

of the Supreme Court are all necessarily absent at the same time from the city of Philadelphia, attending the public business at the respective Circuit and Nisi Prius courts of this state, and it may be necessary, for the convenience of the people, that many deeds and conveyances of land, lying in the remote counties of this state, should be acknowledged or proved in the city or county of Philadelphia, during such absence of the said Judges: 1785.

SECT. II. *Be it enacted, and it is hereby enacted by the Representatives of the Freemen of the commonwealth of Pennsylvania, in General Assembly met, and by the authority of the same,* That all acknowledgments and probates of deeds and conveyances, of and concerning any lands, tenements or hereditaments, lying within any part of this state, made and done before the President of the court of Common Pleas for the county of Philadelphia, or the President of the court of Common Pleas in any other county within this state, shall be as effectual and available in law, to all intents and purposes whatsoever, as if the same were done before one of the Judges of the said Supreme Court, any law, usage or custom, to the contrary in anywise notwithstanding.

The presidents of the courts of Common Pleas authorized to take acknowledgments, &c.

Passed 8th April, 1785.—Recorded in Law Book No. II. page 524.

CHAPTER MCLIII.

An ACT to provide further regulations, whereby to secure fair and equal proceedings in the Land-Office, and in the surveying of lands.

SECT. I. **WHEREAS** the time for opening the Land-Office of this state, for the lands contained within the purchase lately made by the commonwealth of the Indian natives, of all the residue of waste lands, within the charter bounds of Pennsylvania, as the same have been adjusted between this state and the state of Virginia, is fixed to be from and after the first day of May next, when it is probable that numerous applications will be made to the said Land-Office at the same time, for lands within the bounds of the said late purchase, and the officers of the Land-Office must necessarily be obliged to give preference to some persons, before others whose applications may be made equally early, and thereby great dissatisfaction must arise unless some provision be made by law to regulate the same: For remedy whereof,

[See chap. 1083, ante, page 108 and the notes thereto subjoined.

SECT. II. *Be it enacted, by the Representatives of the Freemen of the commonwealth of Pennsylvania, in General Assembly met, and by the authority of the same,* That from and after the time assigned for opening the said Land-Office, as aforesaid, until the end of the tenth day thereafter, being the eleventh day of the month, the Secretary of the Land-Office, upon the whole of the purchase money being deposited in the hands of the Receiver-General of the Land-Office, and not otherwise, and upon acquittance for the same being shown to the said Secretary, he shall receive and file all applications made to him for lands within the

Applications for the purchase of lands, when to be made, how to be received, and proceeded on by lottery, in order to establish a priority.

1785.

said late purchase, not exceeding one thousand acres in one application, numbering them, respectively, from number one, after the common progression, to the last which shall be received within the same ten days; and every such application shall set forth, in words at length, and not in figures only, the number of acres asked by each applicant respectively; after which the said Secretary shall proceed to enter all such applications, and to make a fair and accurate list thereof, and, upon each application so entered, shall issue a warrant for such quantity as is contained in the application respectively, provided the same does not exceed one thousand acres, to the person entitled to the same, giving preference and priority of number to him to whom such preference and priority shall fall upon a fair lottery, to be made by the said Secretary as hereinafter directed; and so to the next in order, until a warrant be issued upon every of the said applications, according to their preference and order, to be adjusted as aforesaid: And the said lottery shall be formed and conducted in manner following, that is to say; the name of the first applicant, together with the number of acres applied for by such person, shall be written on an oblong piece of paper, as nearly as may be of the breadth of two inches, and of the length of three inches, and the said piece of paper or ticket shall be closely rolled up and bound, and then put within a lottery wheel; and in the like manner the name of the second applicant, and so of the third and the rest of the same tickets, in their order, till every of the applications so received, as aforesaid, being first severally rolled of equal size and shape, shall be put within the same wheel; and then other tickets, on each whereof shall be written a distinct number, beginning with number one, and proceeding, by the common arithmetical progression, till on the last thereof there be written the last or highest number of the said applications; which last mentioned papers or tickets, being first rolled up and bound in equal size and form with each other, shall be put within another lottery wheel; and after the said two kinds of tickets shall be disposed of, as above directed, within their respective wheels, the same wheels shall be turned about so many times, as to shake and intermix the respective tickets in each wheel; which being done, the same tickets shall be deliberately and singly drawn, one out of each wheel at a time, in the manner of a lottery; and the number first drawn out of the last mentioned wheel shall be considered as the number of the application to be drawn at the same time out of the other wheel, and as such shall be marked in the aforesaid list, over against the same application, and so of the second and third drawn, and of the rest thereof, until all of the said tickets be drawn as aforesaid: And the warrants to be issued on the said applications shall severally be numbered according to the decision of the said lottery, and shall bear date on the day in which the drawing thereof shall be finished: And all applications to the said Land-Office, which shall be made after the expiration of the said ten days, for lands within the said late purchase, being made as above directed, shall have priority according to the order in which they shall severally come to the hands of the said Secretary, and shall be numbered accordingly, and not otherwise; and all warrants for land within the said late purchase, as well those, the priority of which

