

VLR = 6/17/98
NRHP = 2/5/99

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Ballard-Maupin House #326

other names/site number Plainview Farm; VDHR File No. 02-230-329

2. Location

street & number 4257 Ballard's Mill Road (Route 671) not for publication N/A

city or town Free Union vicinity x

state Virginia code VA county Albemarle County code 003 Zip 22940

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

[Signature] 12/21/98
Signature Date

Virginia Department of Historic Resources

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

 Signature of commenting or other official Date

 State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register other (explain):
- See continuation sheet.
- determined eligible for the National Register.
- See continuation sheet.
- determined not eligible for the National Register. Signature of Keeper
- removed from the National Register. Date of Action

**U.S. Department of the Interior
National Park Service**

**Ballard-Maupin House
Albemarle County, Virginia**

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check as many boxes as apply)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Non-contributing	
<u>3</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u> </u>	<u> </u>
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U.S. Department of the Interior
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Ballard-Maupin House
Albemarle County, Virginia

7. Description

Architectural Classification (Enter categories from instructions)

Other – early vernacular frame

Materials (Enter categories from instructions)

foundation	stone
roof	metal
walls	wood / weatherboard
other	Chimneys – brick / stone

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)
See attached

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criterial qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "x" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

**U.S. Department of the Interior
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**Ballard-Maupin House
Albemarle County, Virginia**

Period of Significance c. 1750- 1945

Significant Dates c. 1750

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect / Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)
See Attached

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67 has been requested).
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Owner's possession
Albemarle County Historical Society
Louisa County Government

U.S. Department of the Interior
National Park Service

Ballard-Maupin House
Albemarle County, Virginia

10. Geographical Data

Acreeage of Property 4 acres.

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>17</u>	<u>710460</u>	<u>4225370</u>	2	<u>17</u>	<u>710590</u>	<u>4225400</u>
3	<u>17</u>	<u>710590</u>	<u>4225270</u>	4	<u>17</u>	<u>710450</u>	<u>4225215</u>

___ See continuation sheet.

Verbal Boundary Description:

The boundary includes a 4 acre area defined by rectangular boundaries within the Albemarle County, Virginia Tax Map 28, Parcel 31. On the USGS Quadrangle: a rectangular box is defined by four points that encmpass the nominated area. On the northwest, tangent Point 1 to Point 2 is approximately 170 meters; tangent Point 2 to Point 3 is approximately 170 meters; tangent Point 3 to Point 4 is approximately 160 meters; and tangent Point 4 to Point 1 is approximately 120 meters.

Boundary Justification:

Nomination Acreeage includes House and two (2) Outbuildings, and 4 acres that provide the appropriate setting for the architectural ensemble of house and outbuildings. The UTM reference points mark the corners of the 4-acre nomination. The four acres of the Northwest portion of the property most associated with the Ballard Maupin House fronting on State Route 671.

11. Form Prepared By

name/title:	<u>Margaret W. DeMallie, Associate AIA</u>		
organization:	<u>Dalgliesh, Eichman, Gilpin & Paxton, PC</u>	date:	<u>03/24/98</u>
street & number:	<u>206 Fifth Street, NE</u>	telephone:	<u>(804) 977-4480</u>
city or town:	<u>Charlottesville</u>	state	<u>VA</u>
		zip code	<u>22902</u>

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 minute series) indicating the property's location.

Photographs

Representative black and white photographs of the property. (2 sets - 1 Federal / 1 State)

Additional items (Check with the SHPO or FPO for any additional items)

Adjacent property information.

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name:	<u>Mr. George F. Neff</u>		
street & number	<u>4225 Ballard's Mill Road</u>	telephone	<u>(804) 973-4428</u>
city or town:	<u>Free Union</u>	state	<u>VA</u>
		zip code	<u>22940</u>

■ ■ ■ ■ ■ Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
Continuation Sheet**

**Ballard-Maupin House
Albemarle County, Virginia**

Section 7 Page 1

Narrative Description:

