HISTORIC STRUCTURES REPORT

PART I

ON

BUILDING NUMBER LEX-3

THE JACOB WHITTEMORE HOUSE

21 Marrett Street

Lexington 73, Massachusetts

Minute Man National Historical Park Project

Historical Data Section

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PREFACE

My debt to Mr. and Mrs. Edwin B. Worthen, Jr. especially for the use of the late Mr. Worthen's paper on Southwest Lexington is acknowledged at the proper place in the report. Material at the Lexington Historical Society was made available by Mrs. Worthen. The staff of the Cary Memorial Library, especially the reference librarians, were also most helpful. Most of the research has been done at the Middlesex Court House. It is difficult to imagine how the staffs at the Registry of Deeds, the Probate Office, and at the Court of Common Pleas could have been more helpful.

Most of the material in the report is from the County Records. Some is from town records. Mr. Cronin, Assessor for Lexington, has been most helpful in making the assessment records completely available. Mrs. David Rodgers, Lincoln Town Historian, has done the same with the Lincoln Assessors' Records. Information in the Record Books of Lexington was made available through the courtesy of Mr. James Carroll, Town Clerk. And finally, although he was not in a position to provide much specific information, Mr. Samuel Snow, Town Planner for Lexington did provide help and encouragement where ever possible. Other depositories of information have been helpful, but with one exception, The New England Historic and Genealogical Society, their help has been of a general nature, and although much appreciated, probably does not require a specific acknowledgement at this place.

The spelling of the proper names has changed over the years. This is somewhat strange for the spelling of the names of three families which changed was consistent in 1775 and for a few years before and after that date. But Fisk became Fiske, Nellson became Nelson and Muzzy became Muzzey. The modern spelling is used for the purpose of this report. The advantages and disadvantages of reverting to contemporary spelling will have to be weighed and balanced at some future time.

Almost nothing is done in this report to give information about the house or those who lived in it. Architect Keune has been the one who has searched for pictures - and is the one who best knows what to make of them. I have been happy merely to find the owner in 1775. Much work remains to be done, but it appears that it is best to continue to work on ownership of land and buildings until we know enough about the land to make intelligent planning decisions. Then the difficult research will start. I wish to thank Russ Keune also for reading the draft to find those places where it did not make sense.

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March 6, 1963

A SUGGESTION ON HOW TO READ THIS REPORT

Although I believe that the major conclusions of this report are accurate and will not be overthrown by further research or new information, the open and shut case of a good chain of title is missing. For this reason, and because it seemed a serious move to evict two Minute Men from park housing, I investigated every possible approach to the problem of 1775 ownership of Lex-3. In general, this meant that I investigated the ownership of the neighboring land. As most of this land will be in the park, it was felt that this was not a waste of time, although it did delay the report.

To be to the point, if the reader thinks that there is too much material and too much detail because it now appears to be an open and shut case, remember that for a long time it seemed to be open on four sides.

I have done several things to make it easier to read. I have put much of the material, including argument for minor points, into the footnotes. If the reader wants just the major line of reasoning and the conclusions, he can safely skip the footnotes. I have also divided the report into sections. If the reader is convinced by the case made after reading any of these sections, (I think that a very good case is made by the conclusion of "If Not John Muzzey, Who?") then I would suggest that he move to the section about walls.

I have also put a summary at the end of many sections to make the main line of argument clear. I have put much of the information into several appendices. Some of them are foundations for the case, and should be available, if not plainly visible.

If so much is not really "essential" to establish the thesis argued in the report, why include the less "necessary" section, and exhibit so much of the method? This is a research report and must be judged as such. In addition, the report brings together information on other land in the park and can serve as the basis for further reports or research.

Although problem solving of this sort can be fun while the work is going on, I have read enough Biblical criticism to realize that it can be very difficult and boring to follow small details of the argument when interested in conclusions rather than method. I have thus, as a final time saving feature, started the report with a summary of the findings, and a brief look at the chief arguments for these findings.

INTRODUCTORY SUMMARY, BRIEF CONCLUSIONS AND RECOMMENDATION

There is a direct chain of title for Lex-3 from the present back to 1824 - the date John Muzzey, son of John Muzzey, Minute Man, died. There is no direct evidence to indicate how either of these John Muzzeys acquired title to the land. A deed for an abutting piece on the west dated 1818 puts John Muzzey - the son, the father died in 1784 - on Lex-3. A 1784 deed put John Muzzey as the probable owner of the barn lot on the other side of the street. There is not one piece of positive evidence that John Muzzey owned Lex-3 in 1775.

The recorded deeds by which all John Muzzeys of Lexington acquired any land in Middlesex County were examined. They present good evidence that the father of the Minute Man acquired land on the east side of what is now Wood Street. John Muzzey received his father's land and mortgaged a farm in 1773. This was also on the east side of Wood Street. He sold this farm in 1783. Although Muzzey paid a fairly high tax in 1777, there is no evidence that he owned more than one farm. This same farm was sold in 1798 to one of John's sons, Ebenezer. There is no reference to a prior deed, but the boundary description indicated it was the same farm, and there is no other record of the 1783 purchasers disposing of it. From 1798 to 1912 there is a solid chain of title for this farm and it is east of Wood Street. First conclusion: John Muzzey was not at Lex-3 in 1775, but lived across Wood Street.

In 1779 Jacob Whittemore sold 110A of land to Ezekial Hall who sold it to Ephraim Hammond in 1781. The only record of sale by Hammond is of 40A of a 43A piece which was on the south side of the road. The following evidence indicates that this 110A included Lex-3.

1) The barn was on the south side of the road on the 43A piece. In 1838, the earliest date for which there is information, the Lex-3 barn was on the south side of the road. The 40A piece did not include the barn, but the abuttor where the 3A with barn had been cut out was John Muzzey.

2) The house lot was 60A, bounded by the country road on the southwest and a town road on the northeast. This fits Lex-3 for 1838.

3) The line on the northwest was a rangeway. This fits Lex-3 for 1838. It also fits what is known about Lex-3 for squadrants laid out in 1683.

4) The southeastern boundary was partly a rangeway, which fits squadrants of 1683 and along land of Amos Marrett. In 1756 Ebenezer Fiske sold his son Benjamin, 25A which lay on the north side of the Country Road (Massachusetts Avenue) and between Clay Road (Wood Street) on the north and the County Road on the south. On the west was Jacob Whittemore. On the west was Lex-3. Benjamin sold this land to Amos Marrett in 1777. (The deed descriptions are somewhat different, but it is the same land.)

Marrett's descendents sold this land in three pieces: Lex-N, Lex-K and Lex-1. The titles have been traced from that sale to modern times. Abuttors check with known owners of Lex-3.

5) The abuttors of the 43A barn lot on the east are consistent with the owners of Bull Tavern from 1772 to modern times. In fact, Whittemore traded small pieces with the Bull Tavern owner.

6) The abuttors of the 40A which was sold in 1784 by Hammond are consistent on the east with the owners of Bull Tavern, to modern times. One portion of the 40A is Lin-K. (This title was run from 1837 to 1953. Between 1784 and 1836 it was in the Hastings family.)

7) Two pieces of meadow were included in the 110A. Both of these were a part of the 1824 John Muzzey estate.

Second conclusion: Jacob Whittemore was the owner Lex-3 in 1775.

It is possible to go back another step. Jacob's widowed mother and her new husband sold him their rights in a tract of land which is similar to the 100A which he sold. Jacob's father, Nathaniel, died in 1754.

Walls, Fences, etc.

Only features on the north side of Marrett Street were discussed. It is impossible to prove that any of the walls standing today were standing in 1775. On land to be in the park, about 200' of the wall at the northwest corner of Lex-5, running northeast, has the best documentation. A little to the north along this same boundary a 1780 deed put a wall.

The wall along the southeastern boundary, running up the Bluff follows an old property line and it, as well as the short wall which runs east from the northern end of it, may be historic walls.

The wall on the western boundary of Lex-3 labelled "historic" on NHP-MM 2004 dated from 1863. It also seems difficult to make a case for the wall along the northeastern edge of Lex-S and Lex-R as "historic".

Most important: Archeological work is needed on the walls and on the roads which the walls might have bordered. An existing conditions map of this land, and all the land to be in the park, is needed. A study of documented 1775 walls is needed. A study of the use of walls, fences, ditches and other man-made features is needed.

Recommendations

The first recommendation is easy: the land should be restored to its historic appearance. The second is just as easy if not easier. The use made of this house depends upon its role in the total interpretive picture. We do not know enough about the story in relation to the park; we do not know enough about overall development plans; we do not know enough about the other houses in the park and we do not know enough about visitor habits and needs to make an intelligent decision as to the use of the house. The park will cost over $10,000,000 before it is completely developed. There will be but a few houses used as a historic house museum. It would be a mistake to decide upon the final use

of this house without adequate information. Such action would almost certainly weaken the entire interpretive program and in effect, waste a part of the $10,000,000. Planning can only be done when the facts are in; otherwise it is guesswork. About the only facts we have now are that this house has little if any special interest from the interpretive standpoint.

INTRODUCTION

There is a direct chain of title from the United States Government back to John Muzzey for Lex-3, or as direct as such a chain can be. There are no broken links and that is what matters. But it only goes back to 1824, and that is what hurts.[1]

Lex-3 has been considered the farm of John Muzzey for some time, and it has become tradition that he was there on April the 18th.[2]

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[1] For those interested, the chain, with references, has been placed in Appendix #1. John Muzzey of 1824, was the son of John Muzzey, the Minute Man.

Lex-3 is the number given to the homestead associated with the house shown on the piece of property in Lexington designated as Q on the property data maps, NHP-MM 2004. (Throughout the report, the designations given on this drawing will be used to identify property, although property lines on it are not necessarily exact. A copy of the map is attached. Lex-3 will be used in a number of ways in this report. In general, it will mean the house, the buildings, and the land associated with it at the period under discussion. In 1824, this was 60A with the house and 3A across the road with the barn. In 1775, it was 60A with the house and 43A with the barn across the road. In 1844, there were 45A with the house and 3A with the barn. Smaller pieces, even though contiguous, will not be considered as a part of Lex-3.)

[2] It was so identified in 1818 in a deed for abutting land. See Deed Book 224:412 in the Middlesex Registry of Deeds. (Unless otherwise stated, all references to deed books will be to those of Middlesex County.) In 1884, the town brought a stone of about 15 tons from "The old Muzzey place in the western part of the town, a distance of two miles" to use as a marker of the location of the Lexington Minute Men on the Green on the morning of the 19th. "Historical Monuments and Tablets Erected by the Town of Lexington, 1884," (the report of the committee appointed to erect the monuments) page 12. The actual 1775 Muzzey farm was less than two miles from the Green, so the committee must have referred to Lex-3, which had been in the Muzzey family from ca 1784 to ca 1845. The appropriateness of the rough stone was attacked by some. The Committee defended its choice as symbolizing the rugged firmness of the Minute Men. They did not claim, however, that it came from

the farm which two Minute Men left to stand where the stone had been placed. But they would not necessarily have used this defense if they believed that John and Isaac were on this farm in 1775. They may not have had any firm opinions as to the location of the Muzzey farm on the 19th.

A map found in Frank Wilson Cheney Hersey's Heroes of the Battle Road (Boston, 1930) pp. 16-17, put John Muzzey in Lex-3. The map was drawn by Francis B. Wheaton for Rev. Edward G. Porter in 1894. Mr. Porter, a Lexington resident, wrote on the history of this area. Nothing has been found concerning this map, why it was made, or the basis for the information shown in it. The search for information was made at the Boston Public Library, especially in the Rare Book Room. More work needs to be done at the Lexington Historical Society on Mr. Porter.

A sketch made in 1902 by George A. Nelson, born in Lincoln, the great-grandson of Josiah Nelson who lived across the Lincoln line from Lex-3 in 1775, and a man very interested in the history of the immediate area, has a Muzzey in Lex-3. Although some post-1775 homes are listed on the sketch, it seems that Mr. Nelson was putting down 1775 information where he had it. The sketch was loaned by Mr. W. Newton Nelson, and a copy is in the park files.

Lex-3 is known as the Muzzey farm, or house, today. It was so identified by the late Mr. Edwin Worthen in his paper, "The Southwest Part of Lexington". (A typescript of the paper was loaned by his son, Mr. Edwin B. Worthen, Jr. Unfortunately, it has not been published. The copy I used had "1946" written on it in pencil. Lex-3 was discussed on pp.11-12.) It should be noted that Mr. Worthen qualified his statement by saying that the house was built before the Revolution, "perhaps by John Muzzey." But he considered it the John Muzzey homestead and mentioned no earlier occupant. He said that the farm was known as the "Saville" place at the time he wrote.

Lex-3 is also listed as the John Muzzey house in the Interim Report of the Boston National Historic Sites Commission Pertaining to the Lexington-Concord Battle Road. 86th Congress, 1st Session, House Document No. 57.

There are forty-nine years from 1824 to 1775, and tradition is not sufficient to claim two Minute Men for a Park house. Not able to work the title backwards, an attempt was made to work it forward by examining all deeds by which John Muzzey acquired land and other evidence of land holdings.[1] The deeds recorded by the Registrar of Middlesex County have been indexed. Deeds with John Muzzey as grantee, recorded through 1849 have been checked.[2]

This search turned up nothing to indicate how any John Muzzey acquired Lex-3. The probate records have more information: John, the Minute Man, inherited all the buildings and land in Lexington of his father, Benjamin, d. 1764.[3] But these records do not locate the land, nor give any information about it. The next step was obvious. The deeds with Benjamin Muzzey as grantee recorded to 1785 were checked. No deed for a farm as such was found. However, some deeds were found which indicate that Benjamin owned the 1775 Muzzey farm in 1741.[4]

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[1] There were three John Muzzey's in Lexington before 1775; John the inkeeper, his son John, and our John, the Minute Man. This excludes our John's son, John, born 1754. See Appendix #2.

[2] The index is kept by the date the deed was recorded. Many deeds were recorded long after deed was made. As the Muzzeys lost title to Lex-3 in 1849, there would not have been any reason for them to record the deed by which they got title after that date.

[3] Middlesex Registry of Probate, file #15753, item #1, will. All references to Probate records will be those of Middlesex unless otherwise noted. The file or original papers was usually consulted. A reference to book and page into which the originals were copied will sometimes be given for greater convenience in checking individual citations.

[4] The holdings of Benjamin Muzzey and the early holdings of John Muzzey are discussed in Appendix #3A.

But it is premature to speak of the "Muzzey" farm of 1775. The argument of this report is that John Muzzey did not own, or occupy Lex-3 before March 31, 1783. I believe that the evidence shows that Jacob Whittemore was the owner in 1775.

Since there is room for doubt, and since it is a serious matter to evict two Minute Men from a house which will be a part of Minute Man National Historical Park, it will be wise to see first just where John and Isaac would have spent the night of the 18th had they not been disturbed.

WHERE WAS JOHN MUZZEY'S HOME IN 1775?

Most of the information gathered from research on the land holdings of Benjamin Muzzey and the holdings of John Muzzey, his son, the Minute Man, put them on the east side of present day Wood Street. (The rest of the information does not put them any particular place.) The most important evidence however concerns a farm John Muzzey mortgaged in 1773 and sold ten years later. This evidence will be considered in the main body of the report and the other information in Appendix #3A.

In 1773, John Muzzey mortgaged a farm to Joseph Lee of Cambridge. There was a house, a barn, other buildings and a total of 140A. It was bounded southerly or southwesterly, by Cutler Road and elsewhere by Benjamin Tidd, four live Reeds and the heirs of a fifth.[1] The bounds of this farm are compatible with the bounds of the land we know John Muzzey had acquired. It is not, in all probability, a farm of which we had no previous knowledge.[2] On March 29, 1783, Joseph Lee acknowledged receipt of the money due on the mortgage from John Muzzey.[3]

Muzzey owned this farm through the Revolution. Two days after the mortgage was paid, he sold it to Joshua Reed for £500 lawful silver and 73 3/4A of improved land and wood land.[4] In

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1 Bk. 74:512-13
2 See Appendix #3A
3 Bk. 74:513, in the margin
4 Bk. 83:504-5

this deed the farm was described as being in three pieces totaling 140½A. The main farm was 122A, with the buildings. There was a 10A piece of wood. The description indicates that this is the farm mortgaged 10 years earlier.[1]

John Muzzey got the 73 3/4A by a separate deed, and was recorded there as paying £300 in lawful silver for it. There was no mention of buildings on it. Early in January 1784, he sold it to Daniel Harrington for £290. The land was near the center of Lexington.[2] It is unlikely that John Muzzey ever lived on this 73 3/4A, and it certainly was not Lex-3. He has also sold his 1773-83 homestead. There is nothing in the deeds to indicate that he purchased any other home. The tax records indicate that Muzzey owned but one farm during this time.[3]

Now that we have John Muzzey homeless, it is time to answer the question: exactly where was the old homestead? Fortunately, the Reeds did not hold it very long, and although there were many Reeds

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1 See Appendix 3B, where the descriptions are given.
2 Bk. 83:502-04; Bk. 87:491-93. The two descriptions are almost identical and have some strange features in common - such as including one-half of the orchard stone wall in the tract sold - to insure that the deeds are for the same tract. Joshua Reed had purchased the piece from Samuel Lock in 1772. Bk. 72:399. Although the piece has not been precisely located in Lexington, there is no doubt that it was near the center of town. One of its bounds was the Eight Mile Line, which was near the buying grounds. For a further discussion of the location of the Eight Mile Line, see Appendix #3C.
3 See Appendix #4

~~did not hold it very long, and although there were many Reeds!~~ in Lexington in 1783, there were only two Joshuas, one born 1730, and his son born 1756. The father died in 1798 and divided his land between his sons Joshua and James. Joshua got 10A of pine and oak on the east side of the road leading to Bedford by Thomas Cutler (Cutler Road). The 10A of wood purchased from John Muzzey fits this description. James got all the land and estate not disposed of in the will.[1]

By June 9, 1901 (1801?), James had left the state.[2] Perhaps he had the move planned for some time, or perhaps he needed some money to pay the various legacies in his father's will. In any case, in December 1798, he sold a 120A farm and 20A of wood to Ebenezer Muzzey, "all the lands and buildings as they ware given to me in my father Joshua Reed's will."[3]

The description of this 120A farm has a familiar ring; it included four Reeds and had the Cutler Road on the southwest. In fact, Ebenezer had bought the old family homestead for £1550.[4]

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[1] Probate file #18554. Item #1, will: Bk. 85:187, 190. Unfortunately Joshua ordered that no inventory be taken and there is no other information about land in the probate file, except of another 4A of meadow given to Joshua, and the mention of the west half of "my dwelling house" for the use of the widow. Joshua Jr. had received a farm in 1783.

[2] Item #7 in Probate file #18554.

[3] Bk. 140:34-5. Ebenezer Muzzey was at the time of Rindge, New Hampshire. He was the son of John Muzzey, the Minute Man, and had married Betty Reed, the daughter of Joshua, and sister of James. He also played a part in the settlement of the Reed Estate, at least he carried the legacies to various parties. See Probate file #18554.

[4] The crucial point is whether this farm was that which John Muzzey

The twenty acres of woods was on the other - west - side of Cutler Road. This may have included most of the 8½A John Muzzey sold to Joshua Reed along with the farm.[1] When Ebenezer arrived at the old homestead there should have been a homecoming party. Not only had he reclaimed the old place for the Muzzeys, but he was just across Cutler Road from the back of his brother John's new farm, the old Whittemore place. Ebenezer died in 1804.[2]

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mortgaged in 1773 and sold in 1783. The descriptions are similar but not exactly the same. For one thing, abutting land changed hands. For those who wish to decide for themselves, the three key descriptions can be found in Appendix 3b. To be safe, all Joshua Reed, grantor, deeds recorded from 1783 to Dec. 4, 1832 were checked. None indicated that the Muzzey farm was sold to some one before he died in 1798, or that his son, Joshua, received it in the will and sold it to some one else. All other James Reed, grantor, deeds recorded from 1786 to 1812 were checked and nothing resembling the Muzzey farm was found. And all Joshua Reed, grantee, deeds to 1800 were checked to make sure that Joshua did not get the farm he gave James from anyone but John Muzzey.

1 On April 1, 1763 Nathaniel Merriam sold two pieces of wood land, one to Joshua Reed of 11A 65R and one of 8A to John Muzzey, Jr. The Reed piece abutted the Muzzey piece on the southwest. A highway went through both pieces. This might have been Cutler Road, present day Wood Street. The land Muzzey purchased on the east side of the road could have been included in the farm. There is no other indexed John Muzzey, grantor, deed to show how he lost this piece of wood land. The Reed piece was bordered on the southwest by land of Jacob Whittemore. Whittemore did own a 30A piece of wood land south of the 20A piece. Ebenezer Muzzey purchased, although by that time, 1798, it had changed hands. None of this is conclusive, and it is not important enough to discuss the various details. There are notes in the file on the 20A of woods which went with the farm purchased by Ebenezer Muzzey.

2 The description of the land in probate records is consistent with that in the 1798 deed. Probate #15758. Items 8 and 9.

Ownership of the farm was settled between his two sons by Isaac's purchase of Thaddeus' rights, and Thaddeus' re-purchase of 18A off the north side of the farm.[1] Isaac mortgaged the farm in 1823 and in 1841. He died two years later. In the end his son, Charles Muzzey, owned the farm.[2]

Charles' widow sold the farm out of the family. It then was sold, mortgaged, foreclosed, etc., at a rather dizzy rate.[3] In 1912, Richard Dunn sold it to Frank Kimball. The description was that used in the 1841 mortgage, except that "formerly" is placed before the names of the abuttors.[4] The 1841 deed said it was the land Ebenezer Muzzey bought of James Reed, so we are still on the right track.

We can skip some transactions and ahead to 1917 when Essie J. Earle bought the land. There was now a modern description and a reference to a plan made in 1912, based on a survey made in 1907, when it was owned by Dunn. On the west, the farm extends to Wood Street, old Cutler Road, about opposite from the present Schumacher farm which

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[1] Bk. 222:273; Bk. 181:387-88

[2] Bk. 246:407; Bk. 409:474; Bk. 435:118; Bk. 427:22-3. The important thing is the description in the 1841 mortgage of the farm as that Ebenezer bought of James Reed. The 20A of wood lot on the other side of Cutler Road went into separate ownership after Charles died. Bk. 311:431-2; Bk. 402:129; Bk. 846:114

[3] Bk. 699:361; Bk. 1263:442-3 and Bk. 1318:429 and 436-7, Bk. 1525:171-3

[4] Bk. 3736:486. It was described as an 80A farm, a loss of 22A. The description was the same, no reason was given for the reduction and, as we will see, it was an error.

is made up for the most part, of land from the farm associated with Lex-3.[1]

The Muzzey-Reed-Muzzey farm extended as far east as present Cedar Street in Lexington.[2] (Cedar Street goes north along the ridge of Concord Hill.)

