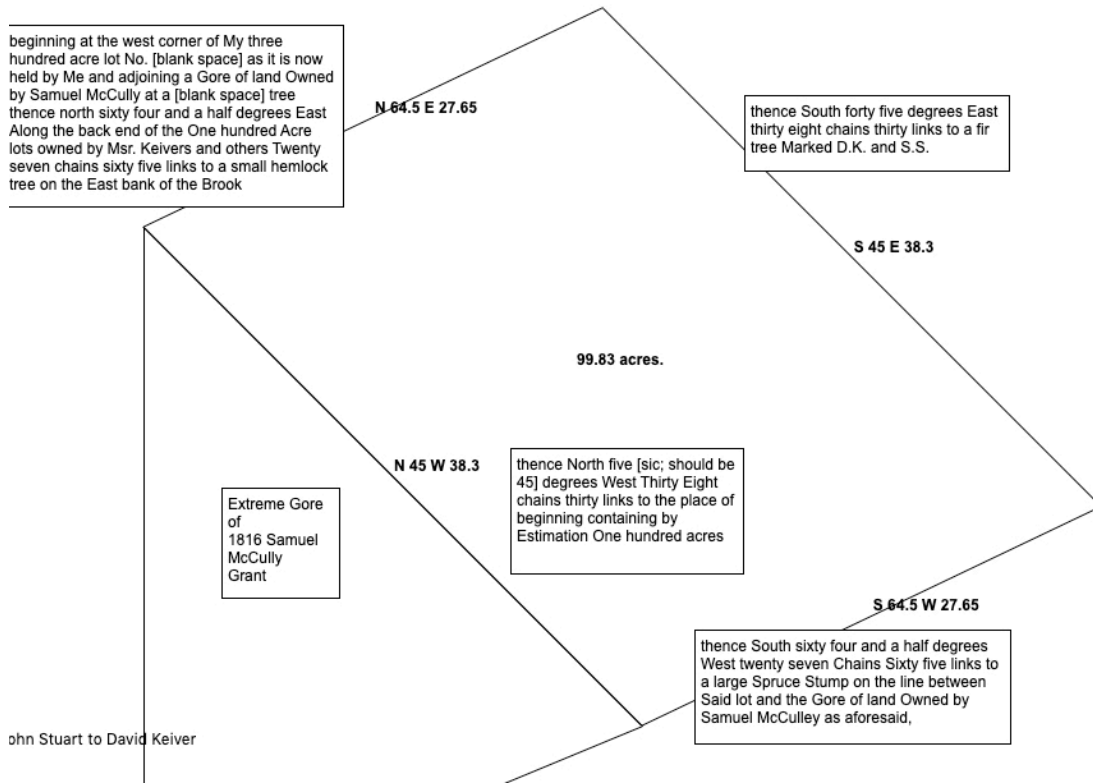


The David Keiver/Thomas Bacon Homestead

Originally compiled by Mallory Burton March 10, 2023. Last updated February 10, 2024.



David Keiver's portion of Lot 1 adjacent to McCully Grant

Summary:

The homestead of David Keiver (1797-1832) and his wife Ann (Harrison) was part of the original 500-acre Amherst Township Lot 1. Keiver's portion of Lot 1 lay just east of the extreme gore of the 1816 Samuel McCully Grant on the Amherst Township line. Lot 1 also lay south of his father Michael Keiver's homestead and a lot owned by Joseph Gould the 2nd.

After David Keiver's death, David's widow Ann (Harrison) married Thomas Bacon, who served as guardian of the Keiver children. When the children came of age, they conveyed the 100-acre Keiver homestead to their guardian Thomas Bacon, who lived on the neighbouring 45-acre extreme gore of the 1816 Samuel McCully grant.

David Downy and John Stuart had owned parts of Lot 1 before David Keiver acquired it. Samuel McCully, Alexander Milligan, and John Coates had owned the triangle-shaped "extreme gore" of the McCully grant before Thomas Bacon acquired it. Subsequent owners of the combined extreme gore/Lot 1 properties included Thomas Bacon, Thomas Shipley Jr., his sons Ritchey and Isaac Shipley, Jacob Porter, Wellington Porter, and Wallace Milner.

