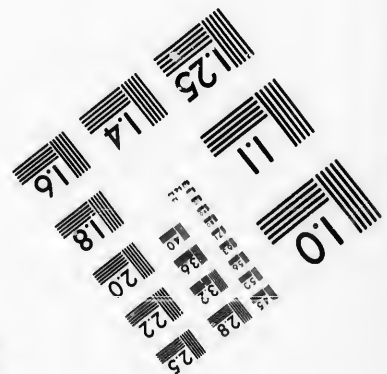
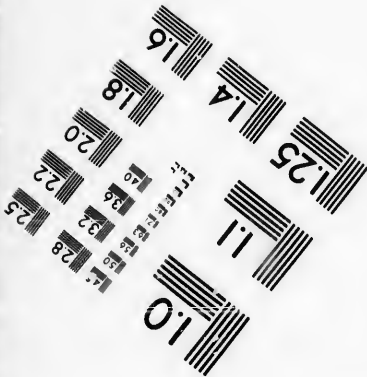
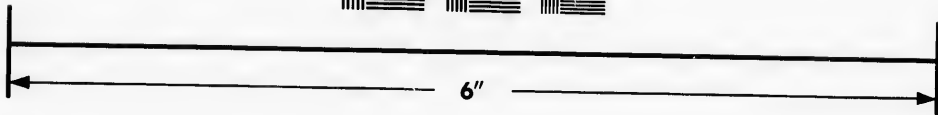
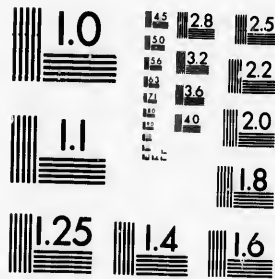


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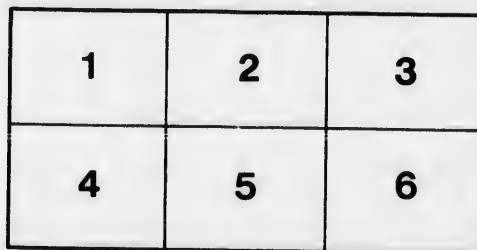
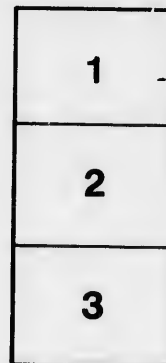
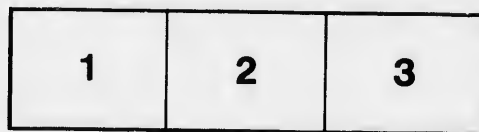
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**REPORT**  
OF  
**THE DIRECTORS**  
OF THE  
**NEW BRUNSWICK AND NOVA SCOTIA**  
**LAND COMPANY,**

SUBMITTED TO THE STOCKHOLDERS  
AT A GENERAL MEETING

*Held at the London Tavern, on Monday, 2d July, 1832.*

WITH MAPS,  
SHOWING THE SITUATION OF THE TRACT OF LAND PURCHASED FROM  
HIS MAJESTY'S GOVERNMENT IN THE PROVINCE OF  
**NEW BRUNSWICK.**

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**LONDON:**

PRINTED BY ARTHUR TAYLOR, COLEMAN STREET.

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1832.

NEW BRUNSWICK AND NOVA SCOTIA  
LAND COMPANY.

---

AT a Meeting of the Stockholders, held on Monday, the 2nd instant, at the London Tavern, Bishopsgate street,

JOHN LABOUCHERE, Esq., Governor, in the Chair,

The following Resolutions were unanimously passed :

1. That the Report presented this day by the Directors of the New Brunswick and Nova Scotia Land Company be received and approved.

2. That the minute of agreement concluded between his Majesty's government and the Directors be also approved; the conditions upon which the Directors have negotiated the purchase of land with his Majesty's government being highly satisfactory to the Subscribers; namely,

That the Company shall be incorporated by Royal Charter, limiting the liability to the amount of Subscriptions;

That the Land is ceded to the Company on a clear freehold tenure;

That it is not burthened with any reservations whatsoever by the Crown, of mineral or other rights;

That the situation of it in the centre of the Province of New Brunswick, eight miles from Fredericton, the capital of the province, renders it of very easy access by the two rivers, St. John and Miramichi; and,

That the value of the land to the Company is much enhanced by its position on the direct line of road communication between Halifax, Fredericton, and Quebec.

3. That the extent and system upon which Emigration from the United Kingdom is proceeding, call for the formation of Land Companies, by whose operations land is divided into smaller allotments suitable to the means of emigrants; and by whom also it must be necessarily so far improved and cleared as to render forest land fit for the reception of settlers from Europe.

4. That this meeting approves of the formation of the New Brunswick and Nova Scotia Land Company; and that it will support the Board of Directors in their efforts to fill up the Subscriptions to the entire capital of £200,000 on or before the period at which the agreement is to be finally concluded between his Majesty's government and the Company.

5. That although it may be desirable to fill up the subscription for the entire amount of £200,000, this meeting is of opinion that the sum of £100,000 will be amply sufficient to carry into effect the Company's object, as to the purchase and settlement of land already agreed for; and that whenever the first deposit of Ten per cent. shall have been paid upon the latter amount, it will be advisable finally to settle the contract for the purchase of land, and to take the necessary steps to arrange the provisions of the Charter of Incorporation from the Crown.

6. That this meeting is of opinion *the books for receiving subscriptions to the Company's stock should be again opened*, and that the same should continue open *until and including the next*.

That subscriptions be received only from such persons as shall be willing to pay up at once the first instalment of Ten per cent. on the amount of stock subscribed by each; and that *all applications be addressed by letter (post paid) to JOHN BAINBRIDGE, Esq. No. 2, King's-arms Yard, Coleman street, London.*

(Signed) J. LABOUCHERE, Chairman.

Resolved,—That the Thanks of this Meeting be, and are hereby, given to the Governor, Deputy-Governor, and Directors, managing the affairs of the Company; and this Meeting request the Directors to continue their zealous and efficient exertions to promote the objects of this Company.

*King's-arms Yard, Coleman-street,  
London, July 3, 1832.*

## R E P O R T

From the Directors of the NEW BRUNSWICK and NOVA SCOTIA LAND COMPANY, submitted to the Stockholders at a Meeting held on Monday, the 2nd day of July, 1832, at the London Tavern, Bishopsgate street,

JOHN LABOUCHERE, Esq. Governor, in the Chair.

THE Directors of the New Brunswick and Nova Scotia Land Company have considered that the period has arrived when, in order to adopt such plans for the future proceedings of the Company as may be deemed most expedient for its success, full information should be laid before the Stockholders relating to

The basis on which the Company was originally founded;  
The progress which has been made up to the present time;  
The probable expenditure necessary to carry the proposed plans into operation;  
The objects contemplated to be effected, and the returns which the Stockholders' may reasonably expect.

The Directors therefore beg leave to report—  
That the New Brunswick and Nova Scotia Land Company was formed in consequence of those who originated the undertaking being well acquainted with the following facts, *viz.*

That the provinces contain large portions of fertile forest land, which, although eminently adapted to the purposes of agriculture, remain unproductive for want of the moderate outlay of capital required to fit them for the reception of settlers.

That these lands are of easy access by emigrants at moderate expense, particularly a very extensive tract lying between the rivers St. John, within a few miles of Fredericton (the capital of New Brunswick), and the south-west branch of the Miramichi; which tract possesses great natural advantages, such as salubrious climate; a soil at present covered with excellent timber, but capable of yielding fair returns of all crops that grow in England, with some others, especially Indian corn; and also mines of coal and

iron ; with numerous streams, affording convenience for mill sites and inland navigation ; to which may be added proximity to plentiful fisheries, and an immediate demand in the country for agricultural produce, created by the influx of emigrants, and the wants of those engaged in the timber business and fisheries.

From these facts it appeared evident that a Company might be formed, for the purpose of purchasing and settling this tract of country, under the most favourable circumstances, affording, at the same time, the most solid security for the investment of money, with a certainty of at least reasonable profits, provided that the government would dispose of the said lands at a moderate price, and consent to incorporate the Company by Royal Charter ; and provided also that the affairs of the Company were managed with a strict regard to economy by men of practical experience.

Various meetings of the gentlemen who had interested themselves in the undertaking were accordingly held, and on the 18th of February last it was finally agreed that the Board of Directors should, in the first instance, consist of those gentlemen named in the Prospectus ; but that previous to its publication an interview with Lord Goderich should be sought, in order to ascertain the conditions on which his Majesty's government would sell the tract of country selected by the Directors, and to know if a charter of incorporation would be granted.

In consequence of this determination several interviews and communications took place with Lord Goderich and Lord Howick upon the subject ; and on the 7th of March it was resolved, " That a Company be formed to be called ' The New Brunswick and Nova Scotia Land Company,' the capital of which shall be £200,000 in stock, divided into certificates of not less than £25 stock in each certificate." On the 21st of April it was finally agreed by Lord Goderich to sell to the Company the whole tract of country as laid down on a map in the Colonial Office, copies of which were given to the Directors, lying between the river St. John and the boundary line of Northumberland county, nearly fifty-five miles in length by eighteen in breadth, containing about 400,000 acres, more or less, at 2s. 6d. per statute acre, including all minerals, &c., and free from any engagement of settlement, service, or quit-rent, to be paid for in two cash instalments, viz. the first upon signing the charter, and the second on the conveyance of the land and possession being given to the Company ; and a minute of agreement to the above effect was accordingly signed on that day by the contracting parties.

It may be advisable distinctly to state, for the information of the proprietors, that the Right Honorable the Secretary for the Colonies has agreed, in the usual form, to recommend to His Majesty to grant the Company a charter of incorporation, which (together with the usual powers and privileges) will secure subscribers to the Company's stock against partnership liabilities. The Directors therefore determined to publish their Prospectus, and to receive applications for stock.

With regard to an Act of Parliament, the Directors (from the

opinions they have taken) consider, that although it may be expedient on the whole to procure an Act, it is not indispensable ; if applied for, it will contain such provisions as will not interfere with the privileges of the Colonial Legislatures, nor create difficulty in the British Parliament.

On the 25th of May it was further agreed with Lord Goderich, that the time allowed for the completion of the Company's arrangements should be extended to the 31st of July ; and on the 31st of May it was resolved to call upon the subscribers for an instalment of Ten per cent. upon the amount of their respective sums of stock, to be paid into the Company's bankers.

