

May 1866

Byrns, Thomas  
Byrns, John  
Maupin, John W.  
Byrns, William C.,  
et. al

Partition

2 lots in Carondelet Common Fields  
in St. Louis County; other petitioners  
Isaac M. Byrns, Edward F. Frost, Edward  
Maupin, Silas Maupin, William Maupin;  
Survey map

Thomas Byrns, John Byrns, John W.  
Maupin, Wm. L. Byrns, Isaac N. Byrns,  
Edward F. Frost and Edward, Silas  
and Wm. Maupin by E. F. Frost, their  
Guardian, et parte petitioners.

In the Circuit Court  
of Jefferson County  
Missouri,

May Term 1866.

The above named petitioners state,  
that they are the legal owners of and  
tenants in common of the following  
described real estate, ~~first~~<sup>first</sup>, situate  
in the common fields of Carondelet, County  
of St. Louis, Mo. to wit: Lots numbered  
three and four, said lot No. 3, containing  
nine acres and seventy eight hundredths  
( $9\frac{78}{100}$ ) of an acre and being more partic-  
ularly described as follows: Beginning at  
a point in the northern line of a road,  
the south east corner of said lot No. 3,  
and the south west corner of lot No. 2,  
running thence with the western line of  
said lot number two north twenty three  
degrees east five hundred and seventy  
three feet seven and one quarter inches  
to the northern line of U. States survey  
No. 110. in the common fields of Carondelet

thence north sixty three degrees forty five minutes meet with said northern line of said United States Survey No. 110 seven hundred and twenty three feet nine and a half inches to the north east corner of a tract of land conveyed by George Shaulitz and wife to Joseph Shaulitz by deed recorded in Book M, page 398,, thence south  $23^{\circ}$  meet with the eastern line of said conveyed tract five hundred and seventy three feet seven and one quarter inches to the northern line of a road; thence with said northern line of said road south sixty three degrees forty five minutes east seven hundred and twenty three feet nine and a half inches to the place of beginning, said lot Number Four containing Two acres and eighty five hundredths ( $2\frac{85}{100}$ ) of an acre and being more particularly described as follows; Beginning at a point in the southern line of a road, the north west corner of said lot Number four; thence south twenty three degrees meet with the western line of said lot Number four one hundred and thirty two feet ten and three quarter inches to a point the south west corner of said lot Numbered four; thence with the south

ern line of said lot No. four south sixty three degrees forty five minutes east eight hundred and forty ~~five~~ feet nine inches to a point the south eastern corner of said lot No. four and the south western corner of lot No. five, thence north twenty three degrees east with the western line of said lot No. five one hundred and thirty two feet ten and three quarter inches to the southern line of a road, thence with said southern line of said road north sixty three degrees forty five minutes west eight hundred and forty feet nine inches to the place of beginning; the courses of the lines as given are the magnetic courses without regard to the variation of the needle, and the areas of said lots, No. three and four being calculated to the centre of the road; for further description of said ~~lands~~ reference is had to a plat, annexed <sup>to</sup> and made a part of the report of the commissioners in an action for partition in the land court of St. Louis county for October Term 1839, in which Samuel Ryans is plaintiff and Louis G. Picot, Louis Winkelmier and others are defendants,

2<sup>d</sup> all the certain tract or parcel of land lying and being in the county of St. Louis, Mo.

containing twenty four and forty three hundredths acres ( $24\frac{43}{100}$ ) known as a part of a fractional section distinguished as being a part of the south east fractional quarter of section seven Township forty three North range four east, lying on the Merimac River in the district of St. Louis, adjoining a tract of land conveyed to Felix Boone, and being the same, conveyed to ~~parties of first part~~ Samuel Byrns by Lewis Merrill & wife, by deed, recorded in Recorder's Office of St. Louis County in Book 2nd. 5. page 478;

3. the south west quarter of the south east quarter of section five in Township forty three of Range four east, in the district of lands, subject to sale at St. Louis, Missouri, containing thirty nine acres, and forty nine hundredths of an acre, situate in Jefferson Co. Mo.

4. the North east fractional quarter (Part of Merimac River) and the North east quarter of the south east fractional quarter of section five in Township forty three, North of Range four east in the district of lands subject to sale at St. Louis (Missouri, containing one hundred and five acres and twenty hundredths of an acre, situated in Jefferson Co. Mo.

5. a certain tract or parcel of land lying and being situate in the County of Jefferson

and State of Missouri; and being the east half of the North west quarter of section No. ten of Township forty three north of Range four east, containing eighty acres more or less,

6<sup>th</sup>, the east half of the south west quarter of section three in Township forty three, North of Range four east in the District of lands subject to sale at St. Louis Missouri, containing eighty acres situated <sup>in Jefferson County Mo.</sup> the following described tract or parcel of land, situate in the County of Jefferson & State of Missouri, to wit: the North half of the South west quarter and the North west quarter of the south east quarter of section nine, Township forty two, of Range four east, containing one hundred and twenty acres,

7. a certain tract or parcel of land lying and being in the County of St. Louis and State of Missouri, to wit: the south west fractional quarter of section No. seven Township forty three North of Range four east, containing one hundred and fifteen acres,

8<sup>th</sup>, the south west quarter of the North east quarter of section No. 11, in Township 42, Range 4 east containing forty acres, and the North east quarter of the North east quarter of section 11, Tonn. 42, North of

Range 4 east, containing 40 acres, and also the North west quarter of the North west quarter of section 12 in Township 42. in Range 4 east containing 40 acres, all in Jefferson County, Missouri,

9<sup>th</sup> the following described real estate to wit:

the south west quarter of the south west quarter of section thirty three in Township Number 44, of Range 4 east, containing 40 acres, also the south half of the south east quarter of section 32, east of Meramec River in Township 44, of Range 4 east containing 20 acres and  $92/100$ ths of an acre; also the North west quarter of the south west quarter of section 33, in Township 44 of Range 4 east, containing 40 acres, and the east half of the south west quarter of section 33.

Township 44 of Range 4 east, containing eighty acres, all lying in the County of St. Louis, and State of Missouri,

These petitioners further state, that the estates, which they respectively have in the above described pieces, tracts or parcels of land, are as follows:

- 1<sup>st</sup> Thomas Byrns has an estate in fee simple in the undivided one third part of said land,
- 2<sup>nd</sup> John Byrns has an estate in fee simple in the undivided one sixth part of said land,
- 3<sup>d</sup> Wm. B. Byrns has an estate in fee simple in the undivided one sixth part of said land,
- 4<sup>th</sup> Isaac A. Byrns has an estate in fee simple in the undivided one sixth part of said land,
- 5<sup>th</sup> John W. Maupin has an estate for life by the courtesy of his wife, in the undivided one sixth part of said land,
- 6<sup>th</sup> Edward F. Frost, Edward Maupin, Elias Maupin and Melvin Maupin, (the latter three being represented by Edward F. Frost, their Guardian) have each an estate in expectancy after the determination of the Estate of John W. Maupin for life, in the undivided one twenty fourth part of said land.

These petitioners ask Judgment of partition of the lands described in this petition ~~and situated in the above named fields of land~~ ~~under joint and several~~ ~~and an Order of sale of all of~~, in the following manner, to wit: an appointment of commissioners for the purpose of dividing the lots, described under

No. 1. in this petition, and situated in the  
Common fields of Llandoch, and an Order  
of sale as to all other lands above described  
Thomas & others  
Attys for petitioners

Thomas Byrns, one of the petitioners  
being sworn upon his oath, says, that  
the foregoing petition and the matters  
as therein stated, he believes to be true,  
sworn to and subscribed  
before me this 18<sup>th</sup> day of  
May 1866, Thomas Byrns  
Henry F. Ashlands  
Notary Public,

247  
Petition

for petitioners

of  
the lands of

the heirs of  
Samuel Byrns,

as party petitioners

Filed May 18<sup>th</sup> 1866.

