

George the Third

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by the Grace of God of Great Britain France and Ireland King Defender of the Faith and so forth to all to whom these Presents shall come or may in any wise concern Greeting Whereas in Obedience to Our Royal Instructions in this behalf and by virtue of a certain Warrant of Survey to him for that purpose directed under the hand and Seal of Our Trusty and Wellbeloved Robert Shore Milnes Esquire Our Lieutenant Governor of Our Province of Lower Canada bearing Date at Our Castle of Saint Lewis in Our City of Quebec the Thirty first day of January now last past Samuel Holland Esquire Our Surveyor General of and for Our said Province hath made a faithful and exact survey of a certain tract of Our Waste Lands situate lying and being in Our District of Three Rivers in Our said Province bounded in front on the South East by part of the Seignories of Saint Jean and Dumontier and by Our Waste Lands on the North East by a Tract of Land commonly called the Township of Easton on the North West by Our Waste Lands and on the South West by the Seignior of Lanaudiere beginning at a post erected for the southerly corner of the said tract of Our waste land whereof the said Survey hath so as aforesaid been made and running thence North forty five degrees East by the needle three hundred and forty two chains and three links to a post erected for the Westerly corner of the said Seignior of Dumontier thence North sixty four degrees East by the needle along the rear line of the said Seignior of Dumontier four hundred and sixty chains and twenty five links to a Post erected for the Easterly corner of the aforesaid tract of Our Waste Land whereof the said Survey hath so as aforesaid been made thence North forty five degrees West by the needle along the South Westerly boundary line of the said tract of Land commonly called the Township of Easton five hundred and eighty six chains and forty links to a Post erected for the Northerly corner of the aforesaid tract of Our Waste land whereof the said Survey hath so as aforesaid been made thence South forty five degrees West by the needle eight hundred and five chains to a post erected for the Westerly corner of the aforesaid tract of Our Waste land whereof the said Survey hath so as aforesaid been made thence South forty five degrees East by the needle along part of the North Easterly boundary line of the said Seignior of Lanaudiere four hundred and ten chains and thirty links to a post erected for the southerly corner of the aforesaid tract of Our Waste land whereof the said Survey hath so as aforesaid been made thence North fifty seven degrees East by the needle thirty six chains along part of the rear line of the aforesaid Seignior of Saint Jean to a post erected for the Northerly corner of the said Seignior of Saint Jean and thence South forty five degrees East by the needle eighteen chains to the place of beginning containing about thirty six thousand acres of Land and the usual allowance for Highways Now therefore Know Ye that we of Our especial Grace certain Knowledge and meer Motion Have created Erected and Constituted and by these Presents Do create erect and constitute the tract of Land above mentioned so as aforesaid surveyed by Our said Surveyor General by virtue of the aforesaid Warrant of Survey and herein before particularly described and every part and parcel thereof a Township for ever hereafter to be continue and remain a Township and by the name of Hunterstown for ever hereafter to be called known and distinguished And Whereas Our Wellbeloved John Jones of the City of Quebec aforesaid Esquire for himself and his several Associates herein after named by his Petition bearing Date the sixteenth Day of April which was in the Year of Our Lord One thousand seven hundred and ninety six hath humbly requested us to grant unto him and his said Associates and unto his and their Heirs and Assigns for ever in fee and common Socage the aforesaid Township of Hunterstown And Whereas Our Trusty and Wellbeloved Robert Shore Milnes Esquire Our Lieutenant Governor of Our said Province and Our Executive Council of Our said Province having duly and maturely considered the said Petition have thereof in part approved and have adjudged it to be reasonable and advisable that we should grant certain parts and parcels of the said Township of Hunterstown unto the said John Jones and his said Associates and unto his and their Heirs and Assigns for ever in fee and common Socage upon the terms and conditions and subject to the provisos limitations restrictions and reservations prescribed by the Statute in such case made and provided and by Our Royal Instructions in this behalf And whereas in obedience to Our said Royal Instructions and by virtue of the aforesaid Warrant of Survey to him for this purpose also directed Our said Surveyor General hath surveyed and divided the said Township of Hunterstown into seven Ranges of Lots numbered from the South east towards the North West from number one to number seven inclusive and the said seven Ranges hath subdivided as follows that is to say the first range into twelve lots of unequal dimensions numbered from the South West towards the North East from number seven to number twenty eight inclusive and the remaining six ranges has severally subdivided into twenty eight lots numbered from the South West towards the North East from number one to number twenty eight inclusive each of the said last mentioned lots being twenty eight chains and seventy five links in breadth by seventy three chains and five links in depth the lot number one in the second range excepted making in the whole one hundred and eighty lots each lot containing as nearly as circumstances and the nature of the case will admit two hundred Acres of Land and the usual allowance for Highways And Whereas also Our said Surveyor General in obedience to the Statute in such case made and provided and to Our said Royal Instructions in this behalf and by virtue of the aforesaid Warrant of Survey to him for this purpose also directed hath in respect of the lands to be hereby granted set off made and reserved a proportionate allotment and appropriation of Lands within the said Township of Hunterstown as well for the maintenance and support of a Protestant Clergy within Our said Province as for Our future disposition that is to say for the maintenance and support of a Protestant Clergy within Our said Province hath set off and reserved in the first six ranges of the said seven ranges of lots in the said Township