The Directors were induced to apply for a deposit of Ten per cent. on the subscription, from the season being far advanced, during the remainder of which the provisions of the charter of incorporation (which have been prepared) have to be discussed and settled with the law officers of the Crown, and from the payment of the first instalment of half the purchase money having to be made when the terms of the charter are agreed ; which objects are dependant upon the capital, or a sufficient amount thereof being raised, in order to the regular completion of the objects of the Company.

The subscriptions to the capital stock stand as follow, up to this date, viz.

Subscribed by Proprietors who have paid up the first instalment. £48,275 stock ; in addition to which a much larger amount, viz. the sum of £210,000 has also been applied for by parties who have not paid up the first instalment, and whose subscriptions have therefore (according to the tenor of the Letter addressed to them) fallen to the ground.

From examination of the list, however, the Directors are of opinion that many persons are really desirous of becoming Stockholders, but have delayed the payment of the instalment until some opportunity like the present was afforded them of acquiring further information as to the progress of the Company hitherto, and its prospects for the future.

It appears from calculations, hereunto annexed, that the actual sum which will be required by the Company for the payment of the lands agreed to be purchased from government, and for the necessary expenditure of the Company to carry forward all their plans, amounts to £71,000 ; of which £52,000 will be required before the 1st of February, 1833, the remainder (say £20,000) in two instalments, to be called for when required afterwards by the Directors, probably not before July, 1833, for the first ; and January, 1834, for the second.

The objects which the Company contemplate are, to enhance the value of their land, and consequently to raise the real value of their stock, by making such improvements as may appear best calculated to lead to the most advantageous disposal, either by sale or lease, of lots suitable to applicants, and making such arrangements for the reception of settlers as will afford them immediate employment, since it is well known that emigrants who arrive in America



with capital always prefer giving an advanced price for lands easy of access, either by water or roads, and upon which improvements are made, rather than encounter the difficulties and privations to be overcome in wilderness situations.

The returns which the stockholders may confidently expect will arise from the enhanced price which the Directors feel assured the lands will sell for, and the ready demand for suitable lots from all classes of settlers, from able-bodied labourers to farmers and others who are about leaving the United Kingdom, taking with them a capital of from £50 to £2000 for the purpose of purchasing lands, great numbers of whom the Directors can influence, by a mere statement of plain facts, to settle on the Company's lands in New Brunswick.

The success of the Canada Company, and the extraordinary increase of emigration to America during the last five years, with the determination on the part of the Directors to conduct the affairs of the Company on the most economical plan, enable them to feel justified in holding out the fairest prospects of success in New Brunswick; to which may be added another great advantage to the Company, *viz.* that of establishing settlers, at a very moderate expense, along two great leading roads, to be opened immediately by the government, through the tract of country agreed for by the Company.

On both these roads labourers will be employed; and to those who know how rapidly settlements follow in America upon the construction of roads and other improvements, it would be superfluous to explain the advanced value which the formation of these roads, at the expense of government, must confer on the Company's land.—Having no object except that of turning an investment of money to the best account, as far as their own immediate interest is concerned, the Directors trust that the public will co-operate with them, by filling up the subscription to such an extent as will enable them not only to close entirely with the present purchase, but also to turn the attention of the Proprietors, and their own, to an extension of future purchases whenever it may be deemed advisable.

## A P P E N D I X.

CONSIDERING the comparative proximity to Europe of the Province of New Brunswick; the general fertility of the lands, the easy access to them; the continued, and indeed systematic, emigration which is now going on from England, as well as from Scotland and Ireland; it seems clear that purchases of land in the colony will be made more advantageously if effected now; and that persons desirous of investing a portion of their capital on the security of colonial lands under the powers and privileges granted by Charter to a public Company, should not delay till the next or future years, when in all probability the price of land, in the most eligible situations, may be considerably enhanced.

The time is in all probability fast approaching, when, upon many considerations, in addition to those founded on the increased amount of emigration, a competition will arise for the purchase of land, as well among companies as individuals; and it seems therefore highly desirable to make somewhat extensive purchases at this time, while it appears practicable to effect them at reasonable prices, and to abstain from entering the market as purchasers when more competition may exist.

Were the amount now paid up more considerable, compared to the entire capital first contemplated, than it is, the Directors would notwithstanding advert to the hesitation, which (although subsiding, in the case of companies formed for the purchase of land) still hangs on the public mind. In associating themselves in the first instance, they agreed that with regard to their own interest, and to the co-operation of the public in the subscription, it would be useless to propose a Joint-Stock Company upon any grounds, except such as presented more than ordinary prospects of a successful investment.

In forming the New Brunswick Land Company, the attention of the Directors has been steadily fixed on the following points, *viz.*

- 1st. To open a treaty by which they should be able to agree for the purchase of a large tract of land at a fair contract price, with an undoubted title, and as free as possible from any reservations, either of lands, of mineral, or other rights.
- 2dly. The situation, quality, and facility of access of the tract of land.
- 3dly. The prospect of being able to resell the lands upon advantageous terms.

These questions, together with such others as the experience of

the Proprietors may enable them to suggest, are in the opinion of the Directors satisfactorily answered by the account they have given of the result of their treaty with His Majesty's Government, and also by those considerations as to emigration from Great Britain to the British Provinces in America, which force themselves on all sides upon the attention of the most casual observers.

For the probable result to capital embarked in a Land Company, it is only necessary, after examining locality and conditions of purchase, to refer to the state of emigration for the first period of thirteen years since the peace of 1815, which was considerable, to the gradual increase of emigration from 1828 to 1831; and, lastly, to the extent and system upon which it is now proceeding; to consider also the success with which private purchases of land in America have been attended, although not supported by such indisputable titles as those possessed and transmitted by public associations; and to the success which has attended the operations of the Upper Canada Company.

Under the head of purchase, therefore, the Directors have nothing to add but their conviction that the stock of this Company holds out an inducement to invest a portion of capital on landed security such as is seldom presented. If, in their case in the year 1832, they have been obliged to submit to somewhat higher terms than those on which Government was willing to grant large tracts of land in 1824 and 1825, it must be recollected that the number of emigrants is also much increased; the opinion entertained eight years ago, that emigration would steadily increase, was then a speculation, and is now a certainty.

The ease of access by the rivers St. John and Miramichi; the position on the Map of the tract of land purchased; and the reputed fertility of the soil, having been adverted to, in order to show the probability of its speedy resale to settlers, it is only necessary to point out in addition the comparative proximity of this province to the ports of the United Kingdom, and to the emigration which year by year sets in more and more strongly from Europe to North America.

With regard to the time at which an investment of capital in 1832 may be expected to produce returns, it may be stated, that the first and second seasons which succeed the purchase are occupied in an outlay of capital in establishing stores, making roads, and improving the lands for the reception of emigrants; but as the original purchase of the land is made at 2s. 6d. per acre, and as the charge for improvements is covered by an advance of price, land, under these circumstances, is easily salcable in lots of moderate size, at 7s. 6d. to 20s. per acre, according to situation; and there would seem scarcely room to doubt that in the third and succeeding seasons, profitable returns must accrue on the capital stock. There seems still further ground for expecting that sales of land will be made in succeeding years to a greater extent than has occurred in those just passed, as emigration from England is increasing in numerical amount, and is also remarkable

for the greater infusion of persons possessing property, who are able not only to purchase and pay down money for land, but to give employment to the labourers who accompany them.

When purchases of land are effected in America in large tracts, the hope of selling at a profit must depend, in ordinary times, on the temptation constantly held out to an increasing population by the offer of small lots of land suitable to their means, at a very moderate price.

It is obvious that, as far as land-owners in the United States were concerned, this state of things must have altered materially in their favour shortly after the peace of 1815, by the large arrivals of emigrants from Europe. If the benefits resulting from this were felt in the United States from 1817 to 1828, purchasers of land who possessed capital sufficient to prepare the land for the reception of European settlers, by making roads and other improvements, must, since 1828, have incurred at times some difficulty in meeting the demand.

The emigration from England now tends in the greatest proportion to the British North American Provinces. The sales of land by the Canada Company, during the last four years, have been as follows, viz.

In the season of 1829 . . . . .	33,388 acres.
1830 . . . . .	50,943
1831 . . . . .	99,481

This state of things appears to have been promoted by the following causes:

- 1st. That the laws of the United States, compared with those which regulate the importation of manufactured goods into the British colonies, stand in the direct ratio of virtual prohibition in the former case, opposed to encouragement of fair prices in the latter. And,
- 2dly. Because the climate to the northward of the Great Lakes, although liable to the occurrence of intermittents at the change of season in spring and autumn, is free from the fevers of fatal character which infest the more southern latitude of the United States.

The amount of emigration in the present year must, without doubt, far exceed that which took place in 1831, and the demand for land in the British provinces seems to be increasing in a sort of treble ratio, viz. by accession of emigrants from Europe; by settlers from the United States, whose settlements are induced by a state of law more favourable to import and export trade; and by the natural increase of population.

An opinion is not unfrequently entertained in England (particularly since a sweeping distrust of Joint-Stock Associations has prevailed, almost as remarkable as the inconsiderate favour with which they were regarded a few years ago), that it is better for one or two individuals to purchase these large tracts of land, with the same view of improving and settling, than to entrust the capital and operation to the management of a Company. In answer

to this it should be stated, that both tenure and management of land by a Joint-Stock Company, holding by a well ascertained title, and incorporated by charter, are of themselves more safe and prosperous, and the whole transaction better administered by the hands of a public association than they are ever likely to be by any private individuals. The extent and reputation of their means enables them to contract more readily than individuals can do for the purchase of large tracts, say from half a million to 1,500,000 acres. Possessing a more undoubted credit, a more disengaged capital, the Company effects a purchase at once, and at a lower price, avoiding the errors which the single capitalist cannot escape, of raising the value of back lands upon himself, in an attempt to double the first operation. Private purchasers, therefore (except they possess means equal to corporate bodies), are compelled to limit themselves to a speculation which terminates too soon on one spot, and they are deprived too soon of the advantage of selling freely, which follows the extension of settlements within their own grants, and they remove to another spot to encounter the risk of an unfavourable issue to which they would not have been exposed in the neighbourhood of their first purchase. The private purchaser also has rarely so good a selection of agents, by whose means grants of land are laid out and managed: he is afraid of encountering contracts with ship-owners for embarkations of settlers from England, and of the expense of maintaining agents at the shipping ports, and those also of distributing, by means of agency and correspondence with the counties, notices, accounts and maps, which explain the position and advantages of his tract of land. The amount of a private adventurer's capital will not allow him to venture upon an expense which again could not answer his purpose when charged upon a grant of land inferior in size. He is therefore obliged to run the hazard of accumulating much compound interest on the amount of his purchase; and, in order to obtain settlers, he waits upon the skirts of the emigration which is promoted, and may be said to be commanded, by Land Companies regularly associated.

