

Abijah Fitch Residence Research
 Tanya Warren, with the assistance of Bernie Corcoran
 June 2005

Objective:

To understand the significance of the Washington and Genesee Sts. area properties of Abijah Fitch, Auburn Abolitionist and real estate developer, as initially represented in the 1837 map of the City of Auburn and to make a determination as to whether today's 197 and/or 195 Genesee St. were ever residences of Abijah Fitch.

Part 1: Abijah Fitch as owner/occupant of property at the corner of Genesee and Washington Streets later known as the Auburn Female Seminary.

Abijah Fitch was born about 1799 to Stephen and Hannah Betts Fitch in Otsego, Otsego County, NY. His father and mother were both natives of Connecticut and pioneer settlers of the Pierstown Village area of Otsego as early as 1790. It is not known at this time what year Abijah Fitch arrived in Auburn, Cayuga County, NY.

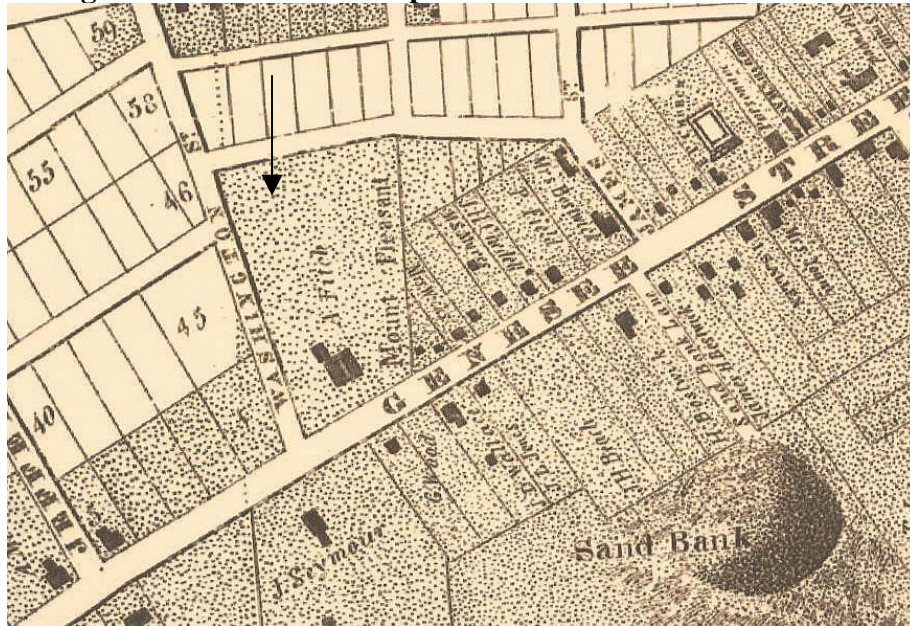
Abijah Fitch first appears in the county property records as a grantee in March of 1819, buying land from Ezra Crane (Book V, p. 381). This land is not related to the Genesee/Washington Sts. area. In 1820 only 3 Fitch males were residing in Aurelius (Auburn), NY: James P. Fitch, Erastus Fitch and Joseph Fitch, who, after a search of the immediately available online genealogical records, are of no relation to Abijah Fitch as either brothers or uncles. Further research may shed light on their possible relationship to one another. With Abijah Fitch buying land in 1819, it is possible he was living with any number of people in Auburn at that time, but no Abijah Fitch is listed in the 1820 census for Auburn (Aurelius).

Abijah Fitch married Lanah, daughter of Thomas and Sarah Martin Nelson about 1823 in NY. They had 10 children, these being Sarah S., Nelson, b. 1826 in Auburn, NY, Helen Eliza, b. 1827, Charles P., b. 1830, Henry B., b. 1832, Frances, b. 1834, Edward M., b. 1836, Cornelia, b. 1838, Horace B. b. 1839 and Emma, b. 1842.

Abijah (A.) Fitch's name is on the large corner lot on the corner of Washington and Genesee Streets in this early map of Auburn. Along the east line of the property is the name "Mount Pleasant".

Eight smaller homes are lined up along Genesee St. heading east to James St.

1837 Hagaman & Markham Map¹:



This corner property was originally the home of Robert Dill, built, according to his daughter Mrs. Deborah Bronson, in 1809.² The Auburn Daily Bulletin, as part of its “Auburn 65 Years Ago” sketch, claimed, “On the north side of Genesee St., the houses extended no farther west than the corner of what is now Washington St. Here **the Dill brothers** (presumably Robert and Samuel) had built a house, which was considered the grand one of the village”.³ According to Mrs. Bronson, “There I passed my childhood, and lived until I was married in 1829.” She further relates that Robert Dill died in 1813 and her mother died in 1820. On page 91 of Mrs. Bronson’s memoirs, she writes, “After our return from school, (a Quaker boarding school “kept by Uncle Caleb McKeel” in Skaneateles.), we continued to live in the Mount House with my Uncle Samuel (Fitch), until he moved to Camillus, (before 1830). After my marriage (1829) **it was sold to Abijah Fitch, and having changed owners several times, it was finally used as a young ladies seminary, until it was destroyed by fire in 1849.**”

Evidently, Abijah Fitch sold this property to Truman McMaster on 20 April 1836. Although no property deed can be found for this transaction, a mortgage found in Mortgage Book W, p. 194 states that the property being mortgaged is “the same as conveyed this day **to Truman McMaster from Abijah Fitch. In Deed Book 56, p. 294-295**, which includes the Genesee St./Washington St. corner property description, it shows that within a year, (March 20, 1837), Truman McMaster then sells the same property **BACK** to Abijah Fitch, George B. Throop and John M. Sherwood. On the same day, Abijah Fitch, George Throop and John Sherwood then sell the same property to “The Auburn Female Seminary”. (Deed Book 56, p. 295-297) This deed includes detailed

¹ From a reprint courtesy of the City of Auburn Engineering Department.

² “Recollections of My Early Life” by Mrs. Deborah Bronson. Cayuga Co. Historical Society, Vol. 7, 1881.

