

Rock Spring Farmstead
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The 12-acre Rock Spring Farmstead, with its brick house, stone outbuilding, and two barns (the large bank barn is not with this boundary) is located on the east side of Ridge Road near the head of Rattlesnake (Lucas) Run in Jefferson County. It was historically part of a 360-acre Fairfax grant to Samuel Darke, which by 1762 was owned by James Hendricks. Hendricks subdivided the large tract into three farms for his children in his 1795 will. James Hendricks Jr. remained on his portion of the division, now known as Rock Spring Farm, until 1831 when he sold it to John Snyder (Snider) Sr. Snyder, who already owned the eastern half of the Samuel Darke grant land, thus recombined much of the grant land. It was Snyder's son, John Snyder Jr. in the 1830s-1850s, who added to the main buildings on the Rock Spring Farm, giving them the appearance today.

Throughout its history, the Rock Spring Farm was associated with relatively prominent families of Jefferson County. The following timeline will provide additional information concerning the farm's evolution as well as identify its occupants. The timeline serves as an outline, in addition to the separately provided Deed Chain, from which a property history may be written.

1754 – 4 November Samuel Darke was granted “360 Acres of Land in Frederick County” by Thomas Lord Fairfax, described as “...a tract of waste and ungranted Land in the said County Joining to James Glenn and bounded by a survey made by Guy Broadwater...” Beginning at the line of James Glenn and running SW 180 poles (2,970 ft), then SE 320 poles (5,280 ft), then NE 180 poles, and then NW 320 poles to the beginning. (Northern Neck Grants, Book H, p. 539; see attached Geertsema plat, #303 Shepherdstown Quad).

James Glenn received his adjoining Fairfax grant in 1752 for 231 acres “joining to John Right [sic]...” (N.N. Grants, Book H, p. 96; #s 304 and 305 on Geertsema plat) Glenn was listed in the 1744 James Woods Fee Book, assessed 197 lbs of tobacco.

(www.rootsweb.com/~vafreder/fredbook.htm)

Samuel Darke probably occupied his tract for sometime prior to the Fairfax grant; Frederick County (VA) records include exchange accounts between Samuel Dark (Darke) and Thomas Hart for “subsistence items such as beef, bacon, flax seed, and gunpowder, or services such as hiring a wagon, gelding a horse, or ‘taking a Calf from a Cow’.” (Hofstra, p. 232)

Thomas Hart of Bucks County, Pennsylvania, a Quaker, purchased over 1,000 acres on Elk Branch from Jost Hite in 1735 (Hofstra, p. 231).

Several parcels were then assigned (sold) to Lewis Neill (1744 Fee Book, 104 lbs) and Melger Ingle (Engle), who recorded their Fairfax grants for

the tracts in January 1754 (O'Dell, p. 116; see Geertsema map from O'Dell, p. 95, parcels 84A and 84A1; parcel 84 was later part of the Gen. William Darke farm at Duffields).

Samuel Darke, James, Glenn, Lewis Neill and Melger Ingle, like many others in the area, obtained grants from Thomas Lord Fairfax after 1747 to clear their title to the land due to the ongoing Hite vs. Fairfax dispute. (see Geertsema plat of Fairfax Northern Neck grants, Shepherdstown Quad)

1756 – August 31 and September 1, John Wright purchased the tract of 360 acres from Samuel Dark (Frederick Co., Deed Book 4, page 165) by Lease and Release. The conveyance was witnessed by Richard Morgan, Thomas Swearingen, Charles Burckam [?], and Thomas Hart.

John Wright was the immediate neighbor of James Glenn (see Geertsema plat). Wright married Hannah Glenn, widow of James Glenn, after Glenn's death in 1755. With this purchase, Wright owned all or part of the three adjoining Fairfax grants: his own of 231 acres, one third interest in Glenn's 231 acres by his wife's dower, and Darke's 360 acres for a total of 822 acres.

