This Indenture

Made the twenty-first day of May in the year of our Lord One thousand eight hundred and seventy and

The City of Philadelphia

Of the First Part

And

The Trustees of the University of Pennsylvania

Of the Second Part

 Whereas, Henry Buchtel and wife by indenture bearing date the first day of January, one thousand eight hundred and twenty-nine, recited at Philadelphia in deed book G.W.P. No. 26 page 693.

This grant and convey unto the guardians for the relief and employment of the poor of the city of Philadelphia, the District of Southwark, and the Townships of the Northern Liberties and the

A certain plantation or tract of land situated on the west side of the river Schuylkill, then in the Township of Rock and County of Philadelphia, being part of a certain tract of land

Known by the name of the Woodlands, herein particularly described Containing One hundred and eighty seven acres and sixty six pachas of land.

And whereas by the Act of the General Assembly of the Commonwealth of Pennsylvania approved the second day of February, eighteen sixty-four, entitled "A further Supplement to an Act entitled 'An Act to incorporate the City of Philadelphia,' the title to the said tract of land commonly known as 'The Almshouse Farm' was also vested in the City of Philadelphia. And whereas by an Act of the General Assembly of the Commonwealth of Pennsylvania approved the first day of May, eighteen sixty-one, entitled "A further Supplement to the Act incorporating the City of Philadelphia," the said "The City of Philadelphia was empowered to make private or public sale and conveyance simple
Or reserving Greenwood the present Almshouse grounds or any part hereof situate in the Twenty-fourth Ward of the said City, containing one hundred and eighty seven acres more or less and the buildings therein erected, subject to the following conditions: WIT, THAT the said City of Philadelphia shall reserve a part of said ground not exceeding fifty lots to be laid out and maintained as an open public place forever for the needs and recreation of the people. 

SECOND. That the said City should also reserve at Nine and Thirty-third Streets on the River Schuylkill piece of ground sufficient in the opinion of the Chief Engineer and Surveyor of said City for Abutments and approaches therefor for a Bridge or Bridges which may be lawfully authorized to be erected at either of said streets. 

AND WHEREAS: 

By an Ordinance of Street and Common Council of the said City of Philadelphia approved the Eighteenth day of December 1867, Entitled "An Ordinance to authorize the sale of a lot of ground in the Twenty-seventh Ward." It was ordained, That the Mayor of the City be and he is hereby authorized to sell to the Trustees of the University of Pennsylvania their successors and assigns all that certain lot of ground being part of what is commonly known as "The Almshouse Farm" situate in the Twenty-seventh Ward of the City of Philadelphia and bounded and described as follows to wit: Beginning at a point where the North-Eastern boundary line of the said Almshouse Farm intersects the middle of the Darby Road, thence along said boundary line South-Eastery to a point where the same intersects the middle of Thirty-fourth Street, thence along the middle line of said Thirty-fourth Street Southwesterly crossing Twentieth Street to a point where the said line intersects the middle line of Spruce Street, thence along the middle line of Spruce Street (as continued) Northwesterly to a point where said line intersects the middle line of Thirty-sixth Street, thence at right angles to said Thirty-sixth Street Northwesterly to a point where the same line intersects the middle of the Darby Road, thence at right angles to said Darby Road Southwesterly to the place of beginning. For the price of Eight Thousand Dollars un less, the third of said price of ground to be ascertained by a Survey thereof to be made by the proper Survey Officers of the City of Philadelphia. Provided that before the deed shall be executed, the Trustees...
Committee on Poor of Council

Shall be first opened and dedicated to the public use so far as the above property is concerned.

And provided furthermore that the proceeds of said sale shall be paid to the city treasurer, and form part of the sinking fund of the city of Philadelphia. And provided also that the said Trustees shall when requested by the Mayor or the Street Department duly designate to the city of Philadelphia for public use as streets, sidewalks, alleys, and shore frontage, all the ground covered by the streets or parts of streets, which shall or may pass over said tract of land. And provided also that the said Trustees shall at the time of the execution of the deed enter into a sufficient agreement with the city so to require them without expense to said City to open, grade, pave and curb said streets and parts of streets, and intersections thereof at such time and manner as may be deemed necessary by the authorities of said City.

