

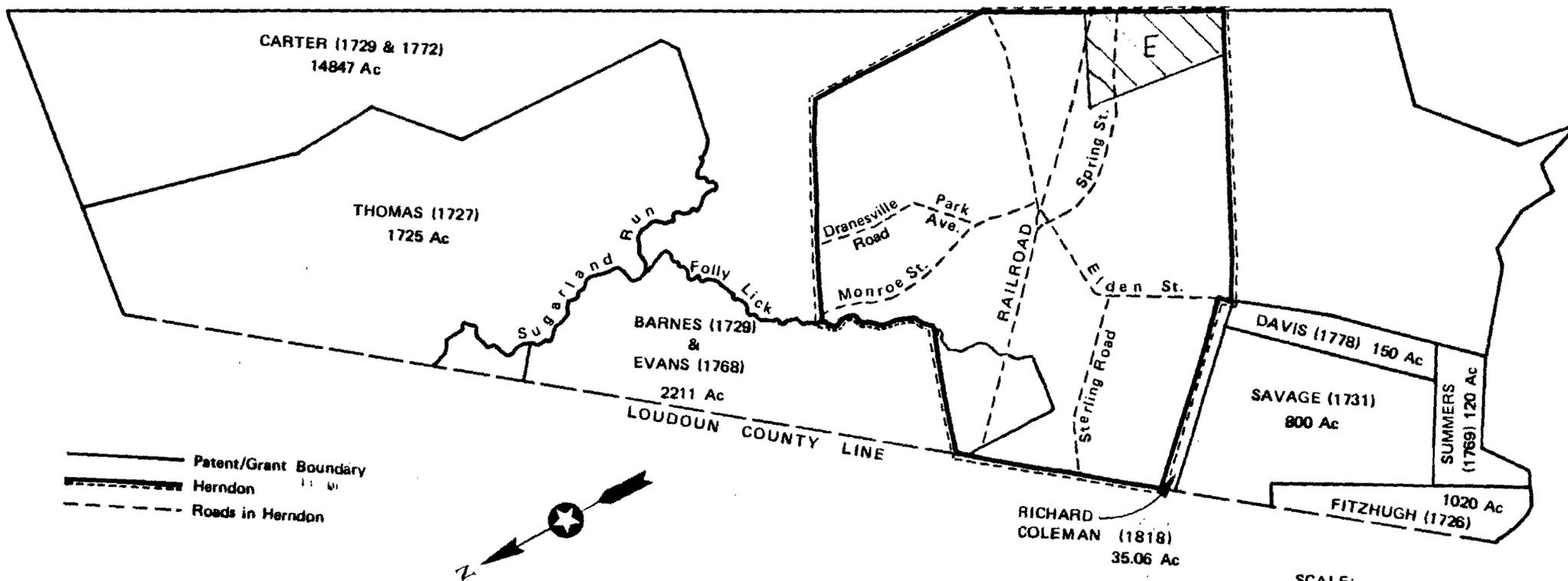
CHAPTER E

Figure: _____

DEED BOOK/PAGE: _____

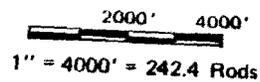
DATE: _____ FROM: _____

TO: _____ ACREAGE: _____



Adapted from Mitchell, "Beginning at White Oak . . ."

SCALE:



FERDINANDO FAIRFAX

1805 | 147 ACRES

RICHARD COLEMAN

1819 | (INHERITANCE)

RICHARD J. COLEMAN

1843 | (INHERITANCE)

ANN TURLEY

1859 | (VIA HEIRS)

JAMES PURDY

1859 |

SUMNER COLEMAN

| (INHERITANCE)

SUMNER O.F./ANNA COLEMAN

SOPHRONIA COLEMAN

1865 |

CHARLES MURPHY

BENJAMIN CLARK

1866 |

LEWIS TUOOD

1871 |

CHARLES BLISS

1873 | 14.57 ACRES
CHARLES BURTON

CHAPTER D

1873 FROM CHARLES BURTON
10.56 ACRES & CHAPTER D

1887 | (DEFAULT)

J. H. HUMPER

1887 |

CARL A. M. WIEHLE

1908 | (VIA HEIRS)

CUTHBERT LAND &
DEVELOPMENT COMPANY

1919 |

HUGH HUTCHINSON

1927 | (VIA HEIRS)

GILBERT HUTCHINSON

CHAPTER E

This relatively small parcel of land within the Town is, in many ways, the most complicated parcel as far as being able to clearly reconstruct its precise chain of ownership. The problem lies partially in some missing (i.e., destroyed about the time of the Civil War; one set of gossip claims the "Damn Yankees" did it, another claims gross carelessness by court officials: both, of course, may be wrong) deeds; much more important, though, is the extensive real estate activities of the Coleman family (see appendices b and c) and their tendency to pass land amongst family members, combine parcels into new alignments and (seemingly) not to record many of these "internal" transactions in the Fairfax County deed books.

The first part of this chapter will attempt to persuade the reader (and the author!) that the land of Chapter E was originally part of Robert Carter, Jr.'s patent, was transferred to the Page family, then to Ferdinando Fairfax, and then to Richard Coleman. Intuitively, the "fact" that the land was part of the Page Lott is reasonably easy to accept--Figure E-1 is adapted from a survey included in the court case of Shirley vs Carter; this survey suggests the boundaries of the Page Lott and, to the extent that it is to be believed, indicates that the land of this chapter is part of the Page property. The other major argument for this land being part of the Page Lott involves the observation that the land on three sides of this Chapter's parcel is, unquestionably, part of the Page Lott (see chapters D, F, and G) while the land on the fourth (easterly) side is the land of Bryan Fairfax (NN E/38), an entirely separate patent (NN I/222) from Robert

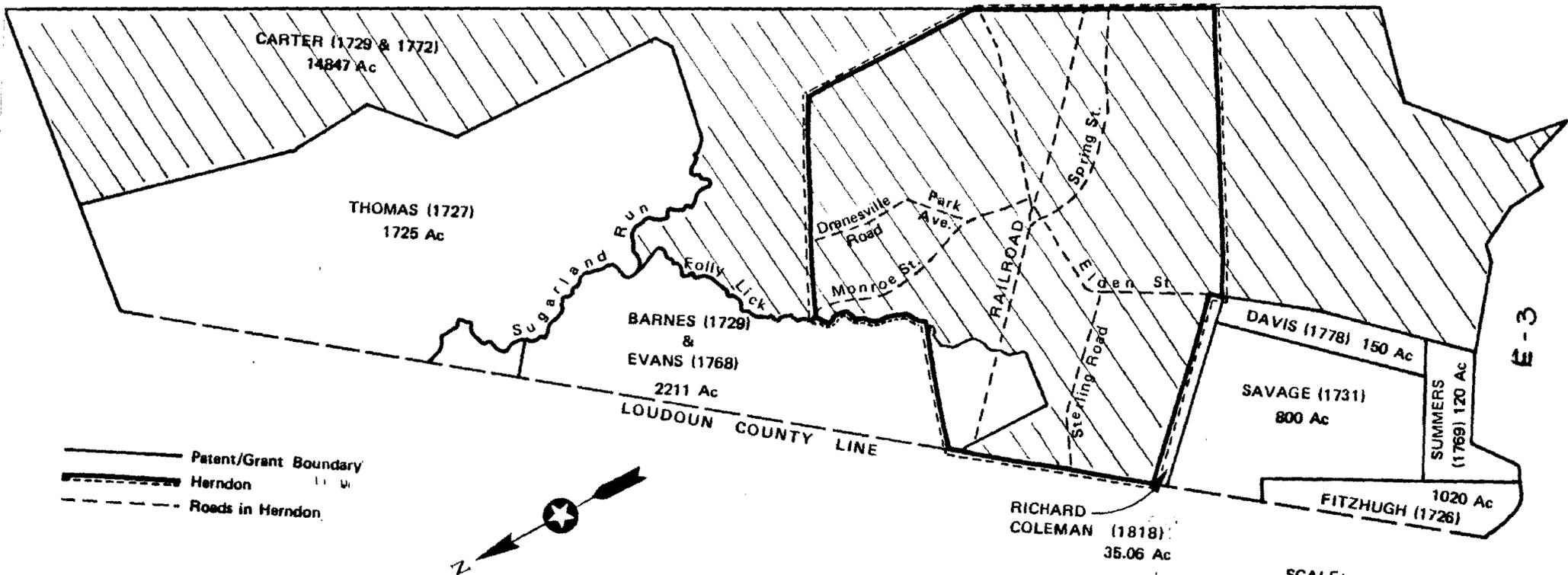
Not much a big
mystery re Pigeot
as LeVine says: Ford
Fairfax explains it in a
deed at 2B/377

Figure: _____

DEED BOOK/PAGE: _____

DATE: _____ FROM: SHIRLEY VS. CARTER
COURT SUIT

TO: _____ ACREAGE: _____



Adapted from Mitchell, "Beginning at White Oak . . ."

E-3

Carter's. Even a cursory review of a few of the early deeds involving the lands of Chapters B, D, F and G leads to the undeniable conclusion that the eastern boundary of Chapter E's land is actually part of the boundary between Bryan Fairfax's and Robert Carter, Jr's. patent; consequently the entire parcel lies within the Carter patent and was part of the Page Lott.

The discussion of how (whether) the land was transferred from Ferdinando Fairfax through intermediate owners to Richard J. Coleman is complicated and heavily laden with speculation; that Richard J. Coleman eventually owned the land is indisputable--see H3/444. The following argument must be considered very critically, and with some tentativeness; further research may modify some of the details.

As a preliminary foray into this problem, the Coleman land transactions before 1800 will be described:

- On 17 May 1744 [A1 (part 1)/176,177] Richard Coleman,* "planter," living in Fairfax County, bought "200 acres, more or less" from John Thomas of Capoly parish, Westmoreland County, Virginia (also "a planter") for 40 pounds (money, not tobacco, as sometimes was used). This land was part of the James Thomas patent (NN B/56; 28 March 1727) and was

*This Richard Coleman is Dr. Richard Coleman's grandfather and Richard J. Coleman's greatgrandfather--see appendix c. As apparent from this appendix, the Coleman's had a tradition of naming sons Richard - a fine tradition but one which complicates the process of sorting tax records and land deeds.

on "Sugar Land Run;"** John was James' son. On 30 June 1748 (B1/366) a report is recorded among the deed books describing the value of these 200 acres; it also describes the value of the land across (Sugar Land Run) from Coleman and the extent of financial damage that might be done to this land if Coleman builds a mill on his land; this reference to Coleman's mill will be useful in reconstructing the Coleman family's land holdings.

- John Thomas sold Richard Coleman an additional 118 acres of land "adjoining Coleman's former purchase of Thomas" and Samuel Jenkins' land leased from Thomas. This land, also part of the Thomas patent, was sold on 14 October 1747 (B1/192) for 2000 pounds of good merchantable tobacco.

- Richard Coleman had a son, James (often referred to as Col. James Coleman), who seemed to have a liking for buying/selling land. One of his earliest purchases (H/87,88--Loudoun) involved 150 acres "on Sugarland Run" (5 April 1771): this land, also part of the James Thomas patent, was willed, along with the rest of the patent, by James to his son, John, who then sold part of the land to John Carlyle; Carlyle then sold 536 acres to Nathan Davis who, in his will, requested that 150 acres be sold to pay his debts, funeral expenses, etc. Dutifully following this request, Mary Davis and John Davis, executors of Nathan Davis, sold 150 acres "on Sugarland Run" to James Coleman for 150 pounds (H/87,89--Loudoun, N/180--Loudoun).

**The older deeds seem to prefer Sugar Land while newer ones use Sugarland. This report will try to accurately reflect each particular deed being discussed.

• James Coleman was not yet finished with the Thomas patent--on 10 August 1780 (N/180--Loudoun), he paid 350 pounds for Mary Evans' interest in the 386 remaining acres of Nathan Davis' purchase of Carlyle (Mary Evans, wife of William Evans, was Nathan Davis' sister). Coleman must have really been interested in this 386 acres for he persuaded John Mathias, Jr., of Pennsylvania (heir of Anne Mathias, sister of Nathan Davis) to sell his (and therefore her) interest in this land for 30 pounds on 18 January 1885 (P/381--Loudoun). Apparently James Coleman was not one to ignore details; he had already bought John Davis' (another brother) interest in the land for 106 pounds on 8 December 1778 (R/94--Loudoun). Comparing the prices of these transactions, it is clear that different people place different values on the same parcel of land.

• Since no other pertinent deeds were found in Loudoun County, Col. James Coleman had apparently satisfied his Thomas patent yearnings by 1785. Coleman, however, was only shifting his interests, and had by no means satisfied his inclination to acquire land. On 12 October 1789 (S1/89,93) James Coleman, of Loudoun County, bought 185 acres from Thomas/Susannah Price, also of Loudoun, for 100 pounds (Thomas is referred to as "the younger"--possibly he was Thomas Price, Jr.). A minor amount of (imaginative) thought persuades one that this 185 acres is the Guy Broadwater patent of 10 March 1728 (NN C/197): the original owners (James Queen, Guy/Martha Broadwater) had sold the land to John Trammell on 27 March 1751 (C/166); Trammell then willed the land to his daughter Susannah (reserving 100 acres for Hilkey Pearson until her death when the land would pass to Susannah) who married Price. James Coleman, after acquiring the land from the Prices, sold it to William/Sarah Gunnell on 21 September 1810 (D4/386).

