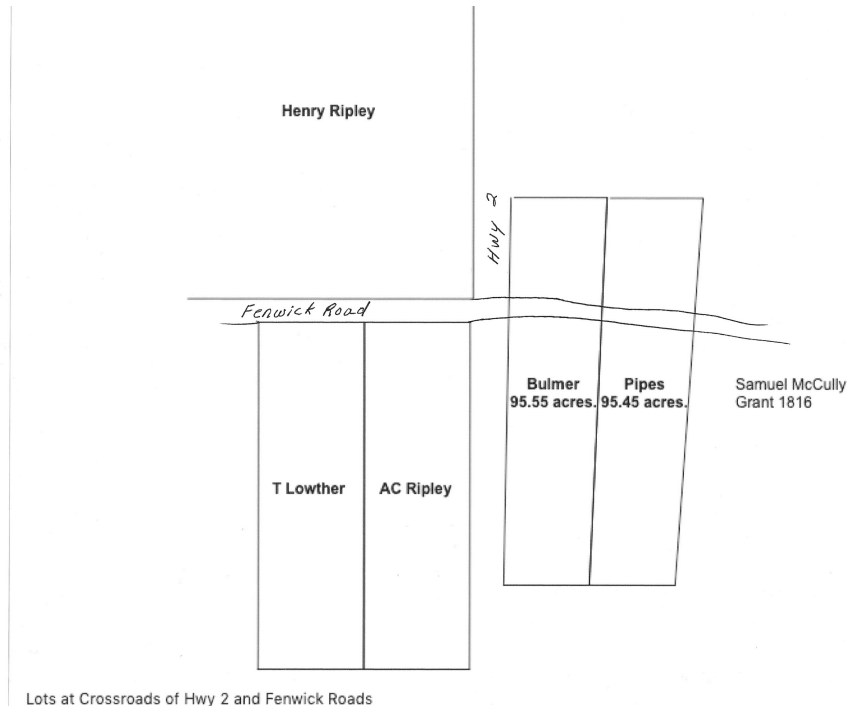


Notes on William Bulmer Lot

Compiled by Mallory Burton 14 Jan, 2023

Last updated by Mallory Burton 13 March, 2023



Location of original lots circa 1836 with today's Fenwick Rd. and Hwy 2 added. Those roads did not exist in 1836.

Summary:

The Bulmer lot was located on the original 20,000-acre grant made in 1764 to Captain Adam Gmelin. In 1771, Col. J. F. W. DesBarres acquired the northernmost 8,000 acres of the Gmelin Grant in a court-ordered sale to cover a debt owed by Gmelin to DesBarres. At first, DesBarres leased his properties, but in 1817 began to sell them to former tenants. After his death in 1824, his son Augustus continued selling the properties. The DesBarres estate eventually became the communities of Maccan, Nappan, and Fenwick.

The 93 to 100-acre lot was part of Lots 35,36, and 37 on Baker's Plan of the DesBarres estate. The lot is bordered on the west by today's Nova Scotia Trunk Highway 2 in Fenwick. Fenwick Road runs through the northern portion of this lot. The east border was a similar lot purchased by William "Squire" Pipes in 1836, the same year Bulmer acquired his lot.

Through the years, the lot has been owned by William and Eunice Bulmer, Robert K. And Mary Smith, Charles W. and Susannah Baker, George A. and Mary (Canfield) Dickinson, Frank Roberto and Jesse (Mason) Dickinson, Harvey John Ripley and his heirs, and Elmer Robert and Laurice (Reid) Ripley and their heirs.

1836 Augustus DesBarres to William Bulmer (Deed Book N, p. 463)

Augustus DesBarres (son and executor of JFW DesBarres) of St. John NFLD
to William Bulmer of Nappan

36 pounds, 12 shillings, 6 pence

95 1/2 acres more or less

Part of Lots 35,36,37 on Baker's Plan (presumably plan made of JFW DesBarres estate after his death and used in liquidation of his property by son Augustus DesBarres)

Bounded as follows: "beginning at the said lot thirty four at a Spruce tree on Mr. Ripley's line thence running East fifteen chains and twenty one links to a birch thence south two and a half degrees West sixty four chains to a birch, thence West 14 chains and ten links at a White birch thence following Andrew Lowther's [sic] line and Mr. Ripley's north one degree east forty four chains to place of beginning..."

West boundary: Henry Ripley had died in 1834 and his son John received the property furthest east in his homestead. The person writing the deed may not have known which Ripley inherited that section. Henry's lot probably extended a short distance south of today's Fenwick Rd.

Andrew C. Ripley's 100-acre Lot 5 was located immediately south of Henry Ripley. His homestead was bordered on the east by today's Hwy 2. Thomas Lowther was Andrew's neighbour to the west.

Bulmer's lot was narrower than Andrew C. Ripley's so it extended further north to border Henry's property on the west.

Beginning at Lot 34 was probably an error as this property was always referred to as parts of Lots 35, 36, 37. It's possible that the Peter Noiles property to the north was lot 34.

Since the length of the west boundary needs to match the east boundary of 64 chains, and the portion bordering Andrew C. Ripley's Lot 5 was 44 chains, the portion bordering Henry Ripley must have been 20 chains.

North: later by a lot sold to Peter Noiles in 1842 Deed Book Q, p. 465.

East: a "twin" of the Bulmer lot sold to William "Squire" Pipes in 1836 Deed Book N, 360.

South: later by a lot sold by DesBarres to Samuel Holt in 1865, Deed Book KK, p. 377. Later, we see Thomas Holt on this property and Charlotte (Brown), widow of Thomas Holt. However, the connection between Samuel and Thomas is unknown.