The property was located in today's Fenwick, east of but not bordering Highway 2 and north of Fenwick Road. Today's Porter Road runs north from Fenwick Road through the "extreme gore" portion of this property

1775 David Downy to John Stuart (Deed Book B, p. 423)

Grantor: David Downy of Barronsfield

Grantee: John Stuart of Amherst

Price: 60 pounds

Property: 500-acre share of Lot 1 in the Township of Amherst except for 20 acres of land on Young’s Island

Terms: the deed is difficult to read but it appears that part of the exchange was a release of rights on a property Downy purchased from Matthew Crawford and John Stuart involving Lot 8. In 1774 David Downy had paid John Crawford 10 pounds for a 45-acre marsh lot known by the letter [blank space] and number lot 8 (Deed Book B, p. 375). It’s possible that the Lot 8 property was offered in lieu of the 20 acres on Young Island as Lot 8 is included in later deeds involving the Keiver/Bacon homestead. Matthew Crawford signed the deed.

Boundaries: No boundary description given for Lot 1.

Note: Although John Stuart was an original grantee in the Amherst Township Grant, David Downy was not. However, I could not find a deed for David Downy’s acquisition of Lot 1.

1828 John Stuart to David Keiver (Deed Book Q, p. 43, registered 1840)

Grantor: John Stuart of Amherst

Grantee: David Keiver of Amherst

Price: 100 pounds

Property: 100 acres of wilderness land in Amherst Township south of the 100-acre lots and adjacent to the extreme gore of the 1816 Samuel McCulley grant

Terms: Stuart reserved the privilege of removing the house and apple trees from the property before May 1, 1828.

Bounded as follows: (see graphic on page 1 of this document)

Boundaries as described in the deed	Clarification
beginning at the west corner of My three hundred acre lot No. [blank space] as it is now held by Me and adjoining a Gore of land Owned by Samuel McCully at a [blank space] tree	Stuart sold only 100 acres of Lot 1 to Keiver. The triangular point of the 1816 Samuel McCully grant was known as the “extreme gore”. Gore was a term surveyors used to refer to an irregularly-shaped property.
thence north sixty four and a half degrees East Along the back end of the One hundred acre lots owned by Mrs. Keivers and others twenty seven chains sixty five links to a small hemlock tree on the East bank of the Brook	The hundred-acre lots were very valuable lots that lay south of the Nappan River and ran north/south. David’s father Michael Keiver had purchased Lots 15, 16, 17. The Mrs. Keiver mentioned in the deed was probably Michael’s widow Margaret (Hunter).
thence South forty five degrees East thirty eight chains thirty links to a fir tree Marked D.K. and S.S	The initials are probably David Keiver and Samuel Stuart.
thence South sixty four and a half degrees West twenty seven Chains Sixty five links to a large Spruce Stump on the line between Said lot and the Gore of land Owned by Samuel McCulley as aforesaid	The extreme gore of the 1816 Samuel McCully grant.

Boundaries as described in the deed	Clarification
thence North five [sic] degrees West Thirty Eight chains thirty links to the place of beginning containing by Estimation One hundred acres...	5 degrees was an error as the eastern boundary of the extreme gore ran 45 degrees and that measurement is necessary to produce a 100-acre property.

Note:

David Keiver died in 1832 and the deed was dated 1840. However, a line at the very end of the deed says that John Stuart reserved the privilege of removing the house and apple trees from the property before May 1, 1828. The deed was signed only by John Stuart.

1854 Heirs of David Keiver to Thomas Bacon (Deed Book Y, p. 321)

Grantor: Rufus, Caroline and David William Keiver all of Nappan, heirs of the late David Keiver
 Grantee: Thomas Bacon and Mary [sic] Bacon, “who was the widow of the said David Keiver intestate deceased and mother of the said Rufus Keiver, Caroline Keiver, and David William Keiver above named...”.