• James, once he finds someone he likes or at least someone he rewarding to deal with, seems to be persistent in buying their land. He apparently considered Thomas and Susannah Price to be amongst those people with whom he felt comfortable, for on 12 October 1789 (R/321,323--Loudoun) he bought 80 more acres from them on Difficult Run. The price was only 50 pounds and was for land that Thomas, Lord Fairfax, had sold to William Gladden (or Gladdings) on 10 October 1741 (NN E/342); Gladden and his wife, Mary, then sold the land to John Trammell on 8 January 1761 (B/166--Loudoun). As with the Broadwater land, Trammell willed the land to his daughter Susannah. (See B3/194, D4/384 for other information; note also that when Thomas Price died, Susannah married a Mr. Chilton.)

• Having finished with the Prices, Coleman could not resist the temptation of returning to James Thomas any longer! On 6 October 1792 (U/196--Loudoun) Coleman bought 11 1/3 acres from Robert Scott for 350 pounds. This land, near Jenkins Spring Branch, was part of the land John Thomas had sold Henry Brewer who subsequently sold it to William Fitzhugh who then sold it to Samuel Scott, Robert's father. Since Robert inherited 100 acres from his father it is possible the Thomas to Brewer to Fitzhugh to Scott parcel was also 100 acres. The high price probably was due to the water grist mill mentioned in the deed as being on the land.

• Scott must not have had any more interesting land, for James Coleman leaves him alone and goes after Ferdinando Fairfax of Berkeley. Fairfax sold Coleman 5.6 acres on 10 December 1799 (B2/377) for \$40; this land, part of the "Page Lott," adjoins John Gunnell's purchase of Fairfax and lies at the junction of Folly Lick Branch and Sugarland Run.

• James Coleman had earlier started dealing with the John Savage patent (NN D/33, 3 September 1731) of 800 acres. Since the Colemans (James and his son Richard) were to have considerable dealings with this land (another incidence of Coleman's dealing repeatedly with one owner and/or patent of land) it is worthwhile to provide a brief history of the Savage Patent (see Appendix e for more details): John Savage of Stafford County patented 800 acres on 3 September 1731 (NN D/33); he willed the land to his brother Isaac, of Boston, Massachusetts, who appointed Peter Hedgmen of Stafford County his agent on 11 August 1747 and told him to dispose of the land; Hedgman sold the land to Edward Conner on 17/18 September 1756 for 100 pounds (D/328-Loudoun). When Conner died, he left the land to his sisters Margaret Campbell and Mary Hardy, who on 12 September 1778 (R/496-Loudoun) conveyed all 800 acres to Jane Payne (then a Campbell) by "deed of gift"; the gift was "proved in the County of Loudoun November 1778" (R/496-Loudoun). Jane was Margaret's only daughter.

Jane Payne (née Jane Campbell) and Margaret Campbell (why did Margaret still have an interest in the land after she and Mary Hardy had given it to Jane? Was Jane a minor and therefore her mother needed to cosign the deeds?) sold 300 of these acres to James Coleman on 28 October 1789 (R/496,498--Loudoun) for 100 pounds.

• While this short history of the Coleman's land transactions before 1800 does not include all of James Coleman's transactions (see Appendix a for a list of the other deeds), it provides the background for understanding the Fairfax County tax record entries of 1800:

"NEW ADDITIONS TO FAIRFAX COUNTY"*

James Coleman

11 1/3 acres

James Coleman

273 acres

150 acres

9 3/4 acres of [i.e., from] Price

85 acres of Price

300 acres of Campbell

In addition, under the regular (i.e., land always having been in Fairfax County) entries James Coleman is taxed for 185 acres.

Since this land is relevant to the "logic" used in deducing the ownership of the parcel of land discussed in this chapter, some discussion of each entry is worthwhile (or, if not, will at least add to the thickness of the work):

273 acres: this is believed to be the remnants of Richard Coleman's 318 acres purchased in 1744(A1/176) and 1746 (B1/192) from Thomas: (possibly 45 acres were in Loudoun

* Recall that when Loudoun County was formed in 1757, Herndon and other western portions of present day Fairfax County lay in Loudoun. In 1798 the present western section of Fairfax was "returned" to Fairfax from Loudoun (see Introduction) accounting for tax entries labelled "new additions to Fairfax County." In some tax records the heading "late of Loudoun County" is also used.

and therefore Coleman paid taxes there (and not in Fairfax); or possibly Richard or James sold 45 acres even though no deed has been found in either county or possibly Richard left 45 acres to another child or possibly the land was mismeasured and only contained 273 acres--not totally impossible. The main support for the argument that the land was part of Richard Coleman's 318 acres is deed M2/424--see the more complete discussion of this deed under the analysis of the 1820 tax records of the Coleman Family's land. A counter argument would be the tax records of 1814 which indicate that the land was "of Fairfax;" however, the 1814 records have so many obvious errors in attributing land to Fairfax which he never owned that this reference to Fairfax is very dubious and will be discounted here. This land is repeatedly, in later tax records, referred to as being "on Sugarland Run."

150 acres: since later tax records refer to this land as being near Sugarland Run, and since no other deed has been found before 1800 for 150 acres on Sugarland Run, the supposition is that this is the 150 acres from Davis (H/87,89--Loudoun).

9 3/4 acres: although the deed has not been found and although the tax records of 1804 claim this to be "of

Price" and the 1814 records claim "of Fairfax on Sugarland Run," the land actually was purchased from William M. Offutt (this conclusion assumes that the information in deed M2/424 is correct - see below and decide as you wish if it is).

85 acres of Price: clearly R/321,323--Loudoun. The discrepancy of 85 versus 80 acres is assumed to be inconsequential (also see M2/424).

300 acres of Campbell: R/496,498--Loudoun.

11 1/3 acres: U/196--Loudoun.

185 acres--S1/89,91.

Notice that this list does not include two parcels:

5.6 acres of B2/377: this 5.6 acres never appears in any tax record but is referred to in M2/424. Why Coleman did not pay taxes on it is unknown. A remote possibility is that the 85 acres of Price is a combination of 80 of Price and 5 of Fairfax; the two parcels did adjoin each other (M2/424).

386 acres of N/180-Loudoun: the author's speculation is that these 386 acres either lay entirely within the present

day boundaries of Loudoun County and therefore were not involved in the 1798 realignment of the County line and consequently does not appear in Fairfax County records, or James Coleman never completed the purchase (i.e., there were other heirs of Davis from whom he did not purchase their interest and, thus, never had clear title to the land) or Coleman sold the land and the deed was not found in the search of Fairfax/Loudoun deeds.

Before discussing the evidence supporting the author's speculation for the claim of ownership of the land of this chapter, it will be helpful to reproduce all of the tax record entries for all of the Coleman's (excluding any records indicating ownership of land by women who married into the Coleman family since the list of such people and their maiden names is unknown) for the years 1799-1820.

1799

"New additions to Fairfax County"¹

James Coleman

11 1/3 acres

James Coleman

273 acres

150 acres

9 3/4 acres

85 acres of Price

300 acres of Campbell

Under no heading:²

James Coleman

185 acres

NOTE: There is another entry under James Coleman (under the section including land not involved in the Loudoun-Fairfax exchange of land) but it is illegible.

¹ LAND previously in Loudoun.

² LAND always in Fairfax and not involved in the realignment of the Loudoun-Fairfax boundary.

1800

"New additions to Fairfax County"¹

James Coleman

11 1/3 acres

James Coleman

273 acres

150 acres

9 3/4 acres

85 acres of Price

300 acres of Campbell

Listed without the above heading:²

James Coleman

185 acres

¹ LAND previously in Loudoun.

² LAND always in Fairfax and not involved in the realignment of the Loudoun-Fairfax boundary.

1801

"New additions to Fairfax County"¹

James Coleman

273 acres

150 acres

9 3/4 acres

85 acres of Price

300 acres of Campbell

James Coleman

11 1/3 acres

Listed without the above heading:²

James Coleman

185 acres*

¹ LAND previously in Loudoun.

² LAND always in Fairfax and not involved in the realignment of the Loudoun-Fairfax boundary.

* The part of the records where the 185 acres should be is illegible; consequently this entry is deduced to be there by looking at 1800 and 1802 ff years.

1802

"Land holdings for 10th of March 1802 in the new additions of
Fairfax County":¹

James Coleman

273 acres

150 acres

9 3/4 acres

85 acres of Price

300 acres of Campbell

James Coleman

11 1/2 acres

Listed without the above heading:²

James Coleman

185 acres

¹ LAND previously in Loudoun.

² LAND always in Fairfax and not involved in the realignment of the Loudoun-Fairfax boundary.

1803

"New additions or the part late Loudoun--added to Fairfax"¹

James Coleman

273 acres

150 acres

9 3/4 acres

85 acres of Price

300 acres of Campbell

11 3/4 acres

Listed without the above heading:²

Samuel Coleman*

185 acres

¹ LAND previously in Loudoun.

² LAND always in Fairfax and not involved in the realignment of the Loudoun-Fairfax boundary.

* Since this 185 acres is listed for James in all years between 1799 to 1811 and is most likely the land James bought in October 1789 (S1/89), the use of Samuel (viz James) will be assumed to be in error.

"New additions and the part late Loudoun--added to Fairfax"¹

James Coleman

273 acres

150 acres

9 3/4 acres of Price

85 acres of Price

300 acres of Campbell

11 3/4 acres

190 acres

Richard Coleman

334 1/2 acres of Campbell and Payne

1079 acres

John Coleman*

580 acres

Listed without the above heading:²

James Coleman

185 acres

¹ LAND previously in Loudoun.

* Not listed along with the other James Coleman entries but is listed separately in another part of the records; however, it is still within the entries referred to as being "late of Loudoun."

² LAND always in Fairfax and not involved in the realignment of the Loudoun-Fairfax boundary.

"New additions to Fairfax County or the part late of Loudoun
County"¹

James Coleman

273 acres

150 acres

9 3/4 acres

85 acres

11 3/4 acres

45 acres of Dade

190* acres

Richard Coleman

93 acres

147 acres of James Coleman

1079 acres of Fairfax

John Coleman

580 acres

¹ LAND previously in Loudoun.

* Not listed along with the other James Coleman entries but is listed separately in another part of the records; however, it is still within the entries referred to as being "late of Loudoun."

1805 (Continued)

Listed without the above heading:²

James Coleman

185 acres

² LAND always in Fairfax and not involved in the realignment of the Loudoun-Fairfax boundary.

1806

"New additions to Fairfax County and land late of Loudoun County"¹

James Coleman

273 acres

150 acres

9 3/4 acres

85 acres

11 3/4 acres

45 acres

190 acres

Richard Coleman

93 acres

147 acres

1079 acres

Land listed without the above heading:²

James Coleman

185 acres

¹ LAND previously in Loudoun.

² LAND always in Fairfax and not involved in the realignment of the Loudoun-Fairfax boundary.

1807*

James Coleman

185 acres

273 acres

150 acres

9 3/4 acres

85 acres

11 3/4 acres

45 acres

190 acres

Richard Coleman

93 acres

147 acres

1079 acres

John Coleman

580 acres

* Starting with 1807 no reference (distinction) is made to those parcels "late of Loudoun" and those which had always been in Fairfax.

1808

MISSING

James Coleman

185 acres

273 acres

150 acres

9 3/4 acres

85 acres

11 3/4 acres

45 acres of Dade

190 acres of Fairfax

Richard Coleman

93 acres of Payne

147 acres of James Coleman

1079 acres of Fairfax

30 acres of Summers

John Coleman

580 acres

James Coleman

185 acres

273 acres

9 3/4 acres

85 acres

11 3/4 acres

45 acres

190 acres

Richard Coleman

93 acres

147 acres

1079 acres

30 acres

John Coleman

580 acres

Col. James Coleman

185 acres

273 acres

10 acres

85 acres

11 acres

45 acres of Dade

190 acres of Fairfax

194 1/2 acres of Fairfax

Richard Coleman

93 acres of Payne

1079 acres of Fairfax

147 acres of Colonel Coleman

30 acres of Summers

John Coleman

276 1/2 acres of Fairfax

580 acres

233 acres of Fairfax

Col. James Coleman

273 acres on Sugarland Run

10 acres on Sugarland Run

85 acres on Difficult Run

11 acres on Difficult Run

45 acres of Dade

190 acres of Fairfax, on waters of Sugarland
Run

129 3/4 acres of Philpot, adjoins Jackson

Richard Coleman

93 acres of Payne, near his residence

1079 acres, his residence

147 acres of Colonel Coleman, on Sugarland Run
waters

John Coleman

580 acres of Fairfax; on headwaters of
Sugarland Run

233 acres of Fairfax; on headwaters of
Sugarland Run

1812 (continued)

Thomas Coleman

150 acres near Sugarland Run

Col. James Coleman

273 acres on Sugarland Run

10 acres on Sugarland Run

85 acres on Difficult Run

11 acres on Difficult Run

45 acres of Dade

190 acres of Fairfax, on waters of Sugarland
Run

129 3/4 acres of Philpot, adjoins Jackson

Richard Coleman

93 acres of Payne, near his residence

1079 acres, his residence

147 acres of Col. Coleman, on Sugarland Run
waters

John Coleman

370 acres, headwaters of Sugarland Run

220 acres of Fairfax, headwaters of Sugarland
Run

1813 (continued)

Thomas Coleman

150 acres near Sugarland Run

Col. James Coleman

273 acres of Fairfax; Sugarland Run
10 acres of Fairfax; Sugarland Run
85 acres of Fairfax; on Difficult Run
11 acres of Fairfax; on Difficult Run
45 acres of Dade; near James Marshall
190 acres of Fairfax; waters of Sugarland Run
129 3/4 acres of Philpot; near John Jackson's
land**

Richard Coleman

93 acres of Payne; near residence
1079 acres of Fairfax; his residence
147 acres of Col. Coleman; near residence
30 acres of Summers; near residence
120 acres of W. C. Payne; near residence

* The increase in the amount of information for each entry reflects a new, expanded format used in the tax records.