A still more important consideration, however, which marks the superiority of a Company incorporated by law, over such operations as can be carried on by private individuals, is, that the Company takes its original title from the State: it enjoys perpetual succession under a common seal, and never dies leaving a disputed will; it constantly gives out as good a conveyance as it receives, and a title in which the purchaser of a small or large lot embarks at once without the necessity of question or expense, and without the remotest fear of disturbance.

Stronger reasons cannot be adduced for the preference to be given to an investment in land under the powers of an incorporated Company; and with regard to the vigilance which a party investing money may exert in watching his property, the intimate and full correspondence always at hand from agents acting under the supervision and instruction of a public Company, are more likely to

produce satisfactory accounts to the Stockholder, than any which can be derived from the authority he would himself be able to exert, or from any correspondence he may be able to command.

For these reasons, it is presumed that there is no person acquainted with the subject who would not, in the case of a considerable investment of money, prefer the management and supervision of a Company, in which he may have a commanding share, to any care he can afford by his single means or efforts to exert.

## No. 1.

*Pro Forma Statement of the Expenditure of the New Brunswick and Nova Scotia Land Company.*

1832.

Purchase Money upon 350,000 acres, as per agreement at 2s. 6d. per acre previous to survey, one-half of which is to be paid upon signing the Charter . . . .	£	43,750
Additional for expenses, incurred in exploring tract from the River Taxis to the River Miramichi, for new Road . . . . .		300
Advertising, Printing, Law Expenses for Charter, and all contingencies of office to 31st December . . . .		3,500
Implements of Husbandry, Tools for Mechanics, and necessary supplies . . . . .		1,000
Provisions and necessaries for winter of 1832-3. . . . .		1,500
		<hr/>
		50,050

1833.

Purchase Money upon excess of Grant, supposed to contain 100,000 acres more than first paid upon, at 2s. 6d. per acre . . . . .		12,500
Additional upon 20,000 acres between the Tay and Taxis, laid out at 1s. per acre . . . . .		1,000
Roads, Dwelling-houses, Saw-mill, Blacksmith's and Carpenter's Shops, 20 Houses for Labourers, and clearing 100 acres . . . . .		5,000
Provisions for the year 1833-4 . . . . .		1,500
Act of Parliament, and contingencies of office, Salaries, &c. . . . .		2,450
		<hr/>
		£72,500
		<hr/> <hr/>

## No. 2.

*Pro Forma of Amounts required, and the period at which the Instalments will be required to meet the Payment.*

1832.—August 31.

	£	£
First Payment to Government . . . . .	21,875	
Charter and Expenses . . . . .	1,125	
For other contingencies . . . . .	2,000	
	<hr/>	25,000
To meet the above Sum :		
First Instalment, paid 10 per cent. will be . . . . .	10,000	
August 25—Second Call, 15 per cent. . . . .	15,000	
	<hr/>	25,000
which will be all that will be wanted in 1832.		

1833.

Presuming the Survey to be complete by the end of 1832, the final payment to Government may be wanted by the 31st March in full, say . . . . .	£	35,375
Expenditure 1833, in Stores, Roads, and Buildings . . . . .		7,625
Contingencies, including winter 1834 . . . . .		4,500
		<hr/>
		47,500
To meet the further Payments :		
Will require 40 per cent. on the 25th March, say . . . . .		40,000
On the 25th of July, a further call of 5 per cent. say . . . . .		5,000
On the 25th of September, a further call of 5 per cent. . . . .		5,000
		<hr/>
		50,000

Leaving a surplus in the hands of the Directors, at that period in 1833, of . . . . . £2,500

## No. 3.

In 1783, the whole Population of British America amounted to .....	173,000
In 1802 .....	397,000
In 1824 .....	823,000
In 1828 (close of the year) .....	978,000
In 1832 (say 10th June) .....	1,520,000

*Scale of Emigration.*

To British America.		To the United States*.	
1802-3, about .....	2,500	1802 .....	7,000
1810 .....	5,000	1810 .....	14,000
1815 .....	6,500	1815 .....	6,000
1820 .....	8,000	1820 .....	22,000
1824 .....	12,500	1824 .....	27,000
1825 .....	16,000	1825 .....	21,000
1826 .....	14,000	1826 .....	32,000
1827 .....	15,500	1827 .....	36,000
1828 .....	18,000	1828 .....	29,000
1829 .....	30,000	1829 .....	27,000
1830 .....	31,500	1830 .....	32,000
1831 .....	54,000	1831 .....	30,000
1832, up to 10th June	53,000	1832, about .....	30,000

\* The foregoing are taken from the Customs returns in America, and they do not tally with the Customs returns in the ports of the United Kingdom.





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**CHART OF THE ATLANTIC**  
 EXHIBITING  
 THE RELATIVE DISTANCES BETWEEN THE  
 BRITISH NORTH AMERICAN COLONIES  
 AND THE  
 UNITED KINGDOM



**A T L A N T I C**

*Line for Steam Packets, 1697 Miles*

*Lines for Sailing Ships from and to Liverpool*

*St. John to Liverpool, 2717 Miles*

*To Miramichi, 2630 Miles*

*Line for Sailing Ships to and from London, 2856 Miles*

**AZORES or WESTERN ISL**

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**CHART OF THE ATLANTIC**  
 EXHIBITING  
 THE RELATIVE DISTANCES BETWEEN THE  
 BRITISH NORTH AMERICAN COLONIES  
 AND THE  
 UNITED KINGDOM



ADOR

F OF NEWFOUNDLAND  
ENCE

C. Breton  
To Miramichi, 2630 Miles.

St. John's

A T L A N T I C

Line for Steam Packets 1697 Miles

Lines for Sailing Ships from and to Liverpool

St. John to Liverpool, 2717 Miles.

Line for Sailing Ships to and from London 2836 Miles.

AZORES or WESTERN ISLES

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THE  
HISTORICAL  
AND  
GEOGRAPHICAL  
DESCRIPTION  
OF  
THE  
EMPIRE  
OF  
RUSSIA



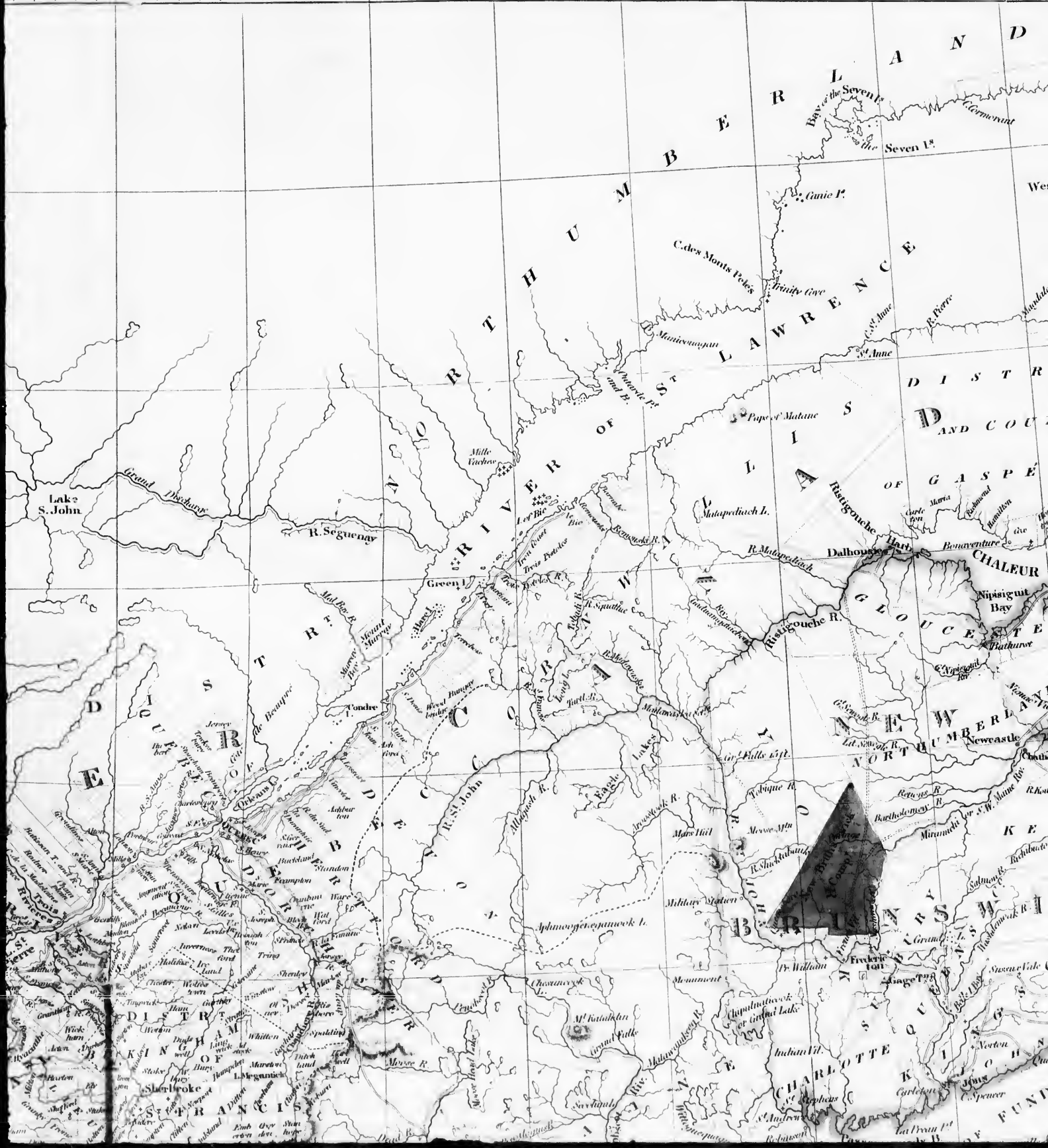




# Map of BRITISH NORTH AMERICA *WITH THE* Adjacent States.

1832.



