

Plan of Philadelphia

THE Cadwalader Collection at The Historical Society of Pennsylvania contains many valuable documents once owned by the Penn family. Most of the papers relate to the proprietors' landed interests, such as the "Missing Evidence" printed in this issue. Included among these land papers is a manuscript volume antequely bound in faded marbled covers. A paper label identifies it as the "Plan of Philadelphia."

On the volume's title page an eighteenth-century hand has handsomely inscribed "Draughts or several Squares of Ground within the City of Philadelphia, being those that have been either wholly or in part Surveyed and laid out in Lots to the Purchasers." Forty-nine leaves follow, on each of which a city block is diagramed. The dimensions of the lots into which the blocks are divided are given in nearly all cases, and the lots bear their owners' names. The plan covers an area fronting on the Delaware River, bounded on the south by Cedar Street, on the north by Vine Street, and extending irregularly back from the river as far as Ninth Street. Thus, the "Plan of Philadelphia" shows the oldest section of the city.

William Penn hoped that Philadelphia would cover ten thousand acres, and that the First Purchasers of lands in Pennsylvania would be given large lots in the town. A purchaser of as few as five hundred acres was promised a grant of ten acres in the city so that the urban homes of even the small landholders could be amply surrounded by orchards and meadows. It was on this basis that Penn visualized Philadelphia as a green country town.

Like many dreams, Penn's concept of Philadelphia failed to come true. His city, as first laid out, contained only one eighth the necessary acreage, and the size of town lots had to be drastically reduced from what he had contemplated. Instead of generously calculating them by the acre, it became necessary to measure them to the half foot. Despite this, Penn's basic plan was followed, and rights to town

lots varying in size and attractiveness of location with the size of the First Purchasers' country holdings were granted.

Many of the First Purchasers went through the steps of obtaining warrants for their lots, of having them surveyed, and, lastly, of having them patented by William Penn or his commissioners of property. Other original purchasers sold or neglected their rights. Still others occupied their lots, but did not bother to obtain patents. A patented lot, however, enjoyed a more attractive title; the records show frequent cases of lots long occupied but unpatented finally being patented only to be sold on the following day. The system of allotting land in Philadelphia, stemming from rights due to First Purchasers, may have been sound enough, but circumstances often made it difficult to administer. A century after William Penn had formulated his plan for the distribution of city lots, a Penn agent wrote: "It appears that very large Quantities of Land were Surveyed for the first Purchasers between the years 1682 and 1700, and that other Surveys have been made for them at different times ever since. Some of these purchasers have not got their Land Surveyed, and some probably never will."¹ Such carelessness resulted in many vexing title claims which plagued the proprietarial land office.

To no one was the situation more disturbing than to the Founder's precise and businesslike son, Thomas Penn. During the 1740's, Penn devoted much attention to Philadelphia titles. Writing from England to the diligent Richard Peters, secretary of the land office, Penn ordered Peters "to make your self acquainted with the affair of the City Lots, for we shal be exceedingly exact in granting out the remainder of them, and in preserving every foot we have a right."²

The best way for Peters to comply with this mandate was by applying to William Parsons, surveyor general of the province. Parsons studied the titles and drew up two copies of the "Plan of Philadelphia," retaining one copy for his office and giving the other to Richard Peters. Peters sent his copy to Thomas Penn. It does not seem possible to establish the year when Parsons completed this work, although it was sometime between 1741 and 1748, the term of his service as surveyor general.³

¹ Penn-Physick Accounts (1701-1779), 250, The Historical Society of Pennsylvania (HSP).

² Penn Letter Book, II, 156, HSP.

³ *Ibid.*, IX, 241.

On occasion in the years that followed, Thomas Penn referred to Parsons' book as his authority on Philadelphia titles. In 1768 it was of special help to him in a controversy involving a city lot granted in the 1680's to William Penn, Jr. The location of this lot was clearly shown in the volume, and Penn instructed his Pennsylvania agent "to get (if it is not in the Office) Mr. Parsons's Book, from whence this I have is drawn, else I will send you the Book, or a copy of it."⁴

The agent, Richard Hockley, slightly inept or even more lazy than usual, failed to find Parsons' book, although he claimed to have searched the land office and the surveyor general's office. Parsons himself could not be appealed to because he had died in 1757. On learning of Hockley's fruitless search, Penn sent his copy of the plan, the same one he had received from Peters, back to Philadelphia in 1769. The plan seems to have remained in Philadelphia ever since. How highly Thomas Penn valued this book may be seen in his instructions to his relative who brought it over: deliver "the book of the Squares of Philadelphia & the other single surveys you received from me, this I desire you will do to my nephew [*Governor John Penn*] at his Board of Property when he has our officers with him that they may all have an opportunity of seeing them."⁵

Whether or not the Pennsylvania officials examined the "Plan of Philadelphia" with interest or leafed through it in a perfunctory way, Thomas Penn had sent them a remarkable document, for it displayed the basic land titles of the most valuable part of the city. Although many exceptions can be found in Parsons' method of establishing titles, his principle was to record lots under their original surveys. For example, on page 183 James Claypoole is designated as the owner of a large lot on the southwest corner of Front and Walnut streets. This lot was patented to Claypoole on January 17, 1684/5, by right of the five thousand acres he owned as a First Purchaser. Claypoole had had a house built for him before his arrival in Philadelphia in October, 1683. Not too pleased with his house, Claypoole did think highly of the ground, for in February, 1683/4, he wrote: "My lott proves to be one of the best in the Town, having 102 foot to the River & 396 long. . . . there is a swamp runs by the side of

⁴ *Ibid.*, V, 293; IX, 163, 227-228.

⁵ Penn Papers, Official Correspondence, IX, 146, HSP; Penn Letter Book, VII, 274; X, 44, 69.

my lott, that with a small charge might be made navigable." As early as 1700 the lot had been subdivided and had passed through several hands, yet Parsons recorded it under James Claypoole's name because he was its first owner and all subsequent titles to any part of the lot stemmed from him.⁶

To cite another similar example, page 207 shows a sizable lot fronting on Second Street and owned by Lasse Cock (Cook), one of the old Swedish settlers. Three days after Cock patented this lot on December 1, 1688, he sold it to Griffith Jones. On November 15, 1695, Jones conveyed a large part of the property to Joshua Carpenter, a trustee for Christ Church. It is on this lot that most of the present edifice of Christ Church stands. Although Christ Church had been in possession for half a century by the time Parsons made his charts, Parsons adhered to his principle and recorded its ownership under the name of Lasse Cock.⁷

Among other original ownerships of interest is that shown on page 217 in the name of John Key, who was presumably born in his parents' cave in the bank of the Delaware River near Sassafras Street. On May 26, 1683, William Penn granted this lot as a gift to John Key, "then an Infant being the first born in the said City of Philadelphia." The lot on page 183 which bears Samuel Carpenter's name was patented to Carpenter by Penn on June 24, 1684. On this property Carpenter built the famous Slate Roof House which served as William Penn's residence during his second visit to America. The architect or builder of this celebrated mansion was James Porteus, whose property is shown elsewhere. Adjoining Carpenter's mansion lot is a lot patented to another First Purchaser, Robert Greenway, captain of the *Welcome* on which William Penn made his first voyage to his province.⁸

On page 193 is found the square where Independence Hall now stands, the State House of old, or "Stadt House" of the draftsman. The area pertaining to the State House represents the amount of ground acquired for it in the 1730's. Part, if not all, of this land had

⁶ Exemplification Book, I, 307-308, City Hall, Phila.; James Claypoole Letter Book, 439-440, HSP.

⁷ Lewis C. Washburn, *Christ Church, Philadelphia* (Philadelphia, 1925), 19.

⁸ Carpenter patent in Penn Collection, HSP. Key's patent to his lot, dated Nov. 10, 1713, is also at the HSP.

been surveyed to early settlers before it was purchased by the Pennsylvania Assembly. In this case, Parsons was not interested in the original surveys.⁹

Although all the lots shown by Parsons had been surveyed, not all had been patented as in the examples mentioned. Edward Shippen, who came to Philadelphia from Boston in 1693, built a great house on his large lot which is shown on page 184. He also acquired the grant of an entire city block from the commissioners of property. Evidently, Penn did not like this grant and persuaded Shippen to surrender it. In recognition of the surrender, and for an annual rent, Penn then leased him more than half a city block for fifty-one years (page 185). Such leases were common practice. Shippen's leased land, which lay just across Third Street from his home, was needed "for the better accomodating his present mansion house in the said city with a pasture."¹⁰

Joseph Shippen, son of Edward, is found in possession of unpatented land on page 186. The large open area in this square is shown as in his tenure through his "right" to it. Shippen had acquired this type of ownership from the commissioners of property and from First Purchasers who had never taken up their rights. When Shippen died in 1741, he bequeathed the land to his three sons, who patented it four years later. The fact that Parsons records the ground as in "right of Joseph Shippen" could argue that Parsons completed his book before the land was patented in 1745. However, it is probable that the book was not finished quite that early.¹¹

Parsons records the names of three hundred eighty-one individuals and nine corporate bodies as the owners of the forty-nine Philadelphia squares. Many of the owners, like the Shippens, Andrew Hamilton, Isaac Norris, and James Logan, came to the city after Penn's concession of lots to First Purchasers ceased to apply to new purchasers. Logan and his contemporaries established their titles by buying up the rights of First Purchasers. Despite the inclu-

⁹ Charles H. Browning, "The State House Yard, and Who Owned It First after William Penn," *The Pennsylvania Magazine of History and Biography*, XL (1916), 85-103.

¹⁰ Exemplification Book, I, 400-401, City Hall.

