marked trees upon the said Necks, twenty miles into the Woods; which said Tract or parcell of Land had been Lawfully purchased of the Original Indian Proprietors, by John Richbell of Mamaroneck Gent; in whose possession then it was, and his Right thereunto sufficiently proved, both at several Courts of Sessions as also at the General Court of Assizes; for a Confirmation therefore unto the said John Richbell, in his possession and enjoyment of the Premisses, he the said Francis Lovelace did, by virtue of the Commission & Authority unto him given by his Royal Highness, Give, Ratify, confirm and Grant unto the said John Richbell and to his Heirs and Assigns for ever, all the before

recited

recited Tract or parcell of Land

And Whereas Caleb Heathcote Esq^f afterwards became Seized in fee of the greatest part of the Lands contained in the Eastermost of the said three Necks Granted by Francis Lovelace unto the aforesaid John Richbell in manner and form aforesaid

And Whereas his late Majesty King William the Third, by Letters patent, under the Great Seal of the Colony of New York, bearing date on the 21st day of March, in the fourteenth year of his Reign, Annoq. Domini 1701 – did Grant and Confirm unto Caleb Heathcote Esq^f and to his Heirs and Assigns for ever, All his Right and Title of in and to such Lands as he was entitled to in the East Neck; in which said Confirmation the said Lands are described to be a Tract of Land in the County of Westchester, Begining at a mark'd tree by Mamaroneck river, which is the Eastermost side of the Northern Bounds of Mamaroneck Township, being about two miles from the Country road; and to run along the said River to the head thereof; and thence on a North Line untill Eighteen miles from the said marked tree are completed; Westerly at the mark'd tree or great Rock, being the Westernmost part of the said Northern Bounds of the aforesaid Township, being about two miles from the said Country road; and thence to run Northerly Eighteen miles as the Line on the Eastermost side of the said Land runeth, including there

in

therein his Eighth part of the two miles laid out for the Town of Mamaroneck, with the Lott he then lived on and the Lott bought of Alice Hatfield, with the Lands & Meadows below, Westerly to a path to him belonging by Virtue of his Deeds and Conveyances; part of which Lands within the Bounds aforesaid was purchased by John Richbell from the Native Indian Proprietors; which, said John Richbell had a Grant and Confirmation for the same, from Colonel Francis Lovelace late Governor of the said Province, and the Right of the said John Richbell therein was Legally vested in the said Caleb Heathcote, and other part had been purchased by the said Caleb Heathcote of the Native Indian Proprietors

And Whereas Thomas Penoyer and William Penoyer of Mamaroneck in the County of Westchester aforesaid, did, on the eighth day of December 1708 – for a valuable Consideration, Grant, Bargain and Sell unto the aforesaid Caleb Heathcote, and to his Heirs and Assigns for ever all their Right, title and Interest of Lands and Meadows in the Township of Mamaroneck, being the home Lott where the said Penoyers then lived, two long Lottments laid out to said Penoyers by the Inhabitants of Mamaroneck; that is to say, the Lotts numbers Two and three, together with all the Salt and fresh Meadows or any Lands or Meadows any ways belonging or appertaining to them within the Town of Mamaroneck aforesaid – And Whereas Thomas Penoyer of Stamford, in the County of Fairfield and Colony of

Connecticut

Connecticut in New England, did on the 26th day of Decem^r 1716 – for a valuable Consideration Grant Bargain and Sell unto the aforesaid Caleb Heathcote and to his Heirs and Assigns for ever, a certain Right or Tract of Land lying within the Bounds of Mamaroneck aforesaid, to wit, the one twelfth part of all the Lands lying West of the River called Mamaroneck river, and East of a Brook which runs down into a Creek that parts or runs between the East Neck so called and the Neck which M^r Samuel Palmer then lately lived upon, and between the Country road, and a Line extended two miles Northerly or North from said Road, Bounded with other Rights of Land, whether laid out or not laid out, or both together by the said River called Mamaroneck River, on the East; and by the Brook abovesaid, on the West; and by the said Line extended two miles North or Northerly, on the North, and by the said Country road on the South; or how otherways the said Lands may be Bounded or reputed to be bounded, And also a certain Right of Meadow situate within the Bounds of Mamaroneck, lying below or Southerly of the Country road; and one twelfth part of one third part of all the Meadows both Salt and fresh, lying on or adjacent to the Neck commonly called the East Neck; whether laid out, or to lay out, and however the same is Bounded or reputed to be Bounded

And Whereas the said Caleb Heathcote died Seized of a certain Tract of Land in Harrisons Purchase in

the

the County of Westchester, now in the possession of Coenradt Coon, which said Tract of Land last mentioned begins at an Oak tree by Mamaroneck River, and runs from thence to a Chesnut tree on the same River and adjoining to the Lands of Jacob Gidney; then running Northerly to a Walnut tree, also adjoining to the Lands of the said Jacob Gidney, and from thence still Northerly to a heap of stones, thence Southerly to the Road leading from Job Haddons to Mamaroneck; thence Northerly along the Road to a Black oak tree, thence Northerly along the Lands of Caleb Gidney to the Lands of Joseph Haviland, then Southwesterly along said Havilands Land to Mamaroneck River aforesaid; and from thence along the said River, as the same runs to the place of Beginning – containing 227 Acres $\frac{1}{4}$ of an acre and 33 rods,

