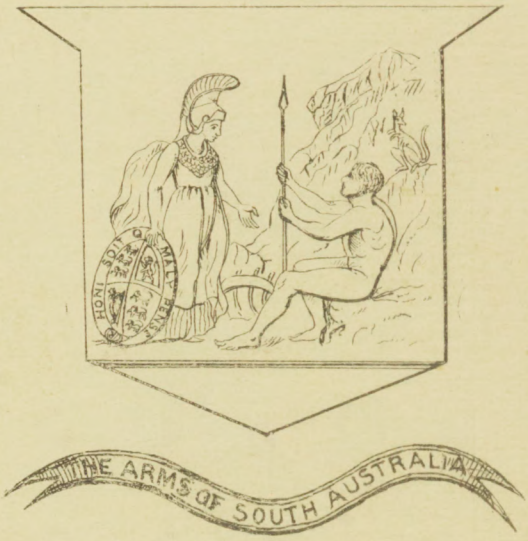
SECONDARY TOWNS ASSOCIATION.


THE ARMS OF SOUTH AUSTRALIA

Johnson Liddell

Dr. Kirkpatrick

John Hindmarsh

SECONDARY TOWNS ASSOCIATION,

FORMED FOR THE

PURCHASING OF ONE OR MORE SPECIAL SURVEY OR SURVEYS OF LAND IN

SOUTH AUSTRALIA,

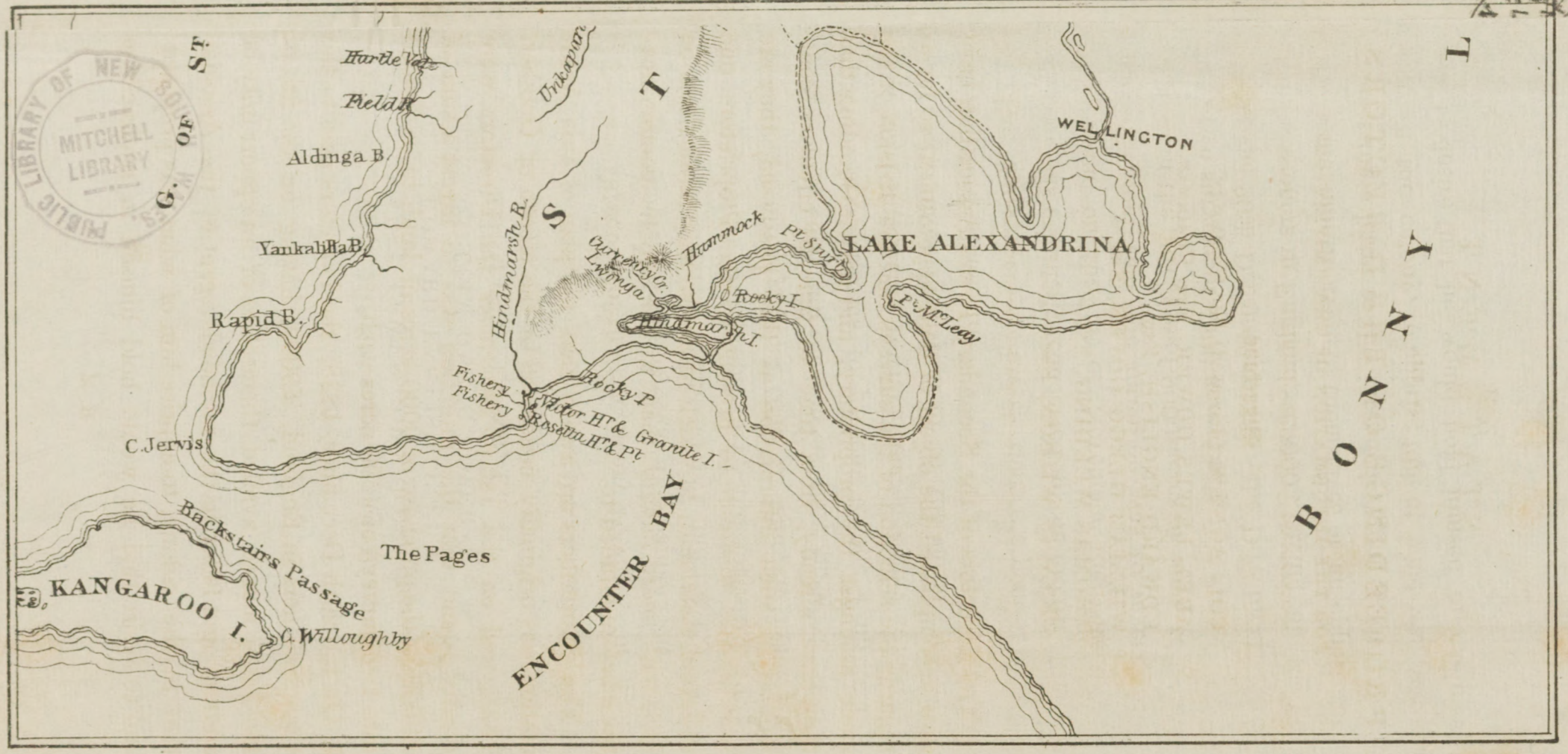
FOR

SITES FOR SECONDARY TOWNS.

LONDON:
PRINTED BY J. C. HAILES, LEADENHALL STEEET.

1843.

J.C. HAILES, LITHO; 104, LEADENHALL ST, LONDON



J.C. HAILES, LITHO, 104, LEADENHALL ST., LONDON

STATEMENT

OF THE

PROCEEDINGS OF THE DIRECTORS

FOR THE INFORMATION OF THE PROPRIETORS.

Directors.

COL. AGNEW, (deceased) late CHAIRMAN.
ABEL LEWES GOWER, ESQ. CHAIRMAN.
EDWARD ENGLISH, ESQ.
WILLIAM GLEGG GOVER, ESQ.
THOMAS WEEDING, ESQ.
FRANCIS WILSON, ESQ.

THE Directors of the Secondary Towns Association have now accomplished the object of their appointment so far as regards the selection of the surveys and the division of the same amongst the proprietary, and notwithstanding that they have already, from time to time, by circulars, communicated such information as they possessed, they are nevertheless desirous to present to the Proprietors one collected statement, to which reference may at all times be had, with more facility than to the various communications before alluded to.

The Subscribers are aware that the plan of this Association was originally conceived in the month of October, 1838, and on the 1st of November the Directors were elected; and that the intention was to invest a sum of £9000 in the purchase of 9000 acres of land, to be divided into two surveys of 4500 acres each.

8th December, 1838, preparatory Letter to the intended Agent.

On the 20th December, 1838, the Directors paid to the Commissioners in England, £9000, having on the 8th of the same month availed themselves of an opportunity of addressing a letter to the intended Agent of the Association in the colony, to apprise him of what was proposed and to desire that he would hold himself in readiness to

act, so soon as the arrangement with the Commissioners should be completed, when his appointment and instructions would be officially forwarded; but cautioning him against allowing the knowledge of what was in contemplation to transpire, lest it should induce competitors to enter into similar speculations, and so defeat the objects of the Association.

It was afterwards found that what the Directors had mentioned in their letter, as an event likely to happen, had then actually taken place to a very large extent. One gentleman in the colony, by the authority of a capitalist in England, had taken and paid for, in the colony, no less than eight Special Surveys, and other parties had gone over from Sydney, with capital to invest in the same way, and had taken several Special Surveys, so that when the Agent's official instructions reached him in May, 1839, there had been no less than twenty-four Special Surveys taken, and others were being taken almost daily, and thereby the Agent's scope for selection had been very much straightened.

31st December, 1838, Director's first Official Dispatch.

On the 31st of December, 1838, the Directors transmitted to the Agent his official dispatches and instructions, in which they stated:—"On receipt of this communica-
"tion, you will, with as little delay as possible, form an
"exploring party, to examine the country around Mount
"Barker, and stretching from it to Lake Alexandrina, and
"thence north, along the west bank of the Murray River,
"to a point about 50 miles north of the latitude of Adel-
"aide, and you will select the most eligible spot for a
"town within that space, and apply, as early as may be
"practicable, to the local Government for a Special Sur-
"vey of 15,000 acres in the district in which such spot
may be situated.