It appears that Wright, Lucas, Buckles, Osborne, and Hart were all Quaker families from Pennsylvania, although it was said that Edward Lucas (II) was ostracized by his Pennsylvania meeting (congregation) for marrying Mary Darke (sister of Samuel Darke?) out of his Quaker faith. However, once in Virginia Edward II was an active member of the Tuscarora Meeting of Friends [also known as Providence], and then the Hopewell Meeting of Friends. (Carol Anne Myers, Lucas genealogy, 1999)

1762 – August 2 and 3, James Hendricks purchased from John Wright by Lease and Release the 360 acres for 5 shillings, "Beginning at a stake standing in a poison field and the line of James Glen [sic]...as by Patent granted to Samuel Dark bearing Date the 4th Day of November 1754 and by Lease and Release from said Samuel Dark to said John Wright bearing date the 31st of August and the 1st day of September 1756..." (FC, Deed Book 7, p. 210)

The Release on the following day was "in Consideration of the sum of £370..." "Doth Grant Bargain and Sell Alien Release and Confirm unto the said James Hendricks (in his actual possession now being by Virtue of a Bargain and Sale to him thereof made by the said John Wright for one whole year by Indenture Bearing date the Day next before the Date of these presents and by force of the Statute for Transferring uses into possession)..." (FC, Deed Book 7, p. 211)

James and Priscilla (Pettit) Hendricks were emigrants from York Co., Pennsylvania. Their oldest son Daniel was born in York Co. in 1744/45. Daniel married Jane Buckles in Virginia around 1763 and it appears that

his father James set Daniel and Priscilla up on the west third of the 360-acre tract. (<http://members.aol.com/GFSBrenda/Hendricks.html>)

1763 – September 7, James Hendricks recorded another Release document for the 360 acres, this time from John and Hannah Wright. Release of “the Tract of Land which was Conveyed unto him by the said John Wright by Indenture of Lease and Release bearing Date the second and third Days of August 1762...” for 5 shillings. (FC, Deed Book 9, p. 74)

There was no explanation why the land had to be re-released, but probably to clear Hannah Wright’s dower right. Hannah (Glenn) Wright was the widow of former neighbor James Glenn.

1776 – Col. James Hendricks was listed in the “miscellaneous” roster of Virginia militia. Also listed in various rosters were his neighbors William Lucas (1st Lt.), Edward Lucas (2nd Lt.), Robert Buckles Jr., James Glenn, Thomas Lafferty, Adam Link, Adam Moler Sr., George Wright, and Capt. William Morgan. (Bushong, p. 501)

A John Hendricks, Esq., who served in “1777 under Capt. Nicewanger in Frederick County state of Virginia,” applied for his soldier’s pension in Carter County, Tennessee in 1854 at the age of 89. (HeritageQuest online, Revolutionary War Soldiers records) This may be the son of James Hendricks (Sr.) who in 1796 sold his inherited land (see below) and perhaps moved to Tennessee.

1783 – Berkeley Co. Personal Property tax record. James Hendricks, Sr. had two white tithable males (sons John and James Jr.), two slaves over 16 years, eight horses, and 14 cattle. By comparison with his neighbors: Edward Lucas (III) had one slave, nine horses, and 18 cattle; William Lucas had one slave, seven horses, and 10 cattle; Col. William Morgan had two slaves, 10 horses, and 17 cattle. These men all had significantly more horses and cattle than the majority of their neighbors. (Berkeley Co. Historical Society)

In 1787, the Berkeley Co. Personal Property tax record listed James Hendricks, Sr., James Hendricks, Jr., and John Hendricks but son Daniel was not listed and presumably had already passed away.

In 1791, James Hendricks Sr. was taxed for himself and a “Hireling,” one slave over 16 years, and three horses (cattle were not included as a taxable category in 1791). John Hendricks was also taxed for himself and a Hireling, and for four horses. James Jr. was taxed for himself and “George Wright,” one slave under 16 years, and three horses. Jane Hendricks (widow of Daniel) was taxed only on her “property,” three horses.

1795 – James Hendricks, Sr. wrote his will in January and died shortly after. In his will he gave to his wife Priscilla “her choice of one horse and two cows out of my horses & cows and one breeding sow and what shoats I now have and also all my household

furniture...I will the negroe wench Mimie to be my wifes during her life and at my wifes death sd [said] Negroe to live with whom she pleases and when past her labor my son James is to Maintain her during her life..."

