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BALLS BLUFF BATTLEFIELD



VIRGINIA

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Balls Bluff Battlefield - Concept Plan

Virginia  
1986

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### Balls Bluff Battlefield - Concept Plan

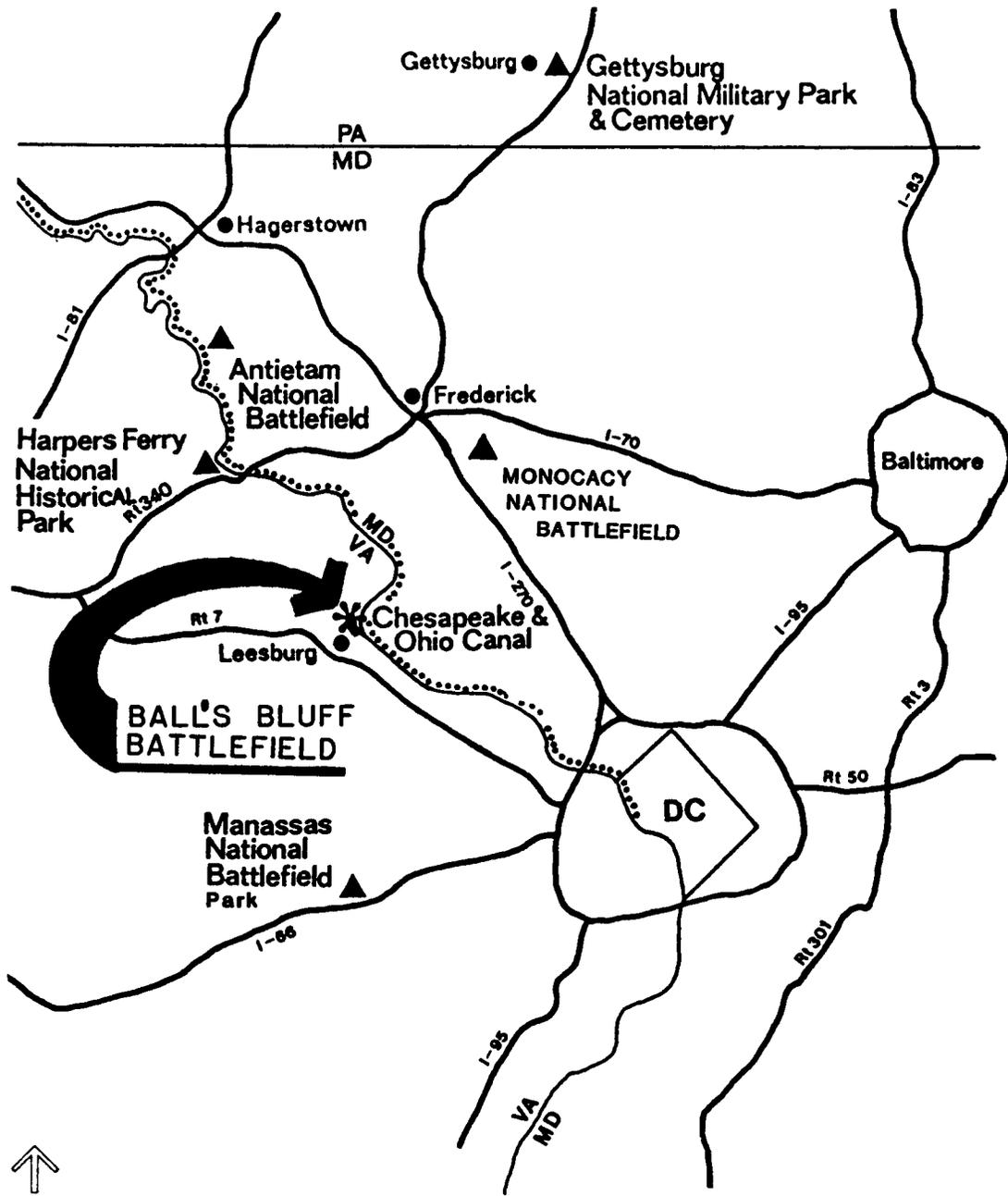
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LOCATION

**BALL'S BLUFF BATTLEFIELD**

**LEESBURG , VIRGINIA**



**BALL'S BLUFF CEMETERY**

**SOURCE: VETERANS ADMINISTRATION**

## BALL'S BLUFF BATTLEFIELD — A CONCEPT PLAN FOR PRESERVATION AND INTERPRETATION

### Purpose

The purpose of this study is to analyze the existing resources of the Ball's Bluff Battlefield and to recommend a long range phased plan for its management and development. This study is based on experience in National Park Service Civil War Battlefield areas and is meant to assist the Northern Virginia Regional Park Authority in deciding whether to undertake the management of this historic resource.

### Location

The battlefield area is located approximately 30 miles from Washington, D.C., in Loudoun County, Virginia, overlooking the Potomac River. It is approximately 1½ miles from Leesburg, Virginia, which in itself is an historic district and is surrounded by general agricultural land uses. The location map indicates the vast wealth of Civil War Battlefields in the vicinity as well as the C&O Canal National Historical Park, which is directly across the Potomac River from the site of the battle in Maryland.