** The 1829 tax records state that this land "adjoins Hugh Graham"; see chapter H for Graham's involvement in the history of Herndon.

1814 (Continued)

John Coleman

370 acres of Fairfax; waters of Sugarland Run

220 acres of Fairfax; ditto

1814 (continued)

Thomas Coleman

115 acres near Sugarland Run

Col. James Coleman

273 acres on Sugarland Run

10 acres on Sugarland Run

85 acres on Difficult Run

11 acres on Difficult Run

45 acres of Dade; near James Marshall

190 acres of Fairfax; Sugarland Run

129 3/4 of Philpot; adjoins John Jackson's
land

Richard Coleman

93 acres near residence

1079 acres, residence; of Fairfax

147 acres near residence

30 acres of Summers; adjoins Dr. Betts [?]
land

120 acres of Payne; adjoins Dr. Betts [?] land

John Coleman

370 acres; waters of Sugarland Run

220 acres of Fairfax; waters of Sugarland Run

1815 (continued)

Thomas Coleman

115 acres near Sugarland Run

Col. James Coleman

273 acres; Sugarland Run

10 acres; Sugarland Run

85 acres; Difficult Run

11 acres; Difficult Run

45 acres of Dade; near James Marshall

190 acres of Fairfax; Sugarland Run

129 3/4 acres of Philpot; adjoins John Jackson
land

Richard Coleman

93 acres; near Frying Pan

1079 acres of Fairfax; near Frying Pan

147 acres of Coleman; near Frying Pan

30 acres of Summers; adjoins Dr. Betts [?]

land

120 acres of W.C. Payne; adjoins Dr. Betts [?]

land

John Coleman

370 acres; waters of Sugarland Run

220 acres of Fairfax; waters of Sugarland Run

1816 (continued)

Thomas Coleman

115 acres near Great Falls

Col. James Coleman

273 acres; Sugarland Run

10 acres; Sugarland Run

85 acres; Difficult Run

11 acres; Difficult Run

45 acres of Dade; near James Marshall

190 acres of Fairfax; Sugarland Run

129 3/4 acres of Philpot; adjoins John Jackson
land

Richard Coleman

93 acres; near Frying Pan

1079 acres of Fairfax; near Frying Pan

147 acres of Col. James Coleman; near Frying
Pan

30 acres of Summers; adjoins Dr. Betts [?]
land

120 acres of W.C. Payne; adjoins Dr. Betts [?]
land

John Coleman

370 acres; waters of Sugarland Run

220 acres of Fairfax; waters of Sugarland Run

1817 (Continued)

Thomas Coleman

115 acres near Great Falls

Col. James Coleman

273 acres; Sugarland Run

10 acres; Sugarland Run

85 acres; on Difficult Run

11 acres; on Difficult Run

45 acres of Dade; near James Marshall

190 acres of Fairfax; Sugarland Run

129 3/4 acres of Philpot; adjoins John Jackson
land

350 acres leasing land near Sugarland Run of
Gardner

Richard Coleman

93 acres near Frying Pan

752 acres of Fairfax; near Frying Pan

147 acres of Coleman; near Frying Pan

30 acres of Summers; near Frying Pan

120 acres of W. C. Payne; near Frying Pan

John Coleman

370 acres; waters of Sugarland Run

220 acres of Fairfax; waters of Sugarland Run

1818 (continued)

Thomas Coleman

115 acres near Sugarland Run

Col. James Coleman

273 acres; Sugarland Run

10 acres; Sugarland Run

85 acres; on Difficult Run

11 acres; on Difficult Run

45 acres of Dade; near James Marshall

190 acres of Fairfax; Sugarland Run

129 3/4 acres of Philpot; adjoins John Jackson
land

350 acres leasing land near Sugarland Run of
Gardner

Richard Coleman

93 acres of Payne, Fairfax; near Frying Pan

752 acres of Fairfax; near Frying Pan

147 acres of Coleman; near Frying Pan

30 acres of Summers; near Frying Pan

120 acres of W. C. Payne; near Frying Pan

35 1/2 acres; new grant

1819 (continued)

Samuel Coleman of Coleman

197 1/2 acres on Sugarland Run

180 1/2 acres on Sugarland Run of husband [?]

and wife

Thomas Coleman

150 acres on Folly Lick Branch*

* This entry is annotated with the comment in the margin: "altered (?) from information."

James Coleman

430 acres on waters of Sugarland Run

89 3/4 acres on Difficult Run; of Gardner

450 acres on Sugarland Run; of Philpot

Richard Coleman

723 acres near Frying Pan; "by division of R.
Coleman"

George W. Coleman

432 acres near Frying Pan; "by division of R.
Coleman"

35 1/2 acres new grant; near Frying Pan; "by
division of R. Coleman"

Richard J. Coleman*

120 acres near Frying Pan

Samuel Coleman

377 3/4 acres on waters of Sugarland Run

* Separate entry from Richard Coleman with 723 acres.

Not that much
speculation about it,
because the 580 acre
deed at 3Q/343 +
6 3/195 write that
it's "the land purchased
by John Coleman from
Ferdinando Fairfax"

The Coleman family land holdings are confusing enough that a chronological study which attempts to melt the tax records with the deed book records seems reasonable (necessary!):

1799-1803

James Coleman paid taxes on the same parcels of land each of these years; see the earlier discussion describing James' land in 1800 for further details. Since James paid taxes on the 185 acres in 1799, 1800, 1801, 1802 and from 1803-1812, it is assumed that the 1803 entry attributing the land to Samuel Coleman is simply an error. No other Coleman owned (or at least paid taxes on) land during 1799-1803 in Fairfax County.

1804

James Coleman acquired 190 acres; the records of 1809 and following years claim that this land was bought "of Fairfax" [Ferdinando presumably] and was "on the waters of Sugarland Run." The only Fairfax County deeds involving James Coleman and any Fairfax after 1800 are K2/152, K2/222, and B2/377; since B2/377 describes land acquired in 1805 (see below) Coleman's purchase of this 190 acres must have been described in either the K2/152 or K2/222 deed. Unfortunately all of deed book K2 was destroyed about the time of the Civil War. The exact metes and bounds of this land will be deduced in the discussion following these notes involving each years'

tax records from 1799-1820. James Coleman did not sell any land in 1804.

Richard Coleman purchased two parcels: (1) 1079 acres of Ferdinando Fairfax (see P2/252, chapter G; note that even though the deed recording the sale was officially signed in April 1802, the tax records do not reflect the sale until 1804); (2) 334 1/2 acres of Campbell and Payne. The deed for this 334 1/2 acres has not been found and could possibly be either F2/83 or F2/112 (both of which involve Payne to Coleman transitions) and both of which are missing (destroyed). Payne and Campbell owned the Savage patent land, and the arguments presented later will attempt to convince the reader that these 334 1/2 acres are part of the Savage land.

John Coleman bought 580 acres; the records of 1812 and following years also claim that this land is "of Fairfax on the headwaters of Sugarland Run." In Chapter D deed Q3/343 is discussed; this deed states that John Coleman bought 380 acres, more or less from Ferdinando Fairfax on the waters of Sugarland Run; since no other credible (the later discussion leading to the final hypothesis will illustrate why the word credible is used here) John Coleman purchase is recorded in the tax records, it will be assumed that this 580 acres includes the 380 acres and, therefore, the records of 1812

and subsequent years are correct in indicating that the land was "of Fairfax." The only F. Fairfax - John Coleman deed is K2/152 and/or K2/222; presumably the 580 acres was described in one of these deeds. The precise location of the 580 acres will be hypothesized on later.

1805

James Coleman bought 45 acres from Baldwin Dade (E2/197) on 20 January 1804 (see chapter H). Coleman's 300 acres of Campbell has disappeared from the records. If he had sold the land it had to be to Wm. M. Offutt (D2/1) since this is the only deed in Fairfax County in which Coleman sold land and which cannot be found to be irrelevant; since this deed is missing, the specifics cannot be determined. Another, more plausible, possibly is that the land really lies in Loudoun County and the "authorities" ever watchful and vigilant, finally realized this in 1805 and adjusted the records so that Coleman paid taxes in Loudoun, not Fairfax; this hypothesis is expanded upon slightly in Appendix e.

Richard Coleman acquired 93 acres; later tax records (e.g., 1811, 1812) state that this land was from [Jane] Payne and was near Richard Coleman's residence. Following the prejudice developed in Appendix E and the knowledge that Coleman's residence lay in the land south of Herndon, this 93 acres will be assumed to actually be part of Savage's land (see Appendix e). Coleman also began paying taxes on 147 acres; the 1805 tax records claim that he got this land from Col. James Coleman (his father); while later records (e.g., 1811) claim that this land is on the waters of Sugarland Run. The discussion following these vignettes on each year's records will lead to the hypothesis that this 147 acres is

the land that Chapter E is attempting to describe. Richard Coleman also "lost" 334 1/2 acres from 1804; no deed has been found describing the sale of this land--see Appendix e for some speculations, most of which closely parallel those involving the 300 acres that "disappeared" from James Coleman's lands also in 1805.

1806

John Coleman's 580 acres is missing but reappears in 1807 and following years; consequently it is assumed that this omission was simply an oversight.

1807

The only change from 1806 is that the records no longer distinguish land "late of Loudoun" from land that had always been within Fairfax County.

1808

Since the tax records are missing, no comments can be invented.

1809

The only change from 1807 is that Richard Coleman acquired 30 acres from Summers. Later records (e.g., 1814) annotate this land as being near his residence. This land could have been purchased by deed H2/159 (Summers and Coleman to Richard

Coleman), which, unfortunately, is also missing. Since the land is near his residence [693 of the acres described in P2/252 are annotated in the tax records as being his residence - see Chapter G for details], and since Summers is not known to own land in either the Savage or Davis Patents (see Appendices d and e) this may be part of the Summers patent; Summers may also merely be an agent for someone else.

1810

James Coleman's 150 acres are gone - it [or at least a 150 acre parcel near Sugarland Run) reappears in 1812 but with the change that it is owned by Thomas Coleman, a son of James. Since Thomas Coleman has no known deeds (see Appendix b) including 150 acres near Sugarland Run and since, it is clear from many deeds (e.g., M2/424, R2/69) that James Coleman gave much of his land to his sons, the 150 acres that Thomas Coleman has in 1812 is believed to be the same land that James Coleman purchased in H/89--Loudoun from Mary and John Davis. Why this land disappears from the tax records for two years is unknown.

1811

James Coleman's 194 1/2 acres "of Fairfax" is confusing; while the rationale is a little more fully explained later, the outline of the argument for finding a "logical" explanation for this land will be given here: K2/152,222 are

the final deeds involving any transaction between any Fairfax and James Coleman; since L2/17 is dated September 1810 and E2/14 is dated August 1802, the K2 deeds must represent actions that occurred about 1806-07.* The land sold in K2/152,222 to James/John Coleman** is probably the 580 acres and 190 acres which first appear in the 1804 tax record. Also the 194 1/2 acres of Fairfax disappear in 1812 and never reappears. If the Fairfax mentioned in the tax records is Ferdinando Fairfax, there is a slight additional complication - there simply is not any of Fairfax's land left in 1811 to sell to Coleman. The above "reasoning" combined with the observation that the "194 1/2 acres of Fairfax" disappear from the tax records in 1812 and never reappear, suggests that the 194 1/2 acres is a mistake.

For precisely the same reasons the 276 1/2 and 233 acres that John Coleman was listed as owning in 1811 are considered in error. This rationale will be discussed in more detail later.

* This, as any dabbler in deed records knows, is not an absolutely wise deduction - deeds residing in widely separate deed books are often dated very close to each other while the opposite is true at times also.

** Since book K2 of the County deed records is missing, the only available information lies in the indices which state that K2/152/222 represent sales between F. Fairfax and James/John Coleman; the index does not distinguish which deed is with James and which with John - or if both (either) or with both Colemans.

1812

James Coleman bought 129 3/4 acres from John/Ann C. Philpott on 17 September 1810 (L2/17) for \$650; the land was part of Baldwin Dade's purchase of 1555 acres from Ferdinando Fairfax (E2/163) in 1801. Dade sold land to John Philpott Garrott who then conveyed the land to John Philpott. The land lies in the general area east of John Gunnell's purchase of Ferdinando Fairfax and northeast of Herndon. The second transaction involving James concerns the 185 acres he had purchased from Thomas/Susannah Price (S1/93) in 1789. Why this land disappears from the records is unknown; the only James Coleman deeds about 1811-12 are L2/17,97,110; M2/424, Q2/238; the L2 and M2 deeds are not for this land; Q2/238 (land to "Prest. and Bd of Poor") could be the land, but the deed is missing. Since the 185 acres clearly is not part of Herndon, its disposition will not be pursued and, in fact, will be ignored. The third land dealing involving James concerns the "disappearance" of the 194 1/2 acres which was discussed under 1811 and which will be pursued even further later.