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[1] The deed is in Bk. 4126:73-6. This location, about one-half mile down Wood Street from Massachusetts Avenue can be fixed by the plan's reference to the place where land shown in Plan Bk. 198:11 fits. Plans in plan Bk. 198:11 and 12 show land of Adeline Heald and name the abuttors. See also Plan Bk. 417:45-46 (copy in park files) for plans of Wood Street from Massachusetts Avenue in 1930. Lex-3 was then owned by Ballard. The connection with previous deeds can be traced in the park files, but it is a straightforward job for references to prior deeds are given. The 1912 plan is plan #612. It has not yet been copied and the original must be requested. The farm was described as 103.83A including the Parker Meadow of over 5A, which probably was not a part of the farm. There is also a 10.9A piece measured separately. It was the connection with Wood Street and was probbly part of the farm. The connection with Wood Street is needed, for the old deeds described the farm as bounded by Cutler Road. (Unless there was a radical road relocation.) The 10.9A piece has 149' in common with the rest of the farm. A plan in Plan Bk. 317.6 of 1922 does not show a connection with Wood Street, but the size is reduced by 2A and the Earle family owns the land to the west - toward Wood Street. Wood Street is not shown. The location of the land is confirmed by tracing the ownership of the neighbors of the Isaac Muzzey farm. In fact, this is the way it was first established since the James Reed-Ebenezer Muzzey deed was missed in the earlier stages of research. There is no need to trace the ownership of the neighbors here. The material is in the files. The ownership of the 20A of wood has also been traced. It was on the west side of Wood Street - more proof that Cutler Road became Wood Street. It is shown in Plan Bk. 198:12, and it abuts old Lex-3 on the northwest.

[2] This is confirmed by a plan showing land sold by Essie Earle to Harry Burgess from the farm. Deek Bk. 4591:501-2; Plan Bk. 317:6.

Summary

Benjamin Muzzey, the father of the Minute Man, owned land on the east side of present day Wood Street. John, the Minute Man, purchased land from his father which was also on the northeast side of the road. He received the rest of his father's farm in 1764 when Benjamin died. In 1773 he mortgaged a 140A farm which had Cutler Road, Wood Street, as a southern or southwestern boundary. This mortgage was repaid in 1783. It would seem that John was on that farm in 1775. The tax records available indicate that he owned no more than one farm in 1777 and 1780. This farm can be traced beyond a reasonable doubt, to James Reed who sold it in 1798. There is an unbroken chain of title from then to 1912 when a plan was made which placed it east of Wood Street. Other information confirms this. There is no reason to doubt that John Muzzey was not on this farm between Wood and Cedar Streets on the 18th of April 1775.

IF NOT JOHN MUZZEY, WHO?

When it proved impossible to solve the Lex-3 problem by a frontal attack, a flanking movement was used in the hopes of being able to turn the rear. Fortunately, Mr. Worthen had pointed out an exposed flank: the Bull Tavern was sold in 1791.[1] The tavern was the eastern abuttor of the 3A of land with barn across Marrett Street from the house of Lex-3. The description of the Bull Tavern land was one of the few lucky things in this research problem. Because of a law suit, settled a few years prior to 1791, the description was that of 1773. At that time, the 40A of Bull Tavern land was bounded on east and west by land of Jacob Whittemore. If only the deeds by which Jacob bought and sold the land were recorded.

In Book 80, page 496, there is a deed by which Jacob Whittemore, yeoman of Lexington, sold four tracts of land in Lexington and Lincoln to Ezekial Hall of Watertown, distiller. The first tract was 60A of improved land, orcharding and woodland, with a mansion house and a corn house. It was bounded on the southwest by the highway, on the southeast, by a rangeway and land of Amos Marrett to a Town Road; northeasterly on the Town Road to another rangeway; northwesterly by the rangeway to the highway first mentioned. A nice neat description: just one neighbor to check on and he one of the largest landowners in Lexington! Even the destination of the roads was omitted. Whittemore reserved - did not sell - the blacksmith shop on the land and what rangeway there was on it. The rangeway, at least, was not his to sell.

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1 "Southwest Lexington," p. 13. The deed is in Bk. 112:109

The second tract was of improved and woodland, 43A with a barn. It was bounded on the northeast by the aforesaid highway - thus, it could be just across the road from the 60A. The southeasterly bound was "an angling line" by land "now in possession of Benjamin Danforth". This would be the Bull Tavern, if the Whittemore to Hall deed is Lex-3.

The other two pieces were smaller: 5A and 2A of meadow land, the larger being bounded on the north by the highway, elsewhere by Benjamin Fiske and land possessed by Benjamin Danforth. The 2A piece was bounded by the same two men and Amos Marrett. The date of the sale was April 14, 1779.

It seems certain that Hall did not live on his new estate. He had financial troubles and sold it within two years.[1] On February 22, 1781, Ephraim Hammond of Waltham, yeoman, bought from Hall four tracts which were described in the same manner. Hall reserved the blacksmith shop, or just copied the entire deed. Unfortunately, here the trail nearly ends. There are but two indexed deeds with Hammond as grantor which concern land in Lexington.[2] One was for 40A in 1784, and the other for 5A in 1792. We shall treat these in detail later, but for the present, they mark the end of the direct path from Whittemore to John Muzzey. The search at the other end -how Jacob Whittemore got the land next to Bull Tavern was even less successful.

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1 See the file on Hall in park files. The deed is Bk. 84:505.

2 The deeds indexed through 1869 were checked.

Jacob Whittemore's father, Nathaniel, died in 1754 and left Jacob his dwelling house, corn house, barn, and the whole of his home place, so called, lying in sundry pieces being upland, pasture, orcharding and meadow, in all 114A. The widow was to have the use of one-half the house, corn house, cider mill and barn, and the cellar and yards around each of them.[1]

Confirmation of the fact that Jacob Whittemore received his father's home place is found in a 1761 deed from William Bennett of Lexington, a saddler, and his wife, Abigail, to Jacob Whittemore. Jacob bought their right in a dwelling house,"where we now dwell", a barn, corn house, shop, cider mill, yards and home place, and a piece of meadow for £40. These rights were given by Nathaniel Whittemore to his widow, Abigail.[2] The shop is not mentioned in the will, but may have been something, new or old, William used as a saddler's shop.

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1 Probate file #24828, item #1, the will, presented Jan. 6, 1755. Bk. 27:187. The witnesses to wills were frequently neighbors. The names on this will mean nothing to me, but the will was made in 1752 and there could have been many changes in land ownership between that time and about 1770, a period when I know more of the inhabitants of western Lexington. Besides, the will was made in 1752, two years before he died, and he may have been in good health and not at home. The will did contain the "aged and infirm of body" statement, but that is formula and does not mean that he thought he was on his death bed. He did sign it with a very shaky hand, which again proves nothing. The home place, as described is similar to the land sold by Jacob in 1779. Another son, Nathaniel, was given two pieces totaling 60A, partly in Concord and partly in Lexington, that is, in present day Lincoln. More work should be, and probably will be, done on it. Unfortunately, there is no inventory in the probate file, nor a division of the real estate for the widow's dower. The Probate Record Books were not checked.

2 Bk. 65: 545-47.

None of the other deeds (all through 1800 were checked) which are indexed under Jacob or Nathaniel Whittemore as grantee show how they obtained the land sold in 1779. He bought a house in Lexington in October, 1716 and sold it ten years later. It was not Lex-3.[1] Nathaniel Whittemore, physician, lived in Lexington at the time he bought the house. For in January, 1716 he bought two 30A pieces and a 2A meadow. The 30A pieces did not abut each other. But both were abutted on the northwest and southeast by rangeways. Thus they could have been in the squadrants laid out in 1683. Whittemore purchased the land from Timothy Carter of Lexington. He was not one of the original grantees of 1683.[2] In 1720 he bought 35A in Lexington which abutted the Concord line.[3] This could have been part of the land given his son, Nathaniel, by his will.[4]

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1 A Nathaniel Whittemore, Lexington physician, purchased a lot with a house and other buildings in October, 1716 from Samuel Hancock, cordwainer, who left Lexington that year. (Bk. 20:64-5.) (Hancock was the brother of the Rev. John Hancock of Lexington, and Hudson's geneological information is the source of this information. The deeds of Samuel Hancock confirm the fact that he left Lexington.) This was not Lex-3. Samuel bought the lot in 1700 from John Comey (or Comee). It did not then have any buildings, was but 2A in size and was bordered on the northeast by Concord Road for 16R. Comee was the abuttor on two other sides. (Bk. 14:517.) So it was too small for Lex-3 and was the wrong side of the road for the house lot. In addition Whittemore sold it in 1726 to David Comee. 30 : 538 (John Comee had a son, David.) David Comee was now the abuttor on the two sides John had owned.

2 For squadrants see Appendix 3C. Bk. 18:328-29. More work could be done on Carter.

3 Bk. 24:340

4 See fn. 1, page 21.

In 1730 he bought one-half of Nehemiah Abbott's rights in 25A. Abbott was a Lexington Cordwainer who at a later period lived near Lex-3. I do not know where he was in 1730, but this 25A bordered his land and that of Thomas Nelson, another near neighbor of Lex-3.[1]

Summary

By checking the Whittemore deeds - both grantor and grantee - we have a possible start for Whittemore holding Lex-3. Not enough to establish the theory, or even to suggest it. But it is compatible with the theory. If Nathaniel Whittemore is our man, we need to know more about him.

Whittemore prepared almanacs and sold drugs. A 1707 almanac at the Boston Athenaeum by "N.W." is attributed to him, as are almanacs for 1716, 1717, and 1718. The one for 1707 says it was printed in Boston, the other three merely that they were printed for the author. The 1719 edition was "By N. Whittemore" and was printed in Boston for the booksellers. The last two pages of the 1719 copy are missing, but on the next to last page the 1720 almanac contained an ad for "Sundry very Excellent Medicines found to Cure both hot and cold Gouts," and other illnesses including "all sorts of Worms in Children and grown Persons, &c.". The ad was signed by Nath. Whittemore. In the 1721 ad, Whittemore added that the prices were reasonable and that he was in Lexington.

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[1] Bk. 65:544-45.

The 1722 copy is missing the last two pages. The 1723 almanac put the medicine ad on the back page, and added that it was good for "most other Diseases incident to Mankind." Whittemore was still peddling it in Lexington, and had added a new business. The next to the last page had an ad reading "Nathaniel Whittemore of Lexington, Measures and Surveys Land, Meadows or Ponds for any persons at a reasonable Rate". In the 1724 edition, the ads added that Whittemore was perfect in the science of surveying, that his medicine would cure consumption or rickets in children, and this his price was very reasonable. For some reason, there was no medicine ad in the 1726 edition. Whittemore was still surveying in Lexington, and on wonders why the medicine ad was dropped. He continued to call himself a physician. Other possible depositories of almanacs have not been investigated but should for the missing years, and for confirmation of the attributions of the first four almanacs in the Athenaeum collection.

What does this information in the almanacs mean? That Nathaniel was in business in Lexington by 1721. He may have wanted a place to conduct his business near the center of town. This might explain the purchase of the 2A house lot in 1716 and its sale in 1726. The lack of any directional information may indicate that his store was in the center of town. More research on the location of other drug sellers in the area, especially in Concord, is needed, and to learn if more precise directions were usually given in the ads of the time. Lexington-3, on the Lexington to Concord Road may have been easy to locate.

The Lexington historian, Charles Hudson, stated that Nathaniel Whittemore lived on the Concord Road, near the Concord line. (Before 1754, Concord was the west bound of Lexington.) When Hudson's History was revised, this information was repeated. History of the Town of Lexington ... (Boston, 1868) p. 265; and revised edition (Boston, 1913), 2:754. Unfortunately there is no indication of the source of this information. Lex-3 would have been considered near the Concord boundary. Nothing is said of a house on the 60A which the physician gave his son Nathaniel in his will and this 60A was partly in Concord. So it is unlikely that Hudson referred to it. According to present information, a Nathaniel Whittemore sold the Captain William Smith house - Lin WW on NHP - MM 2004 - in 1758, but this was in Concord before Lincoln was formed. More work will have to be done on the Whittemores for Part II.

Lincoln formed 1754

There are two deeds by which Jacob Whittemore got land which relate to the problem. The first deed was dated 1763 and by this Jacob got over 21A, which by certain details in its description, might have been part of Lex-3, and which cast some other doubts on the thesis that the Whittemores owned Lex-3. However the evidence is weak, very weak. And even if it did hold, it would not necessarily upset the thesis.[1]

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[1] In 1763, Nathaniel Meriam of Lexington sold Jacob Whittemore a 21½A 30R tract of improved and wood land in the western part of Lexington. Bk. 65:547. It is difficult to draw a picture of the property from the description; three lines have no direction. The

The second Jacob Whittemore grantor deed gives positive evidence that Whittemore did sell Lex-3 in 1779. In 1772 Jacob traded small pieces of land with Josiah Mansfield, the new owner of Bull Tavern in 1772. (We have seen that Whittemore had land on the east and west of the Tavern land.) Jacob gave Mansfield 3 3/4A on the west

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- difficulty for the thesis is that this piece is not shown in Jacob's inventory. He must have sold it, either as part of the 110A to Hall in 1779 or to some one who did not record the deed. (All Jacob Whittemore, grantor, deeds have been checked to 1835.) If this 21½A 30R tract did become part of the 110A sold in 1779, then the land Jacob received from his father, through his mother and step-father, about 110A, becomes too large.

There are four items in the deed which could put this tract in the 60A house lot. It abutted Ebenezer Fiske, there was a boundary ditch near the Fiske land, there was an offset of a few yards near the Fiske land, and the tract was bounded on the northeast by a road. However, each of these points has a weakness. In 1763, the abuttor of Lex-3 was Benjamin, not Ebenezer Fiske. This error in the 1763 deed, if such it is, could easily be accounted for by Meriam and Whittemore not keeping up with the land transactions within the Fiske family. Concerning the second item, the ditch, the deed indicates that the ditch did not border the Fiske land and Fiske was reserved the right to keep the ditch open for drainage. In fact, the ditch which bounded Lex-3 did border the 25A piece (see especially the 1828 deed), and nothing was said in the latter deeds for the 25A, or the 110A about reserving any rights to the Fiskes to keep the ditch open. As to the offset, it does not appear to be by Fiske land in the Meriam piece; but it was in the 25A piece and Lex-3. As to the road being the border - this would be the 1763 Wood Street. William Reed, Jr. is also part of this border in the 1763 deed. But for Lex-3 there was nothing but the road along this border.

In summary, judging only on its own evidence and there are facts in the deed incompatible with its being part of Lex-3, I do not believe that the 21½A 30R piece bought of Meriam in 1763 was a part of the 60A house piece. It might have been a part of the 43A. However only Ebenezer Fiske of the four named abuttors of the 21½A 30R piece, abutted the 43A piece in 1779. The most logical explanation is that Whittemore sold it before he died, and that the purchaser did not record it before 1835.

Why spend so much time on this, even in a footnote? It is perhaps the best positive piece of evidence against the thesis of this report, and thus deserves a thorough discussion.

side of the Tavern land and got 2A on the east.[1] This helps establish that Jacob was in Lex-3. Jacob Whittemore died in 1780. There is some detail in the probate record, enough to make one wish that he had delayed the sale of Lex-3, or died a year sooner. Some furniture is mentioned in the inventory. Part of this furniture may have been in Lex-3 on April 19, 1775.[2]

At this point a good case has been made for the fact that Jacob Whittemore lived in the same house as his father. That 108 of the 110 acres of land Jacob sold in 1779 were probably

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1 Jacob also was £5 richer at the end of the day. Bk. 75:151; Bk. 73:343-44. The 2A was the smaller of the meadow pieces. Whittemore sold Hall in 1779. A comparison of the descriptions establishes this as well as can be, and also shows how details of descriptions were dropped in latter deeds:

1772	1779
N 20½R by land of Ebenezer Fiske	by land of Benjamin Fiske (Ebenezer died in 1775; Benj. inherited the land)
SE 32R by land of Amos Marrett to a stake near an apple tree	by land of Amos Marrett
W. 30R by Josiah Mansfield	by land in possession of Benj. Danforth (Bull Tavern)
each of the three sides being straight.	No dimensions given. Nothing said about only three sides and that they were straight.

In both deeds, liberty to pass over the land to the west was given.

2 Probate file #34796. His widow was given the use of the eastern end of the dwelling house, although no house nor house lot is mentioned in the inventory. The land inventoried was 30A of wood on Pine Hill, 10A of which was to go to his grandson, Whittemore Reed in a piece of equal size at both ends, and 10A called Abbots Meadow. Jacob and his son-in-law had purchased a tract with buildings on March 15, 1779 for £5000, enough money to pay for a substantial homestead. Bk. 82:32-3. The oxen and horses listed in the inventory were held in partnership with an unnamed party. It seems likely that Jacob lived with his son-in-law, after he sold Lex-3.

owned by his father, and the way Jacob got the other 2A he sold has been explained.[1]

The crucial question is where were these 110A? A good superficial case has been made that some of it bordered the west side of the Bull Tavern lot and thus would be Lex-3. Other evidence which indicates that the 110A was Lex-3 will now be presented. It is not claimed that this really pins down the case. That will be done later. But those who have great trust in NPS historians may not want to delve further than the end of this section.

First, the barn for the Muzzeys' was on a 3 or 3½A piece on the southwest side of the road. The barn of 1779 was on the southwest side of the road on a 43A piece. Ephraim Hammond, who bought the 110A from Hall in 1781, sold 40A without a barn in 1784, on the southwest side of the road. The bounds of these 40A fit with the 43A piece, if the 3A barn section had been sold. And the abuttor of the 40A at the location of the missing 3A was John Muzzey.

Second, the piece with the house had 60A. The Muzzeys' had 60A on the house lot until 1838, when it was divided and the northern 15A went to Jonas Muzzey. This 60A has been outlined on the attached map.

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[1] Jacob recorded four deeds by which he acquired land after 1755. This may indicate that he was careful to record his deeds, and that there were no other deeds to record. The four are: the rights of his mother in 1761; the 21½A of 1763; the 2A of 1772; and the 1779 purchase. The discrepancy between the 110A Jacob sold and the 114A he inherited would seem to be easily explained. He "traded" 3 3/4A for 2A, which takes care of nearly half the problem. And estimates of size varied from deed to deed. However, no record of how Jacob acquired the 30A on Pine Hill has been found to date. This does cast some doubt on either or both of the views put forward in this note.

And finally, when the Muzzey land was divided in 1838, Jonas received two pieces of meadow which are compatible in description with the 2A and 5A pieces sold by Jacob Whittemore in 1779.

On the surface, this is a very good case. But the fifty-nine year gap between 1779 and 1838, could completely swallow a good case. It is time to plunge the depths.

THE WHITTEMORE FARM - LEX-3?

A. The 60A: The Southeast Boundary

At this point in the report, I feel that the following has been shown:

1) John Muzzey's farm in 1775 was on the northeast side of the present Wood Street and that he was there until 1783.

2) John Muzzey's son, John, owned Lex-3 at the time of his death in 1824.

3) A plausible case can be made for ownership of Lex-3 by Nathaniel Whittemore at his death in 1754, and by his son Jacob who sold it in 1779 to Ezekial Hall.

But a plausible case is hardly sufficient grounds to evict two Minute Men from an historic house in Minute Man NHPP. Unfortunately, convincing proof can be found only be examining the chains of title of the neighboring land and comparing them with the known facts about Lex-3. What is needed is evidence for three things:

1) The actual location of the neighbors' land by tracing it to the present owner or near enough so there is no doubt.

2) That the owner in 1779 or earlier bordered the proper Whittemore.

3) Establish that the owners in this chain of title are the persons listed as neighbors in the 1838 Muzzey divisions of property and mortgages.

(These are the earliest descriptions of Lex-3 while owned by the Muzzeys.) The order in which these points are taken up will depend upon the evidence.

The only 1779 neighbor for the 60A was Amos Marrett on the southeast - over by the Fiske homestead.[1]

The southeast border of the Whittemore land ran from the present Marrett Street to Wood Street, a distance of about 2300', if it went in a straight line - something so unusual that deeds mention straight lines if they existed. Amos Marrett was a neighbor for an unknown distance along the northern end of the line, his land extending to Wood Street. The 1779 Whittemore-Hall deed describes the rest of this boundary as a rangeway.

The earliest deed I have found which fits this land abutting Whittemore on the southeast is one from Ebenezer Fiske to his son, Benjamin, dated December 16, 1756, by which 25A were conveyed. The bounds began at a stone wall by the County Road (Massachusetts Avenue).[2] The wall ran in an easterly direction to the "Clay Road, so called", and divided the land given to Benjamin on the north of the wall from the land Ebenezer kept on the south of the wall.[3]

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[1] Once again, I am assuming that the 60A of the Whittemore land contained Lex-3. If the assumption is wrong, then my account will not make sense. If it makes sense, then it is good evidence that the assumption is right. The statement that the Fiske homestead included Lex-oo, E,F,G,H,J, NN is based on a generally accepted view, and a good chain of title, available in the park files.

[2] Bk. 74:478-79. This piece included present day Lex-I, Lex-K, and Lex-N. Once again, the usual assumptions are being made, i.e. that this land was where I am claiming it was.

[3] If you are trying to follow this on the map, begin about the northern side of the junction of Fairview with old Massachusetts Avenue on top of Fiske Hill.

Clay Road is today's Wood Street, allowing for road relocations over 206 years including the current one.[1]

The deed then said, "then bounding northeasterly and northerly by said Clay Road". Does "bounding" mean bounded or running? The former makes more sense, and seems to be required by the word "by".

Even today, Wood Street curves for most of its distance in Lexington. And it was somewhat straightened in 1930.[2] To say that the road bounded the land on the northeast and north means that the road ran northwest and west. This seems to be about 45° to the west of the twentieth-century road,[3] but it is not so far wrong that it cannot be accepted.

The boundary of the 25A left the road at a stake and stone at the corner of Jacob Whittemore's land. (This is an appropriate place for trumpets for it pins down Whittemore on Lex-3, west of Lex-I, in 1756 - if the assumption about this deed's relation to Lex-I is correct.)

The 25A was then bounded (the nearest verb is the bounding mentioned above; I am assuming that bounded is what is meant) on

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1 The evidence that Clay Road did become Wood Street depends in part upon the evidence that the 25A purchased by Benjamin Fiske included Lex-I. This is not as weak evidence as it sounds, for the next deed described the road as the road to Bedford. The 1752 deed for John Muzzey, the one by which he got part of his father's estate, was bordered on the southwest by the Clay Pit Road. This was present day Wood Street, see above p. 18 See also Appendices 3A, 3D.

2 Plan Bk. 417:45-46, for the area from the Massachusetts Avenue junction, into the northeastern boundary of Lex-3.

3 The plan of Colonial Heights - Lex-I - for 1916, shows the road heading slightly more west than the other plans mentioned. Plan Bk. 185:43.

the west by said Jacob's land. The actual line is not due south, but this is very close to the direction. After a while, the line came to another stake and stone by a large ditch. Although the wording of the deed does not so indicate, it is possible the ditch was part of the boundary for some distance, and that the stake and stones by the ditch merely indicated where the line changed directions. There is nothing in the deed to make this impossible. The ditch was there in 1938, along what appears to be the boundary between Lex-I and Lex-3. It is mainly filled today.[1]

At the stake and stone by the ditch the boundary turned westerly for a few rods by Jacob's land. There is still a portion of a stone wall running westly (nearer NW) from the ditch for a few rods.[2]

The next line was a rangeway bounding the property on the northwest. It ran to the County Road (Marrett Street.). (The wall there today runs nearly southwest.) The County Road then leads back to the beginning. (Today to the end of Marrett Street at the Bluff and back up Massachusetts Avenue.) The rangeway through part of the premises was excepted.