Access to the site is via the Route 15 bypass around Leesburg then, in turn, along Ball's Bluff Road 1.3 miles in length to the cemetery. The battlefield overlooks Harrison's Island which lies in the Potomac River within the State of Maryland. This 400-acre island played a role in the battle as a staging area and field hospital for the Federal troops when they crossed the river from Maryland before and after the battle. This island is currently privately owned and is used for agricultural purposes. Historic White's Ferry (then known as Conrad's Ferry), which existed at the time of the battle, still operates today and is located approximately 1 mile upstream from the battlefield site. Edwards' Ferry, which operated during the time of the battle, is no longer in existence. This ferry was located at Goose Creek some 2 miles downstream. The landings of both White's Ferry and Edwards' Ferry in Maryland are currently contained within the boundaries of the C&O Canal National Historical Park. At White's Ferry, picnicking, boat rental, the campers' supply store, and the operational ferry are the main attractions. At Edwards' Ferry, a boat ramp and modest day use facilities are available. On the Virginia shore of both of these ferry locations no improvements or park activities currently exist.

The long-range goal of the Northern Virginia Regional Park Authority, with respect to lands along the Potomac River is "to participate in the preservation of scenic and natural characteristics of the upper Potomac River shore through acquisition by gift and purchase of key parcels needed to meet recreation and conservation needs, through acceptance of conservation and



*Eyewitness sketch of the crossing of Federal reinforcements from Harrison's Island to the Virginia shore below the bluffs.  
Courtesy Battles and Leaders.*

**SOURCE:**

**BATTLE AT BALL'S BLUFF BY Kim Bernard Hollen, 1985, pg.47, Moss publications**

other easements, and through coordination and cooperation with other agencies assisting in this effort, through land use controls and other preservation techniques." As part of this goal, a shoreline hiking trail would be developed to link the various historic sites along the way. This, of course, would include Ball's Bluff as an historic feature.

### Historic Background

The Battle of Ball's Bluff occurred on October 21, 1861. Although it was a minor skirmish in the context of other Civil War battles, it did result in a significant impact on the U.S. Congress. Members of Congress complained to the President of the proximity of enemy troops to Washington. They were also extremely concerned about the failure of General George B. McClellan to adequately protect the City of Washington. Of further concern to the Congress were the apparent irregularities in the conduct of the battle by Union Troop Commander General Charles P. Stone. A resolution was introduced into Congress which established a committee to inquire into the conduct of the war. As a result of their investigations, General Stone was removed from his command and imprisoned.

The purpose of the battle, from General Stone's perspective, was to engage the troops of Confederate Colonel Nathan G. Evans, which were located in Leesburg, Virginia. Stone's strategy was to place troops at Edwards' Ferry, implying an attack from that direction, but to move his major force across the river at Harrison Island and, in turn, to attack Evans on his left flank. During the night of October 20, Stone ordered his forces to cross the Potomac at Harrison's Island and take a position on top of Ball's Bluff. Stone had been erroneously informed by his scouting party that the Confederates' troop strength at Leesburg was minimum. By early afternoon on the 21st, Stone had assembled 1,700 Union forces on Ball's Bluff. The alert Confederate forces, who had detected the invasion, engaged Stone's force in combat from 7 a.m. until dusk of that day. Colonel Evans engaged a total of 1,475 men in that effort and drove Stone's forces back down the bluff where they hopelessly retreated across the river to Maryland. Due to their inadequate boats, numerous Union soldiers were drowned in the Potomac during the retreat. The Union forces, which totalled 1,700, suffered 49 fatalities, 158 wounded, and 714 missing, many of whom drowned. Thus, more than 900 casualties were inflicted upon the Union troops. In contrast, Colonel Evans' force of 1,475 suffered 36 fatalities, 117 wounded, and 2 missing.

Thus, this seemingly insignificant skirmish was an extreme embarrassment to the Union Army. More importantly it resulted in political involvement in the military through the establishment of the Joint Committee of Congress which overruled the Union Commanders and certain elements of the war effort throughout the remainder of the war.



" Fighting in the open field "

SOURCE: Program of the dedication ceremonies of Ball's Bluff Battlefield as a National Historic Landmark  
aug. 18, 1984



*Panic-stricken Federal soldiers flee the triumphant Confederate forces on the crest. Their only avenue of escape was the Potomac-an even more treacherous and merciless foe.*