¹¹ On the other hand, Peters did send Penn a plan of the city lots in 1745 or earlier. This plan could have been the one by Parsons now under discussion. Penn Letter Book, II, 138; Exemplification Book, II, 665; John Frederick Lewis, *The History of an Old Philadelphia Land Title* (Philadelphia, 1934), 98-101.

sion of names of a few relatively late comers, the great majority of the owners in Parsons' plan gained their titles before 1700.

The earliest names on the list are those of Swedes who held land in the vicinity before Penn was granted his province. The next group consists of those who preceded Penn to Pennsylvania. These pioneers are well represented, for they numbered among them those responsible for selecting the site of the city and laying it out—Deputy Governor William Markham, Surveyor General Thomas Holme, and two of the three commissioners, John Bezar and Nathaniel Allen. In 1682 these leaders held a lottery for the distribution of town lots to fifty-two First Purchasers. This lottery was later disallowed and titles do not descend from it, but it is of interest to note that properties owned by twenty-four who participated in the lottery are found in Parsons' plan. A few months after this lottery, William Penn arrived on the *Welcome*. Seventeen of his fellow passengers perfected their Philadelphia titles, according to Parsons' book.¹²

By the summer of the following year, Penn had designated the distribution of city lots to First Purchasers, and Thomas Holme had drawn up a map of the city to show where the individual lots were located. A comparison of this map with Parsons' plan shows a wide divergence in titles to lots. Thompson Westcott in 1867, while studying the distribution on the Holme map, pointed out: "These allotments, it must be understood, do not give the names of the patentees of the lots in every instance. There were considerable land speculations and purchases and sales of lots in the early days of the city, and the rights of the persons named under the allotments were frequently parted with, so that when surveys were made for the lots and patents granted they were made out frequently to different persons than those named" in the list which accompanied Holme's map.

A few years after Holme had made his map, many of the changes in rights to town lots, the "allotments" mentioned by Westcott, had taken place. Early in 1690, Receiver General John Blackwell listed the property owners by streets in Philadelphia, and recorded the size of their lots and the approximate time they had been in the possession

¹² Samuel Hazard, *Annals of Philadelphia* (Philadelphia, 1850), 642-643. The names of those found on Parsons' plan who came on the *Welcome*, based on Thompson Westcott's study (Philadelphia, 1867), are Barber, Carver, Benjamin Chambers, Crosedale, John Fisher, Fitzwater, Greenway, Herriot, Ingelo, Rochfort, John Rowland, Thomas Rowland, Sharpless, Songhurst, Richard Townsend, William Wade, Wynne.

of the then owners. According to Blackwell's listings, entire blocks whose ownership had not changed since 1685 correspond exactly with Parsons' diagrams.¹³

For a previously discussed block on Front Street, Blackwell gives the following owners, all of whom he identifies as First Purchasers:

Griffith Jones	frontage in feet	71½
Robert Greenway	do	30½
Samuel Carpenter	do	102
Christopher Taylor	do	102
Wm. Shardlow & Wm. Wood	do	102
Dan [Nathaniel] Allen	do	40
John Love	do	20
Humphrey Murry	do	42

If one overlooks the fact that Blackwell skimmed Allen's lot by nine inches and gave Murry an extra foot and a quarter, Blackwell's block corresponds exactly to Parsons' block on page 189.

Like subsequent Penn agents, Blackwell was careful to differentiate First Purchasers from later purchasers. For present purposes, titles which descend from First Purchasers are of special interest since they represent the oldest titles to real estate in Philadelphia. Despite the difficulty of determining absolutely all those entitled to city lots through the concessions granted them as First Purchasers, it is possible to establish that nearly half the property owners whose names are shown by Parsons were First Purchasers.¹⁴ Considering how many bargained away their rights, this is a tremendously high percentage. Many property owners not identifiable as First Purchasers were their children and inheritors of their rights.

Parsons' "Plan of Philadelphia" thus shows the oldest part of the city's real estate substantially under its seventeenth-century ownership. For the convenience of those interested, the names set down on the plan now follow in alphabetical order, accompanied by the page numbers on which their lots may be found. The plan itself is reproduced in facsimile.

NICHOLAS B. WAINWRIGHT

¹³ Quit Rents, Governor John Blackwell, Logan Papers, HSP.

¹⁴ The following lists of First Purchasers were consulted: Hazard, 637-642; Penn-Physick Manuscripts, Extracts from Patent Books and Book of Old Rights, 107-115, HSP; John Reed, *Map of the City and Liberties of Philadelphia, With the Catalogue of Purchasers . . .* (1774); Penn-Physick Accounts (1701-1779), 242-250.

*List of Names on
Parsons' Plan of Philadelphia¹⁵*

- | | |
|-----------------------------|---|
| Adams, Robt., 207 | Brassey, Thomas, 222 |
| Allen, Nathaniel, 189, 200 | Breintnal, David, 191 |
| Alsop, John, 200, 214 | Bristow, Johomas, 222 |
| Ambler, John, 200 | Bristow, Margt., 225 |
| Anthony, Capt. Richd., 182 | Bristow, Thos., 225 |
| Appleton, Jos., 198 | Brittain, Lionel, 201 |
| Atkinson, James, 215, 222 | Bromley, Nath., 203 |
| Austin, John, 199 | Brooks, J., 214 |
| Austin, Thos., 221 | Bryant, William, 212 |
| | Buckley, John, 218 |
| | Budd, Thos., 183 |
| | Busby, John, 185 |
| | Bye, Thomas, 209 |
| | |
| Badcock, Henry, 183 | Callowhill, Thomas, 206, 207 |
| Barber, John, 203, 207, 214 | Cantrel, Richd., 207 |
| Barker, Thomas, 199 | Carpenter, Abr., 182 |
| Barnes, John, 190, 223 | Carpenter, Josha., 198 |
| Batchelor, Jane, 223 | Carpenter, Samuel, 182, 188, 189,
202, 209 |
| Baynton, Peter, 205 | Carter, William, 190, 205 |
| Beakes, William, 206 | Carven, John, 190 |
| Bennet, Samuel, 184 | Chambers, Benjamin, 212, 213, 214 |
| Berry, Thomas, 216 | Chambers, John, 215 |
| Bezer, John, 201 | Chandler, John, 209 |
| Bingham, Jas., 198 | Child, Amy, 217 |
| Bingley, Wm., 215 | Child, Edwd., 188 |
| Birchal, John, 215 | Child, Jno., 184 |
| Bird, Valentine, 186 | [Christ] Church Burying Ground,
209 |
| Blake, Edwd., 203 | Clark, Wm., 207 |
| Blardman, Edward, 197 | Claypoole, James, 183 |
| Bond, Thomas, 199 | |
| Boom, Cornelius, 190 | |
| Boult, John, 198 | |
| Bowman, Thomas, 206 | |
| Boyden, James, 183 | |
| Brandt, Alb[ertus], 188 | |

¹⁵ The spellings of the names on the plan have not been corrected, but are given as recorded by Parsons.

- Claypoole, John, 198
 Clayton, William, 216
 Clowes, John, 199, 206
 Cole, Sabian, 199
 Coleman, Joseph, 218
 Collet, J[ohn], 196
 Colley, J[ohn], 196
 Cook, Arthur, 207
 Cook, Francis, 207
 Cook, John, 226
 Cook, Lasse, 207
 Cook, Richard, 192
 Cooper, James, 200
 Cope, Oliver, 218
 Coppock, Bartho., 184
 Cordy, Hugh, 182, 183
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 Corsley, Richard, 197, 201
 Countis, John, 200
 Crapp, Jno., 196
 Crews, Edward, 209
 Crews, William, 201
 Crispin, Silas, 198
 Crosedale, Thomas, 207
 Cross, Thomas, 185
- Davis, Richard, 199, 207, 214
 Day, John, 208
 Denzie, Jno., 198
 Dickenson, Jonathan, 182, 183
 Dinning, John, 220
 Dove, Francis, 184
 Dunstan, Robert, 226
- Eastburn, Benjamin, 199, 211
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 Edwards, Edward, 201
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 Ellinsworth, Wm., 201
- Ellis, Rowland, 214
 Ellis, Thos., 214
 Emlen, Geo., 198
 Emlin, S[amuel], 218
 Erberry, Edwd., 217
 Evans, John, 193
 Evans, Nath., 184
- Fairman, Thomas, 222
 Farmer, Katherine, 207
 Finney, Saml., 223
 Fisher, John, 183
 Fisher, Joseph, 206
 Fisher, William, 222
 Fitzwater, Geo., 213
 Flower, Enoch, 201
 Ford, Phillip, 179
 Forrest, Joan, 217
 Fox, Jas., 207
 Fox, Samuel, 214
 Fuller, Sarah, 223
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 Gordon, John, 178
 Gove, Richd., 199
 Green, Dar[by], 196
 Greenaway, Robt., 189, 201
 Griscomb, Andrew, 190
 Growdon, Jos., 179, 180, 181
 Growdon, Lawrence, 179, 180, 181
 Guest, G[eorge], 196
 Gye, John, 204
- Hamilton, Andrew, 191, 221
 Hands, Richard, 199
 Hard, Widow, 207
 Hardiman, Ab., 199
 Harding, John, 215

- Harding, Nath., 215
 Harley, Robert, 201
 Harmer, William, 216
 Harrison, James, 200
 Harrison, Jos., 198
 Harrison, Mary, 198
 Harrison, Samuel, 178
 Hart, John, 199
 Hart, Robert, 192
 Hastings, Saml., 221
 Hatt, Thomas, 215
 Heath, Robert, 209
 Heathcot, Geo., 196
 Heaton, John, 198
 Hendricks, John, 221
 Heron, Wm., 196
 Herriot, Thomas, 197
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 217, 224, 225
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 Hitchcock, Nich., 186
 Hodgkinson, John, 192
 Holme, Thomas, 211, 213, 214
 Holt, Samuel, 188
 Hoobs, Israel, 215
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 House, George, 187
 Howard, Edward, 198
 Howard, Thomas, 218
 Howell, Mordica, 222
 Howell, Ph., 196
 Hudson, William, 191, 210
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 Hughes, Roger, 192

