and numbered one, All that part which lies between the first line of Oversight and the Orphanage and three and one hundred and fourth lines of Caulon Nos 1 and 2 shown by green color and numbered two, and all that part covered by the Sugar House Lot" and Sugar House wharf" as delineated on the plat of said property filed in the Land Office in the Circuit mentioned herein, which I have colored green and numbered 3 I find remaining after these several exclusions two parcels of land, which I have colored brown and which are described as follows, 1 Beginning for the first piece or parcel, at the end of the Ninety fifth line of Caulon Nos 1 and 2 on the Fort Wardens Inclosing at a point in the 19th line of Oversight", and running thence binding on the 19th line of Caulon Nos 1 and 2, and at right angles to Boston Street, North forty one and a quarter degrees East two hundred and thirty five feet to the centre of Boston Street, being also in the centre of Cannon Street Extended Southerly thence binding on the 17th line of Caulon Nos 1 and 2 and in the centre of Cannon Street, North one quarter of a degree East about 14 and a quarter perches to intersect the twenty first line of Oversight" thence binding on the 21 line of Oversight reversely North 83 and three quarters degrees West about twelve and a half perches to the Sugar House property, as shown on the plat of the same made by John Snowden dated April 16th 1824 and now of record in the Land Office in the case of the Circuit vs Oversight, thence binding on the Sugar House Lot" and Sugar House Wharf as shown on said plat the three following courses viz South one quarter of a degree West eight and five tenths perches South Eighty seven and a half degrees West Seventy feet South two and a half degrees East 38 feet North 87 and a half degrees East 95 feet, South two and a half degrees East 24 feet South 87 and a half degrees West 210 feet, North two and a half degrees West 24 North 87 and a half degrees East twenty five feet, North 2½ degrees West 35 feet South 87½ degrees West 70 feet to the East line of Burk's Street extended Southerly and thence binding on said East line North one quarter of a degree East about two and a quarter perches to the 20th line of Oversight" thence binding on the 20 line of Oversight" reversely South 41 and a quarter degrees West about eleven and one third perches to the Fort Wardens Line, and thence on the nineteenth line of Oversight reversely South 48 and three quarters degrees East 22 and four tenths perches to the 1 Beginning containing two acres one rood and six square perches of land,

2 Beginning for the second piece or parcel at the end of the one hundred the line of Caulon Nos 1 and 2 and running and binding on the one hundred and first line of Caulon Nos 1 and 2 North 22 degrees East twelve perches thence binding on the one hundred and second line of Caulon Nos 1 and 2 North 4 degrees East binding about 25 and one tenth perches to the first line of "Oversight", and thence binding on the first line of Oversight" reversely South two and a quarter degrees West about thirty six and three quarters perches to the 1 Beginning containing one rood and seven square perches of land containing in the whole of the two parcels of Oversight by this amended Chapter two acres two roods and thirteen square perches of land to be held by the name of Oversight" surveyed and Amended this 30th day of September 1861.

Hubert H. Dyson.
City Surveyor.

Decision of the Commissioner of the Land Office upon hearing of the Caveat of Jos H and Edward Patterson against the Certificate of Oversight,

Jos H and Edward Patterson vs Edward H. Gelston	"Caveat vs Oversight" "Baltimore City"
In the Land Office	of Maryland,

The Caveators having sought a rehearing of this Caveat upon the ground of a material omission with reference to the actual Quantity of the property sought to be affected by the application for patent, a rehearing for the purpose of correcting the omission, was granted and the matter was finally argued in the Land Office on Tuesday the 1st day of October 1861 by Reverdy Johnson Jr Esq for the Caveators and John H. Duncan Esq for Caveatee,

The amended locations of improvements upon the disputed property as established by the Caveators Counter plat filed upon the rehearing shows a considerable portion of the land awarded to the Caveatee by the decree and order of the Commissioner of the Land Office on the second day of August 1861 to be filled up and solid land and a part of it improved by the piles whereon part of Boston Street towards the Fort Wardens line. The testimony of the witness Calvin Snowden proves the existence of these wharves and also the filling up which is not disputed by the Caveatee but it is claimed that this filling up on the construction of said wharves occurred since the Caveatee obtained the Warrant under which the Certificate of Oversight was returned and the same witness testimony corroborates his position which has also mainly admitted by the Caveators in the argument.

In the decision of the Commissioner of the Land Office in this case upon the first hearing the improvements then shown to exist upon the land in dispute were awarded to the Caveators under Act of 1745 Ch 9 Sec 14 and 1754 Ch 39 Sec 6 these improvements were found to have been in existence for nearly 54 years long before the obtaining of the Warrant in this case. The Caveators claim the additional improvements now shown, under the same Acts and the further Act of 1835 Ch 168. These acts certainly confer upon the owners of Water fronts the privilege of extending improvements out of the Water, and when improvements are made in conformity with these acts the right title, and inheritance thereof become vested in the improver, their heirs and assigns forever. The first question therefore, to be determined is, were the improvements claimed by the Caveators made in conformity to the provisions of such enactments,

It is very clear that the laws do not confer the privilege of erecting upon owners of lands bordering upon Navigable Water, Construct wharves and other improvements in front of, but detached from the Water line of their possessions. All improvements of what soever claimed under and by virtue of such laws must be extended from the shore or line of the claimant or the claim cannot be maintained. In this case the front of the Sugar House Lot" upon which the disputed improvements are claimed to have been made does not appear by the Counter plat of the Caveators to extend or be joined to such improvements. The testimony of Alex Worden a witness for the Caveators, does prove that between Hudson and Boston Streets and Cannon Street" it is all filled up fast land, but the space intervening between the front of the Sugar