



Hickory Ridge resurveyed

By Julia M. Bagwell

There is something very satisfying and fulfilling when opening an atlas and pointing to the exact location where an ancestor once lived. This is especially true if one takes the time to study and place the property based upon land surveys. Knowing exactly where properties are located significantly enhances a family history or genealogy. Good land placement provides potential clues for places of birth, marriage, and death of family and extended family members. It provides an aid in determining relationships. Proper placements provide a means for adding historical context. And aren't places, dates, and relationships the backbone of genealogy?

But not all land surveys are created equal. In fact, some are just downright empty of good information. These are the surveys that do not provide names of neighbors, any useable landmarks, or sufficient information about watercourses. These inadequacies effectively limit the placement of land tracts to a specified county only. So how does one deal with these empty surveys?

Ethan Loveall, one of my ancestors, owned several pieces of land in early Baltimore County, Maryland, but his tract surveys fell into this empty category. Determined to place these tracts, I began my quest. By relentlessly using standard genealogical research techniques and applying Marsha Hoffman Rising's concept of "cluster genealogy"¹ to land, I was ultimately able to place these troublesome tracts. And what an exciting moment it was! I'd like to share the journey with you.

Ethan Loveall surveys and patents

During the French and Indian War, many frontier settlers in Baltimore County retreated to the relative safety of Baltimore Town² to avoid issues with the natives. But not Ethan Loveall. He was busy acquiring land outside of town. By the end of the war and shortly thereafter, he purchased eight tracts of land someplace within this county. At that time, this county was significantly larger than what it is today. It encompassed the space between the counties of Cecil on the east, Frederick on the west, Anne Arundel on the south, and extended north

to Pennsylvania.³ Where exactly in Baltimore County was Ethan's land?

The surveys for these tracts obtained from the Maryland State Archives website show that five of the tracts (Pleasant Sprints, Poplar Bottom, Mount Hope, Hickory Ridge, and Molleys [sic] Delight)⁴ have one thing in common; they all have streams travelling through them that descend into the Western Fork of Patapsco Falls. The remaining three tracts—Ethan's Fortune, Hickory Ridge Resurveyed, and Loveall's New Invention⁵—fill in the rest of the picture even though they do not provide any additional descriptors. By matching the metes and bounds descriptions provided in the original surveys to connect the tracts, a good overview of the properties is attained (Figure 1).⁶

Now let's return to the five tracts that share the Western Fork of Patapsco Falls. Logically it seems that if these Falls can be located one would have a reasonable location to begin studying. But try pinpointing Patapsco Falls on a present-day map.⁷ It can't be done. And is Patapsco Falls a specific place, such as Niagara Falls, or something else?

At this point, genealogists would say that the most likely way to locate these falls is to study an historic map, and this would be a correct

thing to do. But where on this historic map would one look? Unless one is very familiar with the history of the area in question, a bit more information is needed.

Examining the provided clues

The Patapsco River seems a likely place to begin gathering this additional information, but this river has two legs: a northern and a southern. The northern portion starts in current-day Carroll County (Baltimore County prior to 1837) travelling south. The southern leg has its beginning near where today's Howard, Carroll, Frederick, and Montgomery counties meet. It travels east, forming the border between Carroll and Howard counties, until it reaches the confluence with its northern branch. Where is the Western Fork, on the southern end or the northern end?

Early Marylanders named many rivers with the word "Falls," a variation of the word "felles"⁸ that implies a rocky stream. In *History of Baltimore City and County*, John Thomas Scharf states that the tributaries of the Patapsco River "plunge rapidly over beds of broken rocks."⁹ With these descriptions, it may be that Patapsco Falls is not an actual waterfall or place but a term that describes a rocky section of the river.

Scharf also says that the river, "...after reaching the vicinity of Marriottsville, unites, [and] forms a fork with the west branch..."¹⁰ suggesting that today's northern branch was once known as the western branch. It can now be surmised that what was once known as the "Western Fork of Patapsco Falls" is probably a rocky section of the river located somewhere along today's northern leg.

Now is a good time to study an historic map of Carroll County (because this is where the northern/western branch begins). The 1862 Martinet "Map of Carroll County"¹¹ shows "Patapsco Falls" east of the town of Westminster as a stretch of the river running all the way to Baltimore County, not as a specific point. But where along the river was Hickory Ridge Resurveyed? Perhaps some of Ethan's Hickory Ridge conveyances will reveal more clues.

