

Researching Upstate New York

*Class 3: Using and Understanding
New York Land Records*

August 2025

THE BRUE FAMILY LEARNING CENTER



American Ancestors®

Meet today's presenter



Kyle Hurst

Senior Genealogist of the Newbury Street Press

OVERVIEW

- **Presentation (60 mins.)**
 - Finding land records
 - Town and county land records
 - Colony/state and proprietor land records
- **Q&A (30 mins.)**

This Indenture made the Fourth Day of July in the Year of our Lord one Thousand seven Hundred and Sixty four Between Peter Hall of the South Precinct in Dutchess County in the Province of New York Yeoman of the one part and Thomas Smith of the City of New York attorney at Law of the other part Witnesseth that the said Peter Hall in Consideration of Five Shillings to him in hand paid by the said Thomas Smith hath bargained and sold and by these Presents Doth bargain and sell to the said Thomas Smith his Executors administrators and assigns All that certain Tract of Land which the said Peter Hall lately bought of one Isaac Haws and which the said Isaac Haws bought of William Smith of the City of New York Esq: and James Brown of Norwalk Esq: as per their Deed bearing Date the Twelfth day of July in the year of our Lord one Thousand seven Hundred and Fifty five appears being part of the Land lately Surrendered by the Colony of Connecticut to the Colony of New York situate lying and being within that Tract called the oblong now in the Possession of the said Peter Hall Beginning at a Tree marked as the Colony Line thence South Seventy Eight Degrees East seventy Eight Rods thence South Eighty Six Degrees East Sixty Four Rods to a Chesnut Stump thence forty Degrees East one Hundred and eight Rods thence North Twenty four Rods thence North five Degree West ^{two} Rods to a Tree Marked thence South Seventy seven Degrees West one Hundred and thirty two Rods thence North eighty six Degree West thirty Eight Rods to the Colony Line thence by the said Line One Hundred and Twenty Rods to the first Mentioned Bound Containing one hundred and fifty five Acs and one half Acs (as the same are particularly to be Described in the Release for the said to Morrow to be Granted together with the appurtenances to have and to hold the above described Tract of Land to the said Thomas Smith his Executors Administrators and assigns from the day before the Day of the Date of these Presents for and during the Term of one year from thence next ensuing To the Intent that by virtue of these Presents and of the Statute for transferring Uses into possession the said Thomas Smith may be in the possession of the premises and thereby Enabled to accept of a Grant and Release of the Inheritance thereof to him his heirs and assigns forever In Witness whereof the parties to these presents have Interchangeably set their hands and seals the Day and Year first above written

Peter Hall 

Received and Delivered
 [Fifty] being first interlined
 in the Presence of us
 Ephraim Smith
 Moss Kent

R. Stanton Avery Special Collections,
 American Ancestors



Voice of
 Kyle Hurst
 Senior Genealogist

Why use land records?

Info in land records

About person



Residences (current, former, other)



Occupation



Military service



Social standing



Literacy



Dates

About others



FAN club members



Relationships



Previous owners



Description

Why use Land Records?



IDENTIFY FAMILY
RELATIONSHIPS



ESTIMATE
DATES



IDENTIFY
FORMER
RESIDENCE



IDENTIFY
OCCUPATIONS



GLIMPSE INTO
ANCESTOR'S
FINANCIAL
STATUS



DETERMINE
THE SITE OF A
HOUSE OR
FARM



TRACE
GENERATIONS OF
OWNERSHIP

Finding Land Records

Strategies

To find out:

- Where are they when?
- Where are those locations?
- How did they get there?
- Who made the records and where are they kept?

Do:



Make a timeline



Research the area



Study migration routes



Understand jurisdiction levels

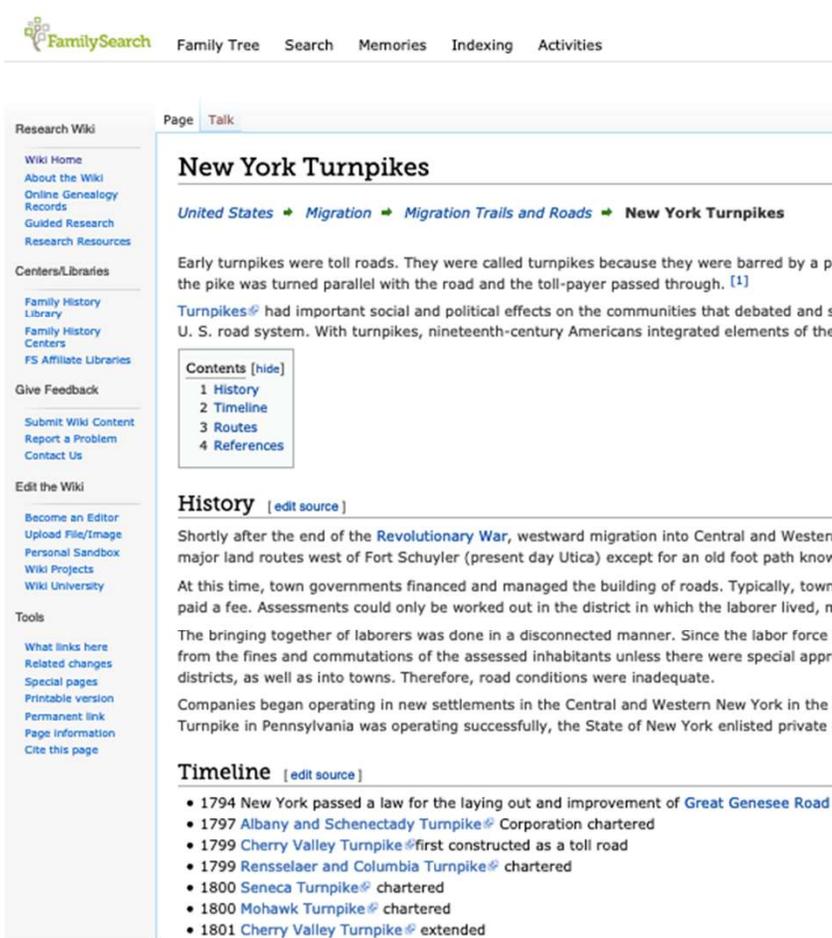
Make a timeline

Date	Place	Event	Name(s)
1801	Livingston, Columbia County	Taxes	Darling Conroe
1803	Claverack, Columbia County	Taxes	Darling Conroe
1820	Pomfret, Chautauqua County	Census	Darling Conroe
1830	Hanover, Chautauqua County	Census	Darling Conroe
1840	Brant, Erie County	Census	Nancy Conroe
1850	Leon, Cattaraugus County	Census	Darling and Nancy Conroe
1855	Leon, Cattaraugus County	Census	Benedict and Nancy Russell

Other States

- Vermont
 - Became a state in 1791
- Connecticut
 - The Oblong ceded to NY in 1731
- Massachusetts
 - Massachusetts Reserve and Boston Ten Towns agreement in 1786
- New Jersey
 - Autonomous in 1664 but shared a governor until 1739
 - Line War resolved in 1772

Study migration routes



New York Turnpikes

United States → Migration → Migration Trails and Roads → New York Turnpikes

Early turnpikes were toll roads. They were called turnpikes because they were barred by a pike that the toll-payer passed through. [1]

Turnpikes had important social and political effects on the communities that debated and supported the U. S. road system. With turnpikes, nineteenth-century Americans integrated elements of the new road system into their existing infrastructure.

Contents [hide]

- History
- Timeline
- Routes
- References

History [edit source]

Shortly after the end of the Revolutionary War, westward migration into Central and Western New York followed major land routes west of Fort Schuyler (present day Utica) except for an old foot path known as the Lake Shore Path. At this time, town governments financed and managed the building of roads. Typically, townships paid a fee. Assessments could only be worked out in the district in which the laborer lived, making the bringing together of laborers was done in a disconnected manner. Since the labor force was drawn from the fines and commutations of the assessed inhabitants unless there were special appropriations for the roads, road conditions were inadequate.

Companies began operating in new settlements in the Central and Western New York in the late 1780's resulting in a demand for the construction of a main road west from Utica. Since the current system was not working and the new Lancaster Turnpike in Pennsylvania was operating successfully, the State of New York enlisted private corporations to build the roads. There was some opposition, mainly from the farmers. However, most of the rules were written in favor of them.

Timeline [edit source]

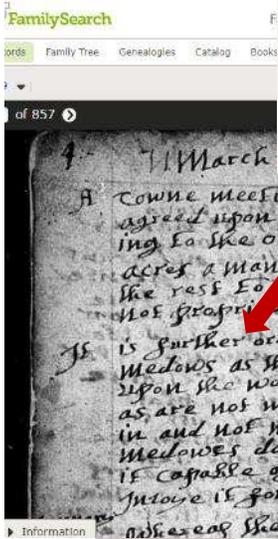
- 1794 New York passed a law for the laying out and improvement of **Great Genesee Road**
- 1797 Albany and Schenectady Turnpike Corporation chartered
- 1799 Cherry Valley Turnpike first constructed as a toll road
- 1799 Rensselaer and Columbia Turnpike chartered
- 1800 Seneca Turnpike chartered
- 1800 Mohawk Turnpike chartered
- 1801 Cherry Valley Turnpike extended



The map illustrates several migration routes across New York State. The Great Genesee Road (red) runs from Buffalo to Canandaigua. The Mohawk or Iroquois Trail (green) runs from Buffalo to Fort Schuyler (Utica). The Erie Canal (blue) runs from Buffalo to Syracuse. The Lake Shore Path (purple) runs along the western shore of Lake Erie. The Forbidden Trail (brown) runs from Buffalo to the western border. The New Military Tract (light blue) is a large area in the central part of the state. Key locations marked include Buffalo, Canawaugus (Caledonia), Canandaigua, Syracuse, and Fort Schuyler (Utica). The map also shows the borders of Ontario, Canada, and Pennsylvania.

Records formats

Page 4
March the 11th Anno 1661
A Towne Meeting called voted concluded and agreed upon that those that are proprietors belonging to the owld Towne Neck shall have twentie acres a Man according to the former order and the rest to have fiftene acres apeece that are not proprietors belonging to the aforesaide neck. It is further ordered and agreed upon that the south Meadows as they shall be layde out shall be fronted upon the woods and such Reedy or hasakee Medows as are not mowable at present shall be throwne in and not measured. And as men to whome such Medowes doe happen shall subdue it and Make it capable of mowing They shall quietly posses and injoye it for their owne without molestation.



Published abstracts



Microfilm



Digitized online



Original records



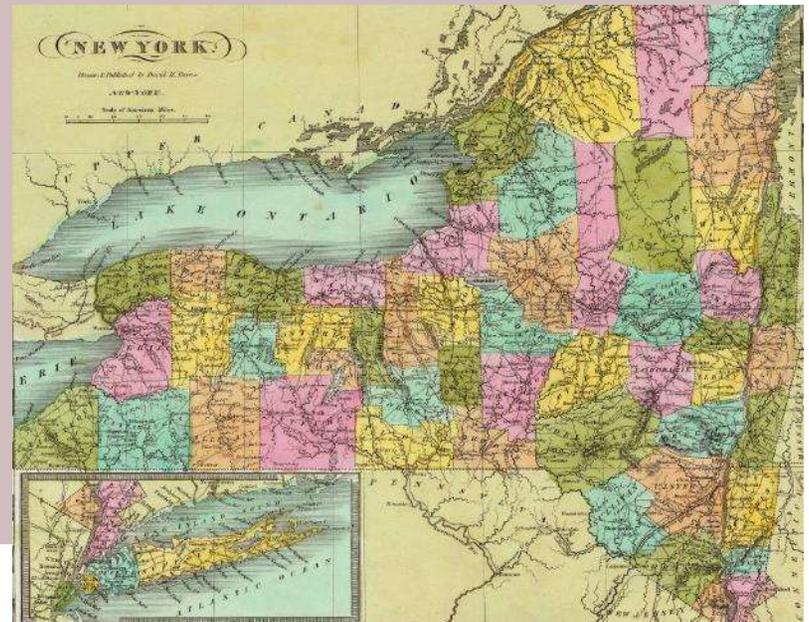


QUESTIONS?

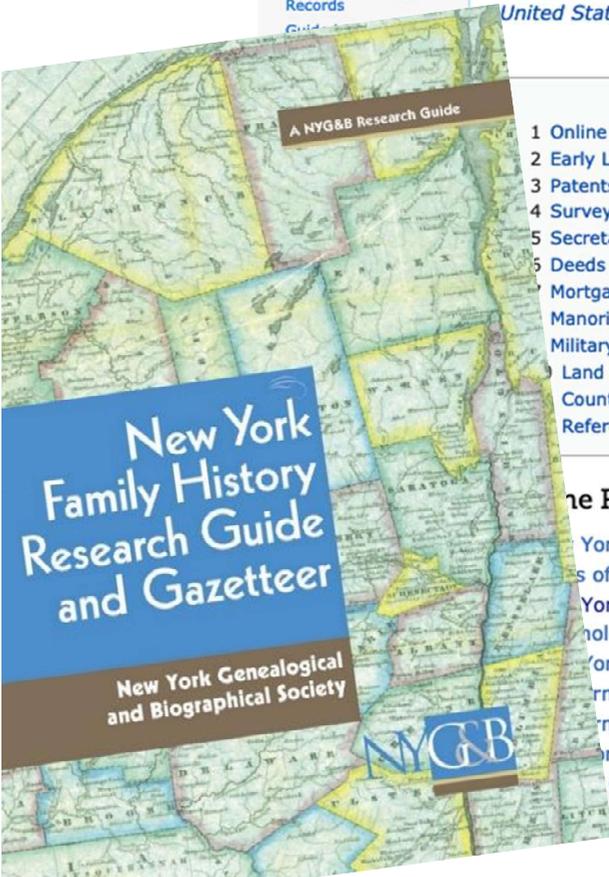
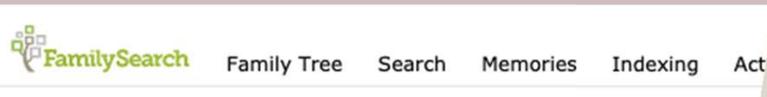
Jurisdiction Levels

Levels of NY Land Records

- Colony/State – colony/state to person(s)
- County – person(s) to person(s)
- Town – town/person(s) to person(s)
- Proprietors –
 - colony/state to person(s)
 - person(s) to person(s)



Guides



- Contents [hide]**
- 1 Online Resources
 - 2 Early Land Records
 - 3 Patents
 - 4 Surveys
 - 5 Secretary of State's Deeds and Mortgages
 - 6 Deeds
 - 7 Mortgages
 - 8 Manorial Records
 - 9 Military Bounty Land
 - 10 Land Companies
 - 11 County Land Records
 - 12 References

- More Resources [edit source]**
- 1 New York Indorsed Land Papers, 1643-1684
 - 2 Sales of Manors of New York, The New York, Land Records, 1630-1975
 - 3 Landholders of Northeastern New York, Sales of Loyalist Land, 1783-1795
 - 4 Northern New York Land Transaction
 - 5 Northern New York Land Transaction
 - 6 New York Land Records, by county
 - 7 New York Land Management Land



Land Records

Land records in New York State could be recorded at any of four levels: state, county, town, or "other," the last being a landlord like the Holland Land Company. In addition, some land records were never recorded or were recorded more about **New York land and property**.