" The following are the desiderata which we consider " most important in the selection of the site of this in- " land town :

" 1st. Security from inundation.

" 2nd. A commodious communication with the Murray, " and good landing places.

" 3rd. A considerable tract of fertile land adjoining, " adapted for feeding sheep, and for tillage.

" 4th. An abundant supply of good water, as well for " the town as for the pastures.

" 5th. Facility of communication with Adelaide, and " being on the natural line of road between the " Murray and that town.

" 6th. A supply of building materials, as timber, stone, " or earth for bricks.

" 7th. Lime and coal.

" More clearly to define our opinion, we will instance " the spot which we would consider most to combine these " advantages. It would be the space situate between " Mount Barker and Lake Alexandrina, if we are correct " in supposing that spot to lie near the natural line of com- " munication, as indicated by the levels of the country, " between the Murray and Adelaide, and if there is a " navigable track, with sufficient depth of water, through " the Lake to the mouth of the Murray, provided always " that the land be good, free from inundation, and that the " other desiderata exist to a sufficient extent. Such a " situation would be the nearest point to Adelaide, to " which the trade of the Murray could be brought by " water, a consideration of the first importance. Next to " this spot we should prefer a site on the banks of the " Murray, where that stream approaches nearest to Adel-

" aide, and on the line of communication between that
" river and Adelaide.

" Since this letter has been under consideration, we
" have received information from quarters deserving of at-
" tention, which makes it doubtful that a good road can
" be formed, without great expense, from Adelaide, through
" the Mount Lofty range of hills, to the quarter we have
" pointed out. Should this difficulty be confirmed by
" further examination, it is evident that the inducement
" to select a site at the spots indicated by us, on the Mur-
" ray, and Lake Alexandrina, with the view of establish-
" ing a town, from which the trade of those waters might
" be transported by land to Adelaide, will no longer exist;
" and in such case we would wish you to examine the
" western shore of the Lake as far as Encounter Bay, and
" to take one Special Survey in the district nearest to the
" sea, possessing the requisite desiderata, to which there
" is a water communication from the mouth of the Murray.
" For in the event contemplated, bad and unsafe as the
" harbours of Victor and Rosetta may be, they must in
" time be resorted to, as the outlets for the trade of the
" Murray; or you may select for us a site, partly or wholly,
" in quarters which have been reserved, and already sur-
" veyed, but which may be still unsold, relinquishing, if
" necessary for this purpose, one of the Special Surveys,
" should this step appear to you most for the interest of
" the Association.

" Simultaneously with the adoption of the foregoing
" measures, in regard to the inland town, or as nearly as
" possible, you will organize another party to examine the
" shores of the Gulfs of St. Vincent and Spencer, not going
" further north in either than the points to which they are
" navigable to the largest class of ships, as well as the land

" of York Peninsula, that lying between Port Lincoln and
" Coffin Bay, and along the shore of Spencer's Gulf, N. E.
" of Port Lincoln. And should eligible spots for towns be
" found, you will, after duly considering the report of the
" gentlemen deputed on this service, select that site which
" seems to possess most advantages, and apply for a
" Special Survey of the 15,000 acres, in the district in
" which it may be situated.

" The desiderata for this town, which we wish to be a
" maritime one, may be stated to be the following :

" 1st. A good harbour, safe and accessible at all seasons.

" 2nd. A tract of fertile land immediately adjoining,
" with good sheep pastures within reach.

" 3rd. A supply of good fresh water.

" 4th. Facilities of internal communication.

" 5th. Facilities of communication with other ports.

" 6th. A supply of building materials, as timber, stone,
" or earth for bricks.

" 7th. Lime and coal.

" From the best information we have been able to ob-
" tain, the spots which have particularly attracted our
" notice, are—

" 1st. Lincoln Bay with its adjoining harbour of Spald-
" ing Cove, and Boston Bay, where fresh water is
" said to have been found, in running streams at the
" former, and from a spring at the latter; also Coffin's
" Bay, and generally the country occupying the Pen-
" insula south of the latitude of Mount Greenly.

" 2nd. Hardwicke Bay, and the whole of York Penin-
" sula, to a point parallel in latitude with the head of
" Gulf St. Vincent, the east as well as the west side.

3rd. The coast and land near Elbow Hill, on the west

" side of Spencer's Gulf, where a river probably dis-
" charges itself.

" We do not mean, by naming these situations, to limit
" the examination to them, but merely to use them as a
" a means of exemplifying our opinion.—We consider the
" position of Port Lincoln, as geographically the most
" desirable, and as strongly recommended by the goodness
" of its harbours; and we particularly desire, that this
" quarter may be carefully and impartially examined, and
" that a preference may be given to it, if a better Port be
" not discovered.

" Coffin's Bay, from its form, may afford a good anchor-
" age, and fertile land, particularly in the direction of
" Mount Greenly; and if so, would be recommended by
" its proximity to Port Lincoln, which in time will proba-
" bly become a place of importance. York Peninsula we
" consider to be very advantageously situated, if a good
" harbour and good land can be found on either side, and
" the fact stated by Captain Gould, that he met 20 miles
" south of Point Riley, with a lagoon about 2 miles from
" the shore: and a mile further a river 50 yards broad and
" 8 feet deep, running in a strong current south towards
" Hardwicke Bay, if confirmed, would lead to the impres-
" sion that it was well watered, and that a harbour may
" exist at Hardwicke Bay, which from its form must be
" sheltered from the most violent winds prevalent in South
" Australia, whilst Flinders speaks of the appearance of the
" land in that quarter in higher terms than of any other.

"To elucidate still more clearly the portions of the
" Colony which we are desirous of having examined, we
" transmit a map, in which they are particularly indicated.

" Should no eligible site be found, in the quarters we

"have pointed out, either for the inland or maritime Town, "you will be at liberty to take our Special Surveys in any "other situations which you may deem more desirable, "but we consider that two sites are preferable to one, and "that 500 acres are sufficient for a Secondary Town.

"We desire that the inland Town to be founded may be "named "Victoria," in honor of Her present Majesty, and "that the other Town may be named "Wellington." As "in a Country so little known as South Australia, it is pos-"sible that when you receive this letter, some parts of the "Colony may have been discovered to possess pre-eminent "advantages, over the quarters to which we have directed "your attention, you will in such event consider yourself "at liberty to depart from these instructions, and to take "one or both Surveys in those situations."

And in a separate financial letter of the same date, the Directors enclosed a letter of credit from the South Australian Company for £1000 with the following directions:—

"The amount of the letter of credit you will lodge in the "Company's Bank at interest on a separate account, and "draw against it from time to time for such sums as you "may require to meet necessary expences, and until that "amount is exhausted you will not draw upon us.

"Should it be necessary to draw for further funds, we "authorize you to draw upon Messrs. Smith, Payne and "Smiths, (with whom we shall make the necessary ar-"rangements) to the extent of £1,425.—You will accom-"pany your bills with letters of advice to Messrs. Smith, "Payne and Smiths, and you will also duly advise us of "the sums you draw for.

"We do not feel competent to say more with regard to "the remuneration of the persons, whose assistance you

"will require, in carrying into effect the objects of the "Association, than that we leave this to your judgment, "feeling that you will constantly keep in mind the amount "within which your expenditure must be confined, and "the benefit it would be to the New Towns, should the "means be left of aiding their prosperity by some public "building, such as a Pier, Church, or School.

"The description of assistance which it appears to us "you will chiefly stand in need of, will be, good judges of "Australian Land, and of those indications which mark the "existence of lime and coals: and for the examination of "the gulfs, a leader possessed of energy, enterprize, judg-"ment, and general and local information, to which, if science "be added, it will be an advantage (but does not seem to us "an indispensable requisite): also a commander for the ves-"sel, with nautical skill, sufficient for the navigation to be "undertaken, and for laying down the form and soundings "of any new Harbour discovered for the general Survey of "the Coast.