 Ingelo, Richard, 190
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 Jackson, George, 223
 James, David, 193
 James, Es., 196
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 Jenner, Thos., 199
 Jennet, John, 215
 Jennings, John, 207
 Jobson, Mich., 182
 Jobson, Samuel, 183, 199
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 Jones, Cad[walader], 207
 Jones, Daniel, 192
 Jones, Griffith, 182, 183, 189, 205,
 206, 208, 221, 222
 Jones, Henry, 198
 Jones, John, 178, 196, 207
 Jones, Joseph, 219
 Jones, Rachel, 200
 Jones, R[obert], 188
 Jones, Thos., 192, 207

 Kennerly, [James], 212, 214
 Key, John, 217
 King, John, 182, 190
 Kingsman, John, 215
 Kinsey, John, 199, 213
 Kirke, Jos., 182
 Kirle, Joseph, 183
 Kirle, Thomas, 190
 Kirton, Thomas, 220

 Lane, Willm., 215
 Langshore, Robert, 184, 205
 Lee, Charles, 191
 Lewis, Ad., 185
 Lieusley, Thomas, 192
 Lloyd, John, 192
 Lock, Andw., 188
 Lodge, Robert, 207
 Logan, James, 194
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- Love, John, 189
 Lowther, [William], 179, 180, 181
 Luffe, Edward, 192
 Luffe, John, 184
 Lynch, Tunis, 182
- Mace, Gilbert, 219
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 Markham, William, 182, 198, 207
 Marsh, Hugh, 200, 216, 220
 Marsh, Richd., 184
 Marsh, Robert, 220
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 Masters, Thos., 196
 Mather, Joseph, 216
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 Mickle, Archibald, 185, 199
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 Milner, Danl., 223
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 Morgan, Morris, 200
 Morgan, Young, 208
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- Nichols, Saml., 207
 Nichols, Willm., 200
 Nixon, [John], 178
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- Oldham, Thos., 188
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 Passmore, William, 203
 Patrick, Henry, 200
 Paxon, Henry, 215
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 Penn, Thos., 183, 184
 Penn, William [Jr.], 179, 180, 181
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 Petree, James, 215
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 Powell, Jeremiah, 201
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 Powell, William, 199
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 Priestnal, Robt., 221
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 Proprietaries, The Hon., 183
 Pryor, Thos., 196
 Puckle, Nathan, 204
 Pugh, James, 201
 Pusey, Caleb, 192
- Quaker's Burying Ground, 208

¹⁶ This lot is marked "now sold to William Allen."

- Rakestraw, Wm., 198, 201
 Randal, George, 216
 Randal, Nicholas, 216
 Ransted, Jos., 198
 Rawle, Fra[ncis], 207, 221
 Redman, Richard, 222
 Reynolds, John, 203
 Rich, Phil., 182, 188
 Richardson, Frans., 184
 Richardson, Saml., 205, 206
 Risley, Marg., 226
 Roberts, Benja., 200
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 Robinson, Patrick, 178
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 Scull, Nicholas, 226
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 Simcock, George, 184
 Simcock, John, 222
 Simonds, Eliz., 185
- Sisom, Thomas, 222
 Smith, Daniel, 197, 203, 223
 Smith, Francis, 207
 Smith, Mary, 190
 Smith, Thomas, 208
 Sober, Thomas, 178
 Songhurst, John, 215, 222
 South, Humphrey, 199
 Southby, Wm., 221
 Southworth, John, 190
 Spencer, John, 216
 Stadt House, 193
 Stanley, Willm., 206, 211
 Stanmore, Jonath., 201
 Steel, James, 187, 219, 223
 Stephens, [Robert], 217
 Story, Thomas, 223, 224, 225
 Stringfellow, John, 226
 Summer, Robert, 184
 Sutton, Richd., 208
 Sweetapple, John, 203
 Swift, John, 207, 215
 Sykes, Nath., 188
- Tanner, Wm., 207
 Taylor, Any., 198
 Taylor, Christopher, 189, 208
 Taylor, Peter, 207
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 Test, John, 185, 198
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- Van Bebber, Matths., 208, 223
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 Vernon, Robert, 223
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 Wade, Robert, 199
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 Wall, Richard, 178
 Ward, Ralp, 213, 218
 Weale, John, 198
 Weston, Antho., 199
 Whitehead, Benja., 215
 Wilcocks, Joseph, 215

 Wilcox, Barn., 205
 Wilkinson, Gab., 213
 William, Stanley, 206
 Williard, George, 197
 Withers, Ralph, 219
 Wood, Henry, 190, 205
 Wood, Jams., 221
 Wood, William, 189, 211
 Woolman, Sarah, 191
 Woolrich, Thomas, 214
 Worrel, Richard, 215
 Wright, Benja., 225
 Wyer, Charles, 178
 Wynne, Thomas, 197, 200

 Yard, Jos., 198
 Yeildal, Robert, 186, 188

D R A U G H T S

OR

several Squares of Ground within the City of

P H I L A D E L P H I A

*being those that have been either wholly or in part Surveyed and
laid out in Lots to the Purchasers.*

Pine Street

Street

Street.

Front

62	Clement to Willi
40	not yet granted
51	Nixon
51	Thom-
102	Will
100	John Gordon
30	Rich
30	Partrick
29 1/2	Jerem-
30	Vacant
29 1/2	Peter
30	Charles Wyer

Plum am
John
and
-as
-iam
Rich.
ard
No-
-iah
Shet
-tam

sted now sold Allen.	62
Jones	40
Edgar.	51
Sober	51
Sallarway	102
Townsend.	100
Wall	30
-binson	30
Elfrith	44 1/2
bono.	44 1/2
uel Harrison.	30
	62

Cedar

Street.

Delaware River

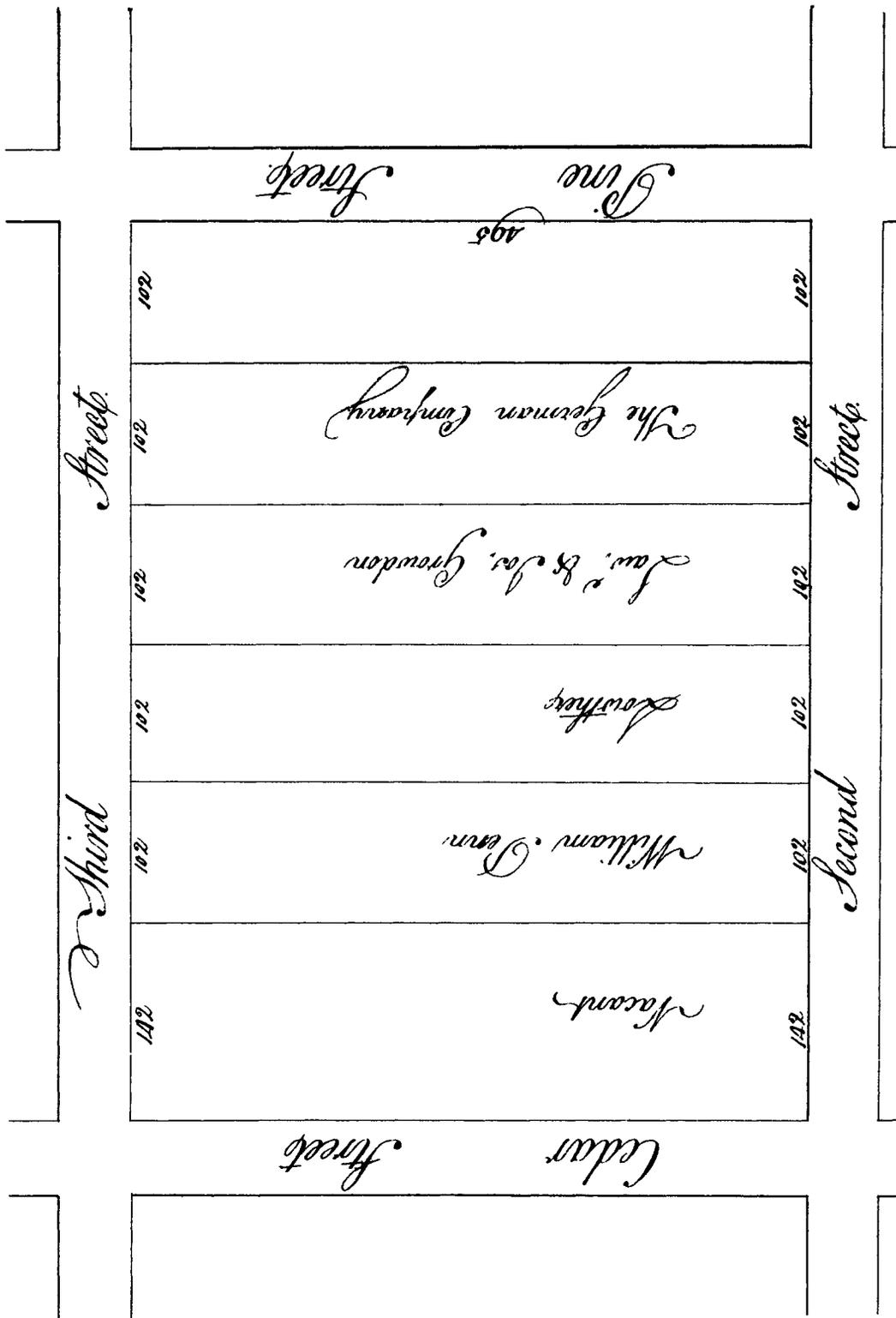
Second Street

Front Street

142	William Bank	142
102	William Benn	102
102	Dothner	102
102	Lawrence & Co Grocers	102
102	The German Company	102
102	Phillip Ford 36 Stk	102