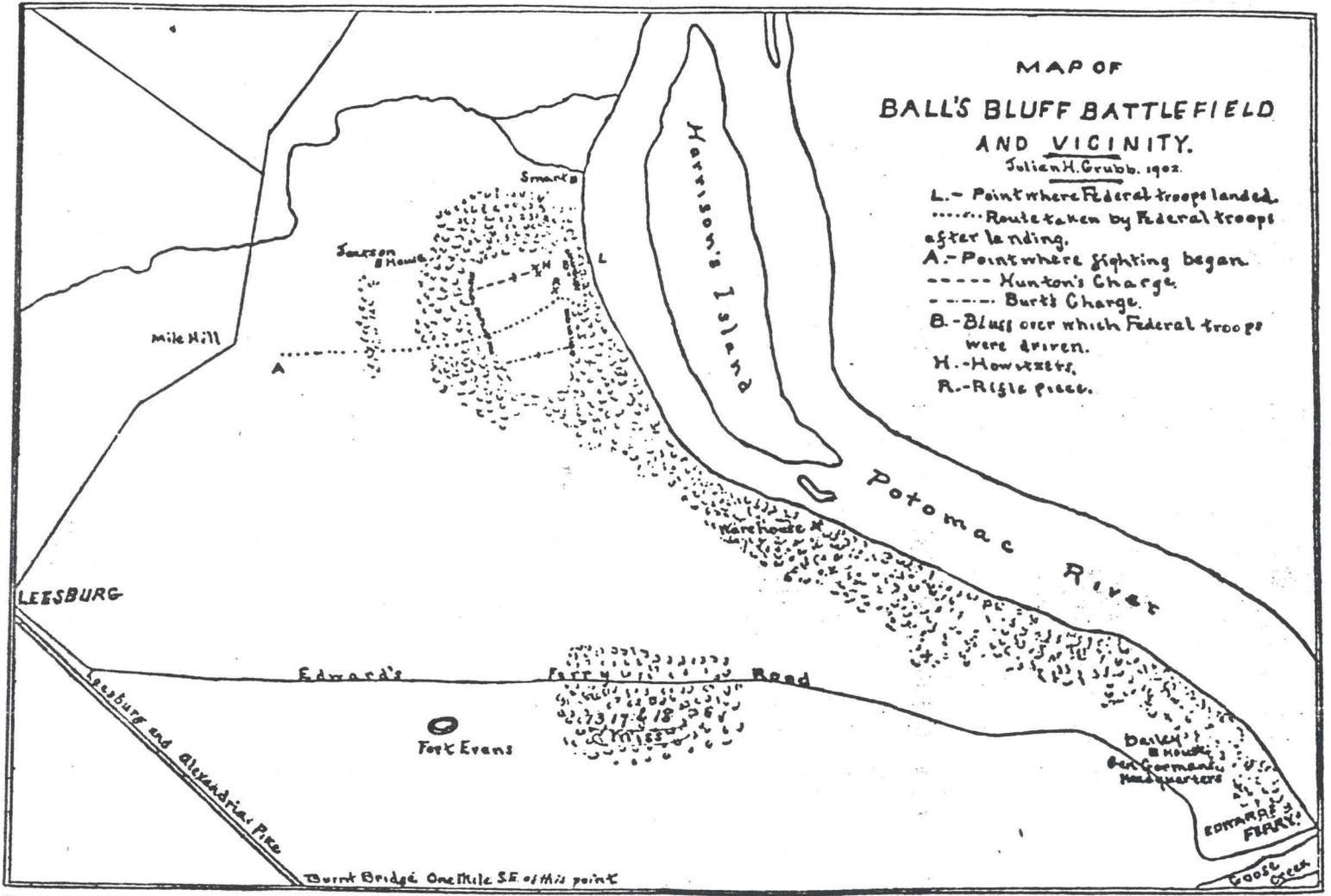
**SOURCE: BATTLE AT BALL'S BLUFF By Kim Bernard Hollen, 1985**

### The Resources

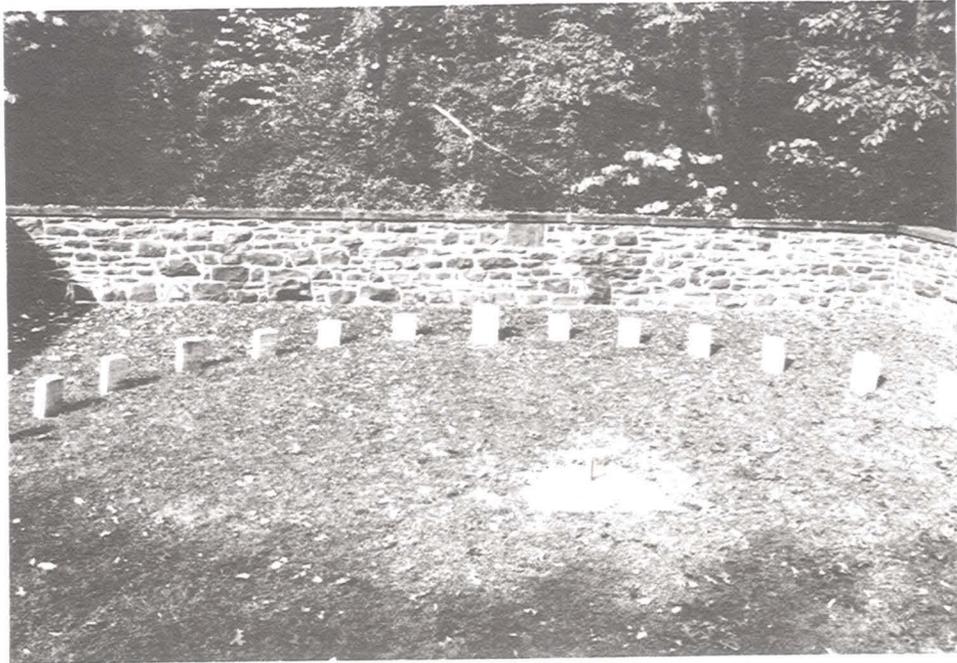
The battlefield is contained on a plateau approximately 130 feet above the level of the Potomac River and is surrounded by steep stream valleys. This plateau area is forested with mixed hardwoods. Historic accounts indicate that much of the battlefield was a 10-acre open field surrounded by thick woods. Study of historic accounts have indicated the general configuration of this field.

