

Hopewell Furnace Lands
 Copied from negative copy of original
 surveyors plat. Illegible notes and
 bounds restored from deed James Old
 to James Wilson, Feb 6, 1794. [Berks Co DB 13, p 485]

CHAS. W. T. FAIRBANKS 1983

JAMES OLD
 TO
 JAMES WILSON

Berks County Court House
 DB 13, p 485
 February 6, 1794

This indenture made the sixth day of February in the year of our Lord 1794 Between James Old of the County of Lancaster in the State of Pennsylvania Ironmaster and Margaret his wife of the One Part and the Hon. James Wilson of the City of Philadelphia Esquire of the other part

Whereas the said James Old by Force of diverse meane conveyances and assurances in the Law was and stood seized in his decesne as of fee of and in two equal parts the whole into three equal parts to be divided of and in all those messuages Furnace and several tracts of land commonly called and known by the name of "Hopewell Furnace" and lands appurtenant, hereinafter more particularly described and intended to be hereby granted, and being so seized, together with Margaret his wife did by Indenture dated the 29th day of April 1791 grant and convey the same to Benjamin Morris in fee simple, excepting and reserving to James Old as by Indenture excepted and reserved--/Berks Cy Book A Vol 12, p 324/ and

Whereas Cadwalader Morris by force of diverse meane conveyances... became seized in his decesne as of Fee of and in the other equal third part... and by two several indentures 27th Jan 1790 did grant and convey the same to the said Benjamin Morris in fee simple /BCH DB A, Vol 12, p 1/ By force of which said several conveyances... the said Benjamin Morris stood seized in his decesne as of Fee of and in the whole of Hopewell Furnace with the lands and appurtenances thereto belonging... and with Francis his wife by indenture 31st December 1793 for and in consideration therein mentioned did grant and convey the same to the said James Old in fee /BCH DB 13, p 80/

Now this Indenture witnesseth that the said James Old and Margaret his Wife for and in consideration of 20,000 pounds gold and silver money of Pennsylvania to them in hand paid by the said James Wilson

... have granted bargained sold.../etc/ to the said James Wilson... All those messuages Furnace and several tracts of land commonly called and known by the name of "Hopewell Furnace" and lands appurtenant--

/Boundaries/ /Furnace Tract/ - Beginning at a stone a corner of tract patented Edward Hugh, SE corner

S 88 degrees W 56 p to a Black Oak N 68 degrees E 64 1/2 perches to a stone
 S 55 degrees W 143 perches to a Chestnut N 55 degrees E 102 perches to a stone
 N 72 degrees E 87 perches to a post N 37 degrees E 200 perches to a Chestnut
 N 68 degrees E 87 perches to a post N 77 degrees W 114 perches to a stone
 N 2 degrees W 102 perches to a White Oak N 40 degrees E 102 perches to a stone
 S 73 degrees E 143 perches to a Black Oak N 30 degrees W 60 perches to a post
 N 2 degrees W 25 perches to a Black Oak S 46 degrees E 60 perches to a chestnut
 S 88 degrees W 10 perches to a Spanish Oak N 34 degrees E 44 perches to a Stone
 S 2 degrees E 60 perches to a Spanish Oak N 44 degrees W 139 perches to a stone
 S 88 degrees W 28 perches to a stone N.../sic/ degrees E.../sic/ perches to a Hickory
 N 44 degrees W 42 perches to a White Oak N 28 degrees W 40 perches to a post
 N 2 degrees W 33 perches to a Black Oak N 51 degrees E 119 perches to a Post
 S 68 degrees W 89 perches to a Chestnut S 18 degrees W 20 perches to a Black Oak
 S 20 degrees E 193 perches to a stone S 10 degrees E 54 perches to a post
 S 67 1/2 degrees W 78 perches to a Hickory S 61 degrees E 89 perches to a small gum
 S 22 degrees 1/2 degree E 102 perches to a post S 85 degrees E 76 perches to a Black Oak
 S 67 degrees W 188 perches to a Hickory N 75 degrees E 54 perches to a post
 S 39 degrees W 117 perches to a stone S 35 degrees W 100 perches to a Black Oak
 N 22 1/2 degrees W 131 perches to a stone S 15 degrees W 62 perches to a chestnut
 S 66 degrees W 112 perches to a stone S 70 degrees E 191 perches to a Black Oak
 N 34 degrees W 19 perches to a stone N 37 degrees E 87 perches to a Black Oak
 N 24 degrees W 111 perches to a Hickory S 33 degrees E 69 perches to a White Oak
 N 66 degrees E 50 perches to a Hickory NE 34 perches to a post
 N 35 degrees W 115 perches to a stone SE 166 perches to a Chestnut Oak
 N 81 degrees E 144 perches to a Black Oak S 35 degrees W 284 perches to a Chestnut
 N 31 degrees E 134 perches to a Maple S 80 degrees E 204 perches to a black oak
 S 39 degrees E 52 perches to a Rock S 20 degrees E 143 perches to a stone
 N 84 degrees E 46 perches to a stone S 52 degrees W 128 perches to a Maple
 N 76 degrees E 63 1/2 perches to a Hickory S 20 degrees W 76 perches to a stone
 N 20 degrees E 90 perches to a Hickory N 68 degrees W 108 perches to a post
 N 14 degrees W 74 perches to a Hickory S 43 degrees E 90 perches to a White Oak
 S 76 degrees W 67 p to a Spanish Oak S 88 degrees W 118 perches to a stone near the said Furnace
 N 14 degrees W 40 perches to a Chestnut S 2 degrees E 12 perches to the beginning

- Containing 3328 acres and allowances -/which bounds are contained the lot marked No 1 in the plan of the Estate of Mark Bird which was exhibited to the public view previous to and at the time of the sale thereof.

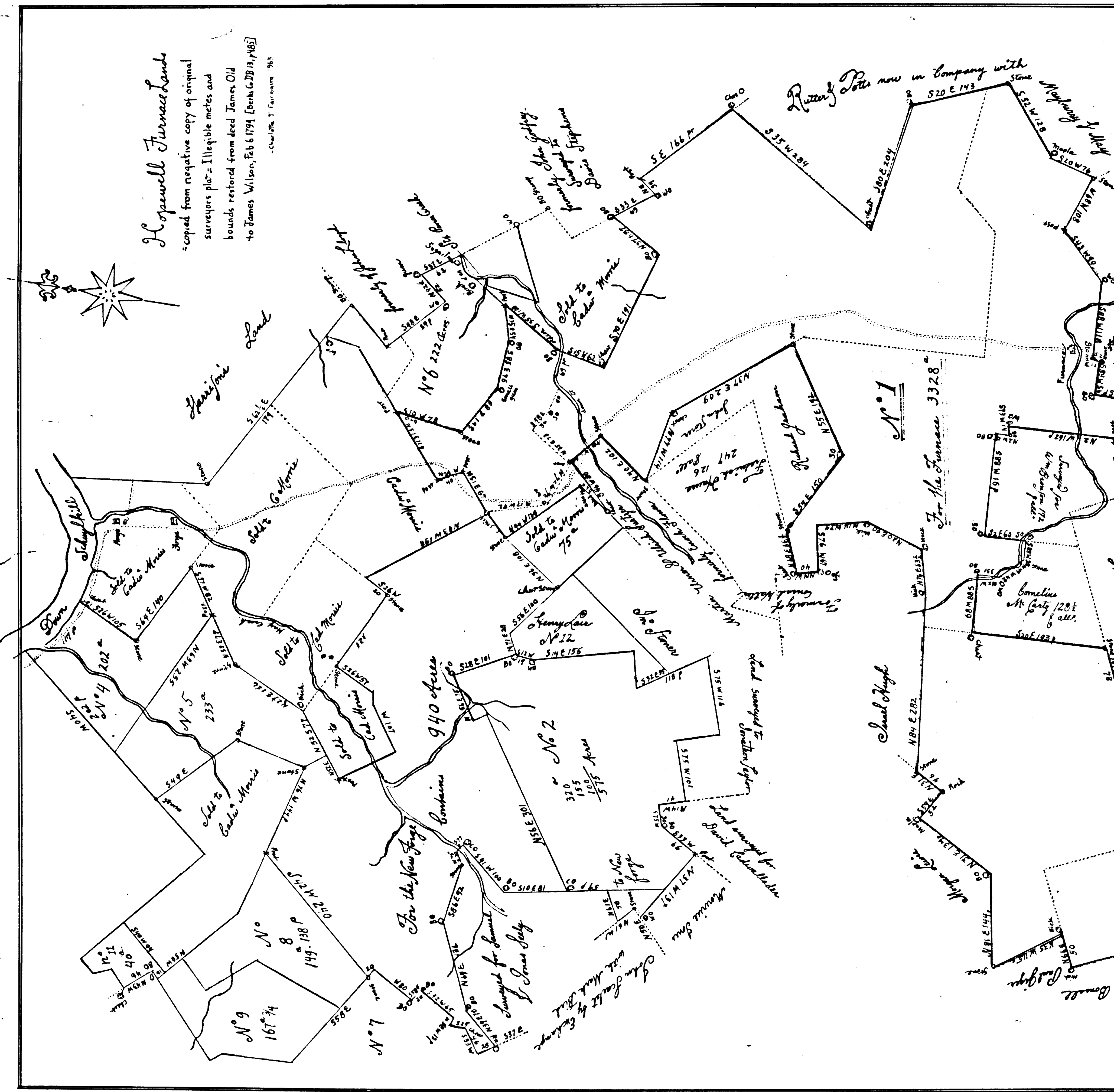
- Also Lot No. 2 --- 575 acres
 - Also all that other tract of land called "Birdstown" - 150 acres
 - Also "Jones Good Luck" - 39 3/4 acres
 - Also Tract No 3 - 640 acres
 - Also Tract No 6 - 222 acres
 - Also Tract No 12 - 100 acres

- Together with all and singular the Stock, consisting of Teams, Horses, Waggon, Carts, Wood, Coal and all Instruments and Utensils used for the making and casting of Iron... and together also with all and singular the Houses Buildings Improvements Woods Ways Water Courses Mines Minerals Fossils Rights Liberties Priviledged Hereditaments and Appurtenances whatsoever to the above described and hereby granted premises... and the Reversions and Remainders Rents Issues and Profits thereof... and the deeds Evidences and Securities of the Title thereof - All rights etc- Warrant etc

James Old
 Margaret Old

Caleb Jones Teate
 J. Bower Rec

Thomas Armstrong
 Nicholas Diehl



HALF-SIZE REPRODUCTION

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE DIVISION OF DESIGN AND CONSTRUCTION	NORTHEAST
EASTERN OFFICE 1194 PLOT & DESK HOPEWELL VILLAGE HOPEWELL VILLAGE NATIONAL HISTORICAL SITE	NPS-119 3041