

## A Few Notes on Lots 69 & 70 of the Penobscot Association Grant

William Romanski

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The farm lots laid out for the Penobscot Association in 1784 were intended to contain 100 acres apiece, more or less. But due to inaccurate surveys, uneven coastlines, and other factors, some lots were smaller or larger. Lots 69 and 70 that Samuel Johnson bought from Ebenezer Greenlaw, as they were laid out, contained about 350 acres in total. Samuel's disposal of the property over the course of his lifetime conveyed the land primarily to his family. In approximate thirds, the north third went to William McClelland m Sarah Johnson, the middle third to Leonard Johnson, and the south third to George Johnson.

### The North Third

William McClelland purchased his part of the lots in 1846 [A], but leased it back to Samuel in 1849 for 5 shillings, giving Samuel use of the land for the remainder of his life. This lease reserved 100 acres of the parcel for William, leaving the remainder, which turned out to be about 30 acres, for Samuel's use. Samuel conveyed the tract to Prudence Blake m David Manzer in 1858. And when William McClelland moved his family to Wisconsin, he sold his 100 acres to Manzer. Shortly before her death, Prudence sold both tracts out of the family to Isaac Budd in 1870. (Isaac Budd's wife Mary Ann Cumberland was a cousin to Prudence Blake's mother and Samuel Johnson's third wife Joanna Greenlaw, as well as Samuel's second wife Sarah Greenlaw.)

### The Middle Third

The middle third of the lots [B] remained in the family some time before 1920. Although the transfer deeds don't make it clear that the lot ran the whole length of the original grant, it appears that this was the case. In 1847 Samuel sold his son Leonard 100 acres between William McClelland and George Johnson. Leonard conveyed the lot to his son George H, who in turn sold it to his brother David. David sold the lot to George Budd sometime between 1898 and 1920, but I can't locate the deed. The south line of this lot was surveyed in 1918, according to the 1920 deed from George Budd to Charles Horsnell.

Horsnell sold the 200 acres [A & B] in 1921 to Cecil Greenlaw. Shirley O'Neill remembers Cecil owning this land when she lived in the neighborhood in the 1930s. The property remained in his family until very recently, and his descendants may still own the lot. A field on this lot is still called the "Johnson field."

### The South Third

A parcel in the southern third [D] was sold out of the family in 1837, fifty acres to local businessman John Wilson Esq. Wilson was said to have plans to extract granite from the land, but it is unclear if the quarry was ever developed. He sold the lot in 1846 to James McClure, but retained the right to mine the granite. In 1849, McClure sold the north half of those 50 acres to his brother in law James Murphy m Jane McClure. Murphy's parcel passed through a couple of hands before returning to the Johnsons in 1869.

North of this parcel, and south of Leonard Johnson's parcel, was a tract of land that George Johnson had made improvements on [C]. In 1847, Samuel sold this tract to George, which was probably about 60 or 70 acres. George, his wife Lydia, and son Freeman all died around 1862, and it appears that Leonard inherited the lot. It probably was subsequently inherited by his son David, who eventually owned from Budd's (in the North Third) to the southernmost 25 acres of Lot 69. This tract was conveyed to Lewis Bartlett in 1924.

In his 1923 will, David Johnson gave this lot, which he called the George Johnson Lot, to his son Aubrey, with the qualifier that he held the lot "in peaceable possession and paid the taxes thereon for over 50 years." Aubrey sold this parcel, as well as the 25 acre Murphy Lot to Lewis Bartlett the following year, Bartlett now owning

most of this third.

The southernmost 25 acres of this third was sold by the McClures to Robert Peed, husband of Caroline Johnson, another of Leonard's children. The Peed's farm consisted of these 25 acres, plus about 35 more in the adjacent

\* Although deeds referred to the area of these lots as Waweig or Bartlett's Mills, Shirley O'Neil says that the folks who lived in that neighborhood, including herself, called the area Bayside.