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1 Topographical Survey, 1938, of the Town of Lexington. Original in the Town Engineer's office. A copy of sheet Q, the relevant sheet, is in the park files. This was procured by Architect Keune. He and I walked the line in December, 1962. This survey is very valuable, but is not complete. It does show how valuable an existing conditions map would be to research and planning.

2 There will be more detail on this under Lex-K. See pp.39-40, 69-70.

There is evidence from 1773 that Benjamin Fiske owned on the north side of the County Road (Massachusetts Ave.). At a Lexington Town Meeting in 1773 it was voted to buy a piece of land from Lt. Ebenezer Fiske and his son, Benjamin, on the north side of the "County Road on Fisks Hill" to be "laid open to the County Road for the better Adcomodation of Travelling."[1]

Ebenezer Fiske died in 1775. Benjamin, the only son living in Lexington took over the basic farm (Lex-00, NN etc.). In 1777, he sold the 25A he had purchased from his father to Amos Marrett, who had extensive holdings on the south and east borders of the Fiske homestead. The deed does not say that this was the land he had purchased of his father in 1756, and the description has been simplified. But it is similar to the 1756 description, if the compass is given a few twists.

1756 (Bounded)	1777[2] (Bounded)
South: Ebenezer Fiske from the County Road	East by Fiske
Northeast and north by the Clay Road	Northeast by the road to Bedford
West by Jacob Whittemore, then a few rods north by Jacob, then northwest by a rangeway.	West by northwest by Jacob Whittemore.
On the County road (no direction given).	Southwest and south on the great county road.

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[1] Lexington Town Records 4:216. Original in the Lexington Town Clerk's Vault. The Ebenezer Fiske land on the north of the road was that which bordered the part of the 25A of Benjamin from the starting point to Wood Street.

[2] Bk. 212:130-31. The 1777 and 1756 deeds began at the same place, but ran the opposite directions. The 1777 line went along the

Except for the direction of the line abutting the other Fiske land, the deeds are in close agreement. The 1777 description started with the County Road running west. The line with the Fiskes' probably differed from it, or the drawer of the deed may have thought the road went fairly straight, and for either reason wanted to avoid saying that the Fiske line went the same direction as the road. (Note that the 1756 deed does not give a direction for the road.) Or if the Fiske line had an angle and so went a different direction at Wood Street than it went where it touched the County Road, it would not be surprising that different descriptions were used when the line was approached from different ends. In fact, the other known contemporary description of this line split the difference, and thus cut away the problem caused by the conflict in descriptions.[1] More evidence that the 1756 and 1777 deeds were for the same property is the fact that Benjamin did not own the 25A in 1785.[2] All the deeds with Benjamin Fiske as grantee from 1756 through 1810 which were recorded have been checked and none of them were for the 25A. It must have gone to Marrett in 1777 and this is why he was listed as the abuttor on the Whittemore to Hall deed.

County Road (Mass. Ave.) around to Whittemore, than up Whittemore to Wood Street. At one spot, by the Bluff, it would seem that the road bounded the land on the southeast. From the physical evidence remaining, read in connection with the deeds, it does not seem that either the "old" or new Massachusetts Avenue are on the 1775 road bed for a portion of this run.

[1] The appraisers of the Benjamin Fiske estate in 1785, bounded the 3½A "Close" on the south by the County Road (this was the only piece of property north of the road in the inventory), on the northeasterly on the Town Road (Wood Street) and northwesterly by Amos Marrett. (From the Marrett point of view, the Fiskes would be on the southeast. Probate #7554, Nos. 4 and 5.

[2] Probate #7554, Nos. 4 and 5.

At this point, we have established that the 25A abutted Whittemore in 1756 and 1777, and have a good case for its actual location on the map. To make its actual location more certain and to get the Muzzeys as neighbors, it is necessary to run the history nearer to the present day. Unfortunately, there is not much help on the 25A until 1828. Both Amos Marrett and his son of the same name died before that time and could have included information in their wills, but they didn't. Less excusable was the failure of others to give any detail on land holdings in the inventories of the estates. There wasn't even an inventory for the father.

1. Lex-I

The 25A seems to have been split into three pieces: Lex-I, K and N. On May 7, 1828, John Marrett, a Lexington Yeoman, sold a 21A 136R piece of pasture and wood land in the southwest part of Lexington to Samuel Chandler, a gentleman of Lexington.[1] Amos Marrett, son of Amos, had a son, John. There is no reason to think that this John is not the grandson of the Amos who bought the 25A from Benjamin Fiske in 1777.

The description of the property began "on the top of Fisk's hill, so called, by the County road", which went from Lexington to Concord, and land of Robert Parker.[2]

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1 Bk. 301:435

2 Robert Parker owned the Fiske farm at this time. The evidence will be presented in the report on the Fiske property, but there is no doubt and this has been the accepted view in all references I have seen.

This is a good start - the same as the start for the 25A piece. The line then went by Parker's land to the town road from Lexington to Bedford (Wood Street). No direction was given in this deed for this line; in the later deeds, it will be given as running in a northeast direction, thus splitting the difference between the 1756 and 1777 deeds. The next direction was to follow the road, compass directions again ignored, although later deeds said in a northwest direction. From the road, the boundary went south, (southwest in later deeds) by a cross wall and a ditch to a stake in the pond hole. The pond hole was not in the 25A descriptions, but appears now, perhaps because the land has been cut into three pieces. The ditch is old, or at least it matches a ditch in the 1756 deed. The abutting land was owned by John Muzzey! So, it appears that John Muzzey owned Lex-3 some time after Jacob Whittemore, if all our assumptions are correct. The next direction is very specific: 20R SE to a/near/wall by the stake the County Road, then the road to the beginning.

The 1838 deeds by which the 60A of Lex-3 was divided gave Samuel Chandler as the owner of the land bordering the 60A on the southeast, and touching the road to Bedford.[1]

The titles for Lex-I have been traced to 1909. All the deeds contained references to the prior deed so there is no need for assumptions or room for error. Some deeds after 1828 added

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[1] This and following statements about the 1838 owners are based on the deeds by which John and Jonas M. Muzzey divided their father's estate in that year. John took the southern 45A of the 60A house piece, and the 3A barn piece. Jonas M. received the northern 15A. The John to Jonas M. deed is in Bk. 371: 337; the Jonas to John is in Bk. 371:338. I am, when necessary, combining the information in the two deeds.

directions which had been omitted in the 1828 deed - some of the additions have been commented upon above, and changed the names of some abuttors as the bordering land changed hands. But the basic description remained the same in all the deeds: the starting point, the roads, and the physical features along the boundaries.[1] The abuttors on the 20 R line on the southwest will be taken up in the study of Lex-K which follows.

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1 Bk. 1085:445, Chandler to Damon, May 27, 1869, 2nd piece; Bk. 1179:266-68, Damon to George M. Rogers, Aug. 27, 1871; Bk. 1807:589-90, Rogers to Sally Bassett, July 16, 1887. Mrs. Bassett and her husband mortgaged it to Rogers the same date; the mortgage was extended, assigned and foreclosed. Bk. 1807:591; Bk. 1829:386; Bk. 1838:400; Bk. 2900:121 and 123. By now the Dorchester Mutual Fire Insurance Company owned it and the year was 1901. On November 27, 1909 they sold it to Frank W. Coughlin, Bk. 3486:253. The plan of Colonial Heights, bounded southerly by Massachusetts Avenue and northeasterly by Wood Street, dated March 1916, said it was then owned by Frank W. Coughlin. Two later deeds for Colonial Heights lots were checked and they referred back to the deed of November 27, 1909. Bk. 3827:208; Bk. 3844:268.

The changes in the names of abuttors in these deeds from 1869 to 1909 agree with what is known of the other pieces. Parker becomes Dudley for the old Fiske farm, and then "now or lately" of Dudley; the John Muzzey becomes formerly John Muzzey in 1869, then "now or formerly" of Joseph G. Reed in 1871 and stays that. This is along the 15A of the 60A which went to Jonas Muzzey in 1838. Reed acquired it in 1865 from Jonas' widow, Bk. 963:153. At least, she was a widow and there were not other Abigail Muzzeys alive at this time, and Jonas died in 1864. She got the land from Nathan H. Reed in his wife, Luzilla, for $442.50 in 1847. Bk. 515:1. The 1865 deed says that Nathan Reed acquired it by an administrator's deed, but that deed has not been located. In any case, the 1865 deed also identifies it as land formerly belonging to the estate of John Muzzey, inherited by his son, Jonas.

2. Lex-K

On May 7, 1828, John Marrett also sold a 3A 125R piece of land on the north side of the Country Road (Mass. Ave.) to John Muzzey for $60.50. This was Lex-K on the boundary map, NHP-MM 2004, although the map may be incorrect in a few details of the boundary. The description began on the road and ran NW 20R to the stake in the pond or along the 21A 36R piece John Marrett sold on the same day to Samuel Chandler, Lex-I.[1]

The line ran from the stake in the pond northeast about 4R to "a stake in a ditch at an angle with the wall between said premises and land belonging to the heirs of the late John Muzzy." From this stake, "at a point where the last two lines intersect," the line went northwest 4R 15L to the corner of "said" wall. This attempt to be precise leaves me confused. Some additional information might help. There was a ditch in 1756 at a corner where Lex-I and the 60A of Lex-3 met. This must be the ditch. (Did it continue to the pond?) There is still a short wall running NW-SE which begins near the location of the ditch. It goes to an existing wall which runs NE-SW along the northwest bounds of Lex-K. If the short NW-SE wall were extended to the ditch it would be about 4R 15L long. It would seem that it did so run in 1828, and at the point of intersection with the ditch a stake was placed. This means there was a projection or know

[1] Bk. 284:170. Nothing was said in either deed to show that the pieces abutted, but it seems certain that this was true. The distance and direction are correct, and there must be a limit to the number of stakes found in ponds.

4R 15L by 4R at the northwest corner of Lex-K. Something like this is shown on the boundary map.[1]

The next line in the 1828 Lex-K deed ran 19R southwest along land of the Muzzey heirs to a turn in the wall near land of Eliza Parker, wife of Robert Parker. The line then left the old Whittemore-Muzzey land and ran nearly straight line south 22R 9L by Mrs. Parker's land to the highway. It then went back by the road 34R 31L to the beginning. Despite the fact that this piece and the piece sold to Chandler total over 25A, it seems that a portion of the 1756-1777 25A, Lex-N, had been cut off and was in the hands of Mrs. Parker in 1828.

John Muzzey, Jr. had purchased 22A across the road from Lex-K in 1818.[2] He mortgaged both in 1834 to Artemus Hale. Hale purchased them for $1.00 in 1845 from Jonas M. Muzzey who was acting as administrator of his brother's estate. Only the mortgage gave a description of Lex-K, unchanged from 1828.[3]

In 1851, Hale sold the property, with a new simplified description. There were but four lines: the one on the northeast along Samuel Chandler (Lex-I) was stretched by 6R, 18L thus

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[1] A survey of Lex-K was prepared by Miller and Nylander in October, 1962. Their plan reduces the 4R portion of the project to less than 25 feet. The field team had been given a copy of the 1828 deed, but they worked from the 1916 plan for Lex-I. There were not enough physical remains to use as a basis for the survey on the eastern side. Not even a stake in the pond!

[2] Bk. 223:499

[3] Bk. 337:163; Bk. 453:509-10

eliminating the stake in the pond and the knob at the northeast. In 1956, when Richard Cox mortgaged Lex-K to Mary Cox, the basic description was that used in 1851, including the same abuttors, but with some changes in the use of "former" and "heirs". The strangest item is the abuttor on the northeast, or along Lex-3. In 1851, he was given as William P. Gibbs. Gibbs had purchased Mary Melvin's third mortgage rights in Lex-3 in 1845. He sold them fifteen months later. But he was listed as the abuttor in 1851. In 1956, although his name was reduced to a less dignified "Will", he was still listed as the abuttor.[1]

The evidence from the 1838 division of property confirms the above. The 45A John received ran on the northeast along Jonas' line to a stake and stones at a ditch by Chandler's land. Then it went southerly by the ditch by Chandler to land of John Muzzey, then by said Muzzey westerly to a corner of a wall,

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[1] Hale to Patrick Fitzpatrick, Bk. 617:101. The 1956 mortgage is found in Bk. 8779:67. Some of the other lines in the 1851 sale varied from those of 1828 and 1834. The one on the west - by Lex-N - had shrunk 12L, and the heirs of Robert Parker were installed as former owners. Robert was Eliza's husband, so the change is acceptable. (In 1956, it was just listed as formerly of Robert Parker.) The line along Lex-3 expanded 1R 2L. The lines kept the habit of changing size throughout as much of the chain of title as I traced. I got as far as George M. Rogers to William and Catherine Hargrove, September 18, 1876, Bk. 1411:321 ff.. There indolence set in, and I began running the title backwards from the 1956 mortgage. I went back with it but one step, to 1930, and when that deed did not bother to give a reference to a prior deed, I stopped. The similarity of 1956 and 1851 deeds seem to assure that they were for the same land. The location of the property also seems certain. The 1956 deed identified the road as Massachusetts Avenue. Plan 670, dated 1941 also shows Richard Cox as owner of the Lex-K piece. Bk. 6510: at the end.

then southerly by the wall to land of Eliza Parker. The 1838 mortgage gave a very simplified version with Chandler's land, "my land", and land of Eliza Parker to the road.

3. Lex-N

By working from the northern to the southernend of the southeastern boundary of Lex-3, we have gone in the wrong order chronologically. Amos Marrett sold a 6A tract of wood land in the westerly part of Lexington to Eli Robbins in 1815. This was Lex-N.[1]

The description started at the southwesterly corner by land of John Muzzey, (Lex-3), and the County Road (Marrett Street), ran northeasterly by Muzzey to Amos Marrett (Lex-K which was not sold until 1828), southerly by a wall to the road (this checks with the Lex-K description), then westerly by the road to the beginning, a rather simple direction for a curve.

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[1] Bk. 211:55. One complication would seem to be that this piece was near the dwelling house of Daniel Childs. There is no room for Childs in this area, except at the Tavern. And there is no place for him in the Tavern chain of ownership. However, Daniel Childs was considered the first operator of the Bull Tavern by one Lexington historian, Edward P. Bliss: "The Old Taverns of Lexington," in Proceedings of Lexington Historical Society and Papers Relating to the History of the Town Read by Some of the Members. (Lexington, Mass., 1890-), 1:78-79. The paper was read on December 13, 1887. Bliss gives very little information about the tavern except this, and that Viles bought it in 1820. Actually Viles bought it in 1818 from William Benjamin who had purchased it in 1792. In both years, Benjamin was described as being a Lincoln resident, so Childs may have run the tavern for him. Bk. 112: 100-101. Bk. 224:412.

As descriptions go, this is excellent and would seem to firmly locate the piece.[1] Robbins sold the piece in 1820 to Elizabeth Parker, wife of Robert Parker.[2] Having Mrs. Parker there helps confirm the various Lex-K deeds and also the 1838 Muzzey deeds which put Eliza Parker at this place. The piece now was part of the Parker farm and stayed with it until Henry Kane of Cambridge purchased it.[3]

Summary

In 1779, when Jacob Whittemore sold 110A to Ezekial Hall, the only name listed as a neighbor on the 60A house lot was Amos Marrett on the northern part of the southeastern border. If the 60A was Lex-3, this would put both Marrett and Lex-3 on the road to Bedford (Wood Street). Marrett would be a southeast abuttor of Lex-3, and Lex-3 the northwest abuttor of Marrett. This leaves a piece of land between the southeast boundary of Lex-3 and the County Road (Mass. Ave.). We know something of the history of this piece which totals, in fact, about 30A. In 1756 Ebenezer Fiske sold 25A north of the County

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[1] For safety's sake, more work should be done on Mr. Childs.

[2] Bk. 250:502. The description was the same, except that Childs was not mentioned - does this mean he had left? Viles was the new owner of the Tavern. Robbins stated that it was land he lately bought of Amos Marrett.

[3] Bk. 2955:173-74. With references to two earlier deeds for the Parker farm. The Parker farm will be discussed in detail in the Fiske Homestead Report. The references are now on file under Fiske.

Road to his son, Benjamin. The piece was bounded on the north by Clay Road (Wood Street), and it was bordered on the west - according to the deed - by Jacob Whittemore from the Clay Road to a rangeway and then by the rangeway to the County Road. The County Road was then the boundary back to the beginning. No direction was given for the road, but the southern and a portion of the eastern boundary was needed to close the piece. The boundary with Whittemore had contact with a large ditch, and then made a jog to the west of a few rods.[1]

If these 25A were north and west of the County Road, and a part of the Fiske farm on the north and west of present Massachusetts Avenue, the case for Whittemore ownership of Lex-3 before 1775 is in good shape. The directions which fit this theory have been given. The future history of the 25A bears out the theory, although part of the history cannot be as firmly established as desireable.

In 1777, Benjamin Fiske sold a 25A piece to Amos Marrett north and west of the County Road. The bounds were simpler than in the 1756 deed and, if "corrections" are made in the directions on both, are compatible with the 1756 deed. The 1777 deed called

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[1] The 1779 Whittemore-Hall deed did not identify the road on the northeast as the road to Bedford. It was called the Town Road. The road to Bedford was a town road, and was also called the Clay Road. See Appendix #3 D.

the second road the road to Bedford rather than Clay Road. There is no evidence that Fiske sold the 25A to anyone else, and he did not have it when he died in 1785. Amos Marrett's son and grandson sold 25A (no check has been made to establish that he or they did not sell it tosomeone else) as three pieces.

The first to be sold was the southern 6A of wood - the Bluff, Lex-N. In 1815, Amos Marrett sold this to Eli Robbins. In 1820, it became part of the Parker farm and was a part until 1902. There is a clear, if not foolproof, chain of title for this to 1944. The 1815 deed puts John Muzzey on the land on the west of the 6A piece with a common corner on the County Road (Marrett Street). All of the abuttors check with the theory that the 25A was part of the Fiske farm north and west of the County Road.

In 1828, John Marrett, son of Amos and grandson of Amos, of 1777, sold the rest of the 25A in two pieces. Samuel Chandler bought over 21A on the top of Fiske Hill (Lex-I), and John Muzzey bought nearly 4A, Lex-K, between Chandler and Parker. All of the abuttors for these pieces are compatible with the theory that the 25A was the portion of the Fiske Farm across the County Road. The title for Lex-I was traced to 1910. It was surveyed as Colonial Heights in 1916. The title to Lex-K has a gap from 1876 to 1924 (no attempt has been made to complete this) but the descriptions on either side are basically the same. It has been run from 1924 to 1956.

There were a few changes in the descriptions in many of the deeds, but not a sort which would raise any questions about the theory. In brief, in 1756, Benjamin Fiske bought 25A on the north and west side of County Road, present day Massachusetts Avenue - Marrett Street, and Jacob Whittemore was the abuttor on Lex-3. Amos Marrett bought 25A from Benjamin Fiske in 1777, and there is no reason to think it was not the same piece, although absolute proof is lacking. Marrett's descendants sold the 25A in three pieces and we have proof of their location.

It would seem that this is enough to settle the case. I believe the theory of Lex-3 ownership would be on sound ground at this point, if all other evidence were missing. But it is always possible that a further examination would turn up one piece of evidence which would prick a case that is not puncture-proof. So, for the hard to convince, myself included, let us move on.

THE 43A - BULL TAVERN BOUNDS

It is possible to check the theory that Whittemore owned Lex-3 before the Muzzeys by examining the ownership of the Bull or Viles Tavern property.[1]

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[1] For convenience, the abuttors listed in the Whittemore chain of the 43A on the SE and, after 1784, in the Muzzey chain of the 3A on the E or SE are listed:
1779: SE in anangling line - land now in possession of Benjamin Danforth.
1781: The same
1784: The same (this is deed for the 40A sold by Hammond to Hastings.

This will provide a double check, against the abuttors listed on Bull Tavern deeds, and against the abuttors listed in the Whittemore-Muzzey deeds.

The earliest deed I have found for the Bull Tavern site is one by which Moses Reed conveyed a 40A "farm" to Josiah Mansfield of Acton, a Blacksmith, on June 13, 1772.[1] It was bounded by the road to Concord on the north, Whittemore on the east (the 5A meadow sold in 1779), Amos Marrett and Joseph Abbott on the south, and westerly by Whittemore (the 43A). The deed adds at the end that a part was also bounded by Lt. Ebenezer Fiske - this would be the major part of the east boundary.

We have seen how Mansfield, a Lexington blacksmith, on July 30, 1772 traded a small piece on the southeast corner of his

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1838: A stone wall on Joel Viles' land (found in two deeds this year).
1839: Viles land.
1840: Lately owned by Joel Viles.
1845: J.S. Simonds. (The J and S are difficult to make out.)
1855: Patrick Fitzpatrick.
1867: Reuben Kingsbury sells ½A of the 3A to George M. Rogers - it borders Rogers' land.
1868: George M. Rogers.
There is no need to go further. It is generally accepted that the barn portion of Lex-3 bordered the Bull Tavern site. If the evidence from 1772 to 1868 confirms this, that should be sufficient. The report on the Bull Tavern will give complete evidence.

[1] Bk. 73:477-8. This will be dealt with in more detail in a report on the Tavern. It had a Mansion House and other buildings.

property to Whittemore for a piece on his - Mansfield's - northwest corner. This gave Mansfield six rods more along the road. Mansfield did not stay in Lexington long. When he mortgaged the property to Joseph Lee and Daniel Fletcher in October 1772, he was described as a Lexington blacksmith. But when he mortgaged it on March 10, 1773, to Martha Salisbury, a Boston widow, he was back in Acton.[1] Both of these mortgages give Whittemore as the western abuttor and as an eastern abuttor.[2] Lee and Fletcher recovered their loan, but Widow Salisbury had to go to court in 1782 to get what was due her. At that time, Benjamin Danforth had possession of the land and she brought suit against him, claiming that she had been ejected by Danforth.[3] She won the suit and sold the land in 1785 to Nathan Dudley. This deed gave the abuttors as of 1773, the date of her mortgage deed, and Whittemore was in the right place.[4] To this point this information checks with the information given in the Whittemore-Muzzey chain.

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1 73:432-34; Bk. 75:15-6. This can also be found, and was first found in the records of the Middlesex Clerk of Court in Cambridge. The case was Salisbury v. Danforth. It was case #119 for September, 1782. The more complete file is found on the balcony, but there are two cases #119.

2 Those pieces on the east were the meadow pieces. The mortgage to Mrs. Salisbury was more precise, saying that on the east, it was bounded by Whittemore, Lt. Ebenezer Fiske and by Whittemore again. The last or southern piece was the 2A piece "traded" from Mansfield in 1772.

3 Bk. 73:433, margin; and case 119, Sept. 1782, Middlesex Clerk of Court Office.

4 Bk. 93:506.

The next three Bull Tavern deeds refer to the neighbors as of 1773.[1] But in 1818, the picture changes. Joel Viles family purchased Viles Tavern on March 26, 1818. The new "Route 2A" road divided it leaving the house on 3/4A between the old and new road - more proof we are on the right piece of land, and John Muzzey bordered that 3/4A. The old road (Marrett Street) is described as the road leading by John Muzzey's. John Muzzey bordered the 39A south of the new road on the southeast, and the Hastings were to the west.[2]

In 1830, Viles mortgaged the tavern to Joseph Simonds. In 1837 the sheriff held a sale and Viles Tavern went to Joseph F. Simonds. The abuttors fit with the proposed theory. The Muzzey deeds of 1838, and 1839, were behind time and still listed Viles as the Tavern owner, but this was corrected by 1840.[3]

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[1] Dudley to Samuel Stone, March 3, 1791. Bk. 112:100. Stone to William Benjamin, Sept. 1, 1792. Bk. 112:100-1. Benjamin to Stone, a mortgage, Sept. 1, 1792. Bk. 112:101-03.