The Ballard-Maupin House (Plainview Farm) is located on a 56.32-acre property, approximately four acres of which are included in this nomination, on the east side of Ballard's Mill Road (County Route 671), one mile west of Free Union in northwestern Albemarle County. The four contributing historic resources on the nominated property include three buildings (the main house and two outbuildings) and one site (a spring). There are not any non-contributing resources. The main house consists of three clearly identifiable sections. The original part of the house is the one-story with attic, three-bay, gable-roofed, frame section on the east. Architectural evidence, including the use of beaded ceiling joists, rose-headed nails, and some ogee moulding on the interior, suggests that this section probably dates from the 1750-1790 period. Archival research suggests it was built by the settler Thomas Ballard. Around 1800-1820, the house was extended on the west by an additional two bays and an attic story was added. Most of the interior woodwork of both sections of the house, including handsome reeded mantels and paneled wainscot, date from this remodeling. In the late 19th-century, during its ownership by the Maupin family, a shed-roofed frame addition with a porch was added to the present rear (north) elevation. Several changes to room forms were carried out in the 1930s. In 1994-1995, the present owners removed the late-19th century addition, and replaced it with a modern kitchen and dining room addition. They also restored the interiors of the two earliest sections of the house to their original appearance. The house is in excellent condition throughout. Also on the property are a mid-19th century, gable-roofed, frame shed; and frame tractor shed that may date to the mid 1940s.

Location

The Ballard-Maupin House (Plainview Farm) is located on 56.32-acre property, of which approximately four acres are included in this nomination. The Ballard-Maupin House is located on the east side of Ballard's Mill Road (County Route 671), approximately one mile west of Free Union in northwestern Albemarle County, Virginia. The surrounding topography is gently rolling with views of the Blue Ridge Mountains to the north and west. Its immediate surroundings consist of fenced pasture land. Wards Creek flows to the north of the house; Rocky Creek flows to the south, and there is an active spring found between the main house and the road. The main house and outbuildings are reached by a short gravel drive leading east from Ballard's Mill Road.

The three contributing historic resources on the property including three buildings: the main house, a shed, and a tractor shed. There are no non-contributing resources within the nominated boundaries.

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Ballard-Maupin House
Albemarle County, Virginia

Section 7 Page 2

Exterior Description

The Ballard-Maupin House is oriented north-south and measures approximately 34 feet wide and 30 feet deep. The house consists of three clearly identifiable sections. The one-story, three-bay, single-pile, gable-roofed frame section with rubble stone foundation on the east is the oldest part of the house and probably dates from the 1750-1790 period. Although mostly covered with modern weatherboard siding, the south face of this section retains its original beaded, flush, tongue-in-groove horizontal board siding. The attic collar tie is ship lapped with rose-headed nails and the rafters are pegged and mortised.

This section of the house features an off-center entrance flanked by windows with 9/6 double-hung sash. The east window retains the early moulded frame; the west window is a modern replacement. There is a window with 6/6 double-hung sash on the east gable end. Much of the original handmade glass is still intact in the sashes. The six-panel wooden door with applied mouldings dates from the early-1800s. A buttressed brick chimney laid in Flemish bond on all three exposed sides is on the east gable end. It has a modern brick stack. This section of the house originally consisted of a single room on the first story connected to an attic loft by a winder stair in the northwest corner (since removed).

Evidence for the proposed 1750-1790 construction date for this section of the house includes the many wrought iron rose-head nails used in the rivens, the exposed beaded ceiling joists, and an ogee moulding around the north door. The random-width, heart pine floor seems original. Most of the rest of the interior woodwork in this original portion of the house dates from the early-1800s.

Sometime between 1800 and 1820, the original house was enlarged and remodeled significantly. A two-bay, single-pile, frame addition was constructed on the west, and the two sections were raised by an additional one-half story with a gable roof. The two sections were joined by a connecting door, and additional outside entrances were placed on both the north and south elevations. This later section of the house has a 9/6 double-hung sash window on the south and a 6/6 double-hung sash window on the west. The south door has six panels with applied mouldings, moulded trim, and a spoon latch. The north door has beaded vertical board, with HL hinges and a spoon latch. Both doors date from the early-1800s. Four-pane, fixed-sash windows are on the attic level of each gable end. There is a brick chimney on the west gable end. It is laid in a five-course bond on a raised, rubble-stone foundation. Portions of the two gable-roofed dormers with 6/6 double-hung sash and moulded surrounds may date from the late-1800s/early-1900s.

The one-story, shed-roofed frame south porch with chamfered posts is a replacement of a 19th-century porch torn down in the late-19th or early-20th centuries. Evidence for this porch and part of a chamfered post and bed moulding was found in the northeast corner during the 1994-1995 restoration.