Manner of
conducting
the lottery.

Warrants to
be numbered
according to
the lottery,
and dated
the day it is
finished.
Subsequent
applications
to obtain
priority,

shall depend upon the said lottery, as others, shall be made out in their proper order as aforesaid, upon payment of the legal fees, by the person who shall produce the acquittance of the said Receiver-General for the purchase money, as soon as conveniently may be, without any needless delay, and without partiality. 1785.

from the times of their being presented.

SECT. III. *And be it further enacted by the authority aforesaid,* That every warrant for land within the said late purchase shall be directed, by the Surveyor-General, to the deputy-surveyor of some one district within the same purchase, in order that the same warrant may be duly executed, and the quantity of land therein specified, surveyed and located, according to the tenor of such warrant; but if land, to the satisfaction of the person who shall have property in any such warrant, be not found within such district, then and in such case, the deputy-surveyor, to whom such warrant was directed, shall, on the desire of the person entitled to the same, certify, by indorsement thereon in writing, witnessed by two subscribing witnesses, that the same warrant has not been executed within his district, and shall re-direct the same warrant to the deputy-surveyor of some other district within the said late purchase; and upon producing the warrant, so certified as aforesaid, the deputy-surveyor, to whom the same may be directed, shall proceed upon and execute such warrant, in like manner, and with the like effect as if it had been so directed by the Surveyor-General.

Warrants to be directed to the deputy-surveyor of some district, for execution.

How they may be transferred to another district.

SECT. IV. *And be it further enacted by the authority aforesaid,* That no deputy-surveyor shall execute any such warrant as aforesaid, unless the same warrant be directed to him, as is above set forth, nor shall any deputy-surveyor proceed to measure any land upon any warrant within the said late purchase, until the expiration of thirty days from and after the day of the date of the warrant, which, for preference and priority, shall be dependent on the aforesaid lottery; and during the latter twenty of the said thirty days, each deputy-surveyor of lands within the said late purchase shall keep open his office, and give his personal attendance therein, for at least six hours in every of the said twenty days (Sundays excepted) for the purpose of receiving the warrants to be issued, and directed as aforesaid; and every such deputy-surveyor shall, on or before the first day of May next, certify, in writing, to the said Surveyor-General, the county, township and place, where such deputy-surveyor shall keep his office open for the purpose aforesaid, in order that all persons who may apply for lands as aforesaid may be duly informed thereof; and that every deputy-surveyor, who shall receive any such warrant, shall make fair and clear entries of all warrants put into his hands, in a book to be provided by him for that purpose, distinguishing therein the names of the grantees, quantities of land, number and date of each warrant, and the day on which such deputy-surveyor shall receive the same respectively, and whatever shall be done concerning every such warrant, which book shall be open at all reasonable hours to every applier, who shall be entitled to copies of any entry therein, to be certified as such, and signed by such deputy-surveyor.

No warrant, to be executed, unless so directed; nor within 30 days after the date.

Deputy's office to be kept open;

and notice of its situation given to the Surveyor-General.

Warrants to be entered the day of receiving them,

and the book kept open.

SECT. V. *And be it further enacted by the authority aforesaid,* That after thirty days from the date of every such warrant, the priority of which shall depend on the lottery as aforesaid, but not

Warrants to be executed after 30 days from their date.