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of Hunterstown twenty two lots herein after particularly described being as nearly as can be estimated equal in value to one seventh part of the lands herein after granted and for Our future disposition hath also set and reserved in the said first six ranges of the said seven ranges of lots in the said Township of Hunterstown twenty two other lots herein after particularly described being as nearly as can be estimated equal in value to one other seventh part of the land herein after granted all which Our said Surveyor General by his return to the aforesaid Warrant of Survey bearing Date the thirteenth Day of March now last past hath certified and returned to Our said Lieutenant Governor of Our said Province together with a Plot or description of the said Township of Hunterstown to the said return annexed specifying the outlines of the said Township of Hunterstown the several ranges of lots and the several lots into which the said Township of Hunterstown is so as aforesaid subdivided severally and respectively distinguished by numbers and likewise the several lots of land within the said Township of Hunterstown set off and reserved by Our said Surveyor General on Our behalf for the maintenance and support of a Protestant Clergy within Our said Province and for Our future disposition as by the said Warrant of Survey he was required and commanded a duplicate of which said Plot or description of the said Township of Hunterstown specifying the outlines of the said Township of Hunterstown the several ranges of lots and the several lots into which the said Township of Hunterstown is so as aforesaid subdivided severally and respectively distinguished by numbers and likewise the several lots within the said Township of Hunterstown set off and reserved by Our said Surveyor General on Our behalf for the maintenance and support of a Protestant Clergy within Our said Province and for Our future disposition is hereunto annexed signed by Our said Surveyor General for the purposes herein contained and whereas in further obedience to Our Royal Instructions above mentioned John Coffin Esquire Our Surveyor General of the Woods and Land for Our said Province hath certified under his hand and seal that no part of the said Township of Hunterstown so as aforesaid surveyed laid out set off or reserved is included in any district marked out as a reservation for the growth of timber for the use of Our Royal Navy And whereas also in further obedience to Our Royal Instructions Our Commissioners by us appointed for making enquiries into the Character and Circumstances of all and every applicant for any part of Our unoccupied or Waste lands lying within Our said Province and for administering and receiving the several Oaths Affirmations and declarations required by Our said Royal Instructions have certified to Our said Lieutenant Governor that the said John Jones and his said Associates herein after named are persons of loyal principles and good Character and that he and they and each of them have in the presence of them Our said Commissioners taken the usual Oaths directed by Law and also made and subscribed the declaration by Our said Royal Instructions in this behalf required whereby severally and respectively they do promise and declare that they and each of them will maintain and defend to the utmost of their power the authority of us and of Our Parliament as the supreme Legislature of Our said Province Now therefore Know Ye further that We having taken the Premises into Our Royal Consideration have saved and reserved and hereby Do expressly save and reserve to us Our Heirs and Successors the aforesaid several lots of land in the said Township of Hunterstown so as aforesaid set off and reserved by Our said Surveyor General for the maintenance and support of a Protestant Clergy within Our said Province and for Our future disposition that is to say more particularly and according to the form of the Statute in such case made and provided for a specification of the land so by us reserved allotted and appropriated for the maintenance and support of a Protestant Clergy within Our said Province and for Our future disposition in respect of the land to be hereby granted of the several lots in the said first six ranges of the said seven ranges of lots so as aforesaid surveyed and laid out by Our said Surveyor General in the said Township of Hunterstown and in the said Plot or Description of the said Township of Hunterstown herunto annexed described We Have saved and reserved and hereby Do expressly save and reserve to us Our Heirs and Successors and Do allot and appropriate for the maintenance and support of a Protestant Clergy within Our said Province the lots numbers seventeen and twenty three in the first range the lots numbers seven fourteen twenty one and twenty eight in the second range the lots numbers two nine sixteen and twenty three in the third range the lots numbers four eleven eighteen and twenty five in the fourth range the lots numbers two nine sixteen and twenty three in the fifth range and the lots numbers seven fourteen twenty one and twenty eight in the sixth range making in all twenty two lots containing together four thousand four hundred acres of land and the usual allowance for Highways and being as nearly as can be estimated equal in value to one seventh part of the land herein after granted And We have also saved and reserved and hereby Do expressly save and reserve to us Our Heirs and Successors for Our future disposition the lots numbers twenty and twenty seven in the said first range the lots numbers three ten seventeen and twenty four in the said second range the lots numbers six thirteen twenty and twenty seven in the said third range the lots numbers one eight fifteen and twenty two in the said fourth range the lots numbers five twelve nineteen and twenty six in the said fifth range and the lots numbers three ten seventeen and twenty four in the said sixth range making in all twenty two lots containing together four thousand four hundred acres of land and the usual allowance for Highways and being as nearly as can be estimated equal in value to one seventh part of the land herein after granted And Know Ye further that judging the prayer of the said Petition of the said John Jones as well on behalf of himself as of his said Associates herein after named to be reasonable and therefore being willing to give and grant to him and them certain parts and parcels of land in the said first six ranges of the said seven ranges of lots in the said Township of Hunterstown so as aforesaid surveyed laid out and set off by Our said Surveyor General