Saml. H. F. Ashlands

In the Circuit Court Jefferson Co Mo } Tuesday June 19<sup>th</sup> 1866

Thomas Byrns, John Byrns, John W Maupin  
William C. Byrns, Isaac N. Byrns, Edward  
F. Frost, and Edward, Silas and William  
Maupin by E. F. Frost their Guardian } Petition for  
ex parte Petitioners } Partition

Now at this day, this cause coming on to be heard, the petitioners  
ex parte, above named appear by their Attorneys who submit  
the case to the Court, and the Court doth find from the con-  
fession of the parties that they are the legal owners and tenants in  
common of the lands and lots hereinafter mentioned, as  
follows; the following described real estate situate in the  
common fields of Carondalet, County of St Louis, Mo. to wit:  
Lots, numbered three and four, said lot no 3 containing  
nine acres, and seventy eight hundredths ( $9\frac{78}{100}$ ) of an acre  
and being more particularly described as follows, viz  
beginning at a point on the northern line of a road, the  
south east corner of said Lot No 3 and the south west corner  
of Lot No 2 running thence with the western line of  
said Lot number two north twenty three degrees east five  
hundred and seventy three feet, seven and one quarter  
inches to the northern line of U States Survey No 110  
in the common fields of Carondalet, thence north  
sixty three degrees forty five minutes west with said  
northern line of said United States Survey No 110. Seven  
hundred and twenty three feet nine and a half inches  
to the northeast corner of a tract of land conveyed  
by George Shoulby and wife to Joseph Shoulby  
by deed recorded in Book U page 398. thence

south  $23^{\circ}$  west with the eastern line of said conveyed tract five hundred and seventy three feet, seven and one quarter inches to the northern line of a road thence with said northern line of said road south sixty three degrees forty five minutes east seven hundred and twenty three feet, nine and a half inches to the place of beginning, said Lot number Four containing two acres and eighty five hundredths ( $2\frac{85}{100}$ ) of an acre, and being more particularly described as follows, beginning at a point in the Southern line of a road the westwest corner of said Lot number four, thence south twenty three degrees west with the western line of said lot number four one hundred and thirty two feet ten and three quarter inches to a point the south west corner of said lot number four; thence with the southern line of said Lot No four south sixty three degrees forty five minutes east eight hundred and forty feet nine inches to a point the south eastern corner of said lot no four and the South western corner of lot No five thence north twenty three degrees east, with the western line of said lot no five, one hundred and thirty two feet, ten and three quarters inches to the southern line of a road, thence with said southern line of

said road north sixty three degrees forty five minutes west eight hundred and forty feet nine inches to the place of beginning, the courses of the line as given on the magnetic courses without regard to the variations of the needle, and the areas of said lots numbered three and four being calculated to the center of the road.

Second. - all that certain tract or parcel of land lying and being in the County of St Louis Mo. Containing Twenty four and forty three hundredths acres ( $24\frac{43}{100}$ ) Known as a part of a fractional section designated as being a part of the Southeast fractional quarter of Section Seven Township forty three North range four east lying on the Merri-mec River in the district of St Louis adjoining a tract of land conveyed to Felix Bounce, and being the same conveyed to Samuel Byrns by Lewis Newel, and wife, by deed recorded in Recorder's office of St Louis County in Book 2. No 3 page 478: Third. - the South west quarter of the South east quarter of Section five in Township forty three of Range four east, in the district of lands subject to sale at St Louis Missouri containing thirty nine acres and forty nine hundredths of an acre, situate in Jefferson County Missouri. Fourth, the North east fractional quarter (East of Merri-mec River) and the North East quarter of the South east fractional quarter of Section

five in Township forty three North of Range ~~four~~<sup>five</sup> east in the district of lands subject to sale at St Louis, Missouri, containing one hundred and five acres &  $\frac{2}{100}$  situate in Jefferson County Missouri.

Fifth, a certain tract or parcel of land lying and being situate in the County of Jefferson and State of Missouri and being the east half of the North west quarter of Section No Ten of Township forty three North of range four east containing eighty acres more or less. Sixth. - the east half of the South west quarter of Section three in Township forty three North of range four east, in the District of lands subject to sale at St Louis Missouri, containing eighty acres, situate in Jefferson County Missouri.

Seventh. - a certain tract or parcel of land lying and being in the County of St Louis and State of Missouri, To Wit: the South west fractional quarter of Section No Seven Township forty three North of range four east, containing one hundred and fifteen acres. Eighth, the South west quarter of the North east quarter of Section 11 Township 42 North range 4 east containing forty acres, and the North east quarter of the North east quarter of Section 11 Township 42. North range 4 east containing 40 acres, and also the North west quarter of the North west quarter of Section 12 in Town-

-ship 42 in Range 4 east containing 40 acres  
all in Jefferson County Missouri. Ninth,  
the following described real estate to wit: the  
south west quarter of the south west quarter,  
of the south west quarter, of Section thirty  
three in Township number 44 of Range 4 East.  
containing 40 acres also the south half of the  
south east quarter of Section 32, east of Merrimac  
River in Township 44 of Range 4 East containing  
20 acres and  $\frac{9}{100}$  of an acre, also the North West  
quarter of the south west quarter of Section 33.  
in Township 44 of Range 4 east containing 40  
acres, and the east half of the south west quarter  
of Section 33 Township 44 of Range 4 east contain-  
-ing eighty acres, all lying in the County of  
St Louis and State of Missouri. It is there-  
fore ordered, adjudged and decreed by the  
Court, that partition be made of the above  
described lands, between the respective parties  
as hereinafter ascertained and set forth, and  
the Court proceeding to ascertain the respective  
rights of said parties doth declare the same to  
be as follows. Thomas Byrns has an estate  
in fee simple in the undivided one third  
part of said land, John Byrns has an estate  
in fee simple in the undivided one sixth  
part of said land, W<sup>m</sup> B. Byrns has an estate  
in fee simple in the undivided one sixth  
part of said land, Isaac N. Byrns has an estate

in fee simple in the undivided one sixth part of said land, John W Maupin has an estate for life by the courtesy of his wife in the undivided one sixth part of said land, Edward T Frost, Edward Maupin, Silas Maupin and William Maupin have each an estate in expectancy after the determination of the Estate of John W. Maupin, for life in the undivided one twenty fourth part of said land. The Court doth, thereupon appoint Stephen Smith, Samuel Knight, and Milton Smith respectable freeholders, and residents of the County of St Louis, to make partition according to the rights of the parties aforesaid, of the first above mentioned lands, known and described as lots numbered three and four (3 & 4) in the common fields of barondelet. County of St Louis, State of Mo. and the commissioners aforesaid are ordered to make division of said land, according to the Statutes in such case made and provided, and to file in the office of the clerk of this Court at the next term thereof a full and ample report of their proceedings, in writing made, signed and acknowledged as the law directs.

It having been suggested by the petitioners in this cause, and satisfactorially shown to this Court, that of the lands heretofore described under Nos. Three (3) Four (4) Five (5) Six (6) and

Eight (8) partition in kind cannot be made without great prejudice to the owners thereof. The court therefore orders, that the Sheriff of the County of Jefferson Mo sell at public auction to the highest bidder during some day of the next term of this court, at the Court House door of the County last aforesaid the lands last aforesaid, for ten per cent of the purchase money in cash at the time of sale and the balance in twelve months, and for the deferred payment that he take from the purchaser, a note or a bond with good security bearing six per cent interest per annum. Notice of said sale being given by the Sheriff in the same manner provided by law for sales, of estate under execution, and that he conduct the sale thereof in all respects, in the manner prescribed by law for such sales, and bring the proceeds into Court. to abide further orders herein, and this cause is continued.

And it having further been suggested by the petitioners in this cause and satisfactorily shown to this Court that the lands heretofore described under Two (2) Seven (7) and Nine (9) cannot be divided without great prejudice to the owners thereof. It is ordered by the Court that the Sheriff of the County of St Louis proceed to sell the lands last aforesaid at public vendue to the highest bidder: during

some day of the next term of the Circuit, Com-  
mon Pleas, or Land Court of said County, for  
ten per cent of the purchase money in cash at  
the time of sale, and the balance in twelve  
months and for the deferred payment that  
he take from the purchaser a bond or a note,  
with good security, bearing six per cent interest  
per annum, Notice of said Sale being given  
by the Sheriff in the same manner pre-  
scribed by law for such sales, of estate under  
execution, and that he conduct the sale  
thereof in all respects in the manner prescrib-  
ed by law for such sales and bring the  
proceeds into Court to abide further orders  
herein, and this cause is continued.

A true copy of the Order  
In Witness Whereof, I have hereto  
set my hand and affixed  
the Seal of Said Court, Sept  
11<sup>th</sup> 1866.

Samuel A. Papp, Clk



To Jefferson County Court  
November Term 1866.

Thomas Byrnes et al

Ex parte

Order of Sale of Real Estate

# SHERIFF'S SALE IN PARTITION.

Thomas Byrns, John Byrns, John W. Maupin, William O. Byrns, Isaac M. Byrns, Edward F. Frost and Edward, Silas and William Maupin, by E. F. Frost, their Guardian, ex parte, Petitioners. Order of Sale. By virtue and authority of an order of sale issued from the office of the Clerk of the Circuit Court of Jefferson county, Missouri, in the above entitled cause, dated July 31st, 1866, I will, on

MONDAY, THE FIRST DAY OF OCTOBER, 1866, between the hours of nine o'clock in the forenoon and five o'clock in the afternoon of that day, at the east front door of the Court House, in the city of St. Louis, State of Missouri, sell the following described real estate, at public vendue, to the highest bidder, to-wit: All that certain tract or parcel of land lying and being in the county of St. Louis, Missouri, and containing twenty-four and forty-three hundredths acres (24 43/100), known as a part of a fractional section designated as being a part of the south-east fractional quarter of section seven, township forty-three north, range four east, lying on the Meramec river, in the district of St. Louis, adjoining a tract of land conveyed to Felix Coonce, and being the same conveyed to Samuel Byrns by Lewis Newel and wife by deed recorded in Recorder's office of St. Louis county, in Book Q No. 5, page 478. Also, a certain tract or parcel of land lying and being in the county of St. Louis and State of Missouri, to-wit: The southwest fractional quarter of section No. seven, township forty-three north of range 4 east, containing one hundred and fifteen acres. Also, the following described real estate, to-wit: The southwest quarter of the southwest quarter of the southwest quarter of section thirty-three in township number 44 of range 4 east, containing 30 acres. Also, the south half of the southeast quarter of section 32, east of Meramec river, in township 44 of range 4 east, containing 20 acres and 93/100 of an acre. Also, the northwest quarter of the southwest quarter of section 33, in township 44 of range 4 east, containing 40 acres, and the east half of the southwest quarter of section 33, township 44 of range 4 east, containing eighty acres, all lying in the county of St. Louis and State of Missouri, and upon the following terms, to-wit: Ten per cent of the purchase money in cash at the time of sale and the balance in twelve months from the day of sale, the deferred payment to be secured by a deed or deeds of trust on the property sold, and notes bearing interest at the rate of six per cent. per annum.