[2] Bk. 224:412, and Viles Mortgage to Simonds, April 10, 1818, Bk. 224:413. The Muzzey meadow at the northeast corner of the larger piece was overlooked on the deed of the sale to Viles, but the mortgage deed description listed no one but Muzzey on the east. These deeds also overlooked the approximately one-half acre of Muzzey land which was cut from the 3A by the new road. See Page 50 and f.n. 2, p. 56.

[3] The mortgage is found Bk. 295:168 and the sale, Bk. 379:427-29. There is no trouble on the 3/4A descriptions, which are the important ones. There were two different Hastings on the west of the 39A (and it was but 30A in 1830). The fact that the Muzzeys owned two, not one piece on the east of the 39A was ignored. The Fiske-Parker change was noted in 1837, but the piece was ignored in 1830. The southern neighbors have not been checked; their names were obviously misspelled in 1837.

The tavern land went to Patrick Fitzpatrick in 1848. John Muzzey's death was noted in describing the property.[1] The 1855 Lex-3 deed listed Fitzpatrick as the abuttor of the 3A piece. George M. Rogers bought the tavern land in 1864 and he bought the one-half acre cut off from the Muzzey 3A in 1867 and held the land until 1876.[2] These deeds say that John Muzzey was still in the house down the old road, but that his heirs owned the land west of the tavern 3/4A lot.

Summary

The abuttors listed in the deeds for the Bull Tavern land from 1772 to 1876 are consistent with the Whittemore-Muzzey thesis. The same is true of the names given in the Whittemore-Muzzey deeds as owners of the tavern land.

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[1] Bk. 547:32-3. The Muzzey's no longer owned land south of the new road except that forgotten one-half acre separated from the 3A. For later west abuttors of the Tavern land see fn. 3 p.56. In 1847, Jonathan S. Parker bought the 2A Hammond Meadow, the southernmost of the two Muzzey meadows, Bk. 513:368. Joseph F. Simonds bought the 5A meadow in the same year. Bk. 525:282. Both had been quitclaimed to Jonas M. Muzzey in 1838. The titles have not been run to the present.

[2] Fitzpatrick to Rogers, Bk. 924:227-28. Kingsbury to Rogers, Bk. 1017:362. Rogers to Hargroves. Bk. 1411:321.

C. THE 40A HAMMOND SOLD

The history of the 40A remaining from the 43A south of the road after the sale of 3A to the Muzzeys should confirm the view that the Whittemore farm became the Muzzey farm with the exception of the 40A. This cannot be definitively done, for a study of all of the neighbors of the 40A has not been made. However, the evidence that has been accumulated confirms the Whittemore-Muzzey thesis.

On March 26, 1784, Hammond, who bought the Whittemore land from Hall, sold the 40A to Samuel Hastings of Lincoln. Hammond was then a Lexington resident.[1]

The first thing to establish is that this is the 43A of 1779, less the 3A. A comparison of the descriptions of the 43A in 1781 when Hammond bought it with the 40A is the only test.[2]

Bounded:	1781	1784
NE	The highway (Marrett Street)	
N		The highway
E & N		John Muzzey (Muzzey got a piece of the northeast corner of the 43A which bordered on the highway.
SE	An angling line by land now in possession of Benjamin Danforth	Same

1 Bk. 218:370. It was described as improved and wood land, partly in Lexington and partly in Lincoln. This was probably Samuel Hastings, Jr. His father, so far as we know, lived in Lexington all his life.

2 Bk. 84:505; Bk. 218:370.

Bounded:	1781	1784
	(The piece Mansfield bought of Whittemore was 6R wide at the top and 13½ at the bottom. Perhaps this accounts for the angling line.)	
S	By Joseph Abbott to a stake and stone at the corner of a stone wall.	Same
	Then a straight line by Jacob Whittemore to a heap of stones near a small white oak tree.	Substitute Parkiss and Muzzey for Whittemore and omit "white"
	Being the NW corner of 10A said Jacob bought of said Joseph Abbott	Omit
NW	Thomas and Josiah Nelson and a rangeway to the highway	Same

The change on the northern boundary backs the theory. (In fact, it dates the Muzzey purchase - of the 3A at least - as between February 22, 1781, when Hammond got the land and March 26, 1784 the day he sold the 40A.) However, if the switch from Whittemore to Parkiss and Muzzey on the south cannot be accounted for, the 40A story will have a weak leg.

The southern problem is tough. The title of the abutting 10A can be traced only so far without trouble. Jacob Whittemore bought 10A of upland and meadow from Nehemiah Abbott in 1755.[1] (Nehemiah was Jacob Abbott's father; the 1781 deed is wrong.) At the northwesterly corner of this 10A was a "little white oak with stones about it." There are other portions of the description which would put it on the southern boundary of the 40A. First, the northwest boundary for both was land of Thomas Nelson. Second,

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[1] Bk. 65:545-46.

the supposed common boundary with the 40A was a straight line. The chief conflict is a matter of 45° in direction; in the deed for the 10A the common boundary was the northeast boundary of the 10A. But the 1781 and the 1784 deeds for the 43A (40A) described the 10A as being on the southern boundary, rather than the southwestern boundary. However in 1837 the description of the 40A changes it to the SW boundary.[1] Finally, Jacob Whittemore owned a 10A piece called Abbott's Meadow when he died in 1780.[2]

In December of 1780, Moses Reed, whose wife had been given the 10A in Whittemore's will, sold 10A of upland and meadow in Lincoln. The description is simplified and somewhat careless, but it is the same 10A. The purchaser was John Parkhurst, close enough to Parkiss. Parkhurst sold 5A of this piece to Amos Muzzey, but on November 23, 1791. This date does not fit the rest of the facts. But it does not seem to be a copying error.[3]

After this unsuccessful attempt to pin down the SW border of the 40A, it might be well to see where we stand. We are examining the bounds of the 40A purchased by Samuel Hastings of Ephraim Hammond in 1784 to try to establish that it was part of the 43A purchased by Hammond from Hall who had it from Whittemore. If

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[1] Bk. 359:261. The abuttors have also changed.

[2] Probate #24796, item #4. Bk. 60:160. Inventory taken 10 July, 1780.

[3] Bk. 122:17-18. Bk. 122:22-23. See Appendix V for more detail.

this can be done, and we can show that this abutted the Bull Tavern site, or was approximately in the area of Lex-Z and AA and Lex-K, L, J, and I, it will have helped pin down the Whittemore-Muzzey thesis. An inability to do so would at least cast doubt on the thesis.

The northern boundary is compatible with the thesis, and as we do not know of other land owned by John Muzzey, or other land "in the possession of Benjamin Danforth", it also pins down the location where we want it. The southern boundary for 1784, also is compatible with the view that the 40A was part of the 43A. In fact, some small details make this almost certain, but one abuttor was there in 1784 who cannot be accounted for. There is nothing about the south boundary which pinpoints the location except that Joseph Abbott's home was in this area.[1]

We will not examine the NW boundary of the 40A except to point out that the Nelson's owned land in this area. They owned so much, and bought and sold so frequently, that only a complete examination will prove of value. It should also be pointed out that the Hastings may have owned on the west side of the rangeway -

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[1] Hudson, writing about 1868, stated that Joseph Abbott lived near the Spaulding place in Lincoln. (Hudson 2:2, citing the first edition?) The George A. Nelson sketch of 1902 shows "Green Spaulding" by the west side of Mill Street, which is in this area.

which makes up the northernmost portion of this boundary. In any case, Samuel Hastings, living on Lin-D, would have had easy access to the 40A via the road.

A brief examination of the later history of the 40A will help establish the case for the Whittemore-Muzzey thesis. Hastings mortgaged the 40A in 1816 to his son-in-law. The boundary description has a few changes, but they are compatible with the thesis. Danforth, now evicted, is described as a former owner of the tavern land. Parkhurst is dead, but the small oak tree with a heap of stones by it still marks the southwest corner. Josiah Nelson has acquired the former holdings of Thomas, his brother, now dead.[1]

Some of the directions are changed 45°, so that they now agree with the 1781 deed and with the deed for the Parkhurst-Muzzey land. The mortgage was paid, and the Hastings acquired a considerable amount of land in the Lexington-Lincoln area. This has not been carefully studied, but I think I have been able to trace he 40A. Samuel died in 1836, leaving three sons, James of Lincoln, and Oliver and Thomas, Cambridge traders. The latter two on January 16, 1837, sold much of the old homestead.

The 40A had been cut in two by the new road. The land had been combined into new pieces taking this into account.[2]

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[1] Bk. 218:370-1.

[2] It seems that most of the 40A was south of the new road. Although no Hastings had been listed as an abuttor to the 40A, they probably owned the land on the other side of the rangeway which was the northernmost portion of the northwest boundary. This land seems to have been combined with the portion of the 40A between the road.

Oliver and Thomas sold 18½A of land between the Old and New County Roads to David Miller, a blacksmith of Boston, and 36A on the south side of the new road to George Miller, another Boston blacksmith.

The bounds of the 18½A between the roads purchased by Miller are consistent with the thesis. A road is on the northeast, and Josiah Nelson's heirs are on the northwest. The directions for John Muzzey and the new road were interchanged, Muzzey being southwest and the road southeast.[1] The abuttors in the three Muzzey mortgages of 1838, 1839 and 1849 were consistent with this sale.[2]

The description of the 36A south of the road purchased by George Miller and the known owners of adjacent land are compatible with the thesis, although there are some details that are not explained by the facts we have on file.[3]

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[1] The true directions are in some doubt and will have to wait until the Nelson-Hastings boundaries in this area are sorted out. The old road ran in two directions and should be part of the NW bounds. But what was the point in accuracy - the piece was between the two roads and between the Nelsons and the Muzzeys.

[2] The 1838 mortgage spoke of the heirs of Samuel Hastings; the 1839 and 1849 deeds put David Miller on the west of the 3½A barn lot. Bk. 374:307-8; Bk. 401:173-74; Bk. 401:330.

[3] Bk. 359:261. It was described as being near Viles Tavern. The road was the NE boundary, thus overlooking the Muzzey piece on the south side of the road. The 1839 Muzzey deed, including the ½A south of the new road (2A) listed George Miller as the abuttor on the south of the 3A piece as it should. The deed is in error to list James Hastings as the former owner, unless this reflects some transaction which occurred while the estate was in probate. Samuel died in 1829. The neighbors of Lex-U also put James as owner after Samuel. (Samuel as owner of Lex-U in 1818 and James

It is simple to bring the 36A to today. (The location of the land between the roads is certainly pinpointed close enough.) In 1857, George Miller sold to David Miller, and the deed refers to the 1837 purchase. David Miller's heirs sold it, now 36½A, to Martin Neville. In 1950, two Neville widows sold it to the Helburns. The road is now identified as Massachusetts Avenue. In 1953, the Helburns sold a piece of the 36A to the Levins. It was all in Lincoln, running 445' along the town boundary. This pinpoints the general location of the 36A, and thus helps tie down the thesis.[1]

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[1] in 1832. Bk. 3943:44-5; Bk. 337:161-2.) The 1840 Muzzey mortgage put David Miller both south and west of the 3½A. David Miller was to the west on the 18½A between the old and new road. George was on the south of the ½A, which was across the road.

It is time to catch up with the deeds for Bull Tavern, and learn who, according to them, owned the 40A, their western abuttor. Until 1818, the deeds merely repeated the owners as of 1773. In 1818 Samuel Hastings was listed and in 1830, ownership was shifted to James Hastings. Bk. 224:412, 413; Bk. 295:168-9.

The southwest abuttors of the 36A purchased by George Miller from the Hastings were Spaulding, confirming what Hudson said about the location of the Abbott homestead, and Harrington. (This gives a lead on checking the Parkhurst-Muzzey problem.) The northwest neighbors were Thomas and Oliver Hastings, indicating that not all the 40A of the road was sold, or that Hastings had purchased some Nelson land. The heirs of Josiah Nelson also abutted on the southwest.

[1] Bk. 764:436-7 for Miller to Miller. The description was the same as 1837. Bk. 1472:182 parcel 4 for the Neville purchase, with a different description. The Hargroves were now to the East and they were the owners of the tavern tract at that time. George Nelson, heir of Josiah, was on the northwest. The southwestern neighbors were all different. All were listed as "now or late". The same information is found in the probate record for David Miller: file #60254, Suffolk County Court House. The inventory divided the land by towns and usage. The estate was sold in four pieces, two of which were between the roads, one of 11 3/4A and one of 8½A. The description of the land as sold is found on an unidentified sheet found with the inventory, and on the description of the sale of the real estate. See 7634:64-6, parcel four,

Summary:

Although there are a few weak spots in the story presented above, it does not appear that any of them will make it possible to break down these conclusions. Ephraim Hammond sold John Muzzey the 60A homestead, and about 3A from the 43A south of the road sometime between February 22, 1781 and March 26, 1784. The barn was on the 3A. Muzzey perhaps had no need of or could not afford the 40A of wood and improved land, which Hammond sold to Samuel Hastings, a neighbor just across the Lincoln line. Before Samuel Hastings died in 1837, the new road had divided the 43A, both the piece Muzzey had purchased and the 40A. So when the Hastings' heirs, merchants in Cambridge, sold the land to two Boston blacksmiths by the name of Miller, it was divided in a different way. George bought 36A south of the road. David bought 18½A north of the new road of which the northern part of the 40A was but a small part. David later bought the 36A from George. All of this was sold by his heirs. In 1950, the 36A was purchased by the Helburns. The location of the 40A is thus established by running the title to the present.

The bounds for the 40A and the 36A on the east are consistent, with the exception of a few understandable errors in the deeds, with known ownership of the Bull Tavern land, and the Muzzey farm.

Neville to Helburn is found in Bk. 7634:66-7, with a reference to the prior deed. The descriptions have but one change, Brown, a southwestern abuttor, has been mangled to "Bronn". Two small pieces had also been taken out of the 36½A. Helburn to Levin is in Bk. 8186:542, with a reference to the prior deed. This piece is Lin-K.

The other bounds are also consistent with all other known information, including the description of a 10A plot on which information dates back to 1755.[1]

Thus, the history of the 40A is further evidence that the land Whittemore sold Hall in 1779 was, except for the 40A, the land John Muzzey acquired, and that he acquired it - or at least, those 3½A - on or before March 23, 1784.

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[1] The description of the 10A is extremely specific and, therefore, is excellent evidence. There is, however, a seemingly irreconcilable conflict in the name of an abuttor. More work might clear up the conflict. The history of all the abuttors has not been checked, more work needs to be done. But the surface indications are that there will not be any trouble.

D. THE 60A AGAIN: THE NORTHWEST BOUNDS

Up to now deeds which predate the Muzzey ownership of Lex-3 have not been found for the land on the northwesterly border of Lex-3. It is possible that a more diligent search will uncover them. But, except for Lex-T, there is not much hope that the owner of Lex-3 will be given on them. In 1775 Lex-U, if extended to Wood Street contained at least three pieces of land. The deeds for all three have been traced back to the 18th century: to 1785 for the southern lot, one of 10¼A; to 1780 for the middle lot of 30A; to 1798 for a northern lot of 20A. The abuttor to the southeast of these lots, Lex-3, was not identified in any deed for any lot until plans were made in the twentieth century: in 1912 for the northern 20A, and in 1929 for the other two lots which were then under single ownership.

More work can be done to run the deeds back. This will be necessary for Lex-T, as it might have been the site of a 1775 house. But it was Nelson land, and Nelson land will be a major project. More research for the other pieces does not promise much. The southern 10¼A of Lex-U was part of the Benjamin Fiske estate in 1785. The deeds for Benjamin Fiske as grantee have been checked back to no avail.[1]

The 30A north of the Fiske land was held by Jacob Whittemore when he died in 1780.[2]

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[1] Deeds from 1700 to 1800 have been checked. The land was not listed in his father's estate. Probate #7573, item #4, Bk. 57:352.

[2] Probate #24796. Will and Inventory. It was called Pine Hill. The location is confirmed by the description of the 10¼A in the Fiske estate, where the heirs of Jacob Whittemore were given as the

All of the possible deeds with either Jacob, or his father, as grantee have been checked, to no avail. The northern 20A which touched Wood Street was the piece of woods sold by Joshua Reed to Ebenezer Muzzey when Ebenezer bought the "old homestead" in 1798. Joshua was a large landowner, but the deeds with him as grantee have been checked, to no avail.[1]

An 1818 deed for Lex-T gave John Muzzey as an abuttor on one corner, and later Lex-T deeds put Muzzey heirs as abuttors on Lex-3. The 1949 deed for Lex-T indicated that Lex-3 was formerly owned by the Muzzey heirs. And they did own it, one hundred years previously. The various deeds for Lex-3 from 1838 to the present named the neighbors on the northwest, and these names agree with the deeds for Lex-T, U and the land north of Lex-U. But this proves nothing for Lex-3 in 1775. There are, however, three points which relate to this boundary which need to be discussed.

The deeds for Lex-T show how the southwest corner of Lex-3 (Lex-S) lost its corner. In 1863, John Crowley, then owner of Lex-T, received 3/4A from Reuben Kingsbury, then owner of Lex-3, for $20 and "fencing the land with a good stonewall at his expense".

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abuttors to the north. In addition, the title for the 30A has been traced to the 1929 plan.

[1] The description of this 20A is one of the most obviously impossible I have found. It ran southwest, northeast, southeast, southwest. Over the years, the estimate of the size varied from 20A to 25A and back to 19.78A when it was finally measured. The actual survey indicated that the boundary with Lex-3 ran N 30°W from the road for 290', then S 67°W for 328'. The first direction is a complete surprise, but could be accounted for by a change in the location of the road. The plan is found in Plan Bk. 198:12.

This 3/4A was a triangle with a 12R base along Marrett Street and ran 24R NE from the road along Crowley's land and then SE 24R along Kingsbury. There was a rock at the vertex of the triangle.[1]

Second, the deeds tell a little about rangeways. As we know almost nothing about them, anything is of interest. The Lex-3 deeds before 1838 merely said there was a rangeway along this northwest border. All of the deeds for the abutting lands, except those for Lex-T, put a rangeway there. The Lex-T deeds put a wall on the border. The earliest deed found for any of the other abutting land, one of December 12, 1780, told what the rangeway was "supposed"to be: one rod in width on each side of the stone wall. This description was used in a total of three deeds through 1792.[2]

The rangeway seems to have been as much a tradition as a reality. Not only was its width "supposed", but in an 1833 deed for Lex-T, the rangeway itself was "reputed". (It also was supposed to be two rods wide. The deed did not locate the rangeway on the property, but listed it as in incumbrance.[3]

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[1] Bk. 913:156. The deeds for Lex-T have carried this as a second piece ever since.

[2] The 1780 deed was of the sale by Jacob Whittemore's son-in-law of the eastern 10A of the 30A owned by Jacob when he died. Bk. 85:23-4; Bk. 94:219-20; Bk. 119:482. The last deed was for the northern 5A of the 10A and said that John Muzzey had bought the other 5A the same day. In deeds for the Muzzey piece, a rangeway and a wall were mentioned through 1856. But no details were given. In 1873, it was just a wall. The other 5A piece was sold in undivided halves and in some deeds just the rangeway was mentioned, in later ones, just the wall. These deeds have been copied.

[3] Bk. 454:365

The third point is that the owners of the 30A north of the southern 10¼A of Lex-U were also owners of Lex-3. Whittemore had it when he died in 1780, a little more than a year after he sold Lex-3. Ephraim Hammond bought the eastern 10A of the 30A, i.e. the 10A adjoining Lex-3, on February 14, 1784. But it is not certain that he still owned Lex-3 at the time. The March 26, 1784 sale of 40A of the 43A piece - the only evidence available - indicates that his sale of Lex-3 was probably at least imminent when he bought the 10A. Muzzey bought 5A of the 10A (the first Muzzey deeds for this piece say 6A, but 5A of the 10A were sold on the same day) in 1794. In addition, when Ebenezer Muzzey bought the 20A of woods, he purchased land abutting the holdings of his brother, John.[1]

E. THE 60A: THE NORTHEAST BOUNDARY

The two early deeds for Lex-3 put a Town Road on the northeast. It ran from land of Amos Marrett (Lex-I, K, N) to a rangeway by the woods which Ebenezer Muzzey bought in 1798. It has been claimed that this Town Road was in about the same location as present day Wood Street. The evidence for this - if the Whittemore-Muzzey thesis is not accepted - must rest on the cases presented above. Specifically, on the view that Benjamin Fiske bought Lex-I, K, and N, from his father in 1756, sold it to Amos Marrett in 1777, and that other Marretts disposed of it in the manner set forth above. It also rests upon the belief that the 20A of wood purchased by Ebenezer Muzzey was the land shown in Plan Bk. 198:12. The 1798

[1] For the 10A deeds see above note 2, page 62. The 20A of woods is found in Bk. 140:34.

deed put a part of the border on the Town Road. The plan, and a 1911 deed based upon the plan, called the road Wood Street. There is a clear chain of title for the property from 1798 to 1911. (The deeds for the 15A quit-claimed to Jonas M. Muzzey put Isaac on the northwest where I assume the 20A of wood to be.) However, in the 20A deeds, the road is never called Clay Road or the road to Bedford as in the 1756 and 1777 Fiske deeds. Still, another name for the road is found in the deeds for the Muzzey-Reed-Muzzey farm: Cutler Road. This road became Wood Street in that title chain.[1]

As far as the 1838 quit-claim deed to Jonas M. Muzzey for the northern 15A of the Muzzey land is concerned, the name of the road made little difference. Although, the starting point of the description was by a wall by the town road to Bedford, the line went northwest along the wall, not the road. This portion of the description did not change until 1941, by which time, a plan had been made. In the plan, the line ran along Wood Street.[2]

Summary:

This boundary was along the road, but from 1838, for over one hundred years, the deeds did not so indicate. And that seems to be just about the right note on which to end the portion of this report dealing with the ownership of Lex-3.

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[1] For a broader discussion, see Appendix 3D.

[2] Bk. 6514:23-4. The plan is filed with the deed. The interesting thing about this modern deed is that the directions on the plan do not agree with the directions given in the deed. What is some researcher in the year 2100 going to say about the casual attitude of the old timers to land transactions?

WALLS, BOUNDARY MARKERS AND OTHER FEATURES. THE 60A.

Essentially, this section will concern walls and other features in that portion of Lex-3, which will be within the park. However, it is difficult to know what 1775 walls looked like. So this section will also deal with possible 1775 walls on all boundaries of Lex-3, and a few abutting properties. Every known 1775 wall will make accurate reconstruction easier.

A. HOW GOOD IS THE EVIDENCE IN THE DEEDS?

This portion might be entitled, "Why the Writer Threw Away The First Draft". There are two pieces of evidence which indicate that an argument cannot be made from silence. That is, just because a deed did not mention a wall or other boundary feature, we cannot assume that the boundary was unmarked.