And Whereas We the Subscribers, in pursuance of a certain Act of the Lieutenant Governor the Council and the General Assembly of the Colony of New York entitled “An Act for the more effectual collecting of his Majesty's Quit Rents in the Colony of New York and for Partition of Lands in order thereto” have lately made a Survey of such parts of the above described Tracts of Land as remain Unsold and undisposed of by the aforesaid Caleb Heathcote in his Life time, or by his Descendants since his Death; And we do hereby give Notice; that true Maps and Field-Books of the Survey of the same, and of the several Allotments made

specifying the Bounds of every Lott; on which Maps the said Lotts are laid down and numbered, and the number of Acres in each Lott; and the said Maps and Field Books signed by us and by Charles Webb our Surveyor are filed, one of the said Maps and Field Books in the Office of the Clerk of the County of Westchester (in which County the said Lands lie) and the other in the Secretary's Office in the City of New York – And we do hereby appoint Tuesday the eleventh day of October next, at eleven of the Clock in the forenoon at ~~of~~ the House of Robert Hull Inkeeper, situate in the Broadway in the City of New York, to be the day, time and place for balloting for the said Lotts and Allotments, and do require all Persons interested then and there to attend, to see the several Allotments ballotted for, according to the Directions of the Act aforesaid – Given under our Hands this 25th day of August 1774 –

Philip Pell)
Jacobus Bleecker) Commissioners
William Sutton)

We do therefore, in pursuance of the said Act, hereby Request you, if not interested in the Division of the said Lands, to be present at the day time, and place aforesaid, at the Ballotting to be made in manner and form aforesaid, agreeable to the Directions contained in the Act aforesaid - Given

under

under our Hands this third day of October 1774—

Philip Pell)
Jacobus Bleecker) Commissioners
William Sutton)

Philip Pell Jun^r being duly sworn, saith that
on the fourth day of October 1774 – he delivered a true
Copy of the foregoing Notice to the Honble John Harris
Cruger Esq^r, one of his Majestys Council for the
Province of New York – and further he saith not
Sworn before me the 11th day
of October 1774 –

Philip Pell Jun^r

Thomas Jones

At a Meeting of the Honorable John Harris Cruger Esq^r
one of his Majestys Council for the Province of New York, and
Philip Pell, Jacobus Bleecker and William Sutton the
Commissioners appointed in manner and form aforesaid
to make Partition of the Lands herein before mentioned
at the House of Robert Hull Inkeeper, situate in the Broad
Way in the City of New York on Tuesday the 11th day of
October 1774 – at eleven of the Clock in the forenoon

At which Day, time and place We the said Commis=
=sioners in the presence of the said John Harris Cruger
proceeded to the Division of the Lands herein before men=
=tioned, by Ballotting for the same, in manner & form
following, that is to say, we first appointed John Wallis
a person of about fourteen years of Age, and noways
interested in the said Lands, in order to draw the Tickets

on

on which the Names of the Proprietors and the numbers of the Lotts were written, according to and conformable with the Directions contained in the aforesaid Act entitled “An Act for the more effectual collecting of his Majestys Quit Rents in the Colony of New York and for Partition of Lands in order thereto,” And then in order to Ballot for the Division of the East Neck commonly so called which lies below and to the Southward of the Country road, and is a part of the Lands herein before advertized for Partition as aforesaid – We wrote the Names of Anne De Lancey and Lewis Johnston upon two different Tickets and the Numbers 2 and 1 & 3 upon two other tickets, and put the names into one Box and the Numbers into another, and the said John Wallis then drew the Tickets of the Names and of the numbers – upon which the same were drawn as follows

To the Name of Lewis Johnston Lott number Two –
To the Name of Anne DeLancey Lotts numbers One & Three –

We next proceeded to the Division of the Marsh being part also of the Lands beforementioned as advertized for Partition – and the Names of the said Anne De Lancey & Lewis Johnston being wrote upon two seperate Tickets, and the Lotts numbers 10 & 11, being wrote upon two other seperate Tickets; and the Tickets with the Names being put into one Box, and the Tickets with the numbers into another Box, the same were drawn by the said John Wallis as follows---

To the Name of Lewis Johnston Lott number Eleven.

To

To the Name of Anne De Lancey Lott number Ten –

We then proceeded to the Division of a certain Tract of Land claimed by the Inhabitants of New Rochell, being also a part of the Lands advertized for Partition as is herein before mentioned. And the names of the said Anne De Lancey & Lewis Johnston being wrote upon two seperate Ticketts, and the Numbers Sixteen and Seventeen upon two other seperate Ticketts, and the ticketts with the names being put into one Box and the Ticketts with the numbers into another Box and the same being drawn by the said John Wallis fell out as follows –

To the Name of Lewis Johnston Lott number Seventeen.
To the Name of Anne De Lancey Lott number Sixteen.

