

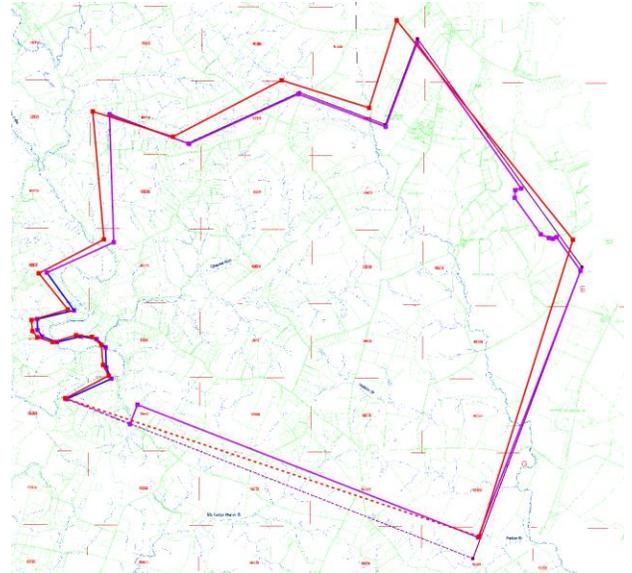
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## **The Bounds of My Lady's Manor(draft 3)**

Almost since the first survey on August 26, 1713, there have been questions and disagreements concerning the bounds of My Lady's Manor. While the multiple surveys or deeds in 1713, 1731/1732, 1753, and 1791 all detailed the same metes and bounds, it is obvious that, on the ground, there was a different understanding of the actual boundaries.

Extensive mapping of the surveys of The Manor, individual lots, and surrounding parcels, and aligning them with present-day boundaries, provides a detailed view of boundaries as they were understood to be located since its creation 300 years ago.

Early surveys may have significant mistakes, considering the state of the art at the time, and the difficulty of surveying through the woods. Sometimes, there were obvious errors made in transcribing the surveyor's notes onto a survey or the survey into the record books, something that still happens today. Often, a comparison with adjoining parcels reveals where the mistakes are. In addition, the actual property lines are often preserved from the earliest days, in the form of fences, walls, field edges, and roads, so, we can now see where the accepted boundaries are, regardless of the original metes and bound as recorded.



### **1. The Original Survey in 1713**

The original survey by Dutton Lane was dated August 26, 1713 on a warrant of August 6 to lay out 10,000 acres. As recorded, there is actually a blank left in the book where the name of the tract should be. (DD#5:805) Since the parcel was not rectangular like so many others, he could only estimate as he was doing the survey, probably picking directions and distances to achieve the specified area, knowing that the last thing he should do was to come up short. What is strange is that he did not compute the area when he got back to the office and had plotted what he had laid out.

Interesting, even though most surveys of the time require a 3 degree declension from true north, this survey matches other lines best with only 2 degrees declension.

In the early days, bounds were normally "bounded" trees, usually done by making notches in the trunk. In the case of My Lady's Manor, the beginning was three white oaks, each with 12 notches and a cross on the west side. A 1724 survey of an adjoining tract, "Taylor's Purchase", refers to

The Bounds of My Lady's Manor - draft August 26, 2013

the "three bounded white oaks, ... being the bounded trees of the Lady Baroness of Baltimore her manor" (BA-P:4822), these being at the beginning, and a 1743 lease refers to this point as the "bounded trees of My Lady's Manor" (TB#G:231). Those testifying in 1791 remembered seeing these trees before they were killed about 20 years earlier.

The 1713 survey, as it exists today recorded in the patent books, does not mention what was at any of the other corners, suggesting that they left no recognizable bounds. However, a 1728 survey for another adjoining parcel identifies "three bounded white oaks ... at the mouth of Charles Run", which would have been at the end of the second line of The Manor (BA-P:4504). The 1723 survey for "Dorsey's Plains" identifies the end of the last line of the Manor (not counting the given line), to be marked with "two bounded chesnut trees and one bounded red oak" (BA-P:1474).

While the original begin was "by a great stone", this reference implies that it was a naturally occurring stone, perhaps part of the outcropping of cliffs alongside the Falls which can still be seen today (DD#5:806 and IS#L:222). Some of the testimony in 1791 also referred to this large stone near the beginning trees, but it was not until 1791 that the beginning point itself was referred to as a placed stone.

There has even been a question of whether or not The Manor was ever "patented". Governor Sharpe, writing in 1762, claims that, although surveyed, no patent was ever issued. However, this may have just been a part of the strategy to argue that Brerewoods did not actually own it and that the original lease had expired due to non-payment of the rent (AM14-64). During some periods, a Patent was carefully recorded in a book, with a full description, separately from the survey. At other times, the Patent was simply a short statement recorded immediately after the Certificate (survey). In this case, the statement recorded right after the Certificate and dated Sept 10, 1713 appears to be a Patent (DD#5:806). It states:

I have issued patent for the above land to the Right Noble Margarett Lady Baroness of Baltimore pursuant to the above cert and his ldp's special directions to Charles Carroll, Esq. his then Chief Agent through which a patent was sent home with room to insert the rent by his Ldp as he should think fitt.

The reference to "rent" makes it look like it was not really a "grant", but a lease.

The 1731 deed from Thomas Brerewood, Jr to Sr. states that it was granted on Sept 10, 1713 (IS#L:222).

In 1766, Governor Sharpe questions "whether the Lord Proprietary may during his life like the King grant lands within this Province in fee to his wife contrary to the law which holds in the case of all other subjects" and asks for advice.

Of course, the Revolution ended all need for such pondering when The Manor was confiscated by the victors..