"In conclusion, we have to request that you will trans-"mit to us from time to time statements of your expen-"diture."

12th April, 1839 Further Instructions to the Agent.

On the 12th April, 1839, the Directors addressed a further letter of instructions to the Agent, in which, after referring to their letter of the 31st December, 1838, they state:—

"We should suggest to you the expediency, should two "Townships be established, of endeavouring to prevail on "the officers of the Surveyor General's Department, who "may be employed to survey and map the land, comprised "in our Special Surveys, to divide into equal parts, "the rural sections selected for our Association, as when

"on the spot it will be but a slight additional trouble to "those Gentlemen, and we authorise you, if this arrange- "ment can be made to grant such a remuneration for the "service as may seem to you just and reasonable. It will "be desirable that the divisions of these sections should as "far as possible, apportion equally the good and bad land.

"6th,—It is possible that the original map, made by the "Surveyor General, will not be allowed to be used for the "purposes of the Association, but you will, in such case, "have a copy made and verified by the Surveyor General, "and another copy, verified, you will forward to us, for "the inspection and use of the Proprietors.

"7th,—In conformity with the 11th Resolution we send "you a list of the Shareholders, showing the number of "shares, held by each, and the numbers of their land "orders.

The preparatory letter to the Agent of the 8th December, 1838, reached the Colony at the end of the month of March, 1839, and the receipt of it was acknowledged on the 2nd April.

2nd April, 1839
7th May, ,,
16th May, ,,
27th May, ,,
Despatches from the Agent

On the 7th, 16th, and 27th May, the Agent further addressed the Secretary. From these letters it is sufficient for the present purpose to give the following extracts.

"On the 2nd April, I had the pleasure of addressing "you, and acknowledged the receipt of the letter of the "8th December, 1838, from the Secondary Town Asso- "ciation. I beg now to hand you a duplicate, and shall "continue upon the same subject.

"I do not address the body of Directors as yet, because "I have not received my official appointment, but I trust "to your conveying to the Directors the substance of my "communications. I mentioned that I should make "arrangements for taking the field immediately upon the

" receipt of my official instructions. I have now to inform
" you, that I have not thought it safe to wait until then.
" There is so much capital ready to be invested in the
" Colony, and Special Surveys are so much in vogue, that,
" I fear, while waiting for my official appointment and in-
" structions, spots may be taken, which might have suited
" the views of the Association. When I address the Di-
" rectors, I shall send a distinct statement of what I have
" done, and the expenses incurred, and furnish them with
" journals of all the expeditions I shall have made. I must
" now confine myself to the simple narration of what I
" have done. I heard of some good country to the north,
" near the head of Saint Vincent's Gulf, and as I considered
" the position good, if the communication was practicable
" and easy, with the country stretching to the northward
" and eastward, I determined to start at once to see it.
" I engaged the Gentleman who made me the statement to
" accompany me, and with Mr. Samuel Stephens started.
" I have not time to enter into details, but must merely
" state, that upon an exploration in the direction mentioned,
" I did not see, so far as I went, anything worthy of selec-
" tion.

In the letter of the 16th of May the Agent says:—" I had
" the pleasure of addressing you prior to starting on an
" expedition to the banks of the Lake, and the Murray, and
" expected I might be detained in exploring for a fortnight
" or three weeks, during which time I calculated upon the
" arrival of a vessel from England, bringing me my official
" appointment, and the land orders. Upon my return on
" the night of the 12th, I found they had arrived, and in
" consequence of having found a spot, well worthy of the
" objects of the Association, I have to advise you that I
" have carried into effect the best plan I could adopt, which

" please explain to the Directors. In the first place, I have " to advise that I have drawn upon you under date of the " 13th instant, for the purchase-money of 4000 acres, which " with the discount charged by the bank of South Australia " at £1 per cent. amounts to £4040 at 60 days, to my " order; this bill you will accept or not, according to the " determination of the Directors, to take or refuse the Spe- " cial Survey for which the bill is drawn.

" If the Directors accept the Survey, it will by so much " increase their interest in South Australian Land, and I " presume they will make the same arrangement in the " disposition of it, that they proposed to do in the dispo- " sition of the two Surveys, which they expect I shall take " under the land orders they have purchased of the Com- " missioners, except that as there will only be 4000 acres " instead of 4500, it will be necessary that I obtain the " 500 acres to supply the quantity set aside for the Town- " ship out of the land left after my selection of the 4000 " acres, and which I shall be obliged to do in the manner " laid down in the regulations, viz.—by tender, when the " land is thrown open to the public.—For the necessary " funds in such case I must draw upon you.

" I must now inform you of the exact locality of the " Survey, and to state its general character and capabilities, " first, premising that the following is a copy of the de- " mand delivered in by me for the Survey:—

" Special Survey of 15,000 acres."

" One mile wide on each bank of the River Murray, " and down to the waters thereof, running up stream " from a point, supposed to be that at which the Mur- " ray joins Lake Alexandrina, but bearing by compass " from Mount Barker, south east by east or there- " about, including an island in the stream within the " before-mentioned limits.

"The Survey commences at the point of land on the "Adelaide side, where "the Murray" enters the Lake, and "runs up stream on both banks of the river, for one mile "wide on both sides.

"The character of the land immediately on the banks "is of the very finest description (that is to say) reedy "flats, which are all formed of alluvial deposit, and on "which alone reliance for crops can be placed, in dry sum-"mers.—New South Wales people attach immense im-"portance to this description of land. At the back, "towards the south, there is an open country of moderately "good land, communicating with fine valleys, leading down "from the Mount Barker Ranges, where there are excel-"lent cattle-runs. The chief value, however, that I attach "to the survey, is its position, it must be the key to com-"munication with the interior of the Province, and with "New South Wales. It is the best track yet discovered, "leading to the opposite banks of "the Murray." I think "it therefore very probable that I have got a site for a "Township, which will be permanent and most important.

"For the maritime Town, I have my eye fixed onStreaky "Bay, and only regret that the season is so far advanced, "that I cannot with prudence go along an unknown coast, "or at least, that I cannot send any one. I shall, how-"ever, take this course, the first moment I can do so safely, "after the winter season. I regret most deeply that "Colonel Light, (who is about to leave this for England) "will not be able to take charge of this important trust.

On receipt of these despatches from the Agent, the Directors thought it right to address the Colonization Commissioners, which they did through the Secretary, on the 31st December, 1839, with copies and extracts of the letters from the Agent, and requesting, with reference to

the circumstances therein detailed, that the Association might be allowed to exchange an equivalent number of acres out of the 9000 acres, to be taken by Special Survey, purchased by them in England, in December, 1838, for the Special Survey of 4500 acres, subsequently purchased by the Agent on the River Murray, and in such case to receive from the Commissioners repayment of the sum of £4500, in lieu of the equivalent sum paid by the Agent in South Australia; it being the wish of the Association to confine their purchase to the original quantity of 9,000 Acres, but to obtain possession of the site selected by the Agent as part of such 9,000 acres; in reply to which, the Secretary received a letter from the Commissioners, dated the 6th January, 1840, stating that the Commissioners had considered the subject of the Secretary's letter, with every desire to meet the views of the Association, and had thought it necessary on account of the importance of the principle involved in the application, to obtain a legal opinion as to how far they possessed the power of acceding to it; and that the result of this opinion, and of the very fullest consideration which the Board had been enabled to give to the subject, was, that the Commissioners had not the power to accede to the request made on behalf of the Association.

8th January, 1840. General Meeting.