At the state level:

- "State Patents and Deeds at NYG&BS," in *The NYG&B Newsletter* 9 (1998):9
- Calendar of New York Colonial Manuscripts: Indorsed Land Papers, 1643-1803*
- Landholders of Northeastern New York, 1739-1802* by Fred Q. Bowman
- The Balloting Book, and Other Documents Relating to Military Bounty Lands in the State of New York*

At the county (or city) level:

At this level, deeds and deed indexes have been microfilmed for all the counties in the state. There are multi-volume indexes for New York City and Albany (the latter with descriptions), but abstracts of land records have been published for only a few counties (with the notable exception of Westchester deeds in *The New York Genealogical and Biographical Record*).

At the town level:

"New York Land Records, 1630-1975," online at **FamilySearch** under Historical Record Collections.

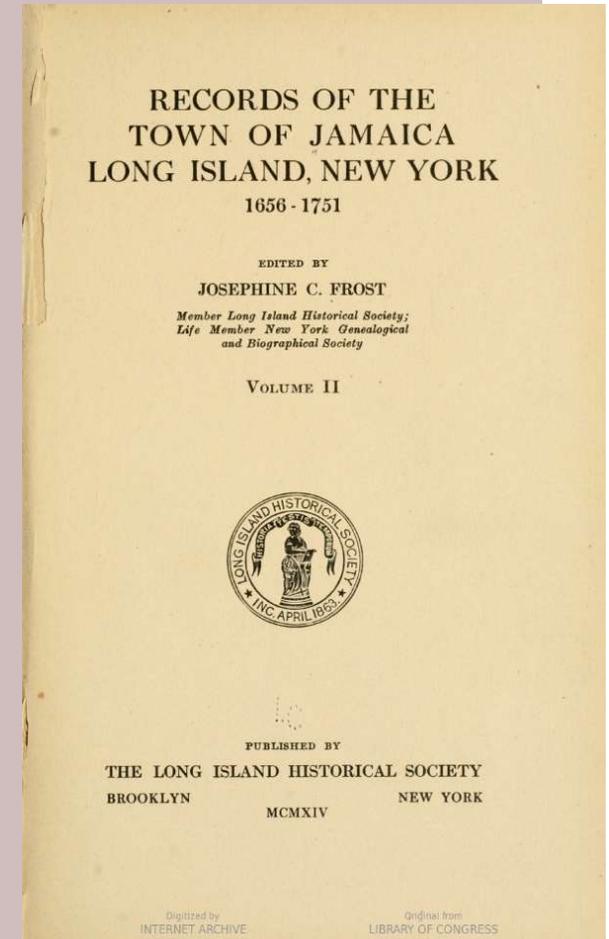
At the "other" level:

At this level, land records may be mixed in with documents, or there may be...

Town Land

Town Land

- Town distributed land to person(s)
- Person(s) to persons(s)
transactions recorded by the town



Page 4

March the 11th Anno 1661

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Know all men by these presents that wee Nathan Smith Nehemiah Smith Wait Smith & Celeb Smith have made a devision of ye land that was our fathers over ye bogs and the above said Celeb is to have his share or halfe part which our farther gave him by deed on ye south side of said land this devision being made in ye year 1717 only the said Caleb is to have a suffisient high way throught ye north part of said land to his own & to him his & assigns for ever as wittness our hands and seales this first day of August Annoq X 1718

Sealed & delivered	NATHAN SMITH	O
in ye presents of us	NEHEMIAH SMITH	O
HEZEKIAH DENTON	WAIT SMITH	O
OBEDIAH LUDLOM	CALEB SMITH	O

JAMAICA, LONG ISLAND

Signed sealed and delivered
in the presens of

HENRY TOWNSEND senior
the X mark
of CALEB WRIGHT
THOMAS WEBB Clerk

This is a true copy taken
out of the originall by
Mee NATHANIELL DENTON
Clerck

Page 24

June the 10th Anno 1681

These presents may sertefy any one whome it may concern that Whereas there was an agreement made betwene Fulk Davis and his sonn Samuell Davis both of Jemaica. November ye 3d Anno 1680 conserning som Land which the sayde Fulk Davis had formerly sould unto the sayde Samuell Davis but for reasons best cnowne to themselvs did alter their first agreement with mutueall consent and doe now this day and date above written fully and freely agree that what ever bills of sale was made before the third of November aforesaid to be rendered as null and of none efect as to Samuell Davis. And for all debts duse and demandes that is upon any other accounts but what is mentioned in the agreement betwene them November the third 1680 to be remitted and past by on both sides. And this to be a finall end of all deferenses and claimes of Land by the saide Samuell Davis before the third of November aforesaide to this day. In confermation of the premises wee doe this day and date above written set to our hands. Agreede upon and subscribed before us.

ELIAS DOUGHTY
NATHANIELL DENTON

FULK X DAVIS
his marke
SAMUELL X DAVIS
his marke

Jamaica town records

Town Land Records

Include:

- Deeds
- Mortgages
- Distribution lists

Where to look:

- Town meeting records
 - often published and/or filmed/digitized
- Town Clerk

County Land

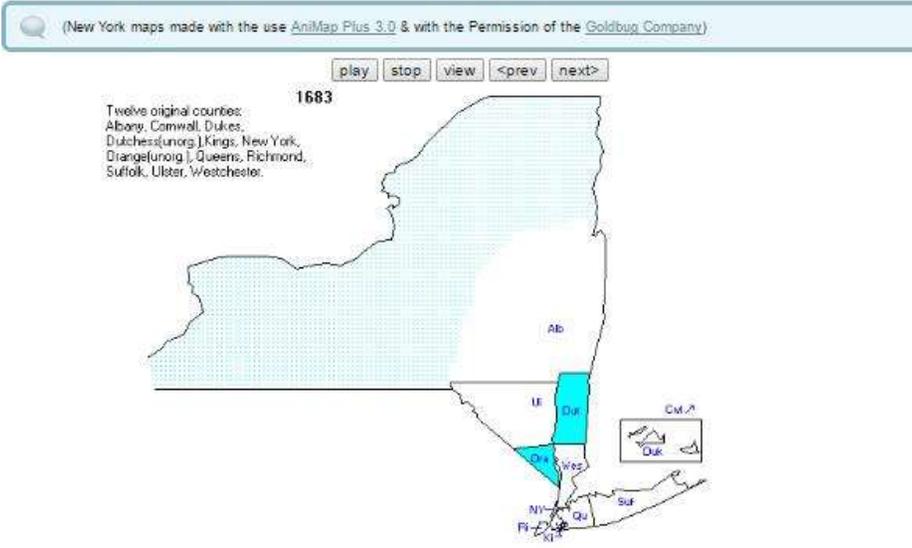
County Land

- Person(s) to person(s)
- Counties first created in 1683
- Newly created counties' clerks recorded all deeds beginning in 1794
- County clerks mandated to record all deeds beginning in 1830

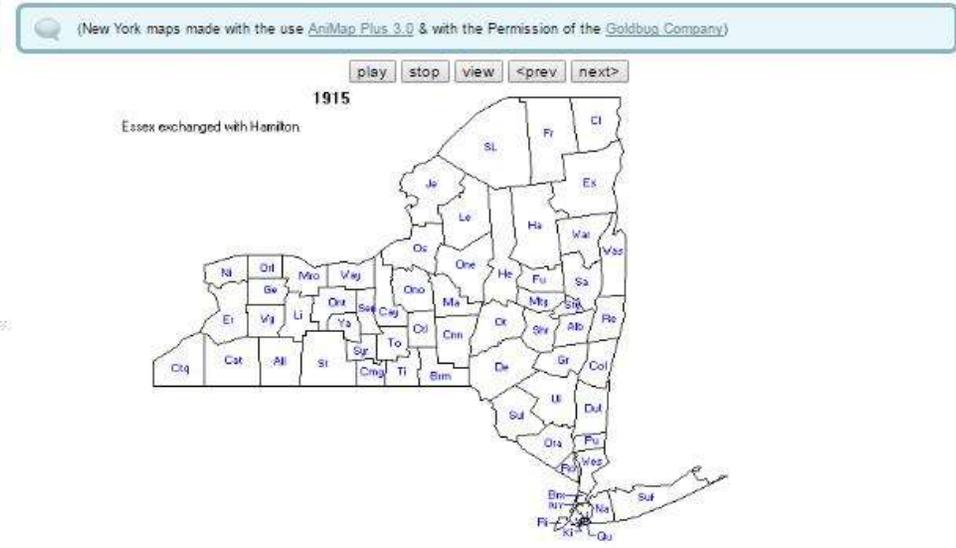
Tip

Check the date of when a county was created and/or divided.

Interactive Map of New York County Formation History



Interactive Map of New York County Formation History



NEW YORK COUNTY FORMATION YEARS														
1683	1686	1692	1698	1701	1709	1713	1717	1764	1766	1767	1768	1770	1772	1773
1774	1775	1777	1781	1782	1783	1784	1786	1788	1789	1790	1791	1794	1795	1796
1797	1798	1799	1800	1801	1802	1803	1804	1805	1806	1808	1809	1810	1811	1812
1813	1814	1815	1816	1817	1819	1821	1822	1823	1824	1825	1826	1828	1836	1838
1841	1846	1847	1854	1855	1857	1860	1874	1895	1898	1899	1912	1913	1915	

NEW YORK COUNTY CENSUS YEARS						
1790	1800	1810	1820	1830	1840	1850
1860-1870	1880-1890	1900-1910	1920-1930			

New York Map Abbreviations

unorg = unorganized	Cl - Clinton	Ha - Hamilton	Ort - Ortise	St - Steuben
g = gained	Cmg - Chemung	He - Herkimer	Ors - Oranget	Sry - Schenectady
n = with	Cua - Cattaraugus	Je - Jefferson	Orl - Orleans	Suf - Suffolk
fr = from	Col - Columbia	KJ - Kings	Or - Orange	Sul - Sullivan
stnt = attachment	Cil - Cortland	Le - Lewis	Ot - Otsego	Syr - Schuyler
exch = exchanged	Ciq - Cattaraugus	Li - Livingston	Pu - Putnam	Ti - Tioga
nca = non county area	De - Delaware	Ms - Madison	Qu - Queens	To - Tompkins
ch = changed	Dut - Dutchess	Mro - Montgomery	Ke - Kempster	Ul - Ulster
	Er - Erie	Mry - Montgomery	Ri - Richmond	War - Warren
	Ea - Essex	Na - Nassau	Ro - Rockland	Was - Washington
	All - Albany	Ni - Niagara	Wa - Wayne	Wes - Westchester
	Brn - Bronx	Ny - New York	Wv - Windsor	Wy - Wyoming
	Brs - Broome	Ge - Greene	Sbr - Scholarie	Ys - Yates
	Cat - Cattaraugus	Gr - Greene	SL - St. Lawrence	
	Cay - Cayuga			

NEW YORK COUNTY FORMATION YEARS														
1683	1686	1692	1698	1701	1709	1713	1717	1764	1766	1767	1768	1770	1772	1773
1774	1775	1777	1781	1782	1783	1784	1786	1788	1789	1790	1791	1794	1795	1796
1797	1798	1799	1800	1801	1802	1803	1804	1805	1806	1808	1809	1810	1811	1812
1813	1814	1815	1816	1817	1819	1821	1822	1823	1824	1825	1826	1828	1836	1838
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	Ea - Essex	Na - Nassau	Ro - Rockland	Was - Washington
	All - Albany	Ni - Niagara	Wa - Wayne	Wes - Westchester
	Brn - Bronx	Ny - New York	Wv - Windsor	Wy - Wyoming
	Brs - Broome	Ge - Greene	Sbr - Scholarie	Ys - Yates
	Cat - Cattaraugus	Gr - Greene	SL - St. Lawrence	
	Cay - Cayuga			

County Land Records

Include:

- Deeds/Conveyances books
- Mortgages books (beginning in 1753)

Where to look:

- Held by county clerk's office
- Microfilmed/digitized by FamilySearch

New York, Land Records, 1630-1975

Land and property records from the New York Land Office and county courthouses. The records include land grants, patents, deeds, and mortgages. This collection includes all counties except Franklin, Nassau, and Queens. Researchers, please note that the Oneida County records will be found with the Herkimer County records.

HOW TO USE THIS COLLECTION

BROWSE ALL 8,129,310 IMAGES

County

Albany	All Counties	Allegany	Bronx	Broome	Cattaraugus	Cayuga	Chautauqua	Chemung
Chenango	Clinton	Columbia	Cortland	Delaware	Dutchess	Erie	Essex	Fulton
Genesee	Greene	Hamilton	Herkimer	Jefferson	Kings	Lewis	Livingston	Madison
Monroe	Montgomery	New York	Niagara	Oneida	Onondaga	Ontario	Orange	Orleans
Oswego	Otsego	Putnam	Rensselaer	Richmond	Rockland	Saratoga	Schenectady	Schoharie
Schuyler	Seneca	St. Lawrence	Steuben	Suffolk	Sullivan	Tioga	Tompkins	Ulster
Warren	Washington	Wayne	Westchester	Wyoming	Yates			

2473 GRANTEE. Index of Deeds, Ontario County, N. Y.										2474 GRANTEE. Index of Deeds, Ontario County, N. Y.									
AB CDE	FGH IJ	KL MNO	PQR ST	UVW XYZ	GRANTEE	GRANTOR	LIBR	PAGE	YEAR	AB CDE	FGH IJ	KL MNO	PQR ST	UVW XYZ	GRANTEE	GRANTOR	LIBR	PAGE	
Charles					Williamson	Henry Benson	6	497	1800	Charles					Williamson	Nathaniel W. Kipwell	6	497	
Charles					Williamson	Oliver Phelps	6	534	"		Henry				Hilber	Esaac Hathaway et al.	6	534	
		Samford			Williamson et al.	Charles Williamson	6	540	"		Samuel				Hilder	Oliver Phelps	6	540	
		Richardson			Williamson	Simon Fraser et al.	6	541	"		Samuel				Hilder	Samuel Mallory	6	541	
		Richardson			Williamson	William Adams	6	542	"		Samuel				Hilder	Ephraim Hilder	6	542	
		Richardson			Williamson	Ephraim Hunt	6	543	"		Samuel				Hilder	Prince Bryant	6	543	
		Richardson			Williamson	David Atty	6	548	"		Samuel				Hilder	Ephraim Hilder	6	548	
	James				Williamson et al.	Paul Curtis et al.	6	592	"	Esac					Hilder	Samuel Hilder	6	548	
	James				Williamson et al.	Same	6	625	"	John			Nathaniel		Williamson	Robert Hamilton	6	592	
	James				Williamson et al.	Same	6	654	"	Charles					Williamson	James Rees et al.	6	625	
	James				Williamson et al.	Same	6	715	"	Charles					Williamson	Samuel Lane	6	654	
	James				Williamson et al.	Same	6	715	"	Charles					Williamson	John Johnston	6	715	