**Source information**

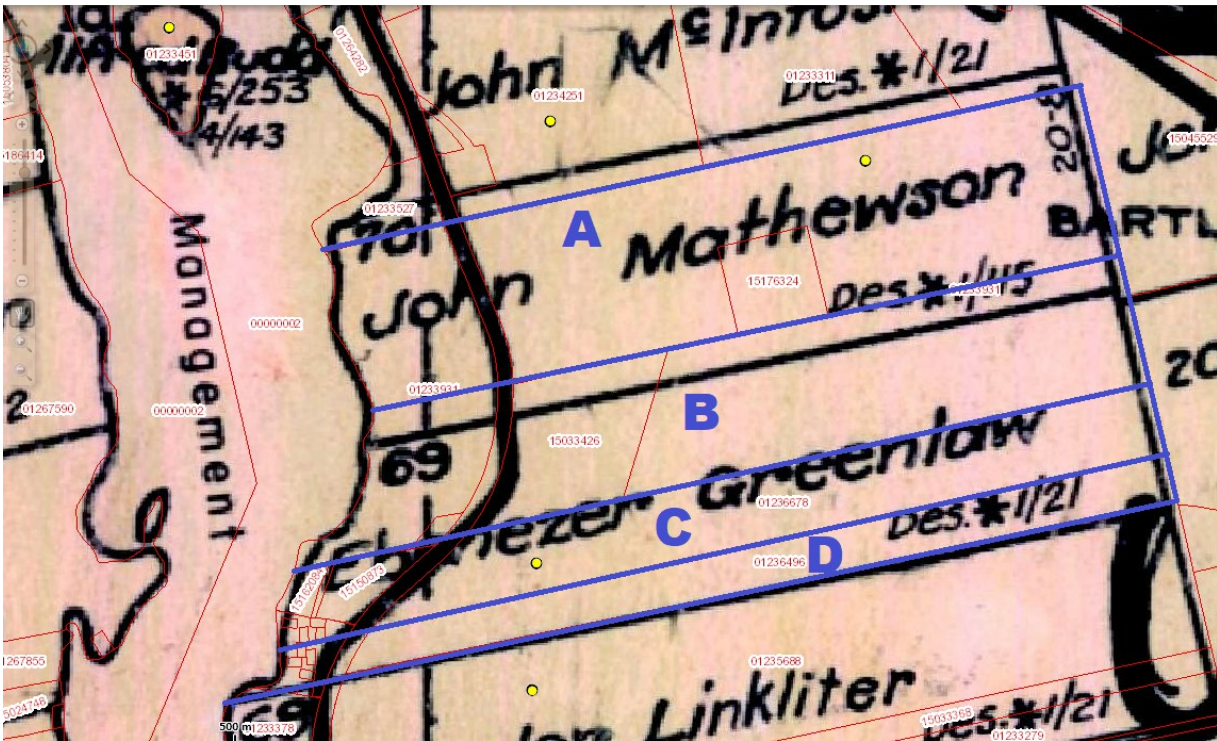
Charlotte County Registry of Deeds Records

For maps see:

<http://geonb.snb.ca/GRP/index.html>

<http://geonb.snb.ca/geonb/>

# Timeline of Owners



1840

A: Samuel Johnson  
 B: Samuel Johnson  
 C: Samuel Johnson  
 D: John Wilson

1890

A: George Budd  
 B: George H Johnson  
 C: David Johnson  
 D: David Johnson [N] Robert Peed [S]

1850

A: William McClelland and Samuel Johnson  
 B: Leonard Johnson  
 C: George Johnson  
 D: James McClure

1900

A: George & Lucinda Budd  
 B: David Johnson or George Budd  
 C: David Johnson  
 D: David Johnson [N] Robert Peed [S]

1860

A: Prudence Manzer  
 B: Leonard Johnson  
 C: George Johnson  
 D: James Murphy [N] James McClure [S]