³ Auburn Daily Bulletin, Thursday Jan. 4, 1877. “Auburn 65 Years Ago: A Historical Sketch...1812”

records of the formation of the Auburn Female Seminary Association. The property was to be held in trust by Abijah Fitch, Throop and Sherwood, with these three being included in the 40 men associating to form the Auburn Female Seminary. Of special interest to this report, along with the signatures and offers of stock in the association, are 2 notes alongside the entries of Edward E. Marvin and T. J. McMaster. Marvin states, “**on condition the Fitch House is selected for the sight.” Also McMaster stating, (along with the largest share by far of 100 shares, the others being 5 and 10), “provided said Trustees purchase my house and seat now occupied by Abijah Fitch”.**

In conclusion, Abijah Fitch’s association with the property in the 1830’s, at the corner of Genesee and Washington has been exposed both through the memoirs of the daughter and niece of the original owners Robert and Samuel Dill and through the transactions leading up to the formation of the Auburn Female Seminary. From these sources, it can be safely assumed that Abijah Fitch owned the property and house at this corner from between 1829-1830 (when sold to him after the marriage of Mrs. Bronson and after Samuel Dill left for Camillus) and until 1836 when Abijah sells it to Truman McMaster. McMaster then evidently owns and occupies it until 1837 when he sells it back to Fitch, et al, for the establishment of the Auburn Female Seminary. That the 1837 map of Auburn by Hagaman and Markham marks the home as that of A. Fitch reflects these conclusions.

Although the original house standing on this property burned in 1849, this was the site of Abijah Fitch’s home from 1830 to 1836. It was also the site of the Auburn Female Seminary from 1837 to 1849 for which Fitch was a founding trustee.

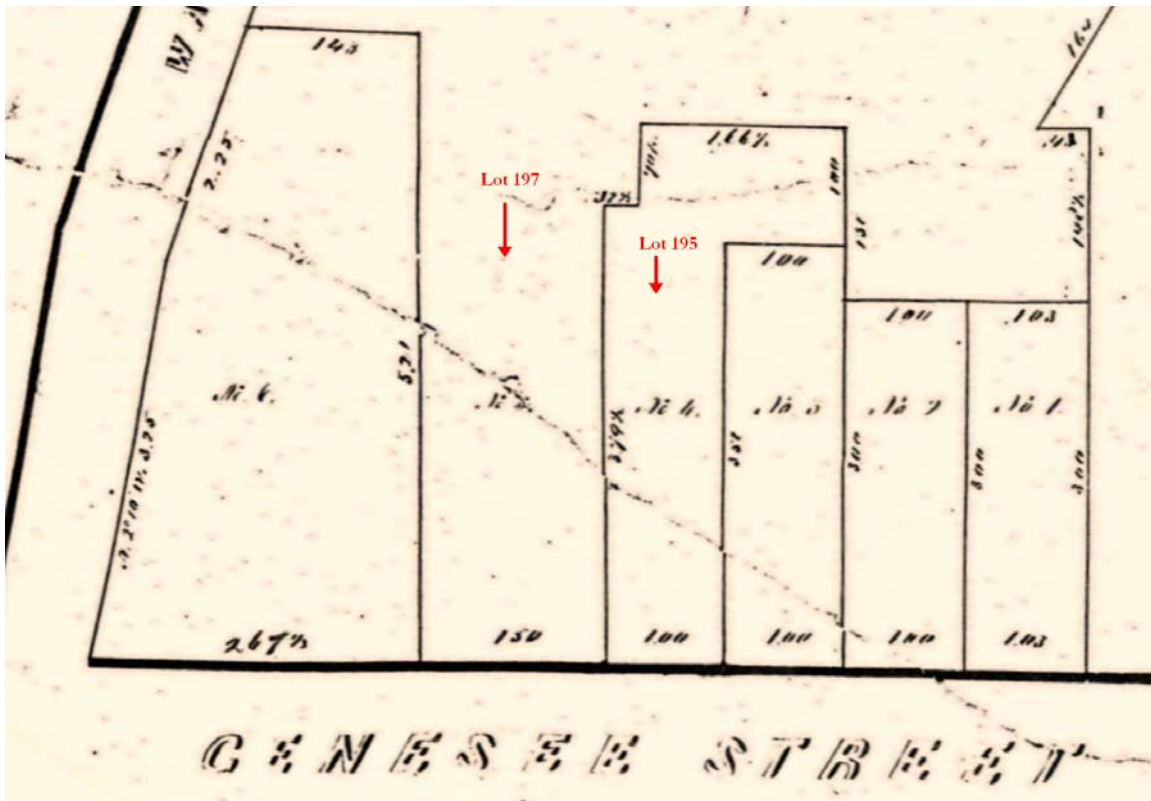
Part 2: 197 and 195 Genesee Street-can either of these homes be proven to be residences of Abijah Fitch?

The objective in this next section of the project is to determine, if possible, whether Abijah Fitch ever occupied two early homes that are today known as 197 & 195 Genesee Street, both directly east of the original Auburn Female Seminary property.

We now know that the Dill House/Auburn Female Seminary building as identified in the 1837 map as belonging to Abijah Fitch burned in 1849 and is therefore **excluded** as being either today’s 197 or 195 Genesee Street.

On the 6th of May in 1836, Abijah Fitch commissioned a survey map⁴ of his property at the corner of Genesee and Washington Streets.

⁴ Cayuga County Clerk’s Office. Map 1-50. “A Map of the Village of Auburn on Lot #46 owned by Abijah Fitch, ... May 6, 1836. Surveyor, H. W. Blanchard.



The date of this survey map is significant as it relates to Abijah Fitch's ownership status to this entire corner area as early as 1836 and was made at almost the same point in history as the 1837 Hagaman & Markham map.

Abijah Fitch's sale of the Female Seminary property reflects measurements that coincide with the measurements of Lot # 6 on the Blanchard survey map. Lots # 5 (197 Genesee St.) and #4 (195 Genesee St.) were created out the original, large Dill Estate (see 1837 Hagaman & Markham map) and front along the north side of Genesee Street.