"...to my two grandsons Tobias and Daniel Hendricks to be equally divided between them...the western side of my Plantation and along James Glens line to the stones which William and David Osborn and Thomas Lafferty set up from one of them stones at the corner of my son James' orchard before Jane Hendricks door thence down along said orchard unto they go one Rod below the spring in Jane Hendricks orchard thence straight along the bottom of Jane Hendricks orchard keeping a rod below sd [said] spring to the other side and thence up said side to the said stones before mentioned...the use of the above mentioned land to my daughter in law Jane Hendricks [widow of Daniel Hendricks] during her life but if she marry again only she is to have one third thereof during her life..." [Note: Tobias and Daniel were Jane (Buckles) and Daniel Hendricks' sons; another of their sons, William Hendricks, inherited land from maternal grandfather Robert Buckles that later became part of the McMurrin (now Quinn) farm.]

"...unto my beloved sons James & John Hendricks...the remainder of my land to be equally divided between them by a line run straight through giving to each a like number of acres James share to be on the side he now lives on and John's share to be on the side his dwelling is now on..." [Note: judging by the description of Jane's western parcel above, "along James Glens line," which was on the northern boundary of the whole tract (see Geertsema plat), and "to the corner of...James' orchard," then James Hendricks Jr. must have been living on the northeast section of the 360-acre tract and John then on the southeast. See discussion below.]

"...to my daughter Elizabeth Blue my House after my wifes death for her during sd [said] daughters widowhood for her self to occupy..."

The will required that the sons and grandsons provide for Priscilla with wheat, Indian corn, and firewood, Elizabeth Blue to "have all last years flax for her use," and five other daughters to divide "the remainder of my movable estate." Son-in-law John Vanmetre and son James Hendricks were appointed executors.

November 1795 – James Hendricks (Jr.) purchased 42 acres of his brother John's inheritance. This narrow strip of land appears to have been along the division line between their two inherited farms: "Beginning at a stake in the line of the original tract and running thence N 9° E 29 poles to a stake in the dividend of the land agreeable to said Last Will and Testament thence leaving the original line and running with the said James Hendrix line N 67° 30' W 240 poles to a stake in the line of the heirs of Daniel Hendrix, decd. thence with the last mentioned line S 10° W 29 poles to a stake thence leaving the line of the Heirs of Daniel Hendrix deceased and Extending S 67° 30' E 240 poles to the Beginning." [Note: one pole equals 16.5 feet; 240 poles is 3,960 feet]

1798 – House and Slave Tax assessment for Berkeley County (transcribed by BCHS). Listed James “Hendrix” (Hendricks) with a house in the “country” of District 2 valued at \$630. He was also assessed for two slaves.

For comparison: His nephew William Hendrix (oldest son of Daniel and Jane Buckles Hendricks) had a brick house in the “country” of District 3 valued at \$840, built in 1794 (the McMurrans, now Quinn, farm). Neighbor, Levi Taylor (country, District 3), owned a two-story brick house built ca. 1790 or earlier, that was valued at \$735 (now the Lewis farm). Nearby was Edward Lucas’ brick house on *Elmwood* (country, District 1), built 1797, valued at \$1,260. Joseph McMurrans’ 2-story brick house in Shepherdstown (32 x 30) was valued at \$945 (\$1,300 on the Mutual Assurance Society [MAS] 1798 insurance record). Jacob Hains’ one-story brick house in Shepherdstown was valued at \$745 (\$600 on the 1798 MAS record); it measured 36 x 30. His neighbor John Snider (Sr.) was listed with a house in the country, District 2, valued at \$315 (likely the log section of the York Hill farmhouse).

1810 – U.S. Population Census for Jefferson County (first year available), James Hendricks was listed immediately before John Snider, indicating Hendricks was still living on his inheritance farm and Snider on the farm he purchased from his father Jacob Snider (the John Hendricks farm).

James Hendricks was over 45 years of age. In his household were a wife also over 45, three males (10-15), one female (10-15), one “other free person,” and one slave.

Neighbors James Glenn owned 24 slaves, David Osborne owned 25 slaves, and William Buckles had 14 slaves.

John Snider was between the ages 26-44, as was his wife. He had two males under 9 years, two males 10-15, two females 10-15, and one female 16-25. John Snider owned no slaves. According to a genealogy, John Snyder was born in December 1770 in Lancaster Co., Pennsylvania, making him 40 years old in 1810. He was married to Christeann (Christina) Nicodemus. (<http://home.cfl.rr.com/budinfl/snyder/d3518.htm>)

If John Snyder was 20 years old in 1790, it is likely he was married ca. 1790, around the time that his father (Jacob Snyder), who lived in Washington County, Maryland, bought the 98-acre John Hendricks farm and conveyed it to his newly married son John Snyder.