In 1772, Josiah Mansfield got 3 3/4A from Jacob Whittemore. This piece came from Whittemore's barn lot, and so bordered that lot when Whittemore sold it in 1779. There were three corners in the 3 3/4A of 1772 which were corners in the 1779 barn lot deed. Each of these corners was marked in 1772, one by a black oak tree. None of these markers was mentioned in 1779, although one 1779 corner was merely the junction of two property lines, and especially required identification. One corner was overlooked in 1779, being covered by an "angling line" in that deed. So, here is a case where there were boundary markers, but the deed did not mention them. However, the 1779 deed had detail along a portion of another boundary line. This was where it abutted the 10A Jacob purchased from Abbott. So detail on one line, and a lack of it on another

does not establish that there were no features on the second line.

The second case of silence is as clear, and involves a wall. The 1815 deed for Lex-N mentioned the wall which divided it from Lex-K. The 1828 deed for Lex-K did not mention it, although it gave the length of the line and said that it was nearly straight. The wall is there today, or a wall is there today. This 1828 deed also throws some light on the significance of a stake and stones used as a boundary marker by a road. It would seem that if there was a wall which ran to the road, that there would be no need for a stake and stones as a marker at the road. Yet, the 1828 deed put a stake and stones at the highway, where the 1815 deed put a wall. Had the wall been removed? Lex-N and Lex-K had not come under common ownership, so there would have been no obvious reason to remove the wall, a difficult task. Was the wall forgotten? The grantor, John Marrett had spent most of his life in Lexington, probably on a nearby farm, and John Muzzey, the grantee, went by the road and wall everytime he went to Lexington. One other possibility is that the road had been moved away from the wall. But the survey of the property made in 1962 for the NPS makes it difficult to hold this theory. The wall was measured at 365.501'. In 1828, the distance along this boundary was measured at 22R 9L, or just shy of 369', and in 1851, it was measured at 21R 12L or about 354.5'[1] So the

[1] The 1851 measurements are close to the 1962 measurements on the other bounds: within one foot on the wall between Lex-K and Lex-3; and even closer on the boundary between Lex-K and Lex-I, when the know is ignored, as the 1851 deed ignored it.

line does not seem to have been extended between 1815 and 1828 because of a road relocation unless the wall was extended after 1815.[1] The wall does end on a small elevation. Perhaps the road was 3' away, and to make sure that the deed included everything, a stake and stones were put beside the road. But the most likely explanation is that when the deed was drawn up, the wall was forgotten. The conversation might have gone like this:

Marrett: "Everything in order, John? I think we got a good survey on the piece."

Muzzey: "Looks good, got in that knob by my land. But is there a stake and stones by the road? There's a wall along that line between this piece and the piece your father sold Mrs. Parker. It isn't mentioned."

Marrett: "I forgot that wall. We can change it if you want."

Muzzey: "Don't bother. You've got the right distance there. What difference does it make whether it says it ends at a wall, or at a stake and stones? Who will know?"

There is another consideration which also causes one to be careful about the evidence. Deeds were frequently merely copied from the previous deed for the property. It is clear that the copies should be handled with care.

The only good word for evidence is for that found in the probate records, which should be accurate. The records of the

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[1] We still need to locate the road exactly. The 1907 road, the old road, is on a raised bed, and the ground slopes toward the new road.

division of property for widow's third should be especially useful where they exist. A study of them for this area should be made to learn about the division of properties inside the boundary lines. There will be no information about interior markings in deeds.

In brief, the answer to the question is that the evidence is not very good.

B. THE NORTHEAST BOUNDARY

The actual northeast boundary of the 60A was the road to Bedford. There is no information about a wall there until 1838. There is very little or none of the wall left, so there is no need to comment on it in detail.[1]

The various deeds for land which bordered the road described the land as either running by the road - as in the early deeds, or the wall, from 1838 on to 1941, although these later deeds said that the wall started by the corner of the road. Was this change the result of a road relocation? The problems of the description of Isaac Muzzey's 20A woods at this corner may have been caused by a road relocation.

C. THE SOUTHEAST BOUNDARY

The Whittemore-Hall-Hammond deeds for the 60A put a rangeway at the southern portion of this line and Amos Marrett at the northern end. The 1756 Fiske deed for the abutting 25A gave more detail for the Amos Marrett portion, and this will be dealt with

[1] The 1930 plan for Wood Street showed scattered stones along a portion of the Lex-3 boundary. Plan Bk. 47:46-47. A plan made of the land of Ballard, the northern 45A of the 60A, in 1936, showed a wall along a portion of the road. Plan Number 694 (A of 2) of 1941. A copy is in the park files.

later. But for most of the portion bordering Lex-K and Lex-N, it also merely mentioned the rangeway.

The 1815 deed for Lex-N just said that Muzzey was the abuttor and said nothing about boundary markings. The 1828 Lex-K deed was more informative and more difficult. We want to pick it up at the common corner of Lex-K, Lex-I and Lex-3; the top of the knob of Lex-K. This corner was where a ditch, which was at an angle with the wall between Lex-K and Lex-3, intersected the wall, or a line extended from the wall.[1]

The line ran from this common corner 4R 15L to a corner of said wall, so it appears that the wall ran along the line. The 1936 plan of the Ballard shows a 79' wall from a pipe to a drill hole along this line. The 1938 topographical map made for the town of Lexington shows a wall beginning about 25' from the ditch and running in a northwesterly direction for about 50'. Both these plans thus confirm the distance of the line and the fact of a wall. A portion of the wall is there today. For the most part, it is but a single stone in height. It does not appear to come to a normal ending on the end toward the ditch. Perhaps archaeology could determine how far the wall originally extended.

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[1] The junction was mentioned twice in the deed: "stake in the Ditch at an angle with the wall", and "stake in the Ditch (at a point where the two last mentioned lines intersect ...)"

There may have been a sharp drop to the ditch, and this could have made it difficult to extend the wall to the ditch. The 1962 plan shows the wall extending about 48'. The ground in this area has been disturbed. We need an existing conditions map and much archeological work.

The Lex-K 1828 deed says that from the corner of this short wall, the line ran southwest by the Muzzey heirs about 19R to a turn in "the wall". This seems to indicate that the short wall, which ran along the top of the knob, made the turn to the southwest and then ran along a line with Lex-3 for 19R and then made a second turn. The latter turn was "near by" land of Eliza Parker, so it was not on her land (Lex-N) but on the Muzzey-Lex-K boundary. The 1936 Ballard plan shows a turn in the wall near the end of this line between Lex-K and Lex-3. The 1938 topographical map shows the wall running nearly southwest about 325' (a straight line measurement for a slightly curved line) and then turning almost due south. After about 25', the wall becomes two walls on the 1938 map. One turns about southwest again, following the boundary between Lex-3 and Lex-N. The other continues nearly due south along the boundary between Lex-N and Lex-K.[1]

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[1] The junction of the two walls is the common corner of Lex-3, Lex-K, and Lex-N. It might be three walls for it is difficult to look at the surface of the walls which remain and say which butt and which are bonded. But for purposes of describing Lex-K, measurements were made from the turn in the wall before the common corner was reached.

The 1962 plan of Lex-K showed a distance of 330.74 feet along the Lex-K-Lex-3 boundary before it turns south, about 1R longer than the 1828 deed indicated.[1]

The 1838 division of property deed was somewhat different, but compatible. The short line from the common corner of Lex-K, Lex-I and Lex-3 began in a ditch and ran westerly to a corner of "a" wall. It then ran south by that wall. Thus, the corner of "a" wall which ended the short line and began this line which ran south was the corner of the wall which ran along the longer Lex-I, Lex-K line. Thus, this deed omitted the wall along the top of the knob. The longer southward running wall went to land of Mrs. Parker, Lex-N. Thus the deed omitted the turn in the wall. It then ran by her land by a wall and a rangeway to the road, (Marrett Street). In 1838, at least, there was a wall on the southern part of the southeastern boundary.

Summary of Southern Portion of Southeastern Boundary

There was a wall in 1938 along the following pieces of the 1775 southeastern boundary:

From the road (Marrett Street) to Lex K, running up the Bluff	about 885'	then
Running north-south along Lex K	18'	then
Running along Lex K	330'	then
Turning and running toward the ditch	50'	or a total of
	1283'	

[1] It is strange that the continuation of the wall as a division wall between Lex-K and Lex-N was not mentioned in the 1828 deed. This will be discussed below. The later deeds for Lex-K have no details about the boundary walls.

Some of this is in bad repair or missing today. An existing conditions map is needed. The 1838 deed indicated that this was all there then, except for the 50'. Some of it was there in 1828, probably including the 50' Can we push back the other years to 1775? If it was the general pattern to have boundary walls at that time along rangeways, the answer might be "yes". But was there a general pattern? Or did it depend upon the land use, the neighborly relations, the amount and kind of stone in the fields, the character of the land, the ambition of the farmer, and other factors? More research is clearly indicated.[1] As the boundary here did not change, it is possible that these walls are historic.

Northern Portion of Southeastern Boundary. Not In The Park.

As there are remains of a wall and a ditch along the Lex-I, Lex-3 boundary, and as this was a 1756 boundary, some discussion of it is in order.

The 1756 Fiske deed put a stake and stone at the corner with Whittemore by the Clay Road (Wood Street). This might indicate the absence of a wall along the Lex-3 line. The line ran to a stake and stones by a large ditch. This deed did not indicate whether the boundary ran along the ditch, or just touched it at a corner. It appears that the deed was merely trying to fix the corners, not to describe the boundary in detail. But we don't know the purpose of the ditch in 1756, or even which way it ran. The 1938 map

[1] The probate record for Amos Marrett, who died in 1805, has nothing about the bounds in question. The probate material for his son, who died in 1825, should be checked on walls and boundary markers in general.

indicates that the ditch then drained into Lex-3. If this had been the case in 1756 or later, we would expect to find some mention of the right to do this in a deed. A short ditch could have run the other way, into the present pond. In fact, it appears that it would have been possible to have brought the ditch over into Fiske land on the other side of present Massachusetts Avenue. The land on that side appears more suitable for cultivation than anything on Lex-I. There are, or seem to be, many possibilities and problems. Was this a drainage or a water supply ditch? Did Muzzey change the ditch to run onto Lex-3, his property? Did he buy Lex-K to protect his water supply for the fields of Lex-3? How does Marrett's ownership of the 25A fit into this? There will be ditches on the boundary lines within the park. This is the first we know of, but it does not seem to do us much good. Much of it is now filled, although the 1938 topographical map shows a ditch beginning about 15' northerly of the pond and running about north-northeast (the approximate direction of the boundary line between Lex-3 and Lex-I) across the end of Amherst Street, curving slightly to touch Bonair Avenue, then curving to run about northwest to cross into Lex-3. The ditch ran about 270' before turning toward Bonair Avenue, another 70' to Bonair Avenue and before turning northwest, then more than 140' (140' on a straight line, but the actual line is like a very wide low "W") until it ended about 80' inside the Lex-3 line.

The 1828 deed for Lex-I introduced some new information for the boundary markers. It put the ditch on the boundary, introduced a cross wall along the boundary, and reduced the pond in the Lex-K deed to a pond hole, although it (the deed) was written the same day. It will be easier if we stay in the ditch for a while.

The 1828 deed for Lex-I extended the ditch to the pond hole. The 1838 deeds for the division of the property among the Muzzeys used the ditch as a boundary line. The northeast corner of the 45A and the southeast corner of the 15A, which went to Jonas, was at a stake and stones by the ditch. The 15A description then just ran to Wood Street, but the 45A piece followed the ditch to Lex-K. The two 1838 mortgages and the 1840 mortgage did not mention the ditch, nor did the later deeds for the 45A of Lex-3.

The written record in the Lex-I deeds for that portion of the Lex-3, Lex-I boundary along the 15A of Lex-3 which Jonas Muzzey got in 1838, is difficult to interpret. The 1828 Lex-I deed put a cross wall (whatever a cross wall is) along it, starting from Wood Street. The deed also put a ditch along this boundary, but did not indicate where one started and the other stopped, or if they ran together. Later deeds for Lex-I did not change this description.

The deeds for the 15A of Lex-3 put a ditch bank (just a ditch in 1838) at the southeast corner of the 15A, the southern portion of the 15A boundary with Lex-I. The line then went

along Lex-I to Wood Street. Nothing was said about the marking of the boundary.[1] The 1936 plan of the Ballard Farm shows a wall running for 577' from Wood Street along the boundary of Lex-I, (called Colonial Heights on the plan.) It is impossible to locate the dividing point on this boundary of the 15A from the 45A of Lex-3. (When Ballard purchased the 45A in 1907, he reunited the 60A piece, although this fact was never noted in the deeds. He reversed the positions of the larger and smaller pieces by selling 15A from the southern part in 1910. Thus the plan of 44A of the Ballard Farm in 1936 is a plan of the northern 44A of the 60A.) A wall is shown on the plan running perpendicular from the northwest boundary wall. This could be the wall which divided the Jonas Muzzey 15A from the John Muzzey 45A. A wall which ran to a stake and stones in the meadow is mentioned in the 1838 division of property deeds. The boundary line from the meadow to the ditch by Lex-I was a straight line. If it ran the same direction as the wall, it would have met Lex-I somewhat south of the end of the wall which ran along Lex-3 and Lex-I in 1936. (An extremely rough calculation of the acreage indicates that the line from the meadow probably ran in about the same direction as the wall. Or at least, that if the line had come to Lex-I at the end of the Lex-I, Lex-3 stone wall of 1936, there would not have been 15A in the land received by Jonas M. Muzzey.) The evidence from the deeds points to a ditch bank at the point

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[1] The description of the 15A started at Wood Street by a division wall (just a wall in 1878.) But the wall went northwest to the Isaac Muzzey woods, or along the road, although the road was not mentioned. Just what such a division wall might be is somewhat of a mystery.

where the Muzzey division line met Lex-I. The conditions of 1936 tend to confirm this.

Summary

There was a ditch as a part of the northern portion of the southeastern boundary of the 60A of Lex-3 (certain by 1838), and a wall for the northernmost portion (certain by 1828). Although these are not in the park according to the proposed revised boundary, the chance that they were there in 1775 makes them interesting for study purposes. The ditch is nearly filled today. Much of the wall still stands, although in poor condition.

Non-1775 Boundary

There is one wall which touches the southeastern boundary of Lex-3 which might be "historic", although it would not have been a boundary marker in 1775: the much discussed wall between Lex-N and Lex-K. The wall cuts the Bluff off from the rest of the 25A which Benjamin Fiske owned in 1775. The 6A of the Bluff would have had some value as grazing land, but not a great deal. And to use it, it would have been necessary to fence from the southern corner of Lex-K along the road around the Bluff to the southeastern corner of Lex-3. This fence, or wall, would have been 2½ times as long as the wall between Lex-K and Lex-N, and would not have enclosed much land of value. So it seems possible that this wall between Lex-K, Lex-N was used before Lex-N was separated from the 25A in 1815 and thus could date to 1775.

D. THE SOUTHWEST BOUNDARY

There is nothing in the Lex-3 deeds about walls along the old road or Marrett Street, yet they are there today, and certainly

were when some of the deeds were passed.

In 1938 a wall ran along the road 470' from the south-eastern corner. There was then a gap of about 230' in fromt of the buildings of Lex-3, then about 230' of wall and another break of about 100' including the right of way along Lex-T. There was then another 130' of wall crowding the road which would have been part of the 3/4A detached by Kingbury and conveyed to Crowley in 1863. Not all of these walls are there today. It will take archeological exploration of the walls and of the road to help establish whether there were walls along this boundary in 1775, and if so, where they were.

Summary

Summary of hard knowledge: none.

E. THE NORTHWEST BOUNDARY

The Whittemore-Hall deed described this boundary as a rangeway. The 1818 and 1832 deeds for Lex-T - without the 3/4A - put a wall along this boundary. It was not mentioned in the 1833 Lex-T deed. There was another difference. The earlier deeds read: "run by the wall to a stake and stone by land of John Muzzey". Does this mean that they did not run along the Muzzey line? In 1833 the boundary ran on land of the heirs of John Muzzey. (This was a measured line, but they changed the direction from northeast to north, an error.) We have seen that the rangeway along part of this boundary was described as one rod wide on each side of a

stone wall, or supposed to be that way. (Was this because it was unique?)[1] Perhaps neither the Nelsons nor the Muzzeys were claiming the rangeway, and this is the explanation of the 1818 and 1832 Nelson deeds.[2] The deeds for the 10¼A which comprised the southern part of Lex-U (the Fiske Wood lot) describe the boundary on the east as following the side of the rangeway. This held from 1788 when the Fiske estate sold the land to 1813. Although the deeds were probably just copying the language of the previous deed, the wording is strange. Added with the language of the Nelson deeds for Lex-T, it would seem that there is reason to believe that the rangeway was no man's land, and that it was considered to be one rod wide on each side of a stone wall. The next Lex-U deeds said "by the rangeway", the normal language.[3]

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[1] See above, p. 62. And the deeds of Reed to Woods, 1780, Bk. 85:22-34; Wood to Hammond, 1784, Bk. 94:219-20. This wall and rangeway would have extended 680' or 40R north of the Fiske-wood lot, on the basis of these deeds alone. This distance is based on the following assumptions and computations. Whittemore left 30A. It was cut into three 10A pieces each piece extending the width of the original, or in terms of the Muzzey boundary, from the 10¼A of Lex-U to Isaac Muzzey's woods. If the 30A was a rectangle, it could have been 120R by 40R wide. Each 10A could have been 40R square. This would have also met Whittemore's request for a piece of equal width for his grandson.

[2] However, there is nothing else in the deeds to mark them as uniquely precise. And most deeds were not so precisely drawn that they could bear the weight of this last interpretation.

[3] See Appendix 3 D where it is pointed out that in 1683 when this land was laid out in lots there was supposed to be a highway two rods wide every quarter mile and bordering the lots. This border of Lex-3 was the place for one. It is also pointed out that the persons owning land beside the highways, or rangeways, seemed to have a tendency to ignore the fact that they were for public use and absorbed them into their own holdings.

The 1838 division of property deed said the line ran from the road "Marrett Street) by a wall and rangeway to the wall which divided John's share from his brother's. The deed for the 15A did not mention any wall along this boundary except the one which began at the boundary and divided Jonas' 15A from John's land. The Muzzey brothers quitclaimed 6A of wood, north of the Fiske wood lot, which bordered Lex-3 on the west, to their sister. This deed put a rangeway at each end of the line and a wall on it. It had a marked white oak at the southern end of the line, but dropped the information that the rangeway was supposed to be one rod wide on either side of a stone wall. This information about the rangeway and all mention of the wall had been dropped from the 1826 deed for the 5A just north of the land quitclaimed by the brothers. The earliest deed located for the original piece of 10A (the 6A was cut to 5A in 1873), one dated 1780 had mentioned the width of the rangeway and the wall. In the 1870's when Isaac Damon was collecting the land in this area, the deeds merely mentioned a wall along the line.

We have worked our way up to the 20A of woods of Isaac Muzzey. None of the 20A deeds to 1905 mentioned anything on this boundary except a rangeway. Nor do any of the deeds for the 15A of Lex-3, not even the 1941 deed based on a plan which shows a a wall there, mention anything.

Having arrived at Wood Street and 1941, it is time to go back to Marrett Street and work up way up the line again, using later deeds not mentioned. The mortgage deeds for Lex-3 mentioned the

rangeway or rangeway and walls. The 1855 deed mentioned both (although the stake and stonesaat the northern end might bring the length of the wall into question). But that was the last deed to do so (not all the deeds were copied, and none of the modern ones for Lex-S, the piece in the southwest corner). The deeds for Lex-T from 1846 on mentioned neither rangeway nor wall, following the practice of the 1833 deed. Even the deed for the 3/4A from Lex-3 which Crowley got for putting a wall on it, did not mention either the old or the new wall.

The Hylands owned the 40A of Lex-U in 1929 and had a survey made of this. This plan shows a stone wall along the border with Lex-3 for the total distance of the 40A. The 1936 plan of the Ballard Farm shows a stone wall beginning 141.6' from Wood Street. This 141.6' bordered a small piece purchased by Ballard in 1918, perhaps a piece created by a change in the location of the road. It ran as far as the wall built by Crowley in 1862.

Summary

Except for the 1863 wall (labelled "historic" on NHP-MM 2004) at the southern portion of the northwest boundary, the wall along this boundary has the best chance of being historic, of any on the 60A of Lex-3. A wall along a portion of it was there in 1780, and there was no known special reason to build it after 1775 to the time a wall is first mentioned in deeds to 1838. This would have been a boundary not often seen or walked, except when wood was cut near it. It is possible, or even likely, that the boundary was marked with the wall by 1775. It is unfortunate that little of the wall will be in the park, and it probably can not be seen from the area the visitors will roam.

F. NON-BOUNDARY WALLS

Perhaps the wall between Lex-T and Lex-S on the Boundary Map (NHP-MM 2004) should be included here. It was not a boundary until 1863 when it was built. It is not an historic wall. It is one of the few walls we shall ever be able to date with certainty.[1] There is a wall which runs about S45° E along the northeast boundary of Lex-S, R and part of Q. It also exists along part of Lex-P and O. The 1936 Ballard plan shows a wall running perpendicular from the northwest boundary of Lex-3 1124' where it stops. The final 146' to the wall along the southeastern boundary of Lex-3 is without a wall. The 1938 topographical map shows a wall 1080' long and 200' without a wall. The 1938 map also shows that at the eastern end it turned a right angle, or northeast, and ran for about 130' and ended. A part of this wall is labelled "historic" on NHP-MM 2004. This seems doubtful. It is not mentioned in any deed before 1910, although this is a very weak argument. There would not have been any reason to mention it, and the argument from silence is weak in itself. In 1910 it is mentioned as the northeast bounds in the deed by which Ernest K. Ballard sold the southern 15A of the 60A piece to Terance Gavin.[2] This would be a reason to have a wall - to mark a property line. Or it could be argued, this would make a good property line - an old wall. The deed description seems to indicate that it was not a

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[1] Bk. 913:156. Reuben Kingsbury, then owner of Lex-3, sold 3/4A from this wall west, for $20.00 and fenced the land with a stone wall.

[2] Bk. 3502:535. He also sold the barn lot across the road.

solid wall: "southeasterly by a stone wall by other land of this grantor and in a straight line in the same direction to another wall to land of Henry Kane . . . about 1320' . . ." If Ballard did build the wall as a boundary, why didn't he extend it to the eastern boundary? The wall stops near the foot of the Bluff. It would have been a more difficult task to build a wall up the side of the Bluff. It rises 30' in the 200', and is very steep in one spot. To be a historic wall, it would have had to serve a purpose. As it stands, it serves no purpose. Cattle could walk around the eastern end. The wall which joins it at the eastern end goes no place. The two do not wall in a field. There is a 200' wall, on Lex-Q shown on the 1938 topo map. (It is the remains of a wall today, but the map does not seem to have distinguished between remains and a standing wall.) It runs about northeast-southwest and would, if extended 150', join with the wall under discussion. But it does not, and even if it did, they still would not wall in a field.

The character of the land on the northeast side of the wall is different from that on the southwest for about 400' or 500' of the southeast portion of the wall. (The wall goes over a hill, through a woods on the northwest end.) The land on the northeast is lower, and is used today for truck farming. Some of the land on the other side was used for farming at one time,[1] but it is dryer and not as level. Thus it would appear that Ballard was selling less desirable land to Gavin.

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[1] Interview with Mrs. Brenton. She said that Mr. Gavin grew beans and asparagus. He was on the land from 1910 to 1923.