Price: Bacon paid 100 pounds to each child

Property: 100-acres described as the “Stewart” land in the estate of David Keiver

Bounded as follows:

Boundaries as described in the deed	Clarification
adjoining land on which the said Thomas Bacon and Mary [sic] Bacon now reside and described as follows	The land where Thomas Bacon and his wife then resided was the triangular tip of the 1816 Samuel McCully grant, known as the “extreme gore”.
Bounded North by lands owned by Joseph Gould and William Keiver	Joseph Gould 2nd was a son of Jedore Gould who held the original lease on the property. Joseph had purchased the 67-acre lot from Augustus DesBarres in 1838 (Deed Book P, p. 118). Joseph’s south boundary ran 12.5 chains. David’s brother William Keiver then owned their father’s original homestead to the north.
west by lands owned by the said Thomas Bacon	Thomas Bacon purchased the 45-acre extreme gore of the 1816 Samuel McCully grant in 1843 (Deed Book R, p. 143)
South by lands owned by Samuel Stuart	John Stuart had sold the property on which his son Samuel Stuart then lived to his son in 1837. (Deed Book L, p. 173)
and East by lands owned by Samuel Embree including one hundred acres more or less...	Thomas Stuart sold a property identified as the rest of Lot 1 on the east side of Keiver to Samuel Embree in 1843. (Deed Book R, p. 397)

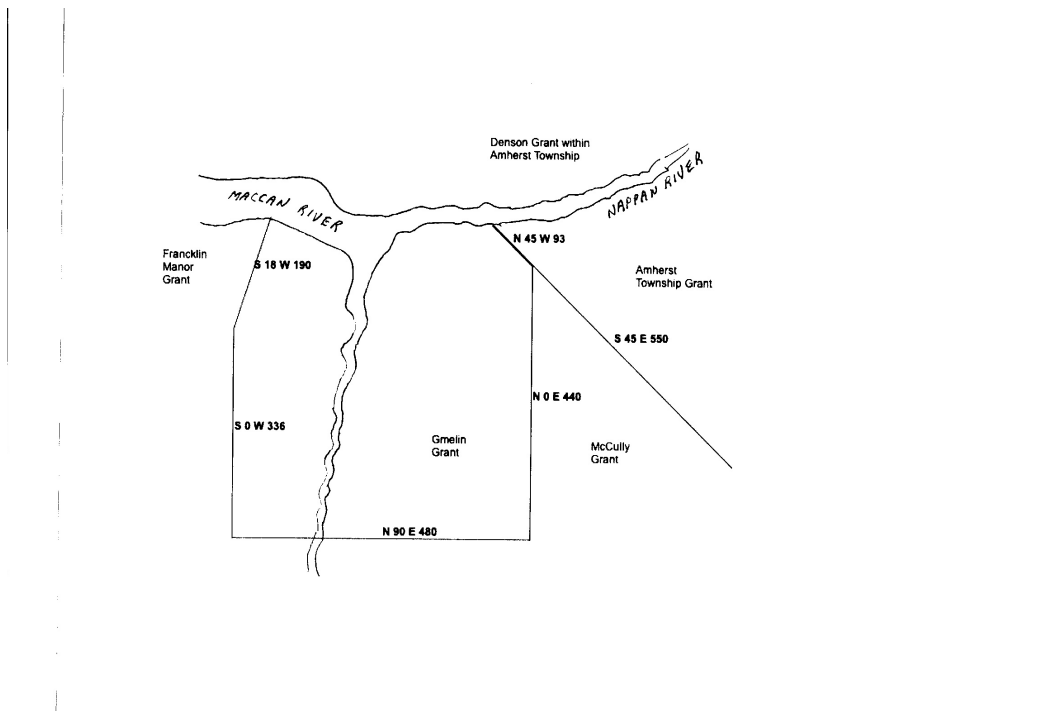
Note: David Keiver had died young and Thomas Bacon had been appointed guardian of his children. According to most family trees, the children’s mother was Ann Hood Harrison, and Ann was mentioned in the probate papers. Thomas Bacon’s second wife was Matilda so the name Mary in the deed is a bit of a mystery and probably an error.

The Extreme Gore of the 1816 Samuel McCully Grant

The eastern boundary of the original 20,000-acre grant to Captain Adam Gmelin ran 45 degrees southeast from the Nappan River for 93 chains but then dropped straight south. The Amherst Township line continued on the southeasterly line at 45 degrees. The divergence of the two boundary lines created a triangle-shaped property that lay between the two grants.