1820 – U.S. Population Census record. James Hendricks, “farmer,” was still listed beside John Snider. His household included himself and his wife, two adult males, three adult females, and one boy. There were eight slaves listed in the household.

1828 – John Snyder, Jr. (age 28) married Nancy Snyder Miller (daughter of his father's sister Susannah Snyder Miller). John Jr.'s older brother Jacob (age 30) died this year as well. (<http://home.cfl.rr.com/budinfl/snyder/d3518.htm>)

John (Jr.) and Nancy Snyder had eleven children between the years 1829 and 1848, however it appears that only son Henry M. lived to adulthood. Nancy (Miller) Snyder died within 20 days of the birth of her last son (January 1849).

1831 – John Snyder, Sr. purchased the James Hendricks farm of 117 acres for \$5,200, “which said parcel of land was devised to the said James Hendricks by his father James Hendricks deceased.” (JC DB 17, page 124)

The 1830 Jefferson Co. Land Tax showed John Snyder with his 191 and 76 acre parcels (apparently) combined as 274 $\frac{3}{4}$ acres adjoining “Jas. Hendrix,” with “ $\frac{1}{4}$ -acre transferred to A.H. Snyder.” This was the “homefarm” (York Hill) with \$1,000 value of buildings. He also had a 160-acre and 10-acre parcel adjoining “A.S. Dandridge,” and 80 $\frac{3}{4}$ acres adjoining “Geo. Engle,” with \$1,500 value for buildings, which was “Transferred from James Hendrix B&S [Bill of Sale].”

The 80 acres with buildings is probably the 117-acre Rock Spring farm transferred in 1831 from Hendricks. The discrepancy in acreage is unexplained but not uncommon in these early tax assessments.

1849 – John Snyder, Sr. sold the 117-acre James Hendricks farm (Rock Spring) to his son John Jr. for \$100. (JC DB 30, page 298)

1850 – U.S. Population Census record, Jefferson County, “No Twp Listed.” John Snyder Jr., age 50, was occupied as a farmer with \$12,000 worth of real estate. No wife was listed (Nancy died the year before) and he lived with his sons Jacob (19) and Henry (13) and daughter Catherine (16). A 21-year old mulatto named Thomas Branson also lived in the household.

John Snyder, Jr. remarried one year after his first wife's death. This time he married Elizabeth Jane Snyder, the daughter of his father's brother Abraham (A.H. Snyder). Abraham Snyder owned a farm called “Pleasant Valley” bordering the John Snyder farm on the east, and north of Duffields. (see 1852 Brown map) John (Jr.) and Elizabeth Jane Snyder had three children, the oldest being Nelson Taylor Snyder born in 1851. (<http://home.cfl.rr.com/budinfl/snyder/d3518.htm>)

John Snyder Sr was also listed in the 1850 census, age 80 and living with Hester Snyder, the widow of his son Henry, her six children and four other people (cousins?). The real estate value was \$24,500.

1852 – By the time that S. Howell Brown drew his very detailed map of Jefferson County, John Snyder Sr. had divided much of his property between his sons John Jr., Henry, and

Abraham. John Snyder Sr. was still located on the former John Hendricks inheritance farm (with some added acreage, now York Hill) and the James Hendricks Jr. inheritance farm (Rock Spring) was occupied by John Snyder Jr. On the west side of the road across from his main house, John Jr. had a “shop,” or possibly three shops.

1858 – John Snyder Sr.’s will, written in 1849, was probated August 18, 1858 following his death. He devised to his son John Snyder, Jr., “[he] shall have my mansion-house and the land attached thereto, (being about 183 acres) at the price of 50 dollars per acre” (this was the farm now known as York Hill), also “my old clock & stove in the mansion house...I give to my grand daughter Jane Elizabeth Melvin, the bedstead, bed & bedding in the Yellow room, the bureau which formerly belonged to her mother [Nancy (Snyder) Melvin, deceased].” The children of John Snyder, Sr. included John Jr.; Polly (Wright); Betsy (Wright), deceased; Nancy (Melvin), deceased; and Henry, deceased. (JC, Will Book 15, p. 498)

John Snyder Sr.’s personal estate inventory at the time of his death revealed a successful farmer and apple orchardist who lived well and was educated. His house was filled with fine furniture, carpet, curtains, linen sheets, mirrors, and books. He even owned the latest map of Jefferson County, published in 1852.

The items purchased by John Jr. at his father’s estate sale would likely have entered the house on the Rock Spring farm. In addition to a few agricultural tools and animal stock, John Jr. purchased a 2-horse sleigh, a “Sick chair” and a “Split chair,” one large iron kettle, 15 yards of striped carpet, several “waiters” (serving trays), “Dutch books” (probably German), “1 lot Testament &c [books],” a trumpet and box, a quilt, 3 yards of Linen, 3 pair of brass andirons, feathers (“Tick”), “1 lot Tumblers &c,” a pair of wine glasses, a secretary, one large chair, and 2,000 (“2 M”) oak shingles. (JC, Will Book 17, pp. 85-90)

1860 – U.S. Population Census listed John Snyder (Jr.), age 60 and his wife Elizabeth, age 39. The farm was valued at \$26,500. Living in the household was son Henry M., age 24, from the first marriage. Although son Nelson T. Snyder was reportedly born in 1851, he was not listed in the 1860 household.

1861 – American Civil War. Jefferson County was crossed and re-crossed by both the Confederate and Union armies. Snyder family lore [?] states that General Robert E. Lee stopped at the Rock Spring farm and drank from the well.

“While there, General Lee entered the house to sign a paper. He also wrote a message to Belle Boyd, Confederate Spy, who was in hiding at Glen Burnie Farm [James Glenn farm] about one half mile away, and dispatched it by ten year old Nelson T. Snyder.

In the front hall, a blood stain is still visible where John Snyder, Jr.’s son, Henry, a Confederate Soldier home on sick leave, was killed by the Carpet Baggers. (shot Nov. 9, 1864, died Nov. 11, 1864)” (from “Rock Spring Farm,” manuscript, Oct. 1, 1976, no author cited)

Henry M. Snyder was a private in Co. H, 2nd Regiment, Virginia Infantry. (Soldiers and Sailors Database, www.itd.nps.gov/cwss/) Known as the Letcher Riflemen, the company “was organized at Duffields, shortly after the Brown Raid [1859]....” (Charles S. Adams, “Military Operations in Jefferson Co.,” p. 13) They fought at 1st Manassas, Kernstown, Cross keys, and Port Republic, Gaines’ Mill and 2nd Manassas, Fredericksburg, Chancellorsville, and Gettysburg. (Soldiers and Sailors Database) From Co. H, “of the original sixty-five who went out with it, only the following returned: Captain Jenkins, Lieutenant John Foley, Captain J.S. Melvin, Commissary of the Regiment, Privates Eskridge, Joseph McWilliams (Marylander) and Wid Shepherd.” (Adams, pp. 13-14)

1870 – U.S. Population Census. John Snyder (Jr.), now 70 years old, was still occupied as a farmer and his real estate was valued at \$26,000. His wife Elizabeth was 50 years old and their son Nelson T. was listed as aged 18, a “Farm Laborer.”

Also living within the Snyder household was a black family by the name of Jackson. David Jackson, age 60, was occupied as a Blacksmith; his wife Priscilla, age 55, was listed as a “Domestic Servant;” 14-year old Martha could not read or write, but 9-year old Jenetta apparently could.

1873 – John Snyder Jr. wrote his will July 30th and died August 18th. He devised his farm to his wife Elizabeth “for life,” then to their son Nelson T. Snyder. (JC, Will Book A, p. 20)

Nelson T. Snyder, executor of his father’s will, made the bequest official in 1878 by recording a deed to his widowed mother, Elizabeth J. Snyder, for a “life estate” in the 160-acre farm, said to adjoin John Hendricks and Jacob Snyder. (JC, Deed Book F, p. 238) This was likely done in preparation for the sale of a right-of-way through the farm to the Shenandoah Valley Railroad Co. (JC, Deed Book H, p. 33)

In 1881, S. Howell Brown was commissioned to draw a plat of the Elizabeth J. Snyder farm, by then down to 151 ¼ acres. (see attached)

1883 – S. Howell Brown map of Jefferson County showed Elizabeth J. Snyder on the Rock Spring farm, bordered by John Hendricks on the west and Jacob Snyder on the south.