The deed histories of these 2 properties are separate and defined from the present back to 1867 and then merge into one, four-part deed representing the sale of both 195 and 197 Genesee St. and the adjoining back, northern parcels to the wife of Jesse Ives Parsons and their daughter Eva Parsons. (**Deed City Book 117, 456-459**). The Administration papers and will of Spencer Parsons (Wills, Book I, p. 46), contains details of the transfer of the property at 197 Genesee St.

From 1867 back, Abijah Fitch is found as grantor for all parcels related to 197, 195 & 193 & 191 Genesee St. The first is found in 1839 with the sale of today's 191 Genesee to **Benjamin Ashby (Book 60, p. 338)**. In 1841, Abijah Fitch sells 193 Genesee St. to Israel F. Terrill. (**Deed Book 63, p. 498**). In 1842, A. Fitch sells 195 Genesee St. (**Deed Book 66, p. 120**) to **Spencer Parsons** and Daniel Hewson (Mayor of Auburn) with express instructions that "when a dwelling house is put on said lot that the front...shall not be placed within 50 feet of the north side of Genesee St. and the house shall have a

value of no less than \$1500.00”. In 1844, Spencer Parsons and Daniel Hewson then sell 195 Genesee St. to Jesse Ives Parsons. (**Deed Book 68, p. 207**). There is a big jump in value from the sale of this house from A. Fitch to Parsons and Hewson –for \$1200.00, to when Parsons and Hewson sell to Jesse Ives Parsons- for \$3800.00 and minus the comment about building restrictions. **This is evidence that 195 Genesee St, was built between 1842 and 1844 and that it was NOT the home of Abijah Fitch.**

In 1846, Abijah Fitch sells 197 Genesee St. (and adjoining land in the back bordering on Washington St. and Lots 8-10, 13-17 and the back yards of Terrill and J. I. Parsons) to Spencer Parsons for \$9300.00. (**Deed Book 72, p. 514**).

From 1836, when Abijah Fitch acquired the Genesee and Washington Street lots, to 1846, when he sells 197 Genesee to Spencer Parsons, the deed descriptions for 193 and 195 both reference “the east side of the east corner of Abijah Fitch’s dwelling or cellar.” We know that between 1837 and 1849, the Auburn Female Seminary was in operation, so we exclude this building as being the reference point. Abijah Fitch is in possession of 197 Genesee St. until 1846, when he sells it to Spencer Parsons for a large sum of money (\$9300.00). This large sales figure represents not only the additional lots associated with the deed but also likely reflects the presence of a substantial structure on some part of the land being sold.

The measurements used in the 193 and 195 Genesee St. deeds are 1 and 2 chains, 38 ½ links respectively from “the east side of the east corner of Abijah Fitch’s dwelling or cellar.” As shown in the maps produced by Bernie Corcoran, senior map technician of the Cayuga County Real Property Services department, these 2 measurements bring the reference point to within 15 feet of the east corner of the east side of the house at 197 Genesee St. Mr. Corcoran’s superimposition of a current aerial photographs over the original 1836 survey map along with the addition of calculated measurements of the various deeds concerning 193, 195, and 197 Genesee St. shows there to be an unavoidable measurement discrepancy due to past and present lot measurement inaccuracies, dating back to the original 1836 Survey Map of Abijah Fitch. This could account for the 15-foot discrepancy in today’s measurement from the southeast corner of 195 Genesee St. to the southeast corner of the 197 Genesee St. house standing today.

In addition to these matches made in the deed and property measurements, the 1840 census of Auburn shows Abijah Fitch listed next to Benjamin Ashby, the man he had sold 193 Genesee St. to in 1839. At this time, (1840), 195 Genesee St. would have yet to have been built. Therefore, Benjamin Ashby and Abijah Fitch would have indeed been neighbors. Through the acts of deed research, map and deed measurement plotting and the use of the 1840 census, it can be concluded that 197 Genesee St. was built by and lived in by Abijah Fitch between 1837, (after the sale of his property (the Dill House) to the Auburn Female Seminary) and 1846 when he sells this lot and many associated lots fronting Washington and in the rear of Genesee St. lots to Spencer Parsons. The house standing at 197 Genesee St. today reflects the architectural style of this time period.

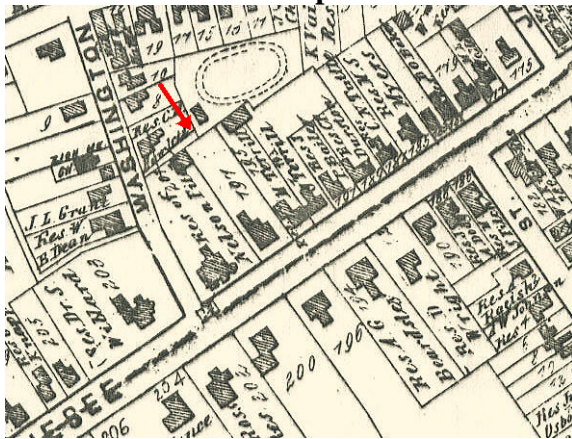
After the sale of his 197 Genesee Street home, Abijah Fitch moved his residence to the south side of Genesee St. This address was, historically, 216 West Genesee St. Karen Bove, volunteer librarian at the Cayuga Museum, found a photo of the house at 216 West Genesee with a history written on the back. From this history we learn that Abijah Fitch bought the homestead of early Auburn pioneer Nathaniel B. Garrow sometime after Garrow's death in 1841. The house and farm was replaced around the turn of the century by city homes dating to about 1910 that still stand today. Abijah Fitch, by the 1880 census had moved in with his long-time friend and business associate, Daniel Hewson.

This homestead can be described as belonging to Abijah Fitch from about 1846 to 1880.



Photo courtesy of the Cayuga Museum.

As a point of interest, it is known that Abijah Fitch's son, Nelson, built a large brick home on the site of the Dill/Fitch House/Seminary building between 1850 (living at Abijah's home at age 24) and 1857, when he appears in the 1857 Auburn directory on "201 Genesee". This would coincide with the opening up of the Seminary property after it burned in 1849. Abijah Fitch had been holding the Seminary land in trust after its establishment in 1837, so a sale to his son would seem natural. Nelson was still living in this house in 1871 as can be seen in the following map:

1871 W. W. Ritchie Map⁵:

⁵ P. A. Cunningham Map of 1871 published by W. W. Ritchie of PA, courtesy of the City of Auburn Engineering Department.

