

MAP

H.B. ROCKWELL TRACT SCRANTON (PROVIDENCE) PA.

Showing
LANDS INCLUDED WITHIN THE LINES DESCRIBED IN LEASE OR AGREEMENT BETWEEN
H.B. ROCKWELL and THE DELAWARE & HUDSON CANAL CO.
UNDER DATE OF NOV. 12, 1861

And Showing Also
THE SURFACE ALLOTMENT AND THE CONVEYANCES OF SURFACE LOTS
OR LAND TOGETHER WITH THE MINERAL RESERVATIONS CONTAINED IN
THE DEEDS THAT WERE GIVEN TO PURCHASERS OF LOTS OR LAND.

Scale 1 inch = 200 feet

COMPILED AND PREPARED BY
STEVENSON & KNIGHT, ENGRS.
727 CONNELL BLDG.
SCRANTON - PA.
JUNE 1919

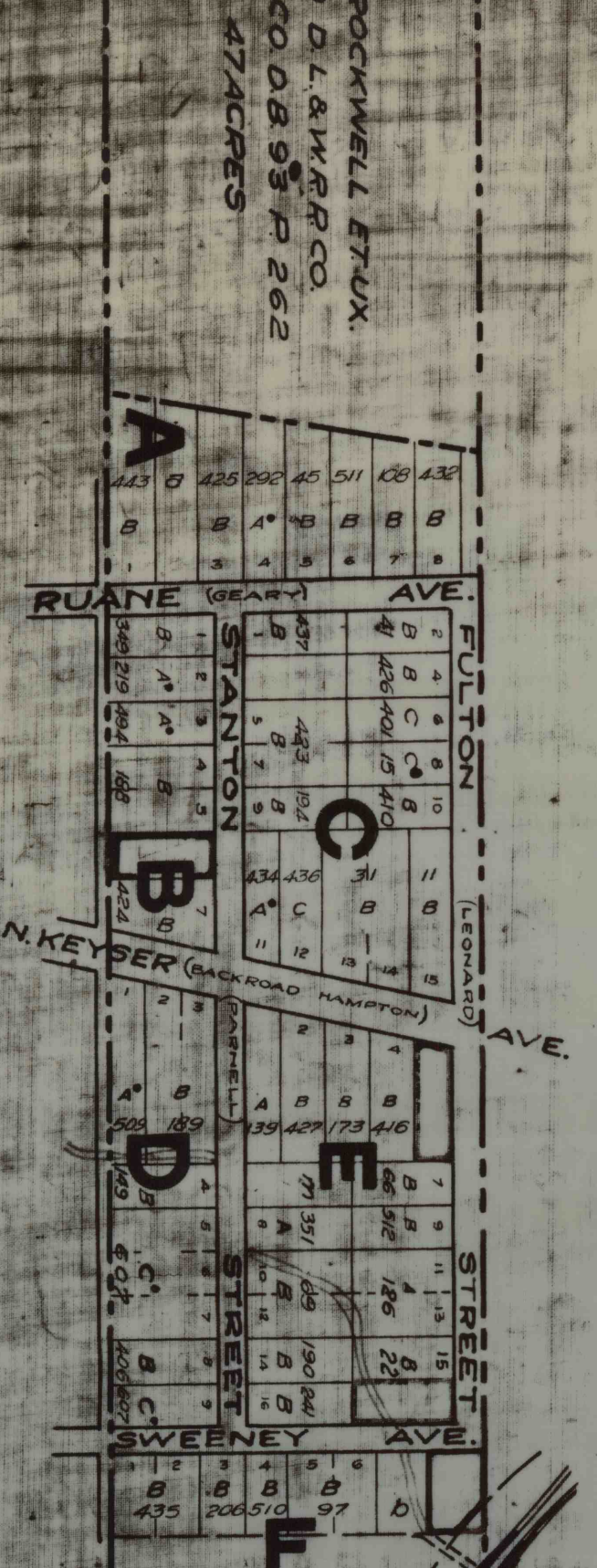
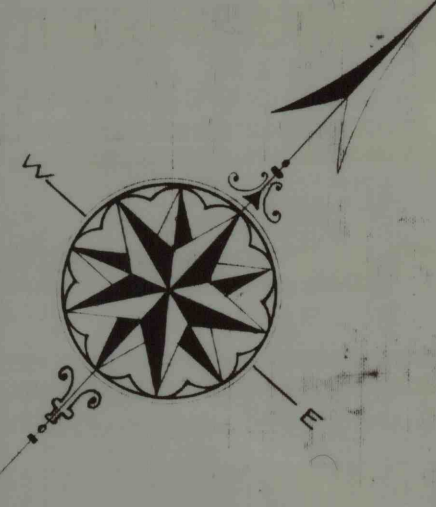
LEGEND