The National Cemetery is the existing memorial to the battle of Ball's Bluff and is reached by a 1.3-mile gravel road. It is operated by the Veterans Administration of the Federal Government. The .057-acre cemetery is approximately 50 feet square and is surrounded by a 4-foot high rubble sandstone wall which is entered through an iron gate in the center front of the southern wall. There are 25 gravestones which contain the remains of 53 unknown and 1 known soldier. The stones are in a semicircle within the wall. The cemetery was established in 1865 over the site of the mass burial which occurred the day after the battle. The cemetery was designated Ball's Bluff National Cemetery by War Department General Order No. 7, 1936. Outside of the cemetery, a memorial headstone to Colonel Edward D. Baker, who is buried in San Francisco, is located approximately 66 feet south of the cemetery wall. There is also a monument, on Federal land, which marks the grave of the Confederate flagbearer named Clinton Hatcher. The grave is located 103 feet from the northwest corner of the cemetery. The parking area which is located 100 feet from the northeast corner of the cemetery is .136 acres in size. The remainder of the 4.631-acre ownership of the Federal Government is contained in a 30-foot wide right-of-way extending the 1.3 miles from the cemetery to Route 15. This right-of-way was acquired by donation in 1907 as an easement under the authority of the Act of June 12, 1906 (34 Stat. 258). The .136 acres which is used for turn-around and parking is part of this right-of-way (see Appendix C for Deed). The deed provides that if the right-of-way is not used for access to the cemetery then it will revert to the heirs or assigns of the grantor. The cemetery area itself consists of .057 acres.

Contacts with representatives of the Veterans Administration have resulted in a positive expression and desire to transfer those lands for open space and public use to the Northern Virginia Regional Park Authority. This may be accomplished by either a long-term Cooperative Agreement or an actual transfer through the Surplus Property Act. Under current guidelines, the Surplus Property Act would result in the necessity to pay the Federal Government the fair market value for the property. However, it can be presumed that, since the only use of the property could be for park purposes, the fair market value would be negligible.



SOURCE:  
HISTORY OF THE BATTLE OF BALL'S BLUFF Written by Col. E.V. White. Reprinted by the Manassas Museum, 1983



**BALL'S BLUFF CEMETERY**



The Beus Corporation owns the land surrounding the 4.6 acres of the Federal property which now comprises the National Cemetery. They propose to develop their 470-acre tract for residential purposes. Their current proposal is to donate approximately 170 of the 475 acres to the Northern Virginia Regional Park Authority for open space purposes. The 170 acres contain the entire Potomac River shoreline of the tract and would protect the bluffs. It is also proposed to contain an athletic field complex on land suitable for those purposes but well outside the battlefield area. Thus, this 170-acre park would contain and buffer the battlefield area on its downstream side.

The developers also propose to create a new entrance to the battlefield site through the construction of a road through the subdivision. This would replace the current 30-foot wide right-of-way and access from Route 15. If no houses are proposed to front on the proposed Ball's Bluff Road, this would seem to be an adequate access to the battlefield area. On the other hand, if the visitors perceive themselves as intruding into a residential subdivision in order to gain access to the battlefield, this could be detrimental to the visitor experience and could discourage visitation in the long run.

The remaining portion of the historic battlefield area to the upstream side or northwest is owned by D. Cecil Culbertson, Sr. This parcel contains no improvements and at the current time is zoned A3 by the county. This zoning category permits subdivision into residential lots. Further negotiations and discussions with the landowner to determine the best method of preservation of this acreage is essential to the long range future and proper interpretation and management of the battlefield area.

On April 27, 1984, the cemetery and the 76 core acres of the battlefield were designated by the Secretary of the Interior as a National Historic Landmark.

#### Potential Visitation and Use

In planning for a new park area it is extremely difficult to accurately predict the response that the public will have to the park itself. Based on our experience in other battlefield areas, we can determine that the visitors will generally fall into three categories:

The Sightseer — this would be largest visitor group to the battlefield and should account for approximately 60 percent of the park's total visitation. This group usually has limited specific interest in or knowledge of the battle but comes instead to gain a general understanding of what happened here. They can be expected to arrive in small family sized groups throughout the year. The greatest concentration would occur on summer weekends and holidays. Depending on the attractions that are provided in the park, it has been our experience that these visitors would remain from 30 minutes to 1½ hours

The Historical Visitor — The historical visitor group should comprise approximately 20 percent of the park's visitation. This group has a good understanding of the overall significance of the battle in advance of their visit. They are seeking to examine and understand the specific actions which took place. As a result, they would be expected to spend more time and would be focusing on examining the entire site. A small percentage of this group would be comprised of college, military and Civil War interest groups, which could arrive in buses requiring larger parking areas. Elementary and high school groups are also in this category and they can be expected to arrive in the spring months during the week. They would also be arriving in school buses.

Recreational Visitor -- Depending on the facilities provided within the park, recreational visitors will be attracted to the area in varying numbers. We would expect, however, that approximately 20 percent of the total visitation would be in this category and would come on the weekend, especially during the spring and fall. During these weekends the recreational visitor will outnumber the other two groups, but in the long term the percentage would still balance. These people would expect to be picnicking, fishing, walking along trails, flying kites, throwing frisbees, and participating in other activities of a purely recreational nature. The length of stay would again depend on the number of facilities provided, but it could be expected to average approximately 1½ to 2 hours.

In an effort to predict the potential visitation, we have looked at various battlefields throughout the National Park System.

Significant national battlefields, such as Antietam, Gettysburg, Petersburg, and Manassas, have been well-known by the public and have enjoyed high visibility throughout the years. These better-known areas have an annual visitation ranging from 500,000 to 1.3 million. Other less familiar areas such as Big Hole National Battlefield, Cowpens National Battlefield, Stones River, and Wilson's Creek National Battlefields, have an annual visitation range of 40,000-125,000 (See Appendix B).

