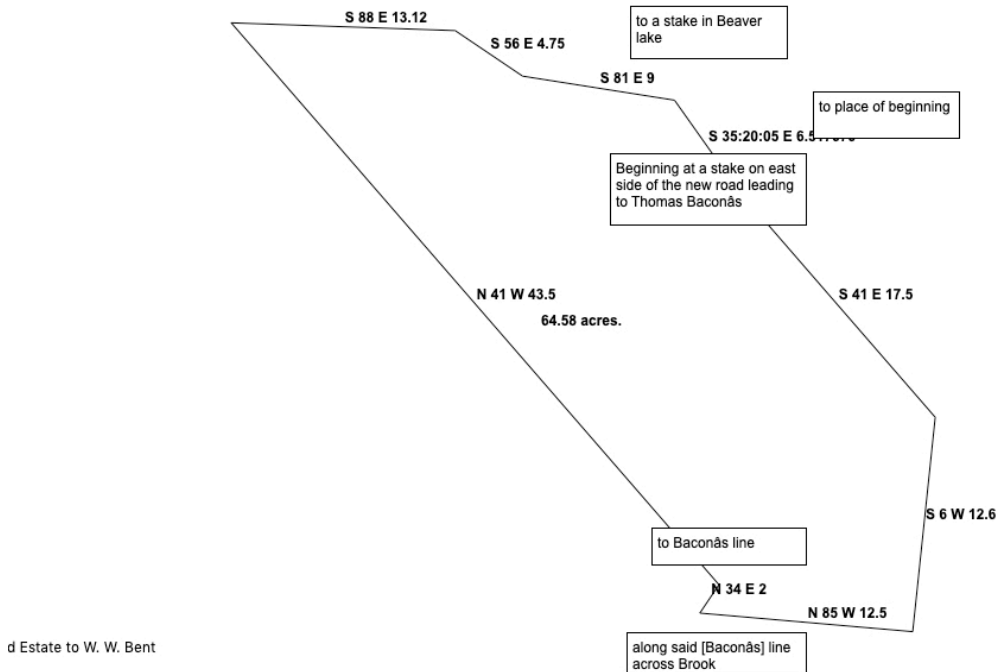


Joseph Gould 2nd 67-Acre Lot

Originally compiled by Mallory Burton January 2023. Last updated February 16, 2024.



Joseph Gould 2nd 62-acre lot as surveyed when purchased by William W. Bent in 1856

Summary:

The 67-acre lot of Joseph Gould 2nd was located on the original 20,000-acre grant made in 1764 to Captain Adam Gmelin. In 1771, Col. J. F. W. DesBarres acquired the northernmost 8,000 acres of the Gmelin Grant in a court-ordered sale. At first, DesBarres leased his properties, but in 1817 he began to sell them to former tenants. After his death in 1824, his son Augustus continued selling the properties. The DesBarres estate eventually became the communities of Maccan, Nappan, and Fenwick.

In 1838, Joseph Gould 2nd purchased 3 properties of 24, 21, and 67 acres from Augustus DesBarres. In 1844, he purchased an additional 23-acre property. All four lots had originally been part of a 400-acre property leased by Joseph's father Jedore Gould, one of the earliest settlers on the estate of J. F. W. DesBarres. This document will focus only on the 67-acre lot purchased by Joseph in 1838 that was sold to William W. Bent after Joseph's death.

Joseph Gould 2nd's lot was one of several Gould lots that lay on the long-disputed boundary between the DesBarres estate and the Township of Amherst. The lot was bounded on the north by Beaver Lake on what is today's Lime Kiln Brook. Surprisingly, the lot lay east of the Gmelin Line, the traditional boundary between DesBarres and Amherst Township, suggesting the dividing line between the Gould and Keiver properties had become the new de facto boundary. The lot has been owned by Joseph Gould 2, William W. Bent, and George Gould.