Record Type, Year Range, and Volume

[Deeds 1789-1795 vol 1-3](#)

[Deeds 1795-1799 vol 4-5](#)

[Deeds 1799-1802 vol 6-7](#)

[Deeds 1802-1803 vol 8](#)

[Deeds 1802-1804 vol 9](#)

[Deeds 1804-1806 vol 10](#)

[Deeds 1806-1808 vol 11-12](#)

[Deeds 1808-1809 vol 13](#)

[Deeds 1809-1811 vol 14-15](#)

[Deeds 1812-1813 vol 16-17](#)

[Deeds 1812-1813 v](#)

[Deeds 1813-1814 v](#)

[Deeds 1814-1815 v](#)

[Deeds 1815-1816 v](#)

[Deeds 1815-1817 v](#)

[Deeds 1816-1817 v](#)

[Deeds 1817-1818 v](#)

[Deeds 1859-1861 vol 120-121](#)

[Deeds 1860-1862 vol 122-123](#)

[Deeds 1861-1863 vol 124-125](#)

[Deeds 1862-1864 vol 126-127](#)

[Deeds 1863-1864 vol 128-129](#)

[Deeds 1864-1865 vol 130-131](#)

[Deeds 1865-1866 vol 132-133](#)

[Deeds 1865-1866 vol 134-135](#)

[Deeds 1866-1867 vol 136-137](#)

[Deeds 1867-1868 vol 140-141](#)

[Grantee index 1880-1889 A-K](#)

[Grantee index 1880-1899 L-Z](#)

[Grantee index 1900-1915 A-G](#)

[Grantee index 1900-1915 H-O](#)

[Grantee index 1900-1915 P-Z](#)

[Grantee index 1916-1929 A-G](#)

[Grantee index 1916-1929 H-O](#)

[Grantee index 1916-1929 P-Z](#)

[Grantee index 1930-1946 A-G](#)

[Grantee index 1930-1946 H-O](#)



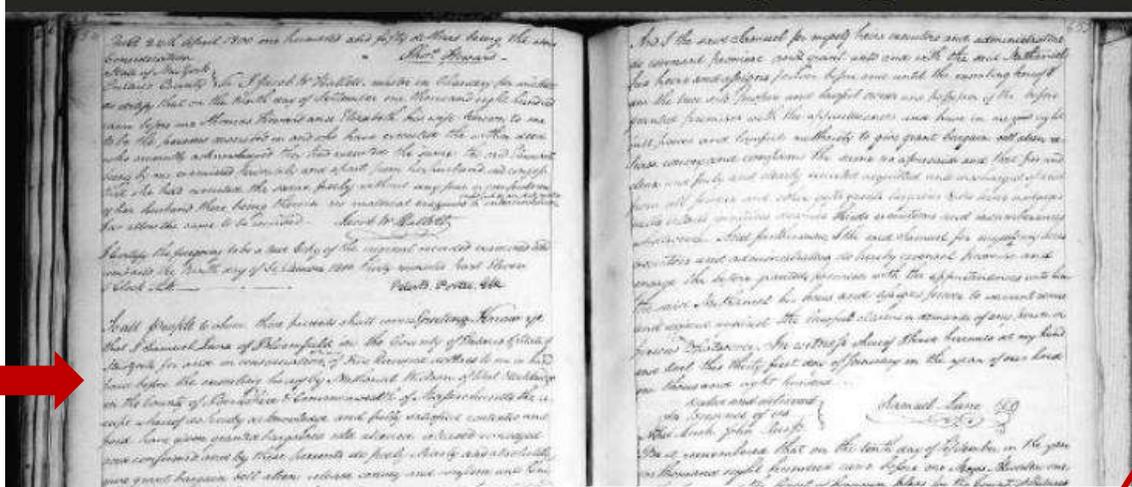
Image 1 of 696

Print Download Tools



Source Box Attach to Family Tree

Print Download Tools

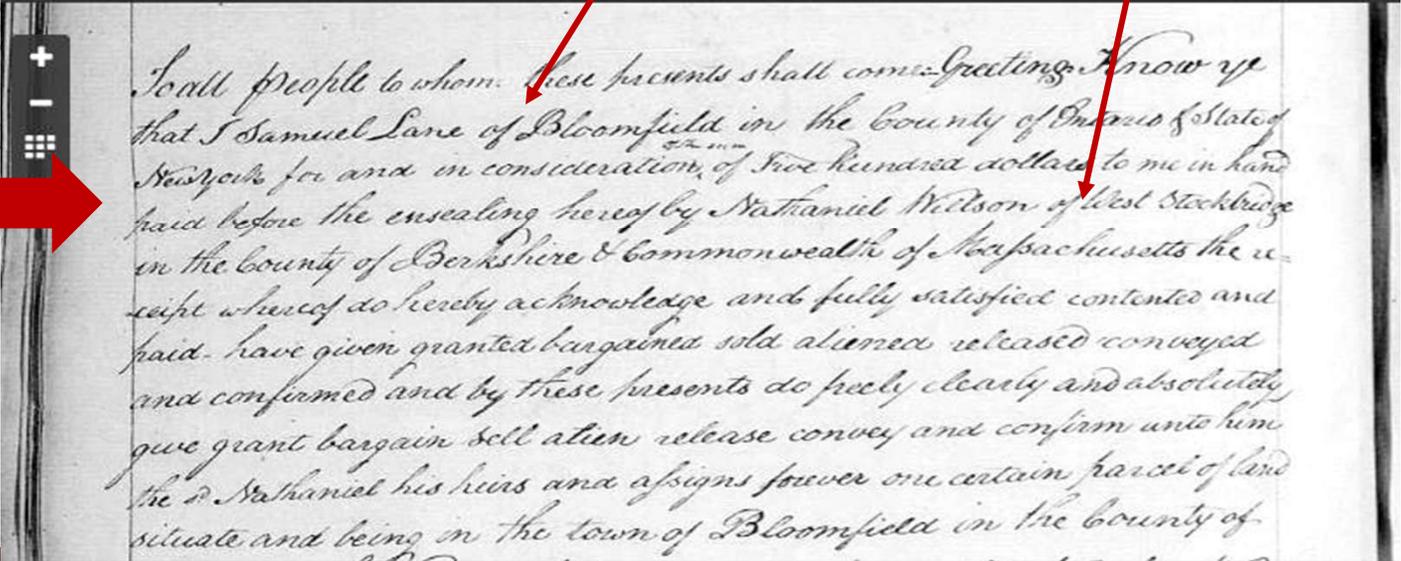


Grantor, residence

Grantee, residence

New York Land Records, 1630-1975 Ontario Deeds 1799-1802 vol 6-7

Image 344 of 696



FamilySearch.org

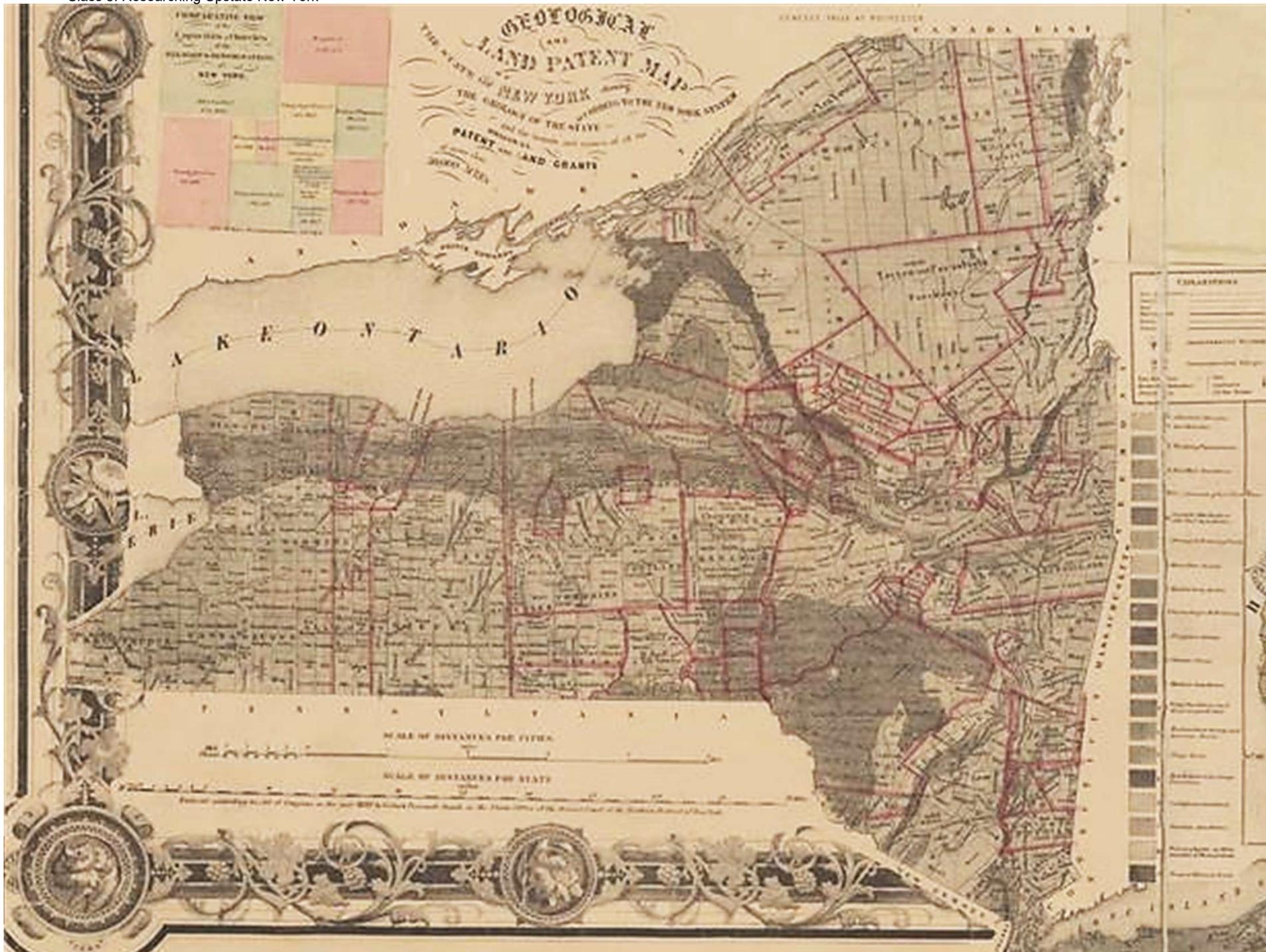
Mortgages

- Money borrowed with real estate held as collateral
- NY required to record mortgages as of 1753
- Look in deed books or separate mortgage books at the county level
- Check for margin notes about mortgages paid



QUESTIONS?

Colony/State Land

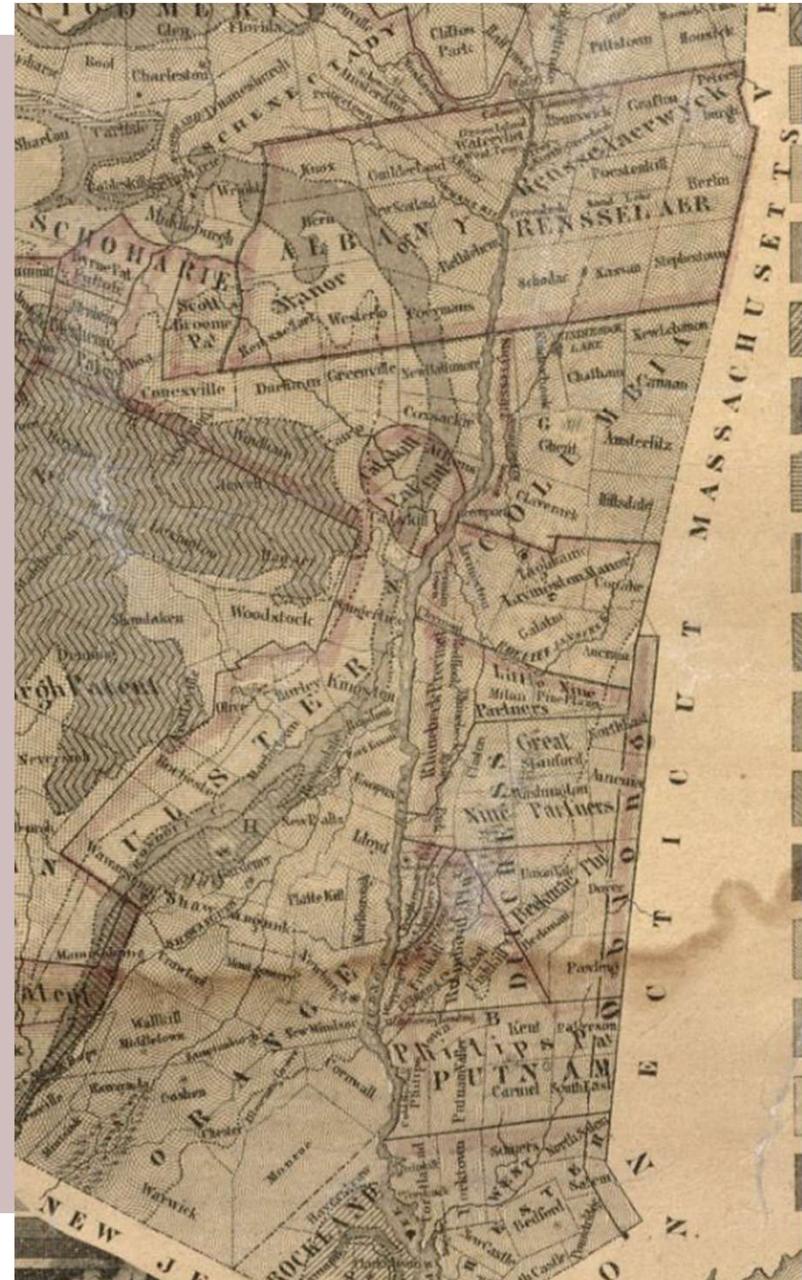


Colony/State Land

- Colony/state to person(s) = New York controlled land grants/patents
- Process:
 -  Indian deed >  patent/sale
 - su  >
- Descriptions:
 - Eastern counties described in metes & bounds
 - Western counties divided by lots, townships, and ranges

Colonial Land

- Patroonships
 - Rensselaerswijck
- Patents
 - Beekman
- Manors
 - Rensselaerswyck
 - Livingston



THE HISTORICAL AND STATISTICAL GAZETTEER



OF

NEW YORK STATE

French's Gazetteer of New York

TABLES OF MANORS, COLONIAL PATENTS, PURCHASES, AND LAND GRANTS.

Manors of the Colonial Period in New York and its Dependencies.