Richard Coleman's 30 acres of Summers disappears, but reappears in 1814-1819; this reappearance suggests an oversight and therefore the deletion of 30 acres will be assumed to be an error and ignored.

For reasons discussed below the disappearance of the 276 1/2 acres of John Coleman from the 1811 records and the continuance of his 233 acres in 1812 are considered to be errors and will not be discussed further here.

1813

John Coleman's 370 and 220 acres will be discussed below and hypothesized to be merely the division of the 580 acres of earlier years.

1814

James Coleman; without any question the 273 acres are not of Fairfax; nor are the 10 acres, nor the 85 acres nor the 11 acres!! See the earlier discussion of Coleman's land in 1800 for the supporting arguments.

Richard Coleman's 30 acres of Summers is back. The 120 acres for which Coleman is now paying taxes were acquired in two steps: Francis Summers received a patent (NN I/168) on 6 February 1769 for 120 acres near Horsepen Run. Francis deeded the land to his son George Summers on 14 June 1770 (H/390--Loudoun); George Summers then willed the land to several heirs, one of whom was Archibald Summers. Archibald, through his agent William C. Payne of Montgomery County, Kentucky, (see M2/299, 16 September 1812, for the power of attorney documentation) sold his interest in this land to

Coleman for \$25 (M2/297) on 5 March 1813 (M2/297). Richard Coleman had already acquired the interest of the other heirs on 22 November 1805 (G2/119) since the heirs had relinquished their interest to Jane Payne on 20 November 1805* and Payne, in turn, had sold the land to Coleman--see Appendix e. Apparently Coleman did not pay taxes until he acquired complete control of the land.

Thomas Coleman had been paying taxes on 150 acres since 1812; from 1814-1818 he pays taxes on 115 acres with no mention of 150 acres. Since the 150 acres reappears in 1819 with the marginal annotation "on Folly Lick Branch;" and "altered [?] from information," it is not unreasonable that the 115 is in error and the notation "altered [?] from information" means that the error was recognized in 1819 and the correct acreage reestablished (if such errors are found are owners liable for back taxes? what if analogous "overcharges" are made, are refunds sent out?) The fact that "near Great Falls" is used to describe the 115 acres in 1816 and 1817 shows that some confusion about this land existed; near Sugarland Run reappears as a notation in 1818. If this 115 acres is actually an additional parcel of land, it cannot be in or contiguous to the southeastern part of Herndon because, as discussed below, there simply is no room for it! A non-

* No deed to Jane Payne is listed in the index of deeds; consequently, it must be assumed that this deed was never recorded.

trivial concern is that Thomas Coleman received land (or something) from Ferinando Fairfax about this time in Q2/25 which, of course, is missing. Since it is not at all clear what Fairfax had left to sell in the Carter patent, it is very unclear what Thomas Coleman received; also there is no obvious change in the tax records for Thomas Coleman except for the 115-150 acre question. But if Thomas received 115 acres from Fairfax in Q2/25 and sold his 150 acres, how did he sell the 115 and get the same or another 150 acres back? There is no deed after Q2/25 which could convey 115 acres from Coleman to another--see Appendix b. (S2/70 and V2/240 are clearly not for this land.)

1815-1816-1817

No changes from 1814 except for the annotation of "near Great Falls" for Thomas Coleman's 115 acres.

1818

Thomas Coleman's 115 acres are now back near Sugarland Run.

James Coleman now is leasing 350 acres from Gardner near Sugarland Run.

Richard Coleman has conveyed 327 acres of his 1079 acres to Charles/Ann Ratcliffe--see chapter G.

1819

Dr. Richard Coleman received a new patent for 35 1/2 acres on 1 December 1818 (NN B2/407)--see chapter I.

Thomas Coleman is back to 150 acres (see 1814 discussion).

SEE FRK Co
CHANCERY
FINALS #
12-7, 13-4

John Coleman completely disappears from the records (he apparently died) and his son, Samuel Coleman, appears. The 220 acres of John, which are gone, and the 180 1/2 and 197 1/2 acres on Sugarland Run of Samuel are crucial to the discussion of chapter E--see below for details.

1820

This was a year of several major changes in the Coleman land:

James Coleman: in James' will (25 August 1810) he expressed his desire to divide his land (M2/424), presumably amongst his children. As part of this intent, James and Sarah Coleman gave (for \$1 plus "their natural love and affection") their son, John, 430 acres on 27 May 1813 (M2/424).

According to the deed, this 430 consisted of several pieces:

". . . all that land lying upon Sugarland Run, whereon the said James and Sarah Coleman now resides, willed to him by his father Richard Coleman. . . ." This "obviously" must be the 273 acres James had for over 20

years--see the described discussion of the 1800 tax records of James Coleman.

- ". . . also adjoining tract of about 84 acres, lying on the main road, as purchased from the heirs of Nathaniel Davis, and being part of the land purchased by said Davis from Col. John Carlyle . . ." This presents some difficulties--in the 1810 tax records (recall the will was written in August 1810) James Coleman owned 85 acres which seemed to have been purchased from Thomas/Susannah Price and not from Davis' heirs - the Davis' heirs land is the 150 acres of the Thomas patent (N/180--Loudoun); earlier it had been reasoned (speculated) that this 150 acres on Sugarland Run went to Thomas Coleman. Since the Price 85 acres is not near the other land, there must be some unrecognized transaction that occurred. Since these dealings do not directly affect Herndon, this discrepancy will be noted but ignored--for now, it will be assumed that the 85 acres mentioned in the James' will, are the 85 acres of the tax records.

- ". . . and also small pieces of land purchased by the said James Coleman from Robert Scott, and Wm. M. Offutt and F. Fairfax including and adjoining the grist mill and appendages . . ." Robert Scott's land is the 11 3/4 acres of U/196--Loudoun which contains the grist mill

and is near Jenkins Spring Branch, not Difficult Run as the tax records indicate; Wm. M. Offutt's land is, probably, the 9 3/4 acres on Sugarland Run and the F. Fairfax land is the 5.6 acres of B3/377 which Coleman never seems to have paid taxes on.

- ". . . and likewise about 45 acres lying in said main road purchased by James Coleman from Baldwin Dade and wife." This is obviously E2/197.

This deed (M2/424) concludes with the comment that all of this land is "one connected body" of 430 acres more or less. This agrees very favorably with the above hypothesized total of $273 + 85 + 11 \frac{3}{4} + 5.6 + 45 = 430.1$.

Why the 129 3/4 acres of Philpott expanded to 450 acres (there is no Philpot to Coleman deed) and where the 89 3/4 acres of Gardner came from (especially since the 350 acres Coleman was leasing from Gardner was on Sugarland Run--not Difficult Run) has not been studied; it has simply been assumed that this is irrelevant to Herndon.

The "disappearance" of the 190 acres "of Fairfax" is more important and will be discussed below.

Richard Coleman: Dr. Richard Coleman must have died--the use of the annotation of "by division of R. Coleman" plus the reference in H3/444 that an earlier division "of Richard Coleman" existed and the fact that the Richard Coleman of H3/444 was the son of a Richard Coleman all suggest that Richard, son of James, died about 1818 and the 1820 rearrangements of land are a result of the division of his land. Although very little effort has been made to sort this division, several things are clear:

George Coleman's 467 1/2 acres (432 + 35 1/2) are part of the Savage tract--see Appendix e.

Richard J. Coleman's 120 acres is very likely the Summers tract which his father bought from W. C. Payne.

Richard Coleman's 723 acres is part of the 752 acre tract of his father. Why did the land shrink by 20 acres? Was the 20 acres part of George Coleman's inheritance or, more reasonably, did a resurvey reveal an error?

Samuel Coleman: his 377 3/4 acres is clearly a combination of the 197 1/2 and 180 1/2 acre parcels of 1819.

Even accepting the hypotheses and reasoning in the above discussion as being reasonably accurate, the interested researcher is still left with several parcels of land as candidates for the land called parcel E in this short work on Herndon:

Richard's (son of James)	147 acres (see 1805)
James'	190 acres (see 1804)
	194 acres (see 1811)
John's	233 acres (see 1811)
	276 acres (see 1811)
	580 acres (see 1804)
	370 acres (see 1813)
	220 acres (see 1813)
Thomas'	115/150 acres (see 1812/1814)
Samuel's	180 1/2 (see 1819)
	190 1/2 (see 1819)

In addition, the Ferdinando Fairfax to Thomas Coleman deed Q2/25 must be explained.

Since all of this land is, according to annotations in the tax records, on Sugarland Run or near its headwaters and since all of it is within the present boundaries of Fairfax County and since most of it is

attributed to having come from Ferdinando Fairfax, the following review of
the area will be useful:

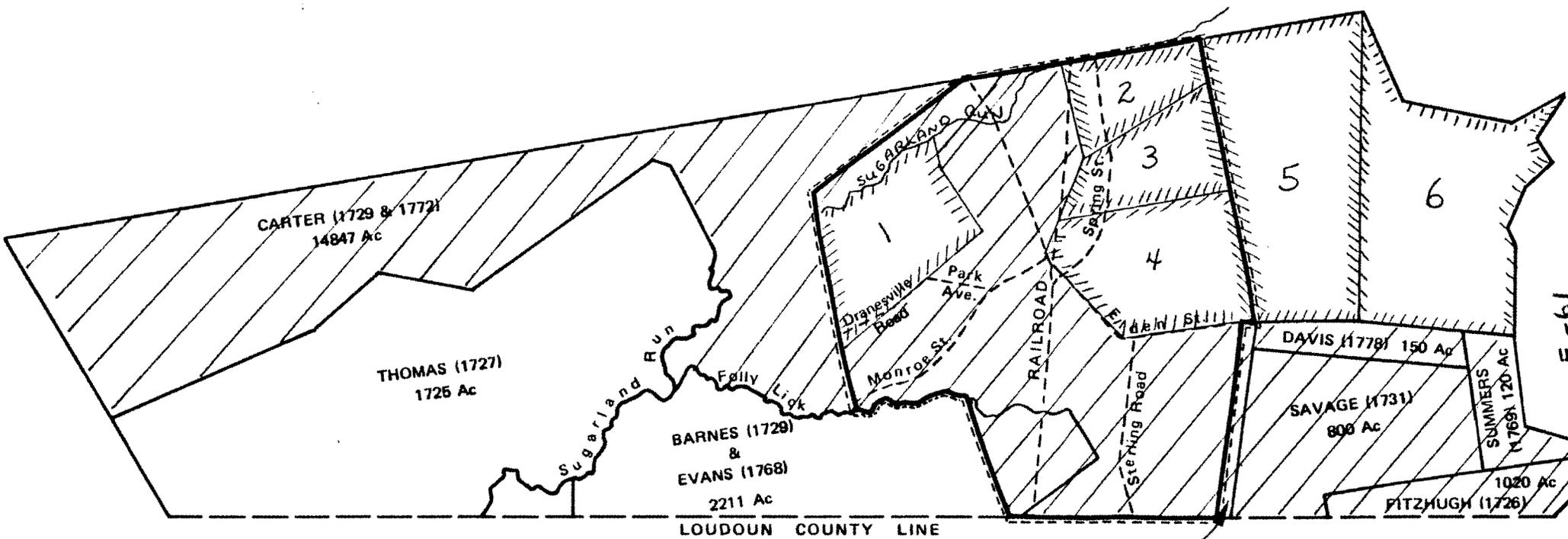
Figure: _____

DEED BOOK/PAGE: _____

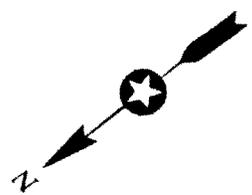
ACREAGE: _____

DATE: _____ FROM: _____

TO: _____



- Patent/Grant Boundary
- ▨ Herndon
- - - Roads in Herndon



RICHARD
COLEMAN (1818)
35.06 Ac

SCALE:
2000' 4000'
1" = 4000' = 242.4 Rods

... Beginning at White Oak ...

The chain of ownership of the shaded areas of this map have been reasonably well described in other chapters of this minor undertaking; it is fairly clear (after a little study, of course) that none of these areas involve any of the parcels of land listed above. Consequently, by elimination, the above eleven Coleman-owned parcels must all be part of sections 1, 2, 3, 4, 5 and/or 6 of the figure.

Sections 1 and 5: On 14 April 1802 (P2/252) Ferdinando Fairfax sold 1079 1/4 acres to Richard Coleman for \$10,500. This land was part of the Page Lott and consisted of Page Lots 16, 17, and 14. Lot 14 (area 1 in the preceding figure) as discussed in Chapter G, lies in the Dranesville Rd. area of Herndon and consists of 327 acres even though the deed P2/252 claims that it contains 396 1/4 acres:

- a: begin at a stone, corner to Lott 11 Grimes, Lott 19, David Holmes purchase,
- b: stake at the edge of a glade corner to Lott 12
(ba: N 22 1/2° W 94 poles),
- c: bush in line between Harding and Jenkins
(cb: with lot 12, N 47 1/2° W 90.3 poles),
- d: to stake in Gunnell's line, Lott No. 13 (dc: N 9° E 173 poles),
- e: corner of John Gunnell, a small red oak on Sugarland Run (ed: with Gunnell S 65° E 229 poles),
- f: to place where Major David Holmes crosses Sugarland Run (fe: up Sugarland Run a straight line with Dades line),
- a: beginning (af: with Holmes).