JOHN C. VOGEL, Sheriff.  
St. Louis, September 4, 1866.

## Order of Sale in Partition.

John C. Vogel, Sheriff of St. Louis County, State of Missouri

comes here into Court and makes a report of all his acts and proceed

ings under this Order of Sale, made 31<sup>st</sup> July 1866,

as follows: Pursuant to said order I did, on the 4<sup>th</sup>

day of September 1866, cause the real estate

mentioned and described in said order to be advertised for sale in the

manner prescribed by law, by advertising in the *and the "Westliche Post"*  
*Daily Missouri Democrat*

~~two~~ newspapers printed in the city of St. Louis, State of Missouri, at

least twenty days prior to the day of sale, hereinafter mentioned, a copy

of which advertisement is hereto attached and makes a part of this report.

And agreeably to said advertisement I did, on the first

day of October 1866, offer for sale at public

auction, between the hours of nine o'clock in the forenoon and five o'clock

in the afternoon of that day, at the east front door of the Court

House, in the City and County of St. Louis, State of Missouri, sell,

all the right, title, claim, interest, estate, and property of the above named par-

ties, of, in and to the real estate mentioned and described in said order and adver-

tisement, at which time and place the said property was sold as follows, to-wit:

24 <sup>43</sup>/<sub>100</sub> Acres, and 115 Acres making a total of 139 <sup>43</sup>/<sub>100</sub>

Acres was sold to Isaac M. Byrns for the price and sum of

Thirty two Dollars per Acre, amounting to the sum of

Four thousand four hundred and sixty One and <sup>7</sup>/<sub>100</sub>

Dollars 40 <sup>92</sup>/<sub>100</sub> Acres 20 Acres 40 Acres and 80 Acres

making a total of 180 <sup>92</sup>/<sub>100</sub> Acres was sold to M<sup>rs</sup> C Byrns

for the price and sum of Fifteen Dollars per acre  
amounting to the sum of Two thousand seven hundred  
and thirteen and  $8\frac{1}{2}$  Dollars

amounting in the aggregate to the sum of Seven thousand one hundred  
and seventy five and  $5\frac{1}{2}$  Dollars \$7,175. $\frac{56}{100}$

All of which is respectfully submitted to the Court for approval.

St. Louis, October 2<sup>nd</sup> 1866. JOHN C. VOGEL, Sheriff.  
By Reginald Ziegler Dep.

Charges:

Advertising, in two Papers \$77.00

Making Report of sale and executing }  
Order of Court. } 5.75

" Deeds of Trust and ack (2) 13.00

Recording the same, Deeds of Trust (2) 3.50

Commission on sales, 81.75

Am't ~~for~~ ~~on~~ ~~the~~ ~~on~~ Stamps on Deeds 7.50

\$188.50

Plus digne et  
exhorte l'ennemi

Sept 17 1861

Sept 3 1861,  
Dumet. de l'Army de l'Ar.

Carondelet, October 1<sup>st</sup> 1846.

Mr. Stephen Smith,  
Samuel Knight and Milton Smith, Commissioners —  
to  
C. Leppelmann, City Engineer  
Dr:

1846.

\$ Cts

|         |                  |                                                                                                                                                    |  |  |
|---------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| August  | 27               | } Survey & establishment, the corner lines and courses of,<br>Lots 3 & 4 of the so calls Schouly tract, in the com.<br>mon fields of Carondelet. — |  |  |
| Do      | 28 <sup>th</sup> |                                                                                                                                                    |  |  |
| Do      | 31               |                                                                                                                                                    |  |  |
| Septbr  | 29               | Subdivision of the same Lots into 18 Lots                                                                                                          |  |  |
| October | 1 <sup>st</sup>  | setting 8 Corner Stones of the Lots 3 & 4.                                                                                                         |  |  |

Calculation.

|    |                                                                 |          |
|----|-----------------------------------------------------------------|----------|
| 1, | Surveyor 3 <sup>3</sup> / <sub>4</sub> days per \$ 10.00        | \$ 37.50 |
| 2, | 2 Fieldhands 3 <sup>3</sup> / <sub>4</sub> day per \$ 2.50 each | \$ 18.75 |
| 3, | 2 <sup>3</sup> / <sub>4</sub> days Expenses for Wagon —         | \$ 5.50  |
| 4, | 8 Corner Stones in the quarry                                   |          |
|    | per \$ .050 — — — —                                             | \$ 4.00  |
| 5, | Map and Certificate —                                           | \$ 5.00  |

70 75

Seventy Dollars seventy five Cents //

In the Circuit Court Jefferson Co. Mo. } Tuesday June 19<sup>th</sup> 1866.

Thomas Byrns, John Byrns,

John H. Maupin William C. Byrns.

Isaac N. Byrns Edward F. Frost and.

Edward, Silas and William Maupin by E. F. Frost

their Guardian — ex parte Petitioners

Petition for

Partition

Now at this day, this cause coming on to be heard, the petitioners ex parte, above named appear by their Attorneys who submit the case to the court, and the Court doth find from the confession of the parties that they are the legal owners and tenants in common of the lands and lots herein after mentioned, as follows: the following described real estate situate in the common fields of Carondelet County of St Louis, Mo. to wit: Lots numbered three and four, said lot No 3 containing nine acres and seventy eight hundredths ( $9\frac{78}{100}$ ) of an acre, and being more particularly described as follows, viz beginning at a point on the northern line of a road, the south east corner of said Lot No 3 and the south west corner of lot no 2, running thence with the western line of said lot number two, north twenty three degrees east five hundred and seventy three feet, seven and one quarter inches to the northern line of a States Survey No 110 in the common fields of Carondelet. thence north sixty three degrees forty five minutes west with said northern line of said United States Survey No 110 Seven hundred and twenty three feet nine and a half inches to the north east corner of a tract of land conveyed by George Shoultz and wife to Joseph

Shewing by deed recorded in Book U page 398,  
thence south  $23^{\circ}$  west with the eastern line  
of said conveyed tract five hundred and  
seventy three feet seven and one quarter  
inches to the northern line of a road  
thence with said northern line of said  
road south sixty three degrees forty  
five minutes east seven hundred and  
twenty three feet, nine and a half inches  
to the place of beginning, said Lot number  
four containing Two acres and eighty  
five hundredths ( $2\frac{85}{100}$ ) of an acre, and  
being more particularly described as  
follows, beginning at a point in the Southern  
line of a road, the north west corner of said  
lot number four; thence south twenty three  
degrees west with the western line of said lot  
number four. One hundred and thirty two feet  
ten and three quarter inches to a point the  
south west corner of said lot Number four;  
thence with the Southern line of said lot No  
four south sixty three degrees forty five minutes  
east eight hundred and forty feet nine inches to a  
point the south eastern corner <sup>of said</sup> Lot No four,  
and the South western corner of lot No five thence north  
twenty three degrees east with the western line  
of said lot no five, one hundred and thirty two  
feet, ten and three quarter inches to the southern  
line of a road, thence with said Southern line

of said road north sixty three degrees forty five minutes west eight hundred and forty feet nine inches to the place of beginning. the courses of the line as given on the magnetic courses without regard to the variations of the needle, and the areas of said lots numbered three and four being calculated to the center of the road.] Second, all that certain tract or parcel of land lying and being in the County of St Louis Mo. containing Twenty four and forty three hundredths acres ( $24\frac{43}{100}$ ) Known as a part of a fractional Section designated as being a part of the South east fractional quarter of Section seven Township forty three North range four east lying on the Merrimac River in the district of St Louis adjoining a tract of land conveyed to Felix Boone, and being the same conveyed to Samuel Byrns by Lewis Newel, and wife, by deed recorded in Recorder's office of St Louis County in Book 2 No 5 page 478: Third, the South west quarter of the South east quarter of Section five in Township forty three of Range four east in the district of Lands subject to sale at St Louis Missouri containing thirty nine acres and forty nine hundredths of an acre, situate in Jefferson County Missouri. Fourth, the north east fractional quarter (East of Merrimac River) and the North East quarter of the South east fractional quarter of Section five in Township

forty three north of Range five east in the district of lands subject to sale at St Louis Missouri containing one hundred and five acres  $8\frac{2}{100}$  situate in Jefferson County Missouri. Fifth, - a certain tract or parcel of land lying and being situate in the County of Jefferson and State of Missouri and being the east half of the North west quarter of Section No ten of Township forty three north of Range four east, containing eighty acres more or less.