Being disappointed in the object of this application to the Commissioners, the Directors on the 8th January, 1840, submitted the despatches from the Agent to a General Meeting of the Subscribers, who readily approved of the step the Agent had taken; but as the Agent had paid the amount of the purchase-money for this Survey in the colony, and as no part of the £9,000, the price of the land purchased of the Commissioners here, could be repaid by the Commissioners, it became

necessary that a further sum should be raised, for providing for this further purchase, and it was accordingly resolved, that the sum of £6,370 should be raised by a further subscription, at the rate of £65 per share, upon the former subscriptions. And as it might happen that all the old subscribers might not choose to subscribe to the New Survey, it was determined that it should be treated throughout as a separate concern, and that the funds intended to be raised should be paid to Messrs. Masterman and Co., which was accordingly done, the original subscription being designated—"The Secondary Towns Association," and the new subscription being called—"The Murray River Special Survey." In accordance with this resolution, the Directors wrote to the Agent, under date of the 11th January, 1840, informing him of the result of the Meeting of Proprietors, and of the financial arrangements made for giving effect to the objects of the Association, with full instructions for his guidance as to expenditure and general operations, and with the following observations upon the subject of tenantry.

11th January, 1840. Despatches to the Agent.

"The subject of drawing Settlers to the Township and "rendering it attractive, has been considered by the "Directors, with every desire to further the object, and it "occurred to them, that some general system of letting "the Town lands, (or at least a portion of them) at low "rents, and on terms likely to be inviting to lessees, "might be adopted with success. The Directors men-"tioned the subject to the General Meeting, and although "there appeared some difficulties in the adoption of the "course they suggested, yet they have strongly impressed "on the Proprietary the necessity of giving to their Agents "in the colony such instructions as may carry out their "views, and they hope that you and the other Agents,

" will be empowered to adopt measures, which will draw " settlers to the Township, and promote its prosperity."

It will be seen by the letter of instructions already set forth, that Port Lincoln was first thought of for a maritime situation. It happened however that the Agent had examined Port Lincoln, in company with Colonel Light, and they had come to the conclusion that, although possessing great advantages in regard to the harbour, it would never prove an available position, and this has been confirmed by the further experience of the colonists, all the surveys taken there having been abandoned. Under such persuasion, the Agent determined in pursuance of his instructions to investigate the shores of Streaky and Denial Bays, situated on the western shores of the colony, and in point of situation most desirable for a maritime station. For this purpose the Agent chartered the brig " Rapid," and engaged a party under the joint management of the above mentioned Mr. Stephens, Mr. Hill an experienced settler in New South Wales, and Captain Hart of the brig " Rapid." The Party set out on the 31st July, 1839, and were engaged until the 19th September, when they returned to Adelaide, They furnished the Agent with a detailed report of their daily proceedings, with a chart of the bays, and a report of their opinion upon the whole, which in the result was, that after a very patient and laborious investigation, they had seen nothing, which they could recommend as suited for the purpose intended, nor indeed any thing which presented sufficient advantages to induce a location any where to the west of " Cape Catastrophe."

The opinion formed by these Gentlemen, was afterwards verified to the full extent by the report of Mr. Eyre, who explored this district by direction of the Governor.

Being thus disappointed of a maritime station, the Agent

turned his attention towards the north. In a letter to the Secretary dated 20th October, 1839, he says "In a few "minutes I shall leave Adelaide, upon an exploration "towards the north west, and then up the "Rufus" with "a view of carrying into effect the wishes of the Associa- "tion. I have formed a large, and I hope an efficient party, "I have reason to believe I shall find a good country. "My hopes are founded upon what is generally known of "the natural features of the country in that direction, and "in this opinion, I am supported by several gentlemen who "have come overland, and who are well acquainted with "the character of the country in Australia; Mr. Hawden "states, that there is a range of high hills running north- "ward, from Lake Victoria, towards which Lake the "Rufus" is supposed to run—Mr. Eyre states, that "there is a range of hills, running to the eastward by "north, and it may be taken as a general rule, that where "in Australia there are high ranges, there is generally "found a good and well watered country. I have made "arrangements with Captain Hart, to explore the Coast of "Baudin's Reef, on his way to Launceston, to see if there "is any harbour. Upon my return from my present trip, "I shall have explored the whole of the country, in which "I consider there would be an available position, for the "purposes of the Association, and if unsuccessful this time "I must be content with procuring an agricultural or pas- "tural district."

The party proceeded, and were engaged from 20th October until the 18th November, during which time a regular journal of their daily proceedings was kept, and handed to the Directors, and on their return, under date of 18th November, 1839, the Agent wrote to the Secretary as follows, "I am just returned from the trip I advised

" you of this time last month, and am sorry to inform you, " I have been entirely disappointed. There is not an inch " of Land, independent of the flats on the banks of the " Murray, and those flats in that situation (although more " or less worthy of purchase by individuals who may wish " to farm,) do not present any such advantages as one " ought to obtain, in a Special Survey, particularly for the " Association, as there is nothing to induce the formation " of a Township at any given spot, nor anything to sup- " port one when formed.

Agent's Letter, of the 12th Dec. 1839.

" On the 12th December, 1839, the Agent further wrote " to the Secretary.

" I have the honor to refer you to a letter I addressed " you on the 18th ulto, to inform you of my return " from the expedition I took to the northward, on account " of the Secondary Town Association, wherein I stated, " that I had entirely failed in the object I had in view. " This will be more clearly shewn by the perusal of the " journal I kept during the trip, which I handed you under " cover privately a few days since. I expressed a wish in " the private communication referred to, that you would " extract such portions of the journal, and lay before the " Directors of the Association, as you conceived bore " directly or indirectly upon the objects of the journey.

" I have now the honor to write to you, in accordance " with the promise made by me on the 10th, to express my " opinion of the prospects of the Association, in respect to " their obtaining another survey, well adapted to the site " of a Township.

" The explorations made to the westward have quite " satisfied us, that there is no hope in that direction, or at " least not for many years to come. The coast line by " Anxious, Streaky and Denial Bays, cannot be of value

" until the scrub which backs this Coast has been explored,
" and then only if it be found of moderate depth, having
" extensive tracks of good well watered country behind it.
" The expence and difficulties of such an exploration will
" prevent its being attempted for years.

" The Coasts of Spencer's and Saint Vincent's Gulfs,
" according to the reports of different parties who have
" been round them, and examined them carefully, do not
" offer any temptation for settlement, nor does the Coast
" to the eastward, so far as we know of it, and I believe
" that there are very few points along it, within the limits
" of our Colony, which are not known. I had hoped to
" have obtained from Captain Hart a report upon the capa-
" bilities of the Coast at Baudin's Reef, but I am sorry to
" say, notwithstanding his determination to look in there
" on his way to Launceston, or returning thence, he was
" afraid to do so, on account of the weather. Masters of
" Vessels are always fearful of a Lee shore, especially when
" exposed, as the South Eastern Coast of our Colony is, to
" an immense fetch of the Sea.

" In respect to sites for Inland Townships, I am certain
" that there are too many devoted to that object already.

" The formation of Townships and Villages, has been a
" favorite scheme of the speculative for some time past,
" although many of them will never have an existence,
" but in name; the general rage has called out all those
" places, which we at present know of, as adapted for
" Townships. On the River Murray and Lake Alexan-
" drina, I believe six Townships are intended to be laid
" out, of which I am doubtful if more than two, will ever
" rise to importance, one of these two is that I have taken
" for the Association, which I think is so placed as to
" insure a speedy location,

"To the North of Adelaide there is Gawler Town 30 "miles distant; Milner 35; and a Township in the Val- "leys under, and to the westward of the Barossa Range, "with Islington, Prospect and Bowden Villages.

"To the Southward within the preliminary districts, "there is a Township at Onkaparinga, another at Will- "unga, one contemplated at Missunga, one at Yanka- "lilla, and one at Encounter Bay, besides Glenelg, "Brighton, Kensington, Boswarna, and others near Ade- "laide. In Mount Barker district there are two or three "intended. On Yorke Peninsula there are two, and one "at Port Lincoln, therefore I am quite at a loss to know "where to direct my steps, in search of a promising locality. "My failure in the last trip, I took to the North, was a "most serious disappointment, particularly as my hopes "had been buoyed up by the statements of parties on "whose veracity implicit reliance may be placed, who had "been deceived by the appearance of the country as to the "character of the ranges to the north, and as to that of the "Rufus.