Deed History of 197 Genesee Street



Current Owner:
J. Richard Lesch

Deed Book 967, p. 300
Date: 22 August 1997

U.S. Internal Revenue Stamp Affixed

P 694-Quitclaim deed; ind. or corp.

(2172

JULIUS BLUMBERG, INC. LAW BLANK PUBLISHERS

This Indenture

RECORDED BY CLERK August 22 1997

Between Jeannette L. Pacelli
250 Owasco Road
Auburn, New York 13021

37 SEP 18 P 3:16

party of the first part, and

J. Richard Lesch
103 North Main Ave
Auburn, New York 13021

party of the second part,

Witnesseth that the party of the first part, in consideration of

One Dollar -----Dollars (\$1.00)

lawful money of the United States,

paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all

THAT TRACT OF PARCEL OF LAND in the City of Auburn on the north side of Genesee Street and Beginning at a point in the north line of Genesee Street 175 feet easterly from the intersection of the east line of Washington Street with the north line of Genesee Street; running northerly at an interior angle of 90° with the north line of Genesee Street 278.86 feet to a point; thence easterly at an interior angle of 90°26' with the last described line 99.03 feet to a point; thence southerly at an interior angle of 88°34' with the last described line 281.34 feet to the north line of Genesee Street; thence westerly at an interior angle of 90°00' with the last described line 99 feet along the north line of Genesee Street. Together with the perpetual right to the use of said laneway to Washington Street, 22 feet in width and to construct and forever maintain a sewer therein as reserved in a deed from M. Eva Hollister to Catherine McConnel, dated January 25, 1902 and recorded in Book 32 of City Deeds at page 78.

BEING the same premises conveyed to David G. Nangle and J. Richard Lesch by deed dated June 24, 1988 and recorded in the Office of the Clerk of Cayuga County in Book 763 of Deeds at Page 197.

-0-
300
299
REC-967

Deed Book 763, p. 197 and Book 734, p. 312

Tri-City Realty Investments to David G. Nangle and Richard Lesch

Dates: 1988 and 17 March 1987

Description: Same as that in Deed Book 967, p. 300

Deed Book 693, p. 38

Frank and Louise DeFurio to Tri-City Realty Investments

Date: 12 March 1985

Description: Same as that in Deed Book 967, p. 300

City Deed Book 83, p. 240

Paul Murphy to Thomas DeFurio and Paul Murphy

Date: 15 April 1946

Description:

Beginning at the north line of Genesee St. at the SE corner of the premises of Jessie Whitney and about 175 feet easterly from the intersection of the east line of Washington St. with the north line of Genesee St.; running thence northerly in a straight line at right angles to Genesee St., along said Whitney's east line **and the east line of another premises formerly belonging to the Auburn Female Seminary** 5 chains, 21 links to the south line of a laneway now known as McConnell Ave. (formerly Parson's Lane); thence easterly along the south line of the laneway 1 chain, 1 link and a fraction to the northwest corner of premises now or formerly (1936) of Frances G. Barker; thence southerly parallel to the said first described line along said Barker's west line 5 chains, 24 links to the place of beginning.

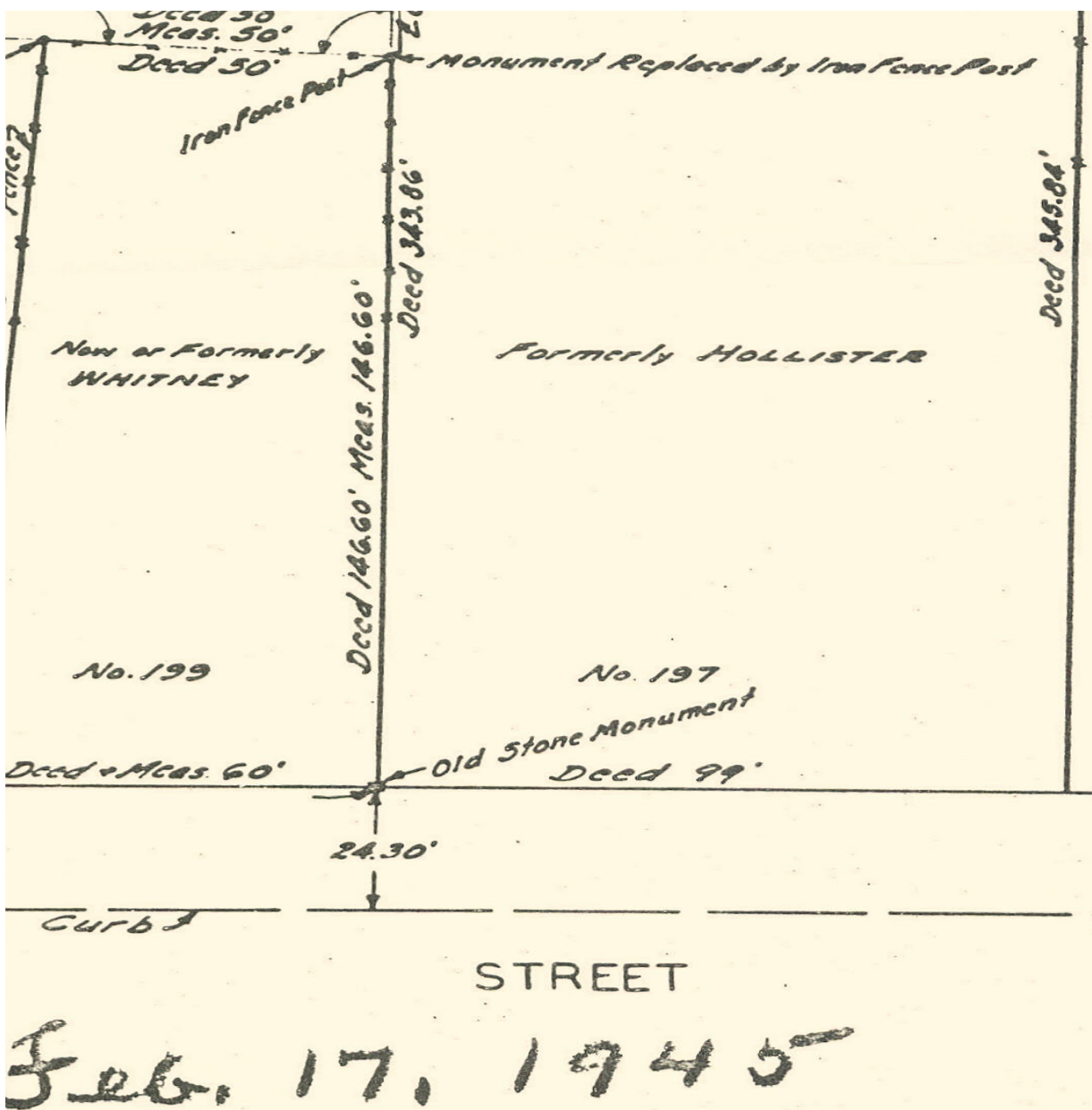
Being the same as conveyed to Paul Murphy by John Tabor and Maurice D. Richards as trustees for the benefit of Dorothy Case Whitehouse, under Item 4 of the last will and testament of Willard E. Case, by deed dated 30 March 1946 and recorded in City Book 83, p. 136.