- Red Indicates surface lots or land belonging to the Gilberts' heirs.
- Green Indicates lots excepted and reserved out of main description of lease or agreement between H.B. Rockwell and The Delaware & Hudson Canal Co. dated Nov. 12, 1861.
- Brown Indicates a reservation of coal out of land described in main description of lease or agreement between H.B. Rockwell and The D. & H. C. Co. Nov. 12, 1861.

EXPLANATION CONCERNING LOTS FOR WHICH TITLE SEARCH DISCLOSED NO RECORD OF DEEDS.

Deeded widths for lots in Block A are 30 feet. Owners have fenced in more than 50 feet which in total takes up probably the land which is shown by title search to be vacant. Deed from Gilberts to Michael Lynch was for lots 5 and 6 in Block F each 50 feet in front and 100 feet deep. (See identification No. 37). Michael Lynch died in 1871. His daughter, Celie, was given deed by his other children for their 3/4 interest in lots 5 and 6 in Block F, wherein land is described as 143 feet wide by 100 feet deep, Lackawanna County Deed Book 231 Page 163. Deed dated August 20, 1908.
Mary McDermott claims to have purchased land but has lost deed which was never recorded.
Heirs of Anthony Gallagher claim that property was purchased but that deed was not recorded and is now lost.
Under sale to A. Maloney, no contract.
Joe Lancaster, bought under contract, Mr. Lancaster says that he has not finished payments.
Robert Froudlock, has deed which was never recorded.
Under contract to Martin McLean.
Under contract to J. T. Timony.
Under contract to Cand M. Williams.
No record of conveyance.
Present owner, Michael and Bridget Finerty, claim deed was given to John Mulhern, but it was never recorded and is now lost.

NOTE: The title and the wording pertaining to mineral reservations and waivers for lots colored blue have not been determined.



EXPLANATION

- Large vertical numbers and letters indicate block or square designation.
- Small vertical numbers and letters indicate lot numbers or designation.
- Slanting numbers such as 193, 570, etc. indicate identification numbers for reference to deeds or title to surface of lot or land as tabulated in the office of Stevenson & Knight, Engrs.
- Slanting letters such as A, B, C, etc. indicate form of coal and mineral reservation in deeds for surface as given by H.B. Rockwell, his heirs et al. The wording of the several forms of reservation are as follows:

NOTE: THE CHARACTERISTIC * IN CONNECTION WITH LETTER INDICATING FORM OF COAL AND MINERAL RESERVATION, INDICATES THAT REFERENCE IS MADE IN THE DEED TO RIGHTS AND PRIVILEGES GRANTED BY H.B. ROCKWELL TO THE DELAWARE & HUDSON CANAL COMPANY BY THE COAL LEASE OR AGREEMENT DATED NOVEMBER 12, 1861.

RESERVATION INDICATED BY LETTER C
(THIS FORM WAS GENERALLY USED FROM THE YEAR 1879 TO ABOUT THE YEAR 1893 INCLUSIVE)
"Excepting and reserving, however, to the said parties of the first part their heirs and assigns, all coal and minerals beneath the surface of said lot, with the sole right to mine and remove the same by any person or persons, without thereby incurring in any event whatever any liability for injury to the surface of said lot, or to the buildings or improvements which are or hereafter may be put thereon. Provided that no mine or air-shaft shall be intentionally opened or any mining fixture established on the surface of said premises."

RESERVATION INDICATED BY LETTER B
(THIS FORM WAS GENERALLY USED FROM THE YEAR 1850 TO ABOUT THE YEAR 1893 INCLUSIVE)
"Excepting and reserving, however, to the said parties of the first part their heirs and assigns, all coal and minerals beneath the surface of said lot, with the sole right to mine and remove the same by any person or persons, without thereby incurring in any event whatever any liability for injury to the surface of said lot, or to the buildings or improvements which now are or hereafter may be put thereon. Provided that no mine or air-shaft shall be intentionally opened or any mining fixture established on the surface of said premises."