And provided also that said Trustees shall at the same time enter into an agreement with the city, that said property or improvements to be made therein shall not be exempt from taxation except that portion thereof as is actually in use for University purposes and that even such exemption shall not be deemed until such time as all the other Real Estate owned by said University becomes liable to taxation; And provided also that the terms of sale mentioned in this Ordinance shall be accepted and fully complied with by said purchaser within six months from the date of the approval by the Mayor of this Ordinance, and said purchaser shall pay all expenses for Stamps and Conveyancing. And that the Mayor of the City be and he is hereby authorized to affix the corporate Seal of the City to such deed or deeds as may be necessary to convey the said tract of land to the said purchasing in accordance with this Ordinance. And whereas in compliance with the terms of the said Ordinance the City, so far as the said lot of ground is concerned have been opened and dedicated to public use and the said Trustees of the University of Pennsylvania have entered into an agreement with the said city of Philadelphia as follows, viz: to open, grade, pave and curb said streets and parts of streets and intersections thereof at such times as may be deemed necessary by the authorities of the said City and that the said property and improvements to be made therein shall not be exempt from taxation except such portion thereof as shall be actually in use for University purposes and that even such
Now this Twenty-eighth day of December, eighteen hundred and sixty-nine, has been ascertained to be one hundred and sixty-three thousand thousand of an acre, which at the rate of eight thousand dollars per acre amounts to the sum of Eighty two thousand one hundred and eighty-four dollars, which has been paid by the said Treasurer of the University of Pennsylvania to Joseph Miller Esquire, Treasurer of the City of Philadelphia.

Now this Adventurer witnesseth

That

The said City of Philadelphia for and in consideration of the said sum of Eighty two thousand one hundred and eighty-four dollars lawful money, to the said Joseph Miller City Treasurer, for said paid by the said Trustees of the University of Pennsylvania at or before the execution hereof the receipt whereof is hereby acknowledged, hath granted, bargained, alienated, enjoined, released and confirmed and by these presents doth grant, bargain, sell, alien, enjoin, release and confirm unto the said Trustees of the University of Pennsylvania their successors and assigns, all that the said lot or piece of ground situate in the Twenty-fifth Ward of the City, bounded and described, according to the said Survey as made by James Miller District Surveyor as follows to wit:

Beginning at a point where the North-Eastern boundary line of the said Nicholas Drexel intersects the middle of the Derry Road, thence along said boundary line South fifty degrees twelve minutes and thirty seconds East one hundred and sixty six feet from the said point, thence North four degrees four minutes forty seconds from the said point, thence North forty degrees five minutes and forty five seconds East eighteen feet from the said point, thence North ninety degrees nine minutes and fifteen seconds West eighty feet from the said point, thence South forty degrees nine minutes and fifteen seconds East thirty six feet from the said point, thence North one hundred and sixty nine degrees fifty nine minutes and fifty two seconds West sixty feet from the said point, thence North nine degrees thirty minutes and forty one seconds West thirty five feet from the said point, thence North ninety degrees forty one minutes and ten seconds East two hundred feet from the said point, thence North eighty nine degrees fifteen minutes and forty six seconds West one hundred feet from the said point, thence North thirty degrees and forty six minutes and one second West fifty feet from the said point, thence South forty nine degrees thirty six minutes and fifteen seconds West fifty three feet from the said point, thence South one hundred and thirty five degrees forty two minutes and thirty five seconds West forty five feet from the said point, thence South one hundred and seventy two degrees forty five minutes and fifteen seconds West forty feet from the said point, thence South forty five degrees forty eight minutes and fifteen seconds West thirty six feet from the said point, thence South forty degrees one minute and fifty five seconds West thirty six feet from the said point, thence South ninety degrees forty five minutes and forty five seconds West fifty six feet from the said point, thence South eighty nine degrees forty five minutes and fifteen seconds West seventy eight feet from the said point, thence South ninety degrees thirty minutes and forty six seconds West sixty feet from the said point, thence South forty five degrees thirty minutes and thirty one seconds West twenty four feet from the said point.
The Trustees of the University of Pennsylvania, their successors and assigns, do, for the
only proper use and benefit of the said "The Trustees of the University of Pennsylvania"
their successors and assigns forever, covenant, grant and agree to and with the
said "The Trustees of the University of Pennsylvania", their successors and assigns, and
their successors, do by these presents, covenant, grant and agree to and with the
said "The Trustees of the University of Pennsylvania", their successors and assigns, and
said, the said city of Philadelphia and their successors, all and singular the herediments and
promises hereinafter described and granted or mentioned and intended so to be with the apportionments unto the said "The
Trustees of the University of Pennsylvania", their successors and assigns, against them the said "The city of Philadelphia" and
their successors and against all and every other person and persons whatsoever
craftily claiming or to claim the same or any part thereof by him or under him or
any or either of them shall and will warrant and forever defend by these presents.