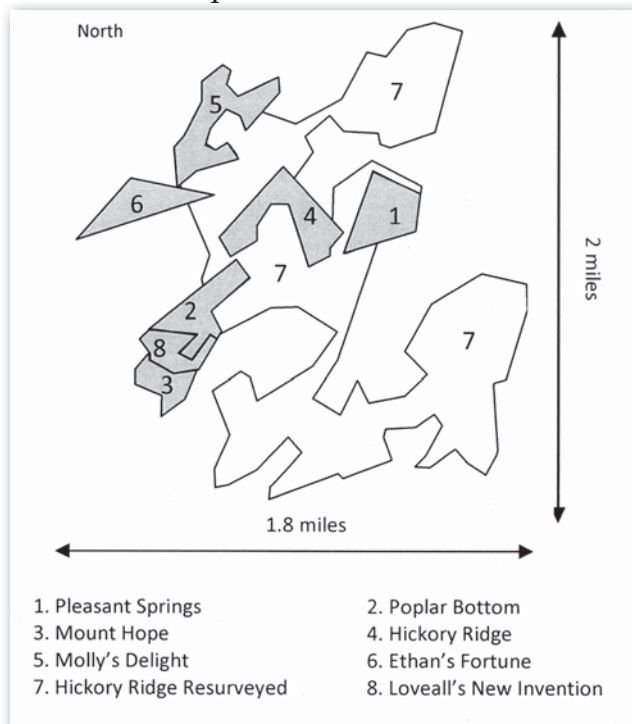


Figure 1. Hickory Ridge Resurveyed with Adjoining Tracts.

Examining Loveall land conveyances

Just less than a year after his final purchase, on 25 November 1771, Loveall began selling parts of his property. On this day he conveyed land to Jacob Dean, John Dean, Bloice Right [Bloyce Wright], and to Henry Loveall (probably his nephew, son of Zebulon). On 25 August 1772, John Dean sold his land to Samuel Lane.¹² None of these transactions provided any additional clues to help locate the tracts.

In 1773, Loveall sold the northeastern portion of Hickory Ridge Resurveyed to Benjamin Corbin.¹³ He conveyed Mount Hope to John Dodson in 1784¹⁴ and in 1787, Moses Greenland purchased a portion of Hickory Ridge and Molly's Delight.¹⁵ These conveyances provide no new clues that might help place this large tract of land. The location of Hickory Ridge Resurveyed is proving to be allusive. Maybe other types of records will provide new leads.

People location pointers and the Old Indian Road

Checking the 1783 Baltimore County Tax Assessment proved to be somewhat useful. It shows Ethan Loveall on Hickory Ridge with 125 acres, Benjamin Corbin on an unnamed acre tract [probably his acres on Hickory Ridge], Moses Greenland on 100 acres of Hurtleberry Ridge [possibly a rented portion of Hickory Ridge because he had not yet purchased Molly's Delight], Samuel Lane with 69 acres on Hickory Ridge, and Jacob Dean with an unstated amount of acres or location.¹⁶ All of these individuals are in the Pipe Creek Hundred assessment. This establishes that these tracts are located someplace within this Hundred. I know you're asking, "So where is Pipe Creek Hundred?"

Pipe Creek, like the Patapsco River, has two branches; Big Pipe Creek located north of Westminster travels east to west, and Little Pipe Creek beginning just south of Westminster also travels east to west. It makes sense that Pipe Creek Hundred would be located between or at least near one of the legs. In November 1755, Pipe Creek Hundred was described as

"including all of the County [Baltimore] (not included in Middle River or Back River Upper Hundreds) north of the Old Indian Road."¹⁷

An article published in the *Maryland Historical Magazine* by William B. Marye in 1920 claimed that at least part of the "Old Indian Road" was probably the line of demarcation between Delaware and Pipe Creek Hundreds and that this road ran "along the ridge between Patapsco Falls and Beaver Dam Run."¹⁸ A map included in this same article shows this portion of the road going from Westminster in an east-southeasterly direction.

To summarize what is known thus far:

- Parts of Hickory Ridge Resurveyed have streams that descend into the Western Fork of Patapsco Falls although it is not known if they descend from the north, south, east, or west or for how far,
- Patapsco Falls is a very long stretch of the Patapsco River east of Westminster,
- Hickory Ridge is located in Pipe Creek Hundred, and
- Pipe Creek Hundred is north of the Old Indian Road (may be today's Old Westminster Pike or Baltimore Boulevard)

Using these pieces of information, the general location of Hickory Ridge Resurveyed and its associated tracts is now significantly narrowed but is still not quite enough to place these tracts on a present-day map. All that is known is that this land is located somewhere near a long stretch of the Patapsco River and north of the Old Indian Road.