Stone Street

Cedar Street



Cedar Street

Pine Street

Third Street

Second Street

Third Street

Second Street

Second

William. Brown

Dewberry

Law. & Jos. Gwynn

The German Company

Ags

Pine Street

102

102

102

102

102

102

102

102

102

102

142

142

Pine Street

102

102

The German Company

102

102

Lawrence & Jos. Grewson

102

102

Leather

102

102

William Penn

102

102

Wacomb

102

102

Cedar Street

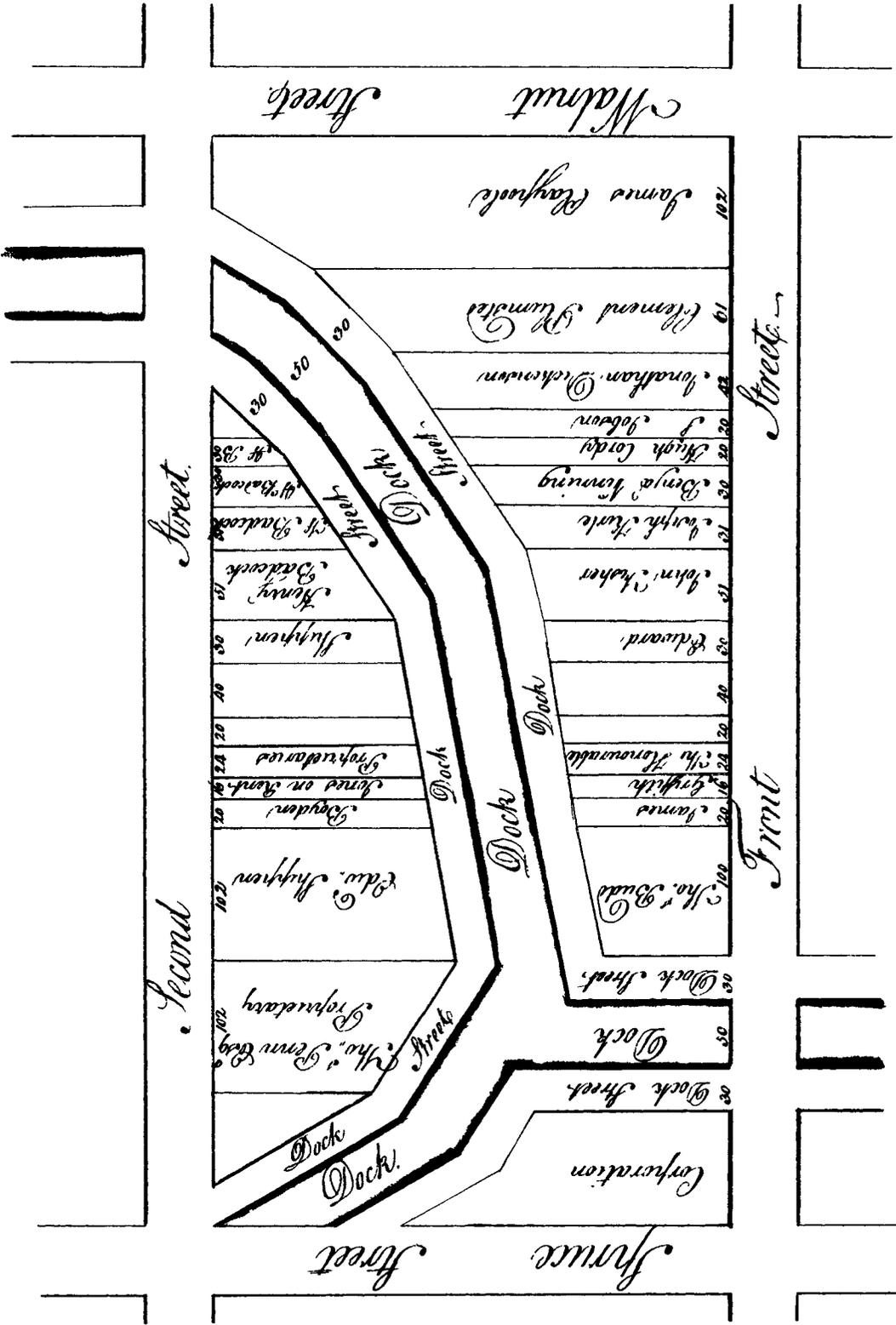
Street

Fourth

Street.

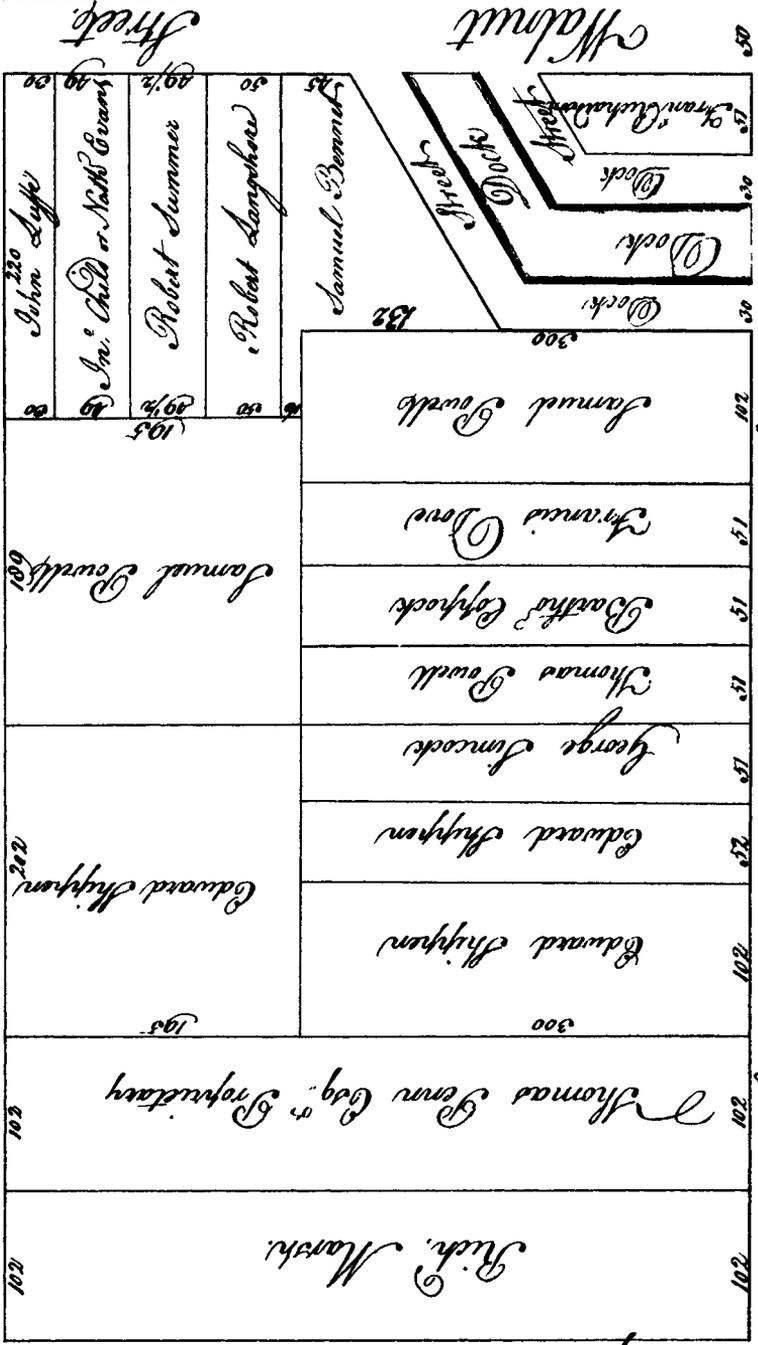
Third

		<i>Walnut Street</i>	
<i>Street</i>	102	<i>Sam</i>	<i>Carpenter</i>
	104	<i>Cap.</i>	<i>Rich. Anthony</i>
	106	<i>Col</i>	<i>Mackham</i>
	108	<i>In.</i>	<i>Dickenson</i>
	110	<i>Nich</i>	<i>Jobson</i>
	112	<i>Hugh</i>	<i>Cordy</i>
	114	<i>Ph</i>	<i>Rich</i>
	116	<i>Abt.</i>	<i>Carpenter</i>
	118	<i>Jos</i>	<i>Kicke</i>
	120	<i>Anth</i>	<i>Morris</i>
	122	<i>Mid</i>	<i>Robinson</i>
	124	<i>Grif</i>	<i>Jones</i>
	126	<i>Cor.</i>	<i>poration</i>
	128	<i>Dock</i>	<i>Street.</i>
130		<i>Dock</i>	
132	<i>Dock</i>	<i>Street.</i>	
134	<i>Yu</i>	<i>us Lynch</i>	
136	<i>In.</i>	<i>King</i>	
		<i>Spruce Street</i>	
<i>Front</i>		<i>Delaware River</i>	