Together with all and singular the streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments, and appurtenances whatsoever heretofore
belonging or in any wise appertaining and the reversion and remainder rents, issues, and
profits thereof and all the estate, right, title, interest, property, claim and demand
whatever of the said city of Philadelphia in law, equity or otherwise, forever.

To have and to hold the said lot of ground above described, hereditaments and promises hereby
ganted or mentioned, and intended so to be with the appurtinences unto the said "The
Trustees of the University of Pennsylvania", their successors and assigns, and the
said city of Philadelphia in law, equity or otherwise, forever.
In Witness whereof Daniel M. Fox, Mayor of the said City hath hereunto affixed the Corporate Seal of the said City of Philadelphia the day and year first hereinafter written by authority and in pursuance of the directions contained in the said heretofore mentioned Ordinance.

Scanned and delivered
In the presence of
Wm. V. McKean
Albert Frick
Wilson J.

Received the day of the date of the foregoing Indenture of the herein named The Trustees of the University of Pennsylvania the sum of Eighty two thousand one hundred and eighty four dollars being the full consideration money therein mentioned.

Witnesses of Signing
David Jones
Carroll Dodge

City of Philadelphia

Be it remembered That on this Twenty fourth day of May Anne Domini Eighteen hundred and seventy (1870) Before me the undersigned one of the Aldermen in and for the City of Philadelphia personally appeared Daniel M. Fox Mayor of the City of Philadelphia who being duly sworn according to Law did depose and say that he affixed the Common or Corporate Seal of The City of Philadelphia affixed.
To this Indenture and that the seal as affixed, there is the common or corporate seal of the City of Philadelphia affixed, and that the said Indenture was duly executed, sealed and delivered by him, the said Mayor, as and in the act and deed of the said the City of Philadelphia, for the use and purposes before mentioned in pursuance of an ordinance of the said and common Council of the said City approved on the sixteenth day of December, A.D. One thousand eight hundred and sixty-nine, entitled "An ordinance to authorize the sale of a lot of ground in the Twenty-eighth Ward." And that the name of this said grantor is the foregoing Indenture as Mayor of the said City in attestation of the due execution and delivery thereof, is of this Indenture's own proper handwriting and at the same time, the said Daniel W. Butts, Mayor of the said City, acknowledged that the seal as affixed to the said Indenture is the Corporate seal of the City of Philadelphia aforesaid, and that the said Indenture was sealed and delivered by him, the said Mayor, in pursuance of the said sealed Indenture as and for the act and deed of the City of Philadelphia aforesaid for the use and purposes therein mentioned.

Witneses my hand and official seal the day and year aforesaid.

[Signature]

[Signature]
Recorded in the office for Recording Deeds to for the City of Philadelphia in Deed Books S.A. H. No. 50 page 84.

Witness my hand and seal of office.

This 21st day of May 1870.

Jno. A. Housdenan
Recorder
To the City of Philadelphia

The Trustees of the University of Pennsylvania