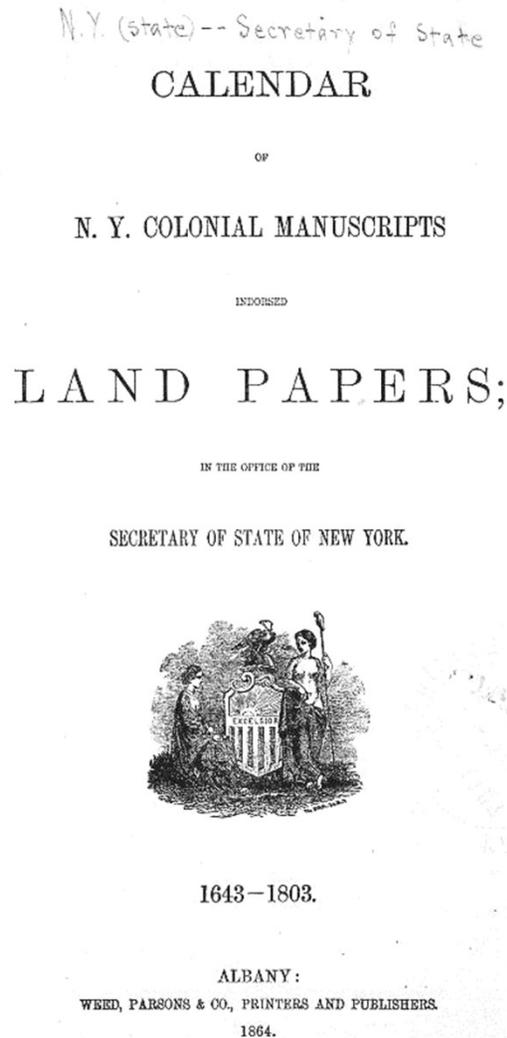
NAME.	PATENTEE.	DATE.	LOCATION AND REMARKS.
Bentley.....	Capt. Ch'r Billip.....	May 8, 1687	S. W. part of Staten Island, sometimes called "Billip Manor." N. part of Staten Island.
Cassitown.....	John Palmer.....	Mar. 20, 1687	N. part of Westchester co., had 1 Rep. in Gen. Assembly. Canceled.
Cortlandt.....	Col. Stephanus Cortlandt	June 17, 1697	Annexed to Kingston, Mar. 12, 1787.
Fletcher.....	Capt. John Evans.....	Sept. 6, 1694	With full power as an independent town. Columbia co., had 1 Rep. in Gen. Assembly.
Fox Hall.....	Capt. Thos. Chambers.....	May 21, 1697	Since annexed to Massachusetts.
Gardners Island.....	Earl of Stirling.....	Mar. 10, 1639	S. point of Westchester co.
Livingston.....	Robert Livingston.....	June 22, 1698	S. E. border of Westchester co.
Marthas Vineyard.....	Matthew Mayhew.....	April 20, 1685	Pulman co.
Morrisania.....	Col. Lewis Morris.....	May 9, 1697	Plum and Gull Islands.
Pelham.....	John Fell.....	Oct. 25, 1697	Fully organized; represented in Gen. Assembly; confirmed Oct. 17, 1695, May 20, 1704.
Philipsburgh.....	Frederick Phillips.....	April 1, 1690	In town of Brookhaven, Suffolk co.
Plum Island.....	Samuel Wiles.....	April 2, 1675	Westchester co.
Rensselaerwyck.....	Kilian Van Rensselaer.....	1630-37	Prudence Island, R. I. Disallowed by R. I., and authority resisted.
St. Georges.....	Col. Wm. Smith.....	Oct. 5, 1693	Marthas Vineyard, now a part of Massachusetts.
Scarsdale.....	Caleb Heathcote.....	Mar. 21, 1701	
Sophy.....	John Falco.....	July 26, 1672	
Tysbury.....	Thos. Mayhew.....	July 8, 1701	

Several of these existed only in name; perhaps a few other patents bore the name of Manors, upon which active settlement was not begun under the Colonial Government.

Table of the more important Patents

Granted under the English Colonial Government, in the eastern part of New York.

NAME OF PATENT.	County.	Date.	Extent in Acres.	Patentee.
Adaquangle Patent.....	Otsego.....	May 8, 1770	20,000	Sir William Johnson and others.
Amherst Tracts.....	Hamilton.....	April 6, 1774	40,000	Sir Jeffery Amherst, (2 tracts.)
Anaquasacok Patent.....	Washington.....	May 11, 1762	10,000	R. J. F. & W. Schermershorn and others.
Argyle Patent.....	".....	March 13, 1764	47,400	Duncan Reid and others.
Ariskill Patent.....	Montgomery.....	Nov. 12, 1737	10,000	James De Lanoy.
Artillery Patent.....	Washington.....	Oct. 24, 1764	24,000	Joseph Walton and others.
Babington's Patent.....	Delaware.....	May 22, 1770	2,000	Charles Babington.
Bagley's Patents.....	Schenectady.....	June 17, 1737	4,000	Timothy Bagley and others.
".....	Montgomery.....	Feb. 9, 1838	6,000	".....
Balfour's Patent.....	Ham. & Warren.....	March 6, 1775	5,000	Henry Balfour, (Totten & Crossfield's Pur.)
Banyar's Patent.....	Otsego & Scho.....	April 14, 1733	4,000	Goldshew Banyar and others.
Batavia Patent.....	Greene.....	April 24, 1736	4,300	Vincent Matthews and others.
Bayard's Patent.....	Oneida & Herk.....	June 12, 1771	50,000	Wm. & Rob. Bayard and others, (Freemasons' Patent.)
Becker's Patent.....	Schoharie.....	March 19, 1754	6,000	Johannes Becker and others.
Bedlington Patent.....	Delaware.....	May 24, 1770	27,000	John Leake and others.
Beekman's Patent.....	Dutchess.....	June 25, 1705	Henry Beekman.
Beekmantown Patent.....	Clinton.....	March 27, 1769	30,000	William H. Beekman.
Belviders Patent.....	Otsego & Scho.....	July 6, 1769	100,000	George Crough and others, (2 tracts.)
Bishop's Patent.....	Hamilton.....	April 6, 1774	14,000	Wm. Bishop, (T. & C. Pur.)
Bloeker's Patent.....	Montgomery.....	Sept. 22, 1729	4,300	Eniger Bloeker and others.
Blenheim Patent.....	Schoharie.....	Nov. 28, 1769	40,000	John Weatherhead and others.
Brodshaw's Patent.....	Washington.....	May 18, 1762	22,000	James Brodshaw.
Brody's Patent.....	Schenectady.....	Feb. 14, 1738	4,000	Krent Brody and others.
".....	".....	Dec. 16, 1737	2,870	".....
Buffington Patent.....	Schoharie.....	July 13, 1770	4,000	David Buffington.
Burnettsfield Patent.....	Herkimer.....	April 20, 1725	9,400	John Jost Petrie and others, (German Flats.)
Cambridge Patent.....	Washington.....	July 21, 1761	31,500	Colden, Smith, Banyar, and others.
Campbell's Patent.....	Essex.....	July 11, 1764	5,000	Allen Campbell.
".....	Hamilton.....	April 5, 1784	4,900	Duncan Campbell, (T. & C. Pur.)
Catskill Patent.....	Greene.....	July 11, 1767	25,500	Martin Garretson Van Bergen and others.
Caughanawaga Patent.....	Montgomery.....	Nov. 4, 1714	2,000	John & Margaret Collins.
Clark's Patent.....	Delaware.....	May 22, 1770	2,000	James Clark.
Claus's Patent.....	Fulton.....	Sept. 29, 1719	5,000	Daniel Claus.
Caterskill Patent.....	Greene.....	Nov. 1, 1695	Jacob Lockerman.
Chococock's Patent.....	Orange.....	March 25, 1707	Ann Bridges and others.
Cherry Valley Patent.....	Otsego.....	April 15, 1738	7,000	John Lindsey and others.
Clifton Park Patent.....	Saratoga.....	Sept. 23, 1708	N. Hermans and others, (Shenondelona Pat.)
Cobus Kill Patent.....	Schoharie.....	Jan. 15, 1770	40,000	Stephen Skinner and others.
Corry's Patent.....	Mont. & Scho.....	Nov. 19, 1737	25,000	Wm. Corry and others.
Cosby's Manor.....	Oneida & Herk.....	June 2, 1734	22,000	Joseph Worrell and others.
Cosby's Patent.....	Schenectady.....	Feb. 9, 1738	6,000	Alex., Ph. & Wm. Cosby.
Coxburgh & Carolina.....	Oneida.....	May 20, 1770	
Coxe's Patent.....	".....	May 20, 1770	47,000	Daniel Coxe and others, (s. w. of Mohawk.)
".....	".....	Jan. 8, 1774	25,000	"..... (s. of Susquehanna.)
Croughan's Patent.....	Otsego.....	June 29, 1770	18,000	Geo. Croughan and others, (s. of Mohawk.)
Dartmouth Patent.....	Hamilton.....	Oct. 4, 1774	18,000	Jeremiah Van Rensselaer.
Dean's Patent.....	Clinton.....	July 11, 1769	30,000	Elihu Dean.
De Berder's Patent.....	Delaware.....	May 22, 1770	2,000	John De Berder.



Published resources

VOL. III.]	LAND PAPERS.	57
		Page.
1702. Feb. 17. Petition of John Depuyster, Matthew Clarkson and others, praying a license to purchase a tract of land, lying in the county of Orange, upon the head of Hackensack, Sadle and Pysauk rivers,		32
Feb. 19. Petition of Samuel Staats and others, representing that a license was granted him on the 26th day of January last past, to purchase 5,000 acres of land, in Ulster county, called Wawayanda, from the native Indians; that they are since informed the said land is altogether a swamp and hardly worth anything, and therefore pray a license to purchase 5,000 acres adjoining thereto,		33
March 2. Petition of Robert Walters and others, praying a patent for a tract of land, lying and being in the county of Westchester, bounded westerly by the township of Bedford and Heathcote's patent, northerly by the manor of Cortland and Croton river, southerly and easterly by the colony lines, purchased from the Indians under a license granted 17th of February last; and also for a small tract of land, beginning westerly at a great rock on the westernmost side at the southernmost end of a		
and from thence to Bronckx river, containing in all, by estimation, about 5,200 acres,		33
Feb. 24. Indian deed to Caleb Heathcote, of a tract of land in the county of Westchester, bounded eastwardly by the westernmost bounds of a certain tract of land sold by the same Indians to the said Heathcote, March 13, 1701, northwardly by Bronckx river, and southwardly and westwardly by Hen. Fowler's purchase,		33
Feb. 25. Indian deed to Robert Walters and others, of a tract of land, lying and being in the county of Westchester, bounded westwardly by Bedford and the patent granted to Caleb Heathcote, northwardly by the manor of Cortland and Croton river, southwardly and easterly by the colony lines,		33
March 3. Petition of Samuel Staats and others, praying a license to purchase a tract of land containing about 1,000 acres, lying at the head of the lines of the towns of Eastchester and Westchester,		34
March 5. Petition of David Provoost and others, praying a license to purchase a tract of land in Ulster county, "bounded southerly by the land granted to Capt. Jno. Evans, westerly by the boundaries of the falls, northerly by the boundaries of the corporation of Kingstown, and easterly by Hudson's river,"		35
Feb. 14. Description of a patent in Westchester county, granted to Robert Walters and others,		36
Feb. 17. Description of a patent granted to Caleb Heathcote and others, (Westchester county,)		36
March 2. Description of a patent granted to Robert Walters and others,		36
March 12. Report of the Solicitor General on the letters patent for confirmation of several lands in the county of Westchester, to Caleb Heathcote, likewise for erecting the		

GRANTEE.	LETTERS-PATENT.
Livingston, Robert	Dated July 22, 1686. Book 5 Page 491.
Manor of Livingston,	

492

Tract of Land Situate and lying on a Creek on the East side of Hudsons River Commonly called or knowne by the Name of Roeloff Johnson Hill it being in three Plains Called Schanhook Michua- Wiquashaka and two or three other Small flatts or Plains in all about one hundred or two hundred Acres together with Eightene Hundred a Small Creek or R... hapsack and a Plea South of Roeloff a Long the Rivers

499

Heirs Successors and Assignes or to such Officer or Officers as shall from time to time be Appointed to Receive the same on the five and twentieth Day of March Yearly forever at Albany the full and Just Sume of eight and twenty Shillings current Money of this Country In Witness whereof I have hereunto set my Hand and caused the Seale of the said Province to be affixed at Fort James in New Yorke this 29th Day of July Anno Dom one thousand six hundred and Eighty six and in the second Year of his Majestye Kinge over England &c.

May it Please Your Honor

Thomas Dongan

The Attorney Generall hath Perused this Patent and finds nothing contained therein Prejudiciall to his Majestyes Interest

Exam July 8th 1686

Jos. Graham

I do hereby Certify the foregoing to be a true Copy of the Original Record Words on the 10th line page 493 and part of word be hoope 6th line page 498 written on margins and word the between 2 and 3th line page 496 and word and between 19th and 20th lines page 496 both interlined. And as in said Record all the following words obliterated to wit of New Yorke and its Dependencis 3rd line page 491, Letters Pat 7th line page 493, part of whates over 21st line same page part of successors 28th line same page, lying neare 14th line page 494 and of 27th line page 495 and or interlined in its stead. Compared there with By Me

Lewis A. Scott Secretary
Recorded for John Tuder

499

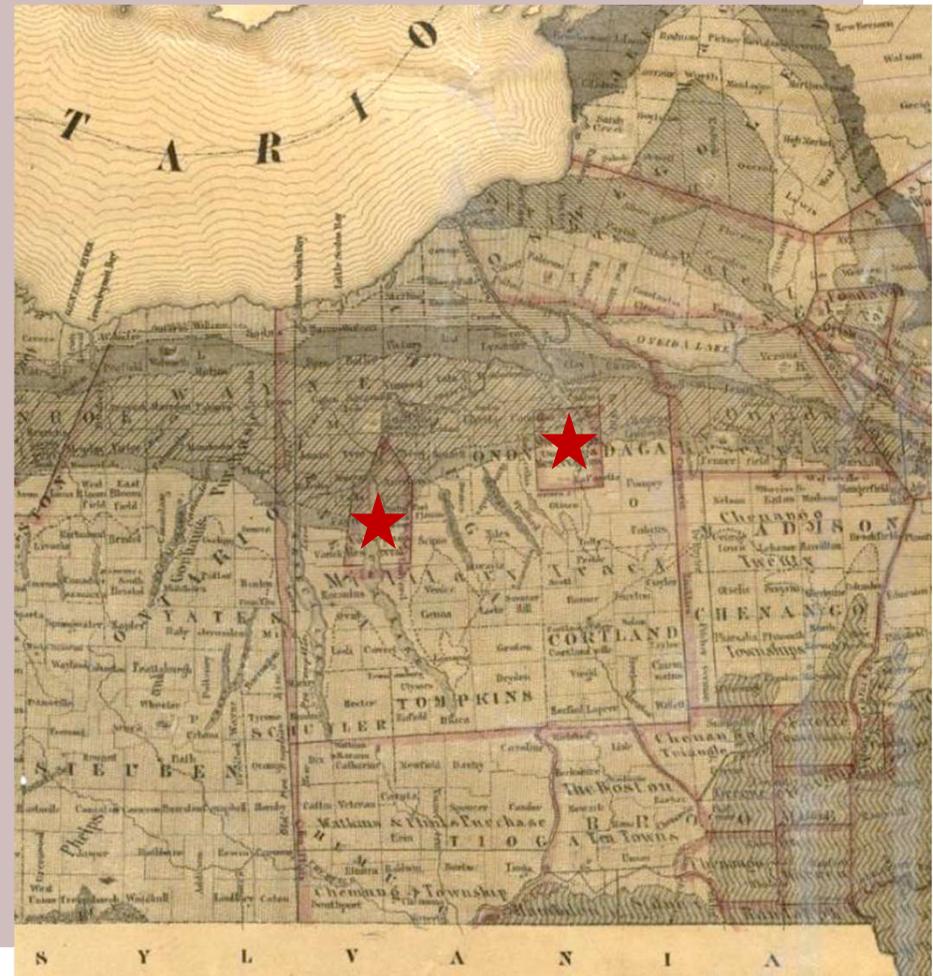
Thomas Dongan Licutenant Governour and Vice Admirall of New Yorke and its Dependencies under his Majesty King James the Second of the Province of New Yorke and its Dependencis in America To all to whom these Presents shall come Sendeth Greeting Whereas Robert Livingston by Virtue of a Patent under my Hand and Sealed with the Seale of the Province aforesaid bearing Date the fourth Day of November Anno Dom one thousand Six hundred and Eighty four is seized and Possessed of a certaine (Tract)