Sixth, the east half of the South west quarter of Section three in Township forty three North of range four east, in the District of lands subject to sale at St Louis Missouri, containing eighty acres, situate in Jefferson County Missouri.

Seventh, - a certain tract or parcel of land lying and being in the County of St Louis and State of Missouri. To Wit: the South west fractional quarter of Section No Seven Township forty three North of range four east, containing one hundred and fifteen acres. Eighth, - the South west quarter of the North east quarter of Section 11 Township 42 North range 4 east, containing forty acres and the North east quarter of the North east quarter of Section 11 Township 42. North range 4 east containing 40 acres, and also the North west quarter of the North west quarter of Section 12 in Township 42 in Range 4 east containing 40 acres, all in Jefferson

County Missouri. Ninth, - the following described real estate to wit: the South west quarter of the South west quarter, of the South west quarter, of section thirty three in Township Number 44 of Range 4 East, containing 40 acres, also the South half of the South east quarter of Section 32, east of Merrimac River in Township 44 of Range 4 East, containing 20 acres and  $\frac{9}{100}$  of an acre, also the North west quarter of the South west quarter of Section 33 in Township 44 of Range 4 East, containing 40 acres, and the east half of the South west quarter of Section 33, Township 44 of Range 4 East containing eighty acres, all lying in the County of St Louis, and State of Missouri. ( It is therefore ordered, adjudged and decreed by the Court, that partition be made of the above described lands, between the respective parties as hereinafter ascertained and set forth, and the Court proceeding to ascertain the respective rights of said parties doth declare the same to be as follows. Thomas Byrns has an estate in fee simple in the undivided one third part of said land, John Byrns has an estate in fee simple in the undivided one sixth part of said land, W<sup>m</sup> C. Byrns has an estate in fee simple in the undivided one sixth part of said land, Isaac N. Byrns has and estate in fee simple in the undivided one sixth part of said land, John W.

Maupin has an estate for life by the courtesy of his wife in the undivided one sixth part of said land. Edward F. Frost, Edward Maupin, Silas Maupin and William Maupin, have each an estate in expectancy after the determination of the Estate of John W. Maupin for life in the undivided one twenty fourth part of said land. The court doth thereupon appoint Stephen Smith, Samuel Knight and Milton Smith, respectable freeholders, and residents of the County of St Louis, to make partition according to the rights of the parties aforesaid, of the first above mentioned lands, known and described as lots numbered three and four (3 & 4) in the common fields of Barondelet, County of St Louis, State of Mo. and the Commissioners aforesaid are ordered to make division of said land, according to the Statutes in such case made and provided, and to file in the office of the clerk of this court, at the next term thereof a full and ample report of their proceedings, in writing made, signed, and acknowledged as the law directs. ) It having been suggested by the petitioners in this cause, and satisfactorially shown to this court, that of the lands heretofore described under Nos Three (3) Four (4) Five (5) Six (6) and Eight (8) partition in kind cannot be made without great prejudice to the owners thereof, the court

therefore orders, that the Sheriff of the County of Jefferson Mo sell at public auction to the highest bidder during some day of the next term of this Court, at the Court House door of the county last aforesaid, the lands last aforesaid for ten per cent of the purchase money in cash at the time of sale and the balance in twelve months, and for the deferred payment that he take from the purchaser a note or a bond, with good security, bearing six per cent interest per annum. Notice of said sale being given by the Sheriff in the same manner provided by law for sales of estate under execution, and that he conduct the sale thereof in all respects, in the manner prescribed by law for such sales, and bring the proceeds into court. To abide further orders herein, and this Cause is continued.

And it having further been suggested by the petitioners in this Cause and satisfactorily shown to this court that the lands heretofore described under Two (2) Seven (7) and Nine (9) cannot be divided without great prejudice to the owners thereof. It is ordered by the court that the Sheriff of the County of St Louis proceed to sell the lands last aforesaid at public vendue to the highest bidder, during some day of the next term of the Circuit, Common Pleas, or Land Court of said County, for ten per

cent of the purchase money in cash at the time of sale, and the balance in twelve months and for the deferred payment that he take from the purchaser a bond or a Note, with good security, bearing six per cent interest per annum, Notice of said sale being given by the Sheriff in the same manner prescribed by law for such sales, of estate under execution, and that he conduct the sale thereof in all respects in the manner prescribed by law for such sales and bring the proceeds into court to abide further orders herein, and this Cause is continued.

Filed October 24<sup>th</sup> 1866.  
 Samuel A. Reppey  
 Clerk

State of Missouri } ss.  
 County of Jefferson } I, Samuel A. Reppey  
 Clerk of the Circuit Court in & for said  
 County, do hereby certify that the foregoing is a true, cor-  
 rect and complete copy of the original order  
 as fully as the <sup>same</sup> remains of Record in my  
 Office, in the Circuit Court Record  
 Book No. 5, pages 287, 288, 289 & 290.



Witness my hand and seal  
 of said Court affixed at office  
 this 31<sup>st</sup> day of July A.D. 1866,

Samuel A. Reppey  
 Clerk



State of Missouri  
County of St. Louis

Be it remembered  
that on this twenty ninth day of Sep-  
tember A. D. Eighteen Hundred and Sixty-  
Six before me the undersigned a Notary  
Public within and for the County afore-  
said personally came Stephen Smith,  
Samuel Knight and Milton Smith,  
three credible, disinterested freeholders  
of said County of St. Louis who being  
sworn in due form of law declare  
on their oath that they will honestly  
and impartially execute the trust reposed  
in them by a Decree of the Circuit Court  
of Jefferson County, Missouri in a  
cause entitled;

Thomas Byrns, John Byrns, John W.  
Maupis, William C. Byrns, Isaac W.  
Byrns, ~~Edward~~ F. Frost and Edward  
Silas and William Maupis by E.  
F. Frost their Guardian

Subscribed  
and sworn to  
before me

Ex parte petitioners  
said Decree bearing date the 19<sup>th</sup> day  
of June 18<sup>th</sup>

Sworn to and subscribed  
before me this twenty ninth  
day of September Eighteen  
Hundred and Sixty Six