City Deed Book 83, p. 136

John Tabor and Maurice D. Richards to Paul Murphy

Date: 30 March 1946

Description: Same as City Deed Book 83, p. 240. Makes reference to a survey map⁶ by J. Tehan for H. and E. Tamburo made in 1944 showing "no. 197 as "formerly Hollister".



⁶ Cayuga County Clerk's Office, Map I-75

City Deed Book 71, p. 395**John and Gertrude Tabor to John Tabor and Theodore Case**

Date: 31 January 1936

Description: The same as above but excluding any reference to the Auburn Female Seminary.

City Deed Book 67, p. 484**James P. Gleason to John Tabor**

Date: 18 June 1931

Description: The original description, but with reference to the Auburn Female Seminary included.

City Deed Book 42, p. 362**Eva Hollister to Gorton Allen (no reference to James P. Gleason)**

Date: 10 March 1911

Description: The original description with this added: "being a part of the same premises conveyed by deed of **Ezra P. K. Smith and wife to M. Eva Hollister** hereto as joint tenant with Henrietta Parsons (hereafter Henrietta Barstow), who is now deceased and who gave all real estate in Auburn city to said Eva Hollister by will probated 22 August 1877."**City Deed Book 117, pp. 456-459****Ezra P. K. Smith and wife to Henrietta Parsons and M. Eva Parsons****Date: 13 September 1867**

Description: (2 lots of land out of 3)

"...between Ezra P. K. Smith and Ruth his wife of Auburn and Henrietta Parsons and M. Eva Parsons (Hollister-tlw) for \$1.00...do sell, etc. all that piece of land lying in the City of Auburn described as follows; Beginning at a point on the north side of Genesee Street, 1 chain and 38 links and a half **east of the east side of A. Fitch's cellar** and south west corner of a lot of land lately conveyed by said Fitch to J. F. Terrill running thence northerly at right angles with said Genesee St. and on the west line of said Terrill's lot 14 rods, thence westerly at right angles with the last line four rods thence southerly parallel with the first mentioned line 14 rods to the north line of Genesee St. thence easterly along the north line of said street 4 rods to the place of beginning... **being the same premises conveyed by Spencer Parsons and wife and Daniel Hewson to J. Ives Parsons by deed dated March 10 1844 recorded in Book 68 of deeds page 207.**

Also that certain piece of land ... bounded as follows: Beginning at the north west corner of a lot, the front of which is bounded on the north side of Genesee Street..**formerly deeded to Spencer Parson and Daniel Hewson and recorded in Book 66, page 120**, being 14 rods from the north side of said Genesee St., running thence easterly along the north line of said lot 66 feet, thence in the same course and parallel with said Genesee St. 66 feet to the north **east corner of a lot formerly deeded by Fitch to J. T. Terrill**, thence northerly at right angles with said Genesee St. 66 feet thence northerly parallel with said street 110 ½ feet to said **Fitch's Garden fence**, thence southerly at right angles with said street 46 ½ feet thence westerly parallel with said street 21 ½ feet, thence southerly at right angles with said street 19 ½ feet to place of beginning **and being the same premises conveyed by Abijah Fitch and wife to Jesse Ives Parsons by deed dated March 17 1845 and recorded in Book 70, page 130....**

Also all that certain parcel of land... described as follows: Beginning in the northerly line of Genesee St. at the south west corner of a lot of land on the northerly side of Genesee St. owned by J. Ives Parsons running thence westerly along the northerly line of said Genesee St. 1 chain and 50 links to land formerly of the **Auburn Female Seminary** thence northerly along the easterly line of the lands aforesaid of said Seminary thence westerly along the northerly line of said lands aforesaid of said Seminary 5 chains and 21 links to the north east corner of said lands of said Seminary thence westerly along the northerly line of said lands of said Seminary 1 chain and 43 links to the easterly line of said Washington St. thence northerly along the easterly line of said Washington St. 24 links to the southerly line of land of Samuel Dale thence northeasterly in a direct line to the southeast corner of said land of said Dale and the southeast corner of lot no. 8 as laid down on a map of a part of the Village of Auburn owned by Abijah Fitch...made the 6th day of May 1836 by H. W. Blanchard, surveyor, a copy of which, etc..., thence northerly along the easterly line of said lot no. 8 and lots 9 and 10 as laid out on said map 2 chains and 16 links to the southwest corner of lot 13, etc,...being the same premises formerly owned by Spencer Parsons and in which by the last will and testament of said Spencer Parsons, Elizabeth Parsons (now Bacon) has a life estate and this conveyance is now made, being subject to said estate, etc. and also subject of a **mortgage given by J. Ives Parsons to Charles Pardee and Elizabeth Parsons dated 24 September 1849 in Mort. Book 39 page 471**, etc. (with the usual closings).
Signed Ezra P. K. Smith and Ruth Smith

Mortgage Book 39, p. 47
Pardee and Parsons to J. Ives Parsons
Date: 24 September 1849

Description:

"...All the lands and premises, except Lot 13, in the City of Auburn which were conveyed to Spencer Parsons by Abijah Fitch and Lanah his wife **by Deed Book 72, p. 514**, which is the same dwelling house and premises whereof Spencer Parsons lately died possessed of and which is now in possession of Elizabeth Parsons.