Elizabeth J. Snyder wrote her will in 1884 (probated in 1907) in which she left the farm (as per husband John Snyder’s will) to son Nelson T. Snyder (now Sr.), but it appears to have been as a “life estate.” She also left a life estate to Nelson’s wife Emma R. Snyder, “to be held in trust for the sole and exclusive use and benefit of Emma R. Snyder and the children of the Nelson T. Snyder, issue of the marriage of the said Nelson...and Emma R. Snyder.” (JC, Will Book C, p. 229)

By 1884 there were four children born to Nelson and Emma Snyder according to the 1900 census record: Daisy (b.1879), Olive (b.1880), Sarah (b.1882), and Nannie (b.1884). Seven more would follow in the years to come.

1892 – Nelson T. Snyder, Jr. was born to Nelson (Sr.) and Emma Nelson.

“Nelson T. Snyder, Junior, was born in Jefferson County, West Virginia, December 19, 1892, a son of Nelson T. and Emma (McGarry) Snyder, also native of West Virginia, farmers and apple growers during the earlier part of their lives, but now [1928] retired and honored residents of Jefferson County, their estate being near Shepherdstown.

Educated in the public schools of Shepherdstown and its normal school, Nelson T. Snyder, Junior, taught school for several years, but later took a business course, in 1911, at Eastman’s Business College, Poughkeepsie, New York, and a second course at Strayer’s Business College, Washington. In 1913 he began to put to practical use the commercial training he had obtained and entered the employ of the Southern Railroad Company, with which organization he continued until 1917, when he went into the army for the World War. Commissioned a second lieutenant, he was made an instructor at Camp Custer, and remained there until he was honorably discharged in December, 1918, after which he returned to Washington and spent one year more with the Southern Railroad as statistician, but left in 1919 to organize N.T. Snyder & Company, real estate and insurance, at Alexandria. In 1922 he was joined by Robert L. Kane, the two operating under the name of Snyder & Kane, which firm in 1925, with the addition of Gardner L. Boothe, became Snyder-Kane-Boothe Corporation.”

(www.wileygenealogy.com/~usbios/read.php/wv/jefferson/snydernt.txt)

Elizabeth J. Snyder died in 1907 and Nelson T. Snyder Sr. died in 1932. In 1944, following the death of Emma Snyder, the heirs of Nelson T. Snyder, Sr., being the ten surviving children: Henry M. (Sr.), Olive, Sadie, Luther, Ruth, Nelson T. Jr., W. Mayo, J. McGarry, Katherine, and Mary, reconveyed the farm to J. McGarry Snyder, Mary (Snyder) Saum, and Katherine (Snyder) Kane. The farm was described as 151 ¼ acres “on the Sandy Ridge road,” part of the property “formerly (and now) known as the ‘Rock Spring’ farm...It being all and the same parcel of real estate upon which the late Nelson T. Snyder and his wife, Emma R. Snyder, resided; and the same real estate in which the said Emma R. Snyder was devised a life estate by her mother-in-law, Elizabeth J. Snyder (mother of Nelson T. Snyder, Sr.) and wife of John Snyder, in her last will and testament [1884]...and upon her [Emma] death said real estate was devised to the children of the said Nelson T. and Emma R. Snyder.” This deed included the 1881 plat of the farm showing the boundaries still intact more than 60 years later. (JC, Deed Book 161, p. 95)

Katherine (Snyder) Kane, wife of Robert L. Kane a partner in her brother’s firm Snyder-Kane-Boothe Corporation, and her siblings, J. McGarry and Mary, owned the

Rock Spring farm until 1971 when they sold it in two tracts, 138 acres and 13 ½ acres, to their nephew Henry M. Snyder, Jr. (JC, Deed Book 333, pp. 660 and 666) It was the smaller tract, itself subdivided into two parcels of 11.31 acres and 2.17 acres, that contained the house and springhouse on the 2.17-acre parcel. (see attached plat) In 1993, Henry M. Snyder Jr. sold the Rock Spring house parcel and a second adjoining parcel of just over ten acres to Roger and Patricia Perez. (JC, Deed Book 741, p. 578 and Book 746, p. 585) (see attached plat; curiously on this plat, the north arrow appears to be reversed, pointing south, and thus the description in the deeds for these two parcels note that the property fronts “on the *west* side of WV Sec. Rt. 16” when in fact it is on the *east* side of the road [Ridge Road].)

The now 12 ½-acre property was recently conveyed by Patricia Perez to Steven Skinner and Sinclair Dunlop.