We then proceeded to the Division of a piece of Land claimed by Lydia Mott (being part also of the Lands Advertized for Partition as aforesaid) And the Names of the said Anne De Lancey and Lewis Johnston, being wrote upon two seperate Ticketts, and the Numbers 4 & 5 being wrote upon two other seperate tickets, and the tickets with the Names – being put into one Box, and the tickets with the Numbers into another Box, the same were drawn by the said John Wallis as follows –

To the Name of Lewis Johnston Lott number Four.
To the name of Anne DeLancey Lott number Five.

We then proceeded to the Division of a piece of Land in the possession of Gilbert Budd – being also part of the Lands advertized for Partition as aforesaid and the Names

of

of the said Anne De Lancey and Lewis Johnston being wrote upon two seperate Tickets, and the Numbers Eight & Nine being wrote upon two other seperate Ticketts, and the tickets with the Names being put into one Box, and the Ticketts with the Numbers into another Box; the same were drawn by the said John Wallis as follows. –

To the Name of Anne De Lancey Lott Number Nine –
To the Name of Lewis Johnston Lott number Eight –

We next proceeded to the Division of a piece of Land in the possession of Joseph Griffen (being also part of the Lands advertized for Partition as aforesaid) and the Names of the said Anne De Lancey & Lewis Johnston being wrote upon two seperate Tickets, and the numbers Six & Seven being wrote upon two other separate Tickets, and the Tickets with the Names being put into one box, and the Ticketts with the numbers being put into another box, the same were drawn by the said John Wallis as follows

To the Name of Lewis Johnston Lott number Six –
To the Name of Anne De Lancey Lott Number Seven –

We then proceeded to the Division of a parcell of Wood –
-Land laid out and appropriated for the Use of the Neck, being also a part of the Lands advertized for Partition as aforesaid,) and the Names of the said Anne De Lancey & Lewis Johnston being wrote upon two seperate tickets and the Numbers 20 and 21, being wrote upon two other seperate Ticketts, and the Tickets with the Names being put into one box, and the Ticketts with the numbers into

another

another Box, the same were drawn by the said John Wallis as follows –

To the Name of Anne De Lancey Lott number Twenty –
To the Name of Lewis Johnston Lott Number twenty one –

We then proceeded to the Division of a large Tract of Land (being also part of the Lands Advertized for Partition as aforesaid) And the Names of the said Anne De Lancey & Lewis Johnston being wrote upon two seperate Ticketts, and the Numbers, 1, 3, 4, 5, 8,, 11, 10,, and 15, being wrote upon one tickett, and the numbers 19,, 2, 6, 7, 9, 12 & 14,, being wrote upon another ticket, and the Ticketts with the names being put into one Box, and the ticketts with the numbers into another Box, the same were drawn by the said John Wallis as follows –

To the Name of Anne DeLancey, the Lotts numbers One, three, four, five, eight, eleven, ten, & fifteen –
To the Name of Lewis Johnston the Lotts numbers, Nineteen, two, Six, seven, nine, twelve & fourteen –

After which, we proceeded to the Division of a parcell of Undivided Lands, which lie between the Great or Long Lotts and the short or small Lotts within the two mile Bounds of the Town of Mamaroneck (being also a part of the Lands advertized for Partition as aforesaid) and having found out the Names of the Original Proprietors of the said Town, or those claiming under them, We made as many ticketts as there are Allotments in the Lands last mentioned (excepting one Allotment set apart to

Sell

Sell in order to defray the expence of the Division of the said last mentioned Tract of Land, according to the Directions of the Act aforesaid, and which said Allotment so set apart for Sale is particularly Butted, bounded and described in the Field-books and Maps, made of the Survey of the Lands last mentioned, and which are filed in the Secretarys Office in the City of New York and in the Clerk's Office of the County of Westchester, in which County the said Lands lie, and as many tickets as Proprietors as aforesaid, and the number of each Allotment on a seperate tickett, and the name of each Proprietor on a seperate tickett, also, and the Ticketts with the Names being put into one Box, and the Ticketts with the Allotments into another Box, they were drawn by the aforesaid John Wallis in manner following –

To the Name of James Mott Lott number Six.
To the name of John Disbrow Lott number Five.
To the Name of Caleb Heathcote Lott number Two.
To the name of Thomas Penoyer Lott number One.
To the name of Thomas Penoyer Lott number Four.
To the name of Henry Disbrow Lott number Three.
To the name of Peter Hatfield Lott number Nine.
To the name of John Bloodgood Lott number Eight.

Of which said Ballotting and Proceedings
We have caused this Entry to be made and do

Certify

Certify the same under our Hands this Eleventh day of October in the Year of our Lord One thousand seven hundred and seventy four.

Philip Pell)
Jacobus Bleecker) Commissioners
William Sutton)

I do hereby Certify that I was present as one of his Majestys Council for the Province of New York at the Ballotting for the several Lotts herein before mentioned, and that the same was conducted in my presence in manner and form as is herein before set forth. As Witness my Hand this eleventh day of October in the year of our Lord One thousand seven hundred and seventy four.

[signed] John Harris Cruger