Using the relationship of these lesser-known areas to the more familiar indicates a 15/85 percent ratio. Given this experience and that of the Northern Virginia Regional Park Authority, it is our estimate that Ball's Bluff would have a maximum annual visitation range of 30,000-70,000.

This, of course, could be dramatically changed if the park were programmed for special events and festivals. In this small historic park, these kinds of activities would adversely impact the historic resources and the visitor experience and would probably intrude on the privacy of the proposed adjacent residential subdivision.

One of the major problems with festivals is parking which could not be adequately accommodated without significant visual damage to the battlefield scene. Use of an existing parking area elsewhere in the region with shuttle bus service could avoid this problem. One of the primary purposes of this battlefield area should be to memorialize the 200 men who gave their lives fighting here. Any special events should be programmed so as not to intrude on that purpose.

### Suggested Development Plan

The proposed management concept divides the park into two zones. The historic zone would encompass the core of the actual battlefield action, including the open field and surrounding woods. This historic zone is the area which affords protection to the core of the battle and should contain only trails and interpretive devices. The second is a nonhistoric zone where parking, picnicking, and access roads can be constructed. This zone also includes visual protection for the historic zone which it surrounds. If these lands were to be subdivided for private development, the resulting houses would intrude on the historic scene. If this zoning concept is utilized, it would ensure in perpetuity that the battlefield area is not intruded upon by man-made facilities.

Currently, the fact that the battlefield is entirely forested makes it virtually impossible for a typical visitor to comprehend the battle action. It is recommended that additional research be done to determine exactly what the dimensions of the 10-acre open field were. If the open field can be recreated, the visitor could begin to comprehend the battle and how it occurred.

Of course, any clearing of the forest would have to be done with a great deal of care to ensure erosion and other disturbance to the natural environment did not damage the resources. Research should also be done to determine what type of crop was in the field at the time. If practicable, it is recommended that crops be raised on the field in cooperation with a local farmer. This would reduce maintenance costs that would be incurred in maintaining a field of this size. If the field is created, it is not recommended that it be used for formal recreational activities. Rather, it should be used for interpretative purposes only. That is not to say that someone could not fly a kite or throw a frisbee in the battlefield; however, formal soccer or softball fields should not be provided here. The entrance road should have thorough study to determine if a separate access road could be provided through future subdivision of the adjacent tract. The proposed entrance through the Beus subdivision could intimidate the visitors who would feel that they were intruding on the privacy of others. If a realignment of the existing road

could be accomplished with direct access onto Route 15, it would be more desirable.

The existing terminus of the road at the cemetery is intrusive on that resource and it is recommended that it be shortened by approximately 300 feet so that the parking facility for the park would not intrude on the battlefield scene. A parking lot of 50 spaces with expansion potential to 100 is desirable for this park area. Two bus parking spaces will also be needed.

A trail system is proposed to link the most significant parts of the battlefield area as well as give access to the river. This trail would provide the visitor the opportunity to move through both lines and get a feel for the kind of experience that these soldiers had. The trail should contain interpretive markers which would provide a self-guided tour (See Appendix A and Development Plan). This would avoid the need for an interpreter to be on site to provide guided tours. Because of the steep incline of the bluffs from the river, a trail is proposed down the unnamed stream valley so as to gain easier access to the river and prevent erosion which now occurs.

A visitor center is not recommended. Although visitor centers have been constructed in National Park units, it is only the most complex that really require one. They are extremely expensive to construct, operate, and maintain. They require staff and the development of extensive interpretive exhibits. Visitor centers have proved to be very valuable in interpreting areas and events with complex stories, but the battle of Ball's Bluff can be properly interpreted with wayside exhibits and trails. Thus, the expense of a visitor center is not warranted. A small interpretive shelter overlooking the battlefield is proposed 100 feet north of the cemetery. This is the best vantage point to see and interpret the battle action. The shelter would house exhibits describing the battle and its significance in the Civil War.

A modest 50-site walk-in picnic area is also proposed off of the battlefield proper. Parking would be provided in the main parking lot. The use of chemical toilets on a seasonal basis in the picnic area is recommended rather than a permanent comfort station for a facility of this size. Due to the limited duration of the visit, a formal comfort station is not required. A water line should be extended from the subdivision to the picnic area to assist in the cleaning of the chemical toilets. It may be advisable to extend the sewer line from the adjacent development, at its time of construction, into the battlefield. This would allow a future connection if visitation warranted a comfort station in the future.

It is recommended that all ground disturbing activities within the National Register boundaries of the site receive review from the Virginia Historic Landmark Commission for any potential archeological sites.

### The Boundary

Based on the zoning concept and park development needs, as well as experience in other battlefield parks where protection of the historic scene is important, a boundary line has been drawn on the concept plan. This boundary line, which encompasses approximately 150.7 acres, differs from others that have been drawn in the past in that additional lands are included to ensure visual protection from potential development in the future. The line has been based on topography. It is important to scenically control as much of the two stream valleys which surround the battle action as possible. Thus, the line was drawn at the crest of the hills along those stream valleys. The southern half of the battlefield is controlled by the Beus Corporation which has agreed to donate all of the lands shown.