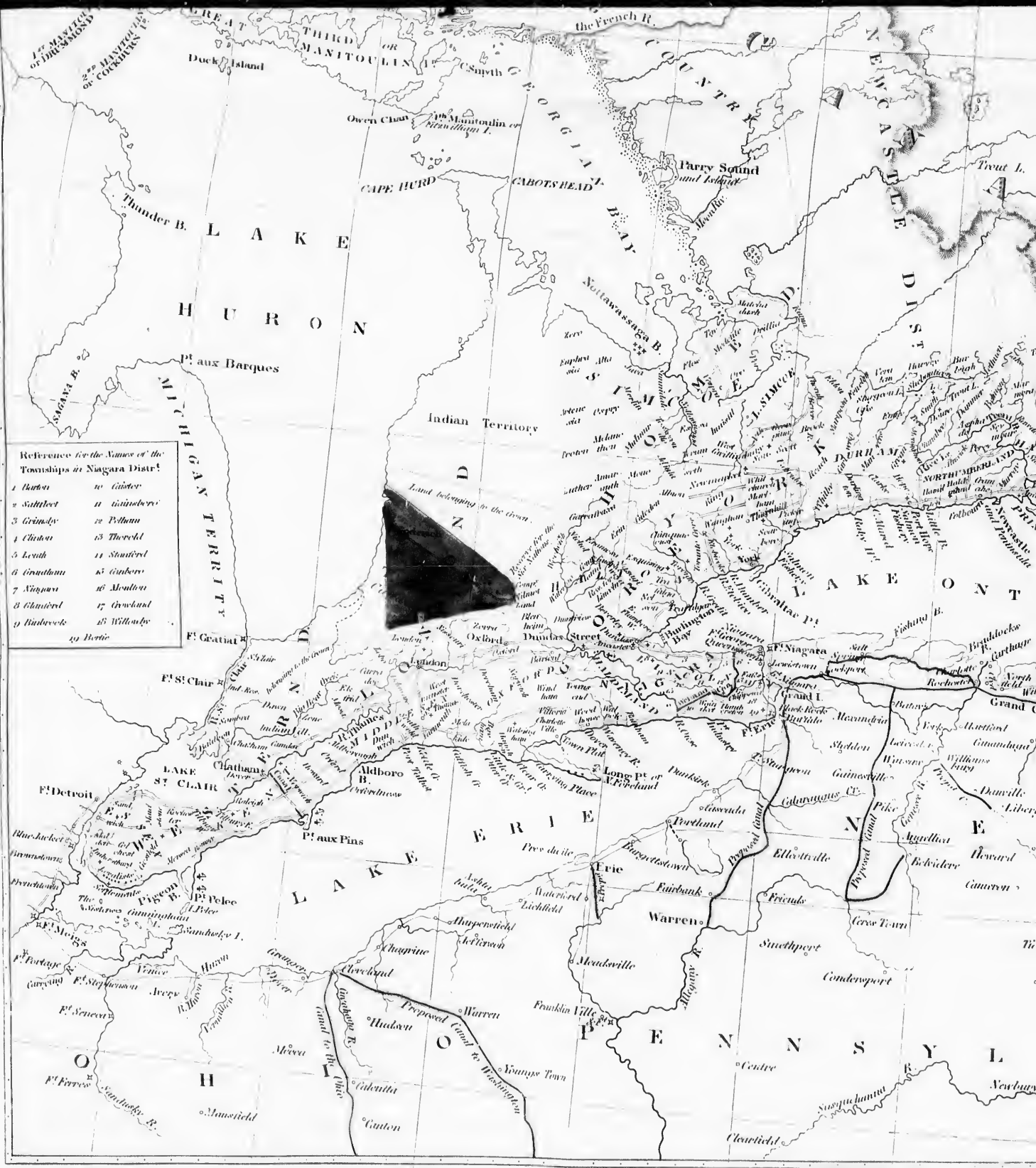




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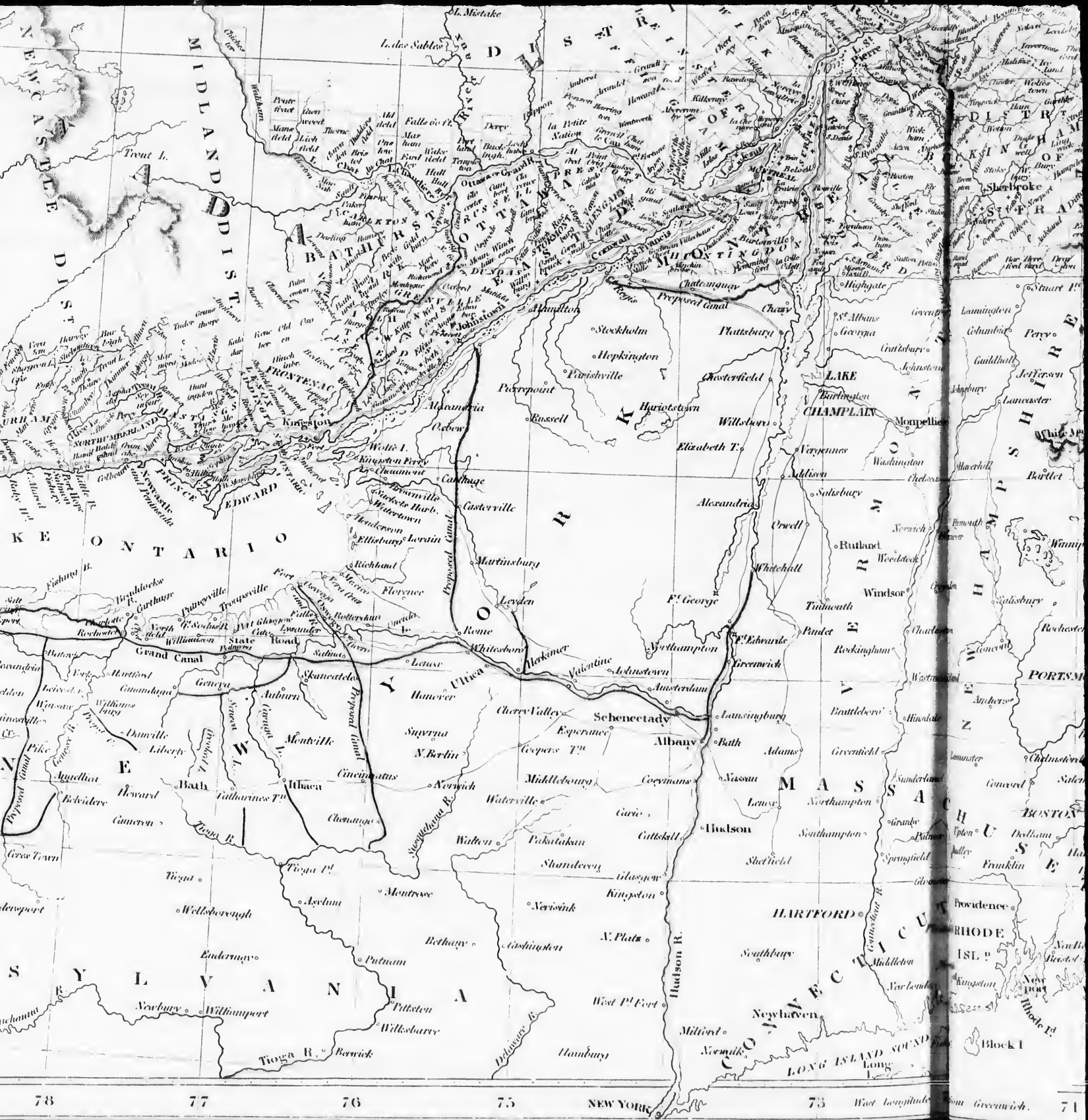
Reference for the Names of the Townships in Niagara Distr!

1 Carleton	10 Galloway
2 Saltfleet	11 Wainduberg
3 Grimsby	12 Pelham
4 Clendon	13 Thorold
5 Leith	14 Standard
6 Grantham	15 Galloway
7 Niagara	16 Meadon
8 Chatham	17 Chatham
9 Burdwell	18 Wainduberg
19 Bertie	