The land in this triangle remained ungranted until 1816, when the 1350-acre property was allocated to Samuel McCully, Thomas Forrest, John Parkinson Pipes, and Robert Oldfield. (Deed Book F, p. 81). Samuel McCully received 500 acres, Thomas Forrest 400, John P. Pipes 250, and Robert Oldfield 200 acres. A survey included with the 1816 grant shows the Gmelin line, the Amherst Township Line, and the grants to McCully and the others.

When Thomas Bacon acquired the homestead of David Keiver, he already owned the adjoining 45-acre extreme gore, or triangular tip, of the 1816 Samuel McCully grant.



1816 Samuel McCully Grant in Gore between Gmelin and Amherst Township Grants

The following deeds show the deed trail from Samuel McCully to Thomas Bacon for the extreme gore of the 1816 grant.

1824 Samuel McCully to Alexander Milligan (Deed Book M, p. 386, registered 1834)

Grantor: Samuel McCully of Nappan
Grantee: Alexander Milligan of Maccan
Price: 40 pounds
Property: 45-acre gore of 1816 Samuel McCully Grant

“a lot of land lying being situate on a certain gore or point of land lying and situate betwixt Gamalials [sic] Easterly line and the Westerly line of the Town Amherst as will appear by admeasurement and to run equal distance on Amherst line south forty five east and Gamelians [sic] line south to run a strait line across the gore or point.”

1833 Alexander Milligan to John Coates (Deed Book M, p. 359)

Grantor: Alexander and Mary Milligan of Nappan
Grantee: John Coates of Amherst
Price: 95 pounds
Property: 45-acre gore of 1816 Samuel McCully Grant

“the extreme point or gore of lands between land owned by the late Governor Desbarres and the Township of Amherst aforesaid containing forty five acres more or less reference being had to a description of the premises in a Deed of the same given by Samuel McCulley to the said Alexander Milligan will more fully appear.”

1834 John Coates to Robert B. Dickie (Deed Book M, p. 372) Mortgage

Grantor: John and Elizabeth (Doncaster) Coates of Nappan
Grantee: Robert B. Dickie of Amherst
Price: 221 pounds 14 shillings
Properties: Several properties including the extreme gore
Property 1: the 45-acre extreme gore Coates had purchased from Alexander Milligan

“all that tract or parcel of land situate in Nappan aforesaid being the extreme point or gore of Land between lands owned by the late Governor DesBarres and the Township of Amherst aforesaid...”

Property 2: 9 acres 27 poles of Lot 8 at Amherst Point (previously sold to David Keiver)
Property 3: 11 acres 1 rod 30 poles of Lot 8 at Amherst Point
Property 4: 1 acre of a Lot 2 on a plan surveyed by Charles Baker in 1821

1843 John Coates to Thomas Bacon (Deed Book R, p. 143) Mortgage

Listed under James Coates in Nova Scotia deed registration index
Grantor: John Coates of Nappan and Elizabeth his wife
Grantee: Thomas Bacon of Nappan
Price: 150 pounds
Property: 45-acre extreme gore of 1816 Samuel McCully grant
Bounded as follows:

Boundaries as described in the deed	Clarification
bounded on the North by George, Lewis, and Lawrence Gould’s lands	In 1838, George, Lewis, and Lawrence Gould, heirs of Francis and Jane Gould, had purchased a 108-acre lot from Augustus DesBarres that ran from the Nappan River to Peter Noiles’s lot west of the extreme gore. (Deed Book O, p. 591)

Boundaries as described in the deed	Clarification
East by lands belonging to the heirs of the Late David Keiver Deceased	At this time, Lot 1 still belonged to the estate of David Keiver. Thomas Bacon purchased it in 1854.
on the south by William Pipe's land...	Deed trail unknown. William Pipes did own a lot southwest west of the McCully Grant but that was not directly south of the extreme gore.