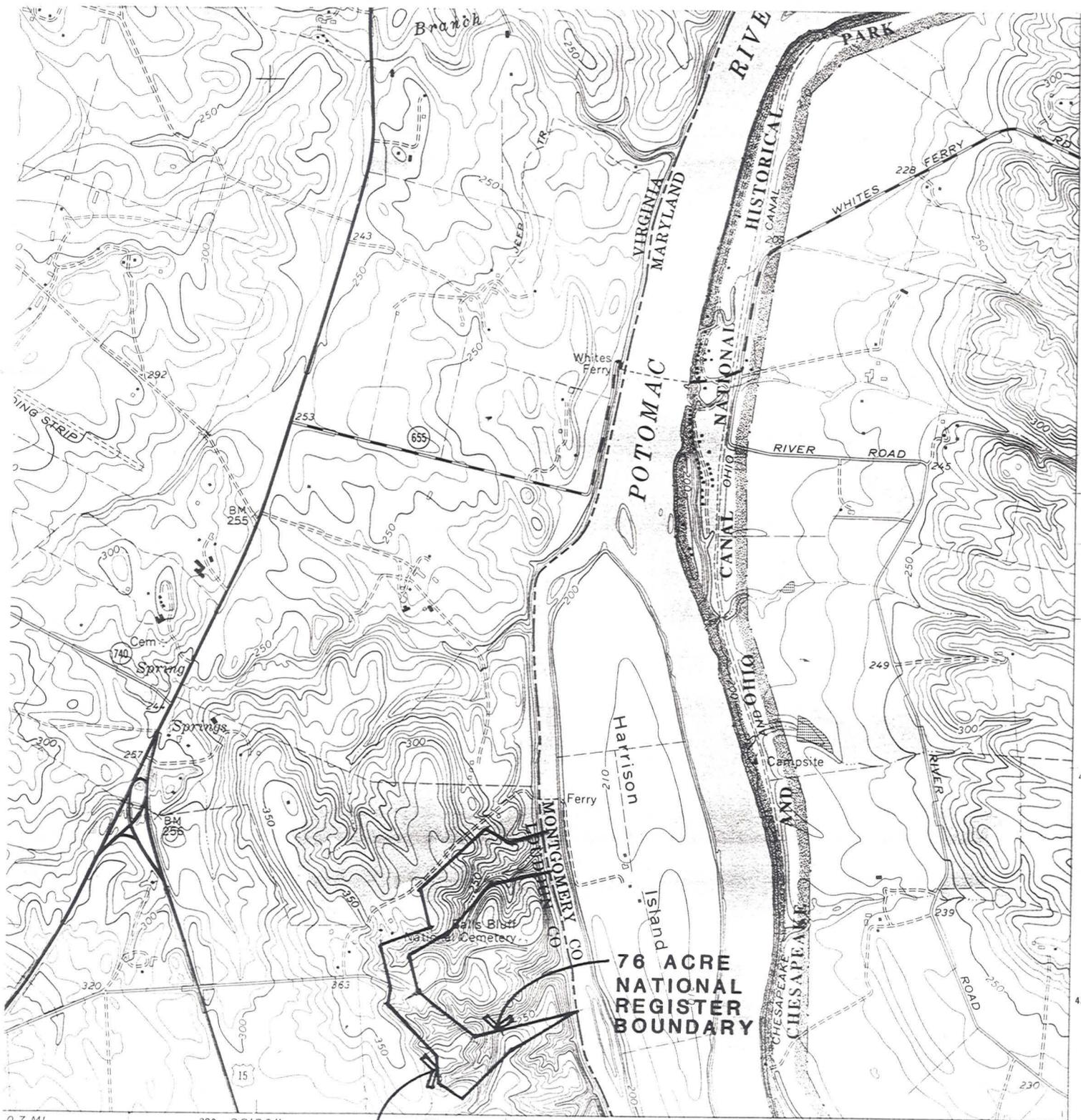
The lands to the north are owned by D. Cecil Culbertson, Sr. These lands are depicted in two categories. The first is 23.8 acres that should be acquired in fee. This is where troop movements occurred and where visitors will be moving around on paths. The second area extends from the stream northward to the top of the slope and requires protection from future construction. This 30.3-acre tract could be properly protected with the acquisition of a scenic easement. This would allow the owner to retain fee title but he could not build upon it without the permission of the Northern Virginia Regional Park Authority. This would ensure that the battlefield scene would not be impacted by future construction.

### Management

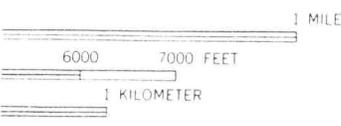
The operational costs for National Battlefields by the National Park Service vary from \$150,000 to \$2.5 million per year. All have visitor centers, continuous ranger patrol, maintenance forces and interpretative staff. The smallest staff is 4 employees.

This kind of operation is not visualized here at Ball's Bluff. Most of the National Park Service areas are isolated from one another and cannot take advantage of a larger management unit such as is available through the operation of the Northern Virginia Park Authority.