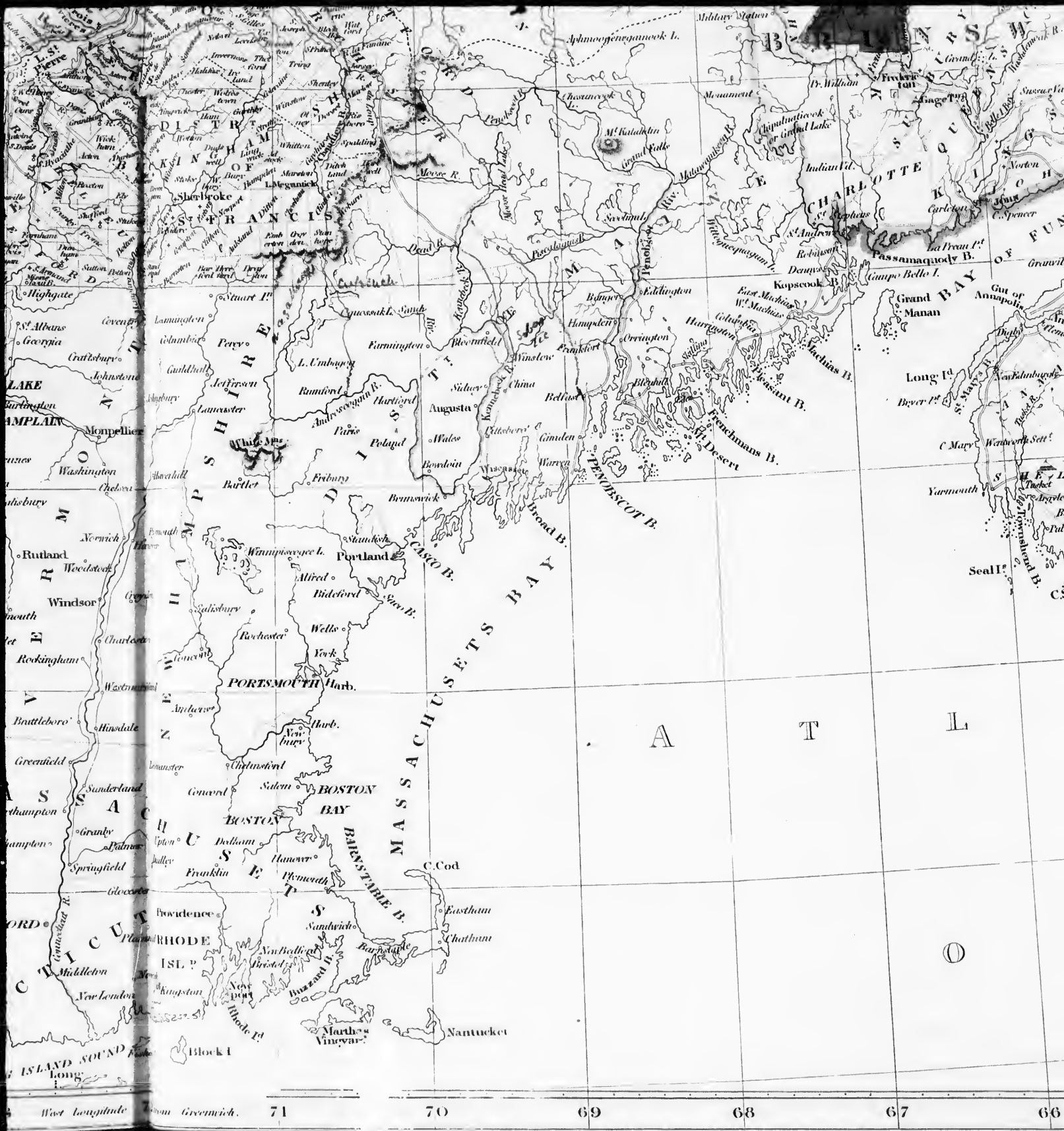


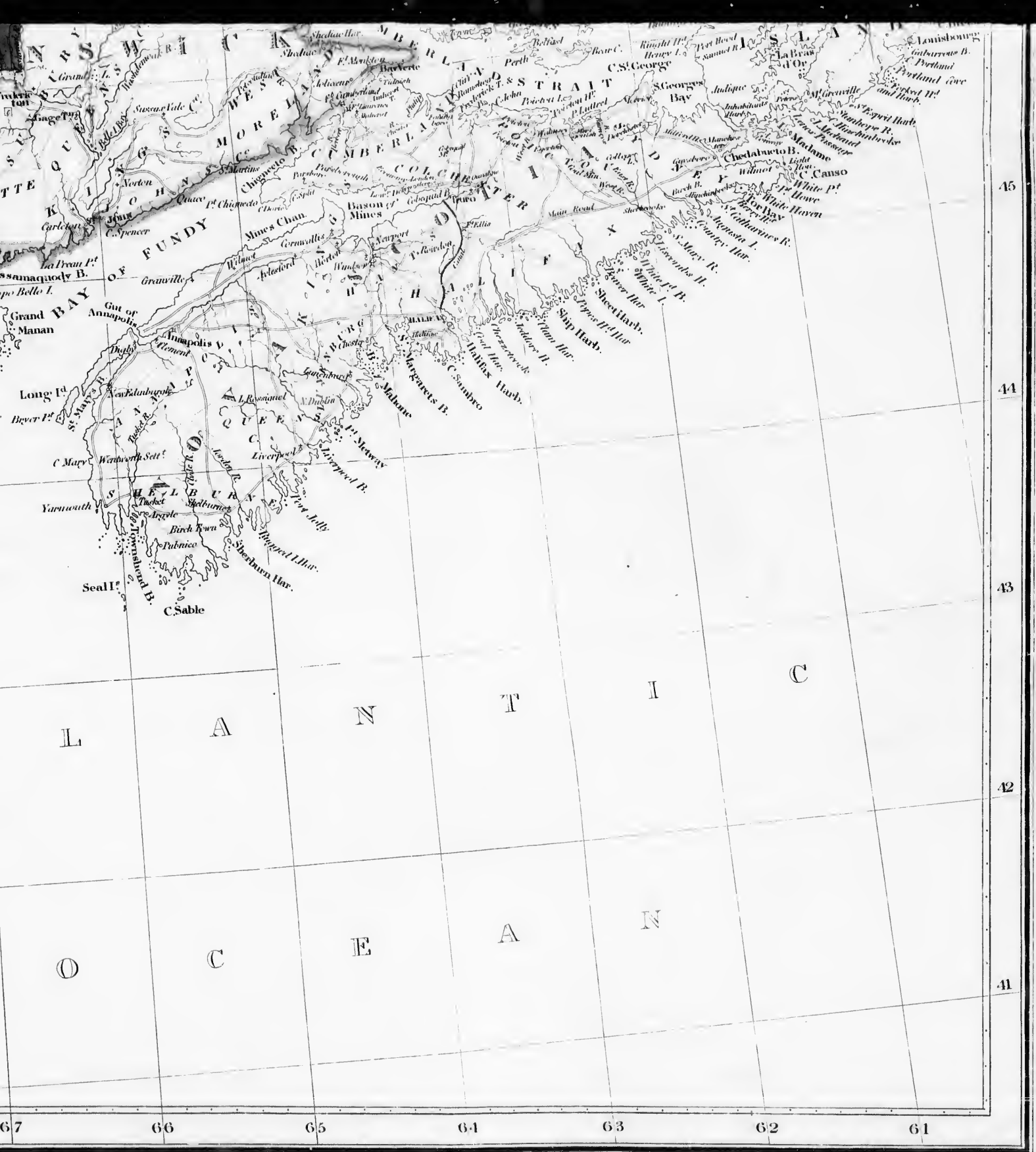
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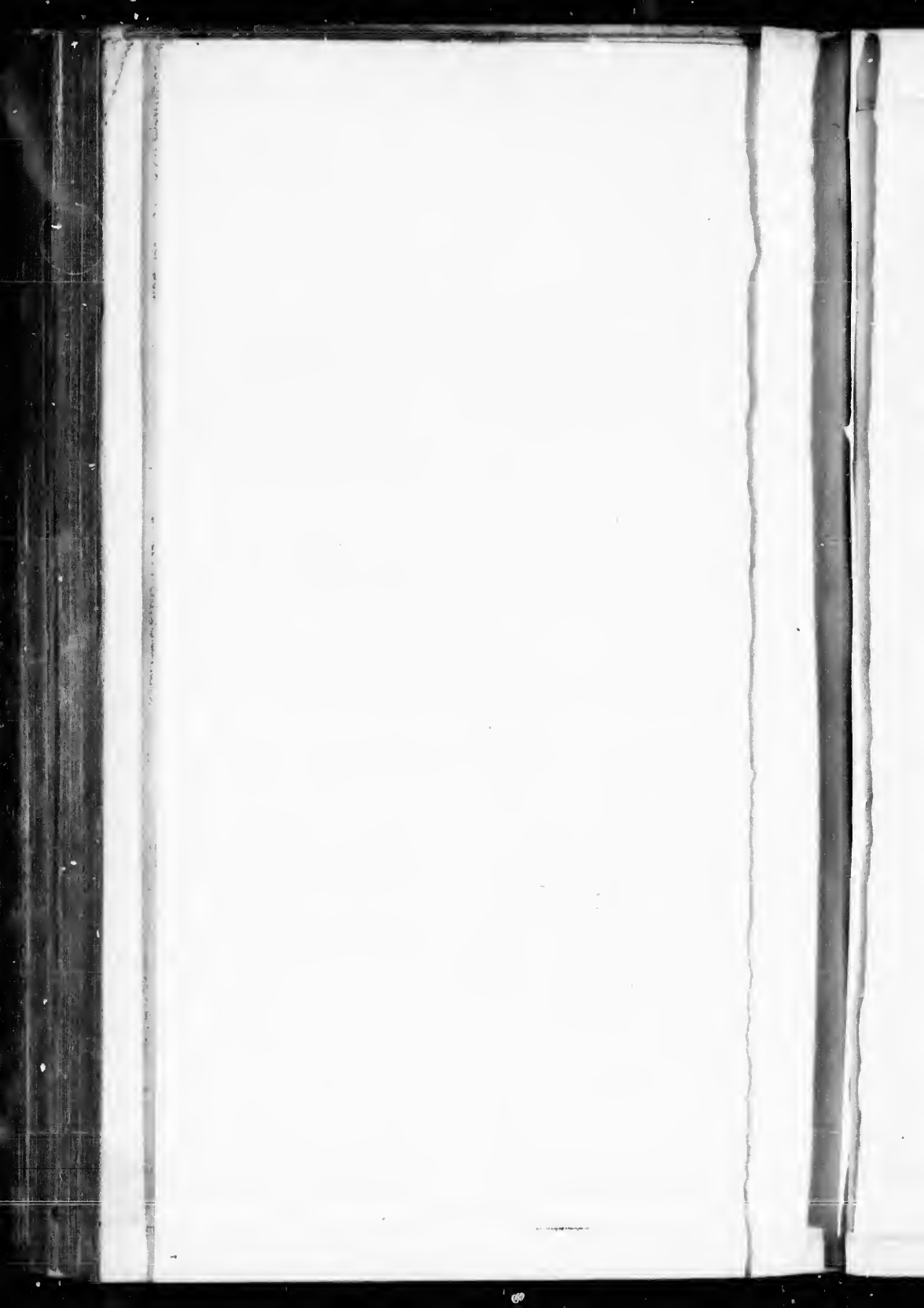
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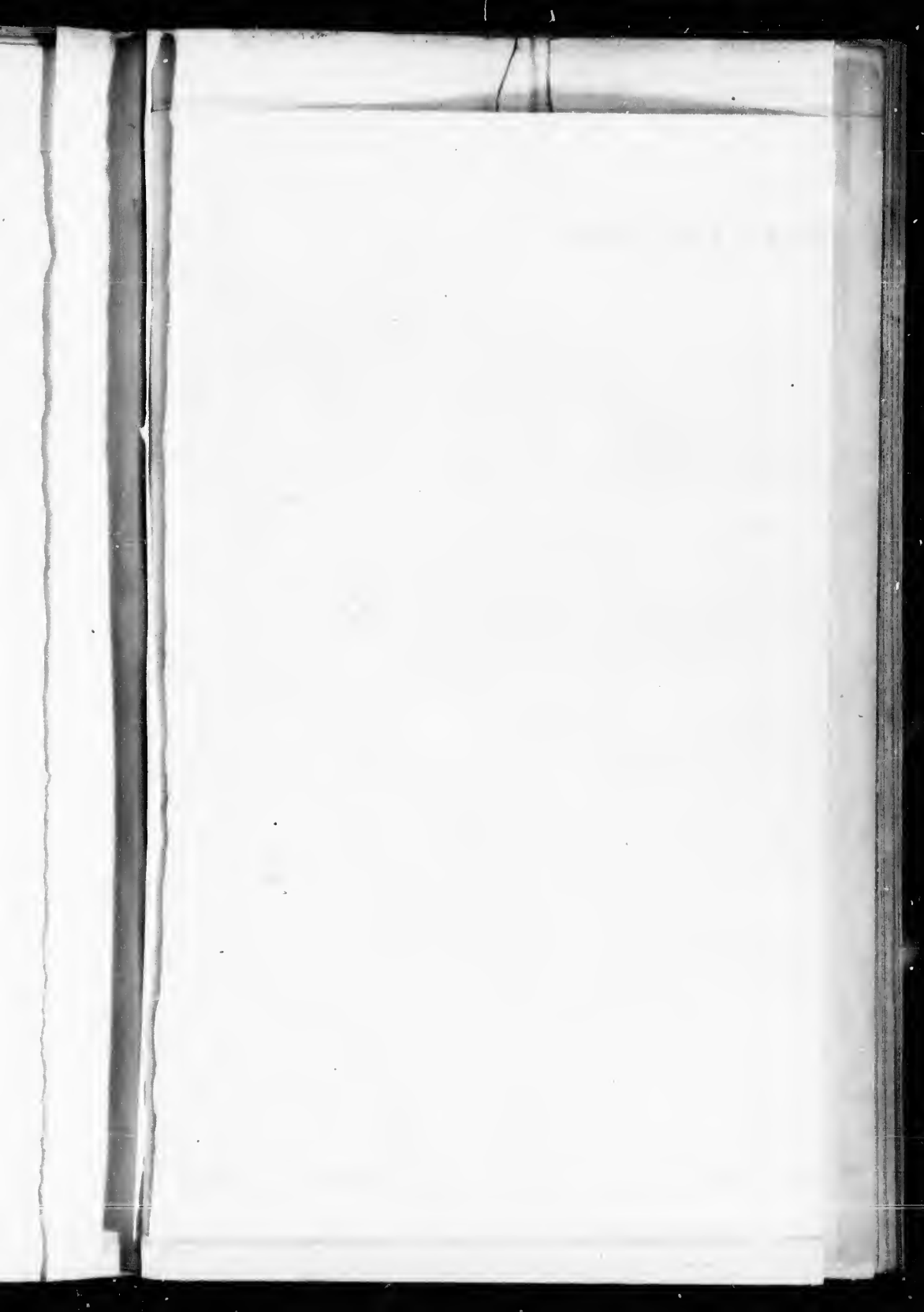