396 1/4 acres

Lots 16 and 17 are described in P2/252 as consisting of the following land:

- a: begin at box oak on stoney knowl, corner to original tract,
- b: stake by a red oak in line of Savage's Patent, now Pain [Payne] or Cammell [Campbell] (ba: extending thence S 54° W 513 poles),
- c: stone, corner of Savage and Lot 15, now John Coleman (cb: with Savage line N 39 1/2° E 172 poles),
- d: stake on original line (dc: with line of No. 15 and 18 S 65.20° E 480 poles),
- a: beginning (ad: with original line S 27 1/2° W 268 poles)

683 acres

It is quite possible that the surveyors as well as the ancestors of modern real estate brokers conscientiously tried to inject minor, but nagging, incongruities into all land dealings just to insure that future generations could never be sure what actually occurred (and, incidentally to help insure employment for future generations of historians). The people involved in the P2/252 deed slyly, but effectively, incorporated just such an aspect in the land sale. The deeds claim that Richard Coleman bought 1079 1/4 acres from Ferdinando Fairfax in two separate parcels- 683 and 396 1/4 acres. However, when Coleman sold one parcel (Page Lot 14) to his daughter, Ann M. Ratcliffe, in 1817 the land was said to contain only 327 acres (not 396 1/4 acres). "Logically," then, one could deduce that a

resurvey of Lot 14 showed that a mistake had been made and that 327 acres was the correct acreage; of course, it then follows that Richard Coleman would be left with only 683 acres. This is, of course, totally wrong! The tax records of 1818 and 1819, explicitly claim that Coleman owns 752 acres (1079-327), not 683 acres! The tax records, even after Coleman's death and the division of his land (including, presumably, a re-survey of his lands), are totally consistent with 752 acres. Did Coleman really purchase 1079 1/4 acres from Fairfax but with both parcels mismeasured (327 and 752 1/4 and not 396 1/4 and 683) or did he really buy 1010 (327 and 683) acres and the tax people just used the resurveyed value of Lot 14 (327 acres), subtracted it from Coleman's previous total of 1079 1/4 acres and did not note (or care) about the "fact" that the remaining land was 683, not 752, acres? Not knowing the "correct" answer, the easiest thing to do is to mention how interesting this little anecdote is and then ignore it. Following this "logic," does not really affect the important conclusion - P2/252 completely describes the lands of areas 1 and 5 of the above figure. Since Chapter G can trace the complete chain of ownership of the 327 acres until 1900 and since the tax records clearly indicate that Richard Coleman owed the remaining land (whether 752 or 683 acres) until 1819 and his heirs beyond then (see the discussion later in this chapter) there is no possibility that the eleven parcels of land owed by the Coleman family as listed above as "candidates" for the land of chapter E could actually be in areas 1 or 5.

Section 6:

Appendix f very clearly shows that all of Robert Carter's land south of the Page Lott (i.e. south of the lands of Lots 16 and 17 of P2/252) was owned by the Carter family until Sophia Carter's estate sold the land to Charles (Ann's husband) Ratcliffe in 1834. Consequently, none of the Coleman land being discussed could lie in area 6.

The entire argument that will finally yield an hypothesis as to the ownership of the land of this chapter (i.e. area 2 of the above figure) hinges upon the extremely crucial observation that the tax records of Fairfax County claim that the amount of land that exists in the area of Sugarland Run is considerably more than actually is there! The reasoning behind this observation is simple: (a) Sugarland Run does not meander into Bryan Fairfax's patent; consequently "of Fairfax near (or) Sugarland Run" must reflect land sold by Ferdinando Fairfax; (b) Ferdinando Fairfax only owned land within the Page Lott near Sugarland Run, he did not own any of the Barnes, Thomas, Savage, Davis (if it existed - see appendix d) or Summers lands; (c) this little tome has shown that the Coleman parcels listed above must lie within areas 2, 3 and/or 4; (d) the land area of areas 2, 3 and 4 together is about 761 acres (146 + 235 + 380);* and (e) the total area of the Coleman parcels on/near Sugarland Run, and

* 146 acres for area 2 was deduced after a little exercise in geometry while the 235 and 380 acre figures are from Chapters D and C.

supposedly, "of Fairfax" is 3146 acres (147 + 190 + 194 + 233 + 276 + 580 + 370 + 220 + 150 + 115 + 18 1/2 + 190 1/2). Duplication must exist somewhere!

In order to disentangle the triplication, a few more observations (guesses?) must be made:

1. In Chapter C deed G3/195 is analyzed; this deed describes the sale of "380 acres more or less" from Samuel and Sarah Coleman to Thomas J. Carper for \$3000. This land, according to G3/195, is the same land that John Coleman (Samuel and Sarah's father) purchased from Ferdinando Fairfax. According to the index of deeds, the deed on page 33 of missing book T2 describes the transaction in which the Coleman executors sold land to Samuel and Sarah Coleman; presumably this is the "380 acres more or less." The only known Ferdinando Fairfax sale to John Coleman is K2/152 and/or 222; both are missing deeds. Significantly the index to deeds states "F. Fairfax to John/James Coleman, K2/152,222;" sometimes this notation is used as a shorthand to list two deeds but in this case it may be more subtle (see below)!

2. In S2/208 (19 March 1821) "Sallie [Sarah] Bland, daughter of John Coleman" lists some complaints against her husband, James Bland, and mentions, almost as an aside, that in order to assist James Bland financially, she had already mortgaged the 180 acres she had received from her father. James Bland is interested in only one deed of sale before 1846--Q2/121 to Samuel Coleman; possibly this deed, which (of course) is missing, represents the mortgaging by Sallie/James Bland of 180 acres to Samuel Coleman (the reason for this guess becomes clear in the hypothesis formulated below).

3. In S2/70 area 3 is described; in this deed the metes and bounds include the annotation that one of its corners is also a ". . . corner of John Coleman, deceased [area 4] now allotted to Sarah Coleman who is at present Sarah Bland. . . ." (The 180 acres of comment 2!).

4. S2/70 (18 August 1820) involves Thomas/Sarah Coleman selling "227 more or less" to Nathaniel and William Barker for \$2270. This land, supposedly, was bought by Col. James Coleman from Ferdinando Fairfax and then willed to his son Thomas.

5. In R2/69 (18 April 1818) Sarah J. Coleman, widow of Col. James Coleman sells all of her interest and dower rights in a certain parcel of land to her son, Thomas Coleman of Christain County, Kentucky, for "fifty pounds lawful money of Virginia." The land is described as being a ". . . certain tract willed by Col. James Coleman deceased to said Thomas Coleman in the words, 'Item. I give and bequeath unto my son Thomas Coleman all that tract of land which I purchased of Ferdinando Fairfax adjoining to Lot 15 of the Page Lot tract which he hath conveyed to John Coleman deceased (my son) after deducting 10 acres which I have conveyed to John Coleman (my son) the said land hereby bequeathed not having been yet all conveyed to me by the said Fairfax the same land adjoins the land of Doctor Richard Coleman (my son).'"

Hypothesis I:

Ferdinando Fairfax conveyed to John and James Coleman Page Lot 15 (370 acres more or less) and conveyed to Col. James Coleman Page Lot 18 (210 acres) in K2/152 and 222 in 1803 or 1804. The agreement, at least

between John and (his father) James, was that James would keep title to (or at least pay taxes on) 190 acres of this 370 acres while John would be responsible for the remaining 180 acres. For some reason (confusion, lack of understanding, or simple amazement, by the tax collectors) James paid tax on the 190 acres and John paid on the 180 plus the 190! (Possibly James hoped to assist his son by paying part of the rate of the 190 acres and John pay the other part of the rate plus full rate on the 180 acres). In addition, John paid taxes on the 210 acres even though James owned it; possibly this was with the intent of John eventually buying it from James-- James never wanted the land but and John convinced him to buy it for John if John paid the taxes (fathers have been known, in rare instances of course, to help their sons). Thus, in 1804, James Coleman pays taxes on 190 acres and John on 580 (370 + 210) acres.

In later years (e.g., 1811) John wanted to separate the two parcels-- possibly because he then had children and wanted there to be no doubt about the ownership of the land when he died. He might have even taken over control of all of the land (James died? or John bought James' interest in the land but without any explicit recorded deed); in any case, this hypothesis assumes that the tax collectors were too stuck in their ways to change the records. This desire to separate the land leads to a confusion in 1811--John is indicated to own 580 acres plus 2[3]76* acres and 233 acres even though it is still the same land. Part of the confusion is eliminated by 1812 when the 2[3]76* acres is deleted, and everything is

* In order for this hypothesis to have any chance of being correct, one must assume that the 276 acres (233 acres) really represent, although with "slight" errors in acreage, the 370 and 210 acre parcels; consequently it is assumed that the 2 of 276 is an error in writing.

straight in 1813 when the 233 acres also disappear and the 580 acres is correctly deleted in favor of two parcels--370 and 220 acres (a new survey accounts for the 590 acres). It takes 2 years but a sub-division was finally recorded--correctly, even!

Our little story continues: James dies, leaving his interest in the 190 acres to his son John. John then dies, willing the 190 acres that he now owned completely to his son, Samuel; this transfer of ownership was actually legalized by John's executors in T2/33 (c. 1818 - the deed book has been destroyed).

John left the 180 acres that he always owned to his daughter Sarah (Sallie) Bland. Sarah and her husband, James Bland, in order to improve their financial problems, sold the 180 acres to Samuel (Q2/121 - missing). Samuel then combines these two parcels into one plot and is convinced by some notorious surveyors that without frequent surveys the economy would collapse since all of those upright, hard working people called surveyors would be unemployed and so, as a patriotic service, Samuel should commission a new survey which, of course, yielded a new total acreage - 377 3/4 acres.

Samuel/Sarah Coleman then sell these 377 3/4 acres to Thomas J. Carper on 28 December 1841 (G3/195).

Since John Coleman never had enough money to purchase the "210 acres, more or less" (revised to 220 acres following the survey preceding John's subdivision of the 580 acres), from his father, James had retained title to this land at John's death. When James dies, he wills the land to his son Thomas (R2/69; 18 April 1818) and Thomas then sells the land to the Barkers (S2/70; 18 August 1820).

With this hypothesis all the Coleman family parcels listed above are "accounted" for except:

147 acres of Richard (son of James)

194 acres of James

115/150 acres of Thomas

Q2/25 F. Fairfax to Thomas

Hypothesis II:

Given that the 194 acres only appears in 1811 and that there is absolutely no deed from Ferdinando Fairfax to James Coleman during that time, and given that there is no room in the Carter patent to put this land, it is "easy" to assume that a mistake occurred and that the 194 acres never really existed.

Combining the earlier discussion of the 1814 tax records concerning the 115/150 acres of Thomas Coleman with the observation that there simply is not sufficient room near Sugarland Run for both parcels to exist, yields the conclusion that there was only one parcel of land and that this was the 150 acres that James Coleman bought in Thomas' patent (H/87-Loudoun).

Hypothesis III:

What was Q2/25 for? If it were for land, could it have been the completion of the sale of land from Fairfax to James Coleman mentioned in R2/69? Coleman, in his will mentions that ". . . the said land hereby bequeathed [to Thomas] not having been yet all conveyed to me by the said

Fairfax . . ."; possibly Q2/25 conveys the complete ownership directly to Thomas. Since James had died and since he intended to bequeath it to Thomas, Ferdinando Fairfax may have simply conveyed his interest in the land directly to Thomas.

This long dissertation leaves only one parcel remaining--147 acres of Richard Coleman. These hypotheses plus the fact that area 2 is approximately 146 acres [found by geometry] strongly suggests that this is the land of chapter E--finally!

But ... where did Richard get the land? The tax records say he got it from James, his father; this presents three problems:

- where is the deed transferring the land from Ferdinando Fairfax to James Coleman?
- where is there a document transferring the land from James to Richard?
- what land did Ferdinando Fairfax sell to Richard Coleman in P2/7 (a deed that has been destroyed)?

Since there seems to be no deed transferring the land from Fairfax to James (assuming K2/152 and K2/222 did not involve this land) and since there seems to be no deed (existing or missing) which could have transferred the land from James to Richard, the hypothesis will be made that the tax records are completely wrong and that Richard Coleman got the 147 acres directly from Ferdinando Fairfax in P2/7. An alternative (but not believed by the author)* hypothesis is that Ferdinando Fairfax sold the

* In 1804 Richard obviously was not a minor and had money since he was buying land on his own - see the tax records; consequently why would James

"580 acres, more or less" to John and James Coleman in K2/152 or 222 and he sold the 147 acres to James in the other. James then gave the land to Richard in the 1804, the same year as the purchase.

In order to discuss the subsequent chain of ownership of the 147 acres of Richard J. Coleman, it is easier (if anything in this chapter is easy!) to jump forward to 1843 and then return in inverse chronological order to 1820:

Richard J. Coleman (Dr. Richard's son) died about 1840 and in his will requested that his land be divided amongst his family (H3/444, 17 April 1843); this was done following a survey made by Robert Ratcliffe in July 1842:

need to help him out in purchasing a mere 147 acres when Richard, himself, bought 1079 acres? Also, if this alternative hypothesis is correct, the deed P2/7 cannot really represent a transfer of land between Ferdinando Fairfax and Richard Coleman since there is no land left to transfer - all of Coleman's land listed in any of the tax records has already been accounted for. The only possibility is that Fairfax sold Coleman some non-taxable "property" - e.g. slaves, plows, etc., this is possible but not considered likely since Fairfax seemed to deal exclusively in land.

