

quantities intended and declared to be granted. Various attempts were made, by proclamations, to get people to resurvey their land and either give up or purchase their surplus. Results being negligible the Proprietor in 1733 issued another proclamation giving to the first discoverers the privilege of making resurveys on the lands of others and appropriating to themselves the surplusage. The warrants arising therefrom caused such confusion and dissatisfaction however that they were soon discontinued, and further efforts on the part of the Lord Proprietor to recover surplus lands met with increasingly fruitless results.⁴⁰

Another widely used instrument was the caveat. This is the name given to the formal complaint, protesting issuance of patent, which a person lodged with the Governor or Secretary or other proper authority in the Land Office whenever such a person discovered that the survey or warrant of another was going to interfere with his rights. After the complaint had been formally entered the matter was brought to a hearing and determined on "principles of equity and good conscience" by the chief authority of the Land Office. An irregular use of caveats developed during the years of the Cromwell protectorate when they were entered in the Land Office for lands which individuals wanted to secure for themselves till some future time when they could have it surveyed. The practice was abolished after the Restoration of Charles II.⁴¹

Manor leases are one other form of record to be mentioned. The proprietary manors made up a huge amount of land and from the very beginning were offered to be leased to tenants in small holdings. Probably because of the abundance of cheap land that could be privately owned, these leases were not taken up to any great extent during the seventeenth century. After the restoration of proprietary rights when good vacant land was beginning to become scarce the manor leasing flourished and became a source of considerable income to the Proprietor. Rent on these leases in the earlier part of the eighteenth century was almost uniformly ten shillings per hundred acres, but as the manors became more developed and increased in value rents were pushed up so that in 1755 rents in Anne Arundel Manor were increased to five pounds sterling per hundred acres. In addition to rents, there were often provisions in the leases requiring

⁴⁰ *Ibid.*, p. 197-8.

⁴¹ *Ibid.*, p. 215.