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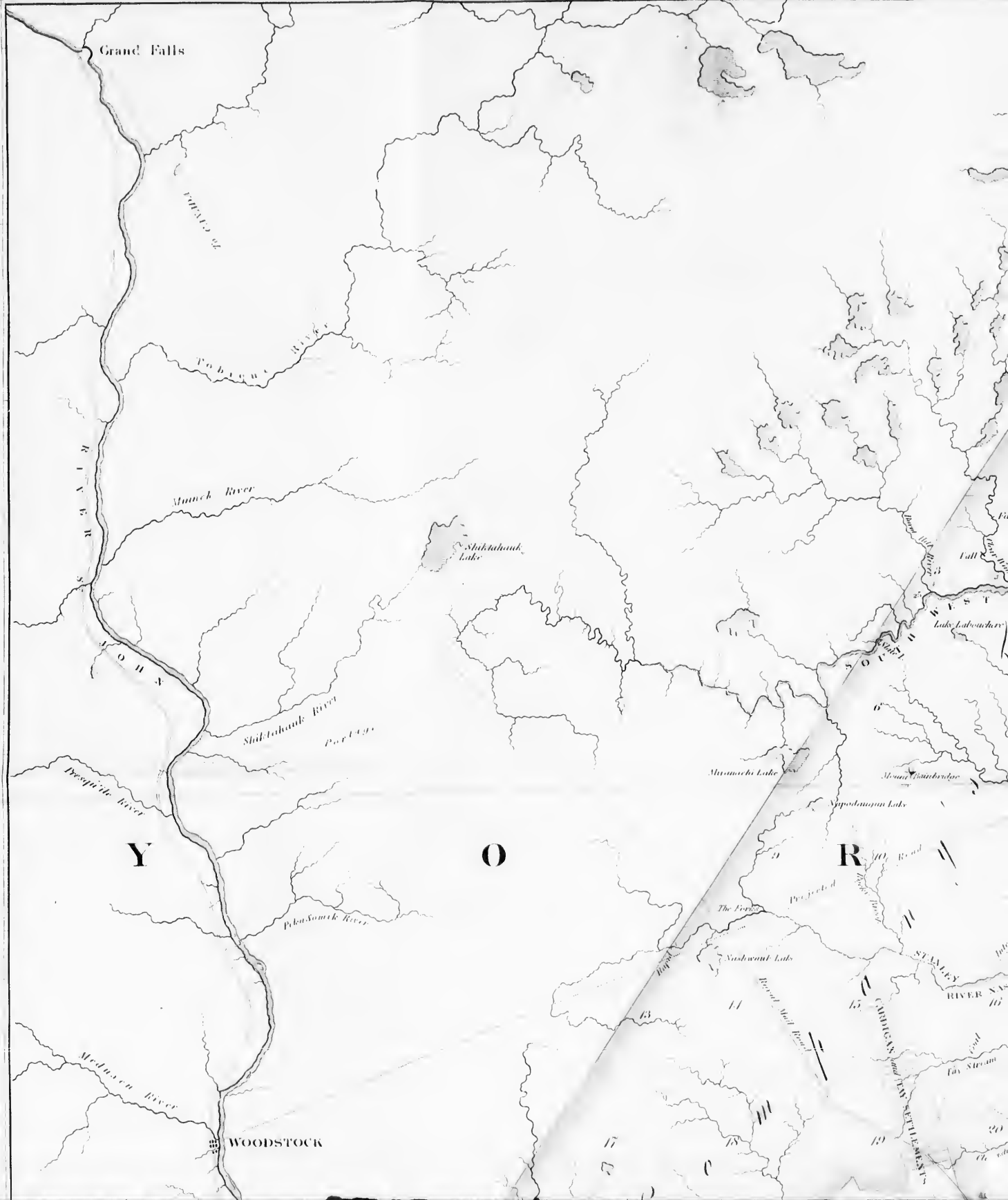
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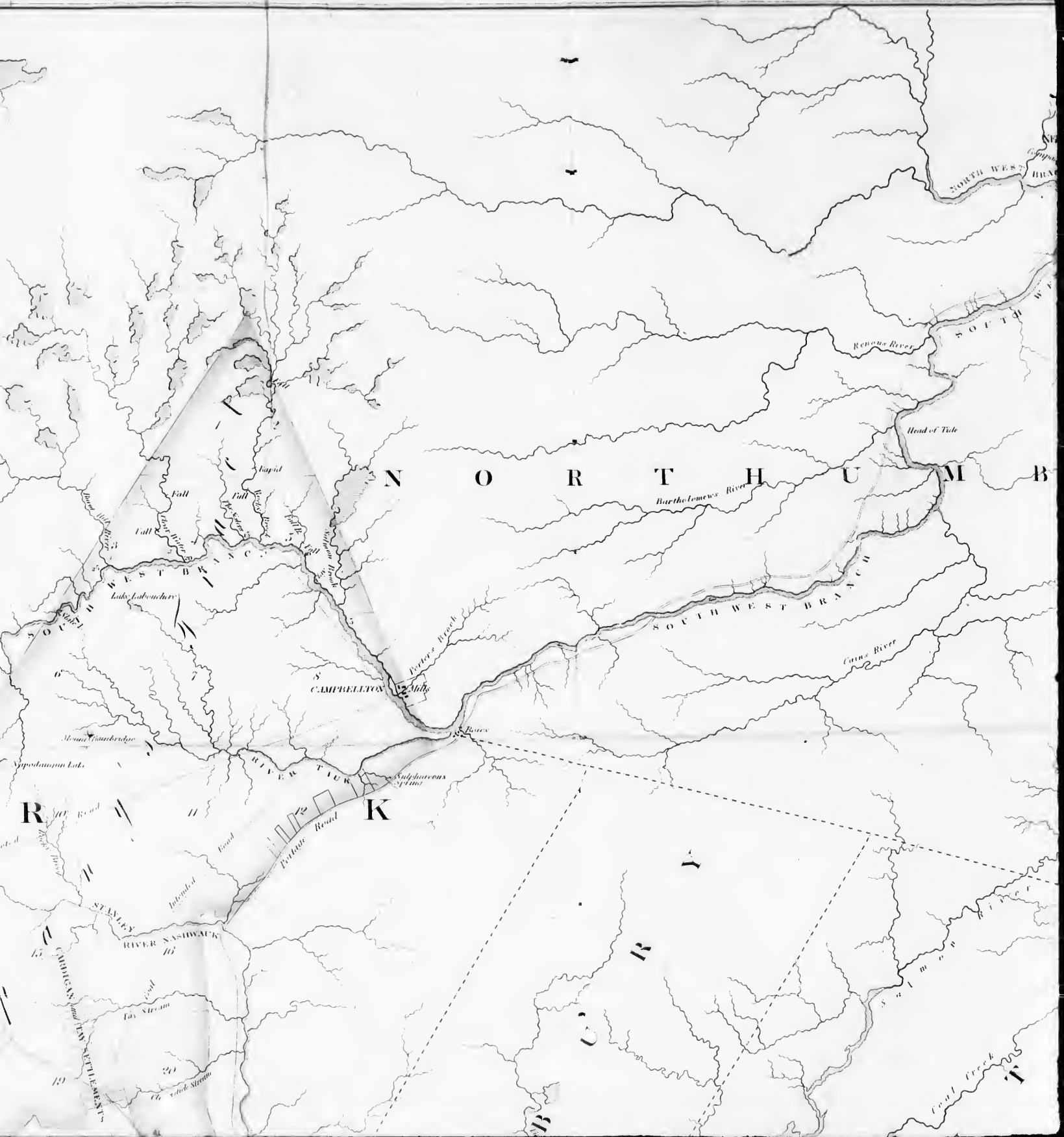
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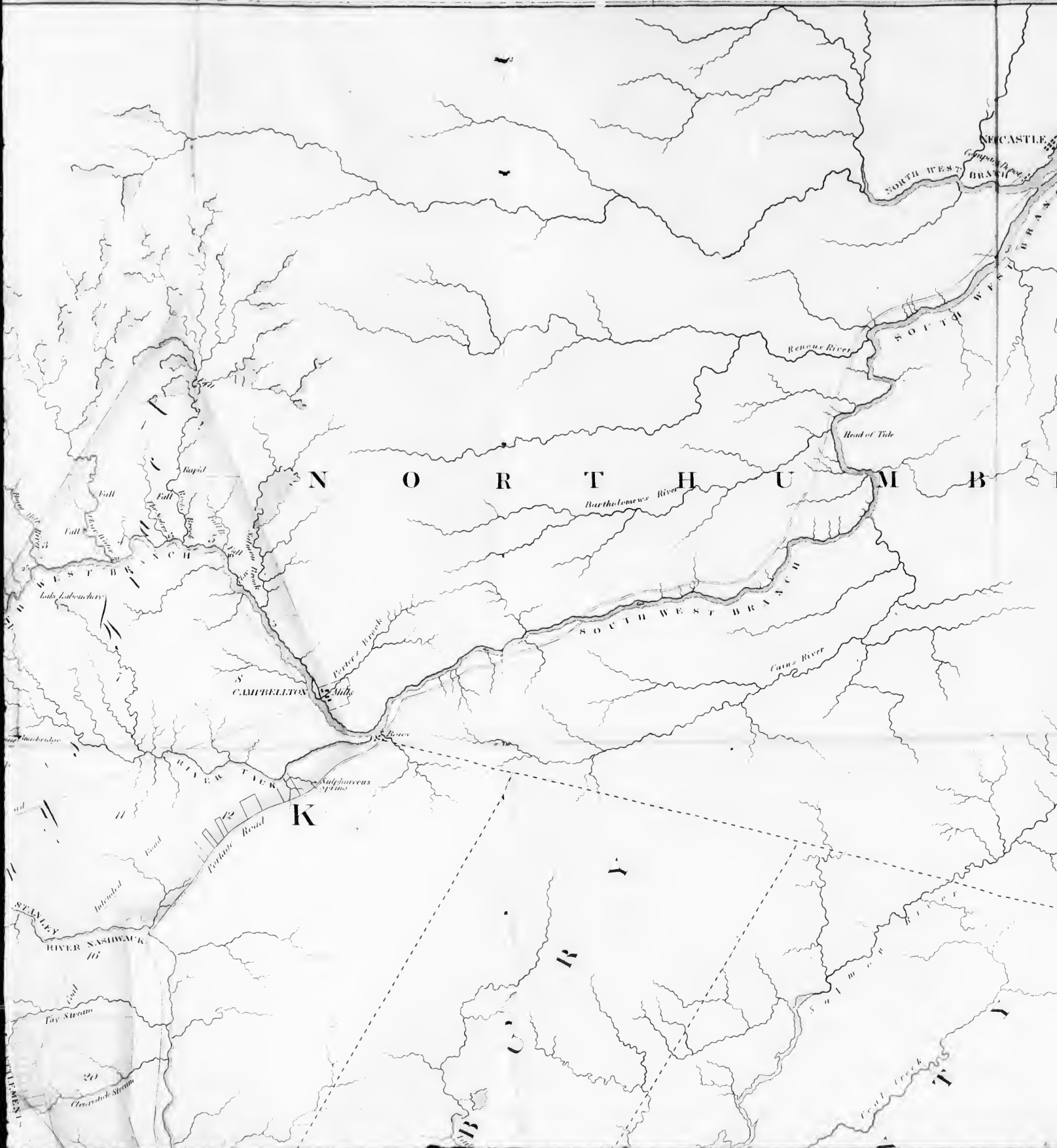