1838 Augustus DesBarres to Joseph Gould 2nd (Deed Book P, p. 118)

Grantor: Augustus DesBarres of St. John NFLD, son of J.F. W. DesBarres and executor

Grantee: Joseph Gould 2nd of Nappan

Price: 212 pounds and 10 shillings

Properties: 3 properties in Nappan

Property 1: a 24-acre 2 rod marsh lot that lay between the Nappan River and Nappan Road

Property 2: a 21-acre and 2 rod parcel of upland and marsh lying between the Nappan River and Nappan Road bordered on the east by Michael Keiver's homestead

Property 3: a 67-acre lot south of Beaver Lake

Boundaries:

Boundaries as described in the deed	Clarification
a certain lot of upland commencing at a bunch of Alderbushes near a lake adjoining upland allotted to the sons of Jane Gould	This lake is Beaver Lake, then a pond on what is today's Lime Kiln Brook. The surviving sons of Francis and Jane Gould were George, Lawrence, Louis, and Joseph 1st who had purchased a 108-acre lot to the west from DesBarres in 1838 (Deed Book O, p. 591)
thence south forty five degrees east until it comes to the back line	South 45 degrees along the Gould brothers' 108-acre lot on the Amherst Town Line that marked the original boundary between the DesBarres estate and Amherst Township and formed the east boundary of the 1816 Samuel McCully Grant. The back line was the northern boundary of Amherst Lot 1 originally sold by John Stuart to David Keiver and later to Thomas Bacon.
thence east until it comes to the line run by the late Thomas Roach called Roaches Line	This was a line surveyed by Thomas Roach that marked the boundary between the homestead of Michael Keiver and Joseph 2nd's 67-acre lot.
thence by said line forty two degrees west until it comes to or near the lake opposite to the first mentioned boundary	Along Michael Keiver's homestead
thence by the different courses of the margin of said lake to the place of beginning	Along the southern border of Beaver Lake.

Note:

This boundary description is particularly significant as the Goulds were originally tenants of J. F. W. DesBarres. The eastern boundary between DesBarres and Amherst Township should have been the Gmelin Line, which ran at 45 degrees southeast from the Nappan River. That 45-degree line was surveyed by Charles Baker several times and also ran at 45 degrees when the Samuel McCully grant was surveyed in 1816. So a Gould property purchased from the DesBarres estate should have lain west of this boundary. However, the western boundary of Joseph's lot was the old 45 degree line surveyed by Charles Baker, and the eastern boundary was the newly-surveyed Roach Line, meaning Joseph's lot lay east of the Gmelin line. Joseph's lot lay north of Amherst Township lot 1 which also lay east of the Gmelin Line.

1856 Mary Gould and Alfred Atkinson to W. W. Bent (Deed Book AA, p. 392)

Grantor: Mary Gould, widow of Joseph Gould 2nd of Nappan, and Alfred Atkinson of Amherst, Merchant

Grantee: William W. Bent of Amherst

Price: 153 pounds 5 shillings

Property: 62 acres 3 roods and 16 rods

Boundaries:

Boundaries as described in the deed	Clarification
Beginning at a stake on the Eastern side of the New road leading to Thomas Bacon's and running south forty one degrees East seventeen chains and fifty links to a yellow Birch	This area is visible on Google Earth. Porter Road no longer connects with Lower Porter Road. However, if you go to the layers symbol, "Map Styles" and turn on the "everything" layer, you will be able to see the old road that ran east of this property. At the time, the "new road" may have been a road that bisected the property as a later sale to George Gould reveals. The remnants of that road are also visible on Google Earth.
thence south six degrees west twelve chains and sixty links to Bacon's line,	Thomas Bacon had purchased David Keiver's homestead to the south in 1854 (Deed Book Y, p. 321). Keiver had purchased a 100-acre portion of Amherst Township Lot 1 from John Stuart.
thence along said line North Eighty five degrees West twelve chains and fifty links across a Brook thence along the bank of said Brook North thirty four degrees East two chains	Along the "Stuart" section of Bacon's homestead
thence North forty one degrees West forty three chains and fifty links to a stump	Along the 108-acre lot owned by the sons of Francis and Jane Gould. This measurement was 45 degrees when Joseph Gould 2nd purchased the lot, so perhaps this accounts for the difference in size between the original 67-acre lot and the 62-acre lot sold to Bent. The technical drawing calculated the acreage as 64.58 acres.
south eighty eight degrees East thirteen chains and twelve links	Skirting around the upland of Michael Keiver's property
thence south fifty six degrees east four chains and seventy five links to a birch tree	
thence south eighty one degrees East nine chains to a stake in Beaver Lake so called	A lake on what is today's Lime Kiln Brook
thence five chains seventy links to the place of beginning containing sixty two acres three roods and sixteen rods	The junction with Thomas Bacon's road which runs south through this property.

1858 William W. Bent to George Gould (Deed Book CC/322)

Grantor: William W. Bent of Amherst and Rina his wife

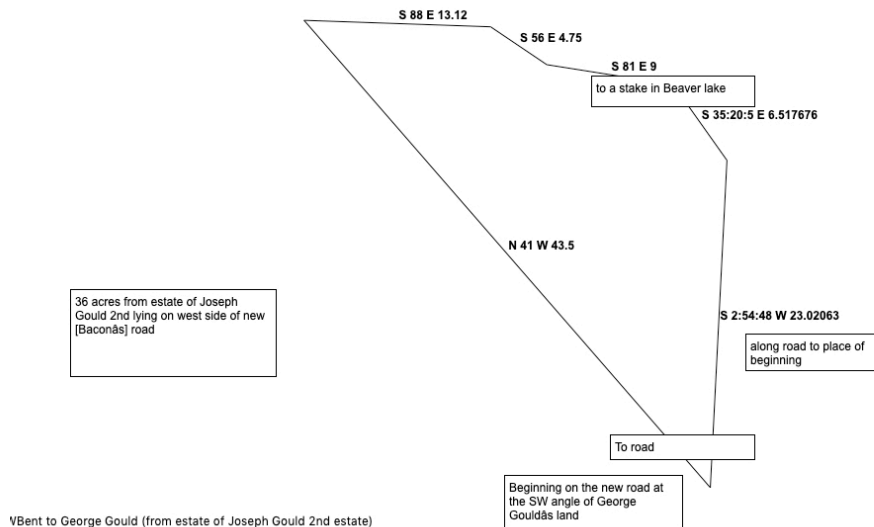
Grantee: George Gould of Nappan

Price: 100 pounds

Property: 36 acres 3 roods and 22 rods west of the "new road" called the Bacon Road

Boundaries:

Boundaries as described in the deed	Clarification
beginning on the new road at the south west angle of said George Gould's land	George Gould now owned the land previously owned jointly with his brothers immediately to the west.
thence North Forty One degrees West Forty Three Chains and Fifty links to a Stump,	Heading north to skirt along the edge of Keiver's homestead
Thence South Eighty Eight degrees East Thirteen Chains and Twelve links	
thence South Fifty Six degrees East four Chains and Seventy Five links to a Birch Tree	
thence South Eighty One degrees East Nine Chains to a Stake in Beaver Lake so called	A lake on what is today's Lime Kiln Brook
thence Five Chains and Seventy links to the New Road Aforesaid	The road to Thomas Bacon's homestead on the south.
thence Along the Several Courses of Said New Road to the place of Beginning Containing Thirty six Acres three Roods and Twenty Two Rods being all the part of the lands purchased from the Estate of late Joseph Gould situate on the West Side of the New line of Road Called the Bacon Road.	