Third Street

Second Street



Spruce Street

Walnut Street

Street

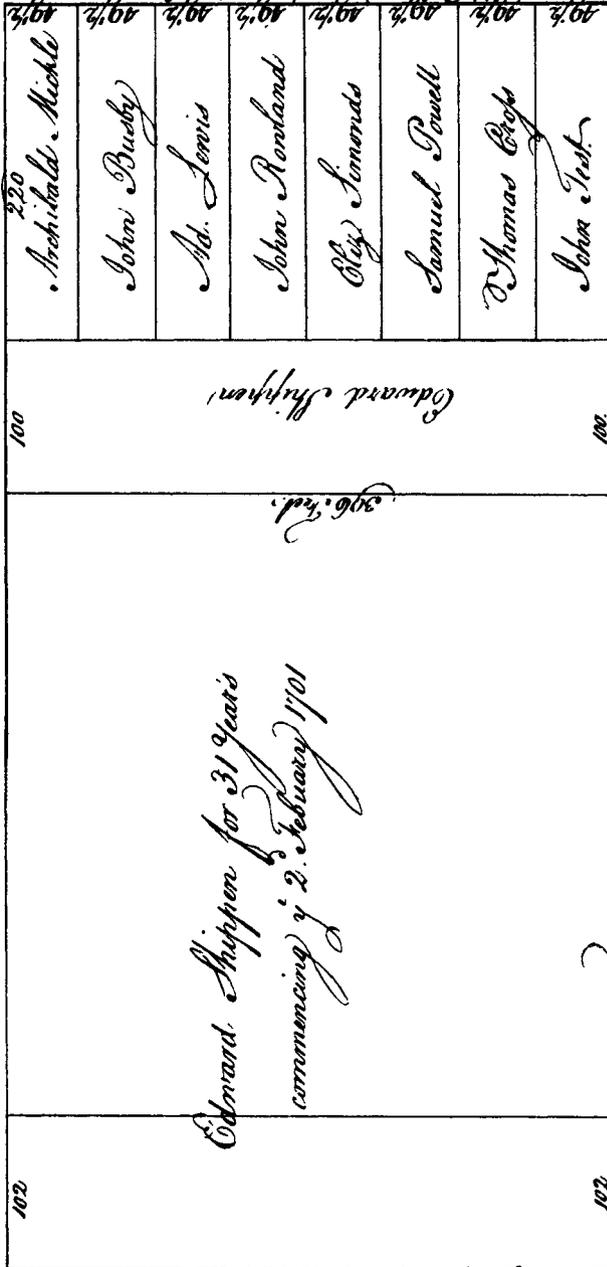
Fourth

Street

Third

Street

Walnut



Street

Fifth

Street
Spence

Walnut
Street.

<i>220</i> <i>Robert Yeildal</i> <i>29/74</i>	<i>20</i> <i>Robert Yeildal</i> <i>20</i>	<i>62</i> <i>Robert Yeildal</i> <i>62</i>	<i>92</i> <i>Nich. Hitchcock</i> <i>Valentine Bird</i> <i>92</i>	<i>29/72</i> <i>Joseph Shippen</i> <i>29/72</i>	<i>29/76</i> <i>Joseph Shippen</i> <i>29/76</i>	<i>4/66</i> <i>Joseph Shippen</i> <i>4/66</i>
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*Joseph Shippen has a right to
ten lots each 99 feet front which will
fill up this space.*

Street.

Fourth

Chestnut Street

Streets

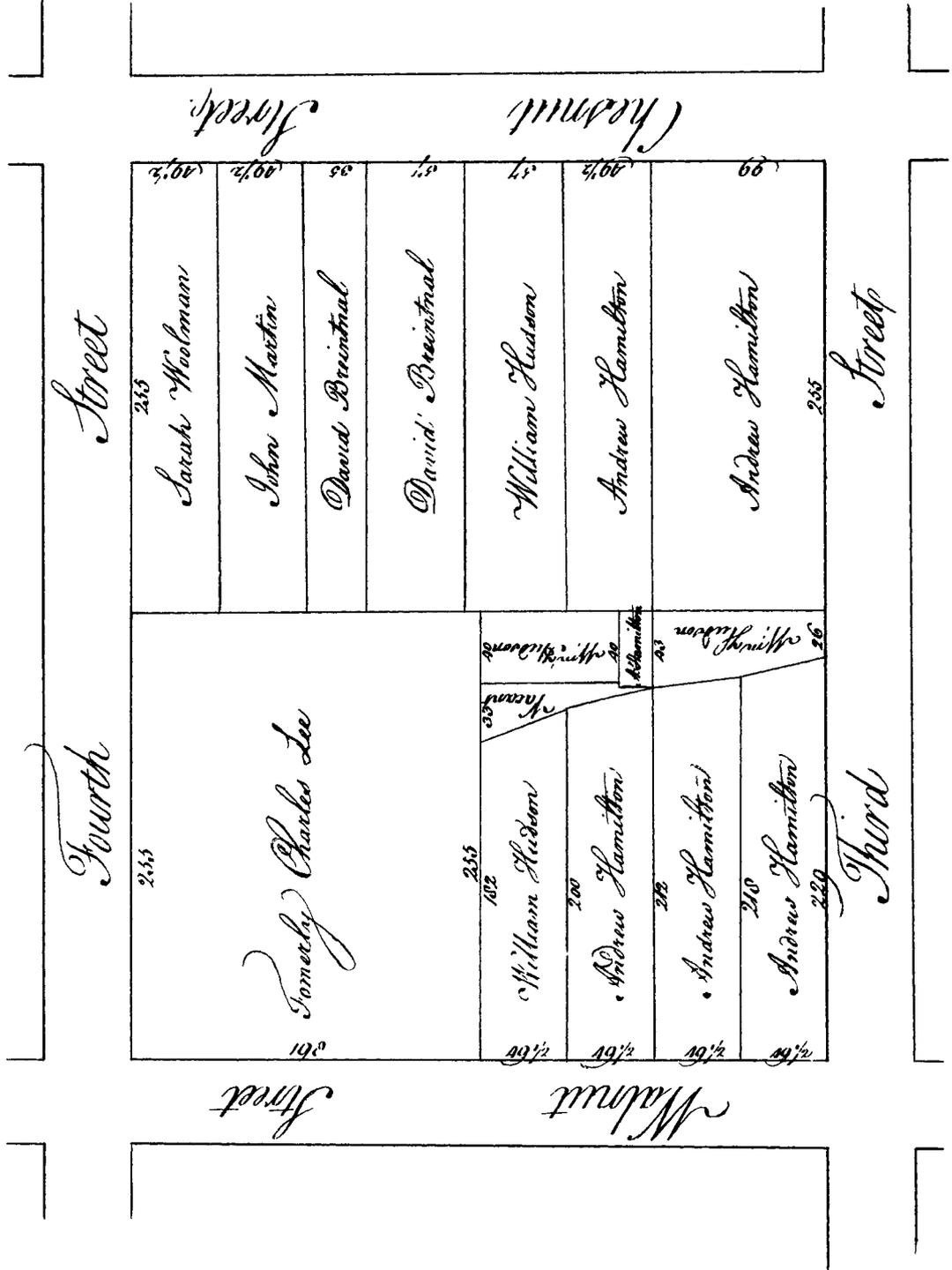
Front

Tho. ⁴ / _{42 1/2}	
Adham	
Nath ²⁰ / ₂₀	
Alb ^{40 3/4} / _{40 3/4}	
Edw. ^{25 1/2} / _{25 1/2}	
And. ²⁰ / ₂₀	
Antho	
Morris	
Phil ²⁰ / ₂₀	
Rich	
	66
Sam ¹⁵⁰ / ₁₅₀	
Rich ³⁰ / ₃₀	
Re Jones ²⁶ / ₂₆	
Rob. ²⁵ / ₂₅	
Yeital	

Humph. ^{41 3/4} / _{41 3/4}	Murray
	Sykes ²⁰ / ₂₀
	Brandt ^{40 3/4} / _{40 3/4}
	Child ^{25 1/2} / _{25 1/2}
	Lock ^{25 1/2} / _{25 1/2}
	Samuel Holt ⁴⁶ / ₄₆
	uel. Carpenter ¹⁵⁰ / ₁₅₀
	Hill ³⁰ / ₃₀
	Samuel Carpenter ⁷¹ / ₇₁

Walnut Street

Delaware River.



Fifth
Streets

<i>255</i> James Price	<i>255</i> Caleb Pusey	<i>89 1/2</i>	<i>89 1/2</i>
<i>89 1/2</i> Richard Cook	<i>89 1/2</i> Robert Hart	<i>89 1/2</i>	<i>89 1/2</i>
<i>89 1/2</i> John Lloyd	<i>37</i> Dan. L. Jones	<i>37</i>	<i>37</i>
<i>89 1/2</i> David Meredith	<i>62</i> Daniel Jones	<i>62</i>	<i>62</i>
<i>89 1/2</i> Roger Hughes	<i>89 1/2</i> John Hodgkinson	<i>89 1/2</i>	<i>89 1/2</i>
<i>89 1/2</i> Edward Sufle	<i>63 1/2</i> Daniel Jones	<i>63 1/2</i>	<i>63 1/2</i>
<i>89 1/2</i> Thomas Jones	<i>74</i> Thomas Lewisley	<i>74</i>	<i>74</i>
<i>89 1/2</i> Richard Hillard	<i>255</i>		

Walnut
Street

Walnut
Street

Walnut
Street

Walnut
Street

Fifth
Streets

Fifth
Streets

Sixth Street

Chestnut Street

396 feet
Stadt House

Fifth Street

255	David Powell	19 1/2
	David Powell	19 1/2
	David Powell	19 1/2
	Samuel Miles	19 1/2
	David James	19 1/2
	John Evans	19 1/2

Walnut Street

Fifth Street

Seventh

Street

James Logan.

Sixth

Street

Street

Walnut

Eighth Street

Walnut Street

*Isaac Norris the Remainder of
this whole square.*

255 Feet

49 1/2'
Samuel Mickle
255'
71 1/2'

Walnut Street

High Street

Street

Front

Tho. ^o	60
Jr.	40
Sam	20
Geo	30
Ph	50
Dar	30
In. ^o	50
In. ^o	30
Atto	24
A. Colly	20
G. James	
A. Bond	
Wm.	27
R	30
J. Collet	

Street

Delaware

Masters	60
Norris	40
Perex	14
Heathcot	36
Howell	50
Green	30
Crapp	50
Jones	30
Morris	24
Wm. Sary	20
G. Guest	20
Tho. ^o Pryor	30
Robinson	27
Haskins's Children	30
Wm. Heron	20

Delaware River

Chesnut Street

High Street

Street.