17







NEWCASTLE

NORTH WEST BRANCH

Renou's River

Head of Tide

Barthelemy's River

SOUTH WEST BRANCH

Cane River

CAMBRIDGE

Sulphur Springs

Public Road

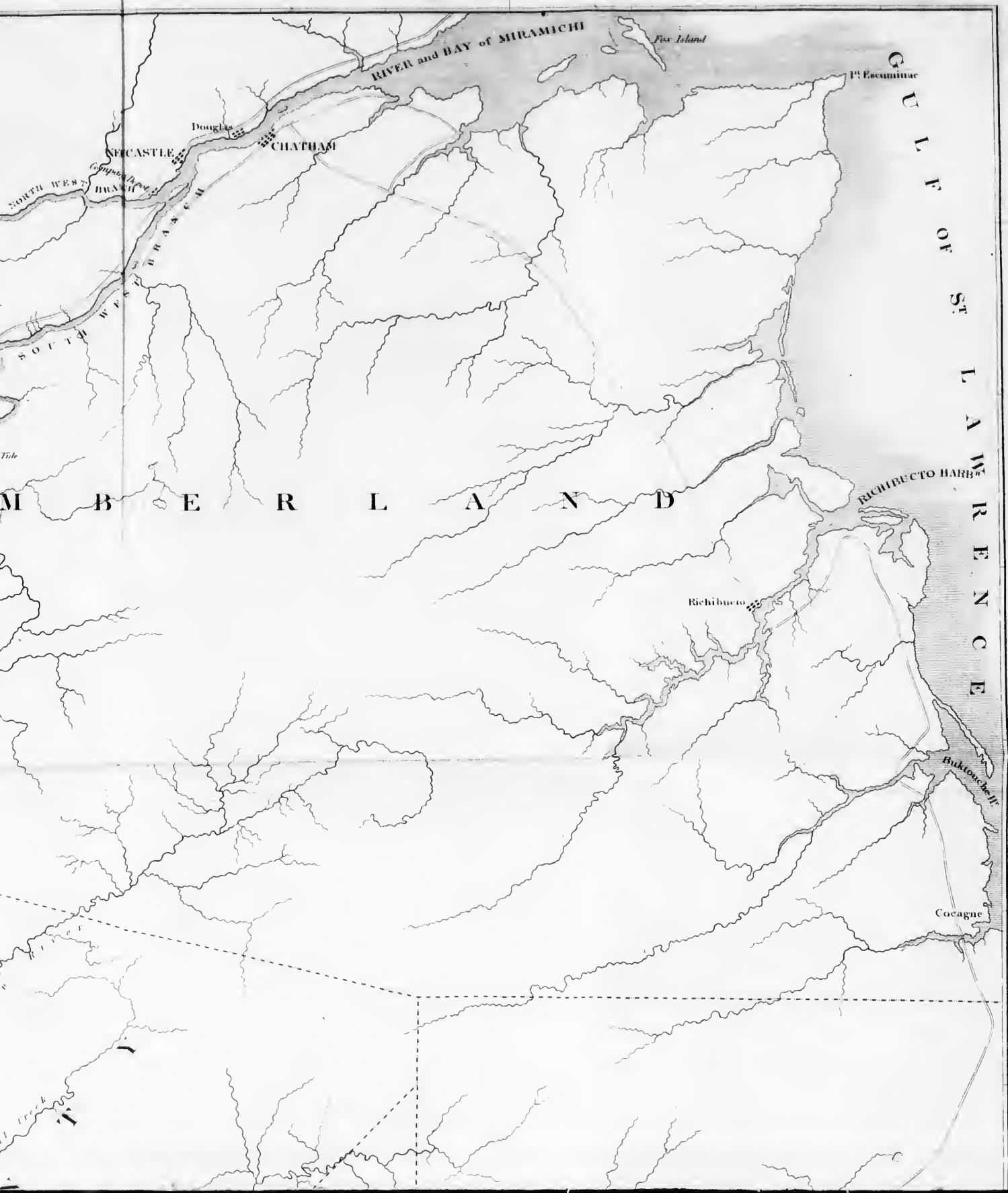
STANLEY RIVER NASHUAG

Fox Stream

Christie's Stream

WATER





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RIVER and BAY of MIRAMICHI

*Fox Island*

P. Escomitac

Douglas

NEWCASTLE

CHATHAM

NORTH WEST BRANCH

SOUTH WEST BRANCH

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RICHIBUCTO HARBOUR

Richibucto

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NEW BRUNSWICK AND NOVA SCOTIA  
LAND COMPANY.

A MAP of the COMPANY'S TRACT of LAND in the PROVINCE  
NEW BRUNSWICK.

The TRACT of LAND containing 500,000 Acres and upwards, purchased of H.M. Government in fee simple and free and common socage is situate in 47° 25' N. North Lat. and 66° 50' W. West Long. in the County of York in the middle of the Province between Fredericton on the River St. John and Chatham and Newcastle upon the River Miramichi and easy access is afforded by these noble Navigable Rivers on either side at small expense to the places of settlement upon the Land

**R. ST. JOHN** Steam Boats daily from the City of St. John to Fredericton distance 90 miles Passage 2/6 or 3/ each The distance by Land is about 65 miles

**R. MIRAMICHI** Ships of any size proceed direct from the United Kingdom with Passengers to Chatham and Newcastle Passage Boats from thence may be had daily to the Company's Settlement and Lands upon the S.W. Branch at small expense, distance 70 miles

The South West Branch of the Miramichi flows entirely through the Tract navigable the whole distance and wide as the Thames from London upwards where the Company's lands commence has numerous Tributary Streams the Land on the Banks, and for many miles back is of the very best quality the surface soil being black vegetable mould covered with deciduous Trees without underwood, Clay of the finest kind for making Pottery ware and Bricks, is found on the Banks The waters are full of Casperea Shad Salmon red Trout, Smelt and other fine Fishes

The Tunk a beautiful small stream which rises in the Company's Tract and joins the Miramichi at the lower Boundary of the lands is navigable for some miles for Barges and Canoes. The Land on and adjacent to the Banks, is similar to that of the Miramichi of the very first quality and it abounds with Salmon, red Trout, Smelt &c.

The River Nashwaak is navigable from Fredericton upwards, in Barges for Forty miles; flows entirely through the middle of the Tract from the Upper Boundary. The Land for the whole extent on both Banks is of the first quality, and abounds with a variety of Minerals, as Coal, Clay of the finest kind, Iron stone, Fire stone, Slate. Passage Boats can at all times be procured at small expense from Fredericton; distance to the first point 24 miles.

The Tay a branch of the Nashwaak flows through a fine part of the Tract on the best and Banks are coal and other Minerals and the finest descriptions of Clay. On the upper part of this Stream there is a small settlement; between which and its junction with the Nashwaak there is some rich riverside Land very inviting to settlers.

The River Keswick rises in the Company's Tract, and after flowing many miles through fine Lands, empties itself into the River St. John, above Fredericton. There is a large portion of alluvial Land at its mouth, with a flourishing settlement. It is navigable for Barges and Canoes.

The Makuquak rises also in the Tract, at the Caverhill settlement, and flows into the St. John above Fredericton. The Lands along the

Banks are good and partly settled. The Nakawick flows through the lower part of the Lands, also into the St. John. The Lands there are good, and settled. The Nashwaasis a small pretty river, flows through the Lands and joins the St. John a little way on its Banks

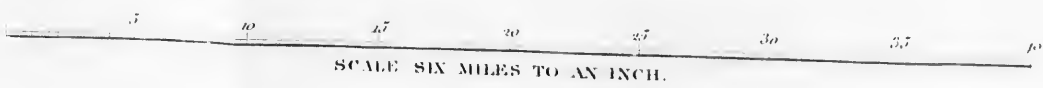
There are many other streams in every part of the Tract, and the whole may be said to be as fertile as the Springs, as can be wished.