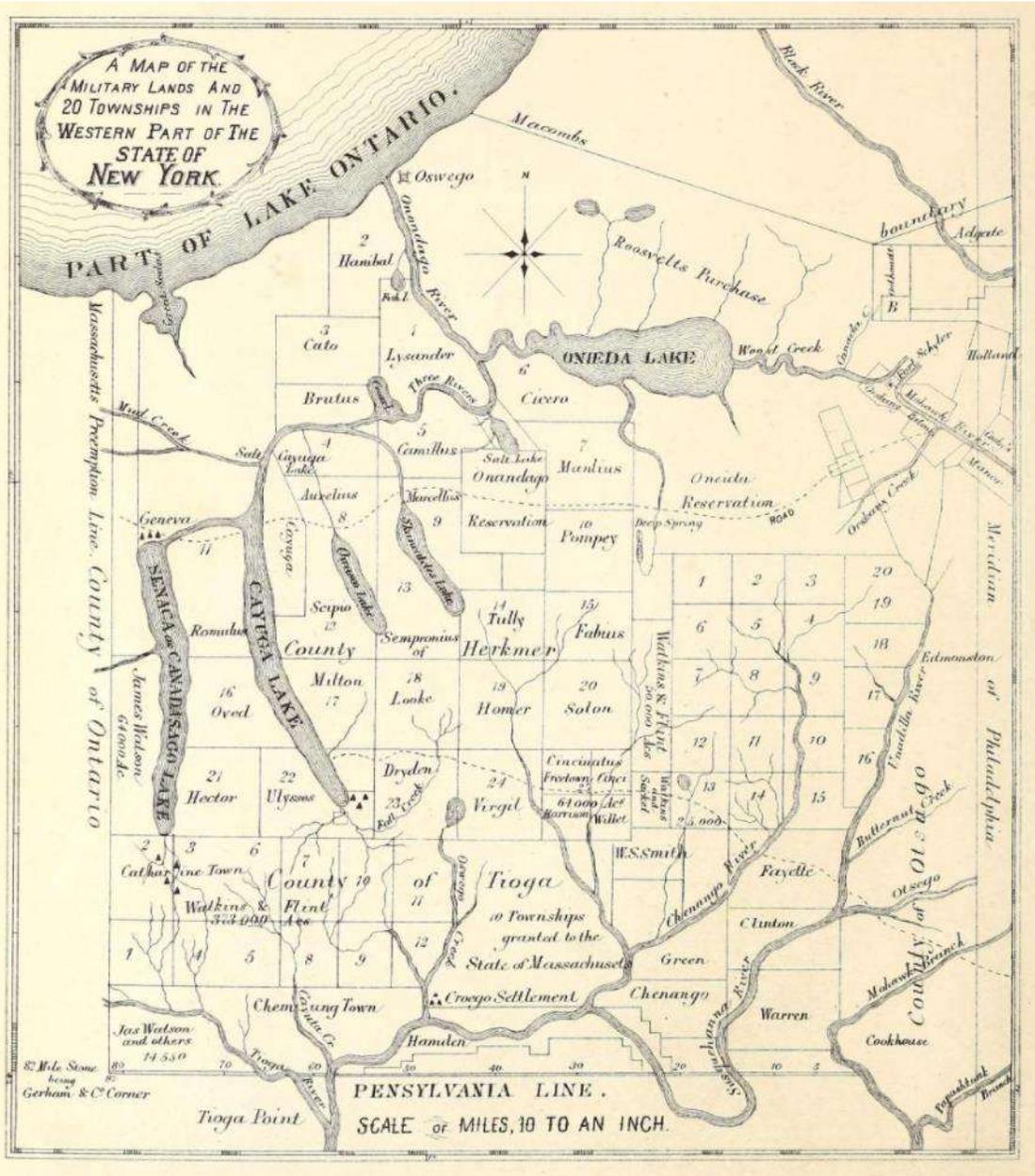
of Kent in his Majesty and Paying as a... burmant Money of the upon the five and his Heirs and Succ

Patents
Patents of the state of New York,
1649-1912

Revolutionary Times

- Royal Proclamation of 1763
 - Colonists to stay east of Appalachian Mountains
- Military Tract
 - Cayuga, Cortland, Onondaga, and Seneca Counties
- Confiscated Loyalist Lands
 - Sold after the Revolution to former lessees and other farmers





History of Tioga, Chemung, Tompkins and Schuyler Counties, New York, p. 18, Archive.org

TOWNSHIPS IN THE MILITARY TRACT.

NUMBER.	NAME.
Township No. 1	Lysander,
2	Hannibal,
3	Cato,
4	Brutus,
5	Camillus,
6	Cicero,
7	Manlius,
8	Aurelius,
9	Marcellus,
10	Pompey,
11	Romulus,
12	Scipio,
13	Sempronius,
14	Tully,
15	Fabius,
16	Ovid,
17	Milton,
18	Locke,
19	Homer,
20	Solon,
21	Hector,
22	Ulysses,
23	Dryden,
24	Virgil,
25	Cincinnatus,
26	Junius,
27	Galen,
28	Sterling.

LYSANDER, NO. 1.

In Township No. 1 were balloted as follows:—	Lots.	In Township No 1,	Lots.
To Surgeon's Mate John Elliott,	1	To Christopher Leach,	51
Matthew Caldwell,	2	Capt. James Stewart,	52
Jeremiah Shehane,	3	John Stockbridge,	53
Seth Jones,			
Godfrey Baye			
Col. Philip V.			
Samuel Walk			
James Knapp,			
<i>Reserved for Gos,</i>			
To Jotham Priud			
Major Stephe			
John Hurteig			
Arthur Brutt			
Conradt Fridi			
James Boyce,			
Charles Cox,			
Thomas Oakl			
Barney M'In			
John Lafferty			
George Fulm			
<i>Reserved for Gos</i>			
To Lieut. John S			
William Mut			
Capt. Peter I			
Charles Darb			
Aaron Howel			
Lieut. Peter			
Lieut. John C			
Richard J. P			
John Boom,			
Lieut. Ephra			
John Murph			
Thomas Shee			
Moses Stiles			
Governor Ge			
Jonathan Pal			
John Space,			
Chapman Da			
Adam Armst			
Lieut. Christ			
Abraham Dit			
John Staggs,			
John Clarke,			
John Campb			
Richard Rab			
Michael Har			
Solomon Me			
Capt. Edwar			
Samuel Abb			
Joseph Clift,			

THE BALLOTING BOOK.

EXPLANATION of the following columns of this book, which contains a list of persons names entitled to a gratuity of lands for their military services.

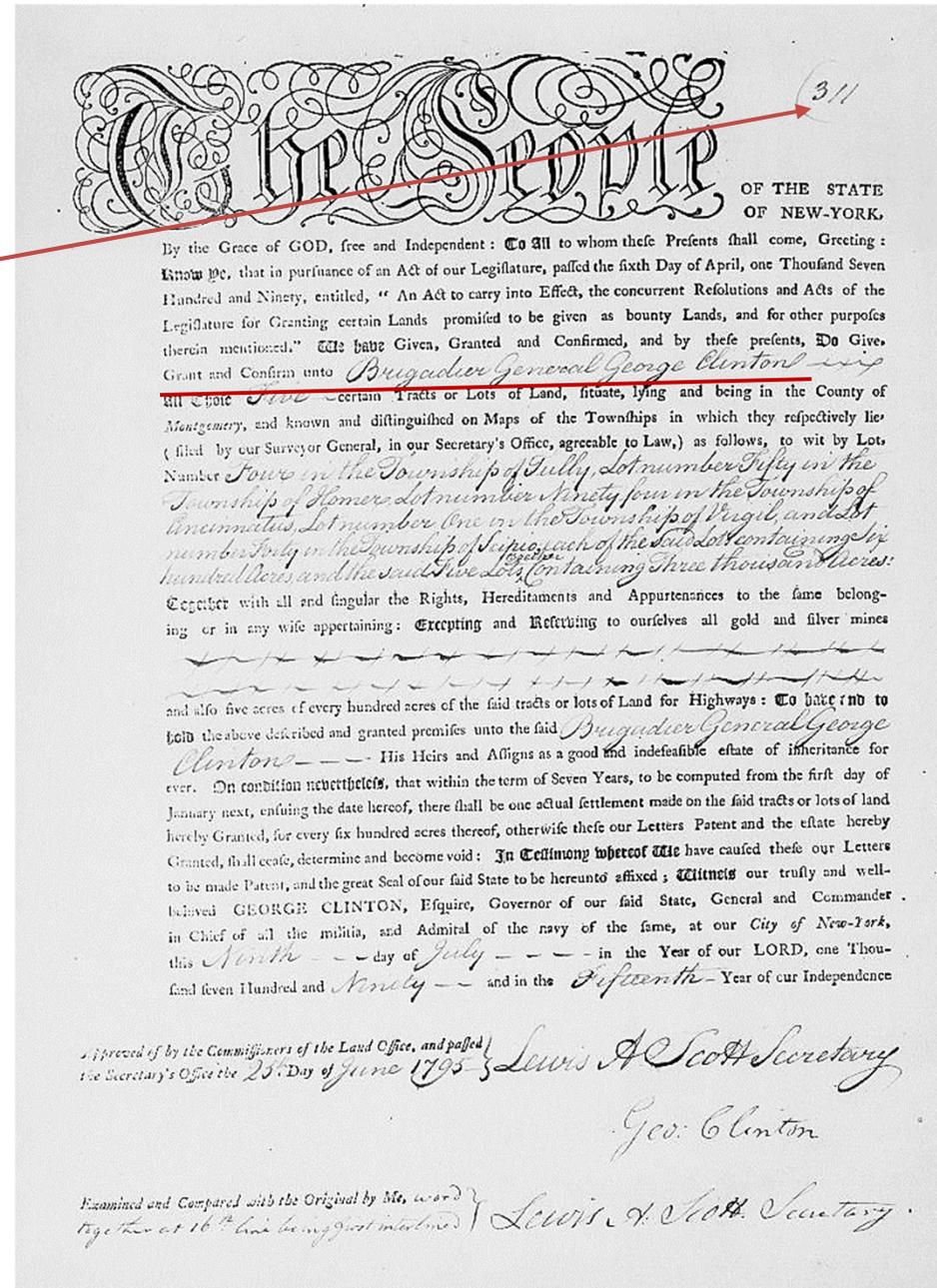
The Townships contain 60,000 acres, and are divided into 100 lots of 600 acres each, being the amount of the state gratuity and continental bounty allowed to a private. Therefore, whenever the column for acres is filled up with 500 acres only, the assignment of the continental bounty has not been obtained, and of course the state gratuity only granted. But whenever for a privates right 600 is inserted in the column of acres, an assignment of the continental bounty has been obtained. And so in like manner where the aggregate amount of the quantity of acres of the different lots balloted for any one officer, appears to be equal to the state gratuity and continental bounty, assignments of the continental bounty have also been obtained. And whenever a less quantity than 500 acres is inserted in the column for acres, it is because the gratuity of the state and the continental bounty do not correspond with the division of the townships into lots of six hundred acres, in which case, as well as where 500 is inserted in the column for acres, the surplus is reserved in the patent for the use of the people of this state.

FIRST NEW-YORK REGIMENT.

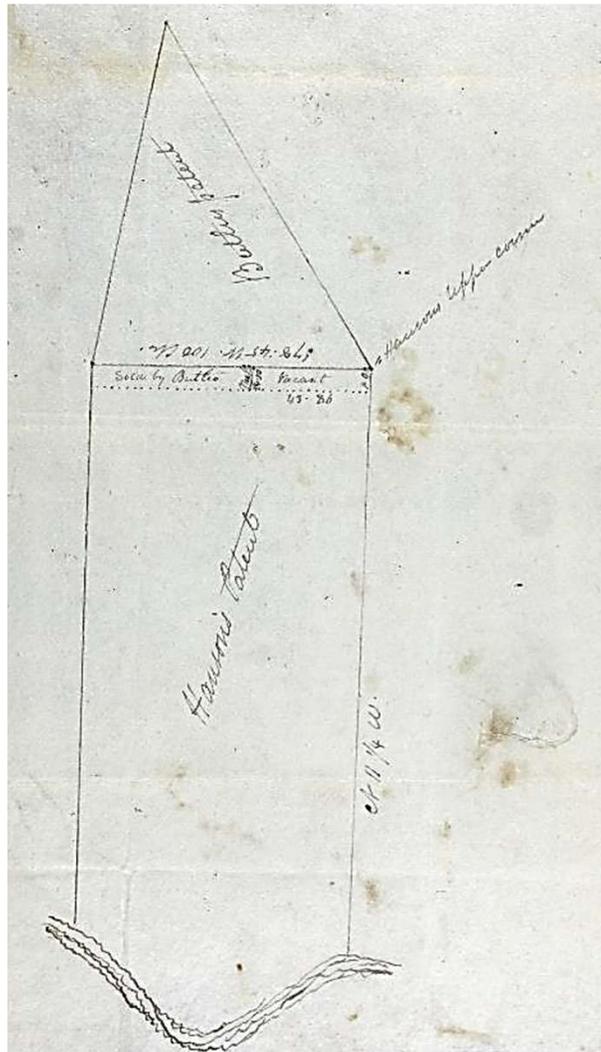
NAMES AND RANK.	Companies.	Townships.	Lots.	Acres.	Patent's Date.
A.					
Able, John, private,		14	73	600	1790. July 8.
Armstrong, John, do.		11	48	600	July 7.
Allen, John, do.		2	7	600	July 7.
Anthony, John, do.		7	85	600	July 8.
Anthony, Peter, do.		20	12	600	July 8.
Ademy, Henry, do.		23	61	600	July 8.
Adams, James, corporal,		23	72	600	July 3.
Adams, James, drummer,		7	43	500	July 8.
Adams, William, fifer,		23	2	500	July 8.
Anderson, Samuel, private,		25	55	600	July 8.
Adams, Emanuel, do.		3	6	500	July 8.
Acker, Conradt, do.		2	28	600	July 8.
Allen, Amassy, do.		7	50	500	July 8.
Alkyser, George, corporal,		10	74	600	July 8.
Armstrong, Archibald, drummer,		18	80	600	July 8.
Armstrong, Adam, fifer,		1	39	600	July 8.
Ackley, Joel, private,		22	50	600	July 6.
Artwick, Lawrence, do.		21	66	600	July 8.
Atkinson, James, corporal,		22	7	500	July 8.
Ackling, Francis, private,		5	80	600	July 6.
Ackler, John, do.		10	70	600	July 3.