1854 Joseph and Nancy Keiver to Thomas Bacon (Deed Book Y, p. 474)

Grantor: Joseph Keiver son of Michael Keiver and his wife Nancy (Adams)

Grantee: Thomas Bacon

Price: 7 pounds

Property: 6 or 7 acres lying in the gore between a road occupied by Thomas Bacon and a road leading to Samuel Stuart's

Boundary description:

Boundaries as described by the deed	Clarification
A parcel of land lying in a gore between the road occupied by Thomas Bacon and a road leading to Samuel Stuart, Commencing at the junction of said road running north along said Bacon's road until it strikes the town line,	The town line is the Amherst Town Line, the eastern boundary of the Samuel McCully grant and therefore the eastern boundary of the extreme gore owned by Bacon.
Thence east along said town line until it strikes Samuel Stuart's road	Samuel Stuart's property lay immediately south of David Keiver's Lot 1 now owned by Bacon. Stuart's western boundary was the eastern boundary of the Samuel McCully grant.
And thence along said road to the place of beginning containing six or seven acres more or less. [direction east or west not specified]	The western boundary of this triangular lot was Bacon's Road, the eastern boundary was the Amherst Town line running southeast, and the southern boundary was the road from Stuart's place to Bacon's.

Note: At this time Bacon owned both the 45-acre extreme gore of the Samuel McCully Grant and the neighbouring 100 acres of David Keiver's lot 1, originally purchased by Keiver from John Stuart. John Stuart had also sold property to his son Samuel that lay south of Keiver's lot. (see the graphic at the beginning of this document)

In 1830 Joseph Keiver had purchased 194 acres from Samuel McCully that had also been part of McCully's grant. (Book N, p. 373). In 1869, Joseph Keiver sold 124 acres minus the land he had previously sold to Bacon to Isaac Beharrel. No description of boundaries was given. There is also no explanation for the difference between the acreage of 194 acres in the original purchase from McCully and the 124 acres sold to Beharrel.

Subsequent Sales of the Combined Extreme Gore and Lot 1

1858 Thomas Bacon to Thomas Shipley Jr. (Deed Book DD, p. 17)

Grantor: Thomas Bacon of Nappan and Matilda (Smith) his second wife

Grantee: Thomas Shipley Jr. of River Hebert

Price: 775 pounds for 5 properties

Property 1: the extreme Gore of the 1816 Samuel McCully Grant (45 acres)

Boundaries as described in the deed	Clarification
Bounded on the north by George, Louis, and Laurence Gould's land	These brothers were the heirs of Francis and Jane Gould. They had purchased the 108-acre property from Augustus DesBarres in 1838 (Deed Book O, p. 591).
And on the east by the new road lately made	The triangular shape of the extreme gore is visible on Google Earth. Porter Road no longer connects with Lower Porter Road. However, if you go to the layers symbol, "Map Styles" and turn on the "everything" layer, you will be able to see an old road which ran along the eastern boundary of the extreme gore, the Amherst Town Line.
On the south by William Pipes and John Davison's lands	Samuel McCully received the northernmost 500 acres of the 1816 grant. The extreme gore was only 45 acres. John Davison married McCully's daughter Esther, who received 105 acres from her father's estate. Davison sold the 105 acres to William Keiver Bird in 1775 (Book UU, p. 445). Davison's lot was bounded on the north by Thomas Shipley who then owned the extreme Gore, on the east by Porter Rd., on the south by today's Fenwick Road and on the west by the 100-acre lot William Pipes purchased from Augustus DesBarres in 1836. (Deed Book N, p. 360)
and Westerly by William Bird's lands.	William Bird Sr. then owned the 100-acre lot immediately to the west originally acquired by Peter Noiles from Augustus DesBarres.

Property 2: the adjoining "Stewart" lot sold by John Stuart to David Keiver and by Keiver's heirs to Thomas Bacon (100 acres). This was the original homestead of David Keiver.

Boundaries as described in the deed	Clarification
bounded North by lands of William W. Bent, Esquire, and by William Keiver	W.W. Bent had purchased 62 acres of Joseph Gould 2nd's property in an 1856 estate sale. Bent later sold the property to George Gould in two sections, one lying to the east and one lying to the west of the "road to Thomas Bacon's". At this time William Keiver owned the original Michael Keiver homestead to the north.