For correction
examination

Two words between the word "hand" and the word "that" in the twenty sixth line from the top of the said and of this being first drawn through with a pen and superfluous.

and on the said Plot or Description of the said Township of Hunterstown hereunto annexed described not herein before reserved to us Our Heirs and Successors for the maintenance and support of a Protestant Clergy within Our said Province or for Our future disposition We of Our especial Grace certain Knowledge and meer Motion for Ourselves Our Heirs and Successors unto the said John Jones and his said Associates hereinafter named have Given Granted and Confirmed and by these Presents Do give grant and confirm the several lots hereinafter mentioned and described in manner following that is to say of the said several lots in the said First six ranges of the said seven ranges of lots in the said Township of Hunterstown so as aforesaid by Our said Surveyor General surveyed laid out and set off and on the said Plot or Description of the said Township of Hunterstown hereunto annexed described We have given granted and confirmed and hereby Do give grant and confirm for Ourselves Our Heirs and Successors unto the said John Jones and unto his said Associates that is to say François Larue, Thomas Dorveau Jacques Dorveau, Louis Larueau, Augustin Anger the Younger, Joseph Grignon the Elder, Jean Baptiste Trudel, Michel Trudel, Charles Trudel, Joseph Trudel the Younger, Joseph Trudel, Pierre Delisle, Hyacinth Delisle, Hyacinth Delisle the Younger, Jacques Parent, Jacques Parent the Younger, Joseph Larue, Joseph Groux, Pierre Rouine and unto their and each of their Heirs and Assigns for ever the lots numbers eighteen nineteen twenty one twenty two twenty four twenty five twenty six and twenty eight in the first range the lots numbers one two four five six eight nine eleven twelve thirteen fifteen sixteen eighteen nineteen twenty twenty two twenty three twenty five twenty six and twenty seven in the second range the lots numbers one three four five seven eight ten eleven twelve fourteen fifteen seventeen eighteen nineteen twenty one twenty two twenty four twenty five twenty six and twenty eight in the third range the lots numbers two three five six seven nine ten twelve thirteen fourteen sixteen seventeen nineteen twenty one twenty three twenty four twenty six twenty seven and twenty eight in the fourth range the lots numbers one three four six seven eight ten eleven thirteen fourteen fifteen seventeen eighteen twenty twenty one twenty two twenty four twenty five twenty seven and twenty eight in the fifth range and the lots numbers one two four five six eight nine eleven twelve thirteen fifteen sixteen eighteen nineteen twenty twenty two twenty three twenty five twenty six and twenty seven in the sixth range making in all one hundred and eight lots containing together twenty one thousand six hundred Acres of Land and the usual allowance for Highways To Have and to Hold one full and equal twentieth part of all and singular the lots of land and Premises herein before given granted and confirmed unto Our said Grantees the same being into twenty equal parts divided and every part and parcel thereof with their and every of their appurtenances except as is herein excepted of us Our Heirs and Successors unto each of them Our said Grantees above named and unto their Heirs and Assigns respectively to their only proper and separate