Military bounty land

LOCATION AND TRACT.	MILITARY	LETTERS-PATENT.
<u>Military Tract</u>		Dated July 9, 1790. Book 8 Page 311.
Township 24 (Virgil)		
Lot 1. 600 acres, and other lands		
Grantee:		
Clinton, George (Brigadier	General)	



Military tract patents



Johnston Montgomery County Nov: 14. 1813

The Map herewith accompanied has reference to
 a Plot of Land lying in the town of Johnston
in Harrison's Patent supposed to have become forfeited
 to the People of the State of New York through
 the Attainder and conviction of Col. John
 Butler Late of the County of Tryon

Harrison's Patent originally comprehended the piece of
 Land in question Col. John Butler in his life time procured
 us to the American resolution finding Harrison's
 Patent to contain a greater length in chains
 from the Mohawk river than set forth in their
 patent Located on the upper part of Harrison's
 Patent eight chains and ninety links which
 still left the number of chains set forth in
 Harrison's patent - the proprietors of Harrison's patent
 never remonstrated to this proceeding of Butler
 But suffered him to take possession a part of
 which Land so taken from Harrison's patent
 Butler afterwards sold - But the piece in question
 he has never conveyed to any person from the
 Best Information I can collect, but has since
his residence in Canada stated that the said
 piece of Land was vacant - I have therefore
 thought proper to give Information to you
 as the proper Channel of Investigation

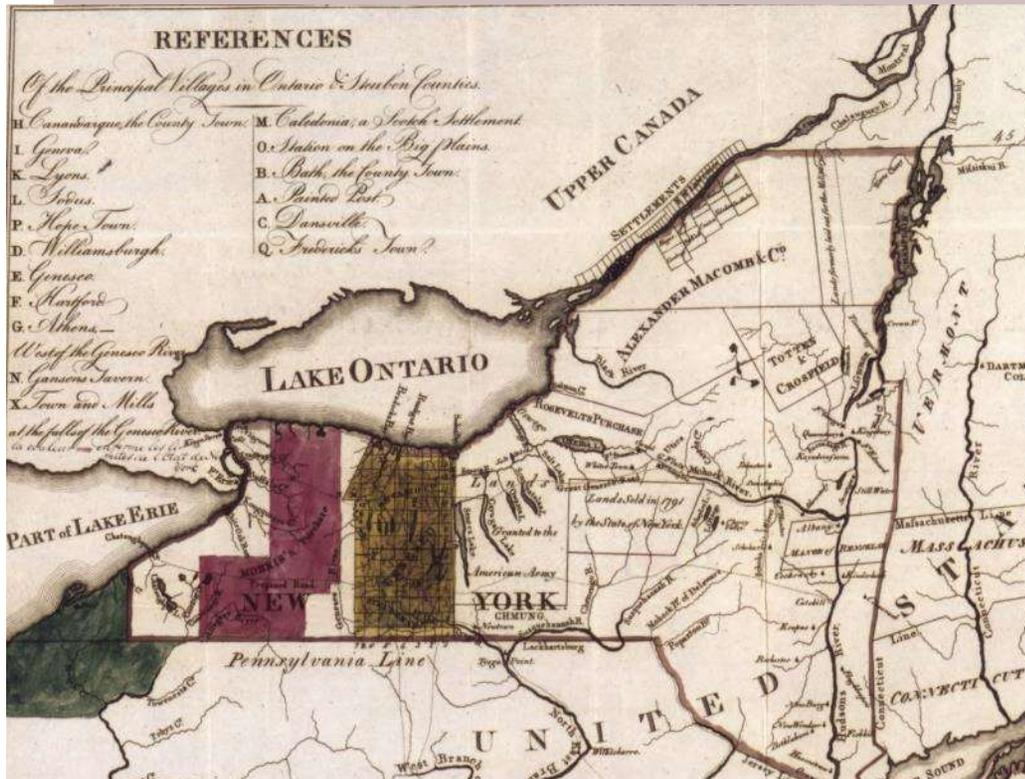
9. 132

Loyalist land

New York, U.S., Sales of Loyalist Land, 1762-1830

New York State Land

- Patents/Grants
- Land companies



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LANDS.

Table of the Principal Tracts

Which have been granted in small parcels by the State, under the Commissioners of the Land Office.

NAME OF TRACT.	County.	No. of Lots.	Remarks.
Adgate's 3,000 acre Tract.....	Essex.....	7	West of Perou Bay.
Bellington Tract.....	Delaware.....	77	East of John G. Leake.
Benson Township.....	Hamilton.....	283	Named from Eibert Benson.
Bergen's Purchase.....	Hamilton and Fulton.....	13	
Black Rock Village.....	Erie.....	233	Part of Niagara Mile Strip.
Brant Lake Tract.....	Warren.....	254	Surveyed by Geo. Welster, 1803.
Bristol Tract.....	Schoharie.....	62	Unappropriated lands remaining at close of Revolution.
Bulwagga Bay Tract.....	Essex.....	4	100.
Butler's Tract.....	Delaware.....	7	Part of Hardenburgh Patent.
Canastota Tract.....	Madison.....	91	Gospel and Schools for Chenango Twenty Towns.
Chenung Township.....	Chenung.....	206	Laid out in 1788 by Jas. Clinton, J. Hathorn, and J. Cantine.
Chenango Township.....	Broom's.....	49,710	acres to A. Hammond and others. Patented separately. See table preceding this.
Chenango Twenty Towns.....	Madison, Chenango, Oneida.....		Given to the Vermont sufferers.
Cookaugo Township.....	Delaware.....	100	
Cowassion Tract.....	Madison.....	25	
Crum Horn Mountain Tract.....	Otsego.....	79	Given to schools and literature.
Delaware Tract.....	Broom's.....	19	Town of Windsor.
Essex Tract.....	Essex.....	248	Unappropriated lands remaining after Revolution.
Fayette Township.....	Chenango.....	100	
Fort Ann Tract.....	Washington.....	33	Mile Square Reservation.
Fort Covington Village.....	Franklin.....	33	Unappropriated lands remaining after Revolution.
French Mountain Tract.....	Warren.....	45	
Grand Island.....	Erie.....	117	Given to Canal Fund.
Greene on Tract.....	Greene.....	105	To Walter Livingston, M. West, and W. Morris.
Greene Township.....	Chenango.....		In quarters.
Govs. Old Military, and Refuge Tract.....	Clinton.....	68	
Gores, others in great number.	Tioga.....		Robert Morris and Alexander Macomb.
Hambden Township.....	Warren and Essex.....	62	
Hague Tract.....	Essex.....	234	
Islands in great number.			
Jay Tract.....	Essex and Clinton.....	160	
Lake George Tract.....	Warren.....	93	
Lewis (South) Tract.....	Essex.....	33	
Lewiston Village.....	Niagara.....	421	House, out, and water lots.
Long Sand Island.....	St. Lawrence.....	38	
Luzerne Tract.....	Warren.....	173	
Massena Township.....	St. Lawrence.....		Small tracts upon Military Class rights.
Man's Patent.....	Essex.....	5	
Military Tract.....	Cayuga, Cortland, Onondaga, Oswego, Schuyler, Seneca, Tompkins and Wayne.....		{ Twenty eight townships—1,680,000 acres to soldiers of the Revolution.
Military Tract (Old).....	Clinton and Franklin.....		{ Ten townships, 640,000 acres set apart to soldiers, not conveyed.
Moose River Tract.....	Hamilton and Herkimer.....		Nine townships, mostly of modern grant.
Niagara River Tract.....	Erie and Niagara.....	197	Reserved in Massachusetts cession.
North River Head Tract.....	Essex.....	149	
North West Bay Tract.....	Essex.....	133	
Oswego Falls Village.....	Oswego.....	52	{ Reserved by State in previous grants.
Ox Bow Tract.....	Hamilton.....	204	
Palmer's Purchase.....	Warren.....	428	State, Middle, Rear, and River Lots.
Paradox Tract.....	Essex.....	130	Named from Paradox Lake.
Perou Bay Tract.....	Clinton.....		131,420 acres to Canada and Nova Scotia refugees.
Reservations, Indian:			
Cayuga.....	Cayuga and Seneca.....	256	West, East, and Residence Tracts, Canoga Reservation.
Oneida.....	Oneida and Madison.....		Fish Creek, Oneida, Castleton, Oneida Creek, Otsequet, Pagan's Purchase, and Wood Creek Tracts of the purchases of 1798, 1802, 1813, 1824, 1826, 1829, 1830, 1834, 1840, 1842.
Onondaga.....	Onondaga.....		See page 478, note 4.
St. Regis.....	Franklin.....		Various, including lands at Fort Covington and Hogsburgh Village.
Stockbridge.....			Various purchases, including E. Hill Tract of fifty and W. Hill Tract of forty-two lots.
Rousing Brook Tract.....	Essex.....	80	

Table 1: Major Land Transactions: Grants, Patents, and Manors			
Name (Year)	Counties Included	Acreage	Notes
Kakiati(c) Patent (1696)	Rockland	100,000–185,000	Daniel Honan and Michael Hawdon; both sold their land by 1716; estimates of acreage vary greatly; land was claimed by other patents and involved in NY/NJ boundary disputes
Kayadrosseras Patent (1708)	Fulton, Montgomery, Saratoga, Schenectady, Warren	ca. 400,000	Authorized 1701 to Manning Hermanse and others; series of revisions 1703–1708; land finally divided and surveyed in 1771 after years of disputes with Mohawks over fraudulent deed
Kingsborough Patent (1753)	Fulton	20,000	Sir William Johnson and Arent Stevens; Johnson settled English, Scots, and Irish immigrants as tenants and laid out the market town of Johnstown
Kipsburgh Manor-Rhinebeck Patent (1697)	Dutchess	ca. 20,000	Gerrit Aertson, Hendrick Kip, and Henry Beekman Sr.; boundaries changed June 8, 1703
Little Nine Partners (1706)	Dutchess	18,000–60,000	Sampson Broughton and others; boundaries ill-defined—18,000 acre patent mapped as approx. 60,000; also called Upper Nine Partners; comprises most of Town of Northeast
Livingston Manor (1686)	Columbia	ca. 160,000	Robert Livingston, Secretary of Indian Affairs and Speaker of the General Assembly, granted "the Lordship and Manor of Livingston"; leased land in ca. 84-acre plots to tenant farmers; in 1728 son Philip inherited the manor and most of the land; by 1766 he had 266 tenants
Macomb Purchase (1792)	Franklin, Herkimer, Jefferson, Lewis, Oswego, St. Lawrence	ca. 3.6 million	After 1791 NYS law authorized public land sales, Alexander Macomb made large land purchase in northern NY along the St. Lawrence River; land was later divided into smaller tracts and sold to speculators
Massachusetts Reserve (1786)	Allegany, Cattaraugus, Chautauqua, Erie, Genesee, Livingston, Monroe, Niagara, Ontario, Orleans, Schuyler, Steuben, Wayne, Wyoming, Yates	ca. 6 million	1786 Treaty of Hartford: MA gained the right to buy and resell land from the Indian Nations but NYS retained political jurisdiction—see Phelps and Gorham Purchase, Morris Reserve, and Holland Land Company Purchase
Military Tract—New (1782–1791)	Cayuga, Cortland, Onondaga, Oswego,	ca. 1.5 million	Bounty land for Revolutionary War soldiers; Indian land claims delayed allocation, finally distributed in 1791
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Massachusetts Reserve (1786)	Allegany, Cattaraugus, Chautauqua, Erie, Genesee, Livingston, Monroe, Niagara, Ontario, Orleans, Schuyler, Steuben, Wayne, Wyoming, Yates	ca. 6 million	1786 Treaty of Hartford: MA gained the right to buy and resell land from the Indian Nations but NYS retained political jurisdiction—see Phelps and Gorham Purchase, Morris Reserve, and Holland Land Company Purchase
Military Tract—New (1782–1791)	Cayuga, Cortland, Onondaga, Oswego, Schuyler, Seneca, Tompkins, Wayne	ca. 1.5 million	Bounty land for Revolutionary War soldiers; Indian land claims delayed allocation, finally distributed in 1791
Military Tract—Old (1786)	Clinton, Essex, Franklin	ca. 640,000	Bounty land assigned in northern NY for Revolutionary War veterans because of the delay in allocating land in the "New Military Tract"; this land was rejected by veterans in favor of the former—more arable—land, and sold by the NYS land commissioners with the usual conditions of patents
Minisink Patent (1704)	Orange, Sullivan	200,000–300,000	Matthew Ling and others; land involved in protracted NY/NJ boundary dispute; estimates on acreage vary greatly; 1769 ruling in NY's favor established Hudson to Delaware boundary with NJ