1785. sooner, the deputy-surveyor, to whom the same shall be directed as aforesaid, may and shall proceed to execute such warrant in the usual manner, if thereunto requested by the owner thereof, or his agent, giving preference always to the lowest in number of those unexecuted warrants which shall have come to his hands, in case the owner thereof, or his agent, shall be ready to proceed with the said deputy-surveyor, and to direct him to the place where such person shall be desirous that the same should be executed.

Warrants not lodged before the 30 days are expired, lose priority.

SECT. VI. *Provided always,* That none of the said warrants, that shall not be finally lodged and left with one of the deputy-surveyors of the lands within the said late purchase, for survey and location within the district of such deputy-surveyor, before the said thirty days be expired, shall be entitled to the priority aforesaid, but shall be considered as posterior to any warrant that shall have been lodged within the thirty days, and be surveyed and located accordingly.

Warrants located on specific lands, being superseded by a prior warrant, shall have a second location.

SECT. VII. *Provided also,* That if any person having right to any warrant for the surveying of lands, within the said late purchase, shall fix upon, and shall desire that his warrant be located to a particular place or piece of vacant land, the deputy-surveyor of the district, in whose hands the warrant shall be, shall accordingly make an entry thereof in his aforesaid book, and shall afterwards proceed to survey the same upon such warrant, unless some person claiming under a warrant entitled to priority by the aforesaid lottery, shall insist upon having his survey made at the same place, in which case, the warrant which had been so located and superseded, as aforesaid, shall be entitled to a second location as before, liable to a claim, under another prior warrant, as before, and so *toties quoties*, till the same shall be undisputed: *Provided nevertheless,* That the person claiming to have land surveyed to him, under any warrant for land in the said late purchase, may, at any time before actual survey be made, renounce such location, and withdraw his or her warrant, and deliver the same warrant to the deputy-surveyor of any other district within the said late purchase, in the manner herein before provided and declared; and may afterwards again, in like manner, withdraw the same, and deliver it to the deputy-surveyor of another district, and so on, till the quantity of land therein mentioned be surveyed, and the same established in the order and manner aforesaid.

Before actual survey, a location may be renounced, and the warrant delivered to another surveyor, *toties quoties*.

Warrant issued after the priority given by the lottery shall be executed in order.

SECT. VIII. *And be it further enacted by the authority aforesaid,* That all warrants of survey that shall be issued by the said Land-Office of this state, after (and the priority of which shall depend on,) the drawing of the said lottery, for lands within the said late purchase, shall be executed in the order, and have preference of survey, as they shall severally be earliest delivered to the deputy-surveyor of the district, to whom they be directed, who shall make survey thereupon; and for that purpose, the said Surveyor-General shall register the same warrants, and every of them, in the order they shall come to his office, in the manner directed in respect to the warrant first aforesaid; and every survey of the lands within the said late purchase, which shall be made in pursuance of this act, and of the former acts of this commonwealth for opening and re-

Proceedings therein.

gulating the Land-Office, shall be duly returned into the office of the said Surveyor-General, as soon as conveniently may be after such survey shall be made, upon the payment or tender of the fees to which such deputy-surveyor shall be legally entitled for his services therein; and if any such survey shall have been made on or before the thirty-first day of December, in any year, and shall not be returned into the office of the said Surveyor-General on or before the last day of March, in the year next following, the same survey shall be void, as to future surveys which shall be sooner returned, and filed in the office of the Surveyor-General; and if such avoidance shall happen by the neglect or default of the deputy-surveyor, who surveyed the same, such deputy-surveyor shall be answerable to the party thereby damaged, for all the damages he or she shall sustain by such neglect or default as aforesaid, and the party shall be entitled to a new warrant, to survey other land elsewhere, to satisfy his original application.

SECT. IX. *And be it further enacted by the authority aforesaid,* That every survey hereafter to be returned into the Land-Office of this state, upon any warrant which shall be issued after the passing of this act, shall be made by actual going upon and measuring of the land, and marking the lines to be returned upon such warrant, after the warrant authorizing such survey shall come to the hands of the deputy-surveyor, to whom the same shall be directed; and every survey made theretofore shall be accounted clandestine, and shall be void, and of no effect whatsoever; and every deputy-surveyor, upon request to him made, shall give a receipt, in writing, signed by him, to the person delivering any warrant of survey, for which the fee of six-pence shall be paid by the party requesting the same, in which receipt shall be set forth the day and year when, and the order in which, the same warrant shall have come to the hands of such deputy-surveyor, and also the grantee's name and surname, and the number of acres to be surveyed thereon, and also the number of the same warrant.

