

The Opportunity for carrying this resolution into effect did not occur
until 1794, when, having received an excellent Character of Mr. Warner
then worthy as a Man of Integrity & a very diligent & accurate Surveyor,
I employed him to execute a Warrant of Survey on the same ^{land} under
Mr. Duval, which he performed very much to my satisfaction - He
carried with him Articles of Agreement which many of the Owners of
adjoining Tracts signed in Approbation of the fixing Stones, nor did I ever
hear of any person objecting to the Measure, but fixed one hundred and
six of these Boundaries, very much to the ^{the} interest of the Neighbouring Landholders.
He had directions to run the lines of all the ^{adjoining} Tracts with the Approbation
of the Owners, with the usual Allowance for Variation of the Compass, & as
found my Lines ran in two instances, into the Survey of the same from the Owners
whether lay foul of their Land, & thus completed the Survey as a very great Experience to the
Satisfaction of all concerned, as ^{best} far as I had an Opportunity of Learning - The ^{preceding}
Statement is made to convince you that no Labour or Expense has been spared to prevent
my the lines of my Land from interfering with those of my Neighbours, I shall only observe
that, as Kofi's Range calls for the Meadow with which it runs six courses, & hath only two Courses
after departing from the end of the seventh line of the meadow, where there is a stone placed
in a Mill race, until it reaches Cold Spring, viz. 5.53 & 2.24 perches to a stone, 5.10 & 1.15 perches
to the end of the ^{the} line of Cold Spring, you can have an Opportunity of ascertaining precisely
how much of that Grabbing is included in Kofi's Range, concerning the first of the two
lines, which is the 44. of Kofi's Range, an Allowance of nearly three degrees ought to be made
for the Variation of the Compass, as that Tract was Surveyed in March 1750, in the Courts of Law
it is the Rule to allow a Degree of Variation for ^{every} 20 Years - In your Case should be greatly
a help to ascertain the true location of any one line of the Survey on the Grabbing, as
the only Boundary called for is at the beginning of the Original, & the Surveyor ought
to establish a permanent Boundary at the end of the 8th line of the Original, where ^{the} lines
the beginning, afford ^{of the survey} reason to suspect that he was not an adept in his professional line,
& the Survey is admirably calculated to lead you into litigation, as the Lines are eternally
shifting their location, by clashing with the adjoining lands - It may be of some Moment
to you to consider how you can justify the removal of Mr. Warner's fence, & taking for
possession the legalty of Land which ^{is} informed hath been enclosed & cultivated ^{under}
by People holding under me more than twenty Years - On the whole I recommend to you
to accommodate your dispute with Mr. Warner as speedily on the best terms you can, other
wise a suit must ensue, attended with more trouble & Expense than the Value of the Land in dispute.

I shall only add that with the most friendly Views ^{and} candidly submitted to you
I laid before you my Opinion & Observations on the subject agitated between you &
Mr. Warner, in hopes of preventing a suit which ^{is} or will be attended with much trouble
& Expense, in which as I have made no Warranty for the Land of Mr. Warner I am not legally
interested, yet, as he is obliged to support the title made to him, which I believe to be just,
I feel myself under an honourable Obligation to give all the assistance in my power, and
regret that I will be against you, whose friendship I would ever wish to retain -
With great regard I am very respectfully your
most Obed. Serv.
M.S.

M^r. M. Duff - Jan^y. 1795