Boundaries as described in the deed	Clarification
West by above-mentioned lot	The extreme gore of the 1816 Samuel McCully Grant.
south by lands owned by Samuel Stewart	John Stuart had sold the property on which his son Samuel Stuart then lived to his son in 1837. (Deed Book L, p. 173)
and East by lands owned by Samuel Embree containing 100 acres more or less...	Thomas Stuart sold a property identified as the rest of Lot 1 on the east side of Keiver to Samuel Embree in 1843. (Deed Book R, p. 397)

Property 3: a lot lying in the gore between Porter Road and Stewart's Road (7 acres)

"also all that lot of land lying in Nappan Aforesaid in a gore between the New Road and the Road leading to Samuel Stewart's commencing at the junction of said road running North along said Road until it strikes the Town line, east along the Town line until it strikes Samuel Stewarts Road, and then along the Road to the place of Beginning Containing seven acres more or less"

This is the property lying in the gore next to Porter Road that was sold to Thomas Bacon by Joseph and Nancy Keiver in 1854 (see Deed Book Y, p. 474 above)

Property 4: a lot north of the Nappan River near Samuel McCully's Canal (8 acres)

"Also a Certain Tract or parcel of Marsh land situate in the Township of Amherst Aforesaid and lying on the East side of a canal cut by the late Samuel McCully deceased and Others running into Forrests Lake so Called beginning on said Canal at the Outlet of an Old Ditch thence up said Ditch north sixty nine degrees East nine chains and [50?] Links or until it Meets the Cross [?] Western line of lands formerly owned by the same Samuel McCully deceased and others, thence north fourteen degrees West Eight Chains and Twenty five links thence South Sixty Nine degrees West Ten Chains and sixty links or until it Meets the Canal Aforesaid thence Southwardly along said Canal eight Chains and Twenty five links to the place of Beginning Containing Eight Acres and One Rood..."

Property 5: lot adjoining George Syme's lot on the Amherst Township Line (100 acres).

"Also all that lot of land situate at Nappan aforesaid Containing One Hundred Acres More or Less, Bounded as follows, Beginning at a Maple Tree standing at the South Eastern Angle of George Syme's land, adjoining Amherst Township line; from thence running South Forty seven degrees West along the line of the said Syme's land forty chains to a fir tree thence South Forty three degrees East Twenty five Chains to a fir Tree thence North Forty seven degrees East forty chains to a fir tree, thence North Forty Three degrees West Twenty five Chains to the place of Beginning..."

1879 Thomas Shipley to Edward Shipley, Ritchey Shipley, Isaac Shipley (Book ZZ, p. 317)

Grantors: Thomas Shipley and his wife Mary of Fenwick of the first part

Grantees: Ritchey Shipley and Isaac Shipley of Fenwick, sons of the second part

Edward Shipley, Hannah Elizabeth Shipley, and Martha Ann Shipley, also children, of the third part

Price and terms: “in consideration of the natural love and affection born by the parties”. The agreement was made with the provision that sons Ritchey and Isaac maintain their parents comfortably for the remainder of their natural lives. A yearly allowance, 4 rooms in the house, clothing and board, and use of a carriage were also specified. Cash amounts to Edward, Hannah, and Martha were to be paid in ten years.

Properties: 5 properties in all; properties 1, 4, and 5 had been sold to Thomas Shipley by Thomas Bacon

Property 1: to Ritchey Shipley a 100-acre tract of land in Nappan called the Stewart lot adjoining the land hereinafter deeded to Isaac Shipley

Boundaries:

Boundaries as described in the deed	Clarification
North by the lands of William W. Bent now deceased and of William Keiver	W.W. Bent had purchased 62 acres of Joseph Gould 2nd's property in an 1856 estate sale. In 1858/59 Bent sold the property to George Gould in two sections, one lying to the east and one lying to the west of the “road to Thomas Bacon's”. William Keiver, who owned the original Michael Keiver homestead to the north, died in 1860 and his estate was divided among his heirs.
west by above mentioned land hereinafter deeded to Isaac Shipley	extreme gore of the Samuel McCully grant
south by lands owned by Samuel Stewart	John Stuart sold the property on which his son Samuel Stuart then lived to his son in 1837. (Deed Book L, p. 173)
and east by land owned by Samuel Embree containing 100 acres more or less	Thomas Stuart sold a property identified as the rest of Lot 1 on the east side of Keiver to Samuel Embree in 1843. (Deed Book R, p. 397)

Property 2: to Ritchey Shipley a half interest in the southern portion of an 8-acre 1 rod marsh lot near Samuel McCully's canal in Amherst

Property 3: to Ritchey Shipley an undivided half interest of a 100-acre lot at Nappan

Property 4: to Isaac Shipley the extreme gore of the Samuel McCully grant containing 45-acres

Boundaries as described in the deed	Clarification
Bounded on the north by George, Louis, and Lawrence Gould's lands	These brothers were the heirs of Francis and Jane Gould. They had purchased the 108-acre property from Augustus DesBarres in 1838 (Deed Book O, p. 591).