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**Ballard-Maupin House
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In the late 19th century, a one-story, shed-roofed frame addition with a porch was added to the north elevation. By this time, the front of the house was oriented toward the north. On the interior, a closet was inserted between the two oldest rooms on the south and the center window was sealed. The stair, previously accessed from the north porch, became an interior stairway. In the early-1900s, the original beaded weatherboard siding was replaced by asbestos shingle siding. During the first half of the 20th century, several historic outbuildings, including a summer kitchen and smokehouse, were torn down.

In 1994-1995, the present owners undertook a thorough restoration and renovation of the house. The late-19th century addition was removed and replaced with the present one-story, shed-roofed, frame addition. This addition contains a dining room, kitchen, and two baths. Its stone chimney on the east was retained. The asbestos siding was removed and replaced with modern weatherboard siding. Exterior mouldings, window sizes, and doors were designed to be in character with the original section of the house. On the interior, the original room configuration was restored and floors, woodwork, and windows cleaned and repaired as necessary. The remaining outbuildings were stabilized and rehabilitated.

Interior Description

For the purpose of the interior description, the Ballard-Maupin House consists of two parts: the 18th- and early-19th-century sections on the south, and the 1994-1995 addition on the north.

The south section of the house consists of two rooms of unequal size on the first floor, an enclosed stairway, and two attic rooms. Although the east room is older than the rest of the house, the entire south section of the house was remodeled in the early-1800s and little of the original 18th-century fabric remains. The east room, now used as a living room, features random-width pine floors, moulded baseboard trim, and a paneled wainscot and moulded pedestal chair rail. There are doors on the south, north, and west. The south and north doors are original, the west door was cut into the wall in the 1800-1820 remodeling. The doors have moulded three-piece architrave trim. There is a closet at the northwest corner, approximately where the original winder stair was. Beaded ceiling joists were covered with plaster sometime in the 19th century, but were exposed during the 1994-1995 restoration. The fact that they were beaded suggests that they were originally intended to be exposed. The second floor floorboards are delicately planed on their undersides. A portion of the original plaster walls is also still visible on the west.

The fireplace mantel is one of the most significant architectural features in this room. It consists of a moulded surround, paired reeded pilasters with moulded caps and bases, a wide frieze with a reeded center panel, and a moulded mantel shelf with projecting corners. Although the carving shows fine craftsmanship, the design is somewhat provincial in character, particularly the horizontally reeded center panel. The brick hearth and firebox are not original.

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Ballard-Maupin House
Albemarle County, Virginia

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The west room features pine floors, moulded baseboard trim, a paneled wainscot, and a moulded pedestal chair rail. There are doors on the south, north, and east. All have moulded three-piece architrave trim. The trim around the north door has an ogee design that may be somewhat older than that found elsewhere in the house. It may have been moved here from the east room. This entrance features a batten door with beaded boards, a spoon latch, and HL hinges with leather washers. This door was moved six inches (6") to the west during the 1994-1995 restoration to conform with county building codes. There is a closet in the north corner beneath the stairs.

The fireplace mantel is similar to that in the east room, although simpler in design. It features a moulded surround, reeded pilasters without caps or bases, a plain frieze, and a moulded mantel shelf with projecting corners, as well as a projecting center section.

The stairway on the north dates from the 1800-1820 expansion. It leads from what was originally the rear porch, but is now a hall in the 1994-1995 section. The stair has fifteen (15) steps with moulded treads and very wide diagonal beaded tulip poplar wall boards. There is a small closet at the top of the steps with a vertical-board door with spoon latch and HL hinges. The two attic rooms (currently used as bedrooms) both have batten doors with beaded edges. The door on the west has HL hinges with leather washers and an upside-down wooden box lock. All three doors have moulded architrave trim.

The rear addition, built in 1994-1995, consists of a kitchen, dining room, closet, and two bathrooms. There is an outside entrance and hall on the north. Mouldings, floors, ceiling heights, and windows closely match those in the original sections of the house. The dining room features a stone hearth and chimneybreast.

Outbuildings

A one-story, one-bay, gable-roofed frame shed with metal standing-seam roof stands approximately 30 feet north of the main house. It is sheathed with vertical boards and rests on a rubble-stone foundation. There is a vertical board door with butterfly hinges on the south. This shed appears to date from the mid-19th century and is in good condition.