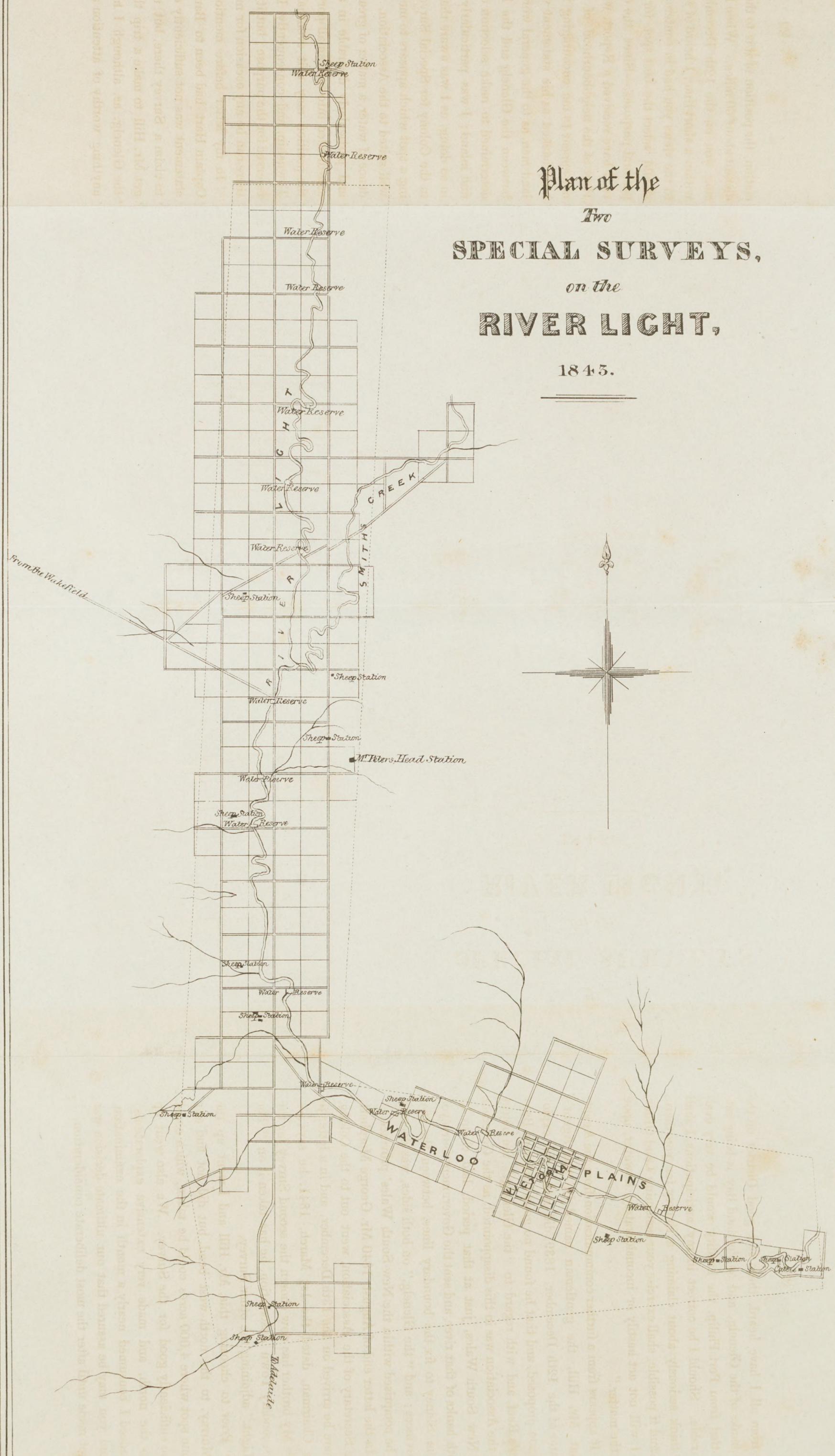
"If in a short time, I do not hear of some place, which "in my opinion is suitable for a Township, I shall endea- "vour to get the best survey for general purposes; but in "such case I should not exercise your authority for more "than one survey, and you would be able to claim the "money for the other from the Commissioners, which "would put you in precisely the same situation you calcu- "lated on, if I had not drawn on you for the purchase "money of the Murray survey, except the little disburse- "ment for discount of the bills &c.

And on the 7th April, 1840, the Agent further addressed the Secretary—"The object of the present letter is to in- "form you that I have taken another Survey for the Asso-

" ciation, the position of it is to the Northward of Adelaide,
" distant about 60 miles. When I had the honor of addres-
" sing you on the 12th December I stated, that unless
" within a short time, I heard of some locality well adapted
" to the views you had in contemplation for a Township, I
" should select the best spot for general agricultural and
" pastoral purposes.—Since the date of the letter referred
" to, I have received a Report, with a sketch from Captain
" Hart of the neighbourhood of Baudin's Reef, which did
" not appear to me encouraging for a settlement, particu-
" larly backed as his statement was by that of some over-
" land men, as to the general worthlessness of the Country
" between the Glenelg and the Murray. I consequently
" determined to make selection of the best place I could
" find inland; I was particularly induced to lose no time
" in so doing, as I was aware that there were many orders
" in the Colony for Special Surveys. I succeeded in find-
" ing a spot which appears to me, from its natural features
" well suited to the Association, because there is an abun-
" dance of water, a matter of great importance in Australia,
" and particularly desirable in a Survey which has to be
" sub-divided into such small portions as 40 acres. I think
" the position may suit eventually for a Village or small
" Township, and consequently I shall have the 500 acres
" reserved for the purpose; but it will be a long time before
" there can be any occasion for much of a settlement there.

" In my letter before mentioned I informed you that
" Captain Hart had been to Baudin's Reef, and that his
" statement was not sufficiently encouraging to induce me
" to claim a Survey there, but as soon as possible I shall
" get Mr. Hill to make a trip there inland, and go on to
" the Glenelg, as, although I have little hopes of finding
" anything worthy of attention at Baudin's Reef, I think,

Plan of the Two SPECIAL SURVEYS, on the RIVER LIGHT, 1843.



J.C. HAILES, LITHO; 104, LEADENHALL ST LONDON

J.C. HAILES, LITHO, 104, LEADENHALL ST LONDON

" from all I have heard, there is a good District on the
" banks of the Glenelg, and as Portland Bay is being set-
" tled from Port Philip, the locality would be very desi-
" rable. Should I be correct in my anticipations, I shall
" think seriously about claiming a Survey for you there,
" and if possible, shall exercise your remaining Land Order,
" I will not act hastily or inconsiderately, however, upon
" the matter."

It appears from a further communication from the Agent, that Mr. Hill, the gentleman named in the Agent's letter of the 12th December, 1839, did make the exploration proposed, and that he found no good land near Baudin's Reef, and with regard to "the Glenelg," the object of the Association was in this disappointed, as the Governor of New South Wales, just at that period, laid claim to both banks of that river, and sent the Government Surveyor from Sidney to fix the boundary lines, between the two provinces; and "the Glenelg," on both sides, was deemed to be comprised within the New South Wales' province.

In the latter end of August, 1840 Mr. George Morphett, the Secretary of the Association, went out to the Colony, where he arrived on the 13th December, and in a letter to the Chairman, dated the 1st March, 1841, he says:—

" My brother has now chosen the second Survey for the
" Secondary Town Association, he has taken it on " The
" Light," adjoining the other Survey.

" Prior to choosing this, Mr. Hill and I went up the
" Murray, to the north-west bend, but did not find any
" one spot where 4,000 acres could be taken, which could
" be sufficiently good for the Survey. We also went up
" to the north, and made very extensive explorations;
" indeed I consumed nearly a month in the examination,
" and you may be assured that our ultimate decision was
" not made until after the most deliberate consideration.