Figure: _____

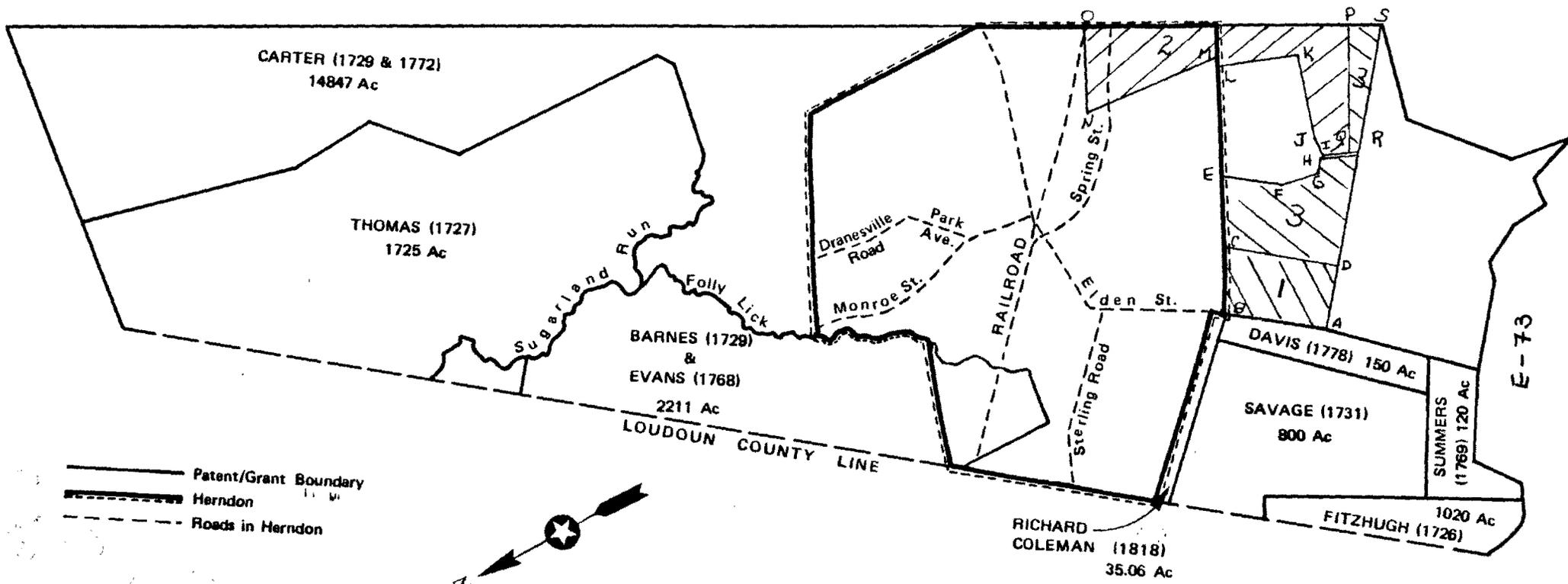
DEED BOOK/PAGE: H3/444

DATE: 17 AP 1843

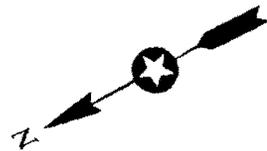
FROM: RICHARD COLEMAN'S
DIVISION

TO: HEIRS

ACREAGE: _____



- Patent/Grant Boundary
- Herndon
- - - Roads in Herndon



"Beginning at White Oak . . ."

SCALE:
 2000' 4000'
 1" = 4000' = 242.4 Rods

Figure: _____

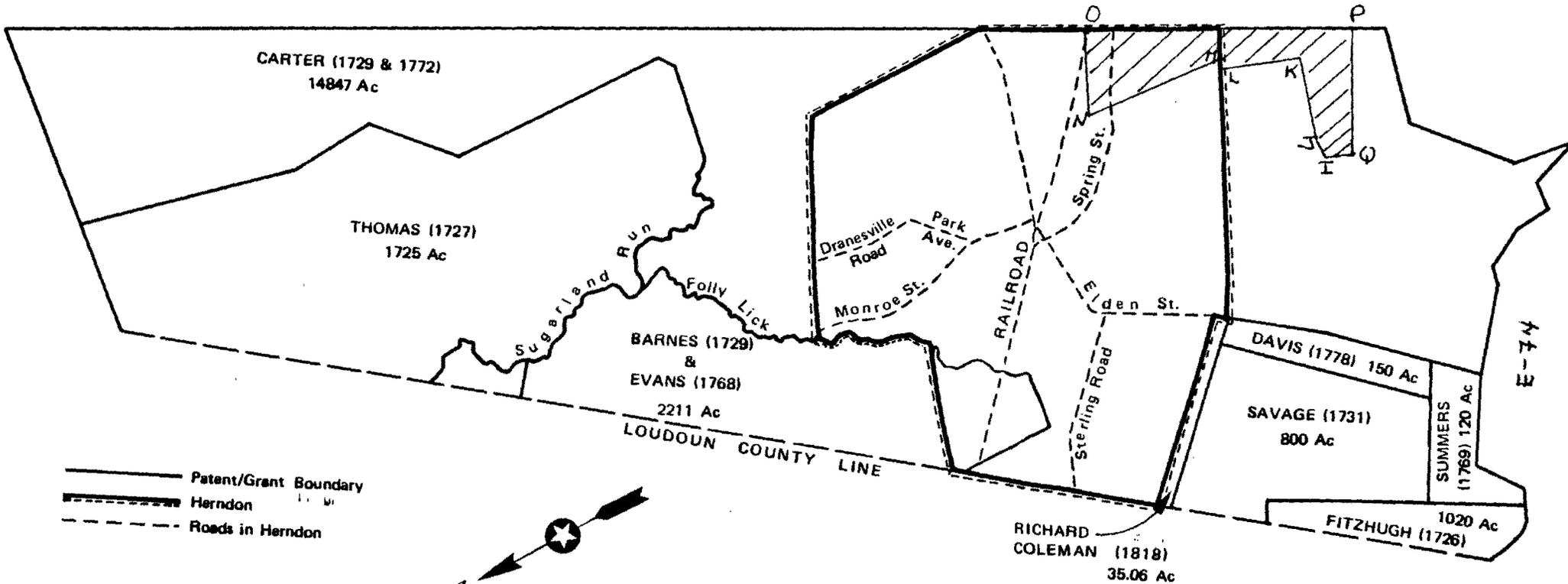
DEED BOOK/PAGE: H3/444

DATE: 17 AP 1843

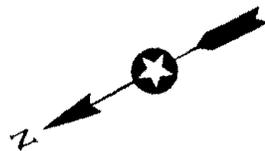
FROM: RICHARD COLEMAN'S
DIVISION

TO: ANN TURLEY

ACREAGE: 273 acres



————— Patent/Grant Boundary
 - - - - - Herndon
 - - - - - Roads in Herndon



Adapted from Mitchell, "Beginning at White Oak . . ."

SCALE:

2000' 4000'
 1" = 4000' = 242.4 Rods

Lot 1--contains the mansion house and is assigned to Richard's widow,
Patsy, as her dower.

- A. begin, a pile of stones corner to George W. Coleman's land,
- B. stone, corner to land formerly S. Coleman's, now Thomas
Carper (BA: with line N 37° E 176 poles 7 links),
- C. small stone in said line CB: with Carper S 64° E 114 1/2
poles),
- D. stake on a hill between two hart cherry trees in A. M.
Ratcliffe's line (DC: S 37° W 198 1/2 poles),
- A. beginning (AD: with said line N 52° 15' W 113 poles 5 links).

132 1/2 acres

Lot 2--alloted to Charles W. Turley and wife Ann C. Turley (daughter of Richard). "This land being all of lot No. 5 and part of lot No. 4 in former division of the land," [Dr. Richard Coleman's division about 1819]

- I: stone, corner to A. M. Ratcliffe's lot,
- J: stone (JI: with Ratcliffe, S 83° 45' E 22 poles),
- K: pile of stones (KJ: S 72° E 140 poles),
- L: stake and pile of stones in line of W. Barker's land (LK: N 19° 45' E 134 poles),
- M: spanish oak, his corner (ML: S 64° E 20 poles),
- N: line in a road corner of Barker and Williams (NM: with line N 4° E 246 poles),
- O: pile of stones and two white oaks in Fairfax's line (ON: with Williams S 63° 15' E 153 1/2 poles),
- P: stone in Fairfax's line (PO: with Fairfax S 29° 15' W 434 poles),
- Q: stake and two white oak saplings at edge of A. M. Ratcliffe's new cut road (QP: N 62° 30' W 201 poles),
- I: beginning (IQ: N 22° 15' E 45 poles)

273 acres

Lot 3: allocated to Richard Coleman; "being part of lots 2 and 4 in former division":

(Part 1): that part of lot 3 lying within the bounds of lot 2 in the former division

- D: begin at stake and knoll between two hart cherry trees, a corner of Lot 1, the Dower,
- C: small stone in Carper's in the outline (CD: with line of lot 1, N 37° E 198 poles),
- E: stake and 3 pines, a corner of A. M. Ratcliffe lot (EC: with Carper S 64° E 121 1/2 poles),
- F: stone (FE: with Ratcliffe, S 38° 8' W 99 poles 20 links),
- G: stone (GF: S 12 1/2° W 61 poles 12 links),
- H: stone at west side of new cut road (HG: S 59 3/4° E 25 poles),
- J: red oak sapling in "Carter's A. M. Ratcliffe line" (JH: along road S 20 1/4° W 71 poles),
- D: beginning (DJ: with Ratcliffe N 52° 15' W 190 poles)

184 1/2 acres

(Part 2): that part of lot 3 lying within the bounds of Lot 4 in former division:

- S: begin, box oak in rocky knoll and corner of Carter and Fairfax,
- P: stone in line, corner to lot 2 in this division (PS: with Fairfax, N 29° 15' E 61 1/2 poles),

- Q: stake and 2 white oak saplings on east side of a new cut road
(QP: with lot 2 line, N 62° 30' W 201 poles),
- R: small white oak in Carter's line (RQ: with road S 22° 15' W
26 poles),
- S: begin (SR: with Carter, S 52 1/4° E 198 poles)

58 acres

Richard Coleman also left 104 acres (lot 4), that he bought from David Lane, to Charles Thomas Coleman; this land was on Horsepen Run and is not relevant to chapter E (for specific metes and bounds of lot 4, see H3/444).

Finally, Coleman left 132 acres (lot 5) to George W. Coleman; this land was described as being the "lower Horsepen Run tract or Summers old place" [Summers patent?]. Coleman also left George 111 acres of the Brewer tract. Since neither of these parcels are relevant to Herndon, they will not be discussed further (see H3/444 for more specific details).

Is this division of land consistent with what has been already learned about Richard Coleman's land holdings and, in particular, does it help continue the string of ownership of the 147 acre parcel that is the land of Chapter E? The answer to both questions is yes (why else go to the trouble of including this in the note?); this can be shown with two simple observations:

- lots 1, 2 and 3 total 648 acres*

* Since lots 4 and 5 are not relevant to the Herndon area they will be ignored.

• In 1837 Ann M. Ratcliffe did not pay taxes on any land (and therefore presumably did not own any land).* In 1838 she paid taxes on two parcels:

888 acres of S[ophia] Carter at Frying Pan**

327 acres on Sugarland Run

In 1839-42 she had

888 acres of S. Carter at Frying Pan

318 5/8 acres on Sugarland Run of Ratcliffe

104 acres on Horsepen Run of Ratcliffe

175 1/2 acres near Frying Pan of Coleman

Clearly the 888 acres is the land Charles (Ann's husband) purchased from the executor of Sophia Carter (B3/417-Appendix f) on 8 December 1834; the 318 5/8 acres was inherited from Charles who bought it from Dr. Richard Coleman (chapter G) and the 104 acres came from Charles and, being on Horsepen Run, is irrelevant to Herndon. The 175 acres of Coleman must be the land referred to in the metes and bounds of the lots of Coleman's division (e.g., point "D" of lot 1) as belonging to A. M. Ratcliffe (the quasi-semi-circular piece in the above figure); this latter assumption is strengthened by the observation that if the 175 1/2 acres is added to the 648 acres of lots 1, 2 and 3 the resultant total is 723 acres - the precise

* Given that jointly owned land was normally recorded in a husband's name, it is probably more correct to say that Ann did not exclusively own any land; she probably owned land jointly with her husband, Charles.

** Since Sophia Carter actually sold the land to Charles Ratcliffe in 1834 (see Appendix f) this tax record entry must imply that Charles died about 1836 and Ann inherited sole ownership of the land.

total Richard J. Coleman inherited from his father, Dr. Richard, in 1820 (see the earlier listing of the tax records).

Consequently, it is reasonable to postulate that from the 723 acres Richard J. Coleman inherited from his father, Dr. Richard J. Coleman (who had gotten the land in 2 separate parcels from Ferdinando Fairfax), he sold or gave 175 1/2 acres to his sister (?) Ann in 1838 or 1839 (the relevant deed has not been found) and divided the remainder amongst his family by his will (H3/444). Among the land that he willed to his family were 273 acres which were given to Charles/Ann Turley; this parcel contained the 147 acres that were destined to be in the Herndon Town limits.