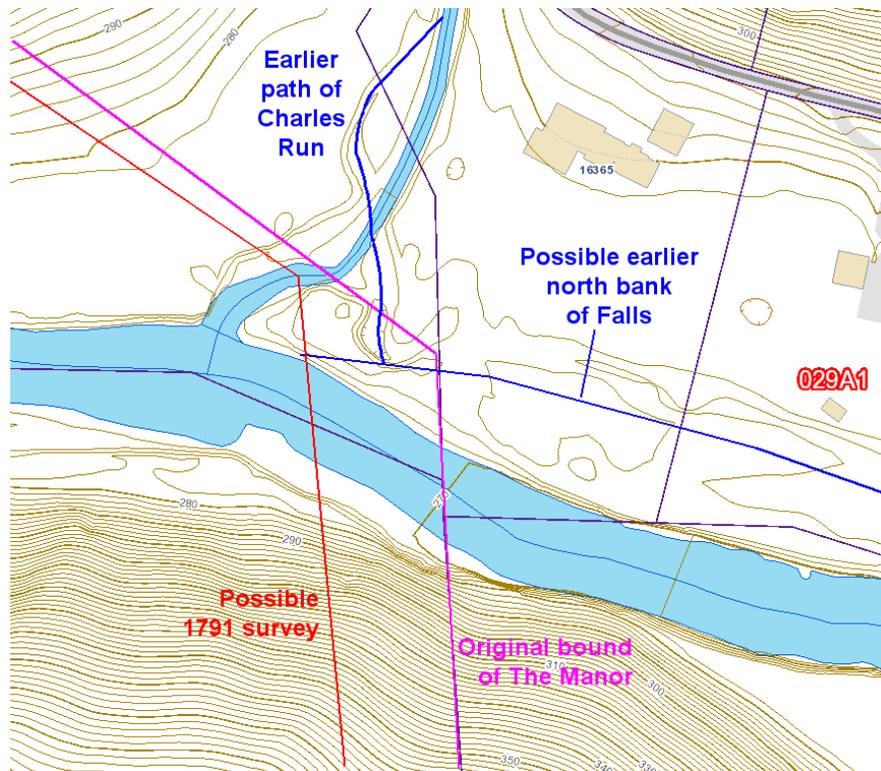


Figure 1b Detail at mouth of Charles Run showing presumed 1713 plot for location of the three bounded white oaks at mouth. One can see evidence of recent paths of Charles Run and that the Falls had once wandered some to the north. Also shown is the possible 1791 survey, showing that it could have also resulted in this corner being "at the mouth".

## 2. 1731 deeds

Although there is no evidence that a new survey was done when The Manor was conveyed from Thomas Brerewood Jr to Thomas Brerewood Sen. in 1731 as a part of settling the younger Brerewood's debts, it is important to mention these deeds because of the mistake that was made. There are two indentures, the first of 30 Aug 1731 is characterized as a lease (IS#L:229), while the second the next day is a release (IS#L:222). The result was that the elder Brerewood was authorized to sell or mortgage the property to settle the younger Brerewood's debts. Both provide another copy of the original survey, but with the name "the Lord Baltimore's Gift" added in where the blank was in 1713. In both, the 13th line was written as "120 perches" instead of 420. This was apparently not a transcription error made by the clerk in recording (as Governor Sharpe assumed) but rather a mistake in preparing the original documents, since there were two consecutive documents, both of which apparently contained this mistake. Although an obvious mistake, it was used later as the basis for a legal challenge of the boundaries. The challenge was rejected, but become part of the story.

## 3. 1742 survey and leases

In about 1742, Thomas Brerewood, Sr. had The Manor surveyed by John Bond and began granting leases. This included larger tracts for farming and 1 acre lots to craftsmen for a new

The Bounds of My Lady's Manor - draft August 26, 2013

town called Charlotte Town. The town was likely where Monkton is today, however, efforts to place these town lots on the map have not been successful. The new town never came to fruition, partly because Brerewood did not obtain permission from the Proprietary Assembly to create a town, but mainly because he died in 1746 leaving an uncertain ownership. The larger parcels along the southern edge of The Manor partly follow what was understood to be the 1713 surveyed line, even though they encroached on Carroll's property. Although the full survey performed by John Bond is not extant, those for many of the individual parcels are, in the form of recorded leases. However, there are many leases that were not recorded.

Generally, all of the leases resulting from John Bonds' work fit together fairly well (and often match current lines). Doing the best fit on them, seems to result in 2 leases at the original begin of The Manor being, instead, 20 perches up the line from the begin (TB#C:231, TB#C:447). Further, other leases along the southern edge then seem to follow this line offset about 20 perches from the 1713 line.

At the same time, a lease to John Wiley in 1743 which was then transferred to Thomas Wilmot in 1744 clearly shows the relationship of the 1st three lines of The Manor to the Falls on the South side of the Falls (Figure 11b), since it was the space in between (TB#C:202, TB#D:184).

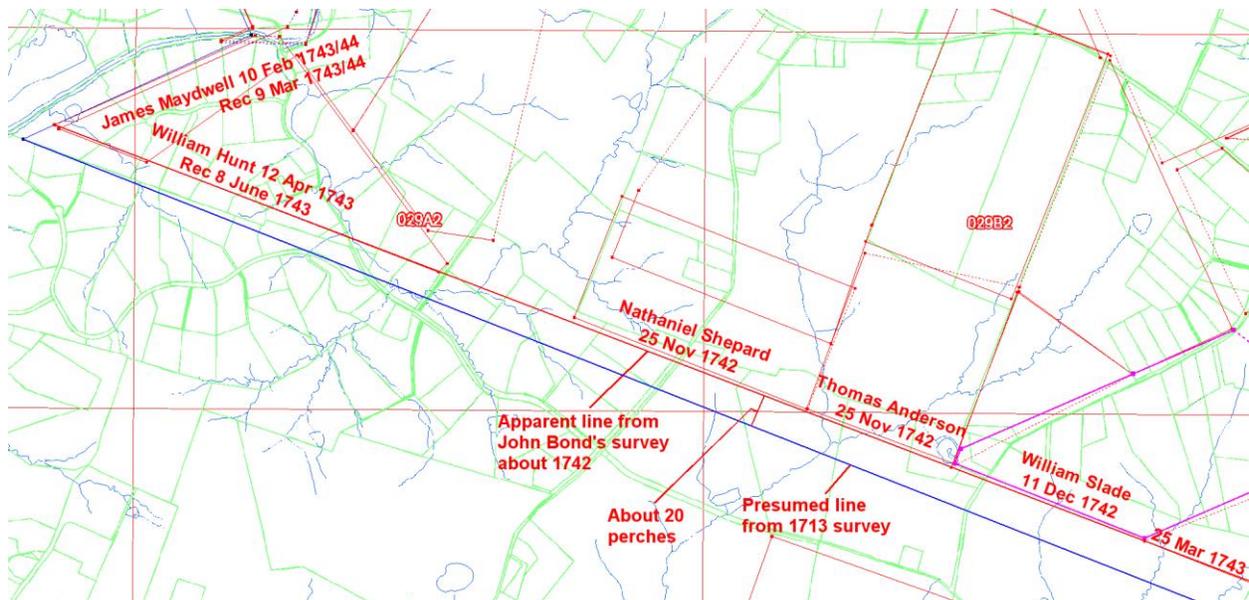


Figure 3a showing leases along southern edge resulting from John Bond's survey which indicate a line 20 perches northward from 1713 line.

The Bounds of My Lady's Manor - draft August 26, 2013

It should be noted here that Thomas Brerewood, Sr. was the Clerk for Baltimore County from 1741 until his death in 1746 when the court was in Joppa (thus the "TB" on the designation of the land record books). During this time (at least in 1743 and 1746) several leases refer to his house, with the directions indicating that it was most likely located on the present property at 16825 Wesley Chapel Rd, probably just to the right of the driveway entrance. (TB#C:436 and TB#E:371) Because of a few uncertainties, it is possible that it is not exactly here, but nearby.