A one-story, four-bay, shed-roofed frame tractor shed is located approximately 30 feet northeast of the other shed. It dates from the early-20th century (with sections that may date as late as the mid 1940s), and is in good condition.

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**Ballard-Maupin House
Albemarle County, Virginia**

Section 8 Page 1

Statement of Significance:

The Ballard-Maupin House (Plainview Farm) is significant under Criterion C on the local level as an example of a well-preserved, early vernacular domestic building in Albemarle County. Architectural evidence and archival research suggests that a portion of the house may date from the 1750-1790 period. This portion was probably built by Thomas Ballard, one of the earliest settlers in the Free Union area. Less than a dozen houses are known to date from this period in Albemarle County. The majority of the house dates from the 1800-1820 period and was probably built by one of Ballard's sons. The level of craftsmanship evident in the extensive hand-carved woodwork and mantels is unusual for a vernacular house of this period. The house received several small additions in the 19th century. The present owners have built a sympathetic addition on the north. The outbuildings are remnants of the working farm that was at his site well into the 1940s.

Historical Background

Although the earliest history of this property is unclear, it may have been part of a 400-acre parcel sold by William Ballard to Thomas Ballard in 1750 (Louisa County Deed Book A, page 403). The oldest part of the present house was probably built by Thomas Ballard sometime after this date. Only a few other houses from this period survive in Albemarle County, and, like the Ballard-Maupin House, they are simple, vernacular houses that have received several additions since their original date of construction. Thomas Ballard gave his house, spring, and all lands south of Rocky Creek to his son James Ballard, Sr., with the remaining land going to his other son John (Albemarle County Deed Book 13, page 475).

Architectural evidence indicates an extensive remodeling and expansion of the house after 1800. This coincides with the transfer of the house and property with the death of James Ballard, Sr. in 1804 (Albemarle County Will Book 4, page 162). The house was inherited by his son James Ballard, Jr. The architect/builder of this newly expanded residence for James Ballard, Jr. is unknown, but its uniformly high-quality woodwork is unusual for an otherwise vernacular dwelling in a relatively remote area of Albemarle County.

By 1854, James Ballard and his wife Sarah Ann had moved to New York City and had sold their 130-acre farm to Gabriel Maupin for \$1,950. At Gabriel Maupin's death in 1866, his holdings were divided among his children. Lucy Maupin (who had married her cousin James R. Maupin) inherited the 130 acres, the house, outbuildings, and the spring. In 1877, James R. Maupin sold the farm to another cousin, John D. Maupin.

On John D. Maupin's death in 1904, his land was further divided and 55 acres with the house, outbuildings, and spring went to his wife Elizabeth F. Maupin. Thomas R. and Virginia Via Maupin moved to the house and farm in 1934 and renamed it "Plainview Farm". They took down the original paneling in the second floor rooms, removed the plaster and lath throughout the house, put in closets between the east and west rooms, thereby boarding up the western 9/6 window in the east room, and altered the front porch. Most of the farm's outbuildings were torn down during their ownership.

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**Ballard-Maupin House
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Section 8 Page 2

The present owners have carefully restored the house. They removed the asymmetrical and dilapidated kitchen wing on the rear, and replaced it with a shed-roofed wing in keeping with the scale of the original house. They restored the original floor plan of the front two rooms and removed the 20th century closet. The house, including woodwork, floors, windows, and chimneys is in excellent condition throughout.

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Ballard-Maupin House
Albemarle County, Virginia

Section 9 Page 1

Major Bibliographical Reference

Albemarle County Historical Society

"Ballard Family" vertical file at the Albemarle County Historical Society, Charlottesville, Virginia

Albemarle County Land Records, Charlottesville

Albemarle County Marriage Records, Charlottesville

Albemarle County Order Records, Charlottesville

Albemarle County Will Records, Charlottesville

Carter, Mrs. Robert

1997 Letter Report on the Ballard-Maupin House sent to Marc C. Wagner, Virginia Department of Historic Resources.

Gilpin, Jr. W. Douglas

1997 Letter Report on the Ballard-Maupin House sent to Marc C. Wagner, Virginia Department of Historic Resources.

Lay, K. Edward

1997 Letter Report on the Ballard-Maupin House sent to Marc C. Wagner, Virginia Department of Historic Resources.

Lay, K. Edward

1994 "Plainview Farm." Field notes from site visit by Professor Lay, Mr. Charles McRaven, and Mr. and Mrs. George Neff.