A. L. Bergfeld  
Notary Public

Stephen Smith  
Samuel Knight  
Milton Smith

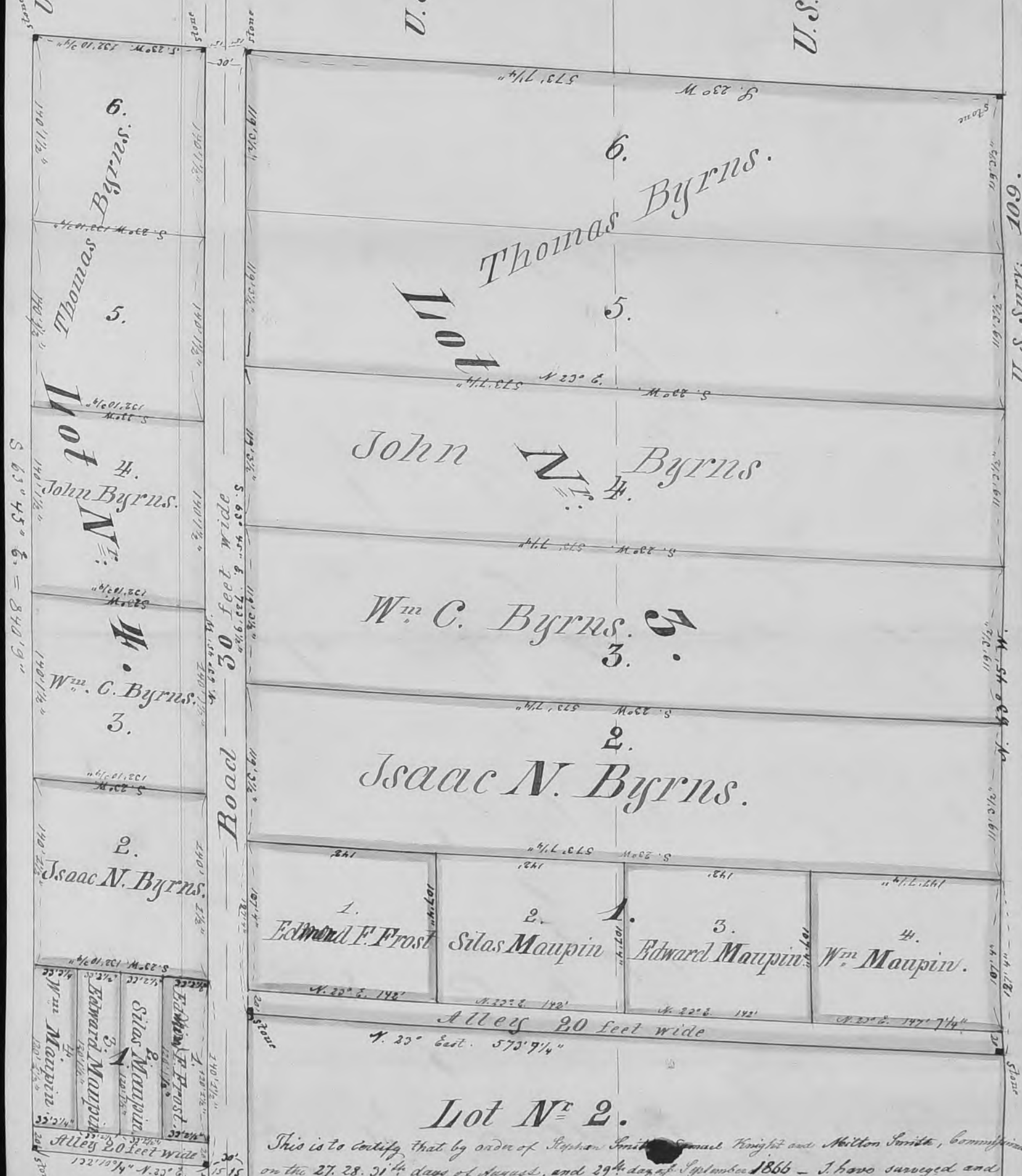


U.S. Surv: 113.

U.S. Surv: 111.

U.S. Surv: 110.

U.S. Surv: 109.



### Lot N<sup>o</sup> 2.

This is to certify that by order of Stephen Smith, Samuel Knight and Milton Smith, Commissioners on the 27, 28, 31<sup>st</sup> days of August, and 29<sup>th</sup> day of September 1866 - I have surveyed and subdivided Lot N<sup>o</sup> 384 in the so called Schoutz Tract in the Common fields of Carondelet into (18) eighteen Lots. The above plat is a correct representation of said Survey and Subdivision.

Carondelet October 1<sup>st</sup> 1866.

C. Leppelmann.

City Engineer.

Lot N<sup>o</sup> 5.

Thomas Byrns, John Byrns, John M.  
Maupin, Wm. C. Byrns, Isaac H. Byrns,  
Edwin F. Frost and Edward, Silas & William  
Maupin by E. F. Frost their Guardian  
Partition

Ex parte

In the Jefferson Circuit  
Court.

We the undersigned Commissioners appointed  
by the Circuit Court of Jefferson County  
Missouri, at its May term 1866, to make  
partition and division among the above  
named parties of the following described  
real Estate situate in St. Louis County  
Mo. viz: Lots 3 & 4 situate in the  
Common field of Carondelet in said  
County of St. Louis. Lot three contains  
nine acres and Seventy Eight hundredths of  
an acre ( $9\frac{78}{100}$ ) is more particularly describ-  
ed as follows: viz: Beginning at a point  
in the northern line of a road, the South  
East corner of said Lot three and the  
South West corner of Lot Number Two (2) —  
running thence with the western line  
of Lot No 2 N.  $23^{\circ}$  E. 573 feet seven  
and one quarter inches to the northern  
line of U. S. Survey No 110 in the Common  
field of Carondelet, thence No  $63^{\circ} 45'$   
West with said Northern line of said

Survey No 110, seven hundred and twenty three feet, nine and one half inches to the North East corner of a tract of land conveyed by George Shoultz and wife to Joseph Shoultz & said recorded in Book M. p. 398; thence South  $23^{\circ}$  W. with the Eastern line of said conveyed tract 573 feet  $7\frac{1}{4}$  inches to the Northern line of a road; thence with said Northern line of said road South  $63^{\circ} 45'$  E. 723 feet, nine and a half inches to the place of beginning. Lot number four contains two acres and eighty five hundredths of an acre and is more particularly described as follows; viz. Beginning at a point in the Southern line of a road, the North West corner of said Lot number four, thence S.  $23^{\circ}$  W. with the Western line of said Lot number four one hundred and thirty two feet, ten and three quarters inches to a point, thence with the Southern line of Lot No 4 S  $63^{\circ} 45'$  E. 840 feet and nine inches to a stake; thence N  $23^{\circ}$  E. with the Western line of Lot 5, 132 feet  $10\frac{3}{4}$  inches to the Southern line of a road and thence with said Southern line of said road N.  $63^{\circ} 45'$  840 feet and nine inches. The course of the lines as given are the magnetic

courses without regard to the variation of the needle and the areas of Lots 3 & 4 are calculated to the center of the road. For further description of said Lots 3 & 4 reference is had to a plat of said Lots, annexed to a report, as part thereof, of Commissioners in a action for partition in the Land Court of St. Louis County for October term 1859, in which Samuel Byrns was Plaintiff and Louis J. Picot and others were Defendants. Report that after having been duly sworn to faithfully and impartially make partition of said lands among the Petitioners according to their respective interests therein as set forth in the Order of said Jefferson Circuit Court a certified copy of which is herewith returned and is made a part of this report, we did proceed on the 27<sup>th</sup> day of August 1866 make partition thereof and did in the first place divide said Lots in six equal parts as near as could be taking into consideration the value thereof and did allot, set over and assign to Thomas Byrns two sixths thereof described as follows: Being Lots numbered five (5) and six (6) of the subdivisions of Lot number Three (3) and being

bounded as follows: Beginning at a point  
on the northern line of a road thirty  
feet wide being the South East corner of  
Lot No five and the South West corner  
of Lot No four running thence with the  
western line of said Lot No 4 North  $23^{\circ}$   
E. five hundred and seventy three feet seven  
and one quarter inches ( $573' 7\frac{1}{4}"$ ) to the  
northern line of U. S. Survey No 110 in the Common  
field of Cronvelet; thence North  $63^{\circ} 45' W$   
with said Northern line of said U. S. Survey  
No 110. Two hundred and eighty three feet  
and seven inches ( $283' 7"$ ) to the North West  
Corner of Lot No 6 and the North East Corner  
of a tract of land conveyed by George Shoults  
and wife to Joseph Shoults by deed recorder  
in Book 2 page 398. thence South  $23^{\circ}$   
W. with the Eastern line of said conveyed tract  
five hundred and seventy three feet seven and  
one quarter inches ( $573' 7\frac{1}{4}"$ ) to the northern  
line of a road thirty feet wide thence with  
said Northern line of said road South  $63^{\circ}$   
 $45' E$ . two hundred and thirty eight feet  
and seven inches ( $283' 7"$ ) to the place  
of beginning.

And we attester, set  
over and assign to John Byrns one  
sixth of said Lots described as

follows viz: Lot Number four of the subdivisions of Lot Number three are being bounded as follows: Beginning at a point on the northern line of a road thirty feet wide, the South East corner of said Lot Number four and the South West corner of Lot Number three, running thence with the western line of said Lot Number three North  $23^{\circ}$  E, five Hundred and Seventy three feet Seven one quarter inches ( $573' 7\frac{1}{4}"$ ) to the northern line of U. S. Survey Twp 110. in the common field of Caron & Let, thence North  $63^{\circ} 45'$  W with said northern line of U. S. Survey Twp 110 one hundred and nineteen feet three one half inches to the North East Corner of Lot number five of said subdivision; thence South  $23^{\circ}$  W. with the Eastern line of said Lot number five five Hundred and Seventy three feet Seven and one quarter inches ( $573' 7\frac{1}{4}"$ ) to the northern line of a road, thirty feet wide, thence with said northern line of said road One hundred and nineteen feet three and one half inches ( $119' 3\frac{1}{2}"$ ) South  $63^{\circ} 45'$  E. to the place of beginning

And we did allot, set over and assign  
to William C. Byrns on sixth part of  
said lots described as follows viz:

Lot number Three (3) of the subdivision of  
Lot number Three (3) and being bounded  
as follows: Beginning at a point on  
the northern line of a road, thirty feet  
wide, the south East corner of Lot num-  
ber Three and the South West corner of  
lot number Two of said subdivision of  
said Lot number Three running thence  
with the western line of said Lot number  
Two North  $23^{\circ} E$ . Five hundred and  
Seventy three feet Seven one quarter inches  
( $573' 7\frac{1}{4}"$ ) to the northern line of U.S. Survey  
No 110 in the common fields of Carondelet  
thence North  $63^{\circ} 45' W$  with said northern  
line of said U.S. Survey No 110. One hun-  
dred and nineteen feet Three one half inches  
( $119' 3\frac{1}{2}"$ ) to the North East corner of Lot  
No four of said subdivision, thence South  
 $28^{\circ} W$ . with the Eastern line of said Lot No  
four five hundred and Seventy three feet  
Seven one quarter inches ( $573' 7\frac{1}{4}"$ ) to the  
northern line of a road, thirty feet wide,  
thence with ~~said~~ northern line of said  
Road South  $63^{\circ} 45' E$  one hundred and nineteen  
feet three one half inches ( $119' 3\frac{1}{2}"$ ) to the place of Beginning