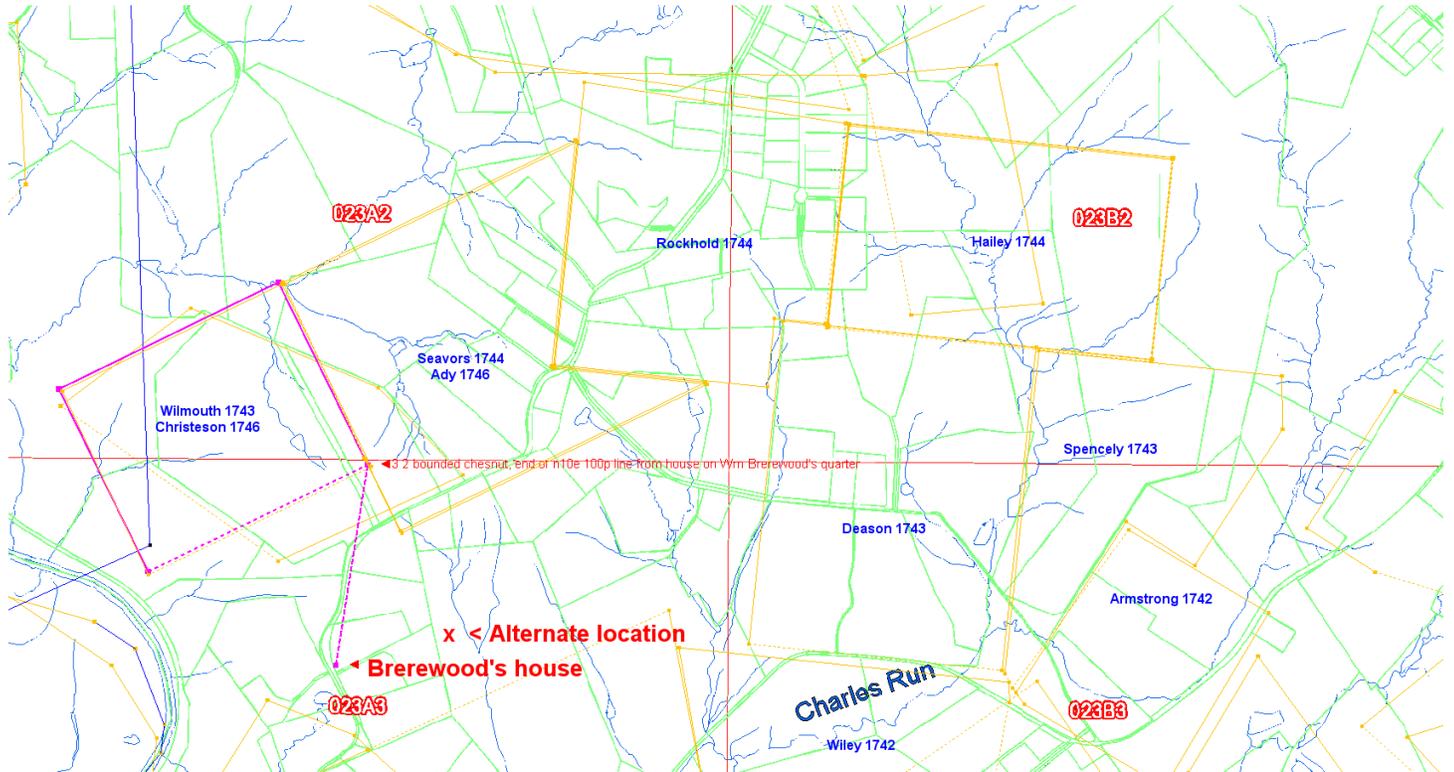


Figure 3b showing plot to his house based on location of Wilmouth's and Christeson's leases, which have been placed based on other leases. Because of the uncertainty, a possible alternative location is shown

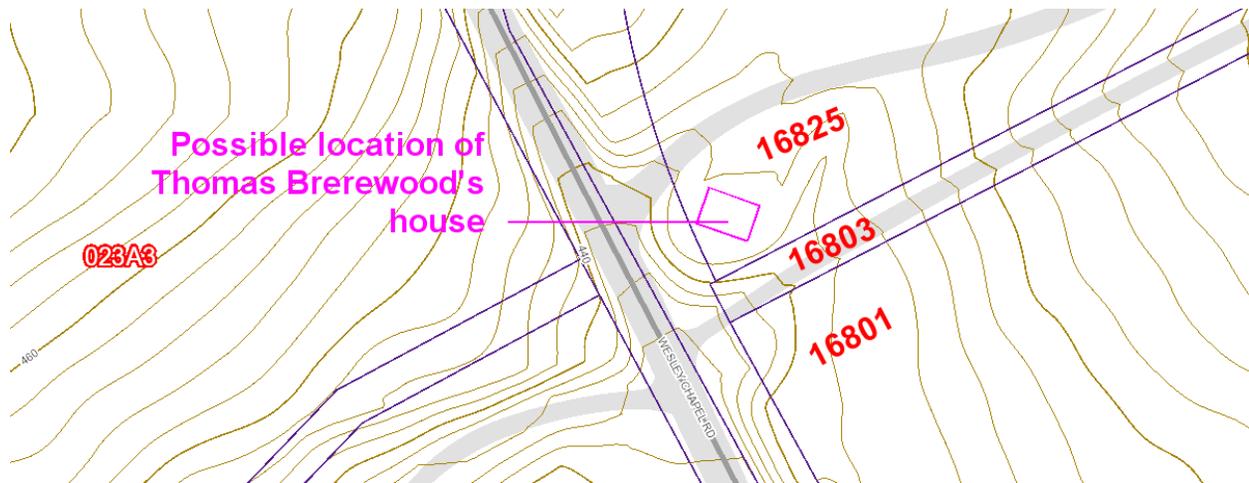


Figure 3c showing current topo of 16825 Wesley Chapel Rd and probable house location due to anomaly in ground contours.

#### 4. 1753 Survey

In Governor Sharpe's correspondence back to Calvert in September 1754 (AM Vol 6, pgs 101-102) he apologizes for not being able to provide a plat of "Lady Baltimores Mannour or Lord Baltimores Gift" and notes the dispute that had arisen due to the apparent error in recording the deed in 1731 when the clerk wrote "120 perches" instead of "420". Although an obvious error, someone took it as an opportunity to challenge the property description. Governor Sharpe described how he included a plat showing the disputed land, but, unfortunately, that plat is not extant. At Governor Sharpe's direction, a new survey had been performed by Nicholas Ruxton Gay on 20 Nov 1753, which did calculate the area to be 11,245 acres. (Modern calculations give 11,157 acres, but Gay's calculation was quite good considering the techniques available at the time for doing this, being less than 1% off.)