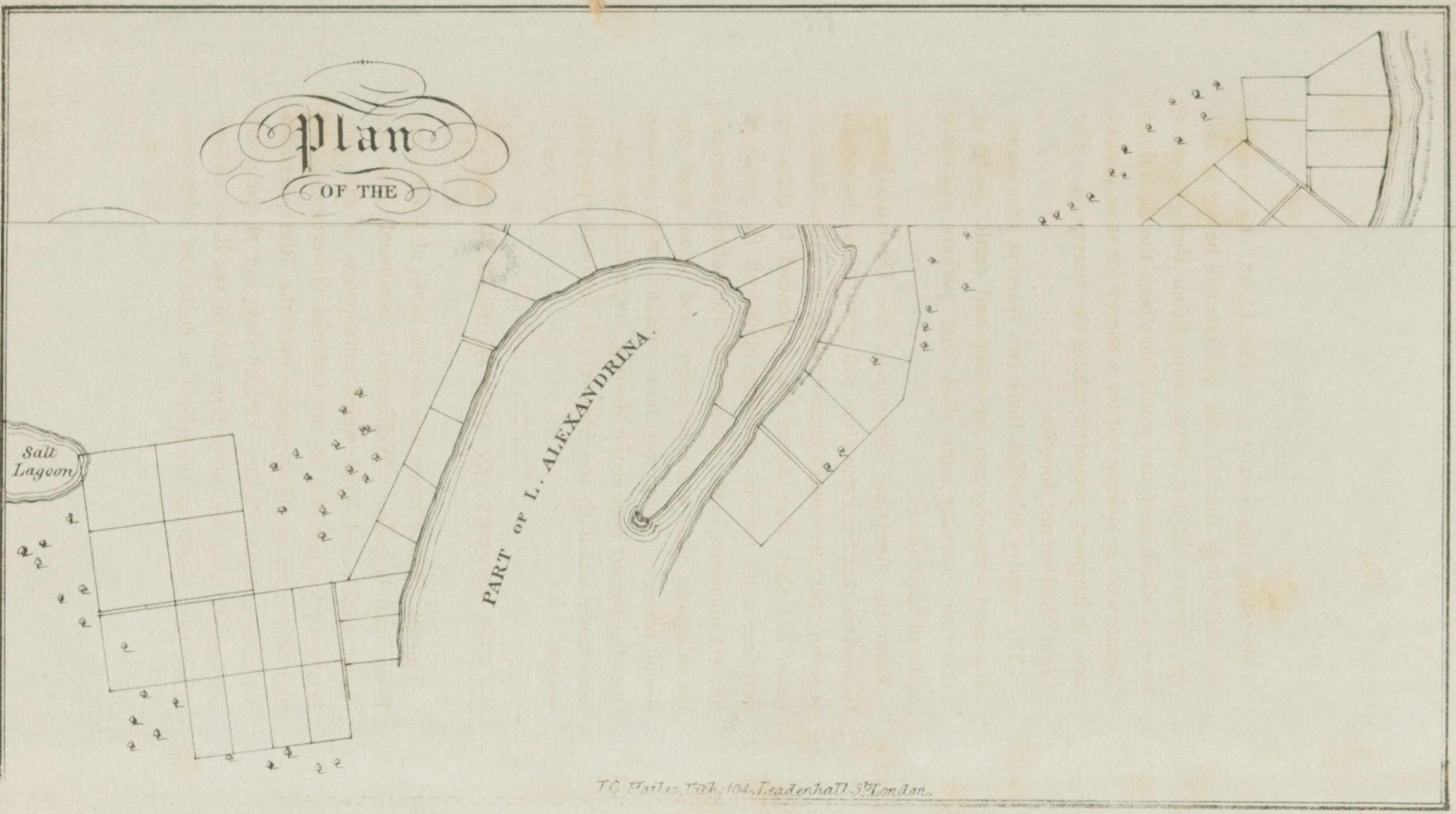
"By taking this Survey on "The Light," the expense "of subdividing the 80 acre sections will be saved, and "we prevent another survey being taken there, by other "parties, which we found would have been the case, as an "Agent, who is looking out for a survey for some gentle-"man in England, proposed taking the Survey on "The "Light" had we not done so.

"The country in which these two Surveys are placed, "is a most extensive run for sheep and cattle, and is at "this time carrying more stock than perhaps any other "part of the colony."

From the foregoing statements, the Directors flatter themselves that the Proprietors will give them the credit of having bestowed much consideration upon their instructions, and that their Agent has responded to them, by devoting much time in surveying almost all the points of interest unchosen in the colony, and afterwards by making his selections with much judgment, and upon good and sound reasons. They will now conclude with extracts from the Report read at the Meeting, respecting the Selections made, and with the Abstracts of Accounts then presented.

THE SURVEY ON THE MURRAY RIVER.

The first Survey taken was on the banks of the Murray River, and is called "Wellington," commanding as the Agent anticipated, (and which anticipation is now confirmed by the decision of the Colonial Government) the best and most available passage over the River, between Adelaide and Port Phillip, Portland Bay, and all the rising settlements lying on the eastern side of the River, as well as the best course for the transit of flocks and herds from


Plan
OF THE
PART OF L. ALEXANDRINA.
Salt Lagoon
T.C. Hailes, Esqr. 104, Leadenhall St. London.

Plan
OF THE
SPECIAL SURVEY
ON THE
RIVER MURRAY.
1843.

J.C. Hailes, Lith. 104, Leadenhall St. London.

Sydney, and all the southern parts of New South Wales. The Directors applied to His Grace The Duke of Wellington, for permission to present to him a map and plan of the Survey, which was kindly accepted, and the Directors hope that if circumstances occur to require it, the Association will receive His Grace's support.

The late Governor, Colonel Gawler, paid a visit to this Survey and at an interview with which he favored the Directors, he produced a chart of the Lake Alexandrina, including the mouth of the Murray, with soundings of the Lake.

It appears that the Bar, at the entrance of the Lake from Encounter Bay, is only passable by vessels drawing five feet water or less, but that after surmounting the bar, the whole course of the Lake up to the mouth of the Murray, is navigable for vessels drawing twelve or thirteen feet of water; that the water in the Lake is generally fresh, and only at the southern extremity next the sea is a little brackish, although drinkable even there.

The Colonel stated, that at times the water in the Lake is a little rough, but at all times pleasant for sailing.

That the climate of Wellington and the neighbourhood is very fine, the heat being tempered by the fine flowing current of the River; that it is, in his opinion, a spot in which all the rarest fruits might be easily raised and brought to perfection—such as the orange, grape, banana, and other similar productions.

That the Murray flows through a valley varying in width from one to two miles, closed in on either side by high banks, of various formations, and of various heights; that these banks increase in elevation, and the valley narrows, as you proceed up the River, that the bed of the River in its course through the valley does not flow strait, but pursues

a serpentine course, first striking against one bank, and then against the other, and whenever the current strikes against either bank it leaves a flat or low ground, occupying the space between the bed of the river and the elevation forming the side of the valley; these flats, consisting of the accumulated deposit of alluvial soil from the stream are of a very rich nature, and are now, in their uncultivated state, covered with reeds, which from the richness of the soil grow to a great height (say 20 or 30 feet); that as these reeds get trodden down, or consumed by cattle, the ground must become very rich and fine land for pastural and agricultural purposes; besides which, the flats from their form and position, possess the most ready means of irrigation, by admitting the water over the banks at the upper or northern end of the flat, and discharging it again into the river at the lower or southern end. That the river generally is from 300 to 400 yards in width and very deep, and the water of an excellent quality, abounding with fish, such as cod, carp, and other fish. Whilst sailing up the river, the Colonel's party caught one fish of 30 lbs. weight, but they heard of fish of 70 lbs. weight having been taken, and there is an abundance of every sort of water fowl, and the land on the sides of the river, is studded with beautiful trees, such as gum and mimosa, and other trees of that description. Sailing upon the river is therefore very agreeable: one reach in particular attracted Colonel Gawler's notice, it is a little above the site of Wellington, and extends in length about ten miles and in breadth from 400 to 600 yards.

It is Colonel Gawler's opinion, that when once Settlers are located on the spot, they will possess every means of natural supply for their support, there being the finest pasturage for cattle, and land capable of producing ample crops of every sort of grain and vegetable produce.