And we did allot, set over and assign to Isaac H. Burns one sixth part of said Lots described as follows viz:

Lot number Two (2) of the subdivision of Lot number Three (3) and being bounded as follows: Beginning at a point on the northern line of a road thirty feet wide, the South East corner of Lot number Two, (2) and the South West corner of Lot number One of said Subdivision of said Lot number Three, running thence with the Western line of said Lot number One North  $23^{\circ}$  E. Five Hundred and Seventy Three feet, seven one quarter inches ( $573' 7\frac{1}{4}"$ ) to the northern line of U. S. Survey No 110 in the Common Field of Carondelet, thence North  $63^{\circ} 45'$  W. with the Northern line of said U. S. Survey No 110, One Hundred and Nineteen feet, three one half inches ( $119' 3\frac{1}{2}"$ ) to the North East corner of Lot number Three of said Subdivision, thence South  $23^{\circ}$  W with the Eastern line of said Lot No Three five Hundred and Seventy three feet seven one quarter inches ( $573' 7\frac{1}{4}"$ ) to the northern line of a road thirty feet wide, thence with the northern line of said road S.  $63^{\circ} 45'$  E. One Hundred and Nineteen feet three one half inches ( $119' 3\frac{1}{2}"$ ) to the place of Beginning.

And we divided the remaining sixth  
part of said Lots into four parts  
said remaining sixth part being <sup>described</sup> ~~bounded~~  
as follows viz: Lot number One of the  
subdivision of Lot W Three and being  
bounded as follows: Beginning at a  
point of the Northern line of a road  
thirty feet wide, the South East corner  
of Lot number One of said subdivision of  
Lot W Three and the South West corner of  
Lot number Two of the so called Shoulty  
tract, running thence with the western  
line of said Lot number Two north  $23^{\circ}E$   
five hundred and seventy three feet seven one  
quarter inches ( $573'7\frac{1}{4}"$ ) to the Northern line  
of U. S. Survey W 110 is the common field of  
Carondelet, thence North  $63^{\circ}45'W$  with  
said Northern line of U. S. Survey 110 one  
hundred and twenty seven feet four inches ( $127'4"$ )  
to the North East corner of Lot W Two of  
said subdivision, thence South  $23^{\circ}W$  with the  
Eastern line of said Lot W Two five hundred  
and seventy three feet seven one quarter inches  
( $573'7\frac{1}{4}"$ ) to the Northern line of a road  
thirty feet wide, thence with the northern  
line of said road  $63^{\circ}45'E$  one hundred  
and twenty seven feet four inches ( $127'$   
 $4"$ ) to the place of beginning

And we did allot, set over and assign  
to Edward F. Frost one fourth part of one  
sixth part of said Lots, except twenty feet  
on the East side of said Lot No one reserved for an  
Alley, and being described as follows viz:  
Lot No one (1) of the subdivision of Lot No  
one of the subdivisions of Lot No Three and  
being bounded as follows: Beginning at a  
point on the Northern line of a road, thirty  
feet wide, the South East corner of said Lot No  
one of the subdivisions of Lot No one of No. three  
and the West line of the reserved Twenty foot Alley,  
running thence with the western line of said Alley  
North  $23^{\circ}$  E. One hundred and forty two feet (142')  
to the North East corner of said lot one and South  
East corner of lot number two of the subdivision  
of lot No one of lot number Three, thence North  
 $63^{\circ} 45'$  W. One hundred and Seven feet four inches  
(107'4") to the North West corner of lot No one and  
the South West corner of lot No two of said subdivi-  
sion of lot No one of lot No Three, thence South  $23^{\circ}$  W.  
with the Eastern line of lot No two of the subdivision  
of lot No Three One hundred and forty two feet  
(142') to the Northern line of a thirty feet road,  
thence with the Northern line of said road South  
 $63^{\circ} 45'$  E. One hundred and Seven feet four  
inches (107'4") to the place of beginning

And we did allot, set over and assign to  
Silas Maynard one fourth part of one  
sixth part of said Lots, except twenty feet  
on the East side of said Lot No one reserved  
for an Alley, and being described as follows viz:  
Lot Number Two of the subdivision of Lot No one  
of the subdivisions of Lot No Three and being  
bounded as follows: Beginning at the North  
East corner of Lot No one, being the South East corner  
of said Lot Number Two running thence with  
the Western line of the reserved twenty foot Alley  
North  $23^{\circ}$  E. one hundred and forty two feet (142')  
to the South East corner of lot No Three (3) and  
North East corner of lot number Two of the subdivision  
of lot No one of lot No Three thence North  $63^{\circ}$   
 $45'$  W. one hundred and seven feet four inches (107' 4")  
to the North West corner of lot ~~No Three~~ No Two (2)  
and South West corner of lot No Three (3) is the  
Western line of lot No one of the subdivisions of lot  
No Three, thence South  $23^{\circ}$  W. with said line  
one hundred and forty two feet (142') to the  
North West corner of lot No one and South West  
corner of lot No Two of the subdivision of lot No  
one of lot No Three, thence South  $63^{\circ}$  45' E. one  
hundred and seven feet four inches (107' 4")  
along the Northern line of the Lot No  
one of the subdivisions of lot No one of lot  
No Three to the place of Beginning

And we did allot, set over and give to  
Edward Manjin one fourth part of one  
sixth part of said Lots (except twenty feet  
on the East side of said Lot No One reserved  
for an Alley, and being described as follows viz:  
Lot number Three of the subdivisions of Lot No One of  
Lot number Three and being bounded as follows:  
Beginning at the North East corner of Lot No. two,  
being the South East corner of lot No Three running  
thence with the western line of the reserved twenty  
foot Alley North  $23^{\circ}$  E. One hundred and forty  
two feet (142') to the South East corner of lot number  
four and the North East corner of said Lot No Three  
of the subdivisions of lot No One of lot No Three,  
thence North  $63^{\circ}45'$  W. One hundred and Seven  
feet four inches (107'4") to the North East corner of  
lot No Three and South East corner of lot No four  
in the Western line of lot No One of the subdivisions  
of lot No Three, thence South  $23^{\circ}$  W. with said  
line One hundred and forty two feet (142') to the  
North West corner of lot No two and the South West  
corner of said Lot No Three of the subdivisions  
of lot No One of lot No Three, thence South  $63^{\circ}45'$  E.  
One hundred and Seven feet four inches (107'4")  
along the northern line of lot No two  
of the subdivisions of lot No One of lot No  
Three to the place of Beginning

And we did allot, set over and assign to  
William Maupin one fourth part of one  
sixth part of said Lots, except twenty feet  
on the East side of said Lot No one reserved  
for an Alley, and being described as follows:  
Lot number four (4) of the subdivision of lot  
No one of the subdivision of lot No Three and  
being bounded as follows: Beginning at the  
North East corner of lot No Three being the South  
East corner of said Lot No four running  
thence with the Western line of the reserved  
twenty foot Alley North  $23^{\circ}$  E. one hundred  
and forty seven feet and seven one-quarter inches  
( $147' 7\frac{1}{4}"$ ) to the Northern line of U. S. Survey No 110  
is the Common Sub of Carondelet thence North  
 $63^{\circ} 45'$  W. one hundred and seven feet four inches  
( $107' 4"$ ) with said Northern line of said U. S. Survey  
No 110 to the North West corner of said Lot No four  
of the subdivision of lot No one of lot No Three  
being the North East corner of lot No two of the  
subdivision of lot No Three, thence South  $23^{\circ}$  W.  
with the Eastern line of lot No two of the subdivi-  
sion of lot No Three one hundred and forty seven feet  
seven one quarter inches ( $147' 7\frac{1}{4}"$ ) to the North  
West corner of lot No Three being the South West  
corner of lot No four of the subdivision of lot  
No one of lot No Three, thence South  $63^{\circ} 45'$  E.  
one hundred and seven feet four inches to the place  
of Beginning

B

And we do allot set over and assign to Thomas Pyms two sixths thereof described as follows viz: Being Lots number five and six of the subdivisions of lot No four and being bounded as follows: Beginning at a point in the Southern line of a road thirty feet wide, the North West corner of said lot No four ~~the~~ and lot six (6) of the subdivision of said lot No four thence South  $23^{\circ}W$  with the western line of said lot No four one hundred and thirty two feet ten three quarters inches ( $132'10\frac{3}{4}"$ ) to a point being the South West corner of said lot No four thence with the Southern line of said lot No four South  $63^{\circ}45'E$ . Two Hundred Eighty feet three inches ( $280'3"$ ) to a point being the South East corner of lot No five of the subdivision of lot number four and the South West corner of lot No four of said subdivisions, thence South  $23^{\circ}W$  with the western line of said lot No four of said subdivisions one hundred and thirty two feet ten three quarters inches ( $132'10\frac{3}{4}"$ ) to the Southern line of a road thirty feet wide, being the North East corner of lot No five and the ~~South~~ North West corner of lot No four of the subdivisions of lot No four, thence with said Southern line of said road North  $63^{\circ}45'W$ . Two Hundred and Eighty feet three inches to the place of Beginning