use and behoof respectively for ever as Tenants in common and not as joint Tenants in fee and common Socage by Fealty only in lieu of all other and all manner of Rents Services Fines Rights Dues Duties Claims and Demands whatsoever in like manner as lands are now holden in fee and common Socage in that part of Great Britain called England. And we do hereby give and grant for us Our Heirs and Successors unto Our said Grantees and each of them their Heirs and Assigns and the Heirs and Assigns of each of them respectively full Power and liberty to use occupy cultivate and enjoy the lots of land and Premises hereby to them granted in any manner which he or they shall think fit by cutting down the trees growing thereon by cultivating the surface of the ground thereof or by any other method of improvement whatsoever and to apply the profits thereof to their own use and benefit Provided always and we do hereby expressly reserve to Ourselves Our Heirs and Successors all Mines of Gold and Silver which now are or which shall be found upon the said lots of Land and Premises hereby granted or any of them or any part thereof so that the said Mines and each of them shall belong to us Our Heirs and Successors in as full and ample manner as if the present Grant had never been made And we do hereby likewise expressly reserve to Ourselves Our Heirs and Successors full power right and authority to make and use all such roads ways and passages over the said lots of land and Premises hereby granted or any part thereof and also to take stop divert and use all such Rivers Streams Ponds and Bodies of water as shall by us or them be judged necessary or convenient for working and improving the said mines or any of them And Provided further if any mine or mines of Gold or Silver shall be found upon any lot or lots of land hereby granted the Grantee or Grantees possessing such lot or lots or one of them shall within the space of six months after the discovery thereof give notice of such discovery to Our Governor of Our said Province or to Our Lieutenant Governor or Person administering the Government of Our said Province for the time being and if he or they shall make default therein the present Grants so far as the same doth or shall in any wise respect such lot or lots shall at the end of the said six months next ensuing after such discovery of any mine or mines of Gold or Silver become void and such lot or lots and every part thereof hereby granted shall revert and escheat to us Our Heirs and Successors and shall thereupon become the absolute and entire property of us or them in the same manner as if the present Grant had never been made anything herein contained to the contrary in any wise notwithstanding And whereas it may hereafter become expedient for the Inhabitants of the said Province of Lower Canada that one or more public Roads or Highways should be made through some parts of the Premises hereby granted We do therefore hereby reserve to Ourselves Our Heirs and Successors a right of making any number of Public Roads or Highways of a breadth not exceeding one hundred feet through any part of the said Premises excepting such parts whereon any dwelling House or other Houses or other buildings shall be erected and whereas it may likewise at some time hereafter become expedient for the Peace and safety of Our said Province of Lower Canada to erect and build forts and fortresses or to make other works of military defense