The superiority of the selection is also most fully established by the testimony of His Excellency the present Governor (Captain Grey) and that of the present very intelligent Surveyor General of the Province, who together visited the Settlement and the country bordering upon it. They were so satisfied of the advantages of the position, that His Excellency consented that the Government should complete the Road over the Reedy Flats, on the eastern side of the River to the Ferry, commenced by the Agent; but which work the funds at the Agent's disposal did not enable him to complete.

From what has transpired in the Colony, it is now evident, that no advantageous Settlement could have been made on the Murray, until after Mr. Eyre had been appointed a resident Magistrate for the district, and a Police Guard stationed for its protection, which took place in the month of September, 1841. It also appears to the Directors, that Mr. Eyre's selection of a Survey on "The Murray" proves, that the banks of that River afford the best location for a Settlement, because that Gentleman first explored the whole of the unappropriated parts of the Colony, before he made his choice of a location on "The Murray." The Directors have every reason to be satisfied, as they trust the Proprietors will be, with the selection made by their Agent for this Survey.

THE SURVEYS ON THE RIVER "LIGHT."

This selection consists of 9000 acres, situate on the River Light, about 60 miles to the north of Adelaide, upon which the site of a Township has been laid out, and which is intended to be called "Victoria."

From the Agent's letters before set forth, and from information derived from sources entirely unconnected with

the Directors, they consider themselves justified in reporting most favorably of this Survey. The Valley of "The Light" is described, as having a range of hills on either side, not lofty, but gradually sloping off, leaving the centre a magnificient open plain, that there is not a bad section in the whole of the two Surveys, so far as regards quality of soil. That the Surveys extend from one to six sections deep, along the river for 20 miles, exclusive of windings; that the Valley itself extends from 1 to 3 miles in breadth, and more than 30 miles in length. That there are several beautiful little Valleys, and small Creeks, towards the foot of the hills, and most of the gullies between the hills are very rich and grassy, and the back runs, either for richness of feed, or for extent of run for pasturage, are equal to any in the Colony. The chief drawback suggested is its distance from Adelaide, although as regards that objection, a short time will it is hoped in a great measure remove it, as there is at this time, a Survey on the River Wakefield, situate from 15 to 20 miles more to the north than The Light, taken by three wealthy and influential Gentlemen in England, upon which they have determined to build, and form a Settlement for agricultural and pastoral purposes, and have sent out an Agent from England, to locate upon their Survey, and act there under the superintendance of Mr. Morphett, the Agent of the Association. There are also Special Surveys taken on the River Hutt (still more to the north than "The Wakefield") upon which locations have been already formed, and others are now forming, and the communication between Adelaide and these more northern Settlements, passes directly across the Association's Surveys on "The Light."

The Directors therefore have reason to believe that this Survey is of the very first character, and confidently ex-

pect that when the embarrassments of the colony shall have passed away, and emigration is revived, it will prove to the proprietors a profitable investment of their capital.

From the accounts annexed to this statement, it will be seen, that the Directors had in their hands, funds available to the further progress of the objects of the Association, amounting to £1164 8s. 6d., or thereabouts, viz,—

For the Light Survey.....	£942	4	0
For the Murray Survey.....	222	4	6

(exclusive of certain outstanding claims.)

The Directors would not do justice to their own feelings, nor, as they believe, to the feelings of the proprietors, if they did not express their deep and unfeigned regret for the loss they experienced by the death of their late most excellent chairman, Colonel Agnew—than whom it would not have been possible to name a person more proper for carrying out the objects of the Association, and his brother Directors bear testimony to the constant anxiety and care which he had bestowed upon the duties he had undertaken.

The substance of the above statement in the shape of a short report having been read by the chairman at a General Meeting of Proprietors, holden at the London Tavern, on the 24th day of February last, the proprietors came to the following resolutions :—

" That the report now read be received and approved.

" That in accordance with the suggestion contained in " the report, the Directors be requested to continue their " care and attention to the concerns of the Association,

" and for that purpose that the balance of the funds of the " respective Surveys do remain under the controul of the " Directors, and be applied by them in such manner and at " such times as they shall deem most eligible to promote " the objects of the respective Surveys.

" That whilst the proprietors most cordially concur in " the sentiments of regret expressed by the Directors in " their report, for their loss by the death of their late most " excellent chairman—they beg to offer their best thanks " to the Directors for their attention and care to the in- " terests of the Association.

" That the best thanks of this Association be given to " Mr. Nathaniel Morphett for his services to the Associa- " tion."

Resolved unanimously on the motion of Admiral Hawker, and seconded—" That the cordial thanks of the " Meeting be given to the chairman for his polite attention " and impartial conduct in the chair."

SECONDARY TOWNS ASSOCIATION,

Drs. *The Directors.* *Messrs. Smith, Payne,*

To Subscriptions for 98 Shares of £120 each	£11,760	0	0
To value of two Shares assigned to Mr. J. Morphett, in part payment of his Agency £240.			
To Cash from Mr. Geo. Morphett, being amount of Commission allowed to him by the Commissioners for the purchase of the 9000 acres of Land, and given up by him to the Association	450	0	0
To £1000 Exchequer Bills sold.....	1015	15	0
To interest on Exchequer Bills exchanged.....	82	11	7
To £700 Exchequer Bills sold	722	2	7
To Cash of South Australian Commissioners for interest on £9000 until selection made	489	14	0
1843. January 16.—			
To cash from Masterman and Co. (Murray Survey) for advances in the Colony out of the funds of this Survey....	150	0	0
	£14,670	3	2
Balance brought down	1071	9	5
	£1071	9	5
To balance brought down (at Messrs. Smith, Payne, and Smiths).....	£991	6	9

and Smiths, Bankers. *Crs.*

By payment to South Australian Commissioners for 9000 acres	£9000	0	0
— payment to South Australian Company for a remittance of £1000 to Mr. J. Morphett, Agent at Adelaide	1020	0	0
— equipments sent to Adelaide for the use of exploring parties	318	12	9
— £1200 Exchequer Bills bought	1270	11	8
— Mr. G. Morphett, Secretary, on account of disbursements by him	47	6	10
— Mr. George Morphett, on account of remuneration	200	0	0
— ditto for further disbursements	47	11	10
— ditto Agent's Bill on the Secretary	250	0	0
— £500 Exchequer Bills bought	518	1	7
— Agent's Bill to the owners of Brig "Rapid" for hire of that Vessel on exploring Denial and Streaky Bays	220	0	0
— Agent's Bill on the Secretary	300	0	0
— Ditto	100	0	0
— Ditto for his pecuniary remuneration, being a Bill for £200 negociated with the South Australian Bank, at £2 per cent. discount	204	1	6
— Cash to Secretary for various disbursements	28	1	1
— Cash to Hailes for Lithographs and printing	51	12	6
— Ditto ditto	22	14	0
Balance	1071	9	5
	£14,670	3	2

1843. March—			
By Cash to Hailes for printing	10	2	8
— Cash Geo. Morphett, for remainder of his remuneration as against this Survey	70	0	0
— Balance carried down	991	6	9
	£1071	9	5

The Agent in

To proceeds of the South Australian Company's order, on their Bank at Adelaide, remitted by the Directors in England	£1000	0	0
—Bill drawn by Agent on the Secretary at 30 days' sight dated Sept. 24th, for £250 negociated with the Bank at £1 per cent. discount	247	10	0
—do. on do. at 30 days, for £300 negociated with the Bank at £1 per cent. discount	297	0	0
—Bill on Secretary at 30 days for £100 negociated with the Bank at £2 per cent. discount	98	0	0
—Cash from the Proprietors of the River Murray Survey, for balance of outlay on that account, with interest to this date, as per account rendered, including £4 received from Government, for ferrying over prisoners	754	14	0
—Interest from Bank on half-yearly balances	24	15	1
—Cash received for Horses and Property sold	139	10	0
	£2561	9	1
To balance at the South Australian Bank, Adelaide	84	1	1
Ditto Messrs. Smith, Payne & Smiths	991	6	9
	£1075	7	10
But subject to a claim on the part of the Murray Survey for Disbursements in the Colony on account of this Survey, and drawn in error from Messrs. Masterman and Co's	133	3	10
	£942	4	0

the Colony.