The Lands are neither mountainous nor level, and the soil in the valleys, and on the hills, is excellent in richness by any in the West to produce Grain of every kind. Flour in the most abundant manner.

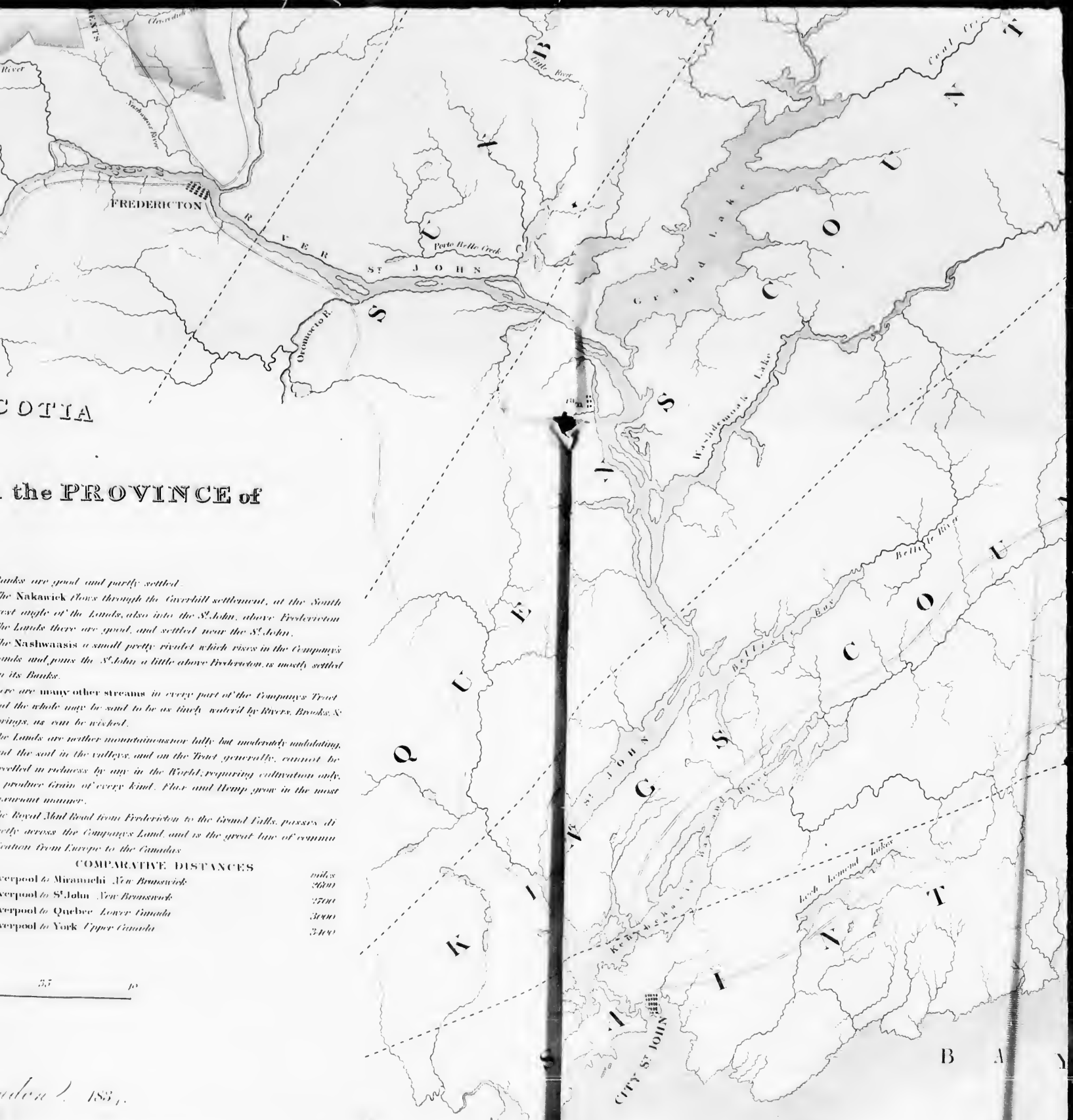
The Royal Mail Road from Fredericton to Chatham and Newcastle, crosses the Company's Land, and is a great advantage from Europe to the Canadas

COMPARATIVE DISTANCES

Liverpool to Miramichi New Brunswick  
Liverpool to St. John New Brunswick  
Liverpool to Quebec Lower Canada  
Liverpool to York Upper Canada



*Company's Office, 15, Kings Street, London, 1834.*



FREDERICTON  
 RIVER  
 ST. JOHN  
 GRAND FALLS  
 GRAND LAKE  
 the PROVINCE of

The banks are good and partly settled.  
 The Nakawick flows through the Coverhill settlement, at the South west angle of the Lands, also into the St. John, above Fredericton the Lands there are good, and settled near the St. John.  
 The Nashwaasis a small pretty rivulet which rises in the Company's lands and joins the St. John a little above Fredericton is mostly settled on its banks.  
 There are many other streams in every part of the Company's Tract and the whole may be said to be as thick watered by Rivers, Brooks & Springs, as can be wished.  
 The Lands are neither mountainous nor hilly but moderately undulating, and the soil in the valleys, and on the Tract generally, cannot be called in richness by any in the World, requiring cultivation only, produce Grain of every kind, Flax and Hemp grow in the most abundant manner.

The Royal Mail Road from Fredericton to the Grand Falls, passes directly across the Company's Land, and is the great line of communication from Europe to the Canadas

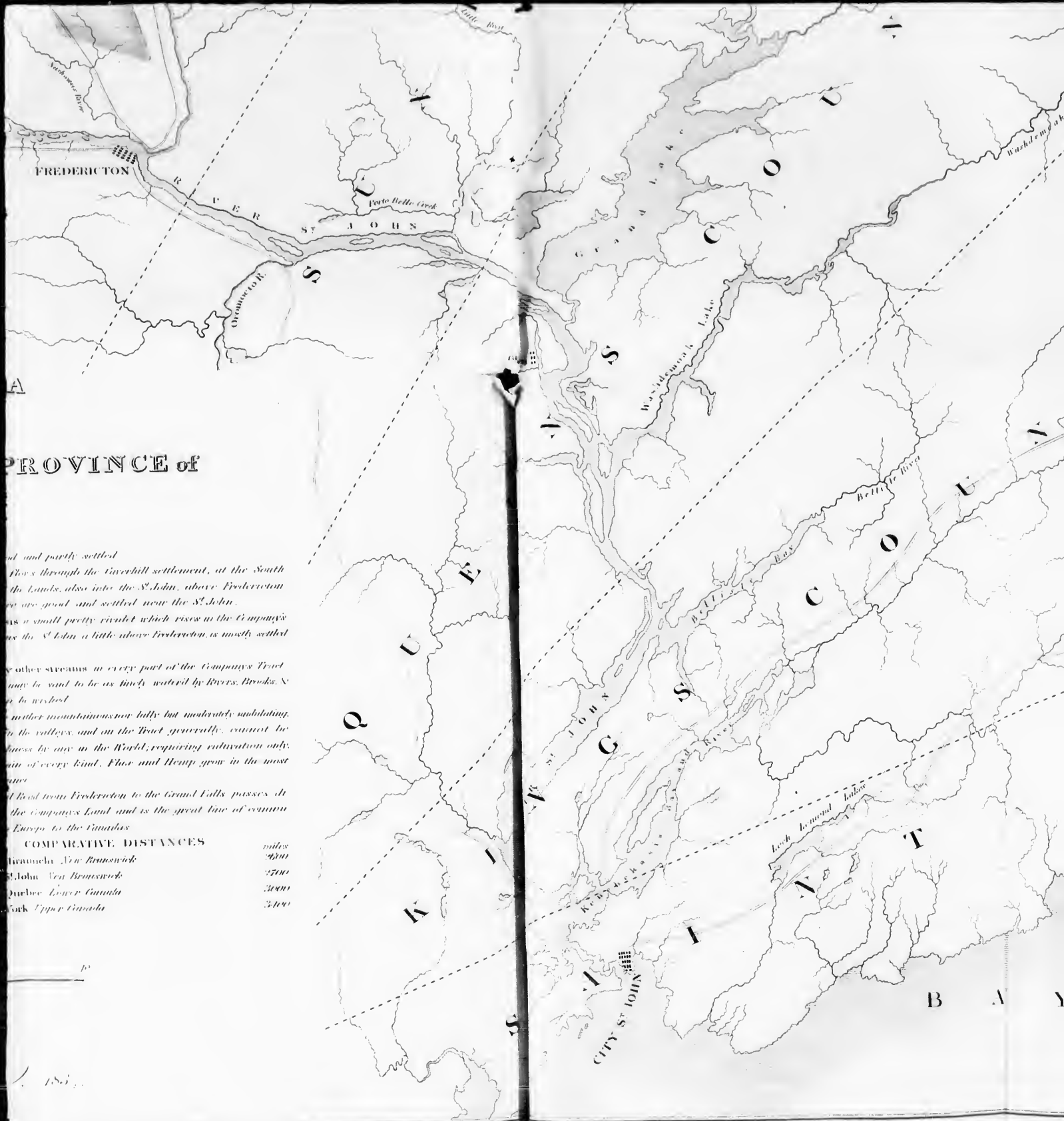
COMPARATIVE DISTANCES

Waterpool to Miramichi New Brunswick	2600
Waterpool to St. John New Brunswick	2700
Waterpool to Quebec Lower Canada	3000
Waterpool to York Upper Canada	3400

3.5 ps

London 1837.

CITY ST JOHN



PROVINCE of

and partly settled  
 flows through the Liverhill settlement, at the South  
 the Lands, also into the St. John, above Fredericton  
 are good and settled near the St. John.  
 is a small pretty rivulet which rises in the Company's  
 the St. John a little above Fredericton, is mostly settled

Other streams in every part of the Company's Tract  
 may be said to be as fully watered by Rivers, Brooks, &  
 to be wished

the mountains are fully but moderately undulating  
 to the valleys, and on the Tract generally, cannot be  
 success by any in the World, requiring cultivation only  
 of every kind. Flour and Hemp grow in the most  
 ways

A Road from Fredericton to the Grand Falls passes  
 the Company's Land and is the great line of communication  
 Europe to the Canadas

COMPARATIVE DISTANCES

	miles
Fredericton New Brunswick	2600
St. John New Brunswick	2700
Quebec Lower Canada	3000
York Upper Canada	3100

1783