This conveyance is intended as a mortgage and upon the conditions that Jesse Ives Parsons shall well and truly satisfy and discharge all debts which his father Spencer Parson, etc....."

Deed Book 72, p. 514-151**Abijah Fitch to Spencer Parsons****Date: 9 April 1846**

Description:

“...for the sum of \$9300.00, do grant all that certain parcel of land being part of Lot 46 in the original township of Aurelius, now in the Village of Auburn, bounded and described as follows: “ Beginning in the northerly line of Genesee St. at the southwest corner of a lot of land on the northerly side of Genesee St. owned by J. Ives Parsons running thence westerly along the north line of said Genesee St. 1 chain, 50 links to the land of the Auburn Female Seminary. Thence northerly along the easterly line of the lands of the Seminary 5 chains 21 links to the northeast corner of the Seminary lands, thence westerly along the northerly line of Seminary land 1 chain 43 links to the easterly line of Washington St., thence northerly along the easterly line of Washington St. 24 links to the southerly line of land of Samuel Dale, thence northeasterly in a direct line to the southeast corner of said land of Samuel Dale and the to the southeast corner of Lot # 8 as laid down on a map (Blanchard Map of 1836), thence northerly along the easterly line of Lot #8 and lots 9 & 10 as laid down on said map 2 chains, 16 links to the southwest corner of Lot #13 as laid down on said map thence easterly along the southerly line of lots # 13, 14, 15, 16 and 17 as laid down on said map 4 chains 71 links to the southeast corner of Lot #17, thence southerly in a line with the easterly line of lot 17, 1 chain, 64 links to lands of I. F. Terrill, thence westerly along the northerly line of said Terrill’s 158 ½ links to the lands owned by J. Ives Parsons, thence westerly along the northerly line of said last mentioned lot of J. Ives Parsons, 116 ½ feet, thence southerly 46 ½ feet along the westerly line of J. Ives Parsons thence westerly along the northerly line of J. Ives Parson’s land, 21 ½ feet thence southerly along the westerly line of Parson’s land 3 chains, 79 ½ links to the place of beginning.

Deed History of 195 Genesee St.



Current Owner: Pang Lay Kooi
City Deed Book 570, p. 263

This Indenture,

Made the 7th day of
 March Nineteen Hundred and Seventy-nine.
 Between RAYMOND W. MATTES and JANE H. MATTES, his wife, residing
 at 479 B Commanche Lane, Stratford, Connecticut,

parties of the first part, and
 PANG LAY KOOI, residing at 58 Inslee Street, in the
 Village of Waterloo, County of Seneca and State of New York,

party of the second part,
 Witnesseth that the parties of the first part, in consideration of
 ONE Dollar (\$ 1.00)
 lawful money of the United States, and other good and valuable consideration
 paid by the party of the second part, do hereby grant and release unto the
 party of the second part, his heirs and assigns forever, all

THAT TRACT OR PARCEL OF LAND situate in the City of Auburn,
 County of Cayuga and State of New York, bounded and described as
 follows:

BEGINNING at a point and iron rod in the north line of West
 Genesee Street, said point being 274.0 feet easterly as measured along
 the north line of West Genesee Street from its intersection with the
 east line of Washington Street, and running thence easterly along
 the north line of said West Genesee Street 66.0 feet to a point;
 thence northerly at an interior angle of 90° 00' with the last
 described line 301.74 feet to a point and iron rod; thence easterly
 at an exterior angle of 90° 00' with the last described line 19.25
 feet to a point and iron rod; thence northerly at an exterior angle
 of 270° 00' with the last described line 44.10 feet to a point and
 iron rod set in the south line of a 12 foot right of way; thence
 westerly at an interior angle of 90° 00' with the last described line
 and along the south line of said 12 foot right of way 85.25 feet to
 a point and iron rod; thence southerly at an interior angle of 90° 00'
 with the last described line 345.84 feet to a point in the north line
 of West Genesee Street and the place of beginning. The last described
 line making an interior angle of 90° 00' with the first line herein
 described.

The above described premises are shown on a Map of Survey made
 for John W. Copeland, et al by Frederick J. Dziuba, P.L.S. dated
 June 23, 1977 and filed in the Cayuga County Clerk's Office as Map
 77-265.

TOGETHER WITH a perpetual unobstructed right of way in common
 with others, not less than twelve feet wide from the rear of the
 premises herein described along and adjoining the northern line of
 premises formerly occupied by M. Evelyn Hollister and Charles M. Howlet
 to Washington Street.

TOGETHER WITH water and well rights of record.

SUBJECT TO easements and rights of way of record.

Being the same premises conveyed to the parties of the first
 part herein by two Executor's Deeds - one from Thomas W. Connally as
 Ancillary Executor of Dorothy Copeland Connally, deceased, recorded
 in Cayuga County Clerk's Office in Book 538 of Deeds at Page 144; and
 one from Dorothy Tower Copeland as Executor of the Estate of John W.
 Copeland, deceased, recorded in said Clerk's Office in Book 538 of
 Deeds at Page 146, both deeds having been recorded on November 9, 1977.