Additional conveyances of Hickory Ridge Resurveyed

More clues are needed, so it is time to return to additional Hickory Ridge Resurveyed transfers. According to the Tract Index for Baltimore County, parts of Hickory Ridge were conveyed no less than thirty times between the years 1798 and 1851.¹⁹ All of these deeds, plus conveyances made by Moses Greenland prior to these years, were examined for potential landmarks. Benjamin Corbin did not transfer any of his tract and Loveall had no further conveyances after

the sale to Greenland in 1787. Here is where the “land cluster” concept comes in.

None of these additional deeds provide any further descriptors over and above what are provided in the original surveys, except for the Greenland to Jacob Ditto sale²⁰ and David Lovell’s (a son of Ethan) conveyance²¹ on 15 January 1803 to Ludwig Wampler. On 24 November 1795, Greenland and his wife, Mary (Loveall) Greenland, sold their land to Ditto, conveying 178 acres, part of Hickory Ridge Resurveyed and part of Molly’s Delight. Its legal description began with “beginning on the road between two marked saplings with six marks each...” Unfortunately, the deed did not state a name or direction of this road. When David Lovell sold a portion of his holdings, the deed mentioned adjoining tracts of land that did not originally belong to Ethan. These deeds, forming part of the land cluster for Hickory Ridge Resurveyed, were Willmot’s Discovery,²² Batchelors Choice, and Zebulon’s Fancy.²³

Willmot’s Discovery briefly adjoins the southwest portion of Hickory Ridge somewhere by Poplar Bottom, Loveall’s New Invention, and Mount Hope and does not provide any other landmarks other than “two trees.” A search for Batchelors Choice on the Maryland State Archives website provides negative results but because of the mention of this tract on the David Lovell deed, the tract can be placed on the eastern side of Poplar Bottom. Zebulon’s Fancy, located northeast of and adjoining the original Hickory Ridge parcel, belonged to Zebulon Loveall (Ethan’s brother). Thus Zebulon’s Fancy was surrounded on its north, west, and southern borders by Hickory Ridge land. While this parcel helps fill in an empty space adjoining Hickory Ridge, it does not provide any useful landmarks.

Discovery

A conveyance of Zebulon’s Fancy finally exposes the landmark required to place Hickory Ridge on a current map. On 9 September 1824, seventy years after Ethan started acquiring land, Henry Loveall (Zebulon’s son) sold to Henry Grammer a small but significant 9.75 acres of land. The

descriptive portion of this deed stated “... beginning at end of third line of original tract called Zebulon[s] Fancy...to middle of County Road from Manchester to Westminster then running with or near said road the two following courses....”²⁴ This is a good placement clue!

Another look at the Martenet 1862 map to search for a road that is north of the 1755 Pipe Creek Hundred boundary, is near the Patapsco River, with the bend shown on the Lovell-Grammer deed reveals only one possibility: the old road from Westminster to Manchester by the town of Mexico (Figure 1.1).²⁵ By using mapping software, such as DeLorme *Topo North America*, and the original metes and bounds descriptions, the tracts can now be properly placed on a current-day map.

Confirmation of precise positioning is achieved by accessing GoogleMaps, <http://www.googlemaps.com>, with a search for Mexico, Maryland. The search reveals a community just southwest of this town with the same triangular shape as the original Hickory Ridge survey performed in 1761 for Ethan Loveall. This community is located along the old Manchester-Westminster Road. Amazingly enough, DeLorme mapping software labels this development as Hickory Ridge Farms.²⁶

Most, if not all, of the streams mentioned in the original surveys are no longer present on current maps or mapping software and the abundance of contour lines indicate that this