1910

A: George & Lucinda Budd  
 B: David Johnson or George Budd  
 C: David Johnson  
 D: David Johnson [N] Robert Peed [S]

1870

A: Isaac Budd  
 B: Leonard Johnson  
 C: David Johnson  
 D: David Johnson [N] William McClure [S]

1920

A: George & Lucinda Budd  
 B: David Johnson or George Budd  
 C: David Johnson  
 D: David Johnson [N] Robert McLaughlin [S]

1880

A: George Budd  
 B: George H Johnson  
 C: David Johnson  
 D: David Johnson [N] Robert Peed [S]

1930

A: Cecil Greenlaw  
 B: Cecil Greenlaw  
 C: Lewis Bartlett  
 D: Lewis Bartlett [N] Robert McLaughlin [S]

# Notes on the Granite Deposit on Lot 69 [D]

[https://archive.org/details/cihm\\_44810/page/n29](https://archive.org/details/cihm_44810/page/n29)

First report on the geological survey of the province of New-Brunswick

by Gesner, Abraham, 1797-1864

Publication date 1839

p 23

I proceeded along the east side of Oak Bay, occasionally making an excursion into the interior a short distance. Granite, syenite, and trap, are the prevailing rocks. These often pass imperceptibly into each other, and have their component parts so mixed, that it is frequently impossible to draw a line of distinction between them. Near the mouth of the Waweig, and belonging to the mountainous chain already noticed, the granite appears; and although in general most of its varieties are too coarse to be used in architecture, on the property of John Wilson, Esquire, I discovered a beautiful a beautiful kind, and if the quantity should be found sufficient, an excellent quarry might be opened, which, from its proximity to the sea and river, would afford every facility required for the ready transportation of its contents. This rock, instead of mica, contained hornblende, united with feldspar, and quartz, which are very pure, and white, and equally disseminated in small crystals. The quarry will be opened next spring, and considerable advantage may be expected to arise from its discovery, as heretofore the granite used at Saint Andrews, has been imported from the United States, at a great expense; while it is now known that a more beautiful variety of that rock is placed but a short distance from the town.

<http://sites.rootsweb.com/~nbpstgeo/Granite-newspaper%20articles.pdf>

St Croix Courier - Oct 8, 1874 and Daily Tribune - Oct 9, 1874 And still another red granite quarry is reported at Waweig, which has just been opened by Robt Ross Esq, of St Andrews, whose enterprise in various kinds of business is deserving of all praise. The quarry is situated near Bartlett's Mills, and has an inexhaustible supply. Mr. J.B. Key, who has a large experience, is assisting to open the quarry.

<http://dnr-mrn.gnb.ca/ParisWeb/PublicationDetails.aspx?Num=MP%202005-28&lang=e>

Publication Details

General Information

Publication Number: MP 2005-28

Title: Bedrock geology of the St. Stephen area (NTS 21 G/03), Charlotte County, New Brunswick

Property Name:

Publication Source: NB Publications

Publication Type: Map Plate

Publication Date: 2005

Release Date: 2005-07-26

Notes:

Authors

Last Name	Initials
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Fyffe	L.R.
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Geographical

Upper Right Corner - Latitude:	45° 15' 0"
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Upper Right Corner - Longitude:	67° 0' 0"
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Lower Left Corner - Latitude:	45° 0' 0"
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Lower Left Corner - Longitude:	67° 30' 0"
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NTS Map Sheets

21G/03

Media

Type	Office	Available for Purchase? (Y/N)
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Adobe PDF	Fredericton	Yes
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Adobe PDF	Bathurst	Yes
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Adobe PDF   Sussex Yes

Maps

Type   Specifics       Scale

Bedrock Geology    Geological    50000

<http://dnr-mrn.gnb.ca/ParisWeb/PDFView.aspx>

[file:///C:/Users/wdrom/Desktop/mp\\_2005\\_28\\_c.pdf](file:///C:/Users/wdrom/Desktop/mp_2005_28_c.pdf)

[Bedrock on Lots 69 & 70]

Late Silurian

Bocabec Gabbro

SBOmi: Green, medium to coarse-grained, subophitic gabbro, minor grey granodiorite and diorite.

SBOii: Grey to pin, fine to medium grained, hornblende and biotite hornblende granodiorite containing abundant inclusions of gabbro

SBOfib: Red fine to medium grained biotite granite.

# Agricultural Production 1861

The 1861 census gathered agricultural production data for every farm. The returns for St Andrews are peculiar in that information was recorded for every farm, but the name on the household was not always attached to the record. So it is left to the researcher to deduce which line belong to which farmer.

The farms on Lots 69 & 70 appear not to be recorded in their entirety, or alternately, perhaps all the farms were not under cultivation at that point. William McClure's and three unidentified farm were listed in order. It is probable that the three unidentified farms are those of James McClure, Leonard Johnson, and either George Johnson or Prudence Manzer.

An 1887 deed indicates that the extent of James McClure's farm was 75 acres, all of which was within Lot 68. Add this to Robert Peed's 50 acres straddling 68 and 69, which he bought from William McClure, and the McClure's total holdings were about 125 acres. We know that the McClures' farms were not contiguous by respective owner in 1861. But between the one farm identified as William McClure's in the agricultural schedule, and another of similar estimated size, together they totaled an estimated 106 acres. So this squares nicely with the farm listed on the line below William McClure's probably belonged to James McClure.

The next farm was 100 acres in extent, with no improved land. This farm probably belonged to George Johnson or Prudence Manzer. Neither household had any bodies who were capable to operating the farm. George's one known son Freeman had died the year before. A seven year old girl in his household was called a daughter, but that relationship seems unlikely as George and his wife Lydia would have both been about 50 years of age at her birth. In any case, she would be incapable of running the farm either. Finally, George indicated that there were 2 sick or infirm people in his household that year. Seeing both he and his wife were dead by the time of the 1871 census, probably much sooner, those two sick people were George and Lydia.

Prudence's family was no more fit to run a farm in 1861. Her late husband David Manzer was born in Town, and probably lived most of his life there. So he may have had no farming skills anyway. In fact, his occupation was listed as 'mariner' in 1851. Although, they occupied the farm lately belonging to William McClelland, they may not have kept it up. And Samuel Johnson was quite old in 1851, so probably didn't contribute to the farm either. Prudence reported 2 deaths in her household within the year preceding 1861. Those were probably his husband David Manzer, and her step father Samuel Johnsons.

It is likely that Leonard Johnson's farm supported these three families at this point. This may explain the fact that some of the figures in this schedule don't make much sense. For example, the same 100 acre farm claiming no improvements, also boasted 10 acres of hay, an acre of barley, and another acre planted with oats, buckwheat and potatoes. The next farm, presumable Leonard's, was 100 acres in extent with 20 acres cleared, none planted. So these two farms were probably operated by Leonard and his three sons David, George and Benjamin. The produce of both tracts were not recorded with fidelity on the census's agricultural schedule.

Looking at these farms in comparison to each other, and other farms in the area, they are not unique. None employed laborers; all the work was done by the family. They all kept pigs and cows. The George/Prudence farm kept oxen, while Leonard had a horse. Hay was obviously universally important, as they all harvested several tons of it. The staple foodstuff for the people was clearly potatoes, as there was 50 bushels-about 1 1/2 tons-produced by the Johnsons.

By the next census (1871), there was no trace of Prudence's family. She had sold her portion to Isaac Budd. George's family was gone too. Leonard and his son David owned the rest of the land in 69 and 70, save the McClure's portion, which would be sold in 1871 to Robert Peed m Caroline Johnson, Leonard's daughter.

# Agricultural Schedule 1861 Census

Extracts presumed to encompass Lots 69 & 70

## Line 32 **William McClure**

Census 1861

Schedule III Agriculture

District No 2 Parish St Andrews County Charlotte

Farmers' Names: William McClure

Acres of land owned or occupied Improved: 12

Acres of land owned or occupied Unimproved: 40

Cash value of Farm: 300

Cash value of Implements and Machinery: 10

Milch Cows: 1

Sheep: 2

Swine: 1

Pork Slaughtered: 200

Butter Pounds: 300

Bees Wax: Pounds

Wool Pounds: 28 [38?]

Hay Tons: 9

Hay Acres: 8

Oats Bushels: 30

Oats Acres: 1

Buckwheat Bushels: 20

Buckwheat Acres: 1/2

Potatoes Bushels: 50

Potatoes Acres: 1/4

Cloth and other Home Manufacture Cash Value: 30

## Line 33 [**James McClure**]

Census 1861

Schedule III Agriculture

District No 2 Parish St Andrews County Charlotte

Farmers' Names: [James McClure]

Acres of land owned or occupied Improved: 14

Acres of land owned or occupied Unimproved: 40

Cash value of Farm: 1000

Cash value of Implements and Machinery: 20

Horses: 1

Milch Cows: 3

Other Neat Cattle: 3

Sheep: 7

Swine: 1

Pork Slaughtered: 150

Butter Pounds: 100

Wool Pounds: 12

Hay Tons: 5

Hay Acres: 8

Oats Bushels: 12

Buckwheat Bushels: 10

## Line 34 [**George Johnson or Prudence Mazner**]

Census 1861

Schedule III Agriculture

District No 2 Parish St Andrews County Charlotte

Farmers' Names: [George Johnson or Prudence Manzer]

Acres of land owned or occupied Unimproved: 100

Cash value of Farm: 100

Cash value of Implements and Machinery: 10

Horses:

Milch Cows: 1

Working Oxen: 2

Other Neat Cattle: 2

Sheep: 3

Swine: 1

Pork Slaughtered: 200

Butter Pounds: 200

Hay Tons: 14

Hay Acres: 10

Barley Bushels: 24

Barley Acres: 1

Oats Bushels: 15

Oats Acres: 1/2

Buckwheat Bushels: 11

Buckwheat Acres: 1/4

Beans Bushels: 1

Pease Bushels: 2

Potatoes Bushels: 50

Potatoes Acres: 1/4

## Line 35 [**Leonard Johnson**]

Census 1861

Schedule III Agriculture

District No 2 Parish St Andrews County Charlotte

Farmers' Names: [Leonard Johnson]

Acres of land owned or occupied Improved: 20

Acres of land owned or occupied Unimproved: 80

Cash value of Farm: 600

Cash value of Implements and Machinery: 10

Horses: 1

Milch Cows: 2

Swine: 1

Pork Slaughtered: 200

## Irene Dodds

By 1868, Leonard Johnson had come into possession of his brother George's farm. It is clear that both George, his wife, and any children they had were dead by this time. George's farm remained in the Johnson family through two more generations, until Leonard's grandson Aubrey sold it to Lewis Bartlett in 1924.

We know that Leonard owned the land by 1868 because of a peculiar deed showing the conveyance of a small parcel of George's farm. Leonard released his claim on a 1 1/2 acre bit of land to one Irene Dodds. The land laid on the southeast side of the main road. It extended from a small brook called Johnson's Brook to the line of James Murphy's land, forming a triangle with the road. It is unclear if Irene ever lived on this land. There was no indication that there were any buildings on it. In 1872 she sold the lot to William McClure's wife, Sarah Higgins McClure. It is unclear how Sarah disposed of the lot, and it appears that after some time it became part of the adjacent lot, ie the George Johnson Lot, again.

Leonard sold the lot for the nominal price of \$1, but the deed had a strange qualification: "In consideration that the Rev A D Thompson, Isaac Budd, and James Russell did sometime hence award that I should give to Irene Dodds of the same place spinster a quit claim deed of the lot of land and premises hereafter mentioned." Isaac Budd and James Russell were neighbors. Budd would later buy the north third of Lots 69 & 70. The Reverend Adam Duncan Thompson was a Baptist Minister in the Parish. Thompson's father was said to have come from Penobscot, and perhaps lived on the Sheepscot River. So the Johnsons may have known the Thomsons for a couple of generations. In any case, it was clearly accepted by the community that George Johnson bore some responsibility for Irene Dodds.

What was Irene's relationship to George Johnson, and why was she entitled to part of his estate? We can only speculate, but an examination of what else we might know about Irene could give us a clue.

Irene Dodds was born Irene Bullock about 1810 likely in St George, the daughter of either James Bullock m Patience Hammond or Andrew Bullock m Elizabeth. She had at least two children, apparently by two different men, and no known children by her husband. Both children do not seem to have lived until adulthood.

Her first child was Jacob Paran Moody born about 1833. He was baptized at the Anglican church in St George in 1834. What is unusual about the baptismal record is that the child's mother is named by her maiden name. In this particular set of records, this is a very rare occurrence, and suggests that the parents Paran Moody and Irene Bullock were not married. Paran Moody and his brother Jacob had come to St George from Monmouth, Maine in the early 1830s. They appear to have had interest in sawmills and machinery in St George. Jacob died about 1833, and his nephew born soon thereafter was clearly named for him. Paran was married to Charlotte Scott in 1836. He had sold out by the late 1830s, and had moved to Florida by the late 1840s, where he continued in the lumber industry. There is no further evidence of the child Jacob Paran Moody. We can probably assume he died rather young.

Irene married George D Dodds in 1839. At that time, she was living in St George and he in St Andrews. This is probably the impetus for Irene moving to St Andrews. George is not found in any other record set in the area: tax records, land records, census records, church records. His whole life is a mystery. It is unlikely that he is related to the Dodds of St George, as they had come from Ireland in 1848. He might be a descendant of Dodds that had arrived with the Loyalists, perhaps from Maine. He was probably dead by 1841, when a tax assessment was made in St Andrews. There is no suggestion that George and Irene had any children.

After Irene sold her sliver of George Johnson's farm in 1872 we can only find a few more mentions of her. The censuses of 1881 and 1891 indicate that she was a pauper living with families in St Croix. In 1891 the St Croix Courier reported her death in Waweig. She probably had no relation to the two families she was staying with in those censuses. I haven't found any other connection, apart from them living under the same roof. It's likely that



Irene was bid off as a legal to these folks, the lowest bidders. Irene's whole life had been uncertain, unstable and transient.

Irene's connection to the Johnson family becomes more evident after looking at two more records. In the 1861 census, which is the last census George and his wife Lydia Johnson appear in, Irene is a lodger in their household. The census recalls that there 2 people who were "Sick and infirm" in the household. Considering that Irene would live 30 more years, and George and Lydia would only live a few more, these two were likely George and Lydia themselves. Was Irene just a household servant? Or a nurse, ministering to the Johnsons in their later years? Was the parcel of George's farm simply payment for her service to the family?

George's household in 1851 adds another layer to the story. In it we find one Lydia Bullock, aged 12 years, called their adopted daughter. With Irene in the household in 1861, and the transfer of land in 1872, we can guess that Lydia was Irene's daughter. But who was her father? Was it George? If so we can understand the responsibility George seemed to have borne, adopting the girl, and housing her mother, as well as the judgment of the committee granting Irene some of the farm. But it would be cruel irony to name the daughter Lydia, the name of the wife George would have been unfaithful to. And to bring Irene into the household would be further insult. If Lydia Bullock's father was a Johnson, he probably wasn't George. There are two brothers of George that we know very little of, namely John and Samuel. They disappear from the record in the 1830s and 1840s respectively. We must assume that they had died. George may have just been taking in a child of his brother's, born out of wedlock.

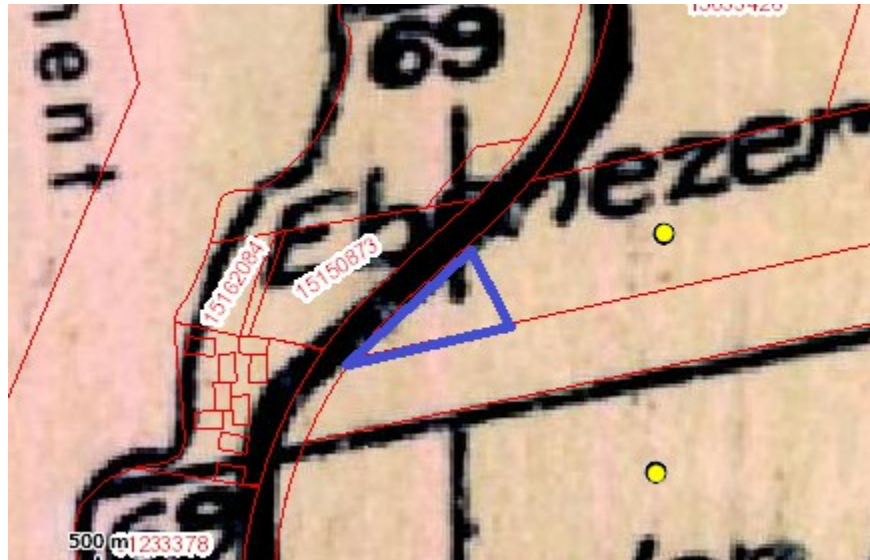
The 1861 census showed another child in the household, one whose relation to the family seems out of place. Emeline Johnson was called the daughter of George and Lydia. She was born about 1854, when George was in his 50s and Lydia well within her 40s. Noting too that they only had 1 other known child, Freeman born about 1832, it is unlikely that Emeline was truly their daughter. This raises two more questions. Who was Emeline's father? And who was her mother? I believe it possible that Freeman Johnson was Emeline's father, and Lydia Bullock was her mother, although I can't provide any evidence.

Whatever the true nature of these convoluted relationships under George Johnson's roof soon became irrelevant. George Johnson, Lydia Johnson and Freeman Johnson were all dead by 1868. Emeline Johnson and Lydia Bullock do not appear again in the record. Irene appears to have had no living descendants when she died. The story, innocuous or dramatic as it may have been, becomes a footnote. Irene's parcel was absorbed into the farm, and it's delineation, for whatever reason, had been forgotten a long time ago.

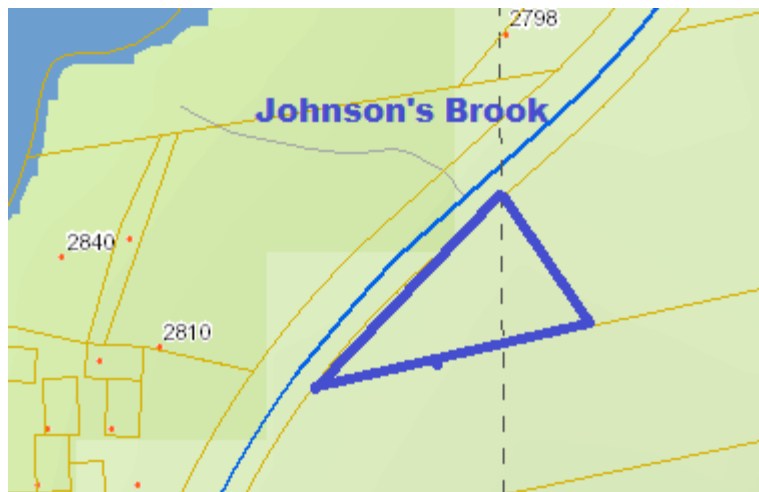
# Irene Dodds's Parcel

Three maps showing the approximate location and size of Irene Dodds's parcel.

## Crown Grant Map



## Modern Map Showing Johnson's Brook and Modern Lots



## Satellite View of the Area