SECT. X. *And be it further enacted by the authority aforesaid,* That every deputy-surveyor shall, within the month of February in every year, make a general list, (and shall return the same into the office of the Surveyor-General,) of all the warrants, upon which he shall have made any survey during the year preceding, therein setting forth, in a summary manner, what quantity of land he hath surveyed upon each warrant distinguishing every warrant by its number, date, and the name of the grantee, and also the situation of every tract so surveyed, respectively.

SECT. XI. *And be it further enacted by the authority aforesaid,* That the appointment of all deputy-surveyors of lands in this state shall hereafter be by the said Surveyor-General, subject to the approbation of the President or Vice-President in Council, and the Surveyor-General shall be answerable for the persons so appointed; and that before the opening of the Land-Office for the late purchase as aforesaid, every deputy-surveyor then in office, and every deputy-surveyor thereafter to be appointed, shall give bond to the commonwealth, with two sureties, to be approved by the President or

1785.

Surveys not returned within a specified time, void:

and the surveyor answerable in damages.

Surveys how to be made.

A receipt to be given for warrants

Deputies to make a general return of their surveys in February annually.

Deputy surveyors how to be appointed.

Deputies to give bond.

1785. Vice-President in Council, who shall be bound with such deputy-surveyor in the sum of one thousand pounds, conditioned for the due, faithful and equal discharge of his duty, according to law, which bond shall be recorded in the office for recording deeds in the proper county, and be liable to such use and suit, and be of like avail to persons damaged by such deputy-surveyor, as bonds given by the Sheriffs of this state are liable; and moreover, the Secretary of the Land-Office, the Receiver-General of the same, and the Surveyor-General of this state, and every deputy-surveyor now in office, and hereafter to be appointed, shall swear, or, being conscientiously scrupulous of taking an oath, shall affirm, as followeth: "I, A. B. do swear, (or do solemnly, sincerely and truly declare and affirm,) that I will do and perform the duties of the office of _____ with fidelity and impartiality to all men;" which oath or affirmation shall be taken before one of the Justices of the Supreme Court, or one of the Justices of the Peace of the proper county; and the same being put into writing, signed by the officer taking the same, and by the said Justice, shall be filed in the office of the Clerk of the Peace of the county, wherein such officer shall execute his said office.

Land officers and deputy-surveyors to take an oath of office;

form of the oath.

Before whom to be taken,

and where filed

Districts for surveys how to be fixed or altered.

SECT. XII. *And be it further enacted by the authority aforesaid,* That the number of districts to be formed within the said new purchase, and the extent and boundaries of each of the same districts, shall be ascertained and declared by the Surveyor-General, to be approved of by the President or Vice-President in council, who at their discretion, may afterwards alter the same.

Islands and lands excepted from applications and surveys.

SECT. XIII. *And be it further enacted by the authority aforesaid,* That all islands within the bed of the river Susquehanna, and of the east or west branches thereof, and of the rivers Ohio, Allegheny and Delaware, which be within the said new purchase, together with the appropriated lands northwestward of the rivers Ohio and Allegheny, and the right of pre-emption of one thousand acres of land in the forks of Sinnemahoning, near the Great or Buffaloe swamp, which is hereby reserved and granted to General James Potter, shall be excepted and reserved from all such applications as are herein before mentioned, and from all surveys under the same; and the said islands, and every of them, may and shall be sold by public sale, or otherwise, by special order of the President or Vice-President in Council, concerning each of them, for the best prices that can be gotten for the same islands; and all occupancy, and every survey, claim, or pretences for holding the same islands, or any of them, by any other title, shall be utterly void, saving always the pre-emption heretofore granted to William Irwin, esquire, of Montour's island, in the river Ohio, and other the pre-emption rights heretofore granted by law.*

Islands to be sold by the Executive,

Claims on them, void, except as to pre-emption rights.

* [Chap. 1034.]

Any neglect, or refusal of duty under this act, how to be punished.