Boundaries as described in the deed	Clarification
On the east by the new road lately made	The triangular shape of the extreme gore is visible on Google Earth. Porter Road no longer connects with Lower Porter Road. However, if you go to the layers symbol, "Map Styles" and turn on the "everything" layer, you will be able to see the old road which ran along the eastern boundary of the extreme gore, the Amherst Town line.
On the south by William Pipes and John Davidson's land	Samuel McCully received the northernmost 500 acres of the grant. The extreme gore was only 45 acres. John Davison married McCully's daughter Esther, who received 105 acres from her father's estate. Davison sold the 105 acres to William Keiver Bird in 1775 (Book UU, p. 445). The lot was bounded on the north by Thomas Shipley who then owned the extreme Gore, on the east by Porter Rd., on the south by today's Fenwick Road and on the west by the 100-acre lot William Pipes purchased from Augustus DesBarres in 1836. (Deed Book N, p. 360)
And westerly by William Bird's lands	This was a lot acquired by Peter Noiles in 1842 that was purchased by William Bird in 1846. By 1878, the owner was J. Ezra Bird. (Deed Book YY, p. 617)

Property 5: to Isaac Shipley the 7-acre lot lying in the gore between "the new road" and the road leading to Samuel Stewart's in Nappan

Boundaries as described in the deed	Clarification
Commencing at the junction of said road running north along the said road until it strikes the town line	The town line is the Amherst Town Line, the eastern boundary of the Samuel McCully grant and therefore the eastern boundary of the extreme gore owned by Bacon.
East along the town line until it strikes Samuel Stewart's road	Samuel Stuart had once owned the lot neighbouring on the east.
Thence along the road to the place of beginning containing seven acres more or less. [direction not specified]	The western boundary of this triangular lot was Bacon's Road, the eastern boundary was the Amherst Town line running southeast, and the southern boundary was the road from Stuart's place to Bacon's.

Property 6: to Isaac Shipley the north half of an 8-acre 1 rod marsh lot near Samuel McCully's canal in Amherst (shared with Ritchey Shipley)

Property 7: to Isaac Shipley an undivided half interest in a 100-acre lot at Nappan (shared with Ritchey Shipley)

1885 Ritchey Shipley to Isaac Shipley (Deed Book 11, p. 528)

This deed is very difficult to read so there may be errors

Grantor: Ritchey Shipley and his wife Elizabeth of Fenwick

Grantee: Isaac Shipley of Fenwick, his brother

Price: 800 dollars

Property: the original 100-acre lot that had been the homestead of David Keiver, later sold to Thomas Bacon and then to Ritchey and Isaac’s father Thomas Shipley. The lot was allocated to Ritchey in the 1879 deed above as property 1. The property boundaries appear to have been copied from that deed.

Note: With this transaction, Isaac Shipley now owned all 3 of the properties that Thomas Bacon had sold to Thomas Shipley.

1885 Isaac Shipley to Jacob Porter Mortgage (Deed Book 12, p. 101 and 12, p. 5)

This deed is almost unreadable so there may be errors.

Grantor: Isaac Shipley of Nappan

Grantee: Jacob and Ada Porter of Fenwick

Price: Seven [?] hundred dollars

Property: 154 acres

Bounded as follows:

bounded on the north by land occupied by George Gould and the heirs of the late Joseph Gould and others	W.W. Bent had purchased 62 acres of Joseph Gould 2nd’s property in an 1856 estate sale. Bent later sold the property to George Gould in two sections, one lying to the east and one lying to the west of the “road to Thomas Bacon’s”. By 1885 George Gould’s other brothers had died but I have not been able to determine whether George owned all of the property they held in common or just the southern portion.
and west by land occupied by Ezra Bird	The Noils lot passed from Peter Noils to Cornelius Read to William Bird and then his son Ezra Bird.
south by lands occupied by Richard Shipley and the heirs of the late Samuel Stewart	In previous deeds this property was owned by Samuel Stuart. This may be old information as Ritchey Shipley had sold the property to his brother.
east by lands owned by Leonard Pugsley containing one hundred fifty four acres more or less	In 1861 Samuel Embree sold the property east of Jacob Porter to David Pugsley. Leonard Pugsley was David’s son.