The 1753 resurvey repeated the same metes and bounds of the original, yet it seems to have had a significant impact on the understanding of the boundaries, especially on the south side, almost as if Gay applied an additional 3 degrees declension to the west. Some of the pre-1753 leases formed an obvious line which seriously encroached on the earlier survey for "Clynmalyra" (TB#C:111, TB#C:156, TB#C:21). Apparently, the Carrolls did not choose to contest the boundary during the 40 years preceding the Gay survey, although they were likely aware of the problem, as they knew better than to challenge those in power. After the 1753 survey, several leases along this line seem to be bounded by a newly established line which corresponded better with the line of "Clynmalyra". This seems to have resulted in the southeast corner moving a full quarter of a mile to the north, northeast. (BA-U:1633, BA-U:111, BA-U:1015)

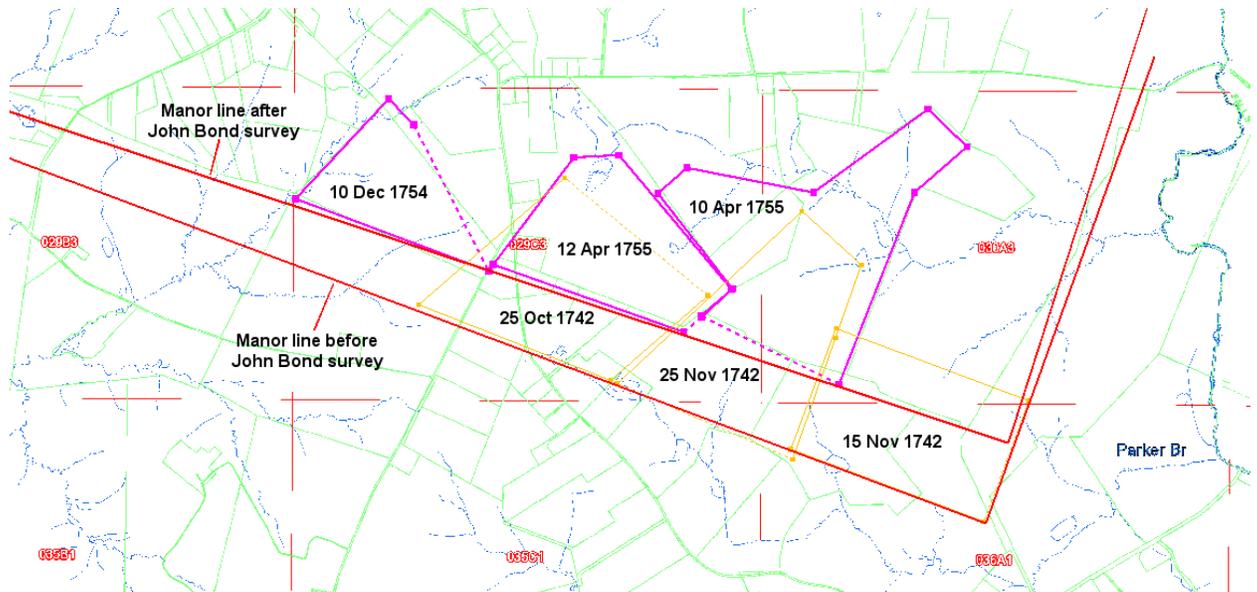


Figure 4a showing several parcels along southern edge for both pre- (in yellow) and post-1753 (in purple) leases. This indicates a clear change in the understanding of the boundary.

## 5. 1756 (approx.) survey

The testimony for the 1791 commission indicates that Samuel Day and others employed James Moore about 35 years earlier to survey the Manor. The results are unknown, except that Day's testimony was that, as a tenant on the land of John Parkins, he had already erected the frame of a house on the Manor, according to John Bond's survey, but found from Moore's survey that it was outside the Manor, so he moved it. The plat resulting from the 1791 survey once again indicates that it was outside the Manor by about 150 ft. (No record of land owned by John Parkins has been found. It appears that this land was owned by John Dorsey at the time.)

## 6. 1760's legal battles

Following the death of Thomas Brerewood, Sr. in 1746, there was a long dispute about the ownership of The Manor. The Archives of Maryland contain the following:

Vol 44 pg-698, letter Samuel Ogle to Lord Baltimore, 12 Feb 1748/49, states that "Mr Arnold has received full powers from the heir at law of Mr Brerewood & his creditors to sell or let it as he shall find it most for their interest."

(During December 1754 and April 1755 there were at least a dozen leases made, with the surveys being filed in Annapolis, indicating that they were being leased by the provincial government, not Brerewood's heirs.)

Vol 14 pg 50 - In April 1762 there is correspondence from Calvert to Sharpe that questions how, when, and by whose direction Lord Baltimore "came into possession of the 10000 acres formerly in the possession of Mr. Thomas Brerewood who resided upon the premises and died in 1746".

The Bounds of My Lady's Manor - draft August 26, 2013

Vol 14 pg 64 - In Sharpe's 112th letter to Calvert of 15 Aug 1762, he describes how Mr Tasker informed him that, according to the late Lord Baltimore, Brerewood and his heirs have no claim to The Manor, and anyone who has a lease can get it continued and pays rent to Lord Baltimore. It further claims that, although surveyed in 1713, no patent was ever issued.

Vol 14 pg 92 - 120th letter Sharpe to Calvert, 4 June 1763, "I am glad to learn that you have foiled Mr Brerewood in all his attempts against his lordship, I sent you all the information I could get relative to the circumstances of the Mannour in Baltimore". (He also reported that the colony had 114,322 white inhabitants and 49,675 black.)

Vol 14 pg 333 - 21 Oct 1766, letter from Sharpe to Lord Baltimore noting that writs of ejectment have been brought against 3 tenants of My Ladys Mannour alias Lords Gift by Mr Hall, lawyer for the heirs of Mr Brerewood.

Vol 14, pg 370, 16 Feb 1767, Baltimore writes to Sharpe, "As to Mr Brerewood's claim, I refer it to Punch, for it is so extremely absurd..." and "Mr Brerewood is seventy, bed-ridden, out lawed, over head & ears in debt has no heirs & if he were to live seventy more years, he never could clear up the different suits..."

Vol 14 pg 430 - letter from Sharpe 3 Nov 1767 stated that "the trial about My Lady's Mannour claimed by Brerewood is put off till May".

Vol 14 pg -499 - letter from Sharpe to Mr Hammersley, 27 May 1768, states that "the ejectment brought against his lordship on behalf of Brerewood will not be tried till next October; in the mean time the Attorney General & Mr Dulany desire me to write to you for an authenticated copy of his being a bankrupt or outlaw if it can be made to appear that he was either one or the other."

Vol 14 pg 535 - letter from Sharpe to Hammersley, 30 Oct 1768, noting that Mr Jennings will deal with the matter of the "Manour in Baltimore claimed by Mr Brerewood" after some others turned down the case. (This was also a very long farewell letter, as Sharpe was being replaced, saying that he "shall be as happy in cultivating my garden".)

## **8. 1782/1784 Survey and sale**

In support of the sale of confiscated lands held at Slades Tavern on October 22, 1782, The Manor was surveyed by David Clarke into 102 lots. The actual surveys, as they are recorded, indicate various survey dates. At least 30 give a date as 26 Oct 1782 and 60 more were 10 Nov 1784. Obviously, he did not do all these in one day, but these were indicated as the official survey date. This is significant, since conflicting surveys, where there is later discovered to be an overlap, are resolved with the elder survey winning out. It is apparent that he actually performed the surveys before the sale at Slades Tavern on 22 Oct 1782, since most of the entries of the report of that day already had the areas indicated.

## The Bounds of My Lady's Manor - draft August 26, 2013

Many of these lots followed the lines of the earlier leases which were still valid, with the original lessors still occupying some of the land. While the full survey is not extant, each of the individual lot surveys is available, so they can be put together and matched with today's boundaries, thus providing an accurate picture of the view of the overall bounds at that time. A full report of the sales was found in the Archives and provides complete information on each lot, its leased size, added vacancies, possessor, occupant, purchasers, and price (BA-U:1130) The significance of the two lists is not known. (It plots as 10,485a.) One is signed by David Clarke and would appear to be his calculations before he actually did the survey and simply provides a summary of the existing leases and ownership, the other being the actual report of sales, which had some differences in the sizes.

The outer bounds of the 102 lots generally follow the 1713 and 1753 surveys, except for an encroachment on the northeast side for "Elliott's Refuse" surveyed in 1771 and for a significant strip along the southern side which seems to have incorrectly accounted for the overlap with Carroll's Manor. "Fair Play" and "Union", both patented to Thomas Love in 1797, would later account for this error.

It is interesting to note that BA-P:3002 for Lot #81 says the survey was done by David Clarke on Nov 10, 1784, that the plat was at a scale of 64p and therefore cannot be examined. Apparently, the land office was very particular about what was submitted. either because they were attempting to verify the area or were tracing each plot and fitting them together like a jig-saw puzzle. There has never been any indication that the office was keeping a master map of the whole area.



## 9. 1788 Presbury Survey?

An unknown writer, in a manuscript in the possession of William Pearce, refers to this survey, which he claims to have gotten, with a plat, in Annapolis. This manuscript refers to a "cryptic remark in the 1788 Presbury resurvey of the Manor about James Calder's beginning, as proved by John Orrick, was half a perch to the North of where Presbury began!" (This was George Gould Presbury who was appointed Justice of the Peace in 1786. The records of his surveys are at the Archives on microfilm CR 35711-2 for 1782-1790.)

This "cryptic remark" was probably in relation to "Cromwell's Park" and "Cromwell's Park Amended", which lies to the west of The Manor. The original "Cromwell's Park", as surveyed in 1724, severely ran afoul of The Manor. Even though the resurvey in 1771 by James Calder for Samuel Tipton noted that 64.25 acres lies in "My Lady's Manor" and he corrected this, there apparently continued to be a controversy, as this resurvey was not patented until 1794. However, in 1793, a commission was appointed to determine the bounds of "Cromwell's Park" for Tipton, even before the parcel had been granted to him. The commission appears to have reconfirmed the original bounds, foul and all, but their results were not recorded until 1796, after Tipton had actually been granted the property. Another commission appointed in 1818, after both Calder and Tipton had died, was asked to divide the land between 12 heirs. They decided that it could only be divided in two parts along the road, and confirmed the bounds given in the 1794 patent, but still in apparent conflict with the 1791 Manor survey.

## 10. 1791 Survey and Commission

Again in 1791 when questions arose concerning the bounds, a commission was created to establish the boundary with "Isle of Caparea" which was along the eastern border of MLM, of which it noted "the courses whereof are continually varying". The testimony at these commissions is always interesting. It may seem surprising to us today that an old man could remember being pointed out a single boundary tree by his grandfather 50 years earlier while out squirrel hunting, but the location of such boundaries was a very important factor in everyday life. In this particular case, Thomas Wantland, 77 years old, testified about being shown the three beginning trees by John Bond who had laid out the manor for Brerewood (50 years earlier). Other witnesses verified the location of the beginning trees and that they had been "deaded by one Richard Matthews" about 20 years earlier. The new survey states "beginning at a stone marked L<sup>B</sup> M set up near the bank of the Gunpowder Falls ...", and refers to numbered stones at all the other corners. The survey states "all which marked stones were setup in our presence" (WG#GG:519).

While the commission was originally created to establish the locations of the boundary along the eastern side with "Isle of Caparea", the testimony seemed to focus on the location of the beginning point (at the southwest corner) and other corners.

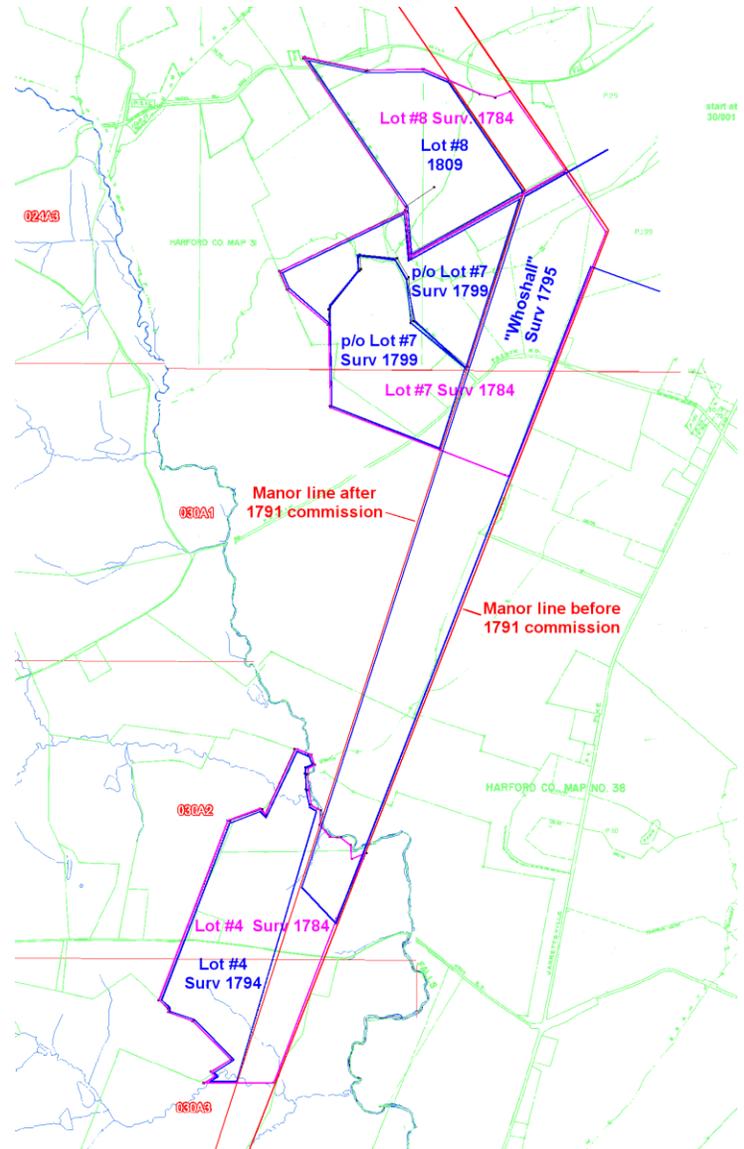
The 1791 survey performed for the commission by Darby Ensor converted the metes and bounds from the original compass points to degrees and applied a four and a half degree "variation" to

compensate for the changes in magnetic north. In fact, detailed mapping records show that the change in compass from 1713 to 1791 was about 3 degrees in this area, most of that occurring since 1753. The actual declension from true north in 1791 was close to zero. This confusion might have stemmed from compass declension information from elsewhere along the Atlantic coast or from England, which had experienced a much larger variation during this same period, and in the opposite direction. Thus, the new survey resulting from the commission's work seems to have further confused the borders of My Lady's Manor. Incidentally, the new survey simply avoided mentioning the area, possibly in deference to the 1753 calculation by Gay.

Multiple plots of the overall tract, as well as those of several individual leases and parcels which reference the beginning trees, indicate that the stone set in 1791 was about 85 feet to the northwest of the original beginning. In fact, during the 1791 commission, Richard Jones testified that he saw David Clarke begin the Manor survey "about thirteen yards to the westward" of the location of the original three white oaks "about six years since".

It appears that this new survey again had a significant impact on the local understanding of where the bounds were. The effects on the ground seem to be a mix between the new and the old metes and bounds. Some Lots that were sold along the eastern border in 1782 were then decreased in size based on this newly located boundary. It resulted in the southeast corner again moving, this time about a tenth of a mile to the west northwest. This survey now showed a close correspondence of the southern boundary with that of Carroll's Manor ("Clynmalra"), but not exact.

Figure 10a showing change in parcels along eastern side (pre- and post-1791) (BA-U:1123 and BA-P:2984 - perhaps why Lot #4 did not sell in 1782) and ne corner and e side. (HA-P:614-a, HA-U:522 "Who Shall", HA-P:613,614)



## 11. The Falls

Much of the uncertainty with the proper location of the bounds today is that the original survey began on the north side of the Falls and the first 17 lines were described as being "up the Falls" (DD#5:806). As it turns out, the second line takes a major diversion across and away from the

Falls, so that the remainder of the lines are not near to it, although the 3rd through 11th lines mimic the general shape of the Falls, but offset to the northeast about an eighth of a mile.

A person looking at the beginning point today might say it is on the south side. But the Falls twists and turns, and the "north" side meant the side that started out on the north as the Falls began its trek westward from the Bay, thus the "right bank" as one went upstream. Therefore, the begin was referred to as being the "north" side although the Falls are to its north at this point.

A further question is raised by the original survey stating that the tract was "in the woods on the north side of the maine falls of Gunpowder", implying that there was no intention to cross the Falls, but to exactly follow the "north" bank.

The failure to follow the actual route of the Falls is difficult to explain. If the 2nd line were "east" instead of "north northwest", the first 11 lines would then follow the water of the Falls fairly well and, in fact, several of the corner would appear to correspond with the mouths of runs.. But it is hard to believe that such a mistake could have been made in the original survey. Besides, the end of the 3rd line corresponds with the three bounded white oaks right at the mouth of Charles Run as shown by a deed in 1730 (IS#L:5) and again in 1769 (AL#A:329). (This point is about 200 ft east of the present mouth, but it is easy to see from the topo map how the mouth of Charles Run has wandered over the years and how the main channel of the Falls could have been slightly to the north at the time.) It should be noted here for those not familiar with the Falls, most of it is constrained by high banks, so its path does not change much, as rivers in flatlands do, sometimes cutting whole new channels. There has clearly been very little variation in its path over 300 years (except at the mouth).

One possibility, which is found elsewhere, is that the direction and distance means that one starts out along the water's edge in that direction and goes the specified distance "meandering" along the twists and turns. If the surveyor felt that the path took a major new direction (or stopped for a rest), he recorded a new direction and started measuring from zero. However, applying this method in this case results in completely unacceptable results, and it still does not explain the 2nd line being nnw.

Another possibility is that, in those days, "up the Falls" did not necessarily mean binding on the edge of the water. In fact, with the difficulty of actually trudging through the thick underbrush likely in the low-lands of the valley, which at places is quite wide, it is possible that the surveyor choose to survey from one convenient site to another, first crossing the Falls twice and going to a known spot, the mouth of a major branch, and then following the high ground parallel to the Falls. Of course, this involved another crossing to the "south" side, so really does not make sense. Maybe the mistake is an easier explanation.

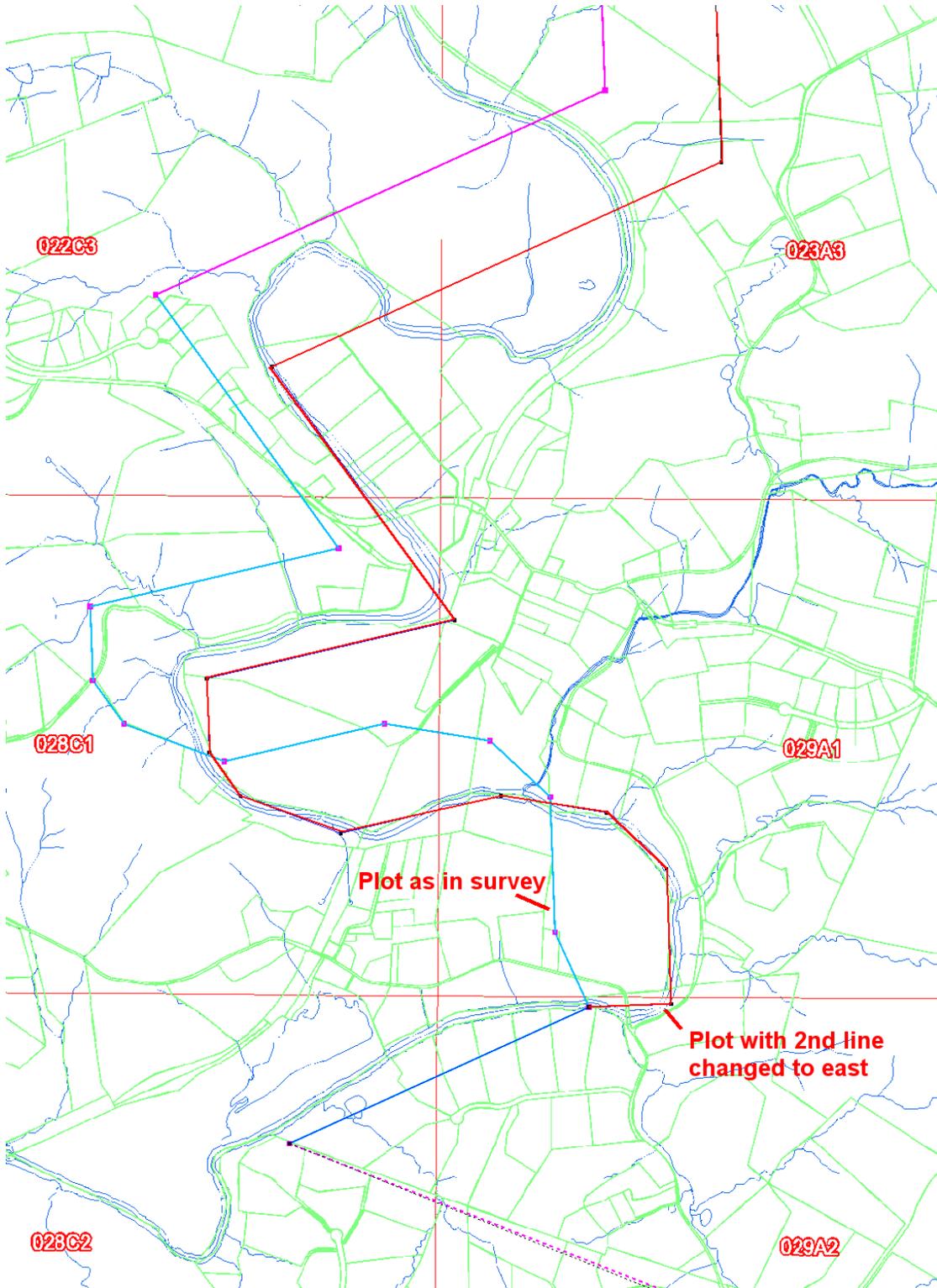


Figure 11a shows the line as described in the 1713 survey and as it would be if the 2nd line were e instead of nw.

Anyway, this difference between the bounds made by the second and third lines, and the Falls is very clear in the survey for a 1743 lease to John Wiley and then to Thomas Wilmot in 1744 for the area between the two (TB#C:202, TB#D:184).

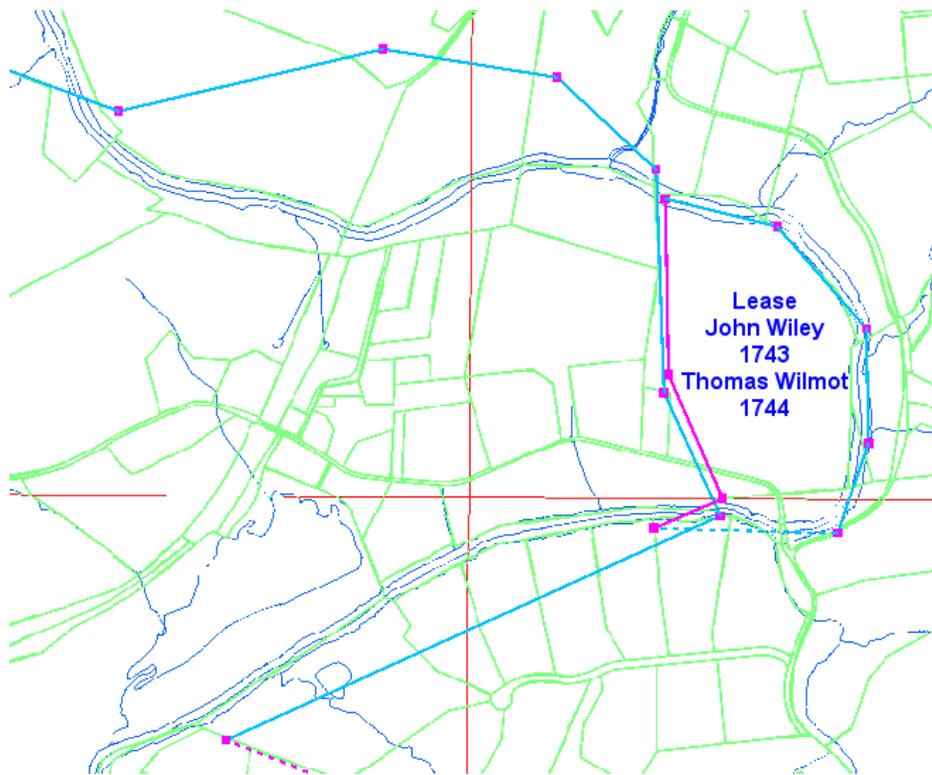


Figure 11b showing Wiley/Wilmot 1743 lease on "south" side of Falls which helps validate 1st three lines of Manor.

Further confusion is that the 12th through 17th lines, although referred to as "yett up the Falls", were nowhere near to it. It is possible that the surveyor only followed the first 11 lines (generally following the Falls), and the rest were simply made up back in the office to complete the required 10,000 acres, in the general direction that he believed some branches ran (and attempting to align with "Clynmalyra".) This is a similar technique to many earlier surveys that began on the shore of the Bay and just said "into the woods" and came back to the Bay to make a rectangle, but were obviously never walked. Of course, back in the office, he could have laid out those final lines to more accurately achieve the 10,000 acres.

Regardless, whether a mistake or on purpose, the metes and bounds as written become the real thing, and then were considered the legal description.

## 12. Monkton Mills

On the west side near Monkton, William Gwynn appears to have used this opportunity from the 1791 commission to survey "Monkton Mills" in 1797 to include the difference between the old line of The Manor and the new one established by commission as well as land he already owned in the original Manor. It's not clear what happened to this survey, as it is filed in the "unpatented

certificates" in the Archives (BA-U:1039). However, another survey in 1799 for "Double Purchase" (p/o "My Lady's Manor"), in two parcels totaling 39.75 acres, was granted to him in 1800 to take up this void (BA-P:1368). At the same time, he had his existing land, Lots #65, #66, and #69 resurveyed and patented to him (BA-P:3010, 3011, 3014).

Strangely enough, the 1770 survey for the adjacent "Inclosure" and that for its resurvey in 1787 to the west of where "Monkton Mills" would later be, had already matched the new line of The Manor which the commission in 1791 later determined (BA-P:2478, 3240).

But another patent for the adjacent "Cromwell's Park Amended", resurveyed in 1771 to exclude the part lying foul of The Manor and granted in 1794, followed the original 7th, 8th, and 9th lines as laid out in 1713 (BA-P:1283). Even as late as 1822 when it was sold, the line still followed the original line of The Manor, so it appears that the boundary believed to exist after the 1791 commission, at least along this western side, was quickly forgotten (WG#165:106).