Now, since only the Turley 273 acres is relevant to Herndon, the other Coleman land will be ignored.

Ann Turley (nee Coleman) died before her husband, Charles; unlike many wives, Ann did not leave her entire estate to her husband, but rather, left at least part of it to her children.* James S. Purdy proposed at the November 1857 Circuit Court of Fairfax session to purchase "the tract of land . . . allotted to the said Ann C. Turley, dec^d in the division of her father Richard J. Coleman's estate" for \$7 per acre, or \$1911 in total; he agreed to pay the price in four installments: \$500 on 1 January 1857 and \$470.33 6, 12, and 18 months later, "with interest thereon from the 1st day

* This is deduced from the description of the events given in C4/415: in this deed mention is made of a law suit in which "Charles Turley, guardian of Martha S. Turley and others is complainant and the said Martha S. Turley and others are defendants;" the land sold to James S. Purdy in this deed was described as "belonging to the infant [under 21 years of age] heirs of Ann C. Turley, dec^d." Presumably there were other children besides Martha. Why Charles Turley is the guardian of Martha and others if he were also her (their) father is not absolutely clear - possibly simply a distinction necessary to law courts.

of January, 1857." The Fairfax Circuit Court, noting that Purdy had paid all of this debt, approved the sale of the land [the Court must have been involved because Ann's children were minors] and ordered Charles W. Turley, in his own right and as commissioner of the Court (acting as guardian of Martha S. Turley and others), to convey the land to James S. Purdy; this was done on 14 October 1859 (C4/415).

Something rather curious happened almost simultaneously with C4/415. The first part of the as yet confusing sequence of transactions involves what appears to be a normal sale of land: on 14 October 1859 (the same day James Purdy bought the 273 acres from Charles Turley), James S./Anne E. Purdy conducted an exchange of land (B4/320) with Sumner Coleman of Ulster County, New York. The Purdys traded 263 of the 273 acres they had bought from Turley plus the 5 acres they had received from John Hauxhurst on 30 September 1856 (G3/178) in exchange for \$500 and Sumner Coleman's real estate in the City of Williamsburg, Kings County, New York. These 263 acres were explicitly referred to as being "part of a larger tract purchased by said James S. Purdy from C.W. Turley, Commissioner" and bounded as follows,:

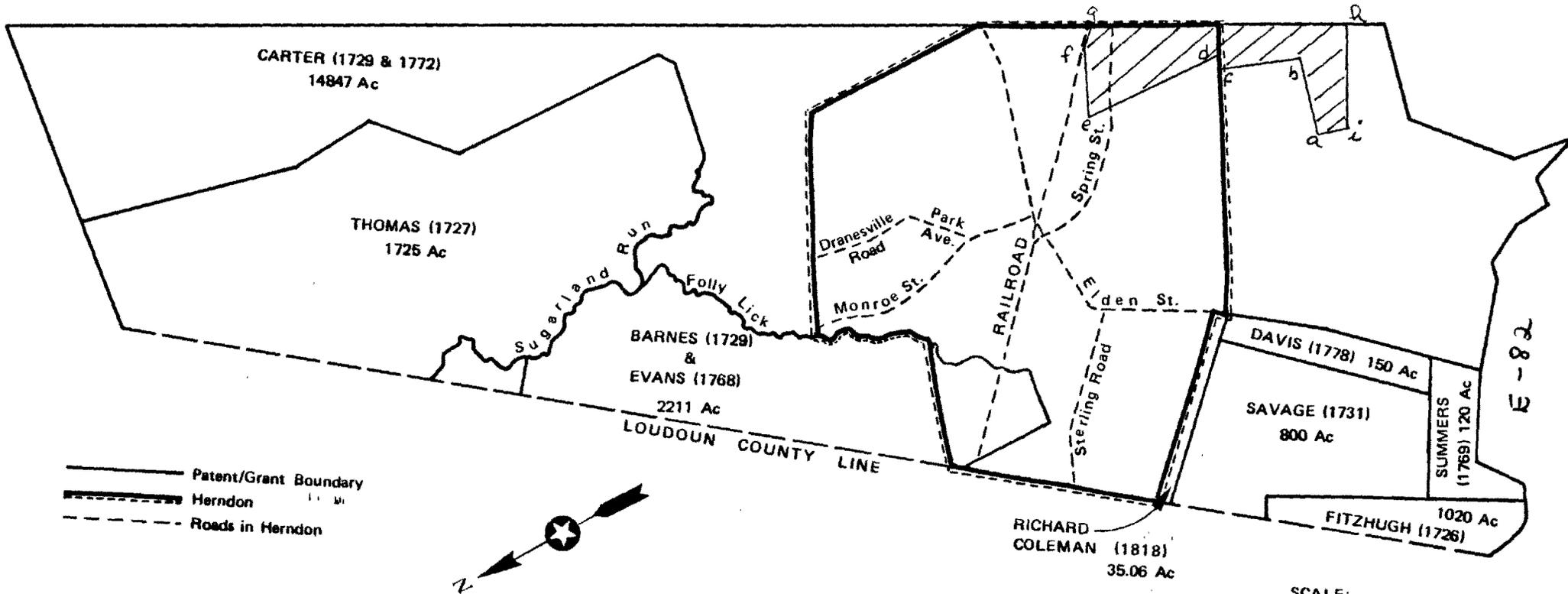
Figure: _____

DEED BOOK/PAGE: 84/320

DATE: 14 OCT 1859 FROM: JAMES/ANNE PUROY

TO: SUMNER COLEMAN

ACREAGE: 2630 acres



Adapted from Mitchell, "Beginning at White Oak . . ."

SCALE:

2000' 4000'
1" = 4000' = 242.4 Rods

- a: begin at a stake in line of George W. Williams,
- b: pile of stones (ba: N 72° E 133 poles),
- c: stake, pile of stones in Charles Webster's line (cb: N 19 3/4° E 134 poles),
- d: spanish oak in Webster's line (dc: S 64° E 22 poles),
- e: stone in old road, corner to Webster and Van Horn (ed: N 4° E 246 poles),
- f: stake in line of Loudoun and Hampshire Railroad (fe: with Van Horn S 63 1/4° E 111 poles),
- g: stake B. Thornton's line near two large white oaks (gf: with railroad S 42° E 44 poles 14 links),
- h: stone, corner of J. E. Raub (hg: with Thornton S 30° W 421 1/2 poles*),
- i: stake, corner of Susan M. Hall's (ih: along Raub N 61° 1/2 W 172 1/2 poles),
- a: beginning (ia: with Hall N 27° E 50 poles)

263 acres

(according to a survey of Stephen D. Farr)

* The text of B4/320, E4/426 and M4/222 all state that this distance is 638 poles; M4/222 has 638 with the annotation 421 1/2 in the margin. Comparing this line to the similar line in H3/444, suggests that 421 1/2 poles is correct; this will be used in describing all of the deeds. Note that a common practice in deeds is to underline a word, number or whatever that is wrong or uncertain (e.g., instead of crossing out a misspelling such as Levis, the v is underlined to suggest it was incorrect: Levis; remember erasers did not exist in the "good old days.")

Comparing the previous two figures, it is reasonably clear that the Purdy's did not sell Summer Coleman a small parcel of land bounded by g, I, J and J¹ (found by drawing a line parallel to qI from point J) in Coleman's division. An estimate of the size of this plot yields about 8.25 acres (22 poles by 60 poles). No attempt has been made to follow the ownership (after 14 October 1859) of this land; however, the description of B4/320 suggests that Susan H. Hall owned the land on 14 October 1859.* The assumption is being made that the metes and bounds of B4/320 are correct!.

This, so far, is reasonably clear - Purdy buys the Turley land, exchanges some of it for land in New York and retains a small piece for his (or his family's) use or by some as yet undetermined action sold the land to Susan M. Hall. However, $263 + 8.25$ only equals 269.25 acres; what happened to the $273 - 271.25 = 1.75$ acres? Studying the metes and bounds of C4/515 and B4/320 a little closer, reveals that a small triangle has been clipped off the land of B4/320 relative to the land of C4/575. This land is clearly a triangle of base 42.5 poles and height 12.5 poles, which provides an area of 1.65 acres. Given the accuracy of these measurements $1.65 + 8.25$ is the same as 10 acres. Wonderful! - all of the Purdy's 273 acres are accounted for . . . but who owns 1.65 acres? Looking at Stephen D. Farr's survey of B4/320, it is reasonably clear that the Loudoun and Hampshire Railroad owned this triangular piece of land (the survey of P4/531 reconfirms this - see below). Fine, but how/when did the railroad

* This doesn't make sense - if Purdy bought the entire 273 acres on 14 October 1859 and sold 263 acres to Coleman on the same day, he would have had to sell the land to Hall also on 14 October for it to be indicated in any metes and bounds description. However, if Stephen Farr did survey the land, he must have done it before 14 October and Hall could not have owned it then because Purdy could not have sold it before then - could he?

obtain the land - no Purdy or Turley to railroad deed exists. In fact, Chapter K unmistakably concludes that the railroad bought this 1.65 acres from Jane Farr in 1854! Where/how did Jane Farr get the land? Why would Jane Farr even consider buying less than 2 acres from Turley just to resell it to the railroad? At \$13.53 per acre, the price she sold the land to the railroad, she just could not have made much of a profit! For now only questions; no answers are forthcoming.

Just to reconvene the thought processes after this diversion, James Purdy sold Summer Coleman 263 acres of land on 14 October 1859; contained within this land was all of the approximately 147 acres of Chapter E except for about 1.65 acres eventually owned (apparently purchased from Jane Farr) by the railroad. On 28 August 1865 (E4/426) Sumner O.F./Anna Coleman ("heir at law of late Sumner Coleman") of Marlborough, Ulster County, New York, and Sophronia Sumner (widow of Sumner Coleman) of Poughkeepsie of Dutchess County, New York, sold the 263 acres Coleman had bought from Purdy to Charles A. Murphy and Benjamin W. Clark of Washington, D.C., for \$2104. (Land prices must have been in the doldrums during the Civil War for this land sold for \$7 per acre in 1857 and \$8 per acre in 1865). Clark and Murphy then placed a lien on this land on 28 August 1865 with Benjamin Caywood of Fairfax County as the trustee (E4/429) as security for \$1104 they owed the Colemans; five hundred fifty-two dollars plus interest (at 6%) was due 28 August 1866 and \$552 (plus interest) on 28 August 1867. This lien was released on 12 January 1871 (M4/158).

Charles A./Bridget Murphy of Washington, D.C., and Benjamin W./Matilda Clark of Fairfax County sold this same 263 acres to Lewis Tudor of Baltimore, Maryland, on 7 July 1866 (G4/154) for \$3945 (\$15 per acre as

compared to the \$8 per acre Murphy and Clark paid in 1865!) Lewis Tudor placed the to be expected lien on the land on 11 July 1866 (G4/157) as security for the \$2704 he owed Murphy and Clark; these two "gentlemen" were the trustees of the lien. The lien was released 10 February 1871 (M4/159).

Lewis/Sarah W. Tudor of Baltimore sold this same 263 acres to Charles H. Bliss of Washington, D.C., (M4/160) for \$5654.50 on 19 January 1871 (\$7 per acre in 1857, \$8 per acre in 1865; \$15 per acre in 1866 and now \$21.50 per acre in 1871 - inflation has hit!)

Following the standard procedure, Charles H./Eliza M. Bliss agreed to a lien on this 263 acres on 19 January 1871 (M4/222) as security for the \$5600* they owed Lewis Tudor (M4/222); A.J. Downing of Washington, D.C. was the trustee. The description of the land is identical to all of the earlier transactions except for the "E" missing in S 63 1/4° E 111 poles, (point f), the 6 38 poles noted in the footnote of B4/320 and the use of N 270 E (not N 27° E) 50 poles in the last distance (probably the degree sign simply got inadvertently lowered onto the same line as the 27). Notice (that is if you take the trouble to go to the Fairfax Courthouse and look up the deed) that several directions/distances are underlined in the deed as if there were some question about their authenticity: the 6 38 poles of point h is underlined and 421 1/2 poles placed in the margin; in addition N 7 2 E in b, S 63 1/4 in f, N 2 7 0 E in the second a- except for the 638 poles and the N 270 E, the other seemingly questioned metes and bounds appear to be correct as written; it is not known why these specific items were questioned. The repayment schedule of this lien is more lengthy than many:

* Was this another sign of inflation - almost no money (i.e. \$54.50) down and everything on credit?

\$ 500,	with interest,	due 15 February 1871
500	"	" " 15 March 1871
600	"	" " 15 April 1871
1000	"	" " 18 January 1872
1000	"	" " 18 January 1873
1000	"	" " 18 January 1874
1000	"	" " 18 January 1875

If Bliss defaulted, the land, as usual, would be sold at a public auction.