Louisa County Land Records, Louisa

Louisa County Will Records, Louisa

McLeod, Cynthia and Mark Wenger

1976 "Plainview Farm; Thomas Maupin House." *Buck Mountain Road Survey* (Conducted under the supervision of Prof. K. Edward Lay, University of Virginia) Charlottesville, Virginia.

McRaven, Charles

1994 "Ballard-Maupin-Neff-House." Letter Report sent to Mr. and Mrs. George Neff, Free Union, Virginia.

O'Dell, Jeff

1981 "Plainview Farm." *Virginia Historic Landmarks Commission Survey Form*.

Swofford, Don

1994 Letter Report on the Ballard-Maupin House sent to Mr. and Mrs. George Neff, Free Union, Virginia.

Via, Vera V.

"Time Eliminates Ballard Name in Free Union Area." Undated newspaper article in possession of Mrs. George Neff, Free Union, Virginia.

Wagner, Marc Christian

1997 Letter confirming that the property appears to meet the criteria of Virginia and National Registers sent to George F. Neff, owner of Plainview Farm.

Woods, Edgar Rev.

1901 *Albemarle County in Virginia*.

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**National Register of Historic Places
Continuation Sheet**

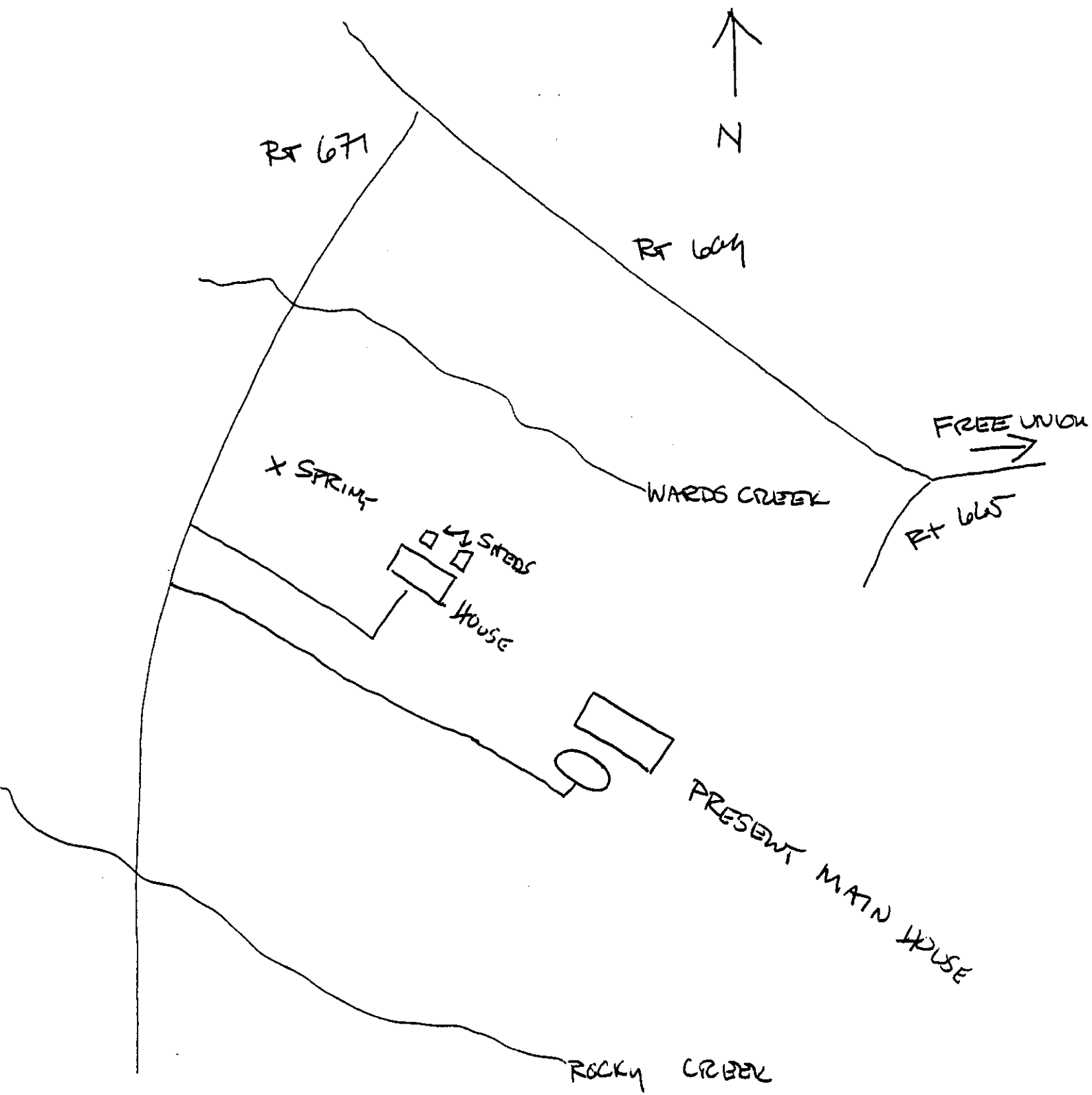
**Ballard-Maupin House
Albemarle County, Virginia**