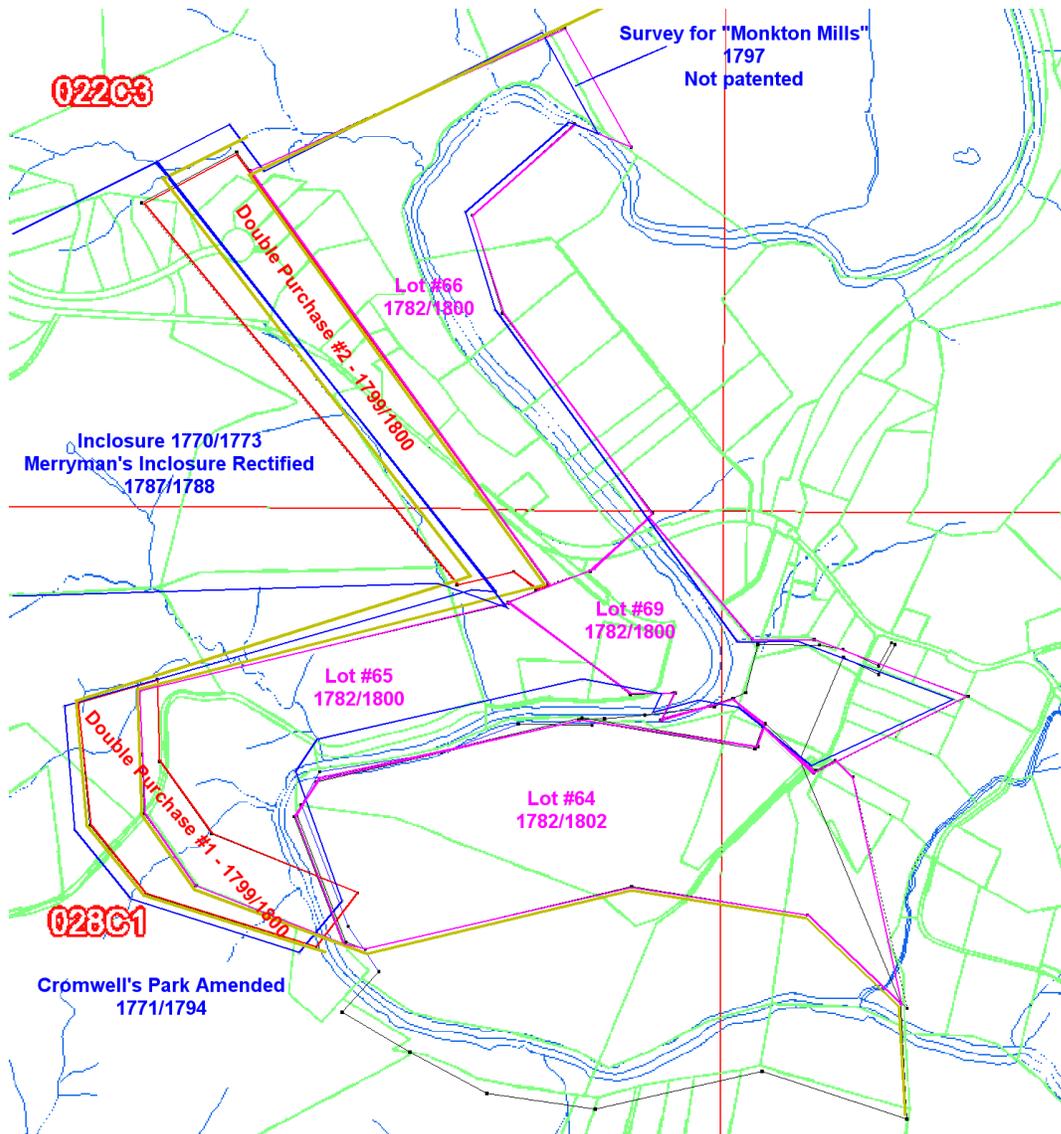


Figure 12a showing plots for "Double Purchase" (BA-P:1368) and Lots #65, #66, #69.

### 13. How big is The Manor?

Besides the bounds, the question always arises as to how big The Manor is. As noted, the original was supposed to be 10,000 acres and was undoubtedly laid out to achieve at least that much. The stated metes and bounds calculate today as 11,157 acres. It wasn't until the 1753 survey by Nicholas Ruxton Gay that a calculation was done that yielded a value of 11,245 acres.

At that time, there were several methods of calculating the area of an irregular-shaped polygon. The first was to divide an accurately drawn plat into triangles and to calculate the area of each. Some old surveys show signs of this being done. The second, and more tedious method, was a mathematical calculation performed on each line, requiring lookups in a trig table for the cosine of each angle, multiplying out a lot of numbers, and totaling up the whole. (An example of this can be seen on the 1860 plat of Jerusalem Mill which is on display in the museum at the mill.) In the 19th century, the planimeter was invented to mechanically measure the area from a drawing. Of course, now the calculation is done by a computer from the metes and bounds.

Given the methods available at the time, it is surprising how accurate many of the calculations were. Most of the values for the lots in the 1782/1784 survey are within a quarter acre of what they now plot as. The report of the sales of The Manor contains two lists of lots and their sizes. While one seems to be an estimate made before a survey was done, the other matches closely with the individual sizes recording in deeds and patents during the ensuing 20 years or so. This provides other values of the area of The Manor (including in each, where appropriate, the 4 acres originally laid out for St. James but not part of any Lot):

Original survey	10,000
Modern calculation of original survey	11,157
Gay's calculation in 1753	11,245
List of 1782 Sales	10,383.25
Total of all deeds and patents that resulted from the sales (according to 1782 survey)	10,281
Drawing a single bound around all the lots of 1782 sales	10,485a
Total of all lots (before 1791) as each is now plotted	10,430.3a
Total of all deeds and patents after 1791 survey	

The 1791 commission did not result in a new calculation of area, but the commission was not charged (or being paid) to do this. It was the same as the 1713 survey.

Note: These numbers are still being refined.

#### **14. How was it named?**

While the area is now always called "My Lady's Manor" (or "The Manor" for short), this was not always the case. In fact, the recording of the original survey in 1713 (DD#5:806) leaves a convenient blank in the book where the name should be, preceded with the word "called"... The patent following just says "for the above land". Other neighboring grants referred to it as "The Lady Barroness of Baltimore her Manor" (in 1723 and 1724). The Brerewood deeds in 1731 refer to it as "Lord Baltimore's Gift", while deeds of a part to Luke Wiley and Thomas Anderson in 1739 refer to it as "Lord Baltimore's Gift or more commonly my Lady's manor" as do the leases in 1743 (HWS#IA:236, 238). And in 1766, Governor Sharpe writes of "My Lady's Manour alias Lord's Gift". After the Revolution when it was confiscated, it was then always called "My Lady's Manor".