Second

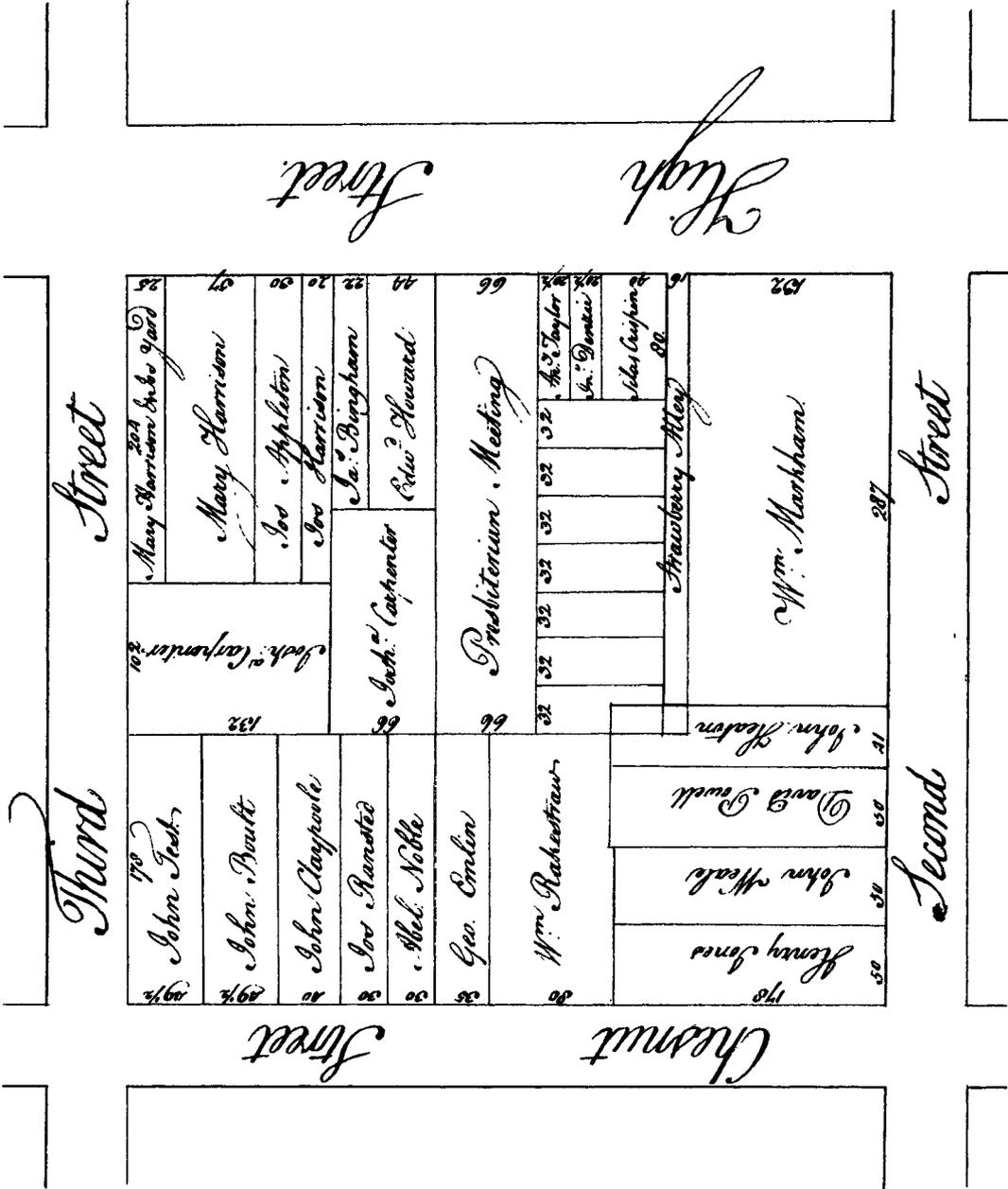
20	30	Richard Corley	20	30
51	51	John Goodson	51	51
51	51	Thomas Herrick	51	51
51	51	Thomas Wynne	51	51
51	51	John apt John	51	51
20	25 1/2	Charles Rixing	20	25 1/2
40	40	George Williams	40	40
20	20	Daniel Smith	20	20
20	20	Edward Glendon	20	20
172	172	Arthur Penn	172	172

396 Feet

Street.

Front

Chestnut Street



Fifth Street

Fifth Street

40	John Courtes	John Aloop	26
35	Benja ^l Roberts	George Palmer	127
40	John Ambler	Thomas Wynne	66
30	Hugh Marsh	Nath: Allen	52
40	Morris Morgan	James Harrison	132
30	James Cooper		
49 1/2	Will ^m Nichols		
40	Rachel Jones		
49 1/2	Ancy Patrick		

Street

Chesnut Street

Street

High Street

Street

Fourth Street

Saith Street

85	170	306	09 1/2
Annath. Stannore	Robert Greenaway		
88	Edward Edwards	Robert Harley	120
62	William Crews	Robert Greenaway	66
81 1/2	M ^{rs} Elmsworth	Richard Conroy	26
40	Lionel Brittain	Mill ^{rs} Rakestraw & Charles Pickering	66
71	Rich. Hill	Creech House	52 1/2
40	Jeremiah Powell	John ³⁰⁶ Peter	26
40	James Pugh 178		

Chesnut Street

Street

High

Fifth Street

Seventh Street

High Street

Samuel Carpenter
Patent dated 12, 4, 12. N. 1704

396 feet

484 feet

Sixth Street

Chestnut Street

Eighth Street

176	Vacant	306	Vacant
88		88	
76	M ^{rs} . Papmore	53	M ^{rs} . Papmore
		33	M ^{rs} . Saunders
		66	John Parker. this is Vacant for J. Barber's A. S. lot was laid out on the E. side of J. Street
57	Vacant	26	John Sweetapple
		26	John Reynolds
40	Edw. Blake	52	Daniel Smith
5	Alex. Parker	52	Nath. Bromley

Street

Chestnut

Street

High

Seventh Street

North Street

Street

High

North

Street

Chestnut

98
Isaac Jeffry
John Gye
178 Feet

306 Feet

Nathan Buckle

99

Eighth Street

Mulberry Street

Street

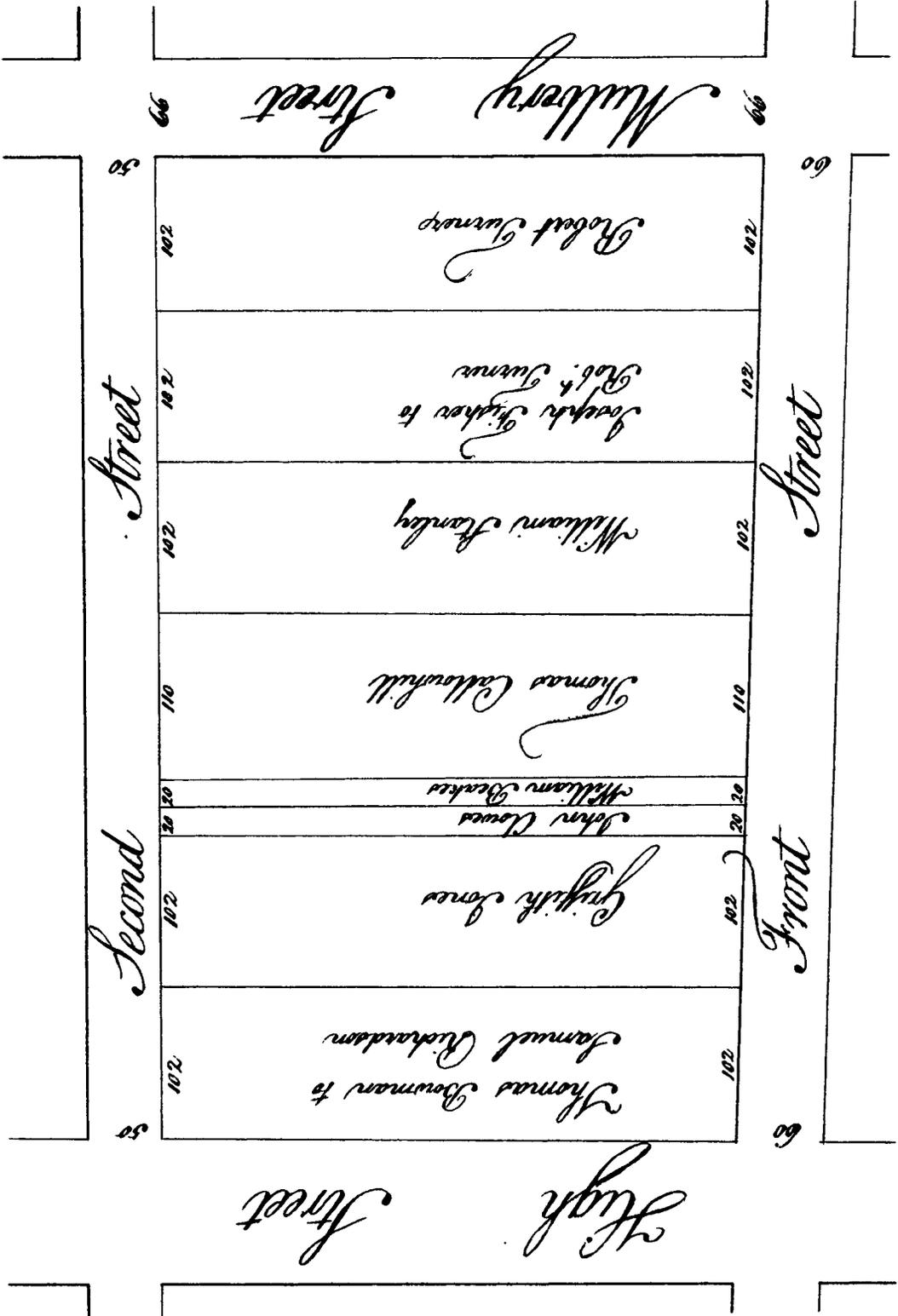
Robt 101	Turner's heirs	100
Robt 100	Turner's heirs	100
Peter 76 1/2	Baynton	76 1/2
Thos 53 1/2	Tyge	53 1/2
Barth	Wilcox	50
Hen 50	Wood	50
Robt 50	Sanghore	50
Wm 50	Carter	50
Griff 102	Jones	102
Sam 102	Richardson	102