SECT. XIV. *And be it further enacted by the authority aforesaid,* That if any officer, or other person, who is enjoined or required to do or perform any thing by this act, shall neglect or refuse to perform the same, he shall, (besides being liable to the party grieved for damages,) be punishable for his neglect or refusal as aforesaid, and likewise for any other misbehaviour, abuse of trust, and for any

fraud therein, by fine and imprisonment, at the discretion of the court of the proper county. 1785.

SECT. xv. *And be it further enacted by the authority aforesaid,* That in making any survey by any deputy-surveyor, he shall not go out of his proper district to perform the same, and that every survey made by any deputy-surveyor without his proper district shall be void and of none effect: And the Surveyor-General and his deputies are hereby severally directed and enjoined to locate and survey, or cause to be located and surveyed, the full amount of land contained and mentioned in any warrant, in one entire tract, in such manner and form, as that such tract shall not contain in front on any river more than one half of the length or depth of such tract, and to conform the lines of every survey in such manner, as to form the figure or plot thereof, as nearly as circumstances will admit, to an oblong of three times the breadth thereof. And in case any such survey should be found to contain a greater quantity of land, than is mentioned in the warrant on which it shall be made, so that such excess be not more than one tenth of the number of acres mentioned in such warrant; besides the usual allowance for highways, the return thereof shall nevertheless be admitted under the said warrant; provided the party procuring such return to be made shall forthwith pay to the Receiver-General of the Land-Office, the price or value of such excess or overplus land, at the same rate at which he paid for the land mentioned in the warrant. *Provided always,* That all and singular the lands to be located, surveyed and taken up, by virtue and according to the directions of this act, shall not be subject to, nor charged with, any general tax for the use of this state, or of the United States, for the term of two years from and after the passing of this act.

[SECT. xvi. *And be it enacted,* That the fees of the officers of the General Land-Office of this state shall be the following, and no other, viz. The fees of the secretary of the said Land-Office shall be these:

Receiving, filing and registering any application for land, and recording or entering of warrant, three shillings.

Every ticket to the Receiver-General, for the payment of the consideration money, and to the Surveyor-General, to examine if the land applied for be clear of prior claims or surveys, and for all other examinations, before a warrant be granted, and for the said warrant, eight shillings.

Acceptance of the Surveyor-General's return, examining the same warrant for the great seal, entry of the patent, lodging it in the office of the Master of Rolls, and for the patent on parchment, nineteen shillings.

Every office copy furnished, for every line thereof containing twelve words, one penny.

Attesting every such copy, and for seal, two shillings and six-pence.

Every caveat, three shillings and six-pence.

A citation, one shilling and six-pence.

A copy of judgment of the Board of Property, seven shillings and six-pence.

Deputies confined to their respective districts.

Warrants to be located in one tract.

form thereof.

Proceedings, in case a greater quantity is surveyed; the excess being paid for.

Lands free from tax for two years.

Fees of the Land-Office, viz.

Of the Secretary.

[Those parts within brackets are supplied by act of 30th of April, 1795, chap. 1852.]

1785. Every recital of transference, one shilling and six-pence.
 Every search, one shilling and six-pence, if found, and nine-pence, if not found.

For the great seal, six shillings.

For the lesser seal, two shillings and six-pence.

And the following fees, and no other, shall belong to the Surveyor-General :

For registering and filing every warrant for land issued by the secretary, for the copy thereof directed to his deputy-surveyor to execute, and the seal of his office affixed, seven shillings and six-pence.

Searching for a warrant return of survey, if the same be found, one shilling and six-pence.

Like search, if not successful, nine-pence.

Copies attested, and seal thereto, if six lines, at twelve words to the line, or less, two shillings and six-pence.

Copies attested, and seal thereto, if above six lines, the same fee, and for each additional line, twelve words to the line, one penny.

Making a return of every warrant, after survey made into the Secretary's office, recording the same, and for a draught of the land, fifteen shillings.]

And the fees of the deputy-surveyors of land shall be the following, and none other :

For surveying the first hundred acres, or less quantity, thirty shillings.

And for each hundred additional, five shillings.

For a whole lot or plot, with return, five shillings.

For copies attested, for each copy not exceeding six lines, at twelve words to the line, and if more, one penny for each line additional, one shilling and six-pence.

For the receipt of the copy of the warrant from the Surveyor-General, upon lodging the same with any of the deputies, six-pence.