LIBR 570 PAGE 263

Deed Book 538, p. 146**Dorothy Tower Copeland, executor of John Copeland to Raymond and Jane Mattes**

Date: 9 November 1977

Description:

Same as above, being the same as conveyed to Arthur Copeland by Ellen M. Barker

City Deed Book 58, p. 634-635**Ellen M. Barker to Arthur Copeland**

Date: 30 April 1924

Description:

“...for \$1.00, all that tract or parcel of land..described as follows: Beginning on the north line of Genesee St., **at the southwest corner of a lot formerly owned and occupied by I. F. Terrill** as described in a **deed from Abijah Fitch to Parsons and Hewson, dated 10 December 1842**, running thence northerly at right angles to Genesee St. and along the line (west line) of said Terrill’s lot and said line prolonged northerly, 5 chains and 24 links to the south line of a lane leading to Washington St.; thence westerly at right angles to last named line on the south line of said lane and on a line with M. Evelyn Hollister’s (formerly Mrs. Bacon) north line or garden fence, 1 chain; thence southerly and parallel with the first described line, 5 chains, 24 links to the north line of Genesee St; thence easterly along said line of Genesee St., 1 chain to the place of beginning. (Then mentions lane right of way in the rear and well privileges.

Being the same premises conveyed by Ellen S. Terrill to Judson L. Barker.

City Deed Book 159, p. 170**Ellen S. Terrill to Judson L. Barker**

Date: 21 January 1882

Description:

Same as above, being the same as conveyed to Ellen Terrill by Sophronia Terrill.

City Deed Book 150, p. 542**Sophronia Terrill to Ellen Terrill**

Date: 25 June 1878

Description:

Same as above, being the same as conveyed to Sophronia Terrill by Henrietta H. Parsons and M. Evelyn Wood (formerly Hollister-tlw)

City Deed Book 129, p. 183**Henrietta H. Parsons and M. Evelyn Wood to Sophronia Terrill**

Date: 1 February 1870

Description:

Same as above, being the same as conveyed to Henrietta H. Parsons and M. Eva Parsons by Ezra P. K. Smith

City Deed Book 117, pp. 456-459**Ezra P. K. Smith and wife to Henrietta Parsons and M. Eva Parsons**

Date: 13 September 1867

Description: (2 lots of land out of 3)

“...between Ezra P. K. Smith and Ruth his wife of Auburn and Henrietta Parsons and M. Eva Parsons (Hollister-tlw) for \$1.00...do sell, etc. all that piece of land lying in the City of Auburn described as follows; Beginning at a point on the north side of Genesee Street, 1 chain and 38 links and a half **east of the east side of A. Fitch’s cellar** and south west corner of a lot of land lately conveyed by said Fitch to I. F. Terrill running thence northerly at right angles with said Genesee St. and on the west line of said Terrill’s lot 14 rods, thence westerly at right angles with the last line four rods thence southerly parallel with the first mentioned line 14 rods to the north line of Genesee St. thence easterly along the north line of said street 4 rods to the place of beginning... being the same premises conveyed by **Spencer Parsons and wife and Daniel Hewson to J. Ives Parsons by deed dated March 10 1844 recorded in Book 68 of deeds page 207.**

Deed Book 68, p. 207-208**Spencer Parsons and Daniel Hewson to Jesse Ives Parsons**

Date: 14 March 1844

Description:

“for the consideration of \$3800.00, all that piece of land lying in the village of Auburn, etc., described as follows: Beginning at a point on the north side of Genesee St. 1 chain, 38 1/2 links east of the **east side of Abijah Fitch’s cellar** and southwest corner of a lot of land lately conveyed by said Fitch to I. F. Terrill, running thence northerly at right angles with Genesee St. and on the west line of Terrill’s lot, 14 rods. Thence westerly at right angles with the last line 4 rods. Thence southerly parallel with the first mentioned line 14 rods to the place of beginning. With the right of drawing water from the well near the west side of said lot.

The usual closing.

Deed Book 66, p. 120**Abijah Fitch to Spencer Parsons and Daniel Hewson****Date: 13 December 1842**

Description:

“Between Abijah Fitch and Lanah his wife of Auburn and Spencer Parsons and Daniel Hewson of Auburn, for the sum of \$1200.00. all that piece of land lying in the village of Auburn, etc., described as follows: Beginning at a point on the north side of Genesee St. **1 chain, 381/2 links east of the east side of Abijah Fitch’s cellar** and southwest corner of a lot of land lately conveyed by said Fitch to I. F. Terrill, running thence northerly at right angles with Genesee St. and on the west line of Terrill’s lot, 14 rods. Thence westerly at right angles with the last line 4 rods. Thence southerly parallel with the first mentioned line 14 rods to the place of beginning. With the right of drawing water from the well near the west side of said lot, etc., **It is agreed that the parties of the second part that when a Dwelling house is put on said lot that the front of said house shall not be placed within 50 feet of the north side of Genesee St. and that the house shall not be of less value than \$1500.00.**

The usual closing.

Additional deeds referenced in this report:**Deed Book 56, p. 294-295****Truman McMaster to Abijah Fitch, George B. Throop and John M. Sherwood****Date: 20 March 1837**

Description:

“This indenture made this (20 March 1837) between Truman McMaster and Hannah his wife of Auburn of the first part and George B. Throop, Abijah Fitch and John M. Sherwood of the same place of the second part...In consideration of the sum of \$12,500.00,...do grant, bargain, etc. All that piece or parcel of land lying in Auburn aforesaid in Lot 46 in the old township of Aurelius and bounded as follows: Beginning at a point on the north side of Genesee St. 59 degrees west 376 1/3 feet from the southwest corner of a lot lately owned by Mrs. Weeks and now owned by L. Jones, running thence north 31 degrees west and at right angles with Genesee St. 5 chains and 26 links. Thence south 59 degrees west and parallel with said Genesee St. 1 chain, 42 links to the east side of Washington St.. Thence south 12 1/4 degree east on the east line of Washington St. about 5 chains, 53 links to the north side of Genesee St. Thence north 59 degrees east along the north side of said Genesee St. 3 chains and 21 links to the place of beginning.

Subject to a mortgage given by the said Truman McMaster to Abijah Fitch for the purchase money of the above premises and interest thereon from and after the first day of May 1837 upon which there will be due and unpaid on the said 1st day of May 1837 the sum of \$9000.00.

