

RETURN of INSPECTION of

the TOWNSHIP of *Oncida*

48

Lot Number *Twenty-three* in the

Ranges East & West of the Plank Road
Second Concession. lying East & West of the plank road.

<p>1. If occupied—by whom, and under what colour of Title?</p> <p><i>Vacant.</i> <i>Nicholas Tucker claims a squatter's right to the part lying West of the plank road. & a person, as we were informed, named Freeman, claims a squatter's right, to the part lying East of the plank road.</i></p>	<p>2. If improved—the nature and extent of the improvements?</p> <p><i>On the part West of the plank road there are only a few trees cut down; & on the part East of the plank road there is the body of a small log house, rudely constructed & about 1/4 acre chopped— which we consider does not add to the value of the land.</i></p>	<p>3. The quality of the Soil and Timber?</p> <p><i>Clay loam—Timber oak Maple beech basswood & a few pine.</i></p>	<p>4. What the nearest distance to any Town or Village, Flour and Saw Mills, Tavern Stands, &c.?</p> <p><i>About 8 1/2 miles from Seneca on the Grand River.</i></p>
<p>5. What is the value of the Lot per Acre, in its present improved condition?</p> <p><i>Wpt sold by D. J. Wp. at 45</i> <i>East part sold to Joseph Hall 11th Oct 1845</i> <i>1845 at 20/</i></p>	<p>6. What is the full value of the Lot per Acre, without improvements, at the present time, without reference to former upset prices or alleged expectations on the part of Claimants; but the present actual value, in the improved circumstances of the whole Indian Tract and Country adjacent, only excepting the value of improvements on the individual Lot now under consideration?</p> <p><i>One pound — \$1.00.0</i></p>	<p>7. How is it watered, are there any Mill-sites or water privileges on it, or streams, adapted for Distilleries, Breweries or Tanneries, &c.?</p> <p><i>No permanent water.</i></p>	<p>8. Has the Timber suffered from depredations, and are these depredations still going on?</p> <p><i>None have been committed, & none are going on.</i></p>
<p>9. Has this Lot any peculiar advantages of situation, such as being in a populous settlement, near a Town or Village, or principal road or water conveyance?</p> <p><i>The plank road passes through it.</i></p>	<p>10. Are there any Salt or Mineral Springs, Beds of Plaster, or Ore of any description, supposed to exist upon this Lot, or within a short distance of it; if so, what may be considered their value, and what increase of value do they add to this Lot, and to the adjacent Lots within a limited space?</p> <p><i>None yet discovered.</i></p>	<p>11. What is the value of the improvements, not estimated at any supposed rate of cost, but at the minimum rate which they may be supposed to add to the value of the Lot in the Market?</p>	<p>12. In your inspection of that part of the Township of Brantford called the Johnson Settlement, you will return the names of all Squatters or other persons in possession of Lots, stating the Number and Concession; number which compose each family, and what in your opinion would be a fair rent to exact in case the parties should be disposed to remain upon the Land under a Government Lease.</p>