A major component of successful park management is the continuous presence of personnel on site. This ensures visitor information, comfort, safety and reduces vandalism and litter problems. In an effort to ensure that there is always a presence of representatives of the Park Authority, it is recommended that use of volunteers be undertaken. This has been used extensively in the National Park System and has proven to be highly successful. Well informed and enthusiastic volunteers can provide guided tours and/or minor maintenance and ensure that the visitors feel the presence of park employees. Larger



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**150 ACRE PROPOSED BATTLEFIELD BOUNDARY.**

**ROAD CLASSIFICATION**

Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather

U. S. Route      State Route

1929



ACRY STANDARDS

WATERFORD, VA. - MD.

groups such as trail clubs and Boy and Girl Scouts can be very effective at major projects such as establishing and maintaining trails. Routine patrols by uniformed officials of the Authority would be required to augment volunteer efforts. At least four visits per day would be desirable. To further reduce costs a gate is recommended at the entrance to the park. This should be locked from sunset to 9 a.m. daily by the Authority employees. Raising and lowering the flag could also be included in this function. Of course, on busy spring, summer and fall weekends Park Authority employees would have to be on duty throughout the day to provide supervision and organization for volunteers.

Maintenance should be minimal and could be contracted locally. Grass mowing should be limited to the open field and could be accomplished three to four times a season. If funding permits, mowing to achieve a lawn like quality could be accomplished approximately 26 times per year.

Snow plowing can be eliminated by closing the park during those few days of the year when snow would cover the paths, roadways and parking areas. The chemical toilets and trash receptacles should be cleaned every other day during the visitor season and the toilets pumped out as needed. This should be accomplished by contract.

Based on the above, the following is a breakdown of an estimated \$75,000 yearly expenditure:

Interpretive staff (part time) -	\$25,000				
Routine Patrol (shared with other parks) -	\$20,000				
Grass Mowing /10 acres @	\$200	/mowing	-	\$5,500	
Chemical toilets -	\$1,500				
Trash pick-up -	\$1,000				
Volunteer Coordination (shared with others)	\$20,000				

This could be accomplished by the contract employee. If a contract agreement with a neighbor is not feasible or desirable, consideration should be given to the purchase of one of the adjacent houses with a lease to an employee at a reduced rate for these surveillance, gate security and emergency services.

### Funding

Review of alternative funding has been undertaken and most of the traditional methods of concessions, land rental, sale of products or other sources would not be effective.

Collection of entrance fees would not be cost effective due to the anticipated low visitation. Staging major fund raising events would be

incompatible with the purpose of the park. Further, inadequate parking and impacts on the neighboring subdivision would preclude this kind of funding source.

Establishment of a foundation as a non-profit organization that could accept donations to develop and maintain the park is recommended. The foundation could also provide a source of volunteers to assist in the interpretation of the park.

CLASS "C" COST ESTIMATE FOR BALL'S BLUFF BATTLEFIELD

ITEM #	DESCRIPTION	AMOUNT
1.	Obliterate existing gravel roadway and restore. (1,200-linear feet)	
	$\frac{20,000 \text{ sq.ft.}}{9} = 2,222 \text{ sq.yd.} \times \$10.00 \text{ per sq.yd.}$	\$ 22,000
2.	Obliterate existing gravel parking lot and restore.	
	$\frac{5,200 \text{ sq.ft.}}{9} = 578 \text{ sq.yd.} \times \$10.00 \text{ per sq.yd}$	5,780
3.	Establish new interpretive trail (5,000 linear ft.) with (12) wayside exhibit (signs).	
	Signs (@ \$400.00) x 12 = \$4,800.00 Trail - \$30,000 per mile	34,800
4.	Proposed two new interpretive shelters/gazebos. \$40,000 per shelter/gazebo: 2 shelters x \$40,000	80,000
5.	Proposed new gravel parking lot (stabilized turf) 50-car capacity to expand to 100 cars in the future at \$800 per space: 50 spaces x \$800	40,000
6.	Clear 10 acres of trees to restore historical battlefield scene.	
	(Clearing and Grubbing) \$10,000 per acre x 10 acres = \$100,000	
	(Seed, Fertilizer, and Mulch) \$4,000 per acre x 10 acres = \$40,000	140,000
7.	Proposed new picnic areas (walk in) (15 sites). \$900 per site x 15	13,500
8.	Re-establish historical cart path (Hannum's Way). (2,000-linear feet) x \$30,000 per mile	11,000
9.	Provide one wooden foot bridge (200 sq.ft.). @ \$60.00 per sq.ft.: 200 sq.ft. x \$60.00	12,000
10.	Relocate Hatcher's Monument.	1,000
11.	Two Howitzers and 1 James Rifle bronze reproductions with cast-iron carriages.	<u>\$ 62,000</u>
	Total:	\$422,080

Concept for Interpretative Wayside Exhibits

1. General orientation to park and battle.
2. Hannum's Way — this small cart path, running down to the Potomac River, was the route taken by Company H, 15th Massachusetts, on the night preceding the battle plan.
3. Hunton's 8th Virginia arrives at 8 a.m., after a double time march from Goose Creek. After arrival of cavalry it drives 15th Massachusetts to northern side of open field, spitting fire throughout the day.
4. Elements of 13th Mississippi and Jennifer's Cavalry flank left to cut off any escape upriver.
5. Devon's 15th Massachusetts takes position on north side of field after initial skirmish.
6. After an early morning position at the cart path in support of 15th Massachusetts, Lee's 20th Massachusetts moves to the right allowing room for arriving reinforcements throughout the day.  
  