Lewis Tudor transferred two of the notes that Bliss owed him (\$500 and \$600 payable 15 March and 15 April 1871) to Nathan Roof of Baltimore;* these two notes were paid and then released on 24 May 1871 (N4/61). On 5 June 1871 the note for \$500 due 15 February 1871 was released (N4/85)--the deed says it is releasing the \$500 due 15 March 1871, but since that note was assigned to Roof (N4/61), the scribe writing N4/85 must have really meant February, not March. Apparently the Bliss' were very popular (or was it unpopular?) with financial people for A.J. Downing, like Lewis Tudor, decided to spread the blessing (risk?) of having a lien on the Bliss property; he assigned part of this lien to A.L. Mumper of Pennsylvania. Mumper, in order to spread the Bliss name and reputation even further, died so that the lien could be held by his widow, Mary A. Mumper, as administratrix of his estate. On 18 April 1877 (G5/398) Downing, et al released the entire Bliss trust.

* This practice was not totally uncommon even back in those days; several other instances of this transferring of the ownership of a note have been found. This does complicate somewhat the tracing of land ownership since these transfers are not recorded and looking for a x to y release is a little harder if it is really a z to y release.

While this lien was in effect, the Bliss' made two modifications to the shape and size of this parcel. The most important (to Herndonites at least) involved an exchange of land with Charles/Anna Burton who owned the adjacent land on the west (the lands of Chapter D). While the two relevant deeds (P4/530 and P4/543) do not state the reason for the exchange, a glance at the plat included with the deeds leads one to suggest that the reason was simply one of straightening the boundary line between the two parcels.

This exchange occurred on 12 June 1873 (P4/530, 543) and apparently involved no money, merely land (this assumes that the statements in the deeds that the selling price was \$1 in both instances is correct and that there was not any other flow of money)

Lot 1

- C: begin at pile of stones,
- H: stake (HC: S 62° 22' E 363 feet),
- J: a peg (JH: N 5° 59' E 1626 feet),
- C: beginning (CJ: S 18° 48' W 1533 feet)

274,794 sq. ft. = 6 acres, 1 rood, 9.34 perches more or less - 6.31 acres
". . . both parties to this deed agreeing to give a strip of land 15' wide on each side of land line from C to J for road--only for their use and convenience forever."

Lot 2

- I: begin at marked stake,
- K: peg (KI: N 5° 59' E, 1855.4 feet),
- L: --- (LK: S 62° 22' E, 415 feet),
- I: beginning (IL: S 18° 48' W, 1743 feet)

357,246 sq. ft. = 8 acres 32.19 perches more or less = 8.20 acres

"Both parties to this deed agreeing to give a strip of land fifteen (15) feet wide on each side of land line from L to I for road way for their use and convenience forever,"

Lot 3

M: begin at pile of stones, corner of Burton's and Sweetzer's land,

N: stake (NM: S 62° 35' E 554 feet),

L: --- (LN: S 18° 48' W, 580 feet),

K: --- (KL: N 62° 22' W, 415 feet),

M: beginning (MK: N 5° 59' E, 616 feet)

277,440 sq. ft. = 6 acres, 1 rood, 19.29 perches = 6.37 acres

"Both parties to this deed agreeing to give a strip of land fifteen (15) feet wide on each side of land line from N to L for road way for their use and convenience forever,"

Lot 4

D: begin at a stake, 40' at right angles from center lane of railroad,

O: --- (OD: parallel with center of Washington and Ohio railroad S 44° 49' E 1156 feet)

N: --- (NO: N 62° 35' W 1046 feet),

D: beginning (DN: N 18° 48' E 358 feet)

184,960 sq. feet = 4 acres, 39.37 perches = 4.25 acres

" . . . both parties of this deed agreeing to give a strip of land fifteen (15) feet wide on each side of land line from N to D for road - only for their use and convenience forever."

Charles/Anna Burton received lots 2 and 3, while Charles/Eliza Bliss received lots 1 and 4; consequently the amount of land the Burtons owned increased by 4.01 acres while the Bliss holdings decreased by 4.01 acres (for the later disposition of the land that Bliss gave Burton see Chapter D; in particular the sales of Burton to William Richardson and Agnes Thomas). Thus Bliss owned 259 [263-4.01] acres after his exchange with Burton.

Charles then sold 15 acres of the remaining land to J. Wesley Hall of the Dranesville District for \$330 on 23 March 1874 (Q4/501):

Figure: _____

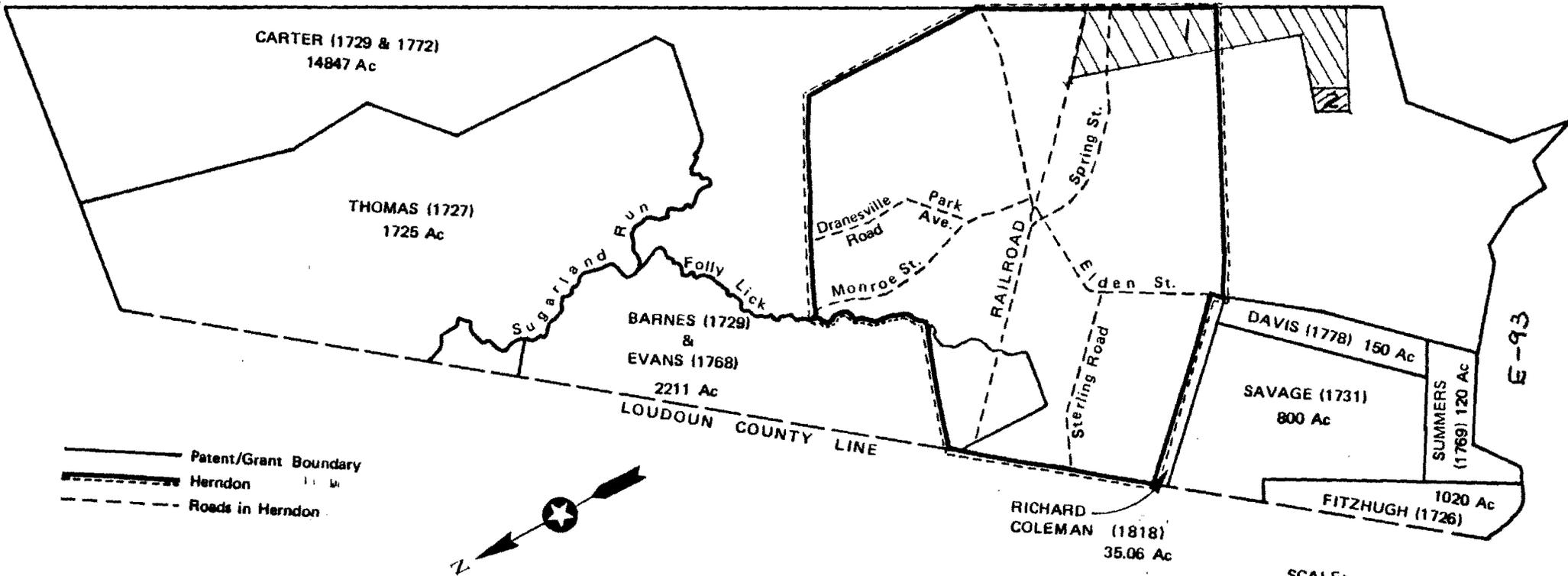
DEED BOOK/PAGE: _____

DATE: _____ FROM: _____

TO: _____ ACREAGE: _____

1: V4/34
18 APRIL 1880
CHARLES BLISS
LIEN
250 ACRES

2: Q4/501
23 MARCH 1874
CHARLES BLISS →
J. WESLEY HALL
15 ACRES



Adapted from Mitchell, "Beginning at White Oak . . ."

- a: begin at a stake, corner of the land owned by Hall and J.P. Raub,
- b: N 30° 31' E with Hall 56 rods ~~to~~ 21 links to George W. Williams,
- c: S 68° 48' E with Williams 41 rods to a stake and stones,
- d: S 30° 31' W and parallel with the first line 62 rods to J.P. Raub,
- a: N 60° 33' W 40 rods 15 links to the beginning

15 acres

While this seems to suggest that Bliss really owned 244 [263-~~4~~15] acres, later deeds (see below) call the remaining land 250 acres - presumably there were errors in one (or several) of the surveys since all of Bliss's 263 acres are accounted for in these 3 parcels. Once the Bliss family got these little exchanges settled, they ~~must~~ have realized that they enjoyed the feeling of being wanted and appreciated (shunned) for on the same day (18 April 1877) that they received a release of their earlier lien (M4/222), they placed another lien on the 250 acre remnant of the 263 acres (V4/34). This lien, with A.J. Downing and Amos Crounce as trustees, was organized as security for the \$2561.35 debt owed Mary A. Mumper. This debt was payable on 18 April 1880, with interest (at 6%) due annually. If the Blisses defaulted the land would be sold at a public auction after advertisement for four consecutive weeks in a Fairfax County or Alexandria paper. If the Blisses paid the money back, this lien would, of course, become void.

- a: begin at a point or stake 40 feet at right angles from center line of Washington and Ohio railroad on the division line between the Thornton tract and this tract,
- b: -- (ba: S 31° 33' W 6994 ft),

c: -- (cb: N 60° 33' W 2261 ft),
d: -- (dc: N 30° 31' E 1023 ft),
e: -- (ed: S 68° 48' E 1509 ft),
f: -- (fe: N 21° 29' E 2216 1/2 ft),
g: -- (gf: N 18° 48' E 4214 ft),
a: beginning (ag: on line parallel with center line of railroad
and 40 ft therefrom, S 44° 49' E 2179 1/2 ft)

250 acres, more or less

After all of this popularity, Charles Bliss defaulted on his loan. A.J. Downing and Amos Crouse, as required by the lien, advertised an auction in the Fairfax Herald; they then sold the land at the front door of the County Court House on 20 September 1886 to J.H. Mumper for \$2000 (G5/396). J. H. Mumper assigned the land directly to Carl Adolph Max Wiehle for \$1700. Consequently on 27 December 1887, A.J. Downing and Amos Crouse, as trustees, and at the request of J.H. Mumper conveyed ownership of the 250 acres to C.A.M. Wiehle for \$1 (G5/396). (The deed does not discuss why Mumper sold the land for \$1700 to Wiehle; possibly he owed him \$300 for earlier debts.) Wiehle died and, according to his will dated 26 March 1900, left all of his land to his wife Louise (Will Book 4/29).

According to A7/179 Louise C. Wiehle, Max C.J. Wiehle and A. Louis Wiehle (presumably these last two are Louise's sons) formed a company called The Virginia Lumber and Manufacturing Company. On 30 July 1908 Virginia Lumber agreed to sell 3467 acres of land to Dr. Hugh B. Hutchinson and William Crighton or a corporation which they designate. Consummating

this agreement, Virginia Lumber sold these 3467 acres to the Cuthbert Land and Development Company, Incorporated on 15 September 1908 (A7/179) for \$80,000 - \$15,000 in cash and the remainder to be paid to Louise. Among these 3467 acres was our 250 acres that Wiehle bought from Bliss.

Since nothing is binding or sacred unless it is written on paper and accompanied by a series of scrawls called signatures, the Cuthbert Land and Development Company, Inc., placed a lien on their 3467 acres in order to appease Louise Wiehle and the world that she would receive her \$65,000 (plus 5% interest). The company agreed to pay \$10,000 (plus interest) each year for 5 years and then to pay \$15,000 (plus interest) the 6th year. R. Walton Moore and C.A. Hutchinson acted as trustees and released the lien on 4 separate pieces of paper: 12 March 1909 (D7/415), 12 March 1909 (E7/645), 10 December 1909 (E7/649) and 25 July 1916 (C8/476). This last release included our 250 acres.

The ownership of Cuthbert's land was not equally distributed amongst its shareholders: of the 1000 shares in the company, Hugh Hutchinson owned 998 shares, Silas Hutchinson owned 1 share and C. Vernon Ford owned 1 share. For some reason the shareholders decided to sell the land to Hugh: it held a shareholders meeting and decided unanimously that Hugh would pay Silas and C. Vernon \$100 each for their one share, the company would then cancel all 1000 shares and sell the land to Hugh. This sale was legalized 4 November 1919 (08/148).

As happened so often, an owner of a large parcel of land dies without a will or at least without an indisputably clear will (where large inheritances are involved is anything "indisputably clear," especially if you are one of those not getting as much as you would like?). Hugh B.

Hutchinson died and his heirs (Hugh B. Hutchinson, Charles C. ^{Gilbert} Hutchinson, Gilbert M. Hutchinson and Ina S. Hutchinson, Hugh's widow) went to court in Loudoun County ("W.H. Martin, Trustee v. Hutchinson Exors"). After whatever legal actions were necessary, the heirs agreed on 6 March 1926 to sell Hutchinson's real estate. The Court appointed Wm. Martin, Bruce McIntosh and Thomas R. Keith (who resigned in June 1927) as Special Commissiones; Martin posted a \$15,000 bond.

Gilbert M. Hutchinson offered to buy his father's land; on 21 June 1927 the Court accepted this private offer (i.e., the land was not auctioned) and ordered Wm. Martin to sell the thousands of acres Hutchinson owned at his death to his son, Gilbert. This was done on 27 June 1927 (C10/7); included in this large land holding was a parcel described in the second paragraph of C10 page 11 as ". . . that tract of 250 acres . . . [sold] to C.A. Max Wiehle by A.J. Downing and Amos Crouse, trustees . . . [on] 27 December 1887, . . . G5/396." For some, as yet undiscovered reason, Dr. Hugh B. Hutchinson, unmarried, later (1 July 1927, C10/241) sold all of his right to the land of his father (i.e., the land of C10/7) to his brother Gilbert. Why was this necessary if the Court had already sold the land to Gilbert?