RESERVATION INDICATED BY LETTER A
(THIS FORM WAS GENERALLY USED FROM ABOUT 1854 TO 1919 INCLUSIVE)
"Excepting and reserving (however) to the said parties of the first part their heirs, successors and assigns, all coal and minerals beneath the surface of said lot, with the sole right to mine and remove the same by any person or persons, without thereby incurring in any event whatever any liability for injury to the surface of said lot, or to the buildings or improvements which now are or hereafter may be put thereon. Provided that no mine or air-shaft shall be intentionally opened by the parties of the first part (nor any mining fixture established) by them on the surface of said premises."

RESERVATIONS AND WAIVERS FOR CERTAIN IDENTIFICATION NUMBERS
497 "The surface of the said lot, and all minerals thereunder, shall be reserved to the said Henry B. Rockwell, his heirs and assigns, and to the said Henry B. Rockwell, his heirs and assigns, against all persons, without thereby incurring in any event whatever any liability for injury to the surface of said lot, or to the buildings or improvements which now are or hereafter may be put thereon. Provided that no mine or air-shaft shall be intentionally opened by the parties of the first part (nor any mining fixture established) by them on the surface of said premises."

462 "Excepting and reserving to the said Rockwell, his heirs and assigns, and to the said Henry B. Rockwell, his heirs and assigns, all coal and minerals beneath the surface of said lot, with the sole right to mine and remove the same by any person or persons, without thereby incurring in any event whatever any liability for injury to the surface of said lot, or to the buildings or improvements which now are or hereafter may be put thereon. Provided that no mine or air-shaft shall be intentionally opened by the parties of the first part (nor any mining fixture established) by them on the surface of said premises."

480 "The surface of the said lot shall not be reserved to the said Henry B. Rockwell, his heirs and assigns, and to the said Henry B. Rockwell, his heirs and assigns, against all persons, without thereby incurring in any event whatever any liability for injury to the surface of said lot, or to the buildings or improvements which now are or hereafter may be put thereon. Provided that no mine or air-shaft shall be intentionally opened by the parties of the first part (nor any mining fixture established) by them on the surface of said premises."

610 "The said Henry B. Rockwell, reserving to himself, his heirs and assigns, all the coal and minerals beneath the surface of said lot, with the sole right to mine and remove the same by any person or persons, without thereby incurring in any event whatever any liability for injury to the surface of said lot, or to the buildings or improvements which now are or hereafter may be put thereon. Provided that no mine or air-shaft shall be intentionally opened by the parties of the first part (nor any mining fixture established) by them on the surface of said premises."

611 "And it is hereby expressly and distinctly understood and agreed that the said first party hereby reserves to himself, his heirs and assigns, all the coal and minerals lying under and beneath the surface of said lot, together with the right to dig, mine, carry away all the coal and minerals under the surface, above named, without thereby incurring in any event whatever any liability for injury to the surface of said lot, or to the buildings or improvements which now are or hereafter may be put thereon. Provided that no mine or air-shaft shall be intentionally opened by the parties of the first part (nor any mining fixture established) by them on the surface of said premises."

487 "Excepting and reserving to the said Coal Company, its heirs and assigns, and to the said Coal Company, its heirs and assigns, all the coal and minerals beneath the surface of said lot, with the sole right to mine and remove the same by any person or persons, without thereby incurring in any event whatever any liability for injury to the surface of said lot, or to the buildings or improvements which now are or hereafter may be put thereon. Provided that no mine or air-shaft shall be intentionally opened by the parties of the first part (nor any mining fixture established) by them on the surface of said premises."

488 "The surface of the said lot shall not be reserved to the said Henry B. Rockwell, his heirs and assigns, and to the said Henry B. Rockwell, his heirs and assigns, against all persons, without thereby incurring in any event whatever any liability for injury to the surface of said lot, or to the buildings or improvements which now are or hereafter may be put thereon. Provided that no mine or air-shaft shall be intentionally opened by the parties of the first part (nor any mining fixture established) by them on the surface of said premises."

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