Delaware Street

Front

High Street

Delaware River



Mulberry Street

51	John Jones & John Jennings	51
50	Robt Dodge	50
49	Thomas Crockett	49
48	Thomas Smith	48
47	John Smith	47
46	John Thomas	46
45	Wm. Pallowhill	45
44	John Wilson	44
43	Rich. Central	43
42	Jam. & Nichols	42
41	Wm. Garner	41
40	Geo & Co Jones	40
39	John Smith	39
38	Robt. Adams	38
37	Widow Hand	37

Street

Street

Third

66	John Barber	66	Mr. Clark
65	Wm. & Peter Taylor	65	101
64	John Sharpless	64	102
63	Richard Davis	63	103
62	Francis Cook	62	104
61	Wm. Marchant	61	105
60	106	60	106
59	107	59	107
58	108	58	108
57	109	57	109
56	110	56	110

Street

High

Second

Mulberry Street 66

Street

354	Quakers Burying Ground	182 Feet	Richard Crane	30
		182 Feet	Young Morgan	40
			Thomas Smith	33
			Rich. Sutton	35
			John Wilson	30
			John Wilson	31

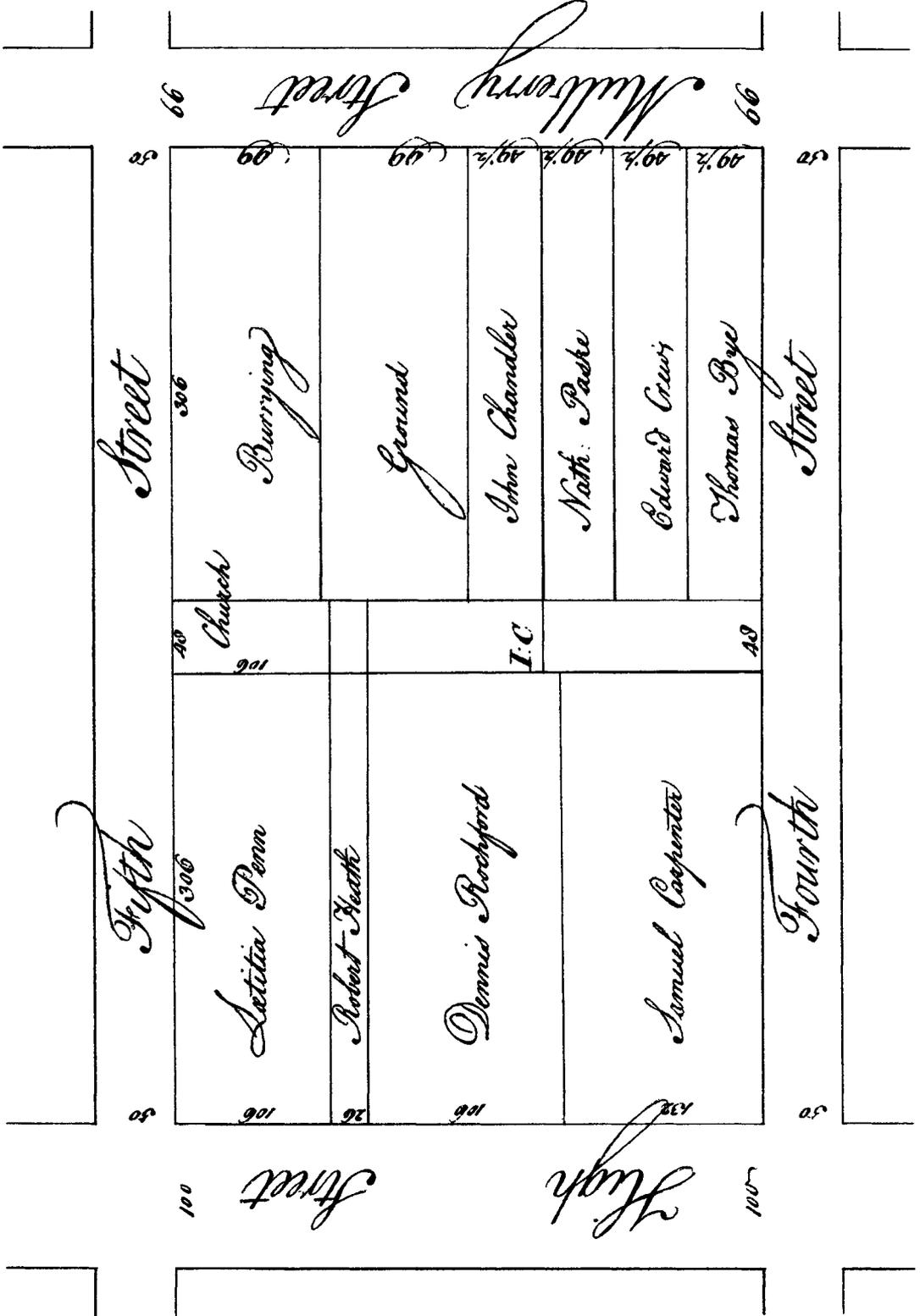
Street

Fourth

306	Christopher Taylor	198 feet
33	Math & Van Bollen	
66	Francis Plumsted	
38	John Day	
132	Griffith Jones	306 Feet

Third

100 street 100



Fifth Street

Fifth

100 Street

High Street

100

Fourth Street

<i>306</i> <i>Letitia Penn</i> <i>106</i>	<i>40</i> <i>Church</i> <i>901</i>	<i>306</i> <i>Burying</i> <i>69</i>	<i>69</i> <i>Ground</i> <i>69</i>	<i>69 1/2</i> <i>John Chandler</i> <i>69 1/2</i>	<i>69 1/2</i> <i>Nath. Paske</i> <i>69 1/2</i>	<i>69 1/2</i> <i>Edward Crews</i> <i>69 1/2</i>	<i>69 1/2</i> <i>Thomas Bye</i> <i>69 1/2</i>