+ And we do allot, set over and appts to John Byrns one sixth part of said lots described as follows. viz;

Beginning at a point in the Southern line of a road, thirty feet wide being the North West corner of lot No four and North East corner of lot No five of the subdivision of lot No four; thence South  $23^{\circ}$  West one hundred and thirty two feet ten three quarters inches ( $132' 10\frac{3}{4}'$ ) to a point being the South West corner of lot No four and South East corner of lot number five of said subdivision thence with the Southern line of said lot No Four South  $63^{\circ} 45' E$ . One hundred and forty feet one and one half inches ( $140' 1\frac{1}{2}"$ ) to a point being the South East corner of lot No four and the South West corner of lot No Three of the subdivision of lot No four thence North  $23^{\circ} E$ . with the Western line of lot No Three One hundred and thirty two feet ten three quarters inches ( $132' 10\frac{3}{4}'$ ) to the Southern line of the thirty foot road, thence with said Southern line of said road North  $63^{\circ} 45' W$ . One hundred and forty feet one and one half inches ( $140' 1\frac{1}{2}"$ ) to the place of Beginning and being designated on the plat of the subdivision as lot No four of the subdivision of lot No four. —

And we did allot, set over and assign to William C. Byrns one sixth part of said lots described as follows viz: —

Lot Number Three of the subdivisions of lot M four are being conveyed as follows: Beginning at a point in the southern line of a road thirty feet wide being the North West corner of lot M three and the North East corner of lot M four of said subdivisions, thence South  $23^{\circ} 45'$  One hundred and thirty two feet ten and three quarters inches ( $132' 10\frac{3}{4}"$ ) to a point being the South West corner of lot M three and South East corner of lot M four of said subdivisions of lot M four, thence with the southern line of lot M four one hundred and forty feet one and one half inches ( $140' 1\frac{1}{2}"$ ) South  $63^{\circ} 45'$  E. to a point being the South East corner of lot M three and the South West corner of lot M two of said subdivisions, thence North  $23^{\circ} 45'$  One hundred and thirty two feet ten three quarters inches ( $132' 10\frac{3}{4}"$ ) to a point in the southern line of a road thirty feet wide being the North East corner of lot M three and the North West corner of lot M two of said subdivisions of lot M four, thence with said southern line of said road North  $63^{\circ} 45'$  W. One hundred and forty feet one and one half inches to the place of Beginning

And we divided the remaining sixth part of said Lot into four parts said remaining sixth part being described as follows viz:  
Lot No One (1) of the subdivisions of Lot No four (4) and being bounded as follows: Beginning at a point in the Southern line of a road, thirty feet wide being the North West corner of Lot Number One and the North East corner of Lot No Two of the subdivisions of Lot Number four, thence South  $23^{\circ}$  W. One hundred and Thirty two feet ten three quarters inches ( $132' 10\frac{3}{4}"$ ) to a point in the Southern line of Lot No Four, being the South West corner of Lot No One and the South East corner of Lot No Two of the subdivisions of Lot No four, thence South  $63^{\circ} 45'$  E. One hundred and forty feet one and one half inches ( $140' 1\frac{1}{2}"$ ) to a point being the South East corner of Lot No One of said subdivisions of Lot No four and also of said subdivided Lot No four, thence North  $23^{\circ}$  E. with the Eastern line of said subdivided Lot No four one hundred and Thirty two feet ten three quarters inches to the South line of a road of thirty feet wide being the North East corner of the subdivided Lot No four and North West corner of Lot No five of the so called Shoults tract, thence with said Southern line of said Road North  $63^{\circ} 45'$  W. One hundred and forty feet one and one half inches ( $140' 1\frac{1}{2}"$ ) to the place of Beginning

And we did allot, set over and assign to  
<sup>Edmond</sup>~~Edward~~ F. Frost one fourth part of one  
sixth part of said Lots, except twenty feet  
on the East Side of said Lot No one of Lot  
No four reserved for an Alley and being  
described as follows: Lot No one (1) of the  
subdivision of Lot No one of the subdivision  
of Lot No four and being bounded as follows:  
Beginning at a point on the southern line of  
a road, thirty feet wide, the North West corner  
of said Lot No one of the subdivision of Lot No one  
of Lot No four and running thence South  $23^{\circ}W$ .  
Thirty three feet two and one half inches ( $33'2\frac{1}{2}"$ ) to a  
point being the South West corner of Lot No one and  
the North West corner of Lot No 2 of said subdivided  
Lot No one of the subdivision of Lot No four  
thence South  $63^{\circ}45'E$ . one hundred and twenty  
feet one and one half inches ( $120'1\frac{1}{2}"$ ) to the western  
line of the reserved twenty foot Alley being  
the South East corner of Lot No one and the North East  
corner of Lot No Two of the subdivided Lot No one  
of the subdivision of Lot No four, thence with  
the western line of said Alley North  $23^{\circ}E$  —  
Thirty Three feet two and one half inches  
( $33'2\frac{1}{2}"$ ) to a point in the Southern line of a road thirty  
feet wide being the North East corner of Lot No one  
of the subdivision of Lot No one thence  $63^{\circ}45'W$  one hundred  
and twenty feet one and one half inches ( $120'1\frac{1}{2}"$ ) to the  
place of beginning

And we did allot, set over and assign to  
Silas Maupin one fourth part of one sixth part  
of said Lots, except twenty feet of said Lot M  
one of lot M four reserved for an Alley, and  
being described as follows: Lot M Two (2) of the  
subdivision of Lot M One of the subdivisions of Lot  
M Four and being bounded as follows: Beginning  
at the South West Corner of Lot M One being the North  
West corner of said Lot M Two running thence  
South  $23^{\circ}$  W. Thirty Three feet two and one half inches  
( $33'2\frac{1}{2}"$ ) to a point being the South West corner of  
said Lot M Two and North West corner of lot M Three  
of the subdivided Lot M One of the subdivisions of  
Lot M Four, thence South  $63^{\circ}45'$  E. one hundred and  
twenty feet one and one half inches ( $120'1\frac{1}{2}"$ ) to a point  
in the Western line of the reserved Alley being the  
South East corner of lot M two and the North East corner  
of lot M Three of the subdivided Lot M one of the  
subdivisions of Lot M Four, thence North  $23^{\circ}$  E.  
Thirty Three feet two and one half inches ( $33'2\frac{1}{2}"$ ) along  
the Western line of said Alley to the South East  
corner of Lot M One of the subdivided Lot M One  
thence North  $63^{\circ}45'$  W. one hundred and twenty  
feet one and one half inches ( $120'1\frac{1}{2}"$ )  
to the place of Beginning

And we did allot, set over and give to  
Edward Mayhew one fourth part of one sixth  
part of said Lot, except twenty feet on the East  
side of said Lot in one reserved for an Alley,  
and being described as follows viz: —

Lot in Three (3) of the subdivisions of Lot in  
One of the subdivisions of Lot in four and  
being bounded as follows: Beginning at the  
South West corner of Lot in Two being the North  
West corner of said Lot in Three, running  
thence South  $23^{\circ}$  W. Thirty Three feet two and  
one half inches ( $33' 2\frac{1}{2}"$ ) to a point being  
the South West corner of Lot in Three and the North  
West corner of Lot in four of the subdivided Lot  
in One of the subdivisions of Lot in four, thence  
South  $63^{\circ} 45'$  E. one hundred and twenty feet  
one and one half inches ( $120' 1\frac{1}{2}"$ ) to a point in  
the Western line of the reserved Alley being  
the South East corner of Lot in Three and the  
North East corner of Lot in four of the di-  
vided Lot in One, thence North  ~~$63^{\circ} 45'$  W.~~  
 $23^{\circ}$  E. Thirty Three feet two and one half inches  
( $33' 2\frac{1}{2}"$ ) to the South East corner of Lot in  
Two being the North East corner of Lot in  
Three, thence  $63^{\circ} 45'$  W. one hundred and twenty  
feet one and one half inches ( $120' 1\frac{1}{2}"$ ) to  
the place of Beginning

And we did allot, set over and assign to William Maupin one fourth part of one sixth part of said Lots, except twenty feet on the East side of said Lot No One reserved for an Alley, and being described as follows viz 3

Plot number Four of the subdivision of Lot No One of Lot No Four and being bounded as follows: Beginning at the South West corner of Lot No Three being the North West corner of Lot No Four running thence South  $23^{\circ} W$ . Thirty Three feet three one quarter inches ( $33' 3\frac{1}{4}"$ ) to a point in the Southern line of the subdivided Lot No Four being the South West corner of Lot No four of the subdivided Lot No One of the subdivision of Lot No Four, thence South  $63^{\circ} 45' E$ . One hundred and twenty feet one and one half inches ( $120' 1\frac{1}{2}"$ ) to ~~the~~ a point in the Western line of the reserved Alley being the South East corner of Lot No four of the subdivided Lot No One of the subdivision of Lot No Four, thence along the Western line of said Alley North  $23^{\circ} E$ . Thirty Three feet three one quarter inches ( $33' 3\frac{1}{4}"$ ) to the South East corner of Lot No Three being the North East corner of Lot number Four of the subdivided Lot No One of the subdivision of Lot No Four, thence North  $63^{\circ} 45' W$  one hundred and twenty feet one and one half inches to the place of Beginning

The above partition is based  
upon value and not quantity—  
Each share being made as near  
equal in value as possible.  
A plat of said Lots with their  
subdivisions showing the amount  
allotted to each is herewith returned  
and made a part of this report  
All of which is respect-  
fully submitted

Stephen Smith  
Samuel Knight  
Milton Smith



Signed in my presence  
Witness my hand and notarial  
Seal the day and year first  
above written

A. L. Bergfeld  
Notary Public

State of Missouri  
County of St. Louis Sd.  
Be it remembered that on  
this first day of October A.D.