Table 1: Major Land Transactions: Grants, Patents, and Manors			
Name (Year)	Counties Included	Acreage	Notes
Morris Reserve (1791)	Allegany, Genesee, Livingston, Monroe, Orleans, Wyoming	750,000–800,000	Robert Morris bought 1.2 million acres of the Massachusetts Reserve from Phelps and Gorham in 1790 and swiftly sold to English investors; he bought another 4 million acres from MA and swiftly sold over 3 million to purchasers who became the Holland Land Company
Morrisania Manor (1697)	Westchester	1,920	Lewis Morris, Chief Justice of the Province of New York and Gov. of NJ, acquired 500 acres in 1660s; granted "the Mannour or Lordship of Morrisania" in 1697
Oblong Tract (1731)	Dutchess, Putnam, Westchester	50,000	Result of 1683 boundary treaty between NY and CT; patented and then sold to Equivalent Land Co. of 22 colonists; divided and sold lots in 1732; discrepancies over boundary lines caused disputes between tenants and other patents, e.g., Highland and Beekman Patents
Pelham Manor (1666)	Westchester	9,166	Land acquired from Indians in 1654 by Dr. Thomas Pell of CT; settled with 15 families and given royal grant in 1666 after English takeover of New Netherland; his nephew John Bell inherited 1669 and received a renewed patent with manorial privileges in 1687
Penet's Square (1788)	Jefferson	6,400	Ten square miles to Pierre Penet, part of land surrendered by Oneida Indians in Treaty of Fort Schuyler; land ownership later uncertain; John LaFarge established clear title in 1830
Phelps and Gorham Purchase (1788)	Allegany, Livingston, Monroe, Ontario, Schuyler, Steuben, Wayne, Yates	2.6 million	Phelps and Gorham (P&G) contracted to purchase land rights to all the Massachusetts Reserve (6 million acres); by 1790 the MA pound tripled in value so P&G could only afford the rights to 2.6 million acres and returned the rest; later in 1790 they sold 1.2 million acres to Robert Morris
Philipsburgh Manor (1693)	Westchester	ca. 90,000	Frederick Phillips; his son Adolphus owned Highland Patent, his grandson Frederick inherited both; as they were loyalists, manor confiscated by government and sold at public auction in 1779
Plum Island Manor (1675)	Suffolk	820	Granted to Samuel Wyllys with local autonomy, "an entire and enfranchized manor and place of itself"
Queens Village Manor (1685)	Queens, Suffolk	2,900	Granted to Henry Lloyd, "henceforth be called the Lordship and Manor of Queens Village"; on Lloyd's Neck which was ceded by Queens Co. to Suffolk Co. in 1886
(1788)	Monroe, Ontario, Schuyler, Steuben, Wayne, Yates		rights to all the Massachusetts Reserve (6 million acres); by 1790 the MA pound tripled in value so P&G could only afford the rights to 2.6 million acres and returned the rest; later in 1790 they sold 1.2 million acres to Robert Morris
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Queens Village Manor (1685)	Queens, Suffolk	2,900	Granted to Henry Lloyd, "henceforth be called the Lordship and Manor of Queens Village"; on Lloyd's Neck which was ceded by Queens Co. to Suffolk Co. in 1886
Rensselaerwyck (1629)	Albany, Columbia, Rensselaer	ca. 1 million	Kiliaen van Rensselaer granted a patroonship by Dutch West India Co.; began purchasing land in 1630; 1664 given title of Rensselaerswick Manor by English
Rombout Patent (1685) also Rombout	Dutchess	ca. 80,000	Francis Rombouts (NYC mayor 1779–1780) and Gulian Verplanck; awarded land tracts to encourage settlement
Royal Grant / Kingsland Grant (1765)	Herkimer	ca. 93,000	Sir William Johnson petitioned for 40,000 acres and received approx. 93,000; inherited by son John in 1774; John fled to Canada in 1776, after the Revolution the land holdings were forfeited and confiscated by NYS
Sacandaga Patent (1741)	Fulton, Hamilton	28,000	Lendert Gransevoort and others, Royal Patent; later taken over by Sir William Johnson

NY Family History Research Guide and Gazetteer

Colony/State Land Records

Include:

- Patents/grants
- Bounty land

Where to look:

- Held by New York State Archives
- Microfilmed/digitized by Family History Library

▼ Patents and Deeds

The State Archives holds recorded grants of land (patents) by the director and council of New Netherland, as well as recorded private conveyances (deeds) and a few Indian deeds from the Dutch colonial period. The following finding aids contain detailed descriptions of record series containing documentation of Dutch colonial patents and deeds.

[A1880](#) New Netherland Council Dutch Colonial Patents and Deeds, 1630-1664

[A1882](#) New Netherland Council Dutch Colonial Land Deeds, 1652-1653

[A0270](#) Register of the New Netherland Provincial Secretary, 1642-1660

[A1881](#) New Netherland Council Dutch Colonial Administrative Records, 1673-1674

The Archives holds Indian treaties and deeds filed with or recorded by New York's provincial secretary and later Secretary of State. These records document the highly irregular and controversial process by which lands in New York were obtained from Indian tribal groups or nations. These records are described in detail in the following two finding aids.

[A4609](#) New York State Department of State Original Indian Treaties and Deeds, 1703-1847

[A0448](#) New York State Department of State Recorded Indian Treaties and Deeds, 1703-1871

Applications for and grants of land by the Royal Governor and later by authority of the sovereigns of England (British colonial period) are also documented in the State Archives. Such documentation extends into the early statehood period, when patents began to be issued in the name of the People of the State of New York, and on into the twenty-first century. Records of land grants for military service during the British colonial and early statehood periods are also present, along with records of conveyances of real property between private parties. Detailed descriptions of these records can be found in the following finding aids.

[12943](#) New York State Department of State Letters Patent, 1664-2016

[A0272](#) New York State Department of State Applications for Land Grants, 1642-1803

[A0447](#) New York State Department of State Military Patents, 1764-1797

[A0453](#) New York State Department of State Record of Deeds, 1659-1890

[A4016](#) New York State Engineer and Surveyor Records of Surveys and Maps of State Lands, 1686-1892

archives.nysed.gov/research/land-records-guide

FamilySearch.org

- Deeds, 1659-1846 from Secretary of State
- Escheated land records, 1749-ca.1830
- Field books, New York, 1701-1848
- Indian deeds and treaties, 1748-1825
- Land office minutes, 1784-1869

Land via Proprietor

Proprietors

- What they did:
 - Purchased property from the government
 - Leased or sold land to individuals
- What they owned/represented:
 - Grant/patent
 - Manors
 - Land companies
- Benefits:
 - Profits
 - Boost land value
 - Produce goods (especially wheat)

Leases

- Terms standardized over time
- Duration for “three lives” or specified number of years
- Landowners needed to make their patents productive, so rent could be paid in livestock, goods, currency, and labor.

1986]

Leases, Beekman Patent

147

provements made by the tenant exceeded his accrued rental he was allowed to post a bond and remain on the farm. The tenant could assign the lease to another who would then assume the bond. Interest was normally calculated only at time of transfer or eventual sale.

In our listing of names of tenants appearing on leases we have included the period of time the first person noted on the lease is listed as a tax payer in Beekman. The Beekman tax lists are complete from 1717 through 1778 except for 1749-52, 1764 and 1776. If a tenant settled in the eastern part of the Patent and was there after 1769 he is then included in the Pawling tax list. Several tenants were in Beekman when Dutchess County was still divided into Wards, (prior to 1738) and these are listed as being in the South Ward or Middle Ward depending on where they settled. The writer is interested in obtaining other leases for this area and additional data on the families named below.

The format followed lists the name(s) of the tenant(s) first, then the date of the lease, next the lot number and the acreage, and last the presence on the tax lists with B for Beekman, P for Pawling, SW for South Ward and MW for Middle Ward.

John Alger and sons Gerald and John Jr. ca 1765	16	157	B 1765-67
Moses Allen and sons Moses and Jonas 27 Oct 1756	11	137	B 1756-69, P-78
Anthony Aylesworth 8 Oct 1788	9	39	no tax
Johannas Backus and sons Jans Adam and Peter 15 Feb 1755	21	180	B 1753-68
Thomas Baker and his two sons Joseph and Benjamin 26 Mar 1741	PP	218	B 1741-57
Nicholas Baker 26 Mar 1799	9	82	no tax
Thomas Baker 26 Jun 1773	9	135	B 1760-78 ?
(As there are several Thomas Bakers on the tax list it is difficult to identify the correct one).			
Thomas Barker 17 Aug 1743	9	88	SW 1737-38, B-47
Solomon Beach and his son William and dau Elizabeth 13 May 1773	7	170	B 1765-78
Elijah Bedell and his heirs and during the lives of Isaac Ketcham, his wife Rebecca and son Jacob. 6 Feb 1806	20	164	no tax
Daniel Bemis and his three oldest sons, Chiliab, Amos and Jonas. 14 Aug 1742	3	217	B 1740-61
Pardon Bently 14 Nov 1770	9	116	B 1767-69, 71-73, P-78
William Bently 25 Jun 1773	9	124	B 1760-78
Benjamin Birdsall 20 Nov 1771	9	130	B 1765-68, 74-78
Ichabod Boorman, Lydia his wife and Timothy his son 1 May 1747	16	140	B 1753-78
Joseph Boyce Jr and his wife and son Joseph 14 Sep 1752	11	135	B 1748-56
Martin Buck 15 May 1751	8	166	B 1739-44
Richard Cadman his son William and dau Sarah 25 Mar 1747	15	220	B 1748-67
Nathan Cary 11 Mar 1755	5	—	B 1740-60

Records for Non-owners

- Lease
- Rent books/rolls
- Day books
- Account books
- Surveys
- Receipts
- Promissory notes
- Taxes

Search

Events

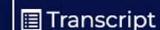
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Dutchess County, NY: The Settlers of the Beekman Patent

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 Image  Transcript

Volume

◀ Page of 1206 ▶

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Knickerbocker.

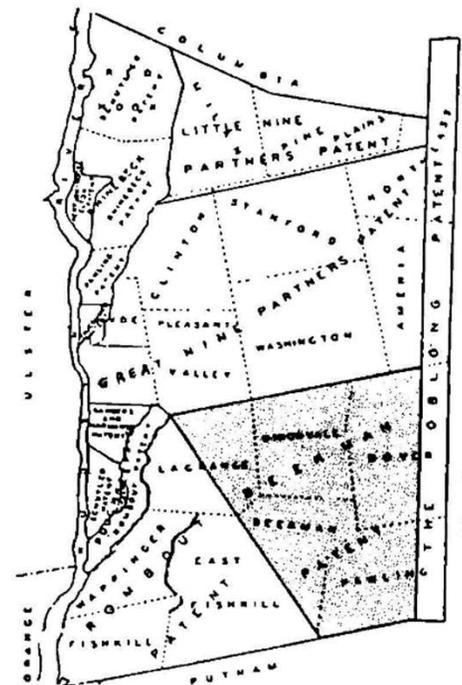
1. JOHN² BEN, (Hugo¹), was born ca. 1726 and m. 7 Feb. 1749 Annatje, bp. 17 Jan. 1731 at Kinderhook, the dau. of Jacob Dekker and Mareytie _____. [Germantown Reformed Ch]. He was in the Dover area of the Beekman Patent by 1759 and first settled on a farm, probably in lot 14, that "was leased and surveyed" where he paid wheat rents from May 1760 through 1767 at an average of 25 bushels per year. He paid no rents in 1768 but paid 20 in both 1769 and 1770. In 1761 he delivered his rent to Clear Everit, in 1763 to Henry Livingston's mill and in 1765 _____ Schermerhorn was to pay three ?quarts rent on his behalf. John Wheeler was the next tenant after Ben. [ELP misc A:20].

John Ben gave a mortgage on a farm of 158 acres, 3 roods and 37 perches on 31 May 1771. The amount of the mortgage was £125 and was to his brother-in-law Peter Knickerbocker of Northeast and James Ben, his brother, of the Manor of Livingston. The farm was in lot 14 in Pawling Precinct and bounded the lines of 13 and 15 and was possibly the same farm he had leased. [M 3:91].

John Ben filed a claim to the Colony for a "set of horse gears lost in one thousand seven hundred & fifty nine, the sum of one pound." [SBP 1:378].

Settlers of the Beekman Patent

Dutchess County, New York



Wheat Rents Settled and paid
In Money or otherwise
1790

Philip Clavin	27 ^h	20 ^h	by the Char.
Wm. Hoult	27 ^h	20 ^h	rent now
Capt. Shultz	27 ^h	20 ^h	by the Char.
Widow Cramer	27 ^h	20 ^h	do of Cal
Lillian Minklar	27 ^h	20 ^h	by 2 Cows
Anna Sapendorff	27 ^h	18	by Bonnet
Fred ^k Meyer	27 ^h	20 ^h	by Little
Jno Cooper		30	settled
Widow Laker		17	p ^r in m
David Minklar		38	p ^r in Ca
Jno Schism		30	p ^r in Ca
And ^r Bettle		5	p ^r in Cor
Wm Wilson		67	p ^r in aut
Buck's Farm		100	p ^r in Mon
Henry Blaf		40	p ^r do
J ^r Suffer		20	p ^r do
Nathl Crayler		30	p ^r in Cattle
Herl Com	27 ^h	20 ^h	p ^r in m
Pl. H. Clavin		25	p ^r by 2 Cows
Henry Peltier		25	p ^r by Nth
Is. Conard		30	p ^r in Money
J. Green Brooks	1/6	10	p ^r in aut
		566 ^h	
Wheat in store		858 ^h	
650 ^h add ^h		1325	

90. Jno. Ruppenthal
am^t 4 B^rs - Defⁿ m^y
1789
Settled

91. Chal. Binnelly 15 Sk^s
am^t 30 Sk^s

92. Is. Conard £30
1790 p^r in Wheat in store \$32.50
40 July 19^h Cash 100.00 29.00
Nov. 10^h 80 55.50
10.50
paid \$66.00
will money pay on 10th & 9^h

Apr 15 1795 Rec^d from William Wilson
Five pounds for four loads of hay in full
Isaac Conard ★

Dear Sir,
German Town 4 Apr 1799

★ Isaac Conard has been here last evening, and I believe wanted to find out something respecting Cooper's plan. he asked me what rent I should be willing to give him provided he should purchase the place, which he said he could do in partnership with another Person, that Cooper & he had two weeks ago agreed for £550. including what the Chapqueller was to have, that he could have it for that Price yet - the only obstacle was that Mr. Cooper would not sign off - but that he could now surmount that difficulty, but how, he did not tell me - I do ^{not} believe much of what Conard told me - nor should I wish to hire of him if he actually had the plan - My Object in writing to you on this Business is - that to let you know that Conard ^{appears to be} doing all he can

Examples of tenant documents

Land Companies

- Phelps and Gorham Purchase
- Morris Purchase
- Holland Land Company
- Macomb Purchase

Ontario County

Formed	January 27, 1789
Parent County	Montgomery
Daughter Counties	Steuben 1796; Genesee 1802; Livingston 1821; Monroe 1821; Wayne 1823; Yates 1823
County Seat ★	City of Canandaigua
Major Land Transactions	See chapter 7, <i>Land Records</i> • Phelps and Gorham Purchase 1788