1887 Jacob Porter to George Gould (Deed Book 16, p. 432)

Jacob Porter sold a 4-acre lot to George Gould that bordered Ezra Bird’s land. The deed is nearly unreadable.

1913 Jacob Porter to General Wellington Porter (Deed Book 112, p. 431)

Grantor: Jacob Porter of Nappan, widower

Grantee: General Wellington Porter of Fenwick, farmer

Price: One dollar

Terms: the said Jacob Porter reserving to himself during his lifetime the use of one half of the sugar woods on the place with right of entry with teams [?] and sugar making apparatus and right to tap trees and make sugar and remove same every year; also reserving to said Jacob Porter the crop of 1913 and right of entry to gather and remove same, also reserving to the said Jacob Porter his heirs and assigns a right of way over the above described land to his wood lot in the rear of said land..."

Property: 150 acres

Bounded as follows:

Boundaries as described in the deed	Clarification
north by lands owned by George Gould, and heirs of the late Joseph Gould and others	No change
east by lands formerly owned by Leonard Pugsley, now owned by said Jacob Porter	Could not find a deed for this transaction
south by land occupied by the heirs of the late Samuel Stuart and Robert Stuart and on the opposite side of the road by land owned by Ritchey T. Shipley	In previous deeds this property was owned by Samuel Stuart.
and west by land formerly owned by Ezra Bird, now owned by Burton Read, containing one hundred and fifty acres more or less;	Ezra Bird sold to William H. Smith in 1891 (Deed Book 29, p. 21) and Smith sold to Burton T. Read in 1906 (Deed Book 81, p. 27 and Book 77, p. 584)

Notes for further study:

A 1764 map shows Lot #1 south of the Amherst Township 100-acre lots. To view this map online, go to the Nova Scotia Provincial Archives Historical Maps section at <https://archives.novascotia.ca/maps/> and search for "Amherst". The map is titled "Amherst Township" and dated 1764. Controls at the bottom of the page will allow you to enlarge and rotate the map. Right-click the map to download it.

To view the 1816 Samuel McCully grant online, see Family Search Nova Scotia Crown land Grant Registers film #008453640, books D (from p. 105-H (to p. 41), 1814-1818. Image 528-530).

An 1860 map shows a Thomas Shipley, J. Stuart and Keiver in this location. Porter Road is called Baker Road on this map. To view this map online, go to the Nova Scotia Provincial Archives Historical Maps section at <https://archives.novascotia.ca/maps/> and search for "Cumberland County". The map is titled "Cumberland County Grants" and dated 1860. Controls at the bottom of the page will allow you to enlarge and rotate the map. Right-click the map to download it.

The 1873 A. F. Church Map also shows a Shipley in this location.

According to Myrtle Chappell's Fenwick 1778-1978, pp. 59-61, David Keiver lived on the west side of Porter Road below where Wallace Milner lived. Thomas Shipley was the next owner. His son Isaac stayed on the home place before selling to Jacob Porter. Jacob's son Wellington took over the home place and sold to Wallace Milner when he retired. Myrtle's book includes a picture of the Porter home. A map on page 231 of her book shows Wallace Milner at location #47.

The triangular shape of the extreme gore is visible on Google Earth. Porter Road no longer connects with Lower Porter Road. However, if you go to "Map Styles" on turn on the "everything" layer, you will be able to see the old road which ran along the eastern boundary of the extreme gore.

Ernest Coates Map File at Cumberland County Genealogical Society 05.050.05 MO3 H36
This map shows the 100-acre David Keiver lot and surrounding properties.

See also:

<https://ripleyresearch.weebly.com/1816-samuel-mccully-grant.html>

<https://ripleyresearch.weebly.com/the-gould-properties.html>

<https://ripleyresearch.weebly.com/blog/joseph-gould-2nd-update>