Photos

- W. Douglas Gilpin, Jr., AIA -- Photographer
- Photo Date – 8 March 1998
- Negatives on file at: Virginia Department of Historic Resources
 Capitol Region Preservation Office
 10 Courthouse Avenue
 Petersburg, Virginia 23803

Photo No.

- 1 Exterior looking Northeast
- 2 Exterior looking Northwest
- 3 Exterior Elevation looking North
- 4 Exterior Elevation looking Northwest
- 5 Exterior Elevation looking West
- 6 Exterior Elevation looking South
- 7 Exterior Elevation looking Southeast
- 8 Exterior Elevation looking Northeast
- 9 West Chimney Detail looking Northeast
- 10 West Entry Door and Porch looking North – original door, window, wide flush board siding.
- 11 Post Civil War Shed looking Northwest
- 12 Original East Room looking Southeast – Note beaded beams, chair rail, original door and sash.
- 13 Original East Room looking Northwest
- 14 East Room Mantel Detail
- 15 West Room looking Northwest
- 16 West Room North Door
- 17 West Room Mantel
- 18 Stair to Attic
- 19 Attic Room Door – Note wood box lock and leather-washed hinges.
- 20 Attic Room



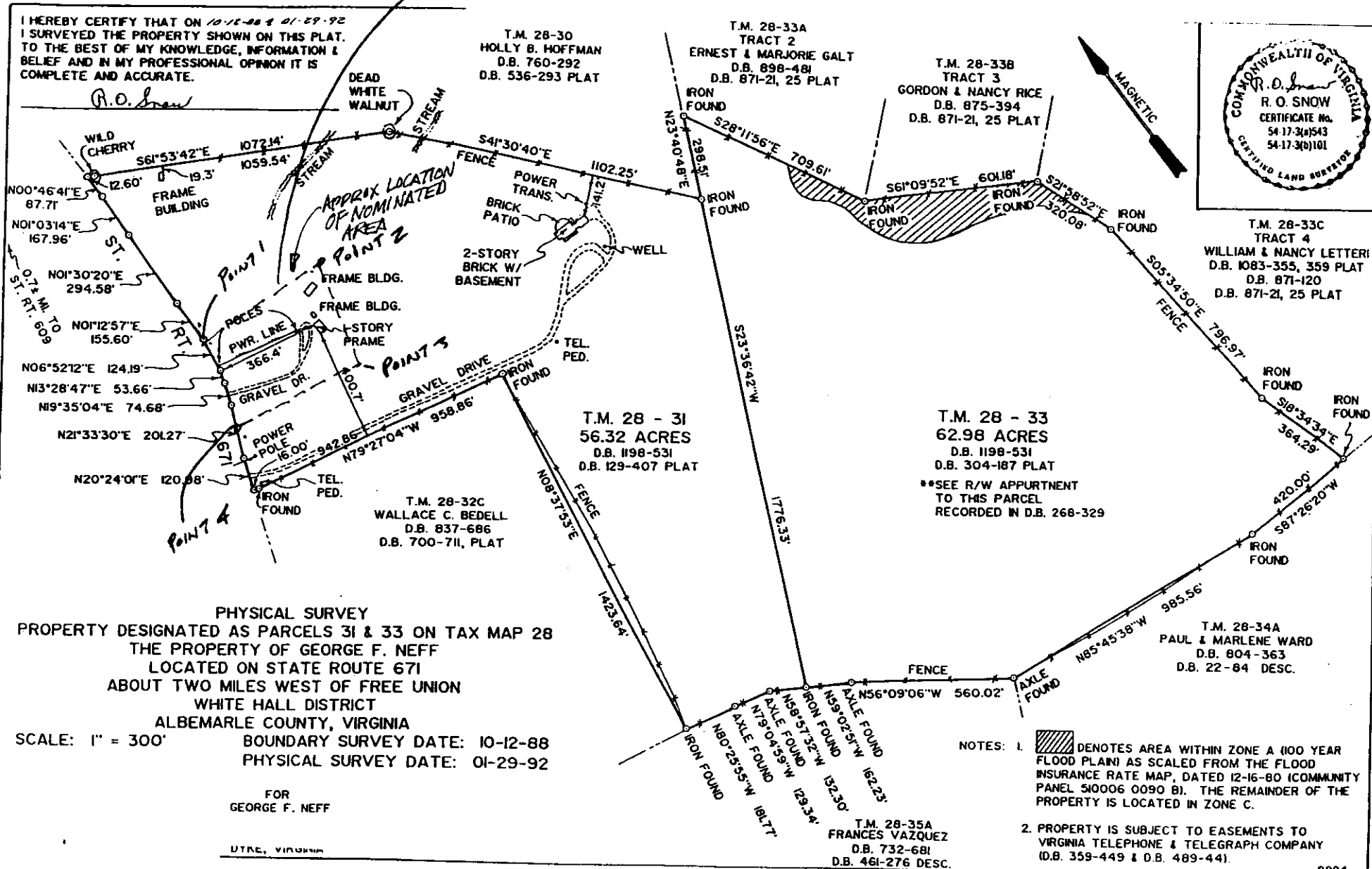
BALLARD - MAUPIN HOUSE
FREE UNION, VA
(NOT TO SCALE)

G. HENRY
8-96

BALLARD-MAUPIN HOUSE ALBEMARLE COUNTY, VA

I HEREBY CERTIFY THAT ON 10-12-88 & 01-29-92
I SURVEYED THE PROPERTY SHOWN ON THIS PLAT.
TO THE BEST OF MY KNOWLEDGE, INFORMATION &
BELIEF AND IN MY PROFESSIONAL OPINION IT IS
COMPLETE AND ACCURATE.

R.O. Snow



PHYSICAL SURVEY
PROPERTY DESIGNATED AS PARCELS 31 & 33 ON TAX MAP 28
THE PROPERTY OF GEORGE F. NEFF
LOCATED ON STATE ROUTE 671
ABOUT TWO MILES WEST OF FREE UNION
WHITE HALL DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 300'
BOUNDARY SURVEY DATE: 10-12-88
PHYSICAL SURVEY DATE: 01-29-92