Mountain howitzers of Vaughn's Rhode Island battery are seized in late afternoon Confederate charges. All men lost with guns. The 20th Massachusetts retreats off cliff to beach below.
7. Overlook of Potomac River, Harrison Island, and crossing used in battle by Federal troops.
8. Cemetery, Hatcher's Monument.
9. Baker takes command of the Union forces having arrived on the bluff with the 71st Pennsylvania, at 2:15. Artillery manned by Baker, Cogswell, and Lee. Baker is killed at 5 p.m.
10. Cogswell's 42nd arrives at 3 p.m., with James Riffle of 6th New York Battery.
11. This was the final position of Burt's 18th Mississippi after an unsuccessful charge upon the artillery. It was from here that they directed plunging fire on the retreating Federals.
12. Featherston's 17th Mississippi fills the center of the Confederate perimeter at 4 p.m.

## VISITATION STATISTICS

	<u>1984</u>	<u>1985</u>
<u>NATIONAL BATTLEFIELDS</u>		
Antietam, Maryland	528,369	585,190
Big Hole, Montana	37,695	34,603
Cowpens, South Carolina	65,511	79,732
Fort Necessity, Pennsylvania	166,659	140,199
Petersburg, Virginia	729,437	526,073
Stones River, Tennessee	124,658	196,299
Wilson's Creek, Missouri	124,011	176,821
<u>NATIONAL BATTLEFIELD PARKS</u>		
Kennesaw Mountain, Georgia	913,600	776,340
Manassas, Virginia	703,100	526,073
Richmond, Virginia	363,587	305,667
<u>NATIONAL MILITARY PARKS</u>		
Fredericksburg/Spotsylvania, Virginia	232,600	240,932
Gettysburg, Pennsylvania	1,286,626	1,321,130

Right-of-Way Deed

Deed dated 7 March 1907 from Rachel A. Paxton, to right-of-way to roadway.

THIS DEED

Made this 7<sup>th</sup> day of March, in the year One thousand nine hundred and seven, by Rachel A. Paxton (widow), County of Loudoun, State of Virginia,

WITNESSETH:

That for and in consideration of One Dollar paid in hand, the receipt of which is hereby acknowledged, and other good and valuable considerations, the said Rachel A. Paxton does grant and convey in perpetuity to The United States, a public right-of-way thirty (30) feet in width throughout, the center line of the said right-of-way is hereby located by the following courses and distances:

Beginning at a point S. 3° 04' W. a distance of 15 feet from the S. E. corner of the national Cemetery wall; thence running north N. 85° 56' W. a distance of 80 feet, being parallel with the southerly line of said cemetery, which is the northerly boundary of the said right-of-way; thence N. 83° 16' E., 391.0 feet; thence by a curve to the left of 573.7 feet radius, 207.7 feet; thence S. 78° 58' W., 100.0 feet; thence by a curve to the left of 131.0 feet radius, 100.0 feet; thence S. 31° 38' E., 20.0 feet; thence by a curve to the left of 338.3 feet radius, 100.0 feet; thence S. 14° 58' E., 172.1 feet; thence by a curve to the right of 146.9 feet radius, 216.1 feet; thence N. 78° 35' W., 100.0 feet; thence by a curve to the left of 287.9 feet radius, 250.2 feet; thence S. 51° 23' W., 50.0 feet; thence by a curve to the right of 200.7

feet radius, 190.6 feet; thence N. 75° 15' W., 415.7 feet; ~~thence~~  
thence N. 63° 50' W., 300 feet; thence N. 73° 50' W., 215.6  
feet; thence N. 89° 50' W., 3754.4 feet, more or less, to the  
right-of-way of the Leesburg and Point of Rocks turnpike, for  
which last named distance the said center line runs 15 feet  
southerly from and parallel to the northerly boundary line of  
the property of the said Rachel A. Paxton, - the right of way  
to continue for a width of 15 feet on both sides of the said  
center line until it meets the right of way of the said turn-  
pike.

This deed is made, executed and delivered upon the  
condition that the United States Government will build and  
maintain a substantial wire fence (not barbed) on the line  
between said right of way and the lands of the grantor herein,  
with a gate at each end and one opening into each field along  
the line, - four (4) gates in all; and also upon the other and  
further condition that the United States Government will con-  
struct and maintain on said right of way a good dirt road,  
and also upon the further condition that should the said right  
of way hereby conveyed ever cease to be used as a right of way  
to the national cemetery at Ball's Bluff, the lands and right  
of way herein conveyed shall revert to the grantor, her heirs  
or assigns.

W I T N E S S, The hand and seal of the said  
grantor.

Rachel A. Paxton

Test:

Ed. D. [Signature]

[Signature]

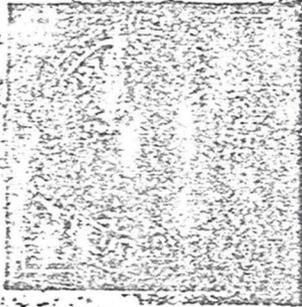


State of Virginia, County of Loudoun, to wit:

I hereby certify that on the 7 day of March  
in the year ~~One thousand nine hundred and seven~~, before me, the  
subscriber, ~~one of the Justices of the Peace for the State of~~  
Anthony Owen  
Virginia, in and for the County of Loudoun aforesaid, personally appeared Rachel A. Paxton, and acknowledged the foregoing  
to be her act.

*Anthony Owen*

My Commission Expires  
February 5th 1908.



Clerks Office of the Circuit Court of Loudoun County to wit  
March 29, 1907.

The foregoing deed was this day received in said office  
and admitted to record.

Teste,

*A. D. Hempstone*



BALL'S BLUFF BATTLEFIELD • CONCEPT PLAN •

1" = 200'-0" 