

One hundred and thirty two
VALUABLE COTTAGE LOTS.

and 375 City Lots, in the
CITY OF PLAINFIELD
NEW JERSEY.

PURE AIR. PURE WATER. FINE DRIVES. MOUNTAIN VIEWS.

Am. Photo-Lith. Co. N. Y. (Osborne's Pro.)

City of New York May 1897
 Surveyed and Laid out by
 P. Graves
 City Surveyor.

"Time is Money" to Business Men!

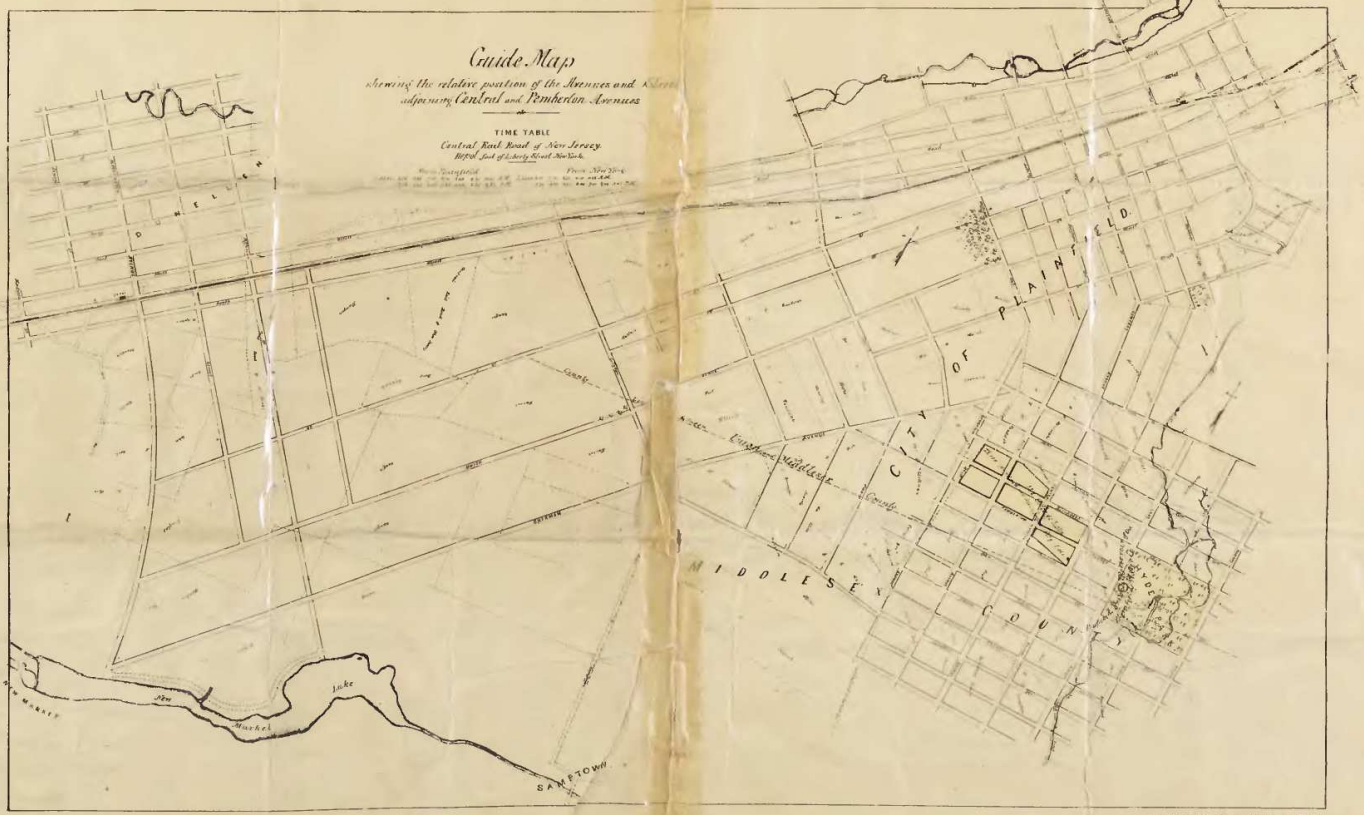
PLAINFIELD is the Same Time from Wall Street, New York
 as is 72nd Street and Central Park, Boulevard, West End &c.
 Same Time as is Fort Washington, New York City,
 do do as Mott Haven, & Williamsbridge, N. York,
 do do as Paterson, Englewood, Hackensack,
 Montclair, So. Orange and Rahway, N. J.