FOR
GEORGE F. NEFF

UTRE, VIRGINIA

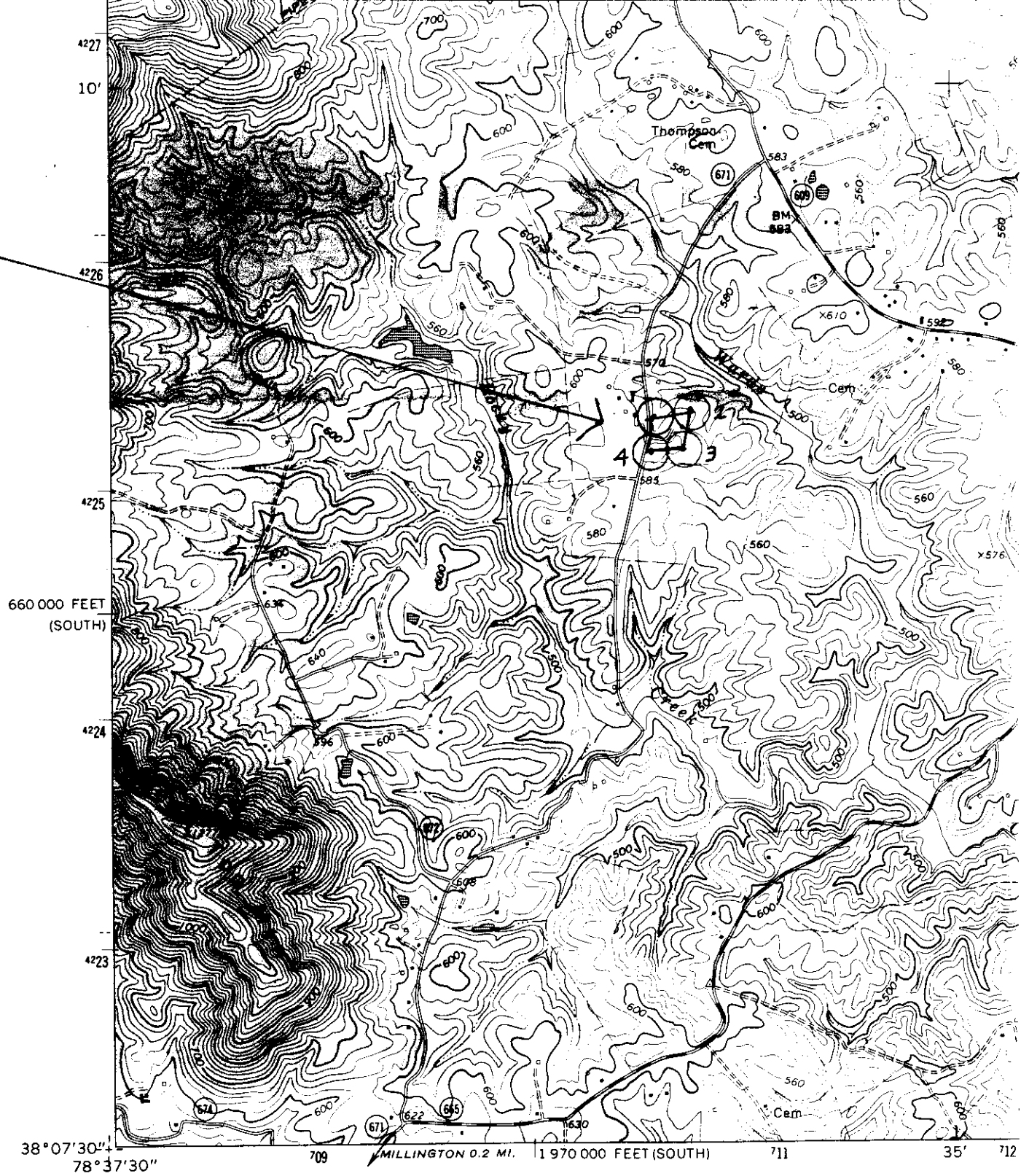
T.M. 28 - 33
62.98 ACRES
D.B. 1198-531
D.B. 304-187 PLAT
**SEE R/W APPURTMENT
TO THIS PARCEL
RECORDED IN D.B. 268-329

NOTES: 1. [Hatched Area] DENOTES AREA WITHIN ZONE A (100 YEAR FLOOD PLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP, DATED 12-16-80 (COMMUNITY PANEL 510006 0090 B1). THE REMAINDER OF THE PROPERTY IS LOCATED IN ZONE C.

2. PROPERTY IS SUBJECT TO EASEMENTS TO VIRGINIA TELEPHONE & TELEGRAPH COMPANY (D.B. 359-449 & D.B. 489-44).

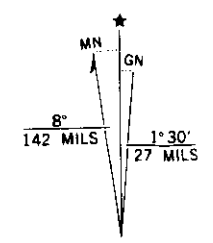
UTM No. 1 17.710460, 4225370
 2 17.710590, 4225400
 3 17.710590, 4225270
 4 17.710450, 4225215

BALLARD-MAUPIN
 HOUSE
 ALBEMARLE CO., VA



(CROZET)
 5280 11 SW

Mapped, edited, and published by the Geological Survey
 Control by USGS and USC&GS
 Topography by photogrammetric methods from aerial photographs taken 1963. Field checked 1965
 Polyconic projection. 10,000-foot grid ticks based on Virginia coordinate system, south and north zones
 1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue
 1927 North American Datum
 To place on the predicted North American Datum 1983 move the projection lines 9 meters south and 23 meters west as shown by dashed corner ticks
 Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET