

Philip Dell, 1801.
(Brooklyn and Riverside)

On February 11, 1801, Philip Dell secured a concession from Governor White of 800 acres, extending along the riverfront from the mouth of McCoys Creek to a point about half way between Barrs and King Streets—the bend in Riverside Avenue between these streets is where the line cuts through. It embraced the present Brooklyn and Riverside sections. For many years the tract was known as "Dell's Bluff" and was often referred to in the records by that name.^a

The Dell Bluff tract was acquired by John H. McIntosh January 11, 1805. Title was confirmed to him by the land-grant commissioners.^a John H. McIntosh on October 4, 1823, deeded it to Francis J. Ross. Ross gave Joseph B. Lancaster a quitclaim deed to these 800 acres, December 6, 1833, the consideration mentioned being \$2,000. Lancaster held it a little more than ten years, selling only six acres in the meantime, three of which were sold to Blanchard & Rider for a mill site at the mouth of McCoys Creek; on May 1, 1844, he deeded the remainder back to Francis I. (J.) Ross, the consideration being \$2,500. Francis J. Ross conveyed it to William B. Ross March 24, 1845, and William B. Ross sold it to James Winter February 6, 1847. Winter died in possession of the property and his estate descended to his heirs. On April 23, 1866, Uriah Bowden bought a portion of these lands from the commissioners of the Winter estate. Miles Price finally acquired the bulk of the Winter estate, and on June 8, 1868, he conveyed 500 acres to E. M. Cheney^c in trust to be conveyed to John M. Forbes (a Boston millionaire) for \$10,000 in gold. The property was platted for Forbes into lots February 1, 1869, and named "Riverside", provision being made for a park of 14 acres, now Riverside Park.^c

John Jones, 1801—Isaac Hendricks, 1804.
(LaVilla)

Under date of February 11, 1801, John Jones obtained a concession of 350 acres in a triangular tract on the north side of the River San Juan beginning at the mouth of McCoys Creek and lying north of it. Jones seems to have forfeited his title to this tract, for it was re-ceded to Isaac Hendricks by the Spanish governor in February, 1804, and on Septem-