Mulberry Street

50

50

66

66

306

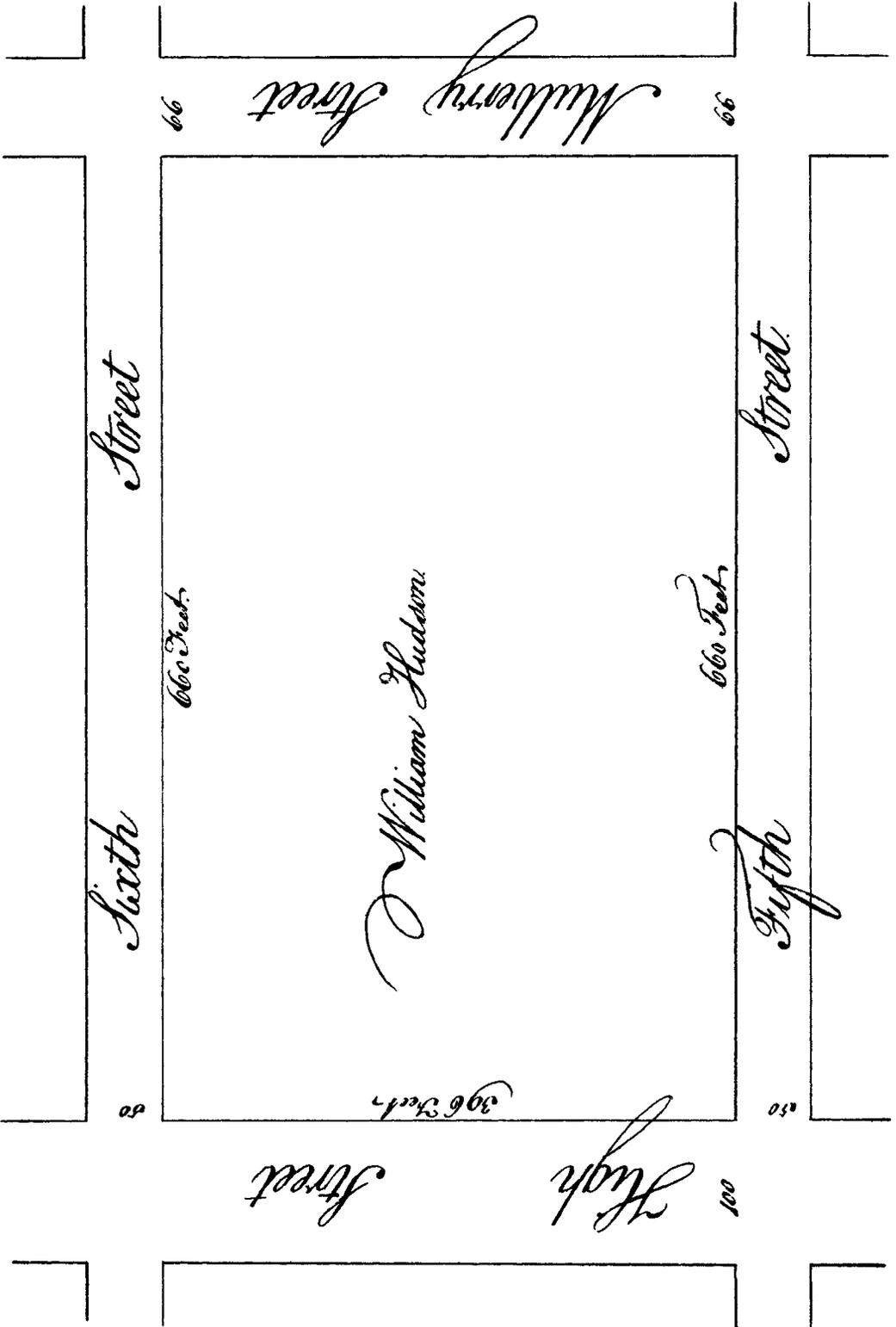
106

26

106

132

50



Mulberry Street

396 Feet

Seventh Street

306 Feet

London Company

306 Feet

Sixth Street

Benjamin Eastburn

396 Feet

48

48

Seventh

306 feet

Will. m. Wood &
Will. m. Shordlow

152

William Stanley

152

Thomas Holmes

152

306 Feet

Sixth

Street

High Street

Mulberry Street

396 ft

Dr William Bryant

396 ft

Street

354

Eighth Street

306

132

158

Benjamin Chambers

Madlocks & Kennedy

Charles Pickering

Edward Jefferson

26

40

20

39

Street

High

Seventh Street

Sassafras Street

Street

Front

Ja. 57	Parrock	57
Cliz 102	Palmer	102
Geo 57	Fitzwater	57
G. F. 20	Ralph Ward	20
An. 20	Kinsey	20
Bony 26	Chambers	26
Bony 102	Chambers	102
Bony 30	Chambers	30
Bony 26	Chambers	26
Bony 26	Chambers	26
Gab. 60	Wilkinson	60
Ho. 102	Holme.	102
20	180	

Delaware River.

Mulberry Street

Street

Second

John Barber
Street

George Palmer

Thomas Merrick

Benjamin Chambers

John Rowland

Masters & Kennedy

Richard Davis

John Sharp

Rowland Ellis

Thomas Stone

Mulberry
Street

Street

Front

51

102

53

30

25

25

25

31

20

65

20

22

102

51

102

53

30

25

25

25

31

20

65

20

22

102

Street

Fourth

Street

Mullenberry

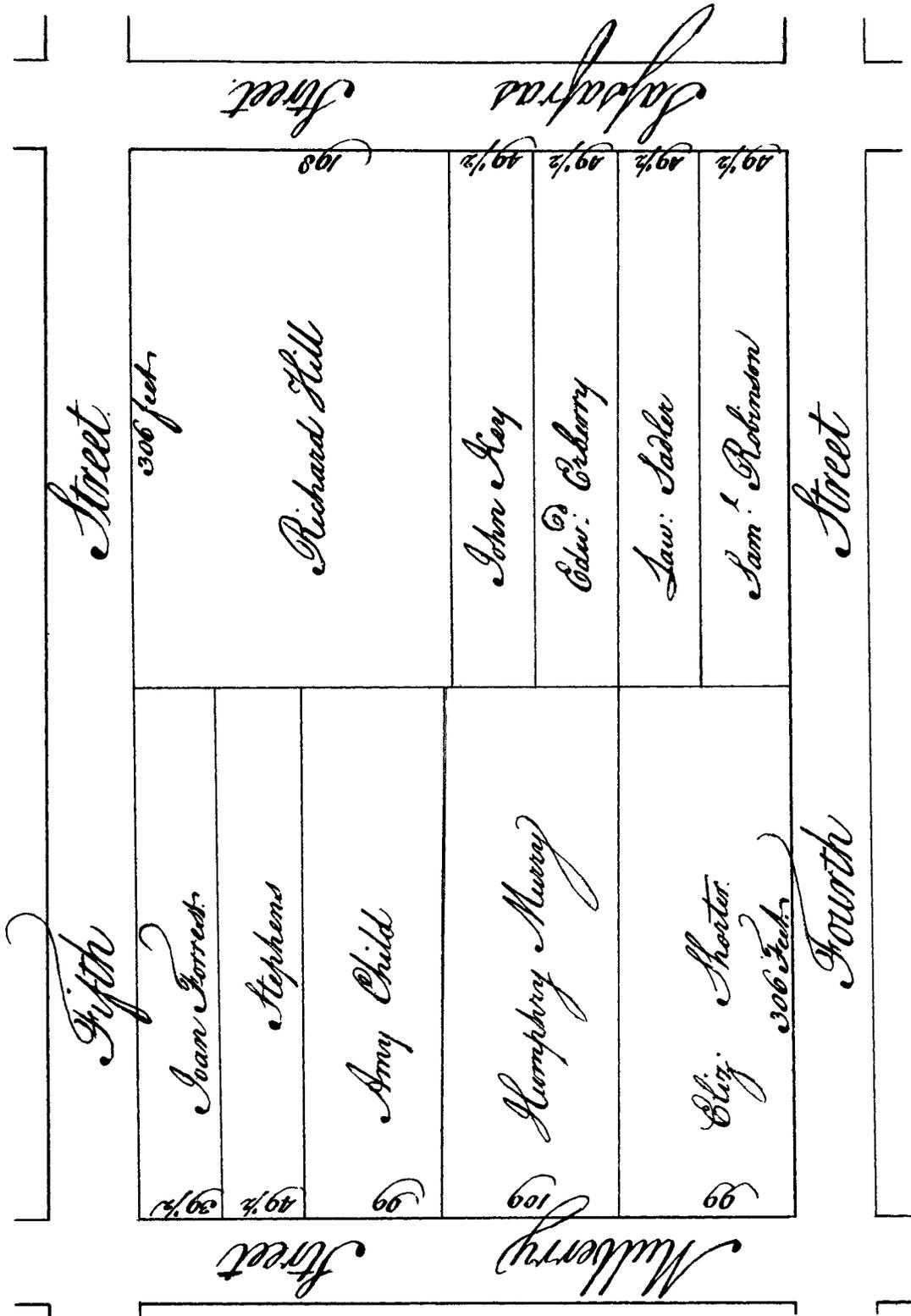
1897 4/60	³⁰⁶ William Harmer	1897 4/60	³⁰⁶ Joseph Mather
1897 4/60	William Harmer	1897 4/60	Richard Townsend
1897 4/60	William Harmer	1896 7/	Richard Hill
1897 4/60	Hugh Marsh		
1897 4/60	Nicholas Randal		
1897 4/60	George Randal	1897 4/60	John Spencer
1897 4/60	Thomas Ritter	1897 5/	Williams Clayton
1897 4/60	Thomas Berry ³⁰⁶		

Street

Sagehen

Street

Third



Sagoyus Street

Sixth Street

Street

396 feet

206

S. Emelin

Sixth

306

John Buckley

Oliver Cope

Phillip Roman

Phillip Roman

Thomas Howard

Thomas Rutter

*Ralph Ward &
Joseph Coleman*

49 1/2

49 1/2

49 1/2

49 1/2

49 1/2

49 1/2

100

Street

Mulberry

Fifth

Jayakras Street

Street

Street

Seventh

Sixth

396

<p><i>306</i></p> <p><i>James Steel</i></p> <p><i>66</i> <i>99</i></p>	<p><i>James Steel</i></p> <p><i>97 1/2</i></p>	<p><i>Ralph Withers</i></p> <p><i>66</i> <i>99</i></p>	<p><i>Joseph Jones</i></p> <p><i>97 1/2</i> <i>66</i></p>	<p><i>Gilbert Mace</i></p> <p><i>66</i> <i>99</i></p>
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Mulberry Street

Street

Eighth

306 feet

306 feet

Thomas Weston

James Boulton

Hugh Marsh

Robert Marsh

John Pinning

Street

Seventh

306

306 feet

Sagehen Street

Street

Mulberry

1875

1875

1872

Wine Street

Thomas Fairman

John Hancock to
Elizabeth Jones

Thomas Grayson

Richard Thomas

Mutiny

James Parrott

James Johnson

Francis Plunket

Richard Redman

Thomas Stern

Thomas Ariston

Claimed by Hercules Howell

John Walker

William Fisher

William Carter

John Longhurst

Saxagraas Street

Street

Second

Street

Front

Street

Wine

202	Thomas Story	Henry Waddy 1900	15
		Thomas Scott	15
101	Matt: Van Reldor	Matt: Van Reldor	88
15	Thomas Story	Thomas Story	15
	James Still	Daniel Smith	15
		Robert Vernon	15
		Randal Vernon	15
		Tho: Vernon	15
19	Geo & Sam Milner	George Jackson	15
89	Sam: Finney	Sam: Walker	75
464	Sam: Batchelor	John Barnes	15

Street

Jupiter

Street

Third

Street

Second

Wine Street

396 feet

Thomas Story

396 feet

Richard Hill

Sabatras Street

Street

430

Fourth

195

195

Street

Third

195

Wine Street

Street

Street

Richard Hill

612 Feet

Fifth

Fourth

198	Benj ^d Wright
	Thomas Stone
	M ^r & M ^r Britton
	M ^r & M ^r Britton

198 Street

198 Salisbury

Sixth Street.

Sixth Street.

29 1/2 feet
Saharua Street

306
Mary Rinsley

247 1/2
Vacant

306
Robert Tipping in r. of
Robert Dunston

Fifth Street.

99 feet
Nine Street

308
John Cook in right of
John Stringelous

306
William Parsons &
Nicholas Scull

Fifth Street.