There is more evidence that this wall had no agricultural function and thus was not a historic wall. The wall is no more than about 18" to 2' high, especially through the woods at the northwest end, where it seems to be in its original condition. In the woods there is no loose stone around it to indicate that it has fallen or is in disrepair. Such a wall could not fence stock; the area in the woods certainly was not plowed - it is still rock strewn. The wall has no function except to mark a line on the land, and the first time it was divided in ownership was in 1910. There is a possibility that a portion of the wall predated 1910, and that with other walls, since gone, it walled in an enclosure. Or that it was built to rid a meadow or plowed field of stones. And that when the sale was planned in 1910, this older wall was extended. But considering the 135 years back to 1775 during which such a wall could have been built, the small amount of land under the plow in 1775, the presumption must be that this wall is "non-historic."

G. FENCES AND OTHER MARKS

An acquaintance with the division of real estate among heirs quickly informs one that there were other boundary marks than stone walls. Fences, never identified as to type, were also used, especially it would seem, for interior fencing. (The words "wall" and "fences" may not have always meant stone walls and wooden fences. More study is needed.) Unfortunately, Lex-3 was never divided.

The restoration of fences, etc. will have to be based on general practices as applied to the special conditions of Lex-3.

The deeds give a little more information about man-made features. In the 1761 deed yards are mentioned. In the 1779 deed the 60A house piece was described as improved land, orcharding and woodland. The 43A piece was just improved and woodland.

The 1830 Plan of The Town of Lexington (Mass. Archives #2026, copy in park files) indicated by dotted lines a road or path leading from the Old Country Road (Marrett Street - no designations are given on the map) at a point about 50R beyond the Bluff to Wood Street. There is a car path at about the same place today. Archeology is needed. It would seem to be a logical place for a cut-off. It would save almost a mile on a trip to Bedford to take such a cut-off rather than going around the Bluff, over Fiske Hill and then doubling back along Wood Street. Except at the start, it goes along the foot of a hill and thus may not have disturbed any fields. If Josiah Nelson carried the alarm to Bedford on the morning of the 19th, it would seem that he would have gone this way. And when the Muzzey brothers owned farms on opposite sides of Wood Street after 1798, perhaps the path saw frequent use.

THE BUILDINGS

Nathaniel Whittemore died in 1754 and left Jacob his Dwelling House, Corn House, Cider Mill and Barn. So the house, and some out buildings were built before that time. In 1761 his widow and her husband sold Jacob their rights in the Dwelling House, the Barn, Corn House, Cider Mill and the Shop. The new husband, William Bennett, was a saddler, and the Shop may have had something to do with his work. It might have had to do with Nathaniel's business of selling drugs - if he carried it on in his later years, and selling almanacs.

The 1779 deeds are less specific. A Mansion House and a Corn House are mentioned, and a Blacksmith Shop was reserved out of the sale. Is it possible that the Blacksmith Shop belonged to the owner of the Bull Tavern - Josiah Mansfield, a blacksmith?[1]

The only other information added by deeds is the requirement for $500 insurance on the buildings in the mortgage of 1868. The 1838 mortgage to Daniel Chandler indicated some changes in outbuildings, or changes in their use. It referred to a house, a wood shed, a shop and a chaise house on the lot, and a barn and shed on the barn lot. The only other information added by the deeds was in the requirement for $500 insurance on the buildings by Reuben Kingsbury who gave a mortgage to the new owner in 1868. The tax records should reflect any extensive change in the buildings, and they should be checked for Part II.

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[1] Mansfield had left Lexington by 1779 and Benjamin Danforth was probably running the Tavern.

RECOMMENDATIONS

1. The landscape should be returned to its historic appearance as far as possible.

2. At present it seems best to not make any plans for the eventual use of this house. From a narrow point of view, we should know more about it, i.e. do thorough research on the fabric of the house, and more on the persons who lived in it, and historical research on the house itself. But this is the least important consideration. If this were the only historic house left in the park, and the park were only to include the land in Lexington west of Route 128, then, it should be restored, refurnished and use as a historic house museum. But this is far from the case.

There will be at least eight other historic houses (using 1775 as the cut off date) in Unit A of the park. This unit of the park will stretch four miles. There will not be more than one or two historic house museums in this unit of the park, or perhaps in the whole park. Intelligent use of this house in the overall development of the park requires that we know a great deal about the whole park. To decide to use the house as a historic house museum because it is one of the three houses now available could saddle the park with a very unfortunate interpretive situation for the next fifty years. (Being realistic, after the expense and work of refurnishing a house, such work will not be undone for some time.)

What houses should be chosen as historic house museums? There are certain points to be considered. First, how important

is it to the park story? (This assumes that one interpretive use will be to further the telling of the story of the 19th, as well as the background information necessary for a decent understanding of the event.) None of the other houses have been subject to the research that this one has, but at this point, none could have less to do with the events of the 19th than this. And if the traditional stories hold up, some will have much more to say. Second, how much do we know about the furnishings of the house in 1775? We do have the inventory of the 1775 owner, made only five years after that date. But he had moved out of the house, and was living, it seems, with his daughter. This is not too bad, but we might find a case such as that for the Fiske House, where the owner died in December 1775. Third, how well can the house be restored? This will have to await future research, although it would <u>appear</u> that a fair amount of 1775 fabric remains. Fourth, is the house in the proper location? This depends upon many considerations. What will the visitor pattern be? Will we want to concentrate visitors at a few spots or will we want to take advantage of the length of the park and spread them out? There are advantages to both approaches. Do we want a historic house near the Visitor Center? Will this subtract from the total time the visitor would spend at those two facilities? From the other features of the park? Do we really know for certain where the Visitor Center will be, or are there several problems which might change ideas about the possible location of the Visitor Center? If there are two historic house museums and one is near

the Visitor Center, what would that do to visitation at the second house? Or visitor expectations about all the historic houses in the park? If the scene of heavy fighting about which there is some information - the Bluff and Fiske Hill - near this house is to be developed for a walking tour, what would be the effect of having a Visitor Center and a house museum so near it?

Where do we want the house in terms of the overall feel of the immediate area about the house? Do we want automobile traffic to be visible and audible? Will the landscape around it - as far as the visitor can see - be restored? If we reconstruct a farm scene - the buildings at least - can we do that at this location? Can the sites of the farm buildings be located? What would be the effect of having the barn across the road, nearer the possible Visitor Center?

How near do we want the houses to Lexington and to Concord? Lexington has three historic house museums, all directly connected with the 19th. Concord has one. If the NPS acquires The Wayside, it must be a historic house museum. In addition there are The Orchard House, The Emerson House as historic house museums, and the Antiquarian Society as a museum which emphasises interiors and furnishings.

This brings up the point with which we started: why do we want historic house museums? Certainly not just to show furnishings and a restored interior in this part of the country. To help tell the story of the 19th by using physical remains which had a real

connection with the events is one purpose. Another is to help tell something about the people of the area who made the decision to fight for liberty that day. Out of the houses available, we shall want to carefully pick the ones which will best do these tasks. But first we must know more about the 19th and the land which will be in the park. We don't know how many houses were standing on the 19th, nor how many are still standing. The location of some of the events, and especially of the road, which was the focal point, is uncertain. We don't really know enough about the Minute Men of the area, or of the people who lived in the park area in 1775 to pick the best house to interpret.

In brief, it is very unlikely that at this time a wise choice can be made of which houses should be restored as historic house museums. I can not imagine any reason compelling enough to require that the choice be made at this time and thus make it more difficult to carry out the mission of the park: to restore and interpret the scene so that the visitor can understand what happened on the 19th, why it happened and the importance of the events.

APPENDIX I

Chain of Title: Lex-3

Date:		Book:
1838 March 21	Jonas M. Muzzey to John Muzzey. Part of the estate of my father, the late John Muzzey at his decease: 45 acres with buildings (bounded by Jonas on the northeast); three acres with barn (description begins at an elm tree) with the new road through the land.	371:338
1838 March 21	John Muzzey to Jonas M. Muzzey Part of the estate of my late father: fifteen acres, (bounded by John on the southwest) and two parcels of meadow, one of which is two acres.	371:337
1838 March 21	Mary Reed to her two brothers, John and Jonas M. Muzzey. Her title in the estate of her father, the late John Muzzey.	371:336
1838 June 18	John Muzzey to Captain Daniel Chandler. A mortgage deed. Forty-seven acres with the house, wood shed, shop, chaise house. About the same description as 371:338. Three and one-half acres with a barn a shed. About the same description as 371:338 with slight variations. Is part of estate of the late John Muzzey. Reference in margin to 564:113 and 114.	374:307-08
1839 July 18	John Muzzey to Daniel Chandler. A mortgage deed. No size. Description has less detail for most part, and some directions are 45° more to the north; other small changes. Reference to prior mortgage.	401:173-4
1840 April 12	John Muzzey to Mary Melvin. A mortgage deed. No size. Description similar to 401:173-4, but one abuttor not current. Reference to the two mortgages to Chandler. Reference in margin to 615:343.	401:330

1845 July 14	Mary Melvin to William P. Gibbs. A right to redeem the forty-seven acres and three and one-half acres. More simple description than previous mortgage. Reference to sundry mortgages, especially one to Mary Melvin.	466:485
1846 Oct. 19	William P. Gibbs to Mary Gibbs. The Muzzey Farm, so called, bought by me (Wm. P.) in 1845 subject to diverse mortgages.	491:477
1849 June 22	Administrator of Daniel Chandler's estate to Nehemiah Ball. Assignment of mortgage deed and note, for $450.00.	564:113
1849 June 22	Administrator of Daniel Chandler's estate to Nehemiah Ball. Assignment of mortgage deed and note for $100.00.	564:114
1849 June 23	Certificate of possession by Nehemiah Ball by rights in mortgage recorded in Bk. 374:307.	564:114
1849 June 23	Certificate of possession by Nehemiah Ball by rights in mortgage recorded in Bk. 401:173.	564:115
1849 Aug. 16	Mary Melvin to Nehemiah Ball. Transfer of mortgage deed and note for $350.00.	615:343-4
1851 Aug. 19	Certificate of entry and possession by Nehemiah Ball by rights in mortgage recorded Bk. 401:330.	615:344
1855 May 8	Nehemiah Ball to Reuben Kingsbury. Forty-seven acres and three acres. Description for forty-seven acres same as Bk. 374:307-08, except that it updated one abuttor, made an error on one boundary; with buildings. Description of three acres mentioned a barn; was somewhat changed from Bk. 374:308-08, but still compatible. Is part of homestead of John Muzzey, deceased.	708:473
1863 Sept. 5	Reuben Kingsbury to John Crowley. Three-quarter acre from the southwest corner beginning on the road.	913:156

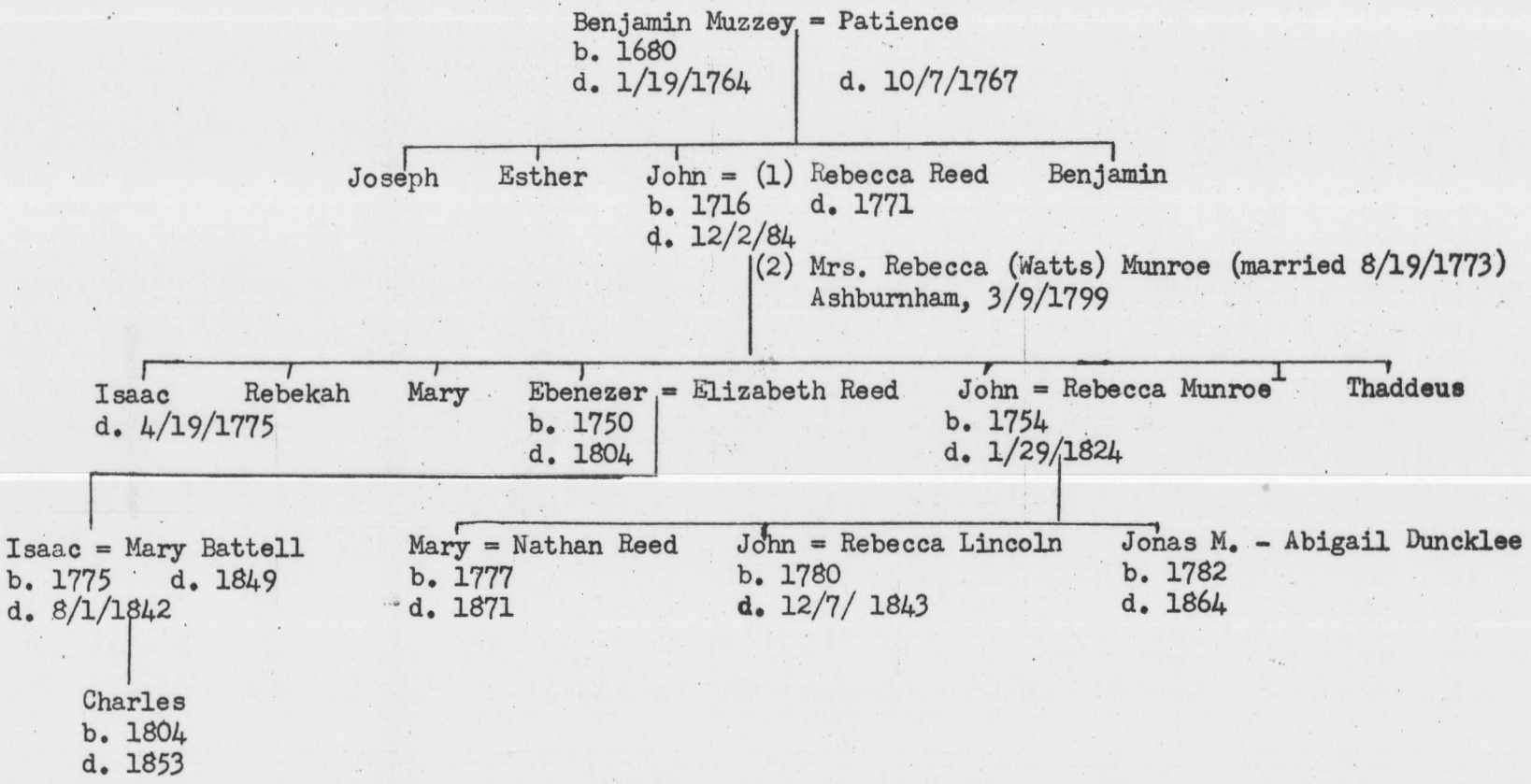
1867 April 13	Reuben Kingsbury to George M. Rogers. One-half acre. The portion of the three acres south of the public highway.	1017:362
1868 Feb. 5	Reuben Kingsbury to William H. Hawkes. Forty-seven acres and two acres. Some changes of names in description of forty-seven acres and two acres, and two acres description modified (by sale of piece). Described as part of homestead formerly of John Muzzey.	1028:169
1868 Feb. 5	William H. Hawkes to Reuben Kingsbury. A mortgage deed. (Assigned to John McGluichey, Bk. 2809:379; For discharge see Bk. 2901:240.)	1028:170-72
1870 March 17	William H. Hawkes to Patrick Kelley Forty-seven acres and two acres. Description similar to Bk. 1028: 169, but a little simpler. Ref. to Bk. 1028:169	1110:437
1874 July 31	Patrick Kelley to Bradley C. Whitcher and Leonard A. Saville. A mortgage deed. Forty-seven acres and two acres. Description about the same as Bk. 1028:169. Ref. to Bk. 1110:437.	1316:488
1877 March 12	Bradley C. Whitcher to Leonard A. Saville. Assignment of his share of mortgage deed recorded Bk. 1316:488.	2617:231
1877 March 13	Certificate of entry and possession for purposes of foreclosure of mortgage recorded Bk. 1316:488.	1429:231-2
1877 April 4	Bradley C. Whitcher and Leonard A. Saville, on default of the mortgage recorded Bk. 1316:488, to Leonard A. Saville. Forty-seven acres and two acres. Description about as in Bk. 1028:169. Ref. to Bk. 1110:437.	1434:182
1877 April 4	Affidavit of Sale Same description. Ref. to Bk. 1110: 437. Mention made of mortgage held by Kingsbury, and one believed to be held by James M. Usher.	1434:183

1897 Dec. 11	Leonard A. Saville to Charles McMahon. Forty-seven acres and two acres. Description about the same as Bk. 1028:169. Ref. to $1500.00 mortgage to Reuben Kingsbury which was still due.	2617:231
1901 June 26	Charles McMahon to Jacob F. Stickel. Forty-seven acres and two acres. Description same as prior deed. Ref. to prior deed.	2901:119
1902 March 31	Jacob F. Stickel to Henry Kane. Forty-seven acres and two acres. Names and directions in the description were the same as in prior deed. Ref. to prior deed.	2955:174
1907 Nov. 22	Henry Kane to Ernest K. Ballard. Forty-seven acres and two acres. Same description as prior deed. Ref. to prior deed.	3339:156
1910 March 1	Ernest K. Ballard to Terance Gavin. Fifteen acres and two acres. The fifteen-acres was a portion of forty-seven acres. Distances given. Names were updated, although old abuttors were still given as former owners. Ref. to prior deed.	3502:535
1923 March 26	Terrance Gavin to Clayton A. Goodwin. Fifteen acres and two acres across the road. Description about the same as prior deed. No reference to prior deed.	4598:516
1925 Jan. 16	Clayton A. Goodwin to George Sweetland. Fifteen acres and two acres across the road. Description about the same as prior deed. Reference to deed from Terrance Gavin, but no reference to page.	4818:165
1947 Feb. 26	George Sweetland to Edwin John Lee. (Shown on plan #237 of 1947. A small piece at the northeast corner of the land; Lex-0 on NHP-MM 2004. Reference to prior deed for entire parcel.	7102:399

1948 May 1	George Sweetland to Charles E. and Harriet M. Trenholm. No. size. Same description as prior deed, except for piece sold in 1947 to Edwin John Lee. Reference to prior deed. Omitted piece across the road.	7280:175
1955 March 15	John E. Trenholm, guardian of Harriet M. Trenholm to Russell and Vivian B. Wolfe. (Lot C of plan 319 of 1955. Reference to prior deed.) 137,886 square feet. Modern description.	8429:142
1961 Feb. 10	Russell and Vivian B. Wolfe to U.S.A. Same description as 8429:142 and reference to it.	9762:361

APPENDIX # 2 A

The John Muzzey Family[2]



[1]Rebecca Munroe was the daughter of Mrs. Rebecca (Watts) Munroe.

[2]Information is taken from the revised edition of Hudson, History of Lexington, Vol. II. The only complete listing of children is that for the children of John (d. 1824). The other listings are incomplete.

APPENDIX # 2 B

Who Was John Muzzey, Jr.?

First, it must be understood that the designation "junior" did not mean that the person so designated was the son of a man of the same name. It merely meant that there was an older person of the same name in the town, or area. The information on Benjamin Muzzey, the cooper is evidence of this. (See Appendix 3A, p.1) The problem in this case is to learn which of two John Muzzeys was meant when he was called "junior" at various times in 18th century Lexington: John, son of Benjamin, born 12 Feb. 1716, died 2 Dec. 1784, or John, son of John the innkeeper, born 12 May 1714, died 25 June 1789. To help keep the story straight, let us call the first John, our John, and the inkeeper's son, the other John. If the other John had never left Lexington, it would seem clear that he would have been the John Junior. But he died in Spencer, and married for the second time in Spencer in 1778. The question is, when did he move there an leave the designation "junior" open? His first wife was named Abigail. In 1737 a son, John, was born to John Junior and Abigail in Lexington. And Abigail was the 1739 daughter of John Junior and Abigail. There were children born to John and Abigail Muzzey in Spencer as early as 1754, and a daughter, Abaigail, was married in 1756. In Spencer, other children were born to John and Abigail in 1756, 1758 (this was the daughter of Deacon Muzzey; no mother mentioned), 1762, 1763, 1765. Abigail, the wife of Deacon John died in 1766. A John Junior (the other John's John) was married there in 1761. This pretty well pins him down in Spencer from 1754.

The Lexington records show that a John Junior was still in town. In 1748 a daughter, Mary, was born to him and an unnamed wife. Our John, according to Hudson, had a daughter, Mary, born in 1748. And John mentioned a daughter Mary Fuller in his will. John Junior and an unnamed wife had a daughter, Abigail, in 1756. John had a daughter, Abigail, in 1759. This makes a total of three Abigails born to John Muzzey in Lexington in a period of twenty years. Since the other John Junior had an Abigail in 1739, and a daughter, Abigail, marry seventeen years later, it seems that his Abigail survived childhodd, and that he would not have named a second daughter Abigail. Hudson says that an Abigail, the daughter of our John died at the age of two. He does not give a date of birth, but lists her between Ebenezer, baptized 1750, and John, born 1754. He also says that a daughter of John named Abigail, was baptized in 1756 and grew up to marry Abel Winship. Whose daughter was Abigail, baptized in 1759?

John Muzzey, the innkeeper was still alive in 1759, aged 74. An even greater handicap to the likelihood of his becoming a father at that time was the fact that he had not remarried after the death of his third wife in 1758. Add to this the positive fact that our John mentioned his daughter, Abigail Winship, in his will, and it appears that as far as the birth records are concerned, our John did not need to be designated "junior" in 1759. This also explains the death of an infant of John in 1766, two years before the inkeeper died. (This also puts Hudson in error on the Abigails. The first one must have died, and the one baptized in 1759 married Winship.) However, the designation "junior"

was still used. Other children of John Junior, mother unnamed, were Thaddeus in 1757, and Betty in 1761. These are listed in Hudson as children of our John, and our John mentioned them in his will. The death of a child of John Junior, mother unnamed, was noted for 1757, 1764, and 1765. The death of an infant of just plain John was listed for 1766, and of a child in 1769 and 1770. By 1769 our John was the oldest John in town and "junior" no longer was needed. The other births to John Junior in the 18th century Lexington records are children of John, the son of Our John, who were born in 1777 and 1780.

Summary:

The Spencer Vital Records indicate that John, the son of the innkeeper was in Spencer by at least 1754. Our John was known as Junior in Lexington as early as 1748, the year his daughter, Mary, was born. So John Junior in a 1752 deed would be our John.

The information on the Muzzeys in the Hudson, History of Lexington, Vol. II, was used as a check on the information in the volumes of Vital Records published for Lexington and Spencer, and as the source of other information such as which John married Abigail and which married Rebecca. It has been assumed for this appendix that children were born the same year they were baptised.

APPENDIX # 3 A

The Origins of the 1775 John Muzzey Farm:

Land Holdings of Benjamin & John Muzzey

There were four Benjamin Muzzeys in Lexington: the father of John the Minute Man and John's brother, the father of the innkeeper and the brother of the innkeeper. (This omits a later Benjamin, a nephew of the Minute Man, who was born in 1753.) Fortunately, the father of the Minute Man was the only one to marry a Patience, and he was also a cooper. (Benjamin Muzzey, a cooper, sold some land in 1739. Benjamin's wife, Patience also signed the deed. Bk. 40:164. The land was a piece of 50A sold to Benjamin Muzzey, yeoman, in 1738, so he was known as either a yeoman or a cooper. Bk. 40:162.) And in 1752 Benjamin, a cooper, sold some land to John Muzzey Junior, as a portion of his estate. This John Junior was the Minute Man. (See Muzzey Appendix # 2 A) Benjamin, the father of the innkeeper died in 1732, so this has to be our John's father as only these two Benjamin's had a son, John.

