Out of local conditions and is peculiar to them. After careful consideration, it has not been thought advisable to attempt to extend public-land system as it exists here, so as to include Hawaii. In some respects such extension would be absolutely impossible. Under the constitutional provision in that behalf Congress has from time to time made laws "respecting the territory or other property belonging to the United States."

At the census of 1880 the United States contained 218,725,980 acres by the definitive treaty of peace with Great Britain in 1783 our territorial extent was increased to 301,909,000 acres; in 1828 the Louisiana purchase, we obtained 756,981,380 acres; by the Florida cession in 1819 we obtained a further tract of 37,901,920 acres; by the annexation of Texas in 1845 we obtained 173,587,840 acres; by the cession of New Mexico and California in 1850 we obtained 89,944,939 acres; the loss of the Sandwich Islands under the Federal government bought of Texas 65,130,880 acres; in 1853 we bought of Mexico 29,142,400 acres; in 1879 we bought of Russia Alaska, containing 309,320,600 acres, and by the joint resolution of 1885 annexed Hawaii, containing in all 4,313,600 acres, of which 1,370,503 acres.

The greater portion of lands which we have so acquired were occupied except by Indian tribes, whose Indian titles have been extinguished. In many cases, also, we acquired these lands subject to previous grants, which were protected by treaty stipulations in the treaty of acquisition.

Up to 1812 the Secretary of the Treasury had supervision of the survey of public lands. In 1811 the Land Office was established as a separate Bureau of the Treasury Department, and in 1816 the Interior Department was organized and the Land Office was transferred to that Department. The Land Office is charged with the survey and disposal of the public lands.

A system of the public land system established in 1785 by a Congressional committee, of which Jefferson was chairman, by which base lines and meridian lines are first determined and townships 6 miles square are laid out and numbered north and south from base lines and ranges are laid out and numbered east and west from meridian lines.

In 1812 our laws as to public lands are not applicable to Hawaii. Our lines of survey have generally been run over new country, like lines upon clean paper. Then settlers have filled up the lines. The exceptions to this have not been difficult to deal with.

HAWAIIAN LANDS.

In Hawaii, however, the lands are already occupied, and, from the very nature of the soil and the character of the inhabitants, are cut up into holdings of all shapes and sizes; the shape being generally that of an irregular triangle, with its base on the coastline and its apex toward the center of the island. The land was established there is a system of survey adapted to the natural formation and contour of the islands. For illustration, all the islands rise from the sea level, in some parts abruptly and in some parts gradually, to a central elevation, and for purposes of cultivation the land is naturally divided into small plots. The first division is into the smallest plot, sugar land, next coffee land, and then comes grazing and timber land.

It is obvious that it would be impossible to overlay this system which has been long in practice and under which the land is occupied with an arbitrary rectangular system.

As to the history and manner of disposal of public lands in Hawaii:

1. Up to 1846 all the lands of the Hawaiian Islands belonged in legal contemplation to the king.

2. In 1846 King Kamehameha III granted: (1) To his chiefs and people certain portions; (2) for government purposes certain portions, (3) and reserved the remainder.

3. By an act, June 7, 1848, the legislature accepted the king's grant and confirmed to the king, his heirs and successors, certain determinate parts of the crown lands.

Under an act organizing executive departments, a land commission was provided whose duty it was to receive and pass upon the claims of occupants and lands to their respective holdings in that portion of the land set apart for the chiefs and people. This commission heard the testimony of claimants, caused surveys to be made, and issued to the occupants entitled thereto certificates called "Land commission awards." These awards established the right of the grantee to the possession of the land and entitled him upon payment of one-fourth of the value of the land to receive a royal patent. These awards and patents issued pursuant thereto are the source of all title to all lands not public lands or crown lands.

By an act of July 9, 1850, one-twentieth of all public lands are...