Eighteen Hundred and Sixty-Six before  
me the undersigned a Notary Public  
within and for the County and State  
aforesaid came Stephen Smith,  
Samuel Knight and Walter Smith  
who are personally known to me to be  
the same persons whose names are  
subscriber to the foregoing instrument  
of writing as party thereto and they  
acknowledged the same to be their  
act and deed for the purposes  
therein mentioned

In Witness Whereof I  
have hereunto set my hand  
and affixed my notarial  
seal the day and year last  
above written

A. L. Bengfeld  
Notary Public



Thomas Byrne et al  
Ex parte Petitioners

Report of Commissioners

Stephen Smith  
Samuel Stringer &  
Milton Smith

Filed October 24<sup>th</sup> 1866

Samuel A. Tophay,  
Clerk

Printed for \$7.50  
 Paid for by  
 E. A. Black,

# State of Missouri, COUNTY OF JEFFERSON.

Be it Remembered, That on this 7th day of November, ..... A. D. 1866, before me, the undersigned Clerk of the County. Court of Jefferson county, came Chas. A. Clark, who being by me duly sworn, says that the annexed advertisement was published in the **JEFFERSON COUNTY LEADER**, a newspaper printed and published in the town of Hillsboro, in said county, of which he is printer, for four times, the first insertion being on the 28th day of September, 1866, and the last on the 1st day of October, .... 1866, as follows, to-wit:

## SHERIFF SALE IN PARTITION.

IN the Circuit Court of Jefferson county, Missouri.

Thomas Byrns, John Byrns, John W Maupin, W C Byrns, Isaac N Byrns, Edward F Frost and Edward Slias and Wm Maupin, by E F Frost, their guardian, ex parte petitioners.

By virtue and authority of an order made by the Circuit Court of the county of Jefferson, State of Missouri, at its May term, A D 1866, I will on the 7th day of November next, 1866, at the court house door, in the town of Hillsboro, between the hours of nine o'clock in the forenoon and five o'clock in the afternoon of that day, offer for sale at public auction to the highest bidder, the following described land or real estate, to-wit:

The N E 1/4, (east of Merimac river) and N E 1/4 of S E 1/4, and S W 1/4 of S E 1/4 in sec 5, and E 1/2 of N W 1/4 of sec 10, and E 1/2 of S W 1/4 of sec 3, town 43, R 4 east, containing 304 69-100 acres; and also the S W 1/4 of N E 1/4 and N E 1/4 of N E 1/4 of sec 11, and N W 1/4 of N W 1/4 of sec 12, town 42, range 4 east, containing 120 acres, all in Jefferson county, Mo.

For the purpose of making partition between said parties, for which the purchaser will be required to pay ten per cent of the purchase money in hand at the time of sale, the balance in twelve months; the purchaser giving his bond, with approved security, bearing interest at the rate of six per cent, per annum from date. This 15th day of September, 1866.

CHAS. C. FLETCHER,

|            |                |
|------------|----------------|
| In No. 39, | Sept. 28, 1866 |
| In No. 40, | Oct. 5, 1866   |
| In No. 41, | " 12, 1866     |
| In No. 42, | " 19, 1866     |
| In No. ,   | 1866           |
| In No. ,   | 1866           |

Chas. A. Black,

this 7th day of November, 1866.

Chas. A. Black

The charges against Byrns and others  
are as follows,

|                                                        |                  |
|--------------------------------------------------------|------------------|
| To Lepperman engineering $3\frac{3}{4}$ days           | \$37.50.         |
| " 2 chainmen same time at \$2.50 per day -             | 18.75,           |
| " Carriage to and from place of work. -                | 4.00             |
| " 8 corner stones at 50 each                           | 4.00             |
| " hauling same                                         | 1.50.            |
| " Commissioners 4 days services                        | <del>12.00</del> |
| Stephen Smith                                          | 12.00            |
| Samuel Knight                                          | 12.00            |
| Milton Smith                                           | 12.00            |
| A. L. Regfield fees as Notary<br>writing deeds & stamp | 15.00            |

Total amount \$116.75.

Approved

J. P. Vail  
Judge -

See Bill  
to Byrne

— — —  
- copies 150

Filed Nov 16 1866.

Samuel A. Reynolds  
clerk

|                                          |                        |
|------------------------------------------|------------------------|
| Thomas Byrns, John Byrns                 | } Report of Sale       |
| John W Maupin, W. C. Byrns               |                        |
| Isaac N Byrns. Edward F Frost.           |                        |
| Edward, Silas and W <sup>m</sup> Maupin. |                        |
| by E F Frost their Guardian              | } In the Circuit Court |
| Ex parte petitioners                     |                        |
|                                          | November Term 1866     |

To the Hon. Circuit Court of Jefferson County Missouri: The undersigned Sheriff of Jefferson County Missouri would respectfully report that in obedience to the annexed order of sale issued from the office of the Clerk of said Court that having previously given not less than Twenty days notice of the time, terms and place of sale and what Real Estate was to be sold and where situate, by publishing the same in the Jefferson County Leader. a copy of which advertisement is herewith filed and makes a part of this report. I did agreeably with said Advertisement at the Court House door in the Town of Hillsboro on Wednesday the Seventh day of November A. D. 1866 between the hours of Nine O'clock in the forenoon and Five O'clock in the afternoon of said day and during the session of the Circuit Court for said County at the November term thereof for the year Eighteen hundred and sixty six, expose to sale at public Auction the following described Real Estate situate in said Jefferson County to wit: The N.E.  $\frac{1}{4}$  (East of

Merrimac River) and NE  $\frac{1}{4}$  of SE fl.  $\frac{1}{4}$ , and SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  in Sec 5, and E  $\frac{1}{2}$  of NW  $\frac{1}{4}$  of Sec 10, and E  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of Sec 3 Town 43, R 4 East, containing 304  $\frac{69}{100}$  acres; and also the SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  and NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Sec 11, and NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Sec 12 Town 42, Range 4 East containing 120 acres, all in Jefferson County Mo. and A Augustine being then and there the highest and last bidder for the NE fl.  $\frac{1}{4}$  (East of Merrimac) & NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Sec 5 Town 43 R 4 containing 105  $\frac{2}{100}$  acres at the price and sum of Six hundred and fifty dollars on which sum he has to me in hand paid ten per cent and has given his note for the balance as required by terms of Sale, and J N Byrns being then and there the highest and last bidder for the SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  Sec 5 Town 40 Range 4 containing 39  $\frac{49}{100}$  acres at the price and sum of Three hundred and Ten Dollars on which sum he has to me in hand paid ten per cent and has given his note for the balance as required by terms of sale, and E. F. Frost being then and there the highest and last bidder for the E  $\frac{1}{2}$  of NW  $\frac{1}{4}$  Sec 40 & E  $\frac{1}{2}$  of SW  $\frac{1}{4}$  Sec 3 Town 43, Range 4 containing 160 acres at the price and sum of Eighteen hundred and Sixty Dollars on which sum he has to me in hand paid <sup>ten per cent</sup> and given his note for the balance as required by terms of

sale, and Thos Byrns being then and there  
the highest and last bidder for the S W  $\frac{1}{4}$  of N E  $\frac{1}{4}$   
& N E  $\frac{1}{4}$  of N E  $\frac{1}{4}$  Sec 11 & N W  $\frac{1}{4}$  of N W  $\frac{1}{4}$  Sec 12 Town  
42 R 4 containing 120 acres at the price and  
sum of Four hundred and Twenty five Dollars  
on which sum he has to me in hand paid ten  
per cent and has given his note for the balance  
as required by terms of sale. And this Report  
is respectfully submitted

C. C. Fletcher  
Sheriff of Jeff. Co. Mo.

Thomas Dyson  
Esq. *Esq. & Co.*

Report of Sheriff

Filed November 17/1866.  
Amended & copy to Clerk

Cambridge Dec 8. 1866

Mr. Stearns Smith &  
& J. Bengtson

for taking affidavits printing  
documents & printing

\$ 12.00