West half of Joseph Gould's original lot

1859 William W. Bent to George Gould (Deed Book CC/406)

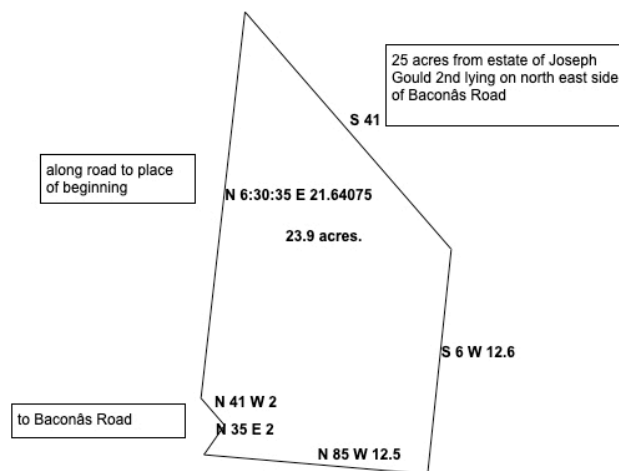
Grantor: William W. Bent of Amherst and his wife Rina

Grantee: George Gould of Nappan

Price: 75 pounds

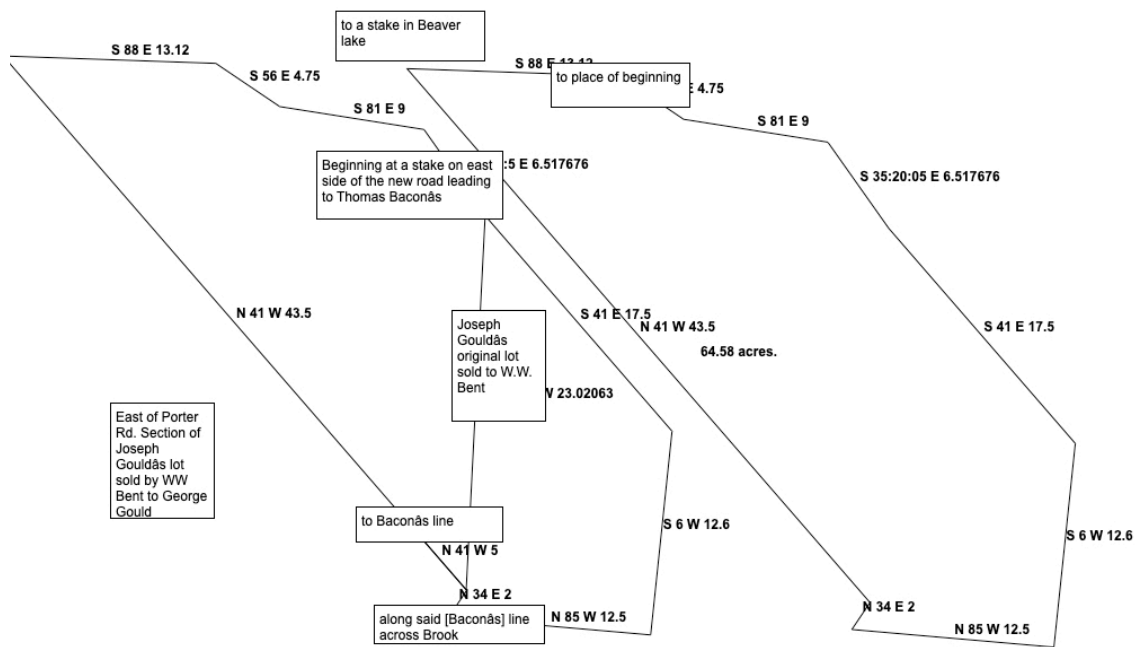
Property: 25 3/4 acre and 34 Roods east of the new road leading to Thomas Bacon's
Boundary:

Boundaries as described in the deed	Clarification
Beginning at a stake on the Eastern side of the New Road leading to Thomas Bacons land running south Forty One degrees East Seventeen chains and Fifty links to a Yellow Birch Tree	
Thence South Six degrees West Twelve Chains and Sixty links to Bacon's line	Homestead of Thomas Bacon.
thence Along said line North Eighty five degrees West Twelve Chains and Fifty links Across the Brook	
thence along the Bank of said Brook North Thirty Five degrees East Two Chains	
thence North Forty One degrees West until it Come to the Aforesaid Bacon's Road	Along George Gould's property
thence Along the said Road Northerly to the place of Beginning Containing by Estimate Twenty five Acres three quarters and Thirty four Roods More or less	



(from Joseph Gould 2nd Estate)

East half of Joseph Gould 2nd's original lot



Two lots sold to George Gould by William W. Bent compared with Joseph Gould 2nd's original lot on the right

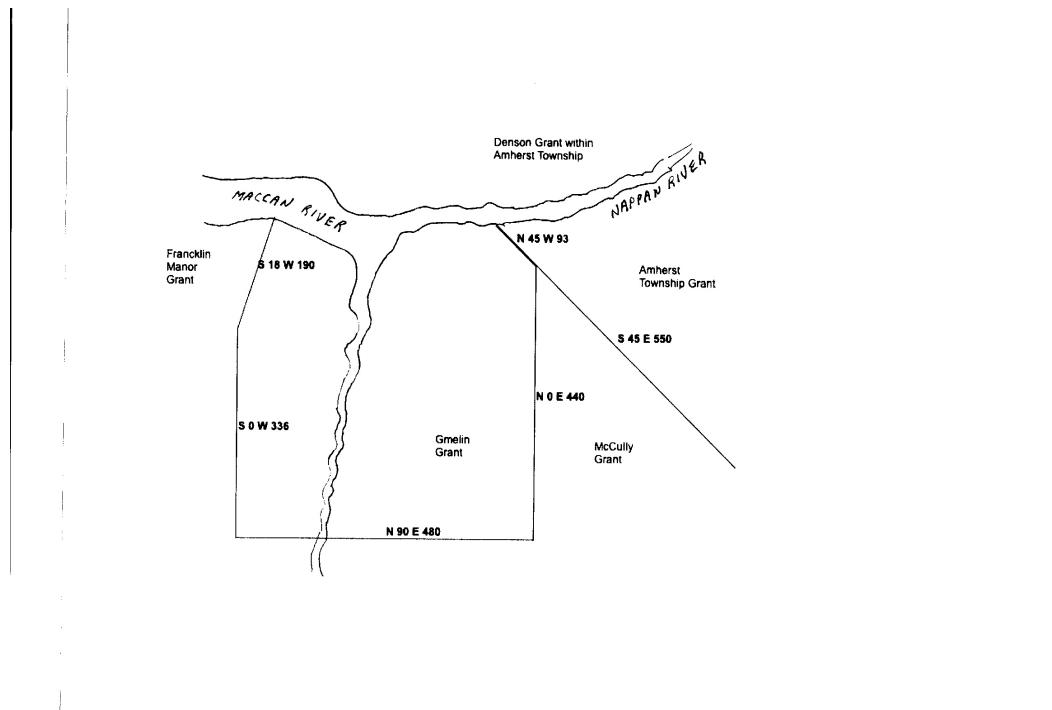
Note:

I could not find a deed describing an allowance made to Thomas Bacon for a road. This area is visible on Google Earth. Porter Road no longer connects with Lower Porter Road. However, if you go to the layers symbol, "Map Styles" and turn on the "everything" layer, you will be able to see an old road that ran east of this property. At the time, the "new road" called Bacon's Road was a road that bisected the property as the sale to George Gould reveals. The remnants of that road are also visible on Google Earth.

From 1894 to 1899, George Gould made a large number of property bequests to his children. From 1912 to 1916, George's unmarried son Charles, his executor, devised additional properties. I was not able to identify the Joseph Gould 2nd properties among those transactions.

Joseph Gould's 67-acre Lot and the Gmelin Line

Joseph Gould 2nd's 67-acre lot is particularly significant in a study of the Gmelin Line. The eastern boundary of the original 20,000-acre grant to Captain Adam Gmelin ran 45 degrees southeast from the Nappan River for 93 chains but then dropped straight south. The Amherst Township line continued on the southeasterly line at 45 degrees. The divergence of the two boundary lines created a triangle-shaped property that lay between the two grants. The land in this triangle remained ungranted until 1816, when the 1350-acre property was allocated to Samuel McCully and others. (Deed Book F, p. 81).



1816 Samuel McCully Grant in Gore between Gmelin and Amherst Township Grants

Since DesBarres had acquired the northernmost 8,000 acres of the Gmelin Grant, the Gmelin Line was also the eastern boundary of his estate. That boundary was disputed for several decades, and DesBarres worked hard to secure it. So it was extremely surprising to discover that Joseph Gould 2nd's lot actually lay east of the Gmelin Line. The new boundary between DesBarres and the property of William Keiver on the Amherst Township Line had become the Roach Line. Another of Joseph's lots actually lay east of the Roach Line. There is no record of either J. F. W. DesBarres or his son Augustus DesBarres purchasing any land east of the Gmelin Line. It's likely that the original boundary had been surveyed incorrectly and corrected in 1816 when the McCully Grant was allocated. However, it seems the Goulds were allowed to remain on the lands they had originally settled as surveyor Charles Morris had recommended.

Joseph Gould 2nd's 67-acre lot was the southernmost of the Gould lots that lay along the Roach Line. The Roach Line had been established as DesBarres's eastern boundary as early as 1820. In that year, Joseph Gould 2nd subleased a large property from his father Jedore Gould that included the 4 lots Joseph later purchased from DesBarres. Joseph's eastern boundary was "a line run by Thomas Roach Esq. said to be the dividing line between the Township of Amherst and the said Joseph Frederick Walle DesBarres Esq. and now in dispute between the said Joseph Frederick Walle DesBarres and the widow Margaret Keiver." (Deed Book I, p. 347).

In 1835, Joseph Gould 2nd and his brother John took the precaution of formalizing the boundaries between their own properties. That deed also mentioned that some of Joseph's property lay southeast of a line usually called the Baker Line. Baker had completed several surveys of the Gmelin Line. (Deed Book M, p. 527).

Further confirmation that Joseph Gould 2nd's 67-acre lot lay east of the Gmelin Line is provided by boundary descriptions of its position relative to the neighbouring properties of Thomas Bacon. Thomas Bacon owned the 45-acre "extreme gore" of the McCully Grant and the neighbouring Amherst Township Lot 1, also known as the "Stuart" lot. Joseph Gould's 67-acre lot was located north of the "Stuart" lot on the eastern side of the Gmelin Line.

The northern boundary of Thomas Bacon's property, according to the original deed from John Stuart to David Keiver, ran south 64.5 degrees west along the back end of the original Michael Keiver homestead (and others) for 27 chains and 65 links. Joseph Gould 2nd's lot ran N 85 degrees west for 12 and a half chains along the top of Bacon's property. The angles do not match, so there must have been a physical feature or a small missing acreage between the two properties.

Finally, if Joseph Gould 2nd's lot lay west of the Gmelin line, it would have also lain north of the Peter Noiles lot to the west of the extreme gore of the 1816 Samuel McCully Grant. Instead, the 108-acre lot purchased by George, Lawrence, Louis, and Joseph Gould 1st, heirs of Francis and Jane Gould lay north of the Peter Noiles lot. And the 108-acre lot lay west of Joseph's lot.

Notes for further study:

A drawing of the McCully grant made around 1816 shows Beaver Lake and the Gmelin/Amherst Town Lines. To view the 1816 Samuel McCully grant online, see Family Search Nova Scotia Crown land Grant Registers film #008453640, books D (from p. 105-H (to p. 41), 1814-1818. Image [528-530](#)). The drawing is on image 530.

The probate papers for Joseph Gould 2nd are available for viewing online at (Nova Scotia Probate Records 1760-1993, Estate Files 1764-1938 no. 844-865 (G), image [732](#)).

The Gould Properties on my Ripley Research website:
<https://ripleyresearch.weebly.com/the-gould-properties.html>

The Gmelin Line on my Ripley Research website:
<https://ripleyresearch.weebly.com/amherst-township-vs-desbarres.html>
<https://ripleyresearch.weebly.com/amherst-township-vs-desbarres-20.html>

The 1816 Samuel McCully Grant on my Ripley Research website:
<https://ripleyresearch.weebly.com/1816-samuel-mccully-grant.html>