By outlay for the Association prior to the funds arriving out, as per account of particulars sent	£906	19	10
—Sundry Disbursements on account of the Association, between 14th September, 1839, and 31st March, 1840, as per account of particulars sent	790	12	7
—Sundry Disbursements between 28th May, and 16th June, 1840, as per account of particulars sent	19	15	0
—Sundry Disbursements between 21st December, 1840, and 23rd February, 1841, as per account of particulars sent	230	0	0
—Advance to R. Cragie, at 20 per cent to be repaid when required	80	12	3
Paid J. C. Drake balance, Contract for Surveying and Mapping	25	0	0
— W. Smith for three pack Saddles	17	5	0
— Messrs. Hack & Co. for charter of cutter "Hero" to "Baudin Reef"	60	0	0
— J. Johnson for keep of Horses in Paddock, 35 weeks	35	0	0
— Proprietors, Murray River Survey, for dray and bullocks	120	0	0
— H. Nixon for plan of the Town at the Light	6	0	0
— Advance to George Mason	10	0	0
— Amount transferred to the Murray River Special Survey Account	150	0	0
— S. Smart, Notary Public, charges attending Certificate of Ballot for Town and Country Lands	12	13	4
— T. H. Burslem for two Maps of the Town	6	6	0
— Sundry petty Disbursements	7	4	0
Balance at the Bank	84	1	1
	£2561	9	1

OUTSTANDING CLAIMS due to this Survey.

*Dutton for use of Surveys	£60	0	0			
Forrester for balance—price of Horse	13	0	0			
Phillips for rent of Stables on North terrace	10	0	0			
Cragie £80 12s. 3d. interest to 1st April, 1842—£16 2s. 5d	96	14	8			
Mason	10	0	0			
				£189	14	8

Stock belonging to this Survey--40 Ewes taken in exchange in 1840, for a Horse, 2 Horses depasturing at the Murray.

* NOTE.—Upon this sum the Agent remarks that it was then questionable, and since that period Mr. Dutton has (as is feared) perished in the Bush, on his way from Port Lincoln to Adelaide.

SECONDARY TOWNS ASSOCIATION,

Drs. *The Directors (Messrs. Masterman*

To Subscription for 98 Shares at £65 each.....	£6370	0	0
To value of two Shares as remuneration to the Agent in the Colony £130, with exception of one Town Acre for an Inn and Storehouse, and which is for ever to be the property of the Town.....			
To Interest on Exchequer Bills	42	18	9
To produce of £1500 Exchequer Bills sold	1552	3	5
	£7965	2	2
To balance brought down	£79	14	1
	£79	14	1
To balance brought down (at Messrs. Masterman & Co's)	£39	12	9

and Co. Bankers). *Crs.*

By payment of Agent's Bills for £4040, and £500 paid by him in the Colony for the purchase of 4500 Acres.....	£4540	0	0
— payment to the Secretary for sundry Disbursements ..	10	13	3
— purchase of £1500 Exchequer Bills	1546	2	10
— payment of Agent's Bill	164	15	0
— ditto ditto.....	1400	0	0
— payment to the Secretary for sundry Disbursements ..	13	18	0
— paid Hailes for Lithograph of the site of the Town....	10	16	0
— ditto ditto further for Printing.....	7	17	6
— ditto Arrowsmith for Engraving Map.....	41	5	6
— ditto to Smith, Payne & Smiths (Light Survey)	150	0	0
— balance	79	14	1
	£7965	2	2

1843—March 9.—

By paid to Secretary for Disbursements	5	1	4
— ditto to Mr. Geo. Morphett, remainder of his remuneration as against this Survey	35	0	0
— Balance carried down	39	12	9
	£79	14	1

To Cash from Bank of South Australia for bill of £4040, drawn on the Secretary at sixty days, at £1 per cent. discount.....	£4000	0	0			
To ditto for bill drawn as above negociated at par	500	0	0			
				£4500	0	0
To ditto from Bank of South Australia for bill for £1400 on Masterman & Co. at twenty days negociated at £1 per cent. premium				1414	0	0
To ditto received from the Secondary Town Association for Bullock Team, and Dray.....				120	0	0
To Interest received from the Bank.....				12	17	6
To amount transferred from the Secondary Town Association's Funds to this account				150	0	0
To amount received for the Ferry				154	4	6
				£6351	2	0
To balance in the South Australian Bank, Adelaide				49	7	11
Ditto at Messrs. Masterman & Co.'s				39	12	9
				£89	0	8
Add claim on The Light Survey to be drawn on Messrs. Smith, Payne, & Smiths, and paid in to this account ..				133	3	10
				£222	4	6

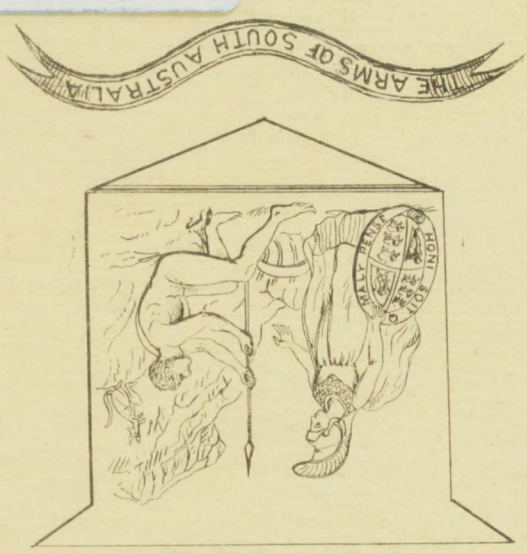
the Colony.

By Cash paid, Colonial Treasurer, for Special Survey of 4000 acres on the River Murray	£4000	0	0			
— Ditto for 500 additional acres	500	0	0			
				4500	0	0
— Cash paid G. Mason, on account of wages				5	0	0
— Cash to the Secondary Town Association for outlay on this account, out of thatfund, with Interest to this date				750	14	0
— sundry Disbursements between 20th October, 1840, and 23rd February, 1841, as per account of particulars sent				336	1	10
— sundry Disbursements between 6th March and 25th October, 1841, as per account of particulars sent				551	16	8
— paid Garden, on account of his wages at the Ferry				13	0	0
— ditto H. Fergusson, wages at Murray				7	16	6
— ditto W. Tuckey, ditto				9	19	6
— ditto Coughley, bullock driver to Murray, two weeks				2	0	0
— ditto Fox, ditto ditto two weeks				2	0	0
— ditto expense preparing 2200 cards for ballot, making tracings of Town and Country Maps, writing notices for convening meeting of Shareholders, and all other charges connected with ballot, exclusive of notarial charges				12	12	0
— paid for two Blankets for men at the Murray				2	0	0
— ditto for Shoes ditto ditto				3	18	0
— ditto Geo. Neye, wages while at Murray, $11\frac{4}{7}$ weeks, at 15s.	8	13	6			
Less amount already paid	0	2	0			
				8	11	6
— ditto for Provisions to John Cannan and party, while dividing sections at Murray into 40 acres				38	12	0
— ditto John Cannan, on account of work at Murray				50	0	0
— ditto Ormsby, for dividing on the Maps the Country Sections				2	2	0
— sundry petty Disbursements				5	10	1
— balance in Bank of South Australia				49	7	11
				£6351	2	0

UNCOLLECTED DEBTS due Proprietors of Murray Survey—

Cannan crossing Horses				£3	0	0
W. Leigh, use of Boat and Crew				12	0	0
*Grant, crossing two Horses	£2	0	0			
Ten days board	2	10	0			
Rations to Natives	1	0	0			
				5	10	0
*Jervis, crossing Dray and Bullocks from Portland Bay				3	0	0
				£23	10	0

* These are very poor men and the claim doubtful.



Secondary Towns Association : formed for the purchasing of one or more special survey or surveys of land in South Australia,