And the recompence of all chain carriers shall be as follows, viz.

To each chain carrier, three shillings per day, the person getting the survey to find a marker, and pay for the chain carriers.

[And the fees of the Receiver-General of the Land-Office shall be the sums which follow, and no other :

For every search in his office, one shilling and six-pence, if found, and nine-pence, if not found.

For receiving and entering in his books any sum of money on account, two shillings and six-pence.

For every copy or transcript, for every line therein, containing twelve words, one penny.

For the office seal and certificate, two shillings and six-pence.

For final settlement, calculation, closing the account, receiving the money, and giving an acquittance for the same, including all necessary searches, seventeen shillings and six-pence.

For a certificate to the President in Council, of the payment of the full consideration, before the patent be sealed, two shillings and six-pence.]

Which fees, as beforesaid, shall be in full of all duties and demands to be made by the said Secretary, Surveyor-General, and his deputies, and by the said Receiver-General, respectively.

Of the Surveyor-General.

Of the deputy-surveyors

Of chain carriers.

Of the Receiver-General.

These fees to be in full of all demands.

[SECT. XVII. *And be it further enacted by the authority aforesaid,* 1785. That the said Secretary, Surveyor-General and Receiver-General, shall collect the said fees so assigned to their several offices respectively, and shall once in every three months account for the same upon oath or affirmation, and pay the monies thence arising to the Treasurer of this commonwealth, for the use of the commonwealth; and the said officers shall be entitled to the salaries herein after set forth and declared, to be paid to each of them quarterly, as the same shall become due, upon orders to be drawn by the President or Vice-President in Council, on the Treasurer of this state, out of the fees aforesaid; that is to say, to the Secretary of the Land-Office, the yearly sum of eight hundred pounds; to the Surveyor-General, the yearly sum of eight hundred pounds; to the Receiver-General, the yearly sum of eight hundred pounds; the same to continue two years, from and after the first day of May next; and that each of the officers aforesaid be further allowed a sum not exceeding three hundred pounds per annum for his clerk or clerks, besides a reasonable allowance for parchment, and other articles of stationary.]

The fees to be collected and paid over to the Treasurer by the respective officers.

Their salaries, and allowance for clerks.

[Altered and supplied.]

SECT. XVIII. *And be it further enacted by the authority aforesaid,* That all the land within the late purchase from the Indians, not heretofore assigned to any other particular county, shall be taken and deemed, and they are hereby declared, to be within the limits of the counties of Northumberland and Westmoreland, and that from the Kittanning up the Allegheny, to the mouth of Conewago creek, and from thence up said creek to the northern line of this state, shall be the line, between Northumberland and Westmoreland counties, in the aforesaid late purchase.

Lands in the new purchase assigned to the jurisdiction of certain counties.

Boundary between Northumberland and Westmoreland.

[Altered by the erection of new counties.]

Passed 8th April, 1785.—Recorded in Law Book No. II. page 531.

CHAPTER MCLIV.

An ACT to vest the personal estate of the late Corporation of the Mayor and Commonalty of the city of Philadelphia in the Wardens of the said city; and to direct the immediate sale of the old gaol and work-house of the county of Philadelphia, and to appropriate the said personal estate, and part of the monies to arise from the sale of the said gaol and work-house, to the building of two court-houses, one for the said city, the other for the said county, on the State-house lot, in the said city, and for other purposes therein mentioned. (x)

SECT. VI. AND whereas, in and by the act of General Assembly, passed in the late province of Pennsylvania, on the seven-

(x) By the operation of the 1st, 2d, 3d, 4th, and 5th sections of this act, all the obligations and mortgages belonging to the old Corporation of the city of Philadelphia were vested in the corporation of the Wardens of the city, with power to recover these and all other monies due to the Mayor, &c. and to give proper releases and acquittances, upon payment of the same, but the debtors were allowed the indul-

gence of paying by instalments, agreeably to the act of the 22d of December, 1784 (See chap. 1112.) But by the act, of the 11th of March, 1789, for incorporating the city of Philadelphia, the authority of the Wardens of the city was extinguished, and the corporate estate and rights vested in the new Corporation.—See that act, and the acts there cited; and also see chap. 1090. (Note to former edition.)