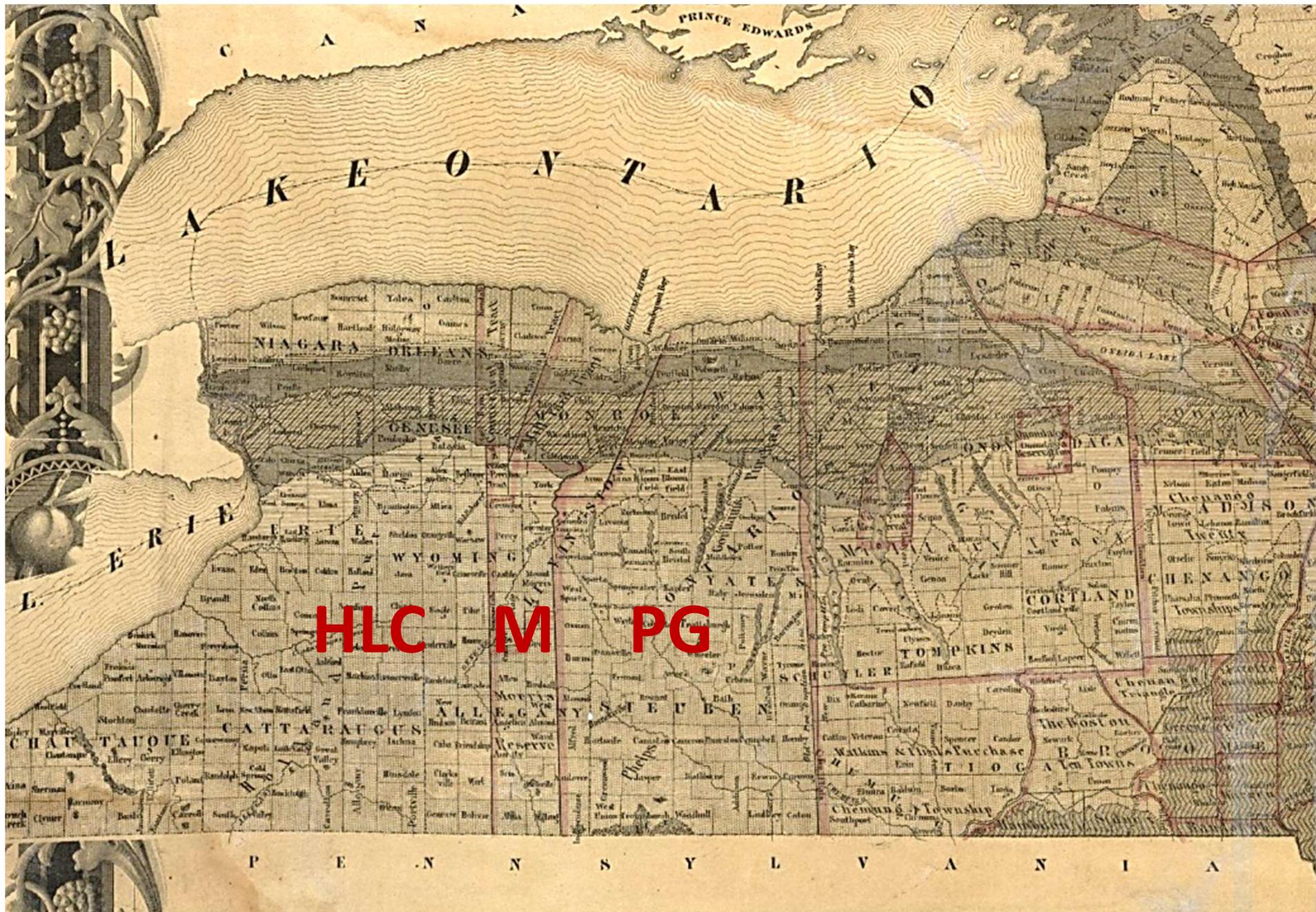
SUBDIVISIONS OF THE MASSACHUSETTS PURCHASE
Of about 6,000,000 acres of Lands ceded to Massachusetts by the State of New York at the Hartford Convention, Dec. 16, 1786.

TRACTS.	Parties.	Date.	Acres.	Counties.
Phelps and Gorham*	Massachusetts to Phelps and Gorham...	Nov. 21, 1788	2,600,000	Allegany, Livingston, Monroe, Ontario, Schuyler, Steuben, Wayne, and Yates.
Morris Reserve.....	“ to Robert Morris.....	May 11, 1791	500,000	Allegany.
Triangular Tract.....	Morris to Le Roy, Bayard, & McEvers.		87,000	Monroe.
Connecticut Tract ^b	“ Watson, Cragie, & Greenleaf.		100,000	Orleans and Genesee.
Cragie Tract.....	“ Andrew Cragie.....		50,000	Genesee.
Ogden Tract.....	“ Samuel Ogden.....		50,000	Wyoming.
Cottinger Tract.....	“ Gerrit Cottinger.....		50,000	Wyoming and Allegany.
Forty Thousand Acre Tract.....	“ Wilhelm and Jan Willink ..		40,000	Wyoming & Livingston.
Sterritt Tract.....	“ Samuel Sterritt.....		150,000	Allegany.
Church Tract.....	“ John B. Church.....		100,000	Allegany.
Morris Honorary Creditors' Tract..	“ Creditors		58,570	Allegany & Livingston.
Holland Co.'s Purchase.....	“ Agents of Holland Co.....	1792-93	3,600,000	Chautauqua, Cattaraugus, Allegany, Wyoming, Erie, Genesee, Orleans, and Niagara.
Boston Ten Towns.....	Massachusetts to Settlers	Nov. 7, 1787	230,400	Broome and Tioga.

* Phelps and Gorham originally contracted for the whole tract at \$1,000,000, payable in a kind of scrip called "Consolidated Securities," then much below par. A rise to par prevented them from fulfilling the agreement.

^b In 1801, conveyed in undivided halves to the State of Conn. and Sir Wm. Pulteney, the former using part of her School Fund in the purchase. Divided by alternate lots in 1811.

^c Conveyed in four tracts to the agents of the Holland Co.: viz., 1,500,000, Dec. 24, 1792, to Le Roy and Lincklaen; 1,000,000 Feb. 27, 1793, to Le Roy, Lincklaen, and Boon; 800,000, July 20, 1793, to the same; and 300,000, same date, to Le Roy, Bayard, and Clarkson.



Western New York Land Transactions, 1825-1835

Western New York Land Transaction, 1825-1835

TOWNSHIPS WITHIN COUNTIES

- Allegany County-Range 1, Townships 1-6
Range 2, Townships 1-6
- Wyoming County-Range 1, Townships 7-10
Range 2, Townships 7-10
Range 3, Townships 7-10
Range 4, Townships 7-10
- Genesee County-Range 1, Townships 11-13
Range 2, Townships 11-13
Range 3, Townships 11-13
Range 4, Townships 11-13
- Orleans County-Range 1, Townships 14-16
Range 2, Townships 14-16
Range 3, Townships 14-16
Range 4, Townships 14-16

NAME	SURNAME	DATE	LOT	S	T	R	D	REF-PAGE
Alanson	Herriman	10Fe29	50	000610	D	507-0098		
Darlin	Conro	12Fe29	42	000610	D	507-0098		
Ashbel	Watrous	18Fe29	31	000610	D	507-0098		
Manus	Griswold	20Fe29	46	000610	D	507-0098		
Seth								

Modified Sales *M* in 1829

Names	Date of Contract	Lot	S	T	R	D	Acres	Money reciev ^d	Residue	
X 27 Daniel C. Grandall	Apr 11 1829	100155010	5	10			5.14	52.00	152.00	
2175 28 Same	"	"	"	"	"	"	"	52.50	194.00	
2176 29 John Auer	"	1001550210	"	"	"	"	"	52.00	172.25	
								207242	7005.00	1709.20
Chas D.										
177 1 George Carr	Jan 2 1829	800155010	1	10			6.10	60.00	210.00	
2 Benjamin Coy	" 17	800155010	"	"	"	"	"	42.12	180.81	
3 John Mack	"	800155010	"	"	"	"	"	47.30	212.30	
4 Isaac Gage	"	800155010	"	"	"	"	"	200.00	900.00	
5 Thomas White	" 20	800155010	"	"	"	"	"	75.00	262.50	
6 Isaac Gage	Feb 5	800155010	"	"	"	"	"	130.00	422.55	
7 Daniel Farnum	"	800155010	"	"	"	"	"	102.50	262.35	
8 Alanson Herriman	" 10	800155010	"	"	"	"	"	22.70	90.30	
9 Darlin Conro	" 12	800155010	"	"	"	"	"	25.00	102.56	
10 Ashbel Watrous	" 18	800155010	"	"	"	"	"	100.00	402.72	
11 Manus Griswold	" 20	800155010	"	"	"	"	"	101.50	384.32	

- , Townships 1-6
- , Townships 1-6
- , Townships 1-SE part of 7
- , Townships 1-6
- ships 6-13
- , Townships 6-9, 11-13
- , Townships 6-9, 11-13
- , Townships 6-9, 11-12
- , Townships 8
- ownships 13-16
- , Townships 13-16
- , Townships 13-15
- , Townships 12-15
- , Townships 13-15

Holland Land Company

Proprietor Records

Include:

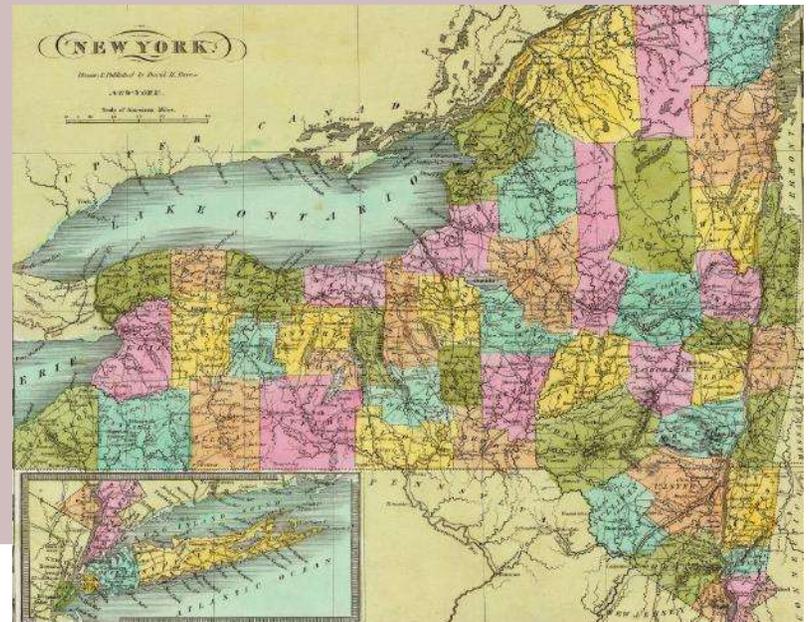
- Sale/reversion records
- Lease documents

Where to look:

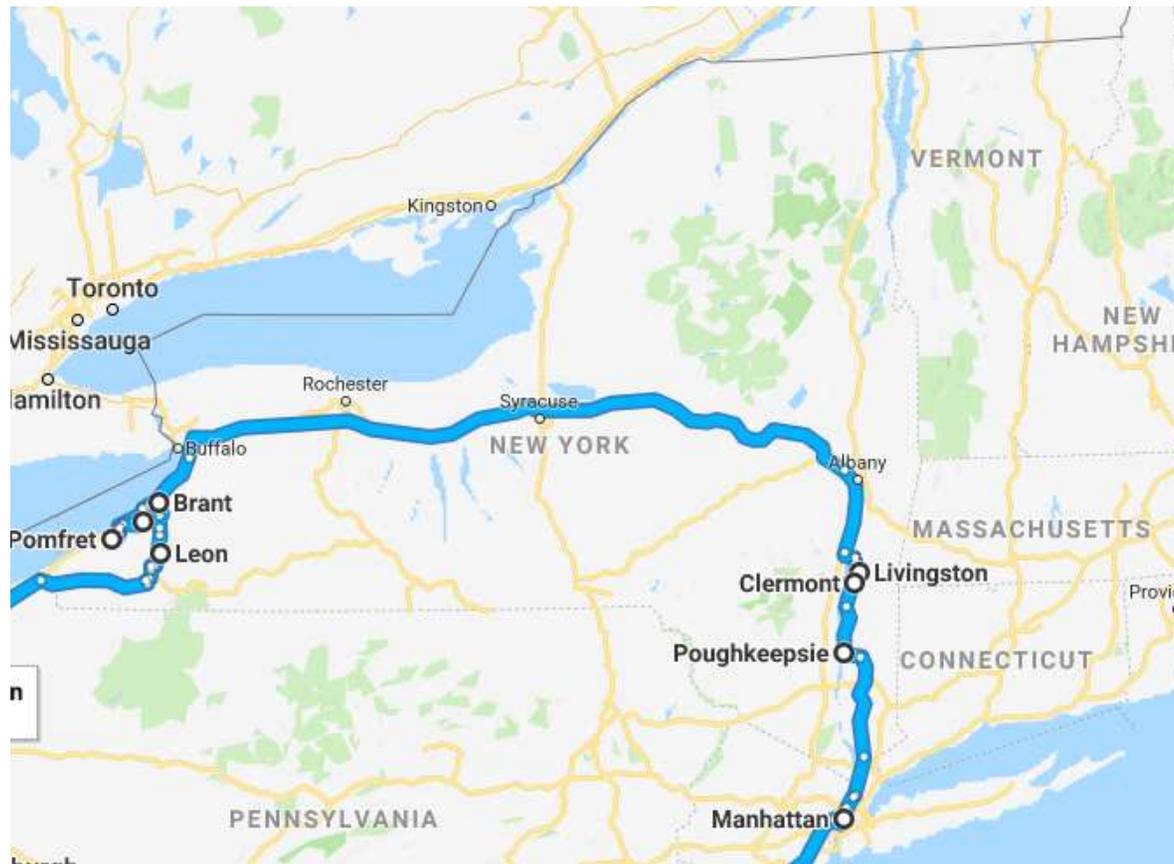
- Corporate/personal holdings
- Manuscript collections of the landlord
- New York Historical Society, New York State Library, etc.

Levels of NY Land Records

- Colony/State – colony/state to person(s)
- County – person(s) to person(s)
- Town – town/person(s) to person(s)
- Proprietors –
 - colony/state to person(s)
 - person(s) to person(s)



Ins and Outs of NY Land



QUESTIONS?

Schedule a consultation
consultations@nehgs.org

Hire Research Services
research@nehgs.org

The screenshot shows the top navigation bar of the AmericanAncestors.org website. The logo is on the left, followed by the text 'A National Center for Family History, Heritage & Culture'. On the right, there are links for 'Bookstore', 'About Us', and 'MY ACCOUNT'. Below the navigation bar is a menu with 'Search', 'Events', 'Join/Renew', 'Give', '10 Million Names', 'Publications', 'Expert Help', 'Tools', 'Projects', and 'Centers & Initiatives'. The main heading is 'Researching Upstate New York Ancestors'. The content area contains a thank-you message, a paragraph about the difficulty of finding New York ancestors, and a 'JOIN THE LIVE BROADCAST' section with a Zoom link and schedule.

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Researching Upstate New York Ancestors

Thank you for registering for the online seminar, Researching Upstate New York Ancestors!

Finding information about New York ancestors can be tricky. A fire in 1911 at the State Library and the fact that statewide registration of vital records did not start until 1880 only adds to the difficulty. From the colonial period through the 19th and early 20th centuries, this online course will guide you through the maze of genealogical pitfalls, and to the bright spots in New York research. Our New York experts will discuss the settlement of New York and early migrations, vital records and substitutes, land and probate records, the state census, and more. NOTE: This course does NOT include New York City research or resources.

This course includes five 90-minute classes and exclusive access to handouts and recordings of each presentation. These recordings and all course materials will be available for the foreseeable future.

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Click here to join the live broadcasts: <https://zoom.us/j/96268267376>

Thursdays, July 31, August 7, 14, 21, and 28, 6:00-7:30 p.m. Eastern Time

If you are unable to attend the live sessions, you will be able to view a recording on this course page.

AmericanAncestors.org/researching-upstate-new-york-ancestors



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GENEALOGICAL SOCIETY

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