1842 William Bulmer to Robert K. Smith (Deed Book R, p. 88)

William Bulmer and wife Eunice of Amherst to Robert K. Smith of Amherst

24 pounds 10 shillings

93 acres

First lot is an undivided 1/2 share of marsh lot 5 at Amherst Point, 10 acres, detailed description

Second lot is a part of Lots 35,36,37

Boundary description is the same except the west boundary is 64 chains running along the Andrew Lowther [sic] and Mr. Ripley's lines.

1846 Robert K. Smith to Charles W. Baker (Deed Book S, p. 692)

Robert K. Smith of Amherst and wife Mary to Charles W. Baker of Nappan
150 pounds
93 1/2 acres

Boundary description begins at Lot 37, correcting earlier mistake of 34. Otherwise same, Andrew C. Ripley still called Andrew Lowther

1869 reg 1871 Charles W. Baker to George A. Dickinson (Deed Book PP, p. 192)

Charles W. Baker of Fenwick and his wife Susannah to George A. Dickinson of Fenwick
1500 dollars
100 acres more or less

“Bounded on the East by land occupied by William Pipes Esquire, on the south by a road leading to the residence of the widow of the late Thomas Holt, on the west by the road leading to Amherst and on the north by land owned by William Bird.

South: DesBarres sold a lot to Samuel Holt in 1865. The connection to Thomas and his widow Charlotte (Brown) is not known.

West: today's Hwy 2

North: the Peter Noiles lot had passed from Noiles to Cornelius R. Smith (1845) to William Bird (1846)

Also a second marsh lot of 5 acres at Amherst Point, probably the 1/2 interest mentioned in previous sale, neighbours described

1907 James Blight (and heirs of George A. Dickinson to F. Roberta W. Dickinson (Deed Book 84, p. 457)

Heirs of George A. Dickinson: James and Ida C. (Dickinson) Blight of Hillsboro, New Brunswick, J. Clarence and Alma W. (Bird) Dickinson of Fenwick, John R. and Etta R. (Dickinson) Dennis of Alberton PEI to F. Roberta W. Dickinson of Fenwick.

1 dollar for an undivided quarter interest in 100 acres (the Bulmer Lot)

Also a quarter interest in a 42-acre lot in Fenwick that was conveyed to George A. Dickinson by William Bird in 1896

“Bounded on the north by lands owned by Burton Reid, on the south by a roadway leading to a dwelling house formerly occupied by one Thomas Holt on the east by land owned by J. Clarence Dickinson and on the West by the Public Road leading to Amherst...”

North: The heirs of William Bird transferred the property to James Ezra Bird in 1878 (Deed Book YY/617. Ezra Bird sold the lot to William Henry Smith in 1891 (Deed Book 29, p. 21), and William Henry Smith sold the lot to Burton Thomas Read in 1906 (Deed Book 77, p. 584).

East: In 1887, William “Squire” Pipes transferred his lot to his son John Pipes (Deed Book 17, p. 348), in 1889 John Pipes sold to James E. Smith (Deed Book 22, p. 631) and in 1896 James E. Smith sold to Clarence Jesse Dickinson (Deed Book 46, p. 330).

1929 Fred Roberto Dickinson to Elmer Robert Ripley and Harvey John Ripley (Deed Book 173, p. 162)

F. Roberta W. Dickinson of Aberdeen WA and his wife Jesse and Mary Dickinson aforesaid widow (his mother) to brothers Harvey John Ripley and Elmer Robert Ripley both of Fenwick. Harvey settled on the west side of the lot and Elmer on the east. One dollar (probably a release of mortgage) 100 acres

“All that lot of land conveyed to the said F. Roberta W. Dickinson by James Blight et.al. by deed bearing the date the 11th day of February 1907 and registered in the Registry of Deeds at Amherst in the County of Cumberland in Book 84, p. 457”

“Bounded on the north by land owned by Burton Reid, on the south by a roadway leading to a dwelling house formerly occupied by Thomas Holt, on the east by land owned by J. Clarence Dickinson and on the west by the public road leading to Amherst...”

East: William Pipes had passed his lot to his son John P. Pipes in 1887. John Pipes sold to James C. Smith in 1888, and James C. Smith sold to Clarence Dickinson in 1896.

Other:

Myrtle Chappell Fenwick 1778-1978 describes the Bulmer Lot starting on page 39. She mentions that the first house on the left was part of the Ripley farm when Harvey owned that section. This would be the Harvey John Ripley mentioned in the 1929 sale. Myrtle also mentions the Elmer Ripley property. These homes are on the north side of Fenwick Road east of Hwy 2, so Fenwick Road ran through the northern portion of this lot.

Could not find this property on Ernest Coates's hand drawn map

The 1873 A. F. Church Map has an R. Dickenson in this location.

Ernest Coates Map File has the following drawings of lots around Fenwick crossroads showing these properties:

05.050.05 MO3 H36. Ernest shows the side by side Bulmer and Pipes lots

05.050.05 MO3 H50 Shows Bulmer lot 100 acres with several transactions adjacent to Andrew C Ripley's Lot 5 with Hwy 2 running between them. The Bulmer lot extends a little north of Andrew C. Ripley lot. Agree because his lot was longer and narrower in measurements and Fenwick Rd. cut through the top of the Bulmer and Pipes lots.

My website on Fenwick Crossroad Lots
<https://ripleyresearch.weebly.com/fenwick-crossroads-lots.html>