Plainfield is located in a broad open Valley,
 sheltered on the north, free from miasmas,
 Salt meadows, mumps and Fevers,
 16 Trains to New York, Jersey City, Philadelphia
 & other cities.

Guide Map

showing the relative position of the Avenues and Streets
 adjoining Central and Pemberton Avenues

TIME TABLE
 Central Rail Road of New Jersey
 100 ft. East of Liberty Street, New York



CAGE
 MAP-6
 1042

Am. Photo-Lith. Co. N. Y. (Osborne's Pro.)

By **A. D. MELLICK, Jr. & BROTHER,**
NO. 26 PINE STREET, N. Y.

O. H. PIERSON, Auctioneer.

CLOSING OUT SALE.

CITY OF PLAINFIELD,

SOUTH SIDE.

100 VILLA PLOTS,

SIZE OF PLOTS 50X150 EACH.

To be sold at Auction on the Premises

AT PLAINFIELD, N. J.

AT 12 O'CLOCK, P. M.

On Thursday, Oct. 21, 1869.

Special Train from foot of Liberty Street, at 11 A. M. Lunch on arrival of the Train.

TERMS:—10 per cent. and auctioneer's fee of \$10 each plot on the day of sale. 30 per cent. additional on the 20th of October, when the Deed will be given. The balance of 60 per cent. may remain on Bond and Mortgage for 3 or 5 years. Purchasers to pay for drawing the Bond and Mortgage, the Government stamp thereon, and for recording the Mortgages.

Gore lots sold at so much per city lot, subject to Surveyor's certificate. Restrictions against nuisances will be inserted in all deeds.

**TITLE INDISPUTABLE.
CONVEYANCE BY FULL COVENANT WARRANTY DEED.**

For Railroad passes, Maps and full particulars apply to the Auctioneers, No. 26 Pine Street, or to D. C. HYDE, Nos. 4 and 6 Pine Street.

FURTHER PARTICULARS.

The Villa Plots to be sold on Thursday Oct. 21st, are situated on the "South Side," in a desirable section of the City of Plainfield, near land appropriated for HYDR PARK a place of great natural beauty. Being upon a mountain lake fed by streams of pure spring water, bordered by oak and oak foliage, and fine grounds capable of top soil treatment.

These plots are all on the grade upon Central and Lane Avenues, 80 feet wide, Paulberton Avenue, leading to HYDR PARK, and Elizabeth Street and the New Brooklyn county road, near Brooklyn Avenue.

GRADING.

These Avenues and Streets are graded without expense to purchasers, and with reference to a permanent drainage, this part of the City being laid out in rectangular order, in 80 feet Avenues and lot front Streets, by an Engineer of large experience, Mr. R. GRAY, City Surveyor of the City of New York.

THE SOIL.

The soil is a sandy loam, entirely exempt from rock or ledge in boulders, requiring no drainage for cellars, and free from the red soil of New Jersey, so much objected to by some persons.

THE OUTLOOK.

The land is high in fact slightly from East to West, is about one Mile East of Short Hills of Revolutionary memory, and looks out toward the South and West upon the magnificent range of mountains that distantly shelters the City of Plainfield from the North, having in full view Washington Rock.

The Plainfield Water Supply Co. contemplate erecting a branch Reservoir near Hyde Park. This will give an invaluable supply of pure water to Residences erected in this neighborhood.

THE CITY OF PLAINFIELD.

has a population of from 6,000 to 7,000 inhabitants. Socially, the City is all that can be desired for a permanent home. There is here a first class Public School, in a fine building. An elegant and well appointed Female Academy of high reputation. 13 Churches of various denominations, including a Society of 7th day Baptists, who worship in a large and sightly edifice. A Bank, Mills, numerous Stores, Gas works, &c. &c.—including all the necessaries and comforts of civilization—the society and conveniences of a City with the pure mountain air, fine residences, fine drives, and healthfulness of the Country.

ACCESSIBILITY.

Plainfield is nearer to Wall St. at *point of time* than any City or Village the same number of miles distant from New York. The frequent detentions upon city cars, in all routes dependent upon them for express and ingress is well known. Their timetables have been taken, however, in making up the following Table, allowing a minute in addition from Wall Street to the Astor House, and from Wall Street, to the foot of Liberty, Barclay and Cortlandt Streets.

TABLE SHOWING THE TIME TRAVEL FROM WALL STREET.

FROM WALL STREET TO	MODE OF CONVEYANCE	TOTAL TIME FROM WALL STREET	NO. OF TRIPS FROM NEW YORK	NO. OF TRIPS TO NEW YORK	CHARACTER OF DEPOSIT.
PLAINFIELD, New Jersey, 72d STREET AND 8th AVENUE.	Direct & punctual by Steam Railroad	65	12	11	1st Class.
By Horse Rail Road.		68	12	10	2nd Class.
PATERSON, New Jersey.	Direct by Steam Rail Road.	75	13	13	1st Class.
FOUR WASHINGTONS, New York, { Shortest Route }	Horse Rail Road and Steam	70	8	4	1st Class.
RAHWAY, New Jersey.	Direct by Steam Rail Road	65	6	5	1st Class.
WILLIAMSBURG, New York.	Horse Rail Road and Steam	41	8	8	2d Class.
ENGLEWOOD, New Jersey.	Direct by Steam Rail Road.	75	6	6	1st Class.
PROSPECT PARK, BROOKLYN.	By Horse Rail Roads.	60	4	3	1st Class.
JAMAICA LONG ISLAND, { Shortest Route }	By Horse Rail Road and Steam	75	7	7	1st Class.
MOTT HAVEN, New York, { Shortest Route }	do do	65	10	9	1st Class.
FLUSHING, LONG ISLAND, { Shortest Route }	do do	77	9	9	1st Class.
SOUTH ORANGE, New Jersey.	Direct by Steam Rail Road	75	5	7	1st Class.
HAGERSTOWN, N. J.	do do	74	5	6	1st Class.

In Contrast with the frequent delay, detentions and discomforts of a mail horse route, the Horse Railroad Car, through the lungs of the City, en route to and from the "Out of Town," Rail Road's Depots in New York City, it is only necessary to mention the clean and healthy walk from Wall Street to the foot of Liberty Street, in order to fully appreciate the striking difference.

The Central Rail Road of New Jersey, never fails to provide a first-class and cleanly kept car, and seat for every passenger, in summer the cars are well ventilated and free from dust and in winter well warmed. The trains are also noted for punctuality, and polite and efficient management. The cars are so free from dust, that a change of dress is no more required than after a walk on the 5th Avenue. In this respect they are exceptional.

TAXES.

are \$1.61 per cent. in Plainfield, and assessments rarely laid. In New York City, Taxes this year are \$1.95 per cent., but this percentage is levied upon an *Enhanced Valuation* of up town and unproductive property that makes this \$1.95 per cent. in fact, and in cash, OVER 3 PER CENT. for the City Debt alone is \$5.35 per cent. of the total valuation.

In Westchester County the Taxes vary—say \$1.50 per cent. nominal, but 3 per cent. debt alone on total valuation.

In Brooklyn the Taxes are nominal 4 per cent., but \$14.66 per cent. on total valuation Debt.

In New York, however, *annuities* for the past 5 years upon up-town lots have averaged from 6 to 10 per cent. annually on valuation. In purchasing property in New York, this annual Tax is a fair element of additional cost.

In Brooklyn from 3 to 11 per cent. on valuation.

In Plainfield assessments are rarely laid and at best are merely nominal, not on per cent. on valuation. Plainfield, therefore, upon the whole has these

ADVANTAGES.

It has PURE MOUNTAIN AIR, PURE WATER, DRY SOIL, no SALT MEADOWS or SWAMPS, FINE DRIVES, no MIASMATIC DISEASES, 13 CHURCHES, GOOD PUBLIC SCHOOLS, FIRST CLASS FEMALE ACADEMY, GOOD STORES, LIGHT TAXATION, GOOD SOCIETY, Rapid, frequent, and comfortable communication to and from New York. And let the man of family and the capitalist recollect that this part of New Jersey is in an eminent degree blessed with

Incorruptible Judges, with Good Laws well enforced, where Thieves are sure to be convicted. Criminals are rarely pardoned and Murderers always hanged.

NO ROWDIES INFEST THE CITY.

IMPROVEMENTS IN PLAINFIELD.
For the above reasons are in modern style, progressive and constant. A moral and thrifty class of inhabitants are rapidly coming in, and investments in Real Estate must continue, to be profitable.

Until equalized with Land similarly situated 65 minutes from Wall Street.

Building materials are at New York prices, and labor rates at lower rates.

At the last auction sale lots were afterwards re-sold at over 30 per cent. advance.

LAND SELLS CHEAPER IN THE CITY OF PLAINFIELD than in any other City or Village within 65 minutes of Wall Street.