Correction on examination

The words "in his or their Heirs or Assigns possessing such Lot or Lots" between the words "Lot" and the word "or" in the thirteenth line from the bottom of this side of this Sheet being first inserted, as having been omitted by

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in various parts of Our said Province We do therefore also hereby reserve to Ourselves Our Heirs and Successors full power and authority to erect and build any Forts or Fortifications or to make any other works of military defence on any parts of the said Premises hereby granted and to take use occupy and retain in Our hands as long as We shall think fit such parts of the said Premises hereby granted as may be necessary for the said purposes whenever We or Our Heirs or Successors shall signify it to be Our or their Pleasure so to do by any order given by Us or them in Our or their Privy Council in Great Britain or whenever it shall be judged advisable and expedient so to do by Our Governor Lieutenant Governor or Person administering the Government of Our said Province by and with the advice and consent of Our Executive Council of Our said Province And Provided always and these Our Present Letters are upon this express condition that if the said Grantees their Heirs or Assigns or some or one of them shall not within one Year next after the Date of these Our Present Letters settle on the Premises hereby to them granted so many Families as shall amount to one Family for every twelve hundred acres thereof or if they the said Grantees their Heirs or Assigns or some or one of them shall not within three Years to be computed as aforesaid plant and effectually cultivate at least two acres for every hundred acres of such of the hereby granted Premises as are capable of cultivation and shall not also within seven Years to be computed as aforesaid plant and effectually cultivate at least seven acres for every hundred acres of such of the hereby granted Premises as are capable of cultivation that then and in any of these cases this Our present Grant and every thing therein contained shall cease and be absolutely void and the Lands and Premises hereby granted shall revert and escheat to Us Our Heirs and Successors and shall thereupon become the absolute and entire property of Us or them in the same manner as if this Our present Grant had never been made anything therein contained to the contrary in any wise notwithstanding And Provided also that no part of the said parcel or tract of land hereby granted to Our said Grantees and their Heirs be within any reservation heretofore made and marked for Us Our Heirs and Successors by Our Surveyor General of Woods or his Lawful Deputy in which case this Our Grant for such part of the land hereby given and granted to Our said Grantees and their Heirs for ever as aforesaid which shall upon a Survey thereof being made be found within any such reservation shall be null and void and of none effect any thing herein contained to the contrary in any wise notwithstanding And We do hereby Direct and appoint that within six months from the Day of the Date of these Presents a Copy of this Present Grant shall be registered in Our Registers Office in Our City of Quebec in Our said Province and that a Docket thereof shall be also entered in Our Auditors Office in Our said City of Quebec in Our said Province and that in default thereof the whole Premises hereby granted shall revert and escheat to Us Our Heirs and Successors and become the absolute property of Us or them in the same manner as if the present Grant had never been made anything therein contained to the contrary in any wise notwithstanding And We do moreover of Our especial Grace certain Knowledge and mere Motion consent and agree that these Our Present Letters being registered and a Docket made as before directed and appointed shall be good and effectual in Law to all intents construction and purposes whatsoever against Us Our Heirs and Successors notwithstanding any misreciting misbounding misnaming or other imperfection or omission of in or any wise concerning the above granted or hereby mentioned or intended to be granted lots of land and Premises or any part thereof In Testimony Whereof We have caused these Our Letters to be made Patent and the Great Seal of Our said Province of Lower Canada to be hereunto affixed Witness Our Trusty and Wellbeloved Robert Shore Milnes Esquire Our Lieutenant Governor in and over Our said Province of Lower Canada at Our Castle of Saint Louis in Our City of Quebec in Our said Province the Twenty ninth Day of April in the Year of Our Lord Christ One thousand eight hundred and in the Fortieth Year of Our Reign. K S M.

Wm. M. M.