The designation Junior was attached to the cooper as early as 1703. (Bk. 24:129-30. Bk. 30:44 in a 1729 deed. Bk. 24:97 in a 1724 deed. Bk. 24:131 in a 1722 deed. Bk. 24:130,31 in a 1724 deed.) The son of the innkeeper was not born until 1689 and would not have been old enough to be a cooper buying land in 1703. So Benjamin, the father of the Minute Man, the youngest of the two adult Benjamin Muzzeys in town, was Benjamin Junior. Using this information as a criterion together with the knowledge that the father of the innkeeper owned land in the center of Lexington and the dates of birth of the various Benjamins, there are but seven deeds with Benjamin Muzzey as grantee which require study. The

first was passed in 1703, (Bk. 24 p. 129-30.) By this Benjamin Junior, a cooper, got 40A between the highways which separated squadrants. In 1683 the land in Cambridge beyond the eight mile line was divided into squadrants. (See appendix # 3c) John Meriam and Samuel Meriam the grantors said that the lot was given them by their father, Deacon John Cooper and was laid out by Lieut. Fiske. Deacon John Cooper got 40 acres in the fourth squadrant as laid out by Ensign David Fisk in 1683. This meant if Muzzey got this lot, the eastern-most line was 3/4 mile from the eight mile line and the land ran ¼ mile further west. The land itself included a highway to a Clay pit of 10 rods square. There was such a pit on the land granted to Deacon Cooper. (See Cambridge Proprietors 230-31.)

In 1704 Benjamin got another 20A of land, this from Thomas Oakes. (Bk. 13:652) It was also bounded on opposite sides by rangeways, i.e. it could have been part of the land divided into squadrants. It may not be chance that it was Edward Oakes who received 20A of land just north of Deacon John Cooper's 40A when the land was laid out in 1683. Benjamin Muzzey was the southwest abuttor of his new piece of land. Thus, it could have been in the 4th squadrant. The abuttor on the northeast of this 20A was Deacon Stone. Samuel Stone received the 1683 grant north of the Oakes' 20A in the 4th squadrant. There were two Samuel Stones in Cambridge in 1683 and both became Lexington residents. The father was Deacon Stone. Again, this information is compatible with the view that this 20A piece was in the 4th squadrant, and abutted Benjamin's

first piece on the northeast. The third deed was dated 1720, and, it seems, was for land in the fourth squadrant. By this deed Benjamin got 9A bounded on opposite sides by rangeways, by himself on one side and on the northeast by Joseph Tidd, the seller. (Bk. 24:130-31.) As we have seen, the next lot to the north of Benjamin's 1704 purchase was the lot given to Samuel Stone in 1683, assuming the fourth squadrant theory to be correct. Joseph Tidd owned what was known as the Stone Lot. This was in the fourth squadrant. (See Appendix 3C.) He owned it before he died in December, 1730. For in 1738, John Muzzey, the innholder, sold his half of the Stone Lot which Joseph Tidd, then deceased, had sold to his son, Joseph. (Bk. 65:8.) It would be wise to try to learn if Joseph Tidd owned the Stone Lot by 1720. The other facts are compatible with the idea that Benjamin was purchasing 9A of it at that time. The original grant was of 30A; in 1738 it was slightly over 21A. Also, the 1783 deed for the Muzzey farm says that it was bordered on the north by the Stone Lot. (See Appendix 3B.) In 1722 Benjamin bought 11A of meadow which abutted his own land on the south, but it is not possible to place it. (Bk. 24:131.) The Fiskes were the neighbors, along with the heirs of William Dickson. There was a William Dickson who in 1683 got 30A of land in about the middle of the fifth squadrant.

The next recorded purchase of Benjamin was in 1724 when he got 23A, bounded on two opposite sides by rangeways, and on the others by Fiskes and himself. (Bk. 24:97.) Five years later, in 1729, he got 6A also bounded on opposite sides by rangeways. (Bk. 30:44.) Benjamin's largest purchase was of 50A made in

1738. (Bk. 40:162.) This was a part of a grant made to Thomas Danforth in 1705. (Nothing further is known of this grant at this time. Danforth received the largest grant of any in the 1683 division, one of 135A in the sixth squadrant. No connection between this and the 1705 grant is known.) The 50A was bound on the NW by a highway, on the west, south and east by highways, and on the south, west and east by two men whose names mean nothing to me. Benjamin sold a 15 3/4 A portion of this to John Muzzey, the innkeeper (Bk. 40: 164.) in 1739, who, in turn sold 15½A in 1741 to David Cutler. (Bk. 53:83). The description of the 15 3/4 and 15½A pieces are about the same. In fact, the order of the red and white oaks and a pine, and the 7½ R distance along Benjamin Reed's land in both deeds insure that these are the same pieces. In 1741 a town way to David Cutler is part of the bounds. If this was the Cutler Road, it puts this 50A in the vicinity of the Muzzey-Reed-Muzzey farm, or it is a portion of it. Benjamin Reed had acquired the land which abutted this 15 3/4 A sold to John Muzzey by purchase of a piece of the 50A.

Thus we have deeds by which Benjamin Muzzey acquired more than 150 A of land in Lexington. Much of this can be placed with some assurance in the fourth and fifth squadrants of the 1683 division of land in Cambridge Farms. This is where the Muzzey-Reed-Muzzey farm was.

The first piece of land John Muzzey acquired and recorded was 8A he purchased from Thomas Meriam on Jan. 9, 1754. (Bk. 63: 511.) This is a John Muzzey Junior deed. The piece was bounded by the Town Road and the Clay Road, which probably puts it in the proper location for the Muzzey-Reed-Muzzey farm. Nathaniel

Meriam was an abuttor. Eleven days later, on the 20th of January, John acquired two parcels of land from his father, Benjamin, as his portion of his estate. (Bk. 63:511-13.) A 30A piece was bounded by Nathaniel Meriam, on the southwest by the Clay Pit Road by Benjamin Muzzey, and by some lines which were evidently interior markings in the Muzzey farm. The 27 1/3 A piece was bounded by David Cutler, John Muzzey on the northeast (probably the innkeeper, for he owned a portion of the Stone Lot), Samuel Green, Benjamin Muzzey, William Reed, others and rangeways. John also got one-half the house and chimney.

In 1754 it seems that John picked up some abutting pieces. In November he bought 6¼A from Benjamin Reed. (Bk 63:513.) This piece was bounded by William Reed, Samuel Green and rangeways. A month later he bought 4A 40R from Samuel Green. (Bk 63:514) This piece bounded both the grantee and grantor, Benjamin Muzzey and a rangeway. (Both of these deeds were made out to John Muzzey, yeoman, with no mention of "junior", and thus may have been purchased by the innkeeper. But he was not called innkeeper. The absence of "innkeeper" might balance the absence of "junior". The deeds were recorded with a group of deeds and the others in the group were purchases of our John. This, plus the fact that in 1759 the baptisim records omitted the "junior" after the name of our John, indicate that he was the grantee on this land.)
In 1760 John Muzzey Junior bought more land from Benjamin Reed: 5½A of meadow. (Bk. 63:515-16.) It abutted other land of the grantee and land of William Reed. In 1763 Nathaniel Merriam sold John Junior 8A of woodland in Lexington, with a highway through the

southeast corner. (Bk 63:516.) This was bounded by rangeways, Merriam's land, land Merriam sold that day to Joshua Reed, and by William Reed Junior. In 1764 John received the land and buildings of his father, Benjamin, by his father's will.

All in all, a fairly strong case has been made for the belief that Benjamin Muzzey bought his land in the area between present Wood Street - assuming Cutler Road, Clay Pitt Road, etc. became Wood Street - and Cedar Road, and that this is where his son purchased his land before receiving his father's estate. Other evidence points to the same conclusion. John sold three pieces between 1765 and 1771. The abuttors are familiar names for the most part. And most important, along with a small piece sold to John Parkhurst in 1769, Muzzey sold the right to pass with team and cart to and from the premises. The 1783 sale of the farm to Joshua Reed reserved the right for Parkhurst to pass with a team. The other evidence is from deeds which list John Muzzey as an abuttor. Except for deeds for the Stone Lot, the location of the land in these deeds, is uncertain. They do not detract from the case, however. The abuttors are not the abuttors of Lex-3 nor are the grantees and grantors. The same can be said of the farm which Isaac Reed owned at his death. His estate did abut the 140A John Muzzey mortgaged in 1773, and John Muzzey Junior was an abuttor, on the correct side of his estate and of the land when Isaac bought it. The interesting thing about this is that the Reed land bordered on a town road to the north and

east of John Muzzey. This means there was a town road on either side of the Muzzey farm, although it may not have touched it on the northeastern side. The Isaac Reed farm was tracked to Thaddeus Parker in 1778 and there the search stopped. Parker did take Isaac Reed's Heir's place in the 1783 description of the Muzzey farm.[1]

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1 The 1755 Reed deed is found in Bk. 63:495-96; the Isaac Reed probate number is #18503 and the description is in the division of the real estate, item # 6, which was done in 1763. The Reed to Parker deed is in Bk. 81: 723. There is nothing in the Parkhurst probate material on real estate.

APPENDIX # 3 B

Deeds of Muzzey-Reed-Muzzey Farm

1773	1783	1798
Begin at Cutler Road	Begin at Cutler Road	Begin at Cutler Road
Serly or Swerly by sd Rd	SW by sd road	SW by sd road
Werly & Nerly on land of Wm. Reed, Jr.	NW on rangeway by Wm. Reed's land	SW on rangeway by Col. Jones
	Swerly on sd Reed's land as walls & fencex stand till Thaddeus Parker's meadow	SW on Jones & Amos Marrett to Thad. Parker's land.
	S & SW on Thad. Parker	NW on Robert Parker as wall & fence now stand.
		SW on sd Parker
	Serly on Wm. Reed to the brook	S on sd Reed's to the Brook
	Serly on the Brook to Hammond Reed	S on sd Brook to Hammond Reed's
Nerly on land Hammond Reed	W & N on H. Reed to Rgway	W & N on H. Reed to a Rgway
	W & N by sd Reed to Parkhurst	W & N on H. Reed to Parkhurst
Eerly on land of Wm. Reed Esq. in part of land of Joshua Reed in part & partly on Benjamin Tidd's land /Stone's lot/	E & N on Parkhurst	E & N on Parkhurst
	N on Joshua Reed & H Reed to H. Reed (Stone's lot)	N on Joshua Reed & John Tidd & H. Reed
Serly on a rangeway in part, partly on land of heirs of Isaac Reed, partly on sd Wm. Reed Jr.'s land to Cutler Rd. the bounds first mentioned	SE on rangeway & on Thad. Parker's	E on rangeway & Robert Parker
	SE & E by Wm. Reed as wall stands to Cutler Road	SE on Wm Reed as wall stands to Cutler Road

Appendix 3B Cont.

It is to be remembered that the 1773 deed was a mortgage deed and for that reason was perhaps not as carefully drawn as it might have been otherwise. The fact that it was paid for on the 29th of March 1783, two days before Muzzey sold his farm is good evidence that the 1773 piece and the 1783 piece are the same farm.

APPENDIX III C

Eight Mile Line, Squadrants, Rangeways and Related Problems

This is not intended to be a definitive study of these problems. For the purposes of this report, it is sufficient to show that the Eight Mile Line was near present Lexington Center; that the fourth squadrant was to the east of present Wood Street, and that Rangeways ran in parallel lines from southeast to northwest every quarter mile. Or so the theory ran.

The place to begin is in Cambridge at a meeting of a Committee and the Select Men on the 13th of April 1683. The committee had been appointed to divide the land between Woburn, Concord and the Cambridge head line. Ensign David Fiske had drawn a plat of this land. The meeting decided that the land was to be divided into squadrants, each to be eighty rods (one-quarter mile) from each other. The lots were to be numbered, beginning with the northern lot on the first squadrant and working down it, up the second and so on. Ensign Fiske and his assistants were to "state and Setle all County roeds that ly thorow this land" of the width stated by law, then to lay out highways from settled farms in the common into Cambridge. These were to be two rods wide. They were also to leave "Convenient high wayes of two rod wide between the devishons or Squadrents where need requires for a high way ...." (The Records of the Town of Cambridge ... Printed By Order of the City Council Under the Direction of the City Clerk. Cambridge, 1901. pp. 265. The numbering of the lots was clarified at a public meeting on the 15th of October. This clarification has been reported above. The 2R width is confirmed by several deeds. See pp. 90, 113.)

At a meeting of the proprietors of Cambridge, held on September 10, 1683, the division of the lots between the Eight Mile Line and the Concord Boundary was given. The number of acres and cow commons alloted to each person was given and the lots numbered. It was said that there was a highway layd between every squadrant. There was a total of nine squadrants beginning at the Eight Mile Line, meaning that it was 2¼ miles from the Eight Mile Line to the Concord Boundary. (The lists are found in The Register Book of the Lands and Houses in the "New Towne" . . ., Printed by Order of the City Council Under the Direction of the City Clerk. Cambridge, 1896. pp. 160-65. Historian Sullivan called these to my attention.)

The Cambridge-Concord line ran a little west of the present junction of Nelson Road in Lincoln and State Route 2A - or near the site of the capture of Paul Revere. (Once the property studies are completed for this area, better evidence for this statement can be given. Mrs. Ruth Wheeler of Concord has spent years in research on Concord history. She said the easiest way to locate the old boundary was to extend the boundary line between Bedford and Lexington which stops at the place where the boundaries of Lexington, Bedford and Lincoln meet. This checks with the rest of the facts. There are maps of the boundary and the Eight Mile Line in the Lexington Library. These were drawn by Mr. Edwin Worthen. I do not know of any convenient map showing the boundaries as of 1683.) This can be approached from the other end - the Eight Mile Line. A deed conveyed in 1717 for 10 A was bounded by the Burying Place - which is near the Lexington Common and by the Eight Mile Line. The latter was the northwest boundary. (Bk. 18:399.)

Working from the Eight Mile Line we can get some idea of the location of the fourth Squadrant. It would have started 3/4 mile west of the Eight Mile Line and extended ¼ mile to the west. This means, in contemporary terms. that it would have been east and south of Route 128. This is where, it appears, some of the land of the Benjamin-John Muzzey farm was. (See Appendix 3A)

In 1771 the owner of the Stone Lot petitioned the Lexington Selectmen. He (the copy examined is unsigned) said the lot was in the fourth "Squadron"" from the Eight Mile Line. He named his abuttors including those, it would seem, in the third and fifth Squadrant: Mr. Reed, Esquire, James Wyman, Samuel Tidd, Joshua Reed and Hammond Reed. Some of these were abuttors of the Muzzey-Reed-Muzzey Farm. (The petition is in the Lexington Historical Society Papers. The photo copy in the Cary Memorial Library was examined. It is item #1735 or 1738. The Park has a copy on microfilm.) Besides helping to establish the location of the fourth squadrant, this petition tells something about rangeways. The purpose of the petition was to ask that a private way be laid out to his lot through the several lots, for he did not then have any conveneint way out of his lot. He pointed out that there was originally a "range way or highway laid out to all the Lots in said Squadron part of which way is now and for many years has been Shut...."

Putting all of this together it would seem that a rangeway was a highway. That in theory it was public land, but that they might be, after some time, taken over by the private owners who abutted the rangeway. And this would be why deeds would say that there

was a "reputed" range way through or abutting the land. In 1766 Ephraim Russell sold Joshua Reed 4A of land. It was bounded in part by the land of the late Benjamin Muzzey and by two William Reeds. It was bounded on the southwest by a range way "so called." (Bk. 64:187.) The deed for Lex-T uses this language in 1833. Considering the fact that the rangeway would have had to run up a ledge, it is not surprising that this rangeway lost what ever reality it had and became just a reputation. (For more detail on the relation of rangeways to the abutting land, and examples of the fact that the owners took in the rangeways, see pp. 90, 114. It should also be noted that the 1756 E. Fiske to B. Fiske deed, and the 1779 Whittemore to Hall deed did not claim the rangeways as part of the land being sold.)

Still the fact that rangeways were to be laid out every quarter mile is an important fact. The land for Lex-3 was bordered on the southeast and northwest by rangeways, and the land was a quarter mile wide. By measurement from the Concord line, it should have been in the seventh squadrant. Some indirect confirmation of this can be found in the fact that it appears likely that part of the Culter Farm, which was on the northwest of the Muzzey-Reed-Muzzey Farm, was in the seventh Squadrant. Thomas Cutler acquired it from Joseph Merriam in 1725. In 1717 Joseph Merriam had acquired 40 acres from Joseph Cook. This was bounded on the northwest and the southeast by highways, the abuttor on the northeast was John Ouldum. On the southwest it was the abuttor David Fiske Sr. who got the land from Joseph Symonds who got the land from the town.

This information is in accord with the grants in the seventh Squadrant.[1]

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[1] The information was furnished by Mrs. Wilfred G. Burgess of Concord, N.H., who is a descendent of the Cutlers. It is filed under Cutler.

APPENDIX # 3 D

Clay Road, Clay Pit Road, Cutler Road, Town Road, Etc.

In 1703 Benjamin Muzzey bought 40A of land which was probably a lot in the fourth Squadrant. It included a Clay Pit. As there were a number of Clay Pits in Cambridge, and as a public way to them was laid out, there is no reason to connect this with our Clay Pit Road. This makes the earliest deed mentioning the road under discussion, one of March 16, 1741, by which John Muzzey, the innkeeper, sold land to David Cutler. It was bounded on the southeast by a rangeway to David Cutler's land then on the southwesterly by a Town Way to David Cutler. The rest of the information about this land seems to put it by the Muzzey-Reed-Muzzey Farm, and it is on the correct side of the road.

In 1752 John Muzzey Junior got 8A from Thomas Merriam. This was bounded on the south by a Town Road and on the east by the Clay Road. (The description in this deed is somewhat confused.) The 1820 map by Hales of Boston and Vicinity (copy of the relevant portion is in Park files) shows two very short roads leaving Wood Street and going toward each other, one running southwest, the other northwest, so as to make a triangle with Wood Street as a base. But the roads do not meet. These roads are near the location of the 20A of wood that Ebenezer Muzzey bought of James Reed, or near the back of Lex-3. They could be going to a Clay Pit. The 1830 plan of Lexington made by Hales (Mass. State Archives #2026; copy in Park files), shows the same roads, but has them connected. And they connect at a path or road which leads from the old Country Road (Marrett Street) a little to the

west of the house then occupied by John Muzzey, back toward Wood Street. (The streets are not named nor are the houses shown on the map.) This road or path is there today. The double roads from Wood Street might have been merely connections of that path with Wood Street and nothing more.

So the mystery of the Town Road which connected with a Clay Road in the 1752 deed remains. It is not certain the deed was for land near the Muzzey-Reed-Muzzey Farm. The only abuttor named was Nathaniel Merriam. In the 1752 deed by which Benjamin Muzzey gave John Muzzey his share of the Muzzey farm, Nathaniel Merriam was an abuttor who ran down to the Clay Pit Road. Merriam abutted on the southwest, but no direction is given for the direction along the road. The next direction is northwest, so it would seem that the road was on the southwest or west. The Cutler Road abutted the farm on the southwest in the 1773 and 1783 deeds.

The next reference to the road in deeds examined is from the 1756 deed by which Ebenezer Fiske gave 25A to his son Benjamin. The direction along the Clay Road was northeast and northerly. (This is the 25A north of Massachusetts Avenue, across from the main Fiske Farm.) In the 1777 deed by which Amos Marrett acquired what seems to be the same 25A, the road was described as the road to Bedford. In 1828 when the eastern portion of the 25A left the Marrett family (once again there is no absolute proof in the deed that this was some of the land acquired by Amos in 1777), the road bounding the land on the northwest was the Town Road from Lexington

to Bedford. From then on, even without a reference to a prior deed, there is no doubt about the chain of title for this land, and eventually the road became Wood Street on a plan of the land made in 1916. (See above, pp.)

It is in the 1773 mortgage for the John Muzzey Farm that the Cutler Road is first mentioned. It was on the southern or southwestern boundary of the farm. In 1783, when the farm was sold (again lacking absolute evidence that it was the same farm), it was the Cutler Road, so called, and this time the direction of the road was given - northwest. So it abutted on the southwest. The 10A of wood which was sold at the same time was bounded on the northwest by the Cutler Road. Since the Muzzeys lived next to the Cutlers, it is not surprising that they called the road by their neighbors' name. (Of course, earlier, they called it the Clay Pit Road. But that was 1752, and perhaps the Clay Pit was then better known than the Cutlers. Perhaps by 1773 the Clay Pit had been exhausted.) The farm, we have assumed, next went to Ebenezer Muzzey in 1798. The direction along the road was northwest, and it was the Cutler Road. Joshua Reed had called it the road to Bedford by Thomas Cutler when locating 10A of wood in his will. Perhaps it was the same 10A he purchased of John Muzzey, for it was also on the east side of the road.)

The road now took on different names. In the settlement of the real estate of Ebenezer Muzzey, it is the Bedford Road which bounds the land on the south. In 1806 the Cutler Road ran northwest. In 1823 this designation was kept. But in 1841 it became the Bedford Road, and no directions were given. We have seen that

this became Wood Street early in the twentieth century. (See above pp. 3 of App. 3D.)

We have dropped the two pieces of wood. The 10A piece seems to have been sold by Joshua Reed to Charles Reed in 1826. It bordered on the road from Lexington to Bedford by the house of Leonard Cutler. Leonard was the son of Thomas. (The road ran in a southerly direction, and it was on the west side of the land.) In 1840 Charles sold 10A of wood in northwest Lexington which was bounded on the north by Leonard Cutler, and on the west by the road to Bedford. (Bk. 394:92-3) That is where I stopped chasing it.

The 20A of Woodland Ebenezer Muzzey purchased was listed in the settlement of his real estate. The Town Road bounded it on an unspecified side. In 1806 the road had the same designation with no direction. But no abuttor was given for the east side of the land, although abuttors were given for other sides. This description of the land did not change until the land was surveyed in the twentieth century. The plan shows Wood Street on the east. (Plan Book 198:12.)

There were two pieces north of the County Road (Massachusetts Avenue) which remained part of the Fiske Farm. Both were described as a close, one of 3/4A on the east side of the Town Road; the other was 3½A and the Town Road ran along it in a northeasterly direction. (Benjamin Fiske, probabte, #7554. Photocopy on file.) The 3/4A piece was sold in 1788 and described in the same manner. (Bk. 112:265-66.) It is not in the park. The larger piece was sold in 1799 and 1816 and was described - as far as the road

was concerned - in the same manner. In 1851 the description said it was bounded on the east by the road to Bedford, and this description was used in 1902. This title has not been run any further.

The only other piece which borders Wood Street is the 60A portion of Lex-3. In 1779 it was bounded on the northeast by the Town Road, if the Whittemore Farm was Lex-3. The 1781 deed used the same description.

Some information on the Cutler Road was found in the Town Records. (Town Clerk Carroll has made an index to the records. He found one reference to the road, and another was located looking through the volume of Town Records he gave me to examine. A thorough search of the Town Records must be made some day.) In February 1804 the selectmen of Lexington granted an order to pay Isaac Hastings, Esq. for a trip to Bedford about Cutler Road, and $3 to pay for three days work done on Cutler Road and on Fiske Hill. (Town Records, 6:340) This helps confirm that Cutler Road went to Bedford, and that it was on or near Fiske Hill.

Summary:

It seems that the Cutler Road, the Town Road to Bedford, and Wood Street are the same - with some allowance for changing the location of the road. This is true at least if the John Muzzey Farm of 1773 and 1783 was the farm Ebenezer Muzzey bought of James Reed. The close pieces of the Fiske Farm make good identification of the Town Road and Road to Bedford designations. And if, as seems very likely, Amos Marrett bought the 25A Benjamin Fiske had of his father, the Town Road was also the Clay Road.

If the portion of his father's farm that John Muzzey received in 1752 remained in the 1773 farm, then the road was also known as the Clay Pit Road at that time. The road could also be known as the road by David, Thomas or Leonard Cutler's house depending upon the date.

All of this does depend upon the connection between early deeds and latter deeds. And this connection depends upon the similarity of the descriptions in the deeds. As the roads are a part of the description, this does mean that the argument is circular. But the roads are only a part of the description, and for most of them, but a small part. In addition, the Fiske land and the Whittemore-Muzzey pieces support each other. That is, they agree on common boundaries. It seems highly unlikely that theory about the earlier names for Wood Street would support such a variety of claims if it was not accurate.

APPENDIX IV

Tax Records

Two points can be made from an incomplete investigation of the tax records. First, how much land did John Muzzey own in 1777? If it was enough to indicate two farms, the fact that he owned the mortgaged 140A would not keep him out of Lex-3. In 1777 John's 9: 07: 6: tax for real estate was the sixth highest in town. Two other men had the identical rate. The highest was 14:01:3, an amount paid by two men. A total of 81 residents were assessed for real estate, so John Muzzey was in the top 13.5%. There were eight others who paid more than £7; five who paid more than £ 5; twelve who paid over £4. So Muzzey did not pay an extraordinarily high tax.

We cannot expect to get a direct answer to our question, so we should examine the assessments of others involved in Muzzey land transactions and with Lex-3. The 1777 taxes of other involved are: Jacob Whittemore, 4: 13: 9: 0, Joshua Reed, 8:15:8:1; Daniel Harrington 8:6:10:2.

In 1780 John Muzzey stood a little higher on the assessment rating. In this year the amounts were in dollars and John Muzzey was assessed for $8960. Five men were assessed for more than that out of a total of 132 assessed for real estate. Muzzey was in the top 4.5%. There were another 9 persons assessed between $7000 and the Muzzey figure, or 6.8%. Assuming that £ = $1000, about the correct ratio for John Muzzey, the rates in 1780 were a little lower than in 1777. There were 16 between $6999 and $5000. This is a much higher total for a "middle" bracket than in 1777. The top 1780 figure was the $18,900 assessed Nathan Reed. (William Reed Jr. and Joseph Simonds were tops in 1777.)

The other 1780 assessments of interest are: Jacob Whittemore, $5800. (He was followed on the list by Moses Reed who was not assessed for real estate. Whittemore had sold his farm and would have been living on the farm he had purchased jointly with Moses Reed, his son-in-law.) Lt. Daniel Harrington was not assessed for real estate. Joshua Reed was assessed at $7600. Ezekial Hall was assessed as a non-resident at $1300. He was listed on the south side. (If the County Road was the dividing line, his holdings would have been split between north and south.) This appears to be a very low assessment, but perhaps it is because he was a non-resident.

In 1783 there was a definite change. Muzzey was assessed for but £ 207 of real estate and stood sixty-first on the list of 150. (Nathan Reed was high with £ 1250.) Ephraim Hammond was now on the list, assessed at £ 346. Captain Daniel Harrington was listed for £210 or £216. Joshua Reed was down for £600. A Jos. Reed Jr. was down for £355. There was no Joseph Reed in Lexington, so this must be Joshua Reed, Jr. He was not taxed for real estate in 1780. But on March 31, 1783, the day that his father bought the John Muzzey farm, Joshua Junior bought a farm from his father for £300 towards his portion of his father's estate and for £250. So, it is necessary to add the two Joshua Reeds together to see how their holdings changed between 1780 and June 1783, the date of the 1783 assessment. The total would be £855.

Total figures are not yet available for 1784. But in the individual assessments John Muzzey was listed at £310 and his son, John, at £150. This was the first time the son had been taxed for real estate. (The father's will of 1784 indicated that they were jointly liable for the taxes.) Joshua Reed was listed for £ 670. Jos. Reed Jr. was at £360. Captain Harrington was listed at £430.

What can be made of these figures? They should be run for more years, and a study must be made to see if all assessments rose or fell, or whether changes reflect new land or buildings or a sale of real estate. Such a study should also be designed to discover the ratio of the various rates of 1777, 1780 and 1783. A beginning has been made, but the conclusions are even more indefinite than the rest of this appendix.

Given the present state of knowledge, what judgments can be hazarded? The following facts fit the Whittemore-Muzzey thesis. First, Ezekial Hall appears on the tax list when he should, disappears at the right time, and Ephraim Hammond steps in. Second, John Muzzey dropped greatly in the standings and, in the amount assessed in 1783. This was after he had sold his farm, and with Hammond on the list at a fair figure - about equal to the farm Joshua Reed Jr. bought - it would seem to be before Muzzey could have bought Lex-3 from him. (This leaves Muzzey not owning a house in June 1783 - the 73 3/4A did not have a house - but he could have rented.) Then in 1784 the two Muzzeys together are back up on the list. (At a figure higher than Hammond for 1783, it is true.) All of this is consistent with the known facts and

the Whittemore-Muzzey thesis. Third, the total for the two Joshua Reeds increased in 1783, and by a good amount. To this point, nothing in the tax records indicates that the Whittemore-Muzzey thesis is wrong. The tax records indicate that Muzzey purchased from Hammond some time after June 1783.

A second approach is to examine the position of the various persons on the tax records on the theory that the lists run according to the location of the land owned by the persons named.

In an early list, probably of 1734 (the only year according to Hudson that the three assessors on the list were assessors at the same time), Benjamin Muzzey followed Thomas Cutler and was followed by John Poulter, William Reed, two others and then Benjamin Reed. NathanielWhittemore preceeded Thomas Nelson at the end of the first page. There were but two pages and perhaps the one was north and the other south, the usual way of dividing the tax lists. The Country Road may have been the dividing line. Thomas Nelson was next to the Lincoln line in 1754. In 1777 Jacob Whittemore was followed by John Muzzey and not much light is shed on anything. In 1789 Muzzey has about the same position he had in 1777. If the name immediately following his in 1777 (Wm. Reed, Jr.) and Whittemore are dropped, then 10 names, with Muzzey's fifth, would follow the same order in 1777 and 1780. Ezekial Hall is listed as a non-resident and was assessed for £1300.

In 1783 John Muzzey is among chiefly new names. In 1784 he took Ephraim Hammond's place on the 1783 list. The eight names

before Hammond in 1783 preceeded Muzzey in 1784, and the ten names that followed Hammond, followed Muzzey. In brief, the evidence which can be explained, points to the Whittemore-Muzzey theory.

Note: All the tax records are in a bound volume in the Lexington Assessor's Office, except the 1777 list which is owned by the Lexington Historical Society. The bound volume contains a 1729 list, the 1734 (?) list, the 1780 list and then annually from 1784.

APPENDIX V

The Problem of The 10A Piece On The Southwest Border Of The 40A

It will be well to review the material in the text, pp. 52-53. Part of the southern boundary of the 43A Whittemore sold in 1779 was a straight line from a corner of a stone wall to a heap of stones near a small white oak tree. The abuttor on this line was Whittemore. The deed said that the oak tree was the northwest corner of 10A Jacob had purchased of Joseph Abbott. In fact Jacob bought it from Joseph's father, Nehemiah, in 1755. The 1755 deed said there was a little white oak with stones about it at the northwesterly corner. The boundary of the 10A on the northeast was a straight line and the abuttor was Whittemore. Jacob owned a 10A piece called Abbott's meadow when he died in 1780 and left it to his daughter, the wife of Moses Reed. Moses sold it in December, 1780 to John Parkhurst. The description in this deed is similar to that in the 1755 deed, but is not the same.

The Reed to Parkhurst deed omitted some boundary marks, including the oak tree, and the name of the southwest abuttor as given in 1755. It also read southwest instead of southeast, substituted Ezekial Hall for Jacob Whittemore on the northeast and cut four inches off that line. These changes, on the whole, back the theory. The southwest abuttor in 1755 was Abbott and the 1755 deed read "by my land". This phrase had to be dropped in 1780 and they didn't bother to put in a new name. The southwest for southeast is an obvious error, for southwest is an impossible reading if the property description is to close. It isn't

surprising that the four inches was dropped; it is surprising that it was included in the 1755 deed. The substitution of Ezekial Hall is in keeping with the view that the 10A bordered the 110A Whittemore sold to Hall in 1779 and Hall to Hammond in 1781. Reed, Whittemore's son-in-law, would know of the sale of the land by Whittemore to Hall. The positive evidence is almost overwhelming: The same dimensions on the three other sides, and a bridle way at the end of the northeast bounds and the beginning of the southwest bounds. It seems impossible that two different pieces would have this much in common.

The timing of the purchase by Muzzey of 5 of the 10A poses an impossible situation, or some information is missing, or a copying error was made. Muzzey bought 5A of upland and meadow in Lincoln from Parkhurst. The NW bound was 41½R on Thomas Nelson in a crooked line and ended at a bridle way. This is exactly right, if it was part of the 10A. Then the line went southwest in a crooked line by the bridle way to a little white oak within a wall. This is also correct, if the line went only part of the 35R of the southwest bounds of the 10A. The next bounds was along land of Parkhurst, as it would be if cutting the 10A in two. The direction was given as southwest, an impossible direction, but this could be copying the error of the 1780 deed. This line ended at land of Samuel Hastings and then there was a straight line to the beginning. Samuel Hastings fits with the date of the deed - 1791. At least, it must postdate the sale of the 40A to Hastings. Then how did the 1784 Hammond-Hastings deed get a

Muzzey on this line in 1784? There is only one other piece of information in the files which can be located until a complete index is made. Muzzey sold Parkhurst 1½A, apparently part of the 5A piece in 1805. (Bk. 248:462.) Parkhurst had a 6A piece when he died, called the Lincoln Meadow. (Probate #16870. Inventory.)

The tax records of Lincoln have some information on this impossible situation. The Lincoln Assessors' records have been microfilmed and a photostat copy was made available through the kindness of Mrs. David Rogers, Town Historian. The 1779 North Book (#10) has one page of non-residents. The only person related to the problem who is listed is Jacob Whittemore (spelled with one "t"). This list of non-residents fills the entire page. A check on the completeness of the books will have to be made at a later date. The pages in the book are not numbered. The books were numbered at a later date, and this number is given in (). The 1780 North Book (#12) lists only Whittemore's (one "t") "heirs". They are listed for 10A. This is perfectly in accord with the theory. The 10A would be Abbott's Meadow. This list of non-resident land is complete, for there are blank spaces on the page under the name.

The 1784 North Book (#13) listed John Parkhurst with 10A and Amos Muzzey with 5A. The same was true for 1788 (#16), the next book with any information. The valuations were also unchanged. Nothing changed in the 1789 (#17) book, nor the 1790 (#18) book.

Research was done with photocopies from a microfilm. The pages were not numbered or bound. The pages seem to have been somewhat shifted. When this was first written it was said that book #19, dated in a modern hand as 1790, showed no change in the assessment of Muzzey and Parkhurst. No non-resident page can now be found in that book. (In addition, it appears to me that the correct date for #19 is 1791. The final numberal appears to be a "1". A check of some of the amounts of assessments show that it agrees with the other 1791 book (#20), but not with the 1790 book.) There are no non-residents in the 1791 book which has been numbered 20. This book is the inventory showing a break down of personal property. Non-residents were not taxed for personal estate. A book for 1792 (#21) showed no change in the Muzzey and Parkhurst listing.

There is an unnumbered and undated book which has a break down on a real estate. This included a break down on the type of land owned by non-residents. Amos Muzzey was listed as holding 3A of meadow and 2A of woodland; Parkhurst had 2A of meadow, 6A of woodland, and 2A of unimproved land. Muzzey's was valued at $13 and Parkhurst at $18, a drop of $2. These figures were used in the 1792 book (#22) and in 1793 (#23).

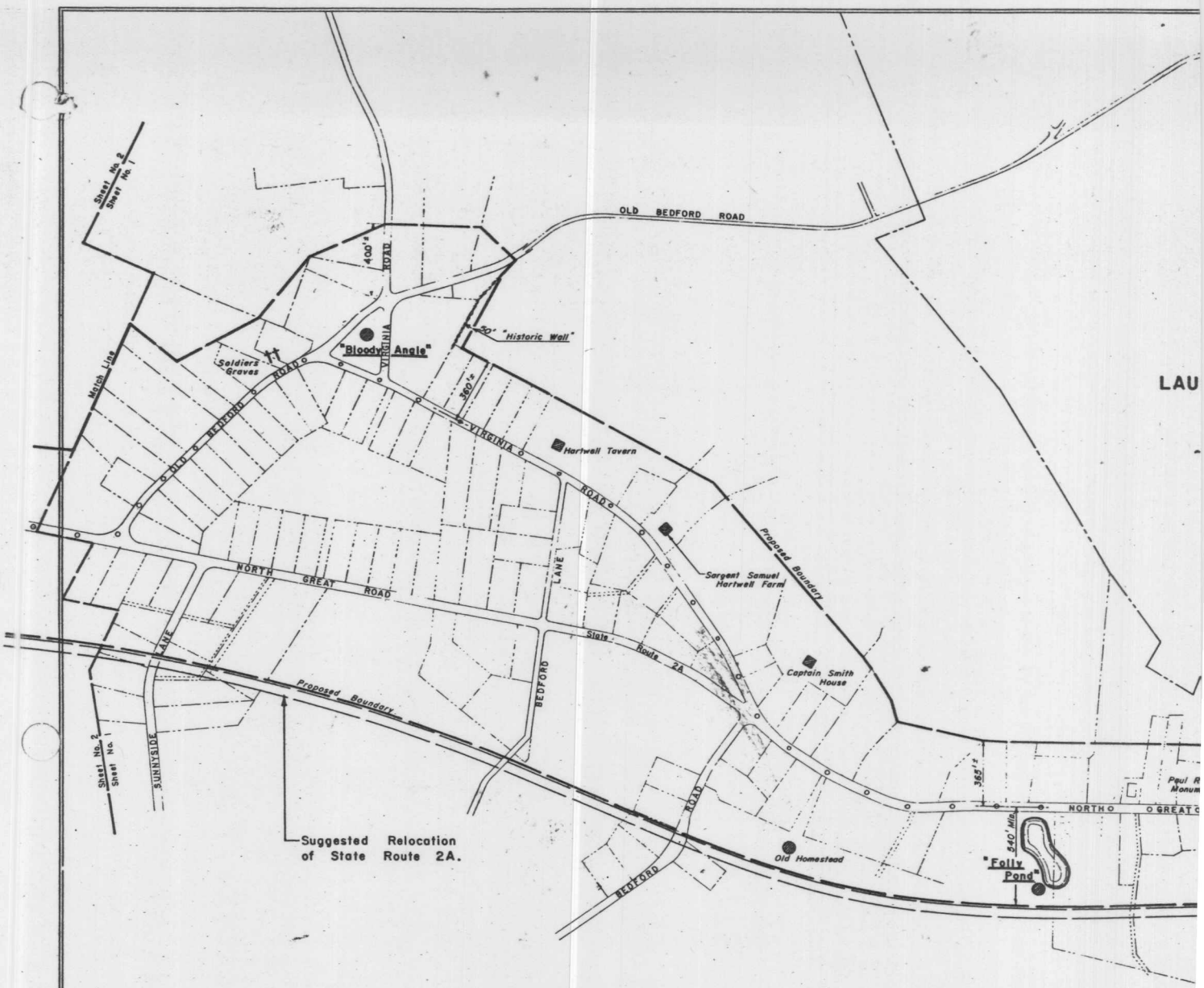
There is then a gap in the books, and the recent numbering and dating stops. After an 1802 book, an undated book listed John Parkhurst with 13A and Amos Muzzey with 2A worth more than half as much as Parkhurst's 13A. In an 1811 book, the acreage

for the two was the same. By 1812, the names were listed in alphabetical order, but are missing after "H". For 1813, the heirs of Parkhurst were listed for 13A and Amos Muzzey for 2.

In brief, from the information now at hand, the facts in the deeds cannot be reconciled. If the 10A Whittemore purchased of Abbott in 1755 did in fact border the 40A on the southwest, then a mistake was made in the 1784 Hammond-Hastings deed when it put Muzzey on the border at that date, if the Parkhurst-Muzzey deed was passed in 1791. With Hastings on the northeast border of the land Muzzey bought of Parkhurst, that deed must postdate 1784. This assumes that the Parkhurst-Muzzey deed does involve the 10A of the 1755 deed. And as with the assumption that the 10A bordered the 40A, there are just too many significant points in common in the deeds to avoid making the assumption.

The tax records are little help in conjunction with the deeds. (Standing along, without the 1791 deed, by giving the 5A to Amos Muzzey in 1784, they would be a great help.) They might be behind land transactions, but it would seem likely that the special assessment of the type of land would be accurate. It can be dated no earlier than 1792. And this assessment shows the holdings of Parkhurst and Muzzey to be unchanged from 1784, which means the 1791 deed is questionable. The later undated book seems to reflect the sale of 1½A by Muzzey tp Parkhurst in 1805, (Bk. 248:462.), with the size doubled by the assessors. The only way to clear up the picture easily would be to throw out the Parkhurst-Muzzey deed, and assume a sale by Parkhurst to Muzzey before March 26, 1784. But, unfortunately, that deed does not exist. More work on Muzzey's, Parkhurst, etc. might help.

It is possible that 1791 is an incorrect date for the Parkhurst-Muzzey deed. It is the date on the copy in the Registry. The deed was recorded at the Registry with some other Parkhurst deeds. The one which follows it is a Parkhurst-Muzzey deed dated 1783. (Bk. 122:22-3.) The usual practice was to record the deeds brought in for recording in chronological order. But that was not the case with other deeds recorded by Parkhurst at this time. Bk. 122:17-18 was 1780, while pp. 20-1 was a 1770 deed. And even an error in copying the date would not explain how Hastings was counted the abuttor, unless he was renting the field from Hammond. The possibility of a renter being accounted an owner may explain the seemingly impossible situation. Or, it could have been a mistake to put Muzzey as an abuttor in the Hammond-Hastings deed.



EXISTING HISTORIC FEATURES

HISTORIC LOCATION or RUINS

PROPOSED BOUNDARY

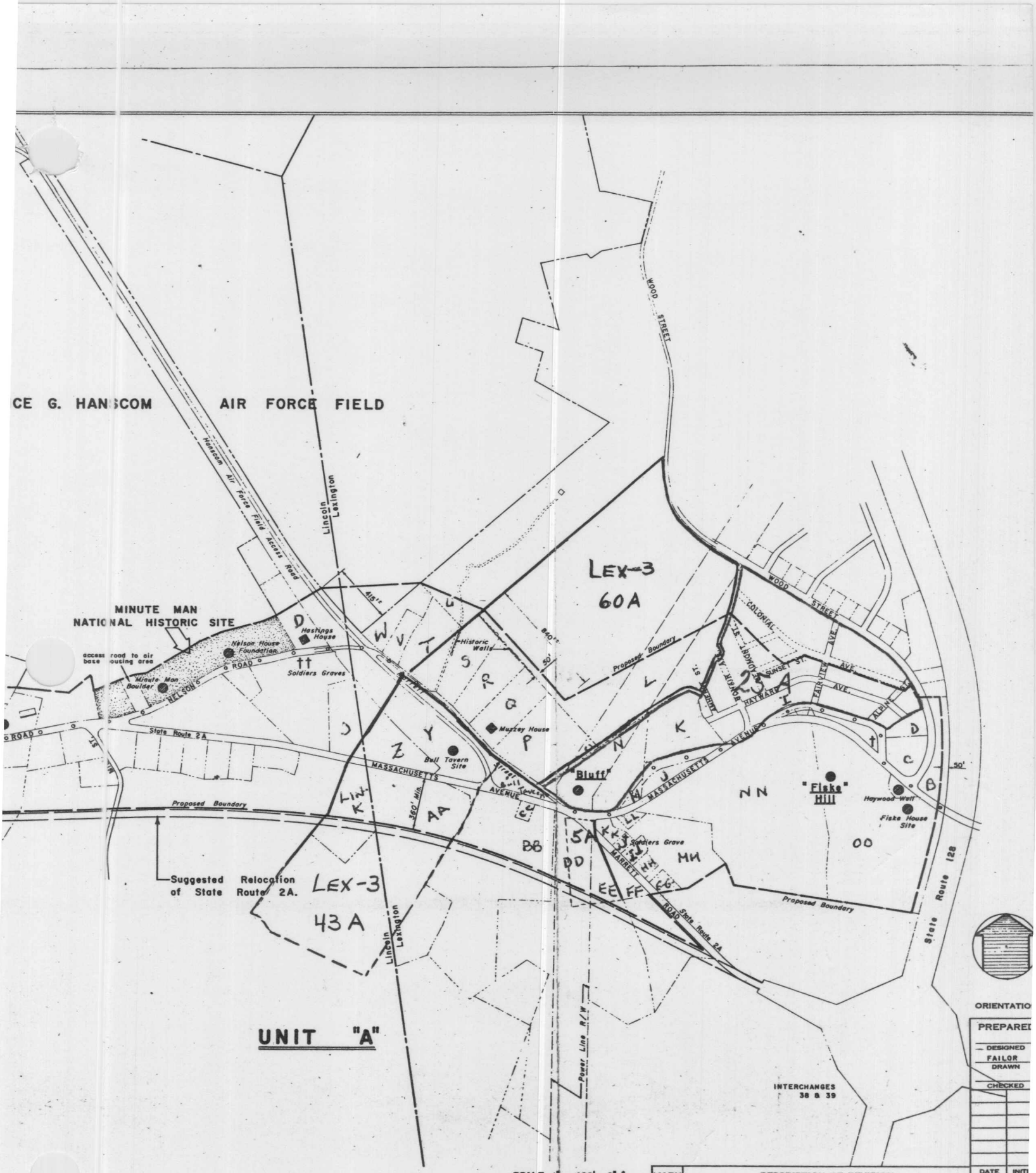
BATTLE ROAD

AREA (by planimeter method)

UNIT "A" 630 Acres

UNIT "B" 117 Acres

Property Maps prepared by Samuel Snow for the Boston National Historic Commission; [illegible] Boston National Historic Sites Commission to Congress June 16, 1958; Topographic Maps, Aerial Photographs and Field Investigations.



MARK	DESCRIPTION OF REVISION	DATE	INIT
		REVISED	

RECOMMENDED

Ronald F. Lee, REGIONAL DIRECTOR — 2/22/60

Conrad L. Wirth, DIRECTOR — 4/8/60

APPROVED Roger Ernst, Assistant SECRETARY OF THE INTERIOR — 4/8/60

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
RECREATION RESOURCE PLANNING DIVISION
PREPARED BY
REGION FIVE
OFFICE

BOUNDARY MAP
TITLE OF DRAWING

PART OF THE MASTER PLAN
LOCATION WITHIN PARK

MINUTE MAN NATIONAL HISTORICAL PARK
NAME OF PARK

ORIENTATIO

PREPARED

DESIGNED FAILOR
DRAWN
CHECKED

REGION FIVE

PCP NO.

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DRAWING NO NHP:- MI 2004

DATE Jan. 19