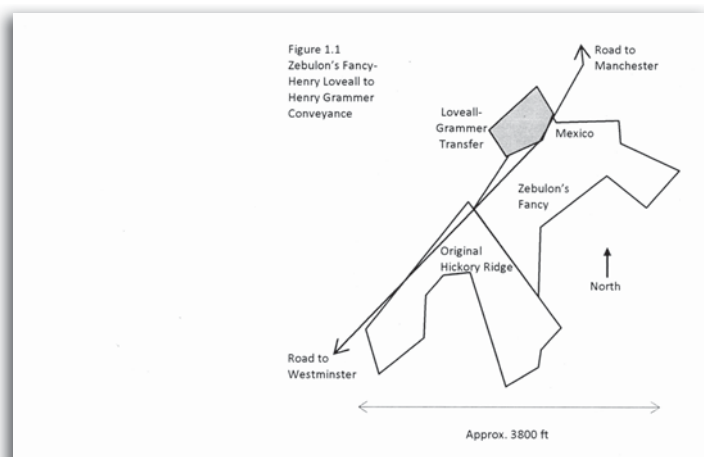


Figure 1.1. Zebulon’s Fancy. Henry Loveall to Henry Grammer Conveyance.

area is somewhat hilly. The southernmost tip of Hickory Ridge Resurveyed is approximately 1,500 feet north of the Patapsco River. Benjamin Corbin's 109 acres are located northeast of the town of Mexico and probably at least touched the town's borders. The southeastern border of Moses Greenland's property hugs current day Highway 482 (the Old Manchester to Westminster Road) and extends northwest to a ridge that may have been the Hurtleberry Ridge mentioned in 1783. The southern edge of Ethan's Fortune closely follows today's Highway 27 on the way to Westminster, but it is not known which of the unsold tracts of land Ethan Loveall actually lived on.

Conclusion

Ethan Loveall's tracts of land are difficult and challenging to place because of the lack of good landmark descriptors on the original surveys and later conveyances. A good physical representation of the property is derived using the metes and bounds description from these same surveys. The general location of the property is approximated with historical maps, area histories, and tax records for people placement. But only by carefully and methodically evaluating landmark evidence within Loveall's land cluster is Hickory Ridge Resurveyed properly placed on a current day map. 🌳

Notes

1. Marsha Hoffman Rising, "Consider the Collateral Kin: Genealogical Research in the Full Family Context," *The Family Tree Problem Solver, Proven Methods for Scaling the Inevitable Brick Wall* (Cincinnati:Family Tree Books, 2005).

2. John Thomas Scharf, *History of Baltimore City and County, from the earliest period to the present day: including biographical sketches of their representative men*, 1881; PDF download, *Library of Congress* (<http://archive.org>: downloaded 11 August 2012), 37–8.

3. Adrian B. Ettliger, *The Animap County Boundary Historical Atlas*, Version 3, Release 3, CD-

ROM (Alamo, Calif.: The Gold Bug, 1991–2008), Maryland.

4. Maryland State Archives, *Baltimore County Circuit Court, Land Survey, Subdivision, and Condominium Plats*, digital image (<http://www.msa.md.gov>: accessed 16 July 2012), Baltimore, Ethan Loveall, Pleasant Springs, MSA S1190-4034, pages 1–3, from SL 21,657, Patented Certificate 3897, surveyed 1 October 1754, patented 25 Mar 1755; to Ethan Loveall from Dorcs [*sic*] Sayter, widow of Henry Sayter, Poplar Bottom, MSA S1190-4084, pages 1–4, from SL 21,658, Patented Certificate 3947, 25 March 1755; Ethan Loveall, Mount Hope, MSA S1190-3500, pages 1–3, from SL 21,651, Patented Certificate 3376, surveyed 20 October 1760, patented 10 Feb 1761; Ethan Loveall, Hickory Ridge, MSA S1190-2418, pages 1–3, from SL 21,636, Patented Certificate 2310, surveyed 20 October 1761 [*sic*-1760], patented 9 February 1761; Ethan Loveall, Molleys Delight (hereafter referred to as Molly's Delight), MSA S1190-3450, pages 1–3, from SL 21,650, Patented Certificate 3327, surveyed 13 April 1762, patented 25 September 1762.

5. Maryland State Archives, *Baltimore County Circuit Court, Land Survey, Subdivision, and Condominium Plats*, Baltimore, Ethan Loveall, Ethans Fortune (hereinafter referred to as Ethan's Fortune), MSA S1190-1713, pages 1–4, from SL 21,627, Patented Certificate 1609, surveyed 9 April 1766, patented 2 April 1767; Ethan Loveall, Hickory Ridge Resurveyed, MSA S1190-2420, pages 1–5, from SL 21,636, surveyed 1 April 1769, patented 10 August 1770; Ethan Loveall, Ethans Fortune (hereinafter referred to as Ethan's Fortune), MSA S1190-1713, pages 1–4, from SL 21,627, Patented Certificate 1609, surveyed 9 April 1766, patented 2 April 1767.