Together with all the , etc. To have and to hold all and singular the said premises hereby granted to the party of the 2nd part their heirs, etc., It being understood however that the said parties of the 2nd part are trustees and receive the conveyance in trust for an association of persons under the name and style of The Auburn Female Seminary. And the said party of the 1st part do hereby for themselves...covenant with the said party of the 2nd part, his heirs and assigns that they, the party of the 1st part, immediately before the ensembling and delivery, hereof were seized of the said premises of an estate in fee simple therein. Also that they had power to sell and convey the same as hereby intended. Also that the said party of the 2nd part, their heirs, etc., shall quietly and peaceably, etc. Also that the same is free from encumbrance except the mortgage above mentioned, etc. Recorded 9 June 1837.

Deed Book 56, p. 295-297

George B. Throop, Abijah Fitch & John M. Sherwood to The Auburn Female Seminary

Date: 20 March 1837

Description:

“Declaration of Trust. This indenture made on (20 March 1837) between George B. Throop, Abijah Fitch and John .M Sherwood of Auburn, etc., and Sherman Beardsley, John M. Sherwood, Abijah Fitch, Hiram Bostwick, George B. Throop, John Seymour, Jesse Seymour, Michael Myers, John H. Chedell, Amos Gould, Amos Underwood, Stephen Van Anden, Levi Lewis, Nathaniel Garrow, George H. Wood, Truman McMaster, James H. Bostwick, John Garrow, Edwin C. Marvin, Stephen H. Pierson, Robert Cook, Nehemiah Carhart, Cyrus Dennis, John Beardsley, Peter P. R. Hayden, Thomas How, Jr., Aziah Barber, Albert Wallcot, Henry Bun, Thomas M. Hunt, Henry Parson, Jr., George Rathbun, Ira Hopkins, Isaac Selover, John S. Bartlett, Charles W. Pomeroy, Daniel Hewson, Gilbert M. Milligan, Philo H. Perry, parties of the 2nd part being Individuals associated together under the name, style and form of “The Auburn Female Seminary”, all being parties of the 2nd part. Whereas the said parties of the 2nd part have associated together for the purpose of establishing a Female Seminary in the Village of Auburn and have entered into articles of association which are in the words and figures following:

(Numbers 1-10 concern stocks and other regular association concerns)

#11-All real property purchased by and for said company shall be conveyed to George B. Throop, Abijah Fitch and John M. Sherwood to be held by them in trust for said Company for the purposes mentioned in these articles, each of whom may discharge himself from the Trust by releasing to his co-trustees or the survivor..

#12-Should the said Institution at any time heresfater be legally incorporated as a Female Seminary then the said George B. Throop, Abijah Fitch and John M. Sherwood or survivors may by direction of the court of Trustees convey all the real estate and personal estate held by them for said company to such corporation.

Dated: 6 September 1837

List of Stocks Offered:

(All signees as listed above, with the specific mention of:

“Edward E. Marvin on condition the Fitch House is selected for the sight.”

“T. J. McMaster, 100 shares (by far the largest share, the others being 5 and 10), provided said Trustees purchase my house and seat now occupied by Abijah Fitch.”

Which said articles of Association are recorded in the office of the Clerk of Cayuga County in Book...of Miscellaneous Records, and whereas the said parties of the 1st part have with the money of the 2nd part and in trust for same, according to all stipulations, etc., do covenant, grant, etc., the following piece or parcel of land, together with all Hereditainments and appurtenances, thereunto belonging to wit: By a full covenant deed from Truman and Hannah McMaster, dated 20 March 1837 to the parties of the first part for (\$12,500.00) the said parties of the 1st part have received title to the following described piece or parcel of land:

All that piece or parcel of land lying in Auburn aforesaid in Lot 46 in the old township of Aurelius and bounded as follows:

Beginning at a point on the north side of Genesee St. 59 degrees west 376 1/3 feet from the southwest corner of a lot lately owned by Mrs. Weeks and now owned by L. Jones, running thence north 31 degrees west and at right angles with Genesee St. 5 chains and 26 links. Thence south 59 degrees west and parallel with said Genesee St. 1 chain, 42 links to the east side of Washington St.. Thence south 12 ¼ degree east on the east line of Washington St. about 5 chains, 53 links to the north side of Genesee St. Thence north 59 degrees east along the north side of said Genesee St. 3 chains and 21 links to the place of beginning.

Subject to a mortgage given by the said Truman McMaster to Abijah Fitch for the purchase money of the above premises and interest thereon from and after the first day of May 1837 upon which there will be due and unpaid on the said 1st day of May 1837 the sum of \$9000.00.

Deed Book 60, p. 338

Abijah Fitch and wife to Benjamin Ashby

Date: 28 March 1839

Description:

“Between Abijah and Lanah Fitch and Benjamin Ashby, all of Auburn, for the sum of \$1650.00, party of the 1st part does hereby grant, etc. to (Benj. Ashby) All that Village lot lying in the town of Auburn on the north side of Genesee St. and bounded as follows: Beginning on the north line of said street at a point 79 feet westerly from the southwest corner of the lot lately owned by Mrs. Weeks and now owned by L. Jones thence northerly at right angles with said street to a stake in the ground 12 rods thence westerly parallel with the road 4 rods to a stake, thence southerly at right angles with said street 12 rods to the north line thereof, thence easterly along the north line thereof of said street 4 rods to the place of beginning . Said party of the 2nd part for himself and his heirs or assigns engages that no house or building shall be erected nearer said road than 3 rods. Together with all singular, etc.

Recorded 1 April 1839.

Deed Book 63, p. 498**Abijah Fitch to Israel F. Terril(l)****Date: 20 April 1841**

Description: "...between Abijah and Lanah Fitch and Israel F. Terril, all of Auburn, for the sum of \$1200.00, do grant unto (Israel F. Terril), in his actual possession now being, ...All that piece or parcel of land (in the town of Auburn), bounded as follows: Beginning at a point on Genesee St. on the **north side (2) chains and 38 ½ links east of the east side of the east wall of said Fitch's dwelling house** and on the west line of a lot sold by said Fitch to Benjamin Ashby on 28 March 1839, running thence northerly on the west line of said Ashby's lot and at right angles with Genesee St. 14 rods thence westerly Parallel with Genesee St. 4 rods thence southerly parallel with the first line to Genesee St. thence easterly along the north side of said street 4 rods to the place of beginning. (the usual closing).

Recorded 22 April 1841.