6. Julia M. Bagwell, *Hickory Ridge Resurveyed and Adjoining Tracts*, July 2012. Constructed using DeLorme *Topo North America 9.0*, Innovative Earthmate GPS, Mapping Software, GIS Solutions and Data (Yarmouth, Maine, 2010). Original scale 1:16,000.

7. Searches were performed using MapQuest (<http://www.mapquest.com>: accessed 21 July 2012); Google Maps (<http://www.googlemaps.com>: accessed 21 July 2012); *Delaware, Maryland, Virginia, West Virginia, Mobil Travel Map* (U.S.A.:Rand McNally

& Company, 1971); *American Map Road Atlas 2002* (Maspeth, N.Y.:American Map Corporation, 2002), Maryland (east), 100.

8. Caitlyn Finnerty, "Tributary Tuesday: Gwynns Falls (Baltimore County, Maryland)," *Chesapeake Bay News*, 6 March 2012, (http://www.chesapeakebay.net/blog/post/tributary_tuesday_gwynns_falls_baltimore_county_md: accessed 17 July 2012).

9. Scharf, *History of Baltimore City and County*, 15.

10. *Ibid.*, 15.

11. Simon J. Martenet, *Martenet's Atlas of Maryland, 1865*, digital image, "Beneath the Underground: The Flight to Freedom, An Archives of Maryland, Electronic Publication," *Huntingfield Collection* (http://www.mdslavery.net/html/mapped_images/camap.html : accessed 21 July 2012).

12. Archives of Maryland Online, *MDLandRec.Net A Digital Image Retrieval System for Land Records in Maryland*, Baltimore, John Dean to Samuel Lane, AL E:330-2, drawn 25 August 1772, recorded 28 August 1772.

13. *Ibid.*, Ethan Loveall to Benjamin Corbin, AL G:0025-7, drawn 2 February 1773, recorded 7 February 1773, 109 acres. The description stated that the tract began at the end of course 66 of Hickory Ridge Resurveyed. Reconstruction of the surveys by the author shows it is actually course 70.

14. *Ibid.*, Ethan Loveall to John Dodson, WG T:0308-9, drawn 5 June 1784, recorded 28 June 1784.

15. *Ibid.*, Ethan Loveall to Moses Greenland, WG AA: 0423-5, drawn 30 June 1787, recorded 10 August 1787, 178 acres.

16. Maryland State Archives, "Maryland State Archives, Guide to Government Records, Electronic Indices," database, *Tax Assessment of 1783* (<http://www.msa.md.gov/msa/refserv/quickref/html/allssi1437.html>: accessed 15 July 2012), Pipe Creek Hundred.

17. Pat Melville, "Roads in Baltimore County, 1693–1765," *The Archivists' Bulldog* 17 (23 February 2004), electronic (<http://www.msa.md.gov>: accessed 20 July 2012), 3, Pipe Creek Hundred.

18. William B. Marye, "The Old Indian Road," *Maryland Historical Magazine* 15 (June 1920),

electronic (<http://mdhs.mdsa.net>: accessed 21 July 2012), 110a, "A Map of Northern Maryland."

19. Archives of Maryland Online, *MDLandRec.Net*, entries for Hickory Ridge and Hickory Ridge Resurveyed, 490–5.

20. *Ibid.*, Moses Greenland to Jacob Ditto, WG TT:0525-7, drawn 24 November 1795, recorded 9 December 1795, 178 acres.

21. *Ibid.*, David Lovell to Ludwig Wampler, WG 74:0618-20, drawn 15 January 1803, recorded 16 February 1803, 180.5 acres.

22. Maryland State Archives, *Baltimore County Circuit Court*, John Willmott, Willmotts Discovery, MSA S1190-5369, pages 1–3, from SL 21,984, Patented Certificate 5292, surveyed 17 November 1768, patented 6 August 1770.

23. Archives of Maryland Online, *MDLandRec.Net*, Zebulon Loveall, Zebulons Fancy (hereinafter referred to as Zebulon's Fancy), WG 173:124, surveyed 20 October 1760, patented 7 February 1761. The written description of this tract was accurate but the plat drawn on the page is a mirror image.

24. Archives of Maryland Online, *MDLandRec.Net*, Henry Loveall, WG 173:124-6, drawn 9 September 1824, recorded 21 September 1824.

25. Bagwell, Hickory Ridge Resurveyed and Adjoining Tracts.

26. DeLorme *Topo North